

NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION

SEVENBROTHERS

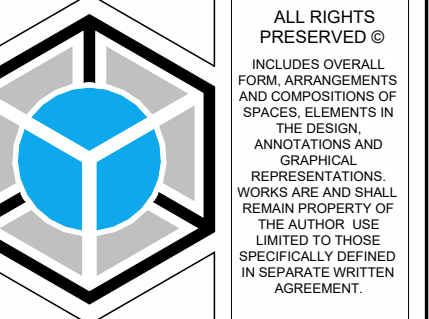
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

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Iridium **AE**



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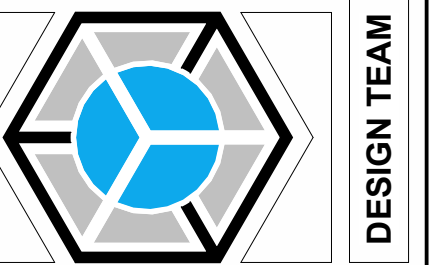
NO.	DATE	REVISION NOTES	BY	CHK	APP
B	05/08/2024	FINAL REVIEW SET	CJH	KCM	
A	01/30/2024	CONCEPT PLANS - REV A	CJH	KCM	

SEVEN BROTHERS
DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

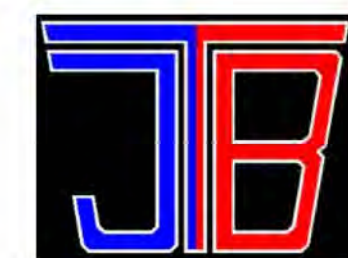
COVER SHEET

Iridium **AE**
ARCHITECTURE & ENGINEERING

635 W 5300 S #302
Murray, UT 84123
(801) 974-5101
www.iridiumae.com



DESIGN TEAM



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JTB HVAC & PLUMBING
10459 S 1300 W SUITE #203
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MECH/ PLUMB
ENGINEER



ARLEN KINGSTON
AAA SECURITY
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ELECTRICAL
ENGINEER



Iridium
engineering

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STRUCTURAL
ENGINEER



Iridium
architecture

KIMLY C. MANGUM
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E: kim@iridiumae.com

ARCHITECT

MAIN CONTACT

SLOPE
CONSTRUCTION

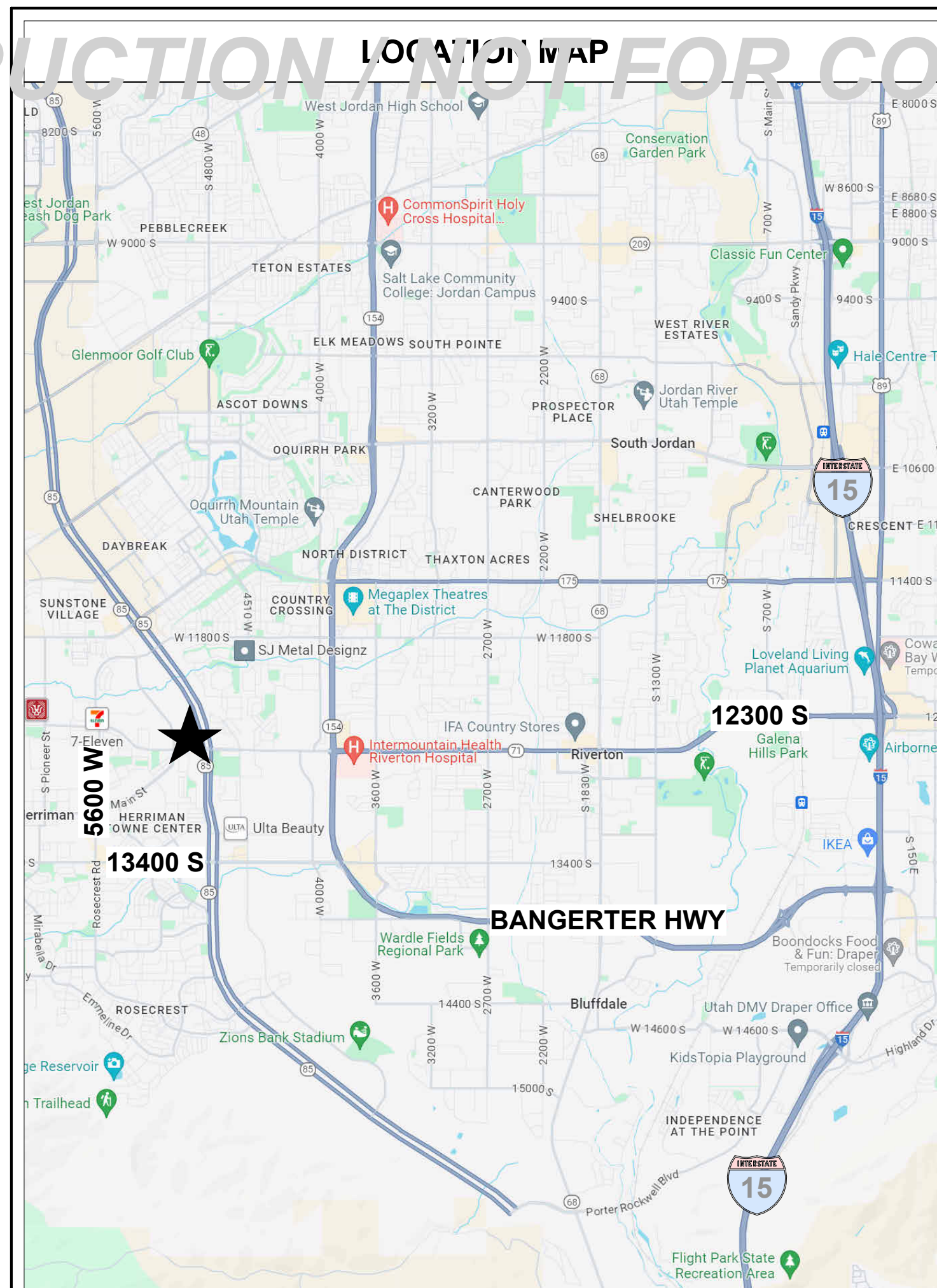
BRENT SMITH
SLOPE CONSTRUCTION
1064 S NORTH COUNTY BLVD, SUITE 350
PLEASANT GROVE, UTAH 84062
#: (951) 691-3788

ISSUE DATE: 09 MAY 2024

REV. B

SHEET NO.: **G-000**
PROJECT NO.: **24-012**

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SITE ORIENTATION
1/4" = 1'-0"

LIST OF DRAWINGS			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
GENERAL			
G-000	COVER SHEET	B	05/08/2024
G-001	GENERAL PROJECT INFO.	B	05/08/2024
G-002	EGRESS & CODE INFO	B	05/08/2024
G-003	BLDG HEIGHT & DESIGN - NORTH & EAST	B	05/08/2024
G-004	BLDG HEIGHT & DESIGN - SOUTH & WEST	B	05/08/2024
G-010	GENERAL CONSTRUCTION INFORMATION	B	05/08/2024
CIVIL/ SITE			
AS101	ARCHITECTURAL SITE PLAN	B	05/08/2024
SEE STRUCTURAL PLANS BY IRIIDIUM AE			
ARCHITECTURAL			
A-000	GENERAL ARCHITECTURAL DOCUMENT INFORMATION	B	05/08/2024
A-001	STANDARD ACCESSIBILITY DIAGRAMS	B	05/08/2024
A-002	PLUMBING ACCESSIBILITY DIAGRAMS	B	05/08/2024
A-060	FINISHES INFORMATION	B	05/08/2024
A-061	GENERAL OPENINGS INFORMATION	B	05/08/2024
A-080	GENERAL ROOF INFORMATION/ DETAILS	B	05/08/2024
A-101	FLOOR PLAN	B	05/08/2024
A-200	NORTH & EAST ELEVATIONS	B	05/08/2024
A-201	SOUTH & WEST ELEVATIONS	B	05/08/2024
A-300	BUILDING SECTIONS A & B	B	05/08/2024
A-301	BUILDING SECTIONS 1 & 2	B	05/08/2024
A-310	WALL SECTIONS	B	05/08/2024
A-330	CONSTRUCTION ASSEMBLIES/ WALL TYPES	B	05/08/2024
A-400	KITCHEN LARGE SCALE VIEWS	B	05/08/2024
A-401	CLEANING & DISHWASHING LARGE SCALE VIEWS	B	05/08/2024
A-402	TYPICAL RESTROOM LARGE SCALE PLAN	B	05/08/2024
A-403	DINING AREA	B	05/08/2024
A-502	WALL BACKING DETAILS	B	05/08/2024
A-511	METAL FRAMING DETAILS	B	05/08/2024
A-520	TYPICAL EXTERIOR FINISH DETAILS	B	05/08/2024
A-521	STUCCO & EIFS DETAILS	B	05/08/2024
A-522	CONCRETE COMPOSITE SIDING	B	05/08/2024
A-524	BRICK, AMU, & NATURAL STONE	B	05/08/2024
A-527	FIRE BLOCKING	B	05/08/2024
A-570	REFLECTIVE CEILING DETAILS	B	05/08/2024
A-580	ROOF DETAILS	B	05/08/2024
A-581	MEMBRANE ROOF DETAILS	B	05/08/2024
A-600	INTERIOR MATERIAL KEY SCHEDULE	B	05/08/2024
A-601	FLOOR PLAN SCHEDULES	B	05/08/2024
A-701	REFLECTIVE CEILING PLAN	B	05/08/2024
A-800	ROOF PLAN	B	05/08/2024
SEE PLUMBING PLANS BY JTB HVAC & PLUMBING ENGINEERING			
SEE MECHANICAL PLANS BY JTB HVAC & PLUMBING ENGINEERING			
SEE ELECTRICAL PLANS BY AAA			

DRAWING SET ORGANIZATION			
REF. STANDARDS	LVL 1	LVL 2	DISC. DESIGNATORS
NCS UNITED STATES NATIONAL CAD STANDARDS - V6	A	A	ARCHITECTURAL
SHEET TYPE DESIGNATORS	B	A	ALARM
000 GENERAL (SYMBOLS LEGEND, NOTES, ETC.)	C	D	GEOTECHNICAL
100 PLANS (HORIZONTAL VIEWS AND COMBINATION PLAN & PROFILE)	D	E	CIVIL
200 ELEVATIONS AND PROFILES (VERTICAL VIEWS)	E	F	PROCESS
300 SECTIONS (SECTIONAL VIEWS, WALL SECTIONS)	F	G	DEMOLITION
400 LARGE-SCALE VIEWS (SCALED UP REPRODUCTION OF PLANS, ELEVATIONS, OR SECTIONS THAT ARE NOT DETAILS)	G	H	ELECTRICAL
500 DETAILS	H	I	FIRE PROTECTION
600 SCHEDULES & DIAGRAMS	I	J	FINISHES, FURNISHINGS
700 REFLECTED CEILING PLANS	J	K	GENERAL
800 ROOF PLANS	K	L	GRAPHICS, GRADING
900 3D REPRESENTATIONS (ISOMETRICS, PERSPECTIVES, PHOTOGRAPHS)	L	M	HAZARDOUS MATERIALS
LEVEL NUMBERING	M	N	HVAC
*00 BASEMENT	N	O	INTERIORS
*01 GROUND/ MAIN	O	P	INSTRUMENTATION
*02 UPPER/ SECOND	P	Q	USER DEFINED
*100'S - FLOOR PLANS	Q	R	USER DEFINED
*600'S - SCHEDULES	R	S	LANDSCAPE
*700'S - REFLECTIVE CEILING PLANS	S	T	LIGHTING
	T	U	MECHANICAL
	U	V	MONITORING
	V	W	NETWORKS
	W	X	OPERATIONS
	X	Y	PLUMBING
	Y	Z	PIPING
	Z		EQUIPMENT
			RESOURCE
			REAL ESTATE (BOMA)
			STRUCTURAL
			SITE
			TELECOMMUNICATIONS
			TELEPHONES
			UTILITIES
			SURVEY/ MAPPING
			CIVIL WORKS
			OTHER DISCIPLINES
			SUPPRESSION
			SECURITY
			SHOP DRAWINGS

PROJECT REVIEW	COORDINATED BY			
	N/A	ARCH	BUILDER	OWNER
1. CITY REVIEW			✓	✓
CITY REVIEW RESPONSE		✓	✓	✓
2. STATE HEALTH			✓	✓
3. CITY HEALTH			✓	✓
4. STATE FIRE MARSHAL			✓	✓
5. CITY FIRE MARSHAL			✓	✓
6. OTHER	✓			

MISC SUBMITTALS	COORDINATED BY			
	N/A	ARCH	BUILDER	OWNER
- EXT FINISH MATERIAL ICC SPECIFICATIONS			✓	✓
- TRUSS DESIGN & CALCS BY TRUSS MFR.			✓	
- AUTOMATIC FIRE SPRINKLER SYSTEM	✓			

CONSULTANTS	SERVICES COORDINATED BY			
	N/A	ARCH	BUILDER	OWNER
1 - CIVIL				✓
2 - SURVEY				✓
3 - LANDSCAPING				✓
4 - STRUCTURAL ENG		✓		
5 - MECHANICAL		✓		
6 - ELECTRICAL		✓		
7 - PLUMBING		✓		
8 - FIRE PROTECTION/ SPRINKLER SYSTEM	✓			
9 - ENERGY			✓	
10 - SECURITY				✓

BRIEF NARRATIVE FOR SCOPE OF WORK	
TENANT 1 (SEVEN BROTHERS) - FAST FOOD DINER	
TENANT 2 - UNOCCUPIED, TBD (TI TO BE COMPLETED WITH NEW TENANT).	
CONSTRUCTION TYPE	
EXTERIOR WALLS:	2x6
INTERIOR WALLS:	2x4 OR 2x6
ROOF FRAMING:	WOOD TRUSSES (SEE STRUCTURAL BY IRIIDIUM ENGINEERING)
FLOOR FRAMING:	SLAB-ON-GRADE

BUILDING AREAS			
LEVEL	NAME	AREA	PERIMETER
SEVEN BROTHERS	FRONT OF HOUSE	1,109 SF	156'-6"
	BACK OF HOUSE	916 SF	141'-8"
	RESTROOM AREA	233 SF	62'-11"
	TOTAL SF	2,258 SF	361'-1"
FUTURE TENANT	UNFINISHED	991 SF	134'-7"
BUILDING OVERALL		3,249 SF	495'-8"

TEAM MEMBERS SHALL SPECIFICALLY REVIEW AND COORDINATE AS FOLLOWS:

STRUCTURAL: A-100'S, A-200'S, A-300'S

ELECTRICAL: A-100'S, A-400'S, ALL E SHEETS

LIGHTING: A-300, A-400, A-600, A-700'S

MECHANICAL: A-600 AND M SHEETS

PLUMBING: A-600 AND P SHEETS

NOTE: BUILDER TO PROVIDE ALL PERMIT DOCUMENTS TO ALL MEMBERS OF THE CONSTRUCTION TEAM FOR REVIEW AND COORDINATION



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B	05/08/2024				

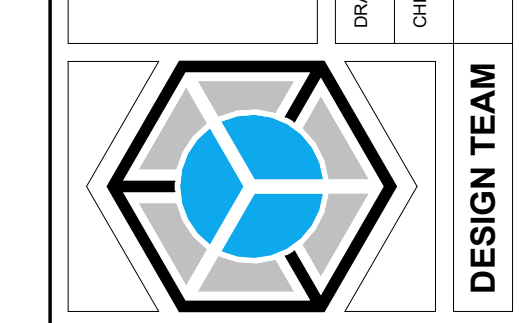
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

GENERAL PROJECT INFO.

Iridium AE
ARCHITECTURE & ENGINEERING

635 W 5300 S #402
Murray, UT 84123
(801) 974-5101
www.iridiumae.com

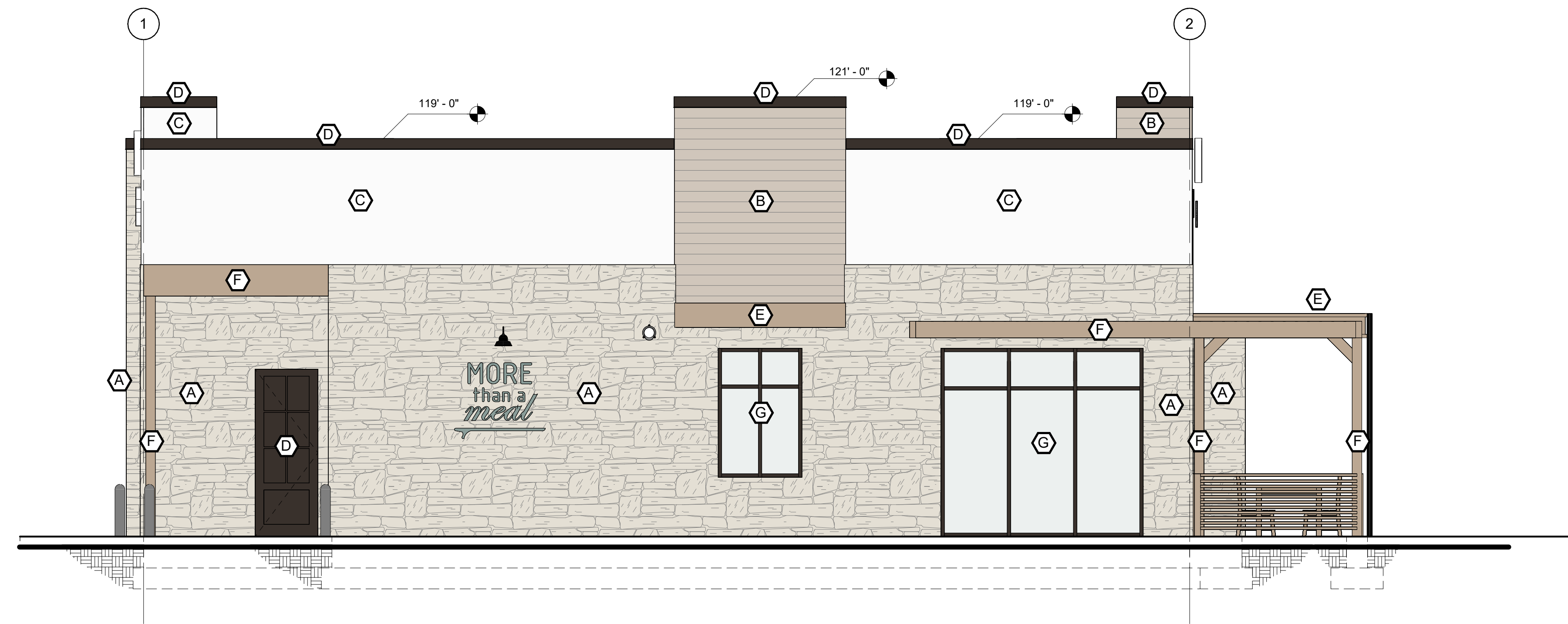
DRAWN BY: C.J.H. WSH
CHECKED BY: KCM, C.J.H.



ISSUE DATE:	09 MAY 2024	REV. B
SHEET NO.:	G-001	
PROJECT NO.:	24-012	

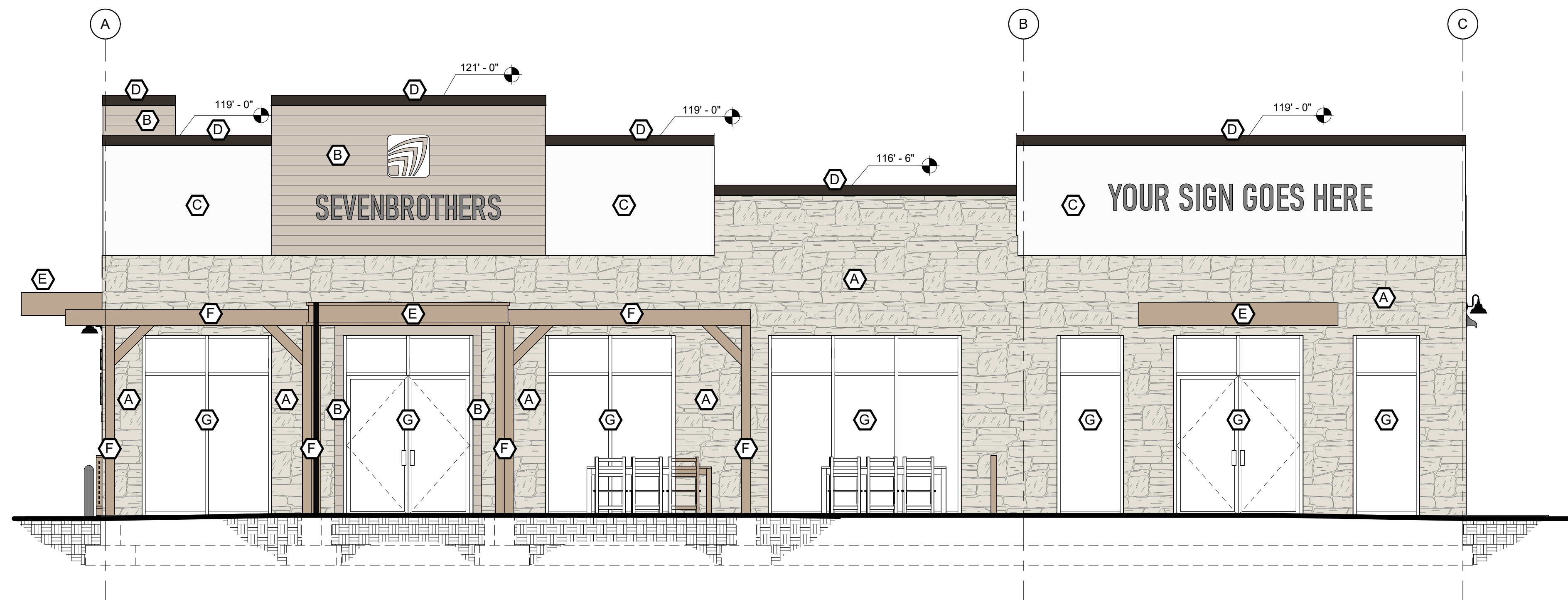
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BUILDING HEIGHT		
MAIN ROOF - 17'-2 3/4"	MID - 21'-0"	HIGH - 23'-5 3/4"
DESIGN TREATMENTS (2 MIN)		
X (A) COLOR CHANGE	X (B) TEXTURE CHANGE	X (C) MATERIAL CHANGE
X (D) ARCH. VARIETY AN INTEREST	(E) REVEALS, ARCHWAYS OR PROJECTING RIBS	(F) WALL PLAN PROJECTIONS OF RECESSES

EAST ELEVATION



BUILDING HEIGHT		
MAIN ROOF - 17'-2 3/4"	MID - 21'-0"	HIGH - 23'-5 3/4"
DESIGN TREATMENTS (2 MIN)		
X (A) COLOR CHANGE	X (B) TEXTURE CHANGE	X (C) MATERIAL CHANGE
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NORTH ELEVATION

EXTERIOR MATERIAL KEY		
(A) STONE		WHITE/ CREAM
(B) HORIZ. SIDING		BROWN
(C) EIFS/ STUCCO		WHITE/ CREAM
(D) MULLIONS/ CAPS		DARK BRONZE
(E) FASCIA		BLONDE
(F) WOOD BEAMS/ POSTS		BLONDE
(G) GLAZING		

EXTERIOR MATERIAL FINISH

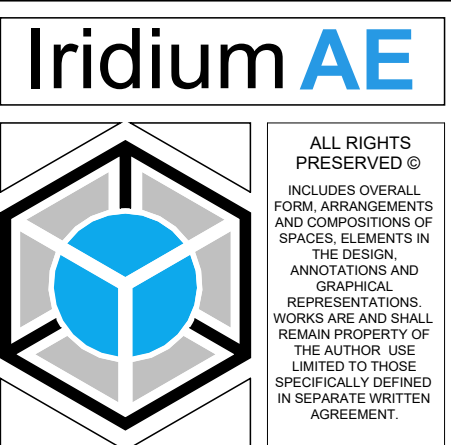
NORTH (FRONT) ELEVATION			
STONE (A)	561 SF	61 %	
HORIZ. SIDING (B)	126 SF	14 %	
EIFS (C)	236 SF	25 %	
EST. MATERIAL	923 SF	100 %	
GLAZING	381 SF		

EAST (LEFT) ELEVATION			
STONE (A)	555 SF	60 %	
HORIZ. SIDING (B)	97 SF	11 %	
EIFS (C)	270 SF	29 %	
EST. MATERIAL	922 SF	100 %	
GLAZING	112 SF		

SOUTH (REAR) ELEVATION			
STONE (A)	731 SF	61 %	
HORIZ. SIDING (B)	98 SF	8 %	
EIFS (C)	379 SF	31 %	
EST. MATERIAL	1,208 SF	100 %	
GLAZING	71 SF		

WEST (RIGHT) ELEVATION			
STONE (A)	487 SF	60 %	
HORIZ. SIDING (B)	115 SF	14 %	
EIFS (C)	214 SF	26 %	
EST. MATERIAL	816 SF	100 %	
GLAZING	146 SF		

STONE (A)	2,334 SF	60 %	
HORIZ. SIDING (B)	436 SF	11 %	
EIFS (C)	1,099 SF	29 %	
EST. TOTAL MATERIAL	3,869 SF	100 %	
GLAZING	710 SF		



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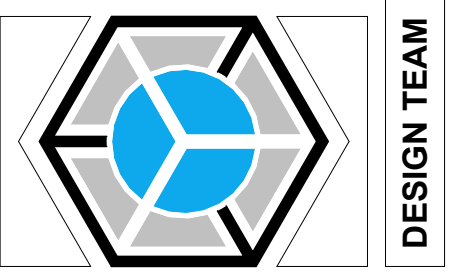
SEVEN BROTHERS
DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

BLDG HEIGHT & DESIGN -
NORTH & EAST

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DRAWN BY: C.J.H. WSH
CHECKED BY: KCM
DESIGN TEAM: KCM, C.J.H.

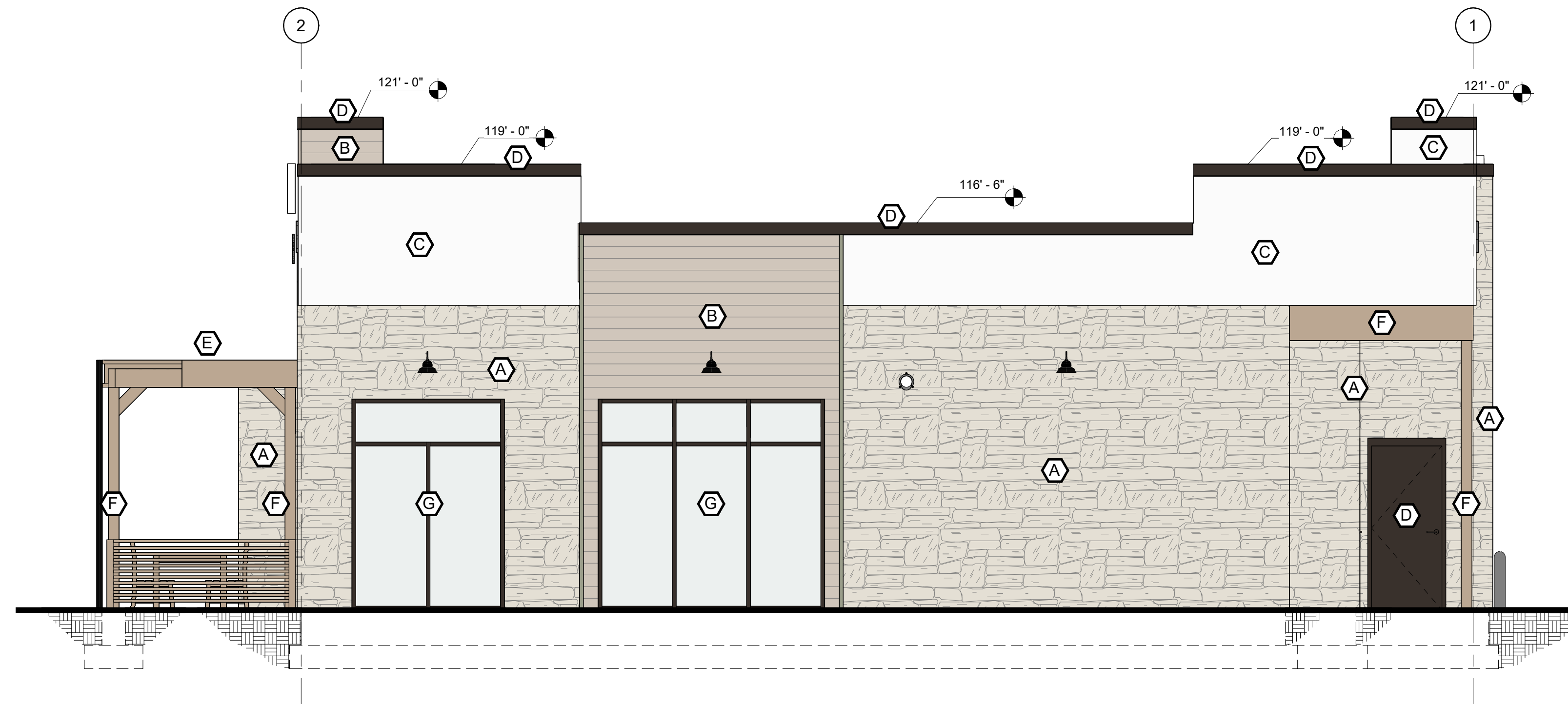


ISSUE DATE: 09 MAY 2024	REV. B
SHEET NO.: G-003	PROJECT NO.: 24-012

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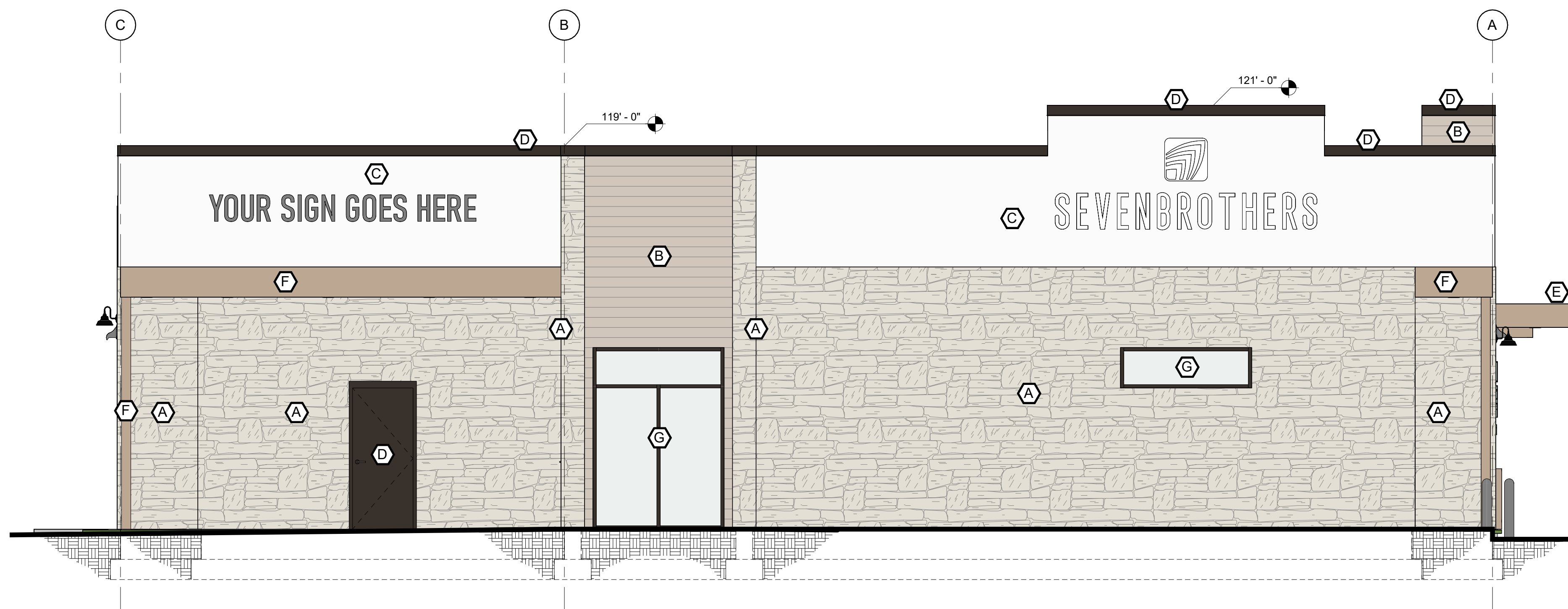
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WEST ELEVATION

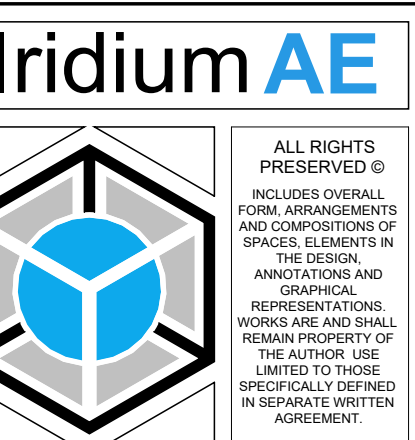


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SOUTH ELEVATION

EXTERIOR MATERIAL KEY		
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(B) HORIZ. SIDING		BROWN
(C) EIFS/ STUCCO		WHITE/ CREAM
(D) MULLIONS/ CAPS		DARK BRONZE
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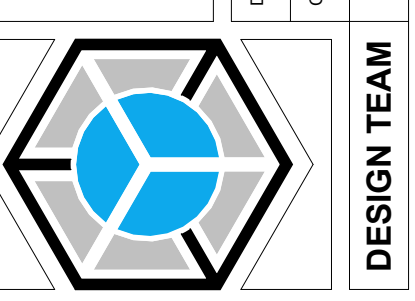
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DRAWN BY: C.J.H. WSH
CHECKED BY: KCM
DESIGN TEAM: KCM, C.J.H.



ISSUE DATE:	REV.
09 MAY 2024	B

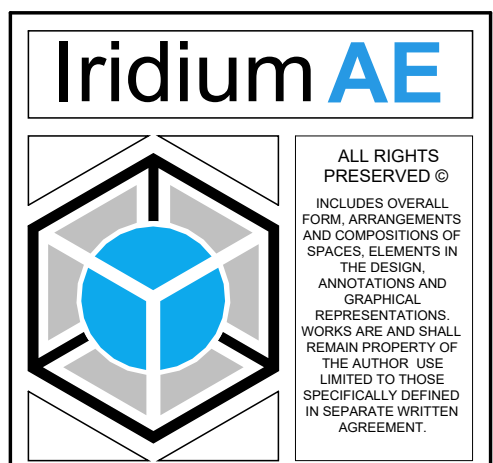
SHEET NO.: **G-004**
PROJECT NO.: **24-012**

NO.	GENERAL CONSTRUCTION	CODE/ TOPIC
DEFINITIONS		
1.	"OWNER" SHALL MEAN THE PRIME PARTY RESPONSIBLE FOR PAYMENTS TO THE "BUILDER" AND THE "ARCHITECT". THE TERM MAY OR MAY NOT REFER TO THE LEGAL OWNER OF THE PROPERTY FOR WHICH THE STRUCTURES WILL BE ERRECTED. OWNER MAY BE REPRESENTED BY THEIR PROJECT MANAGER.	
2.	"PROJECT MANAGER" SHALL MEAN PARTY DESIGNATED BY OWNER THAT IS RESPONSIBLE FOR LEADING A PROJECT FROM ITS INCEPTION TO EXECUTION. THIS INCLUDES PLANNING, EXECUTING AND MANAGING THE PEOPLE, RESOURCES AND SCOPE OF THE PROJECT.	
3.	"ARCHITECT" OR "DESIGNER" WHERE REFERENCED IN THESE DOCUMENTS SHALL MEAN IRIDIUM ARCHITECTURE & ENGINEERING (IRIDIUM).	
4.	"CONSULTANT" PROFESSIONAL ENGAGED DIRECTLY BY THE ARCHITECT OR THROUGH THE OWNER TO CONTRIBUTE TO THE PROJECT DESIGN AND CONTRACT DOCUMENTS.	
5.	"BUILDER" SHALL BE THE SAME AS "GENERAL CONTRACTOR". THE "BUILDER" IS THE PARTY RESPONSIBLE FOR THE "WORK" AND FOR WHICH A PRIME CONTRACT IS WRITTEN WITH THE "OWNER". SUBCONTRACTORS SHALL ANSWER TO THE "BUILDER".	
6.	"WORK" SHALL MEAN ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SYSTEMS, SUPERVISION AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE PROJECT AND A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY WHETHER OR NOT SPECIFICALLY INDICATED OR NOTED. "WORK" SHALL ALSO INCLUDE ANY DEMOLITION OR REPAIR REQUIRED AS A PROCESS OF THE CONSTRUCTION.	
7.	"PROVIDE" SHALL MEAN FURNISH AND INSTALL. MAKE ALL FINAL CONNECTIONS AND LEAVE IN AN APPROVED COMPLETE OPERATING CONDITION.	
8.	"CONTRACT DOCUMENTS" SHALL MEAN ALL DRAWINGS & SPECIFICATIONS OR CORRESPONDENCE ISSUED BY THE DESIGNER OR THE PROJECT CONSULTANTS. ANY TERM NOT DEFINED SHALL BE FIRST REFERENCED IN ACCORDANCE WITH STANDARD AIA OWNER-BUILDER AGREEMENT & ALSO GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION AND SECOND BY WEBSTERS UNABRIDGED DICTIONARY.	
RELATED - REFERENCED DOCUMENTS		
1.	ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME AFFECT AS IF COMPLETELY REPRODUCED.	
2.	THE BUILDER, SUB-CONTRACTORS AND ALL MEMBERS OF THE CONSTRUCTION TEAM SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.	
3.	ALL WORK SHALL BE CONDUCTED BY THE BUILDER IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT. BUILDER SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE DESIGNER PRIOR TO WORK.	
4.	ALL WORK SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS. INDUSTRY STANDARDS SHALL BE AS DETERMINED BY MANUAL OR HANDBOOK OF THE PRIMARY ASSOCIATION OF EACH TRADE. THE MANUALS SHALL INCLUDE, BUT NOT BE LIMITED TO: GYPSUM ASSOCIATION APA - ENGINEERED WOOD ASSOCIATION NATIONAL TILE CONTRACTORS ASSOCIATION STEEL STUD MANUFACTURERS ASSOCIATION WESTERN WOOD TRUSS ASSOCIATION CONCRETE BLOCK ASSOCIATION NHBA - NATIONAL HOME BUILDERS ASSOCIATION (RESIDENTIAL)	
5.	SHOP DRAWINGS OR DRAWINGS PROVIDED BY OTHERS ARE NOT PART OF THE CONTRACT DOCUMENTS BUT SHALL BE PREPARED IN ABEYANCE OF THE CONTRACT DOCUMENTS AND THE BUILDER SHALL CERTIFY THE SHOP DRAWINGS.	
QUALIFICATIONS & ASSURANCES		
1.	NOTES AND SPECIFICATIONS IN THESE DOCUMENTS ESTABLISH A BASELINE WHICH MAY BE MODIFIED BY THE OWNER AT THEIR DISCRETION. ALL AGREEMENTS BETWEEN THE BUILDER AND OWNER SHALL BE IN WRITING.	
2.	ALL AGREEMENTS SHALL SPELL OUT THE DUTIES AND RESPONSIBILITIES OF EACH PARTY INCLUDING FINISH TOLERANCES OR SHALL REFERENCE THE INDUSTRY STANDARD.	
3.	ALL AGREEMENTS BETWEEN THE BUILDER AND SUB-CONTRACTORS SHALL BE IN WRITING. THE OWNER SHALL RECEIVE A COPY OF ALL AGREEMENTS PRIOR TO CONSTRUCTION.	
4.	ALL AGREEMENTS SHALL BE LUMP-SUM FIXED FEE AGREEMENTS AND SHALL INCLUDE ALL COMPONENTS NECESSARY FOR AN OCCUPYABLE STRUCTURE WHETHER THE COMPONENTS ARE REFERENCED IN THE DRAWINGS OR NOT.	
5.	THE BUILDER SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID, PROPOSAL OR AGREEMENT. THE BUILDERS PROPOSAL SHALL INCLUDE ALL TRADES AND SERVICES NECESSARY FOR COMPLETION OF THE WORK. THE BUILDER SHALL NOTATE ALL EXISTING CONDITIONS WHICH INTERFERE OR CONFLICT WITH THE WORKING DRAWINGS AND REPORT THE INCONSISTENCIES PRIOR TO BID, PROPOSAL OR AGREEMENT. NO CHANGE ORDERS WILL BE PERMITTED FOR FAILURE TO NOTIFY DESIGNER OF CONFLICTING SITE CONDITIONS.	
6.	THIS PROJECT DOES NOT REQUIRE THE USE OF ANY SPECIFIC CONTRACT FORM, HOWEVER IN NO EVENT IS THE OWNER-BUILDER AGREEMENT TO HAVE REQUIREMENTS WHICH WOULD DISADVANTAGE THE OWNER MORE THAN THAT OF "AIA - DOCUMENT A201 - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION".	
7.	IRIDIUM IS THE DESIGNER POINT OF CONTACT FOR THIS PROJECT. BUILDER SHALL NOT COMMUNICATE DIRECTLY WITH ENGINEERS AND/OR CONSULTANTS WITHOUT KNOWLEDGE OF IRIDIUM.	
8.	IRIDIUM SHALL COMMUNICATE ONLY WITH THE GENERAL CONTRACTOR (BUILDER) OR PRIMARY CONTRACTOR RESPONSIBLE FOR THE OVERALL PROJECT. IRIDIUM HAS NO OBLIGATION TO COMMUNICATE WITH THE SUB-CONTRACTORS AND ANY COMMUNICATION DONE IN THIS MANOR SHALL BE CONSIDERED ADVISORY AND NOT INSTRUCTIONAL.	

NO.	GENERAL CONSTRUCTION	CODE/ TOPIC
PERMITS & FEES		
1.	ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE BUILDER.	
2.	BUILDER SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS (PERMIT, SPECIAL, ETC). DESIGNER AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE DESIGNER AND OWNER TO BE PRESENT IF DESIRED.	
3.	THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH ALL BUILDING CODES, INCLUDING LOCAL AMENDMENTS. AT THE TIME OF PRODUCTION, DESIGNER ASSUMES IMMEDIATE SUBMITTAL OF DRAWINGS TO THE BUILDING DEPARTMENT UPON COMPLETION. DESIGNER IS NOT RESPONSIBLE FOR CODE CHANGES OCCURRING MORE THAN 6 MONTHS AFTER COMPLETION OF THESE DRAWINGS.	
4.	NO WORK AT SITE TO COMMENCE UNTIL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY LOCAL BUILDING DEPARTMENT, AHJ.	
AS-BUILT / RECORD DRAWINGS		
1.	EXCEPT WHERE WAIVED IN WRITING BY THE OWNER, BUILDER SHALL KEEP AND MAINTAIN A COMPLETE AND ACCURATE AS-BUILT SET OF DRAWINGS OF THE CONSTRUCTION AT THE PROJECT SITE IN PROFESSIONAL AND READABLE MANNER.	
2.	INDICATE CLEARLY AND CORRECTLY ALL WORK INSTALLED DIFFERENTLY FROM THAT SHOWN ON THE CONTRACT DRAWINGS AND WORK WHICH MAY BE ADDED TO OR DELETED FROM THE CONTRACT.	
3.	AS-BUILT DRAWINGS SHALL INCLUDE ALL CIVIL, ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING OR SPECIALTY DRAWINGS.	
4.	THE AS-BUILT DRAWINGS SHALL BE UPDATED AS THE PROJECT PROGRESSES FOR READY REFERENCE.	
5.	LOCATE ALL SLAB OUTS, SERVICE OR FEEDER CONDUITS IN OR BELOW SLAB-ON-GRADE, BY PLAN DIMENSION AND ELEVATION.	
6.	SHOW INVERT ELEVATIONS AT ALL BREAKS IN GRADE AND PIPE SIZES FOR ALL WATER AND GAS LINES. SHOW ALL MAIN SHUTOFF VALVES PLAINLY.	
7.	AS-BUILT DRAWINGS SHALL BE GIVEN TO THE OWNER AT SUBSTANTIAL COMPLETION. FINAL PAYMENT TO THE BUILDER SHALL NOT BE MADE UNTIL AS-BUILT DRAWINGS ARE RECEIVED.	
OPERATIONS AND MAINTENANCE MANUAL		
1.	BUILDER SHALL PROVIDE TO OWNER A 3-RING BINDER CONTAINING MANUFACTURER OPERATION AND MAINTENANCE MANUALS FOR ALL FIXTURES, APPLIANCES AND EQUIPMENT SUPPLIED FOR THIS PROJECT.	
2.	DOCUMENTS SHALL INCLUDE THE REQUIRED OPERATION, INSTALLATION AND MAINTENANCE INSTRUCTIONS, WARRANTIES FOR EACH PRODUCT ALONG WITH THE CONTACT INFORMATION OF THE MANUFACTURER, SUPPLIER AND INSTALLATION CONTRACTOR.	
3.	BUILDER SHALL PROVIDE TRAINING TO REPRESENTATIVE OF OWNER AND TENANT FOR ALL BUILDING/ SPACE RELATED FIXTURES, APPLIANCES AND EQUIPMENT SUPPLIED FOR THIS PROJECT. VIDEO OF TRAINING SHALL ALSO BE PROVIDED FOR FUTURE USE OF TRAINING NEW EMPLOYEES.	
SHOP DRAWINGS		
1.	BUILDER SHALL TAKE SPECIAL NOTE. NEITHER THE ARCHITECT NOR OWNER IS IN CONTROL OF THE JOB SITE ENVIRONMENT AND THEREFORE NOT RESPONSIBLE FOR DIMENSIONS SHOWN ON SHOP DRAWINGS WHETHER THE SHOP DRAWINGS ARE STAMPED "APPROVED" OR NOT.	
2.	BY SUBMITTING SHOP DRAWINGS TO THE ARCHITECT / ENGINEER, BUILDER WARRANTS THAT THEY HAVE REVIEWED THE SHOP DRAWINGS, COORDINATED THE SHOP DRAWINGS WITH ALL RELATED TRADES, VERIFIED ALL DIMENSIONS WITH ACTUAL FIELD CONDITIONS, CONFIRMED QUANTITIES, PERFORMANCE REQUIREMENTS AND FABRICATION PROCESSES.	
3.	REVIEW OF SHOP DRAWINGS BY THE ARCHITECT AND/OR ENGINEER IS SOLELY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND FOR COMPLIANCE WITH INFORMATION ALREADY GIVEN IN THE CONTRACT DOCUMENTS.	
4.	APPROVAL OF SHOP DRAWINGS BY THE ARCHITECT DOES NOT RELIEVE THE BUILDER OF THE RESPONSIBILITY FOR COMPLYING WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.	
5.	ARCHITECT AND/OR ENGINEER ARE NOT REQUIRED TO REVIEW UNSOLICITED SHOP DRAWINGS. UNSOLICITED SHOP DRAWINGS MAY BE RETURNED WITHOUT REVIEW OR COMMENT. REFERENCE DRAWINGS FOR SHOP DRAWINGS REQUIRED FOR THIS PROJECT.	
6.	BUILDER SHALL SUBMIT ALL REQUIRED SHOP DRAWINGS WITHIN 10 DAYS OF AWARD OF CONTRACT FOR CONSTRUCTION. BUILDER SHALL ALLOW SUFFICIENT TIME IN CONSTRUCTION SCHEDULE FOR REVIEW, REVISION AND APPROVAL OF SHOP DRAWINGS.	
7.	ARCHITECT / ENGINEER IS NOT RESPONSIBLE FOR DELAYS OR COSTS CAUSED BY INACCURATE OR INCOMPLETE SHOP DRAWINGS.	
8.	ARCHITECT RESERVES THE RIGHT TO CHARGE THE BUILDER SERVICE FEES FOR MULTIPLE REV REVIEWS OF THE SAME SHOP DRAWING OR FOR REVIEW OF UNSOLICITED SHOP DRAWINGS.	
9.	WHEN SHOP DRAWINGS ARE REQUIRED, NO PART OF THE STRUCTURE OR COMPONENT SHALL BE CONSTRUCTED WHERE RELATED TO THE SHOP DRAWINGS UNTIL REVIEWED BY THE ARCHITECT / ENGINEER.	
10.	NO COST SHALL BE ATTRIBUTED TO THE OWNER, ARCHITECT OR ENGINEERS FOR A BUILDER'S FAILURE TO COMPLY WITH SHOP DRAWING PROCEDURES.	
SAFETY		
1.	THE MATERIALS AND LABOR COVERED BY THE CONTRACT MUST CONFORM WITH THE SAFETY ORDERS OF THE AUTHORITY HAVING JURISDICTION, STATE, OSHA AND THE DIVISION OF WORKERS COMPENSATION.	
2.	BUILDER SHALL HAVE A PUBLISHED SAFETY PROGRAM IN PLACE AND SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH POLICY.	
3.	BUILDER SHALL MAKE PUBLISHED SAFETY PROGRAM AVAILABLE FOR REVIEW BY OWNER ARCHITECT, ENGINEER AND THEIR REPRESENTATIVES.	
4.	CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS	
5.	BUILDER SHALL PROVIDE PRECAUTIONS SUCH AS FIRE EXTINGUISHERS, FIRE APPARATUS ETC., DURING CONSTRUCTION TO MAINTAIN FIRE PROTECTION AND SAFETY (IFC 3304)	
6.	SAFETY DATA SHEETS (SDS'S) SHALL BE KEPT AT THE WORKPLACE FOR EACH HAZARDOUS CHEMICAL THAT IS USED PER OSHA REQUIREMENTS.	
7.	BUILDER SHALL ENSURE THAT ALL PRECAUTIONS ARE TAKEN DURING CONSTRUCTION TO MAINTAIN FIRE PROTECTION AND PROTECT THE CONSTRUCTION CREW	
8.	REQUIRED FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTING AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.	

NO.	PRODUCTS	CODE/ TOPIC
MATERIALS		
1.	ALL MATERIALS SHALL BE OF NEW UNLESS OTHERWISE NOTED.	
2.	BUILDER SHALL FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR THE ASSEMBLIES IN WHICH THEY ARE PART. THIS INCLUDES ALL FASTENERS, JOINERS AND SEALERS.	
3.	IT IS THE INTENT OF THE DESIGNER TO PROVIDE FLEXIBILITY TO THE OWNER IN THE SELECTION OF FIXTURES AND FINISHES. DESIGNER DOES NOT SELECT SPECIFIC MANUFACTURERS OF PRODUCTS OR FIXTURES UNLESS SUCH PRODUCT HAS A SPECIFIC DESIGN REQUIREMENT OR INTENT. WHERE A SPECIFIC PRODUCT IS SPECIFIED, NO SUBSTITUTIONS OR ALTERNATES WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGNER.	
4.	BUILDER'S BASE PROPOSAL SHALL INCLUDE THE MINIMUM QUALITY PRODUCT ACCEPTABLE BY INDUSTRY STANDARD OR BUILDING CODE. WITHIN 10 DAYS OF CONTRACT AWARD, BUILDER SHALL SUBMIT IN NEATLY BOUND 3 RING BINDERS, PRODUCT SPECIFICATIONS OF EACH PRODUCT TO BE USED IN THE CONSTRUCTION. BUILDER SHALL SUBMIT (1) BINDER TO DESIGNER AND (1) BINDER TO OWNER.	
SUBSTITUTIONS OR ALTERNATES		
1.	THE TERM "ALTERNATES" SHALL BE THOSE ITEMS SUBMITTED AT THE TIME OF BID WHICH PROVIDE ANOTHER OPTION FOR THE OWNER TO CONSIDER. ALTERNATES MUST BE APPROVED PRIOR TO ACCEPTANCE OF BID. ALTERNATES MAY INCREASE THE OVERALL COST OF THE PROJECT. THE TERM "SUBSTITUTION" SHALL MEAN THOSE ITEMS A BUILDER WISHES TO CHANGE FROM THE ORIGINAL CONTRACT DOCUMENTS. SUBSTITUTIONS SHALL BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS SHALL NOT INCREASE THE OVERALL COST OF THE PROJECT.	
2.	BUILDER MAY SUBMIT (1) MID LEVEL AND (1) UPPER LEVEL ALTERNATE TO EACH MATERIAL OR PRODUCT AS A SEPARATE LINE ITEM IN THE PROPOSAL. ALTERNATES SHALL NOT BE ALLOWED WHERE A SPECIFIC PRODUCT IS NOTED IN THE CONTRACT DOCUMENTS UNLESS SUCH PRODUCT IS NO LONGER AVAILABLE FROM THE MANUFACTURER.	
3.	ALTERNATES SHALL HAVE GREATER VALUE THAN THE PRODUCT IN THE BASE BID. BUILDER WARRANTS THAT ALTERNATES WILL NOT REQUIRE ANY OTHER DEVIATIONS FROM THE CONTRACT DOCUMENTS AND THAT ALTERNATES MEET OR EXCEED ALL REQUIREMENTS OF THE DRAWINGS.	
4.	SUBSTITUTIONS SHALL HAVE EQUAL OR GREATER REQUIREMENTS THAN THE PRODUCT THEY ARE REPLACING. BUILDER WARRANTS THAT SUBSTITUTIONS WILL NOT REQUIRE ANY OTHER DEVIATIONS FROM THE CONTRACT DOCUMENTS AND THAT SUBSTITUTIONS MEET OR EXCEED ALL REQUIREMENTS.	
5.	BUILDER SHALL BEAR ALL RESPONSIBILITY FOR MODIFICATIONS REQUIRED IN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, ETC. DUE TO SUBSTITUTIONS OF MATERIALS, METHODS AND/OR EQUIPMENT.	
6.	BUILDER SHALL BEAR THE COST OF CORRECTING WORK WHICH DOES NOT CONFORM TO THE SPECIFIED REQUIREMENTS. THE COST OF THE WORK INCURRED BY THE ARCHITECT AND OR OTHER CONSULTANTS TO REVIEW AND ASSESS SUBSTITUTIONS, ALTERNATIVES AND CORRECTIVE WORK SHALL BE BORNE BY THE BUILDER.	
OWNER PURCHASED ITEMS		
1.	OWNER SHALL PURCHASE FURNITURE, EQUIPMENT, ELECTRONICS AND APPLIANCES UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS, RFP AND / OR AGREEMENT WITH BUILDER. BUILDER SHALL INSTALL FURNITURE, EQUIPMENT, ELECTRONICS AND APPLIANCES SHOWN AS AN INTEGRAL AND PERMANENT PART OF THE LARGER CONSTRUCTION (BUILT-IN) WHEN MADE AVAILABLE BY OWNER WITHIN BUILDERS SCHEDULE.	
VALUE ENGINEERING		
1.	VALUE ENGINEERING MAY TAKE PLACE ONLY AFTER AN AWARD OF CONTRACT.	
2.	WHEN A BUILDER PROPOSES METHODS OF COST REDUCTION (i.e. VALUE ENGINEERING) OF A PROJECT, SUCH PROPOSALS SHALL INCLUDE THE COST OF REVISIONS REQUIRED BY THE DESIGNER AND/OR ENGINEERS. THE FEES INCURRED BY THE DESIGNER AND/OR ENGINEER SHALL BE PAID FOR BY THE OWNER AND REIMBURSED TO THE OWNER FROM THE BUILDER.	
3.	WHEN VALUE ENGINEERING ANY PROJECT OR PART OF ANY PROJECT, THE BUILDER SHALL DOCUMENT EACH COMPONENT COST IN A SCHEDULE THAT IS PROVIDED TO THE OWNER FOR REVIEW. THE SCHEDULE SHALL SHOW THE COST OF CONSTRUCTION PRIOR TO AND AFTER VALUE ENGINEERING AND SHALL INCLUDE ADDITIONS AND REDUCTIONS OF BOTH MATERIALS AND LABOR FOR EACH ITEM.	
4.	BUILDERS PROFIT PERCENTAGE SHALL NOT BE INCREASED AS A RESULTS OF VALUE ENGINEERING. HOWEVER BUILDER MAY INCLUDE A FEE FOR VALUE ENGINEERING SERVICES PROVIDED SUCH FEE IS OUTLINED IN THE SCHEDULE.	
5.	THE VALUE ENGINEERING SCHEDULE SHALL INCLUDE ALL TRADES AFFECTED.	
OTHER ISSUES		
1.	DOGS WILL BE PROHIBITED FROM CONSTRUCTION SITE. INFORMATION WILL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS TO HELP THEM BE AWARE OF PROJECT AND TO KEEP THE LINES OF COMMUNICATION OPEN.	
2.	WHEN REQUIRED IN CONTRACT AND/OR APPROVED BY OWNER, A CONSTRUCTION SIGN MAY BE POSTED ON SITE AND IN A LOCATION THAT IS READABLE FROM THE STREET. THE SIGN WILL NOT EXCEED 12 SQUARE FEET IN SIZE AND 6 FEET IN HEIGHT. THE LETTERING WILL NOT EXCEED 4 INCHES IN HEIGHT AND WILL INCLUDE THE FOLLOWING INFORMATION: BUILDER NAME, ADDRESS PHONE NUMBER AND EMERGENCY CONTACT INFORMATION.	

NO.	EXECUTION	CODE/ TOPIC
CONTRACT ADMINISTRATION		
1.	WITHIN 10 DAYS OF AWARD OF THE CONTRACT FOR CONSTRUCTION BUILDER SHALL PROVIDE TO OWNER AND DESIGNER: a. (1) COPY OF ALL AGREEMENTS WITH SUB-CONTRACTORS ALONG WITH THE SUB-CONTRACTORS' NAME, ADDRESS & TELEPHONE NUMBER & CONTACT PERSON. b. (1) COPY OF ALL PRODUCT SPECIFICATIONS FOR PRODUCTS USED IN CONSTRUCTION. c. (1) COPY OF BUILDERS LICENSE, INSURANCE CERTIFICATES (INCLUDING CONSTRUCTION AND SIIS) AND BOND CERTIFICATE. d. (1) COPY OF CONSTRUCTION SCHEDULE USING "CRITICAL PATH METHOD" BROKEN DOWN BY TRADE AND MATERIAL. INSTALLATION. CPM SHALL BUILD IN FLOAT TIME AND DELAYS, AND SHALL INCLUDE EARLY-START EARLY -FINISH AND LATE-START / LATE-FINISH DATES.	
2.	PROJECT SCHEDULE SHALL BE UPDATED WEEKLY AND A COPY OF THE SCHEDULE SHALL BE PROVIDED TO THE OWNER AND DESIGNER.	
3.	ADDITIONAL REQUIREMENTS SHALL BE AGREED UPON IN THE CONTRACT FOR CONSTRUCTION.	
4.	VISITS TO THE PROJECT SITE BY REPRESENTATIVES OF THE DESIGNER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED	
CONTRACT DOCUMENTS		
1.	THE BUILDER SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE BUILDER SHALL COORDINATE THE WORK WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO: STRUCTURAL; ELECTRICAL; MECHANICAL; PLUMBING; CIVIL DRAWINGS; AND SPECIALTY DRAWINGS INCLUDING SHOP DRAWINGS AND MATERIAL SPECIFICATIONS. ANY DEVIATIONS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OR CONTINUATION OF WORK.	
2.	ALL DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. WORK ALSO INCLUDES ALL COMPONENTS OF ASSEMBLIES TO WHICH ARE PART OF THE ASSEMBLY. BUILDER SHALL PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY.	
3.	DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. NOT HIERARCHAL. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.	
4.	PLANS, NOTATIONS AND DETAILS ARE HIERARCHAL. HIGHLY DETAILED DRAWINGS TAKE PRECEDENCE OVER LOWER DETAILED DRAWINGS. NOTATIONS TAKE PRECEDENCE OF GRAPHICAL DRAWINGS.	
5.	DO NOT SCALE THESE DRAWINGS. SCALE NOTED ON PLANS IS FOR VISUAL ORIENTATION ONLY. UNDER NO CIRCUMSTANCES WILL A BUILDER BE CREDITED FOR MISTAKES CAUSED BY "SCALING" DRAWINGS. IF A DISCREPANCY IS FOUND, THE BUILDER IS TO CONTACT THE DESIGNER FOR INTERPRETATION OF INTENT PRIOR TO COMMENCEMENT OF WORK.	
6.	CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE BUILDER. THE DESIGNER HAS ACCOUNTED FOR THE MOST COMMON OF TECHNIQUES USED IN THE DESIGN OF THIS PROJECT. ANY REVISIONS REQUIRED BY THE DESIGNER AS A RESULT OF A BUILDERS PARTICULAR METHOD OF CONSTRUCTION, PREFERENCES OR VALUE ENGINEERING WILL BE BILLED TO THE OWNER AND SHALL BE REIMBURSED TO THE OWNER BY THE BY THE BUILDER.	
7.	THE BUILDER IS THE SOLE PARTY IN CONTROL OF THE WORK ENVIRONMENT. AS A RESULT THE BUILDER MUST VERIFY ALL DIMENSIONS ON THE PLANS WITH THE EXISTING OR ON GOING SITE CONDITIONS. PRIOR TO COMMENCEMENT TO WORK ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.	
HOUSEKEEPING		
1.	BUILDER SHALL MAINTAIN A CLEAN AND ORGANIZED WORK SITE USING "BEST HOUSEKEEPING PRACTICES". GOOD HOUSEKEEPING EXPOSES AND MITIGATES HAZARDS THAT CAN LEAD TO INJURIES TO PERSONNEL AND DAMAGE TO EQUIPMENT AND OTHER OBJECTS.	
2.	BUILDERS HOUSEKEEPING PLAN SHALL INCLUDE FOR THE ORDERLY STORAGE AND MOVEMENT OF OPERATIONS, TOOLS, EQUIPMENT AND SUPPLY MATERIALS FROM POINT OF ENTRY TO EXIT.	
3.	SAFETY DATA SHEETS (SDS'S) SHALL BE KEPT AT THE WORKPLACE FOR EACH HAZARDOUS CHEMICAL THAT IS USED PER OSHA REQUIREMENTS.	
4.	AREAS IDENTIFIED WITH HAZARDS SHALL BE BARRICADED AND POSTED TO CONTROL ACCESS.	
5.	TOOLS, EQUIPMENT AND CONSTRUCTION MATERIALS SHALL BE KEPT WITHIN DESIGNATED AREAS, INDICATED BY SIGNAGE, BARRICADES, FENCING OR OTHER SUITABLE ENCLOSURES.	
6.	KEEP STORAGE, STAGING AND WORK AREAS, ALONG WITH STAIRS AND WALKWAYS ON THE CONSTRUCTION SITE, FREE OF OBSTRUCTIONS AND DEBRIS.	
7.	ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.	
8.	PURCHASE AND USE NONTOXIC, BIODEGRADABLE, RECYCLED, AND RECYCLABLE PRODUCTS WHENEVER POSSIBLE. USE HAZARDOUS SUBSTANCES LIKE PAINTS, SOLVENTS AND CLEANERS IN THE SMALLEST AMOUNTS POSSIBLE. FOLLOW THE DIRECTIONS ON THE LABEL AND CLEAN UP SPILLS IMMEDIATELY.	
9.	ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY THE MANUFACTURER, STATE AND LOCAL REGULATIONS.	
10.	BUILDER SHALL PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT IN BOTH INTERIOR AND EXTERIOR WORK AREAS.	
11.	REMOVE MUD AND DIRT FROM TIRES OF CONSTRUCTION VEHICLES BEFORE THEY ENTER A PAVED ROADWAY. BUILDER SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS, GUTTERS AND WALKWAYS AFFECTED BY CONSTRUCTION.	
12.	WORK SITE SHALL BE INSPECTED REGULARLY. WHEN HAZARDS ARE FOUND THAT CANNOT BE ELIMINATED, THEN ENGINEERING PRACTICES, ADMINISTRATIVE CONTROLS, SAFE WORK PRACTICES, PERSONAL PROTECTIVE EQUIPMENT (PPE) AND PROPER TRAINING SHALL BE IMPLEMENTED.	
13.	HOUSEKEEPING MEASURES SHALL BE DONE REGULARLY, NOT JUST AT THE END OF THE SHIFT, BUT ALWAYS PRIOR TO LEAVING THE WORK SITE EACH AND EVERY DAY.	
14.	NOISE MEASURED AT PERIMETER OF SITE SHALL NOT EXCEED LOCAL ORDINANCES NOR 65 DECIBELS	
NOTE: CONTRACTOR TO ABIDE BY THE UTAH DIVISION OF AIR QUALITY REQUIREMENTS AND TO CONTACT THE UTAH DIVISION OF AIR QUALITY AT (801)-536-4000.		



NO.	DATE	BY	CHK	APP
0	05/08/2024			

**SEVEN BROTHERS
DINER**
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

**GENERAL CONSTRUCTION
INFORMATION**

Iridium AE
ARCHITECTURE & ENGINEERING

DRAWN BY: C.J.H. WSH
CHECKED BY: KCM
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KCM, C.J.H.

635 W. 5300 S. #402
Murray, UT 84123
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www.iridiumae.com

DESIGN TEAM

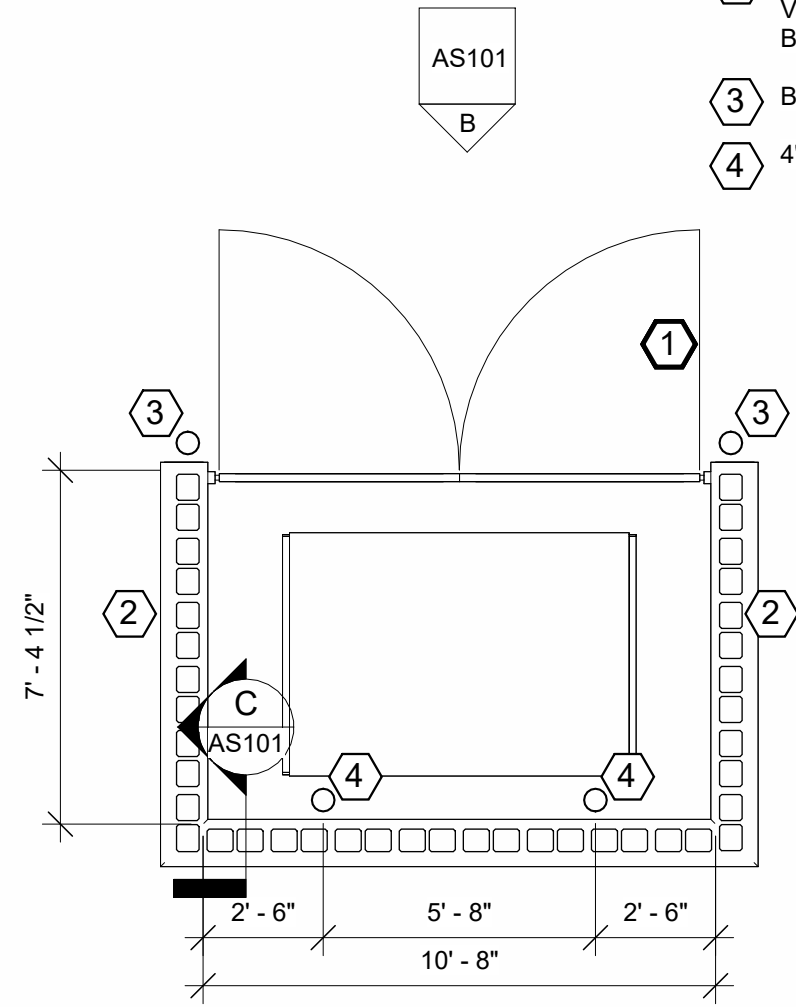
ISSUE DATE:
09 MAY 2024
REV. 0

SHEET NO.:
G-010

PROJECT NO.:
24-012

NOTES: FINAL DUMPSTER ENCLOSURE GATE DETAILS BY FAIRBANKS

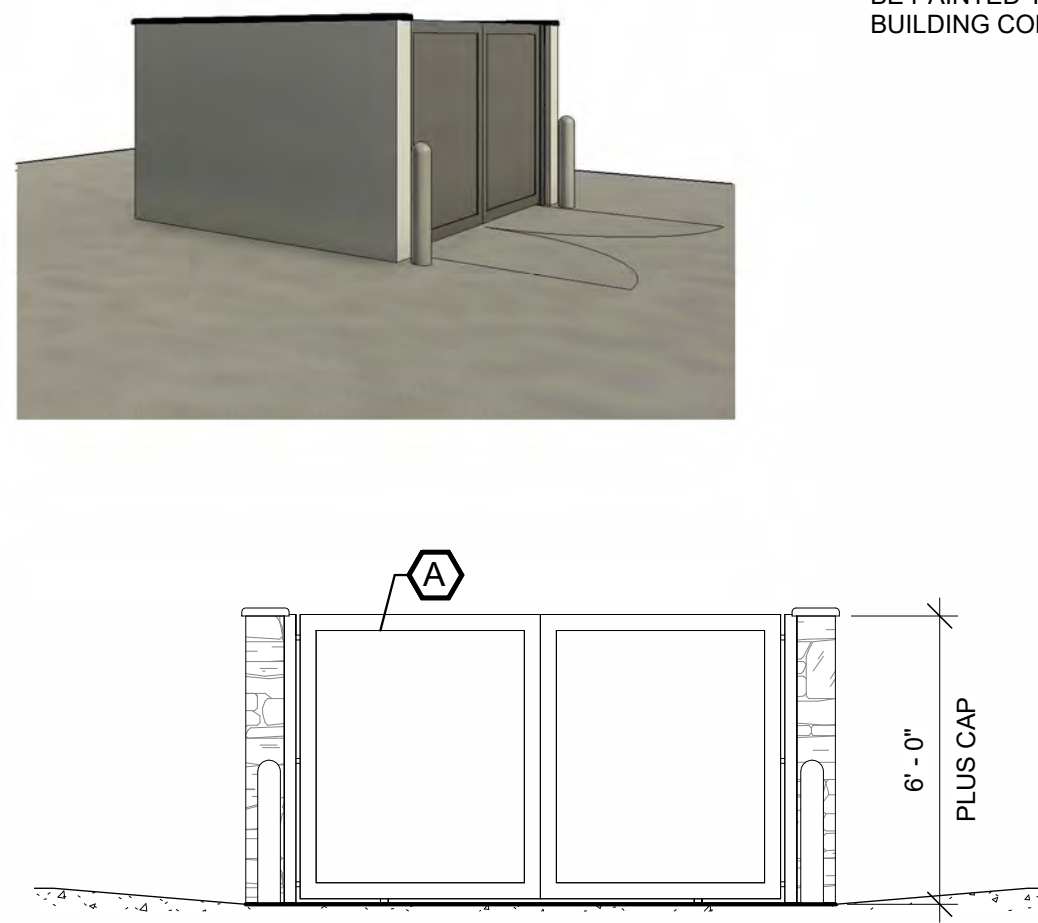
- KEYED NOTES:**
- 1 10 FT N. S. LI. METAL GATE WITH LOCKABLE LATCH
 - 2 8" MASONRY BLOCK WITH STONE VENEER ON EXTERIOR (MATCH BUILDING).
 - 3 BOLLARD. SEE DETAIL D/AS-101.
 - 4 4" PIPE BOLLARD



A GARBAGE ENCLOSURE - PLAN
NOT TO SCALE

KEYED NOTES:

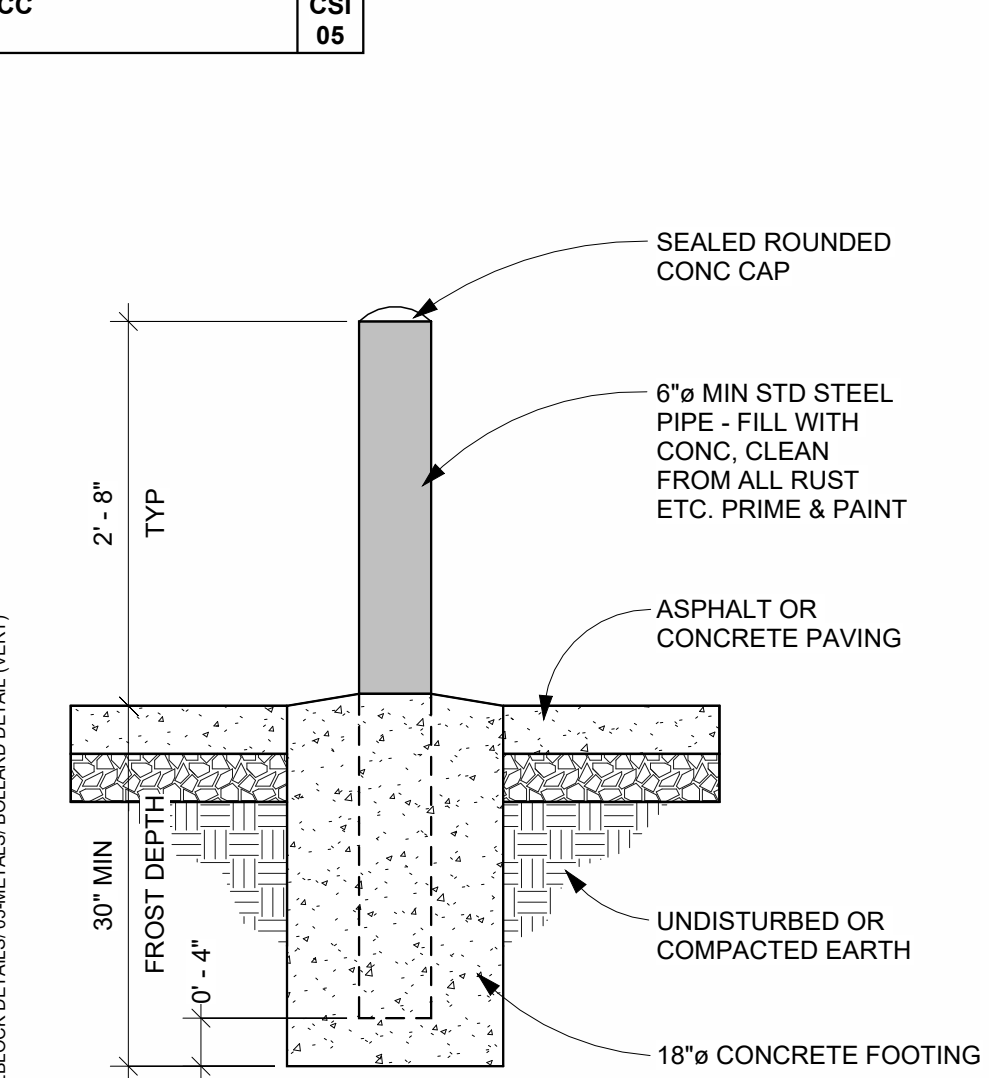
- A MASONRY BLOCK WITH STONE VENEER ON EXTERIOR (MATCH BUILDING). INTERIOR TO BE PAINTED TO MATCH BUILDING COLOR(S)



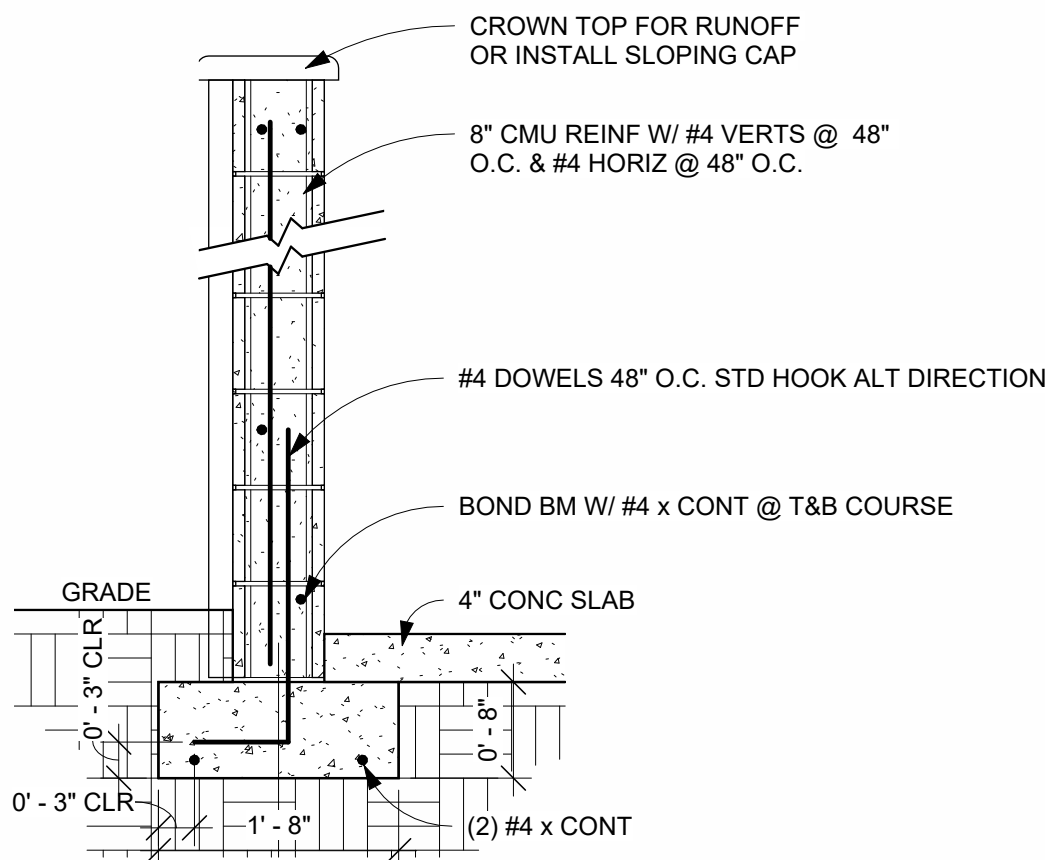
B GARBAGE ENCLOSURE - ELEV.
NOT TO SCALE

NOTE:

1. UTILITY EQUIPMENT (VALVES, METERS, TRANSFORMERS, ETC.) AND ELEMENTS OF STRUCTURES INSTALLED ADJACENT TO VEHICLE TRAVEL SHALL BE PROTECTED FROM IMPACT WITH BOLLARDS OR OTHER APPROVED BARRIERS.
2. PROVIDE 3 FT MIN TRAVEL SPACE BETWEEN BOLLARDS FOR PEDESTRIANS. DO NOT BLOCK EGRESS.
3. LARGER DIAMETER BOLLARDS ARE RECOMMENDED WHEN SUBJECT TO HEAVY EQUIPMENT.
4. PAINT W/ EPOXY OR EXTERIOR URETHANE PAINT. HDPE SLEEVE COVERS MAY ALSO BE USED.
5. STANDARD COLOR "SAFETY YELLOW". COORDINATE W/ OWNER.



D BOLLARD DETAIL
NOT TO SCALE



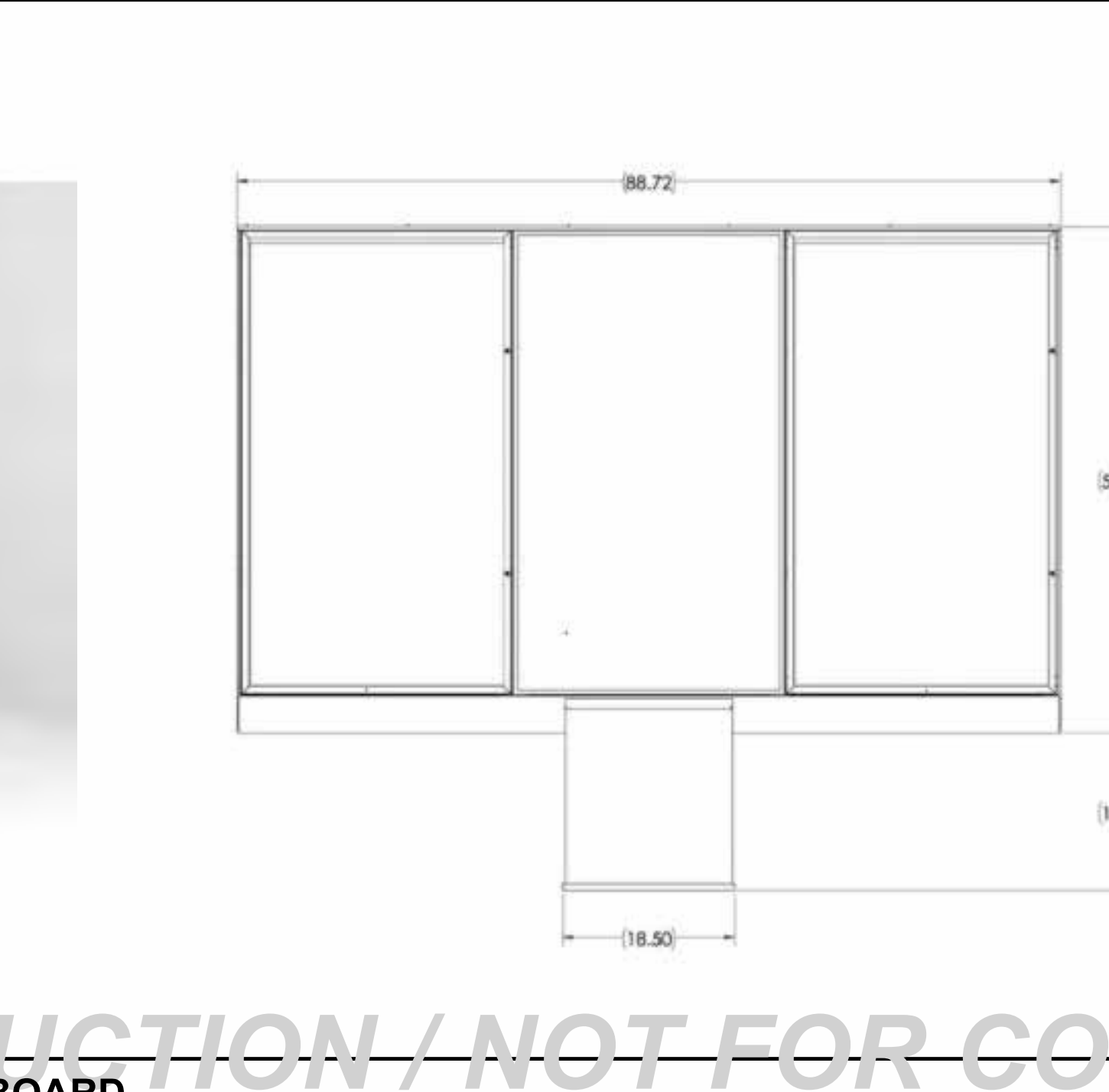
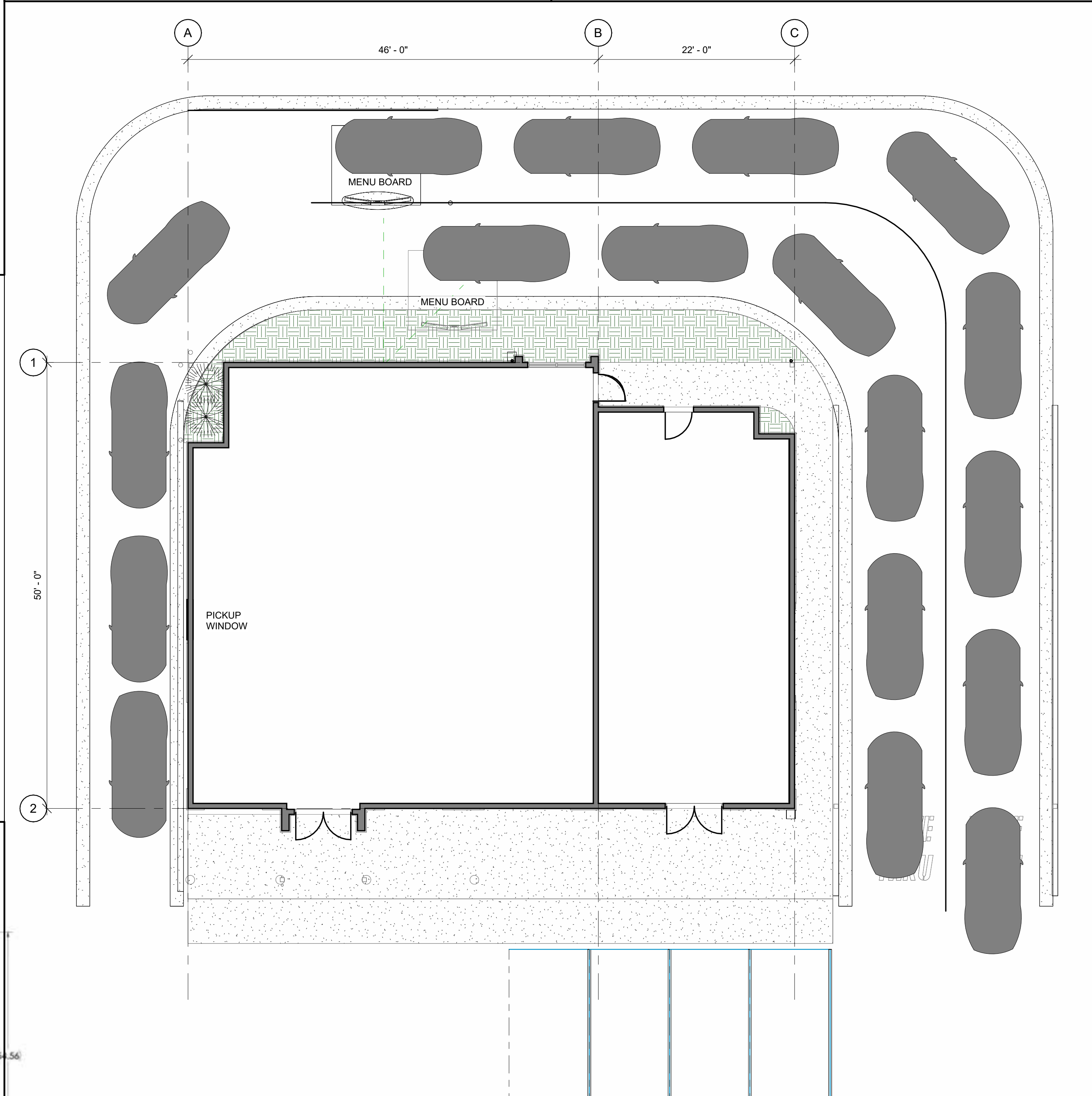
C GARBAGE ENCLOSURE - SECTION
NOT TO SCALE

NO. MENU BOARD NOTES

1. FINAL PLACEMENT AND INSTALLATION DETAILS OF MENU BOARD, RELATED EQUIPMENT, AND SIGNAGE TO BE COORDINATED WITH SUPPLIER.
2. FOUNDATIONS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. COORDINATE W/ TENANT ON MENU BOARD, SPEAKER POST ETC. BUILDER TO INSTALL.

SITE PLAN LEGEND

- STRUCTURE(S) FOOTPRINT
- HARDSCAPE
- LANDSCAPE



MENU BOARD

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

SEE CIVIL SHEETS BY (?????????)

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NO.	DATE	FINAL REVIEW SET	BY	CHK	APP
B	05/08/2024		CJH	KCM	

SEVEN BROTHERS DINER
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HERRIMAN, UTAH

ARCHITECTURAL SITE PLAN

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DRAWN BY: CJH, WSH
CHECKED BY: KCM, CJH

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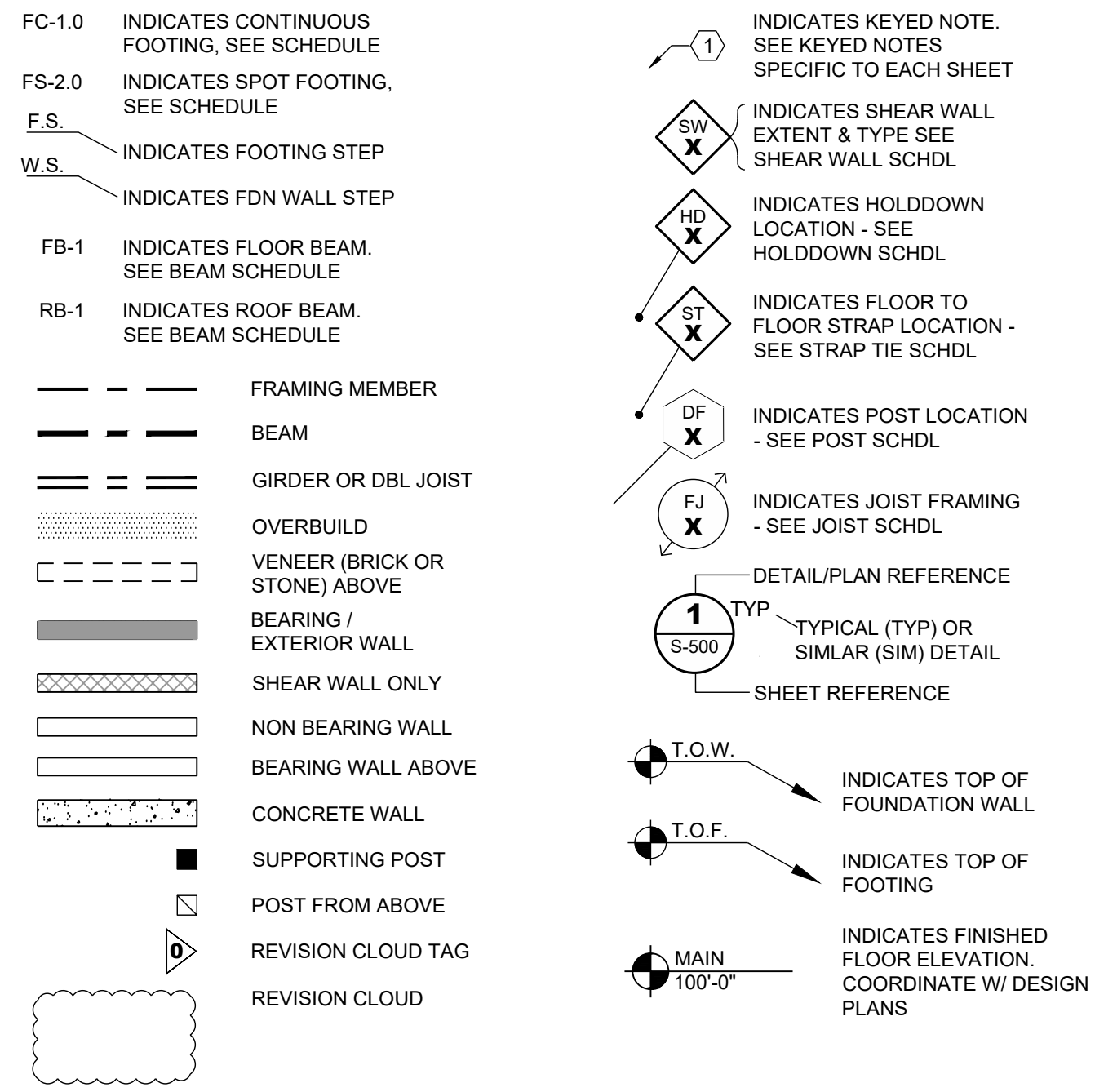
ISSUE DATE: 09 MAY 2024
REV. B

SHEET NO.: **AS101**
PROJECT NO.: **24-012**

ABBREVIATIONS & ACRONYMS

A.P.A.	AMERICAN PLYWD ASSOC.	JST	JOIST(S)
AEOR	ARCH/ENG OF RECORD	JT	JOINT(S)
AB	ANCHOR BOLT	K	KIP, 1000 LBS
ABV	ABOVE	KLF	KIPS PER LINEAL FOOT
ADDL	ADDITIONAL	KSF	KIPS PER SQUARE FOOT
AFF	ABOVE FINISHED) FLOOR	KSI	KIPS PER SQUARE INCH
AGGR	AGGREGATE	LAT	LATERAL
ALT	ALTERNATE	LB(S)	POUND(S)
ALUM	ALUMINUM	LD	LOAD
AMT	AMOUNT	LEV	LEVEL
ANCH	ANCHOR	LF	LINEAL FOOT/FEET
APPROX	APPROXIMATE	LL	LIVE LOAD
APRVD	APPROVED	LLH	LONG LEG HORIZONTAL
APVL	APPROVAL / ARCHITECTURE	LLV	LONG LEG VERTICAL
ARCH	ARCHITECT / ARCHITECTURE	LT	LIGHT
ATCH	ATTACH(ED)	LT WT	LIGHT WEIGHT
AVG	AVERAGE	LTV	LEVEL WEIGHT
BD	BOARD	LVL	LEVEL
BHD	BUCKHEAD	LVL	LAMINATED VENEER LUMBER
BL	BOLLARD	LWC	LIGHT WEIGHT CONC
BLDG	BUILDING	MAS	MASONRY
BLKG	BLOCKING	MAX	MAXIMUM
BLW	BELOW	MC	MOMENT CONNECTION
BM	BEAM	MECH	MECHANICAL
B.O.	BOTTOM OF	MEMB	MEMBRANE
BOF	BOTTOM OF FOOTING	MEZZ	MEZZANINE
BOT	BOTTOM	MFD	MANUFACTURED
BRG	BEARING	MFR	MANUFACTURER
BRK	BRICK	MIN	MINIMUM
BSMT	BASEMENT	MISC.	MISCELLANEOUS
BTR	BETTER	MO	MASONRY OPEN
BTWN	BETWEEN	MTL	MATERIAL/ METAL
CANT	CANTILEVER	N/A	NOT APPLICABLE
C-C	CENTER TO CENTER	NF	NEAR FACE
CG	CENTER OF GRAVITY	NS	NEAR SIDE / NON-SHRINK
CGP	CAST IN PLACE	N-S	NORTH-SOUTH
CIR	CIRCLE	NIC	NOT IN CONTRACT
CJ	CONSTR/ CONTROL JOINT	NTS	NOT TO SCALE
CJP	COMPLETE JT PENETRATION	O.C.	ON CENTER
CL	CENTERLINE	O.F.	OUTSIDE FACE
CLG	CEILING	OD	OUTSIDE DIAMETER
CLR	CLEAR	OF	OUTSIDE FACE
CMU	CONCRETE MASONRY UNIT	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	O.H.	OPPOSITE HAND
CONN	CONNECTION	OBS	ORIENTED STRAND BOARD
CONST	CONSTRUCTION	OWST	OPEN WEB STEEL JOIST
CONT	CONTINUE (CONTINUOUS)	PARA	PARALLEL
CONTR	CONTRACTOR	PC	PRECAST
CTR	CENTER	PCF	POUNDS PER CUBIC FOOT
CU FT	CUBIC FOOT (FEET)	PCI	POUNDS PER CUBIC INCH
CU IN	CUBIC INCH	PEJ	PREMOLDED EXPANSION JOINT
CU YD	CUBIC YARD	PENN	PENETRATION
DBA	DEFORMED BAR ANCHOR	PERM	PERMANENT
DBL	DOUBLE	PERP	PERPENDICULAR
DEG	DEGREE	PFJ	PERIMETER FELT JOINT
DF	DOUGLAS FIR	PJP	PARTIAL JOINT PENETRATION
DIA	DIAMETER	PL	PLATE
DIAG	DIAGONAL	PLF	POUNDS PER LINEAR FOOT
DIM	DIMENSION	PLYWD	PLYWOOD
DL	DEAD LOAD	PNL	PANEL
DN	DOWN	PP	PANEL POINT
DTL	DETAIL	PREFAB	PREFABRICATED
DUP	DUPLICATE	PRELIM	PRELIMINARY
DVLP	DEVELOP	PS	PRESTRESSED
DWG	DRAWING	PSF	POUNDS PER SQUARE FOOT
DWL	DOWEL	PSI	POUNDS PER SQUARE INCH
EA	EACH	PT	PRESSURE TREATED
E-E	END TO END	PWDR	POWDER ROOM
EF	EACH FACE	QTY	QUANTITY
ELEC	ELECTRICAL	RAD, R	RADIUS
ELVR	ELEVATION	RD	ROOF DRAIN
ENG	ENGINEER / ENGINEERING	RE	REFER (REFERENCE)
EQ	EQUAL	REIN	REINFORCE (ING)
EQ SP	EQUAL SPACE(D)	REQ(D)	REQUIRE(D)
EQUIP	EQUIPMENT	REQMT	REQUIREMENT
ES	EACH SIDE	REV	REVISED/REVISION
EST	ESTIMATE	RF	ROOF
EW	EACH WAY	RND	ROUND
E-W	EAST TO WEST	RO	ROUGH OPENING
EXC	EXCAVATE	RTU	ROOF TOP UNIT
EXIST	EXISTING	SCHED	SCHEDULE
EXP	EXPANSION	SCWD	SOLID CORE WOOD
EXT	EXTERIOR	SECT	SECTION
FAB	FABRICATE	SF	SQUARE FOOT
FD	FLOOR DRAIN	SHT	SHEET
FDN	FOUNDATION	SHTG	SHEATHING
FF	FINISH FLOOR	SIM	SIMILAR
F-F	FACE TO FACE	SOG	SLAB ON GRADE
FIN	FINISH	SPEC	SPECIFICATION(S)
FLG	FLANGE	SPRT	SUPPORT
FLR	FLOOR	SQ	SQUARE
FRAMG	FRAMING	STD	STANDARD
FRZR	FREEZER	STIFF	STIFFENER
FS	FAR SIDE	STIR	STIRRUP
FT	FOOT	STL	STEEL
FT2	SQUARE FOOT	STRUCT	STRUCTURE/ STRUCTURAL
FT3	CUBIC FOOT	SW	SHEAR WALL
FTG	FOOTING	T & B	TOP & BOTTOM
G.C.	GENERAL CONTRACTOR	T & G	TONGUE & GROOVE
GA	GAGE OR GAUGE	T.O.	TOP OF
GALV	GALVANIZED	TOW	TOP OF WALL
GL	GLASS	THD	THREAD/THREADED
GLB	GLUE LAMINATED BEAM	THK	THICK / THICKNESS
GND	GROUND	TL	TOTAL LOAD
GR	GRADE	TOB	TOP OF BEAM
GWB	GYPSUM WALL BOARD	TOC	TOP OF CONCRETE
HC	HOLLOW CORE	TOF	TOP OF FOOTING
HCA	HEADED CONCRETE ANCHOR	TOM	TOP OF MASONRY
HD	HOLDDOWN, HEADED	TOS	TOP OF STEEL
HDR	HEADER	TP	TYPICAL
HGR	HANGER	U.N.O.	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	ULT	ULTIMATE
HORIZ	HORIZONTAL	W/	WITH
HSA	HEADED STUD ANCHOR	W/O	WITHOUT
HSS	HOLLOW STRUCTURAL STEEL	W	WIDTH
HT	HEIGHT	WC	WATER CLOSET
HVAC	HEATING, VENTILATING & AIR COND	WD	WOOD
I.C.	INSIDE DIAMETER	WH	WATER HEATER
IBC	INTERNATIONAL BUILDING CODE	WIC	WALK IN CLOSET
ICC	INTERNATIONAL CODE COUNCIL	WP	WATER PROOF
IF	INSIDE FACE	WS	WATERSTOP
IN	INCH	WT	WEIGHT
IN2	SQUARE INCHES	WWF	WELDED WIRE FABRIC
IN3	CUBIC INCHES	YD	YARD
INCL	INCLUDE		
INFO	INFORMATION		
INT	INTERIOR		
IRC	INTERNATIONAL RESIDENTIAL COD		
ISBU	INTERMODAL STEEL BUILDING UNIT		

SYMBOLS LEGEND



STRUCTURAL DESIGN INFORMATION

1. GOVERNING BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC)	
2. ROOF LOADING	
2.1 ROOF DEAD LOAD	15 PSF
2.2 ROOF LIVE LOAD	20 PSF
2.3 ROOF SNOW LOAD	
*GROUND SNOW LOAD, P _g	43 PSF
FLAT ROOF SNOW LOAD, P _f	30 PSF
SNOW EXP. FACTOR, C _e	1.0
THERMAL FACTOR, C _t	1.0
IMPORTANCE FACTOR, I _e	1.0
3. FLOOR LOADING	
3.1 FLOOR DEAD LOAD	15 PSF
3.2 FLOOR LIVE LOAD	40 PSF
4. DECK LOADING	
4.1 DECK DEAD LOAD	10 PSF
4.2 DECK LIVE LOAD	60 PSF
5. WALL WEIGHTS	
5.1 EXTERIOR WALL DEAD LOAD	17 PSF
6. SEISMIC PARAMETERS	
6.1 SEISMIC RISK CATEGORY	II
6.2 SEISMIC DESIGN CATEGORY	D2
6.3 IMPORTANCE FACTOR, I _e	1.0
6.4 SNOW USED AS SEISMIC WT., W _s	6.0 PSF
6.5 ANALYSIS PROCEDURE USED	EQUIV. LATERAL FORCE
6.6 SPECTRAL RESPONSE ACCELERATIONS	
S ₁	1.061
S ₂	0.381
F ₀	1.20
S _{0.1}	0.849
6.7 SEISMIC FORCE RESISTING SYSTEM	LIGHT-FRAME (WOOD)
R	6.5
C _d	4.0
Q _s	3.0
V	0.131*W
7. WIND PARAMETERS	
7.1 ULTIMATE WIND DESIGN SPEED, V _{ult}	115 MPH
7.2 WIND RISK CATEGORY	II
7.3 WIND EXPOSURE	C
7.4 INTERNAL PRESSURE COEFFICIENT	0.18
7.5 COMPONENTS & CLADDING PRESSURE	16 PSF
8. SOILS CRITERIA	
8.1 GEOTECH STUDY USED	NO
8.2 SOIL BEARING PRESSURE	1,500 PSF
8.3 EQUIVALENT FLUID PRESSURE	35 PCF
8.4 SOIL SITE CLASS	D
8.5 FROST DEPTH	30 INCHES

CONCRETE

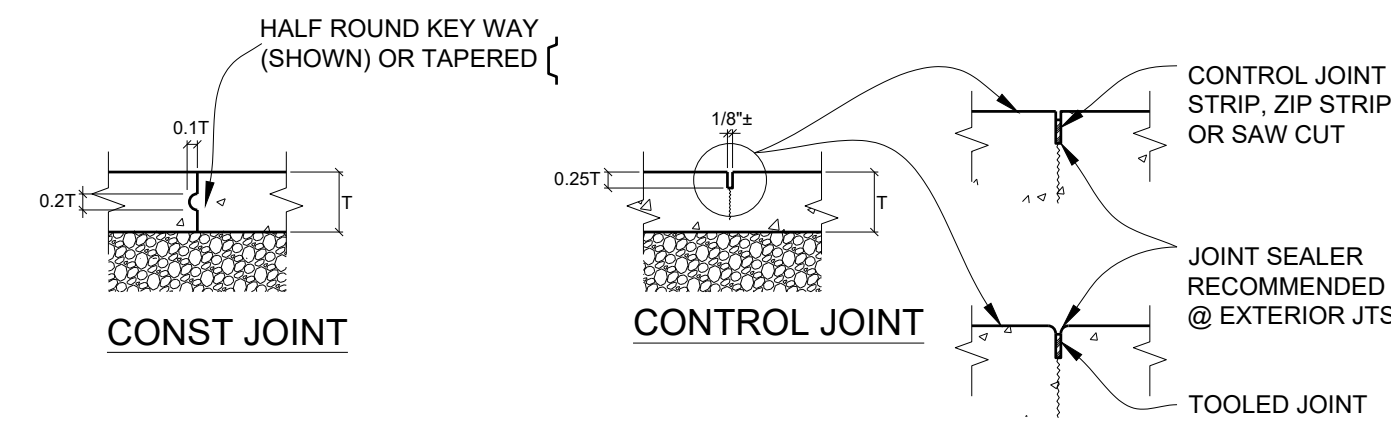
- EXTERIOR FLAT WORK, CURBS, GUTTERS, ETC.
f_c = 3500 PSI @ 28 DAYS (MIN) f_c = 4000 PSI RECOMMENDED
SLUMP ≤ 4" WATER / CEMENT RATIO ≤ 0.50
8% AIR ENTRAINMENT IN MIN CEMENT 575 LBS / CU YD
SLABS AND WALLS
- FOOTINGS, FOUNDATIONS, INTERIOR SLABS
f_c = 3000 PSI @ 28 DAYS (MIN) WATER / CEMENT RATIO ≤ 0.50
SLUMP ≤ 4" MIN CEMENT 504 LBS / CU YD
- ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, & PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS & PRACTICES. DO A GOOD JOB.
- BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC.
- CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL SHORING AND FORM WORK.
- REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR EMBEDS, MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
- IN HOT WEATHER, FOLLOW "RECOMMENDED PRACTICES FOR HOT WEATHER CONCRETING", ACI 305. IN COLD WEATHER, FOLLOW "RECOMMENDED PRACTICES FOR COLD WEATHER CONCRETING", ACI 306. CONCRETE SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR NOT LESS THAN 5 DAYS.
- CONCRETE MEMBERS SHALL BE EXPOSURE F1 AND COMPLY WITH ACI 318-14 19.3.2.1

SLAB ON GRADE NOTES

- CONC SLAB ON GRADE SHALL BE 4" MIN THICK. NO REINFORCING REQ'D, U.N.O.
- SLABS ON GRADE SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE CONC SLAB AND BASE COURSE.
- SUB GRADE PREPARATION SHALL CONSIST OF 4" MIN GRAVEL OR CAPILLARY WATER BARRIER OVER COMPACTED FILL OR NATIVE SOIL.
- FLOOR SLAB JOINTS SHALL BE CONSTRUCTION OR CONTROL JOINTS PER DETAIL BELOW.
- ALL SLAB EDGES SHALL BE CHAMFERED 3/4" ON EXPOSED CORNERS U.N.O.
- REIN IS NOT REQ'D IN FLOOR SLABS. W.W.F. OR # 4 BAR MAY BE USED BUT REQUIRES E-1/2" CLR FROM TOP OF SLAB & 3" CLR FROM BOTTOM OF SLAB.

CONSTRUCTION / CONTROL JOINT

- CONTROL JOINT SPACING RULE OF THUMB IS 24X SLAB THICKNESS 4" SLAB - 8'-0" MAX O.C. EACH WAY 6" SLAB - 12'-0" MAX O.C. EACH WAY.
- SAW CUT WITHIN 6-18 HOURS OF POURING CONC. 24 HOURS MAX. CONC MUST BE HARD ENOUGH TO PREVENT RAVELING OF JOINT EDGES OR DISLODGING OF COARSE AGGREGATE.
- ALL SLABS-ON-GRADE SHALL BE OVER 4" MIN. OF 3/4" FREE DRAINING GRANULAR FILL, BEARING ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL.

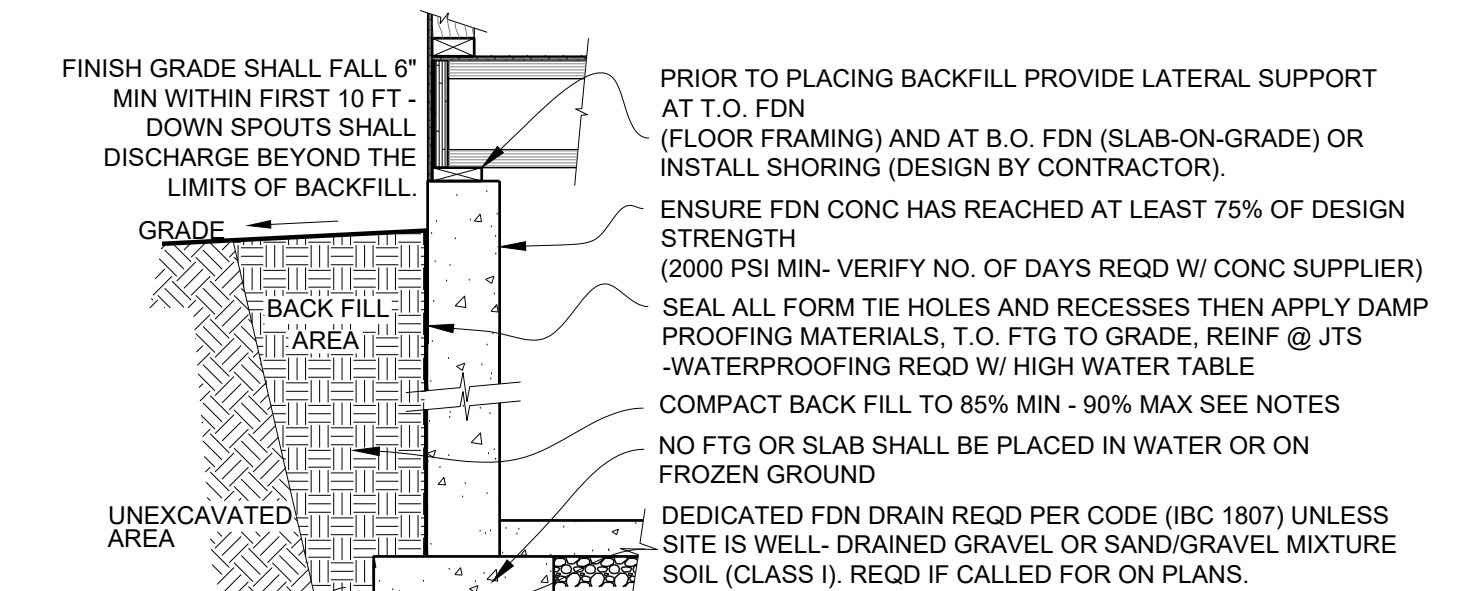


FOOTINGS AND FOUNDATIONS

- SOILS REPORTS / GEOTECHNICAL INVESTIGATIONS TAKE PRECEDENCE OVER THESE NOTES.**
- ALL FTGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE INDICATED IN DESIGN CRITERIA. ANY SOIL COND. ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
 - UNLESS NOTED OTHERWISE IN DESIGN CRITERIA, A SOILS INVESTIGATION REPORT WAS NOT COMPLETED ON BEHALF OF THIS PROJECT. THE PARAMETERS REFERENCED BELOW AND THOSE USED IN DESIGN ARE BASED UPON ASSUMPTIONS. GIVEN THAT NO SOILS INVESTIGATION WAS CONDUCTED BY THE OWNER, ALL RISK AND RESPONSIBILITY REGARDING THE SOIL, DESIGN ASSUMPTIONS, AND ALL POTENTIAL RISKS (CAPACITY, SETTLEMENT, FAILURE, ETC.) REST SOLELY ON THE OWNER. IT REMAINS OUR RECOMMENDATION THAT THE OWNER ENGAGE A SOILS ENGINEER TO VERIFY SOIL PARAMETERS.
 - ALL FTGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX. DENSITY, BASED ON ASTM D1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU COHESIVE SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE. FILL BELOW FOOTINGS SHALL EXTEND BEYOND THE FOOTING EDGE AT LEAST THE DEPTH OF THE FILL.
 - NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. CONTRACTOR SHALL NOTIFY ENGINEER IN CASE HIGH GROUND WATER LEVEL ARE FOUND WITHIN FIVE FEET BELOW THE FINISHED GRADES.
 - ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
 - ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
 - STABILITY OF SLOPED SITES SHALL BE VERIFIED BY A SOILS ENGINEER OR OTHER QUALIFIED GEOTECHNICAL PROFESSIONAL. ON SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL, CONTRACTOR SHALL ENSURE THAT BUILDING PLACEMENT CONFORMS TO IBC SECTION 1805.3. GEOTECHNICAL INVESTIGATION RECOMMENDED AND MAY BE REQUIRED WHERE SLOPES ARE STEEPER THAN ONE UNIT VERTICAL IN ONE UNIT HORIZONTAL.
 - ISOLATED FOOTINGS ON GRANULAR SOIL SHALL BE SO LOCATED THAT THE LINE DRAWN BETWEEN THE LOWER EDGES OF ADJOINING FOOTINGS SHALL NOT HAVE A SLOPE STEEPER THAN 30° WITH THE HORIZONTAL.
 - A GEOTECHNICAL ENGINEER EXPERIENCED IN SEISMIC ISSUES SHALL OBSERVE THE EXCAVATION PRIOR TO THE PLACEMENT OF THE FOOTING FORMS FOR ALL LOTS LOCATED WITHIN FAULT HAZARD STUDY ZONES.
 - CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ENGINEER SHALL BE NOTIFIED.
 - CONCRETE FOOTINGS ARE PERMITTED TO BE CAST AGAINST EARTH WHERE SOIL CONDITIONS DO NOT REQUIRE FORMING.
 - THE TOP SURFACE OF FTGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS IS PERMITTED TO HAVE A SLOPE NOT EXCEEDING 1:10.

FOUNDATION BACK FILL

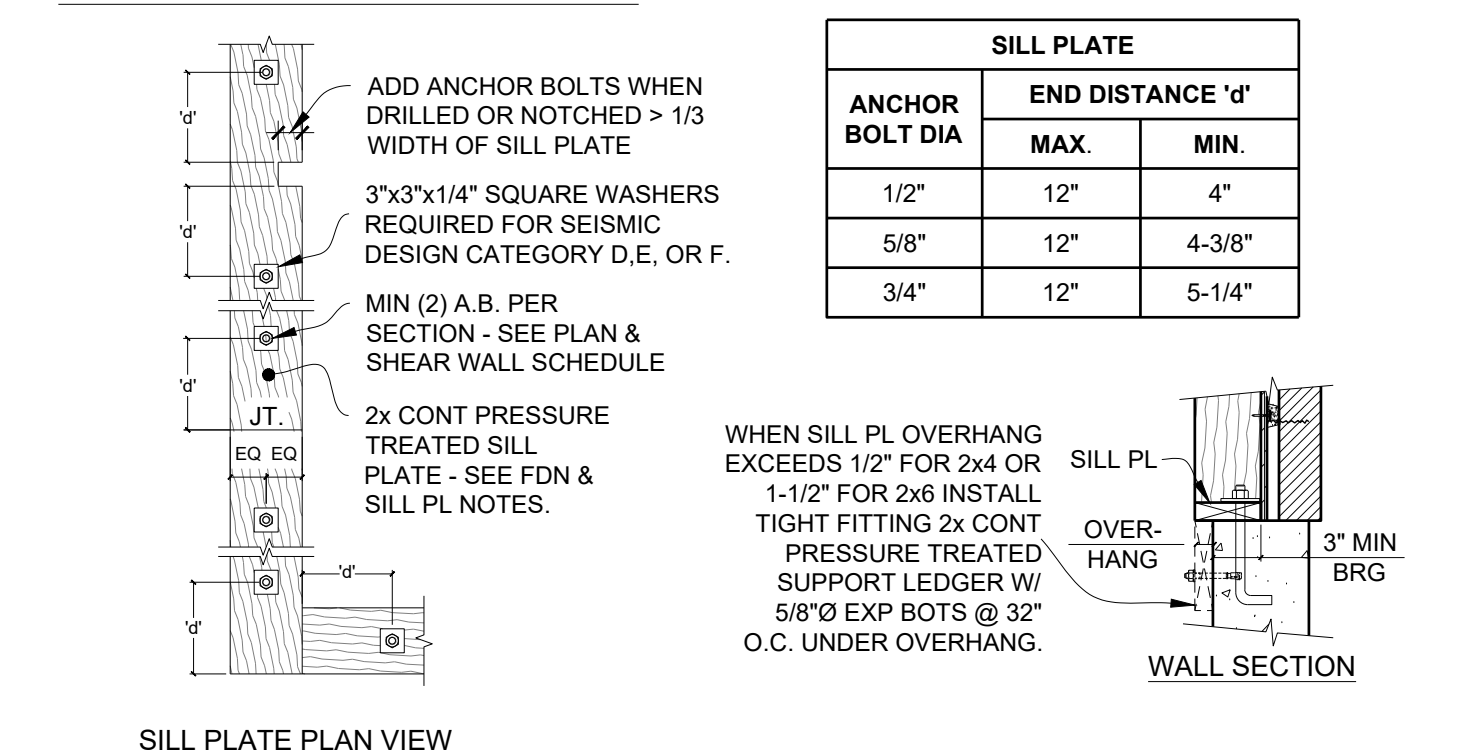
- USE ONLY LIGHT MANUALLY PROPELLED COMPACTORS WITHIN 5' OF FOUNDATION.
- INSTALL DAMP PROOFING (MIN 6 MIL POLYETHYLENE W/ 6" MIN JOINT LAP) BETWEEN SLAB-ON-GRADE, & BASE COURSE.
- TO USE UTAH AMEND MIN FDN REINF, BACK FILL SHALL BE SOIL CLASSIFICATION TYPES GW, GP, SW OR SP, CLEAN GRAVEL / SAND / GRAVEL-STAND MIXES, WELL GRADED OR POORLY GRADED. YOU CANNOT BACK FILL W/ CLAY OR CLAY MIXES.
- BACK FILL SHALL NOT BE FROZEN, SUBMERGED OR SATURATED IN GROUND WATER.
- NOTIFY ENGINEER IF EXPANSIVE OR COLLAPSING SENSITIVE SOILS ARE FOUND.



FOUNDATION AND SILL PLATE NOTES

- ALL SILL PLATES RESTING ON EXT FOUNDATION WALLS LESS THAN 8 INCHES FROM EXPOSED EARTH AND ON CONCRETE OR MASONRY SLABS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION WITH NOT LESS THAN 1/2 INCH DIAMETER STEEL BOLTS (ASTM A307) OR APPROVED EQUIVALENTS. BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY. ANCHOR BOLTS SHALL BE INSTALLED IN THE CENTER THIRD OF THE WIDTH OF THE PLATE. SEE STUD/SILL PLATE CUTTING & NOTCHING DETAIL.
- ANCHOR BOLT SIZE AND SPACING ARE DETERMINED FROM LATERAL LOADING (WIND & SEISMIC) ON THE STRUCTURE. SEE PLAN AND SHEAR WALL SCHEDULE FOR SIZE AND SPACING.
- A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. ANCHOR BOLTS FOR STRUCTURES LOCATED IN SEISMIC DESIGN CATEGORY D, E OR F SHALL INCLUDE 0.29 INCH BY 3 INCH BY 3 INCH PLATE WASHERS.
- METAL PRODUCTS (FASTENERS AND CONNECTION HARDWARE) IN CONTACT WITH PRESSURE-PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD MUST BE CORROSION RESISTANT. FASTENERS SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. DO NOT USE STANDARD CARBON-STEEL OR ALUMINUM PRODUCTS. EXCEPTIONS: 1. ONE-HALF INCH DIAMETER OR GREATER STEEL BOLTS - FASTENERS AND CONNECTORS COATED WITH PROPRIETARY ANTI-CORROSION TECHNOLOGIES MAY BE USED. CONSULT INDIVIDUAL HARDWARE MANUFACTURERS FOR SPECIFICS REGARDING THE PERFORMANCE OF THEIR PRODUCT.
- ANCHOR BOLTS SHALL BE INSTALLED WITHIN MIDDLE THIRD OF THE SILL PLATE.

SILL PLATE CUTTING/NOTCHING



CHK	APP									
BY										
REVISION										
NO.	DATE									



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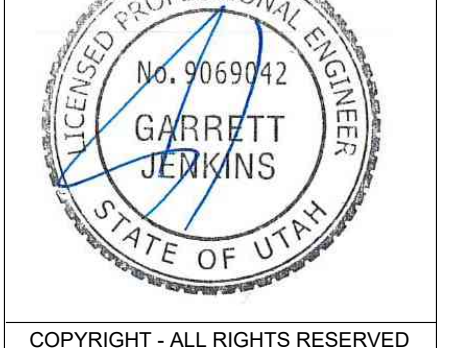
PROJECT:
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH,
LOT 7 HERRIMAN, UTAH

ARCHITECT:
IRIDIUM AE

SHEET TITLE:
STRUCTURAL NOTES & DETAILS

DESIGN TEAM
LEAD: **GARRETT E. JENKINS**
ENG: **JOSH KINGSTON**

9:46 am, May 08 2024

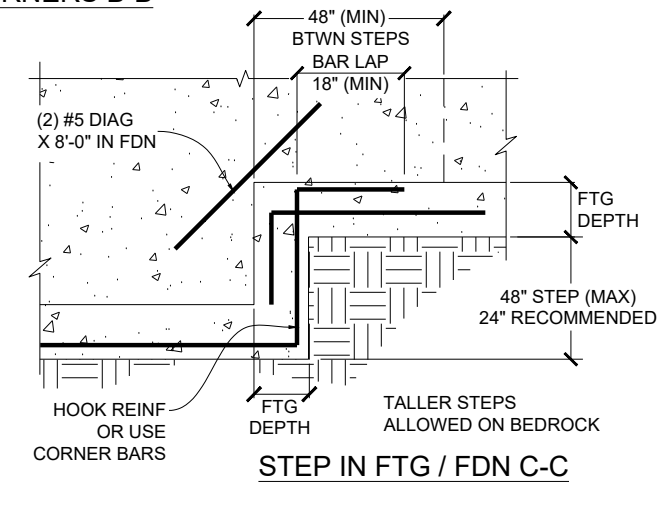
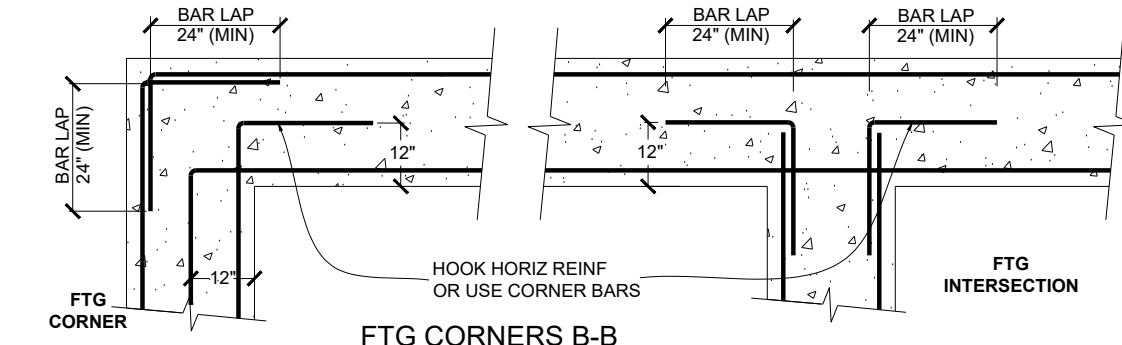
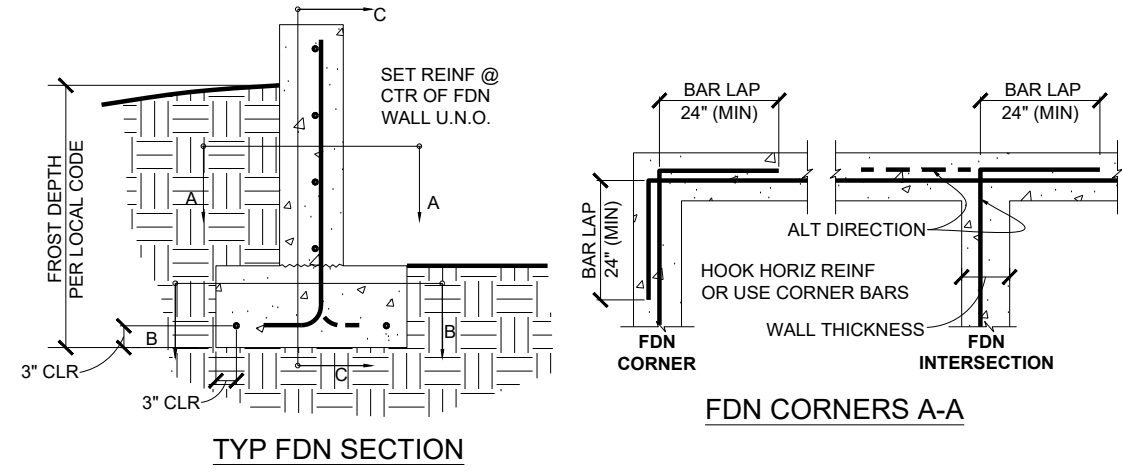


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PROJECT NO: **24-012**
DRAWN BY: **SDK**
SHEET SIZE: **24x36**
ISSUE DATE: **MAY 08, 2024**
PLOT DATE: **May 08, 2024 9:28am**
SHEET NO: **S-000**
STATUS: **PERMIT SET**

CONCRETE REINFORCING

- ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND ACI STANDARD.
- ALL REINFORCING SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
- ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 60.
- REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
- MAINTAIN MINIMUM CONC. COVER FOR REINFORCING AS FOLLOWS:
UNFORMED CONC AGAINST & PERM. EXPOSED TO EARTH.....3"
FORMED CONC EXPOSED TO EARTH OR WEATHER (#6 THRU #18 BARS).....2"
FORMED CONC EXPOSED TO EARTH OR WEATHER (#5 & SMALLER BARS).....1-1/2"
SLABS & WALLS NOT EXPOSED TO WEATHER (#11 & SMALLER BARS).....3/4"
BEAMS, COLUMNS USED FOR PRIMARY REINFORCING & TIES.....1-1/2"
SEE BAR DEVELOPMENT & LAP SPLICE TABLE FOR REINFORCING DEVELOPMENT & LAP SPLICE.



BAR DEVELOPMENT AND LAP SPLICE

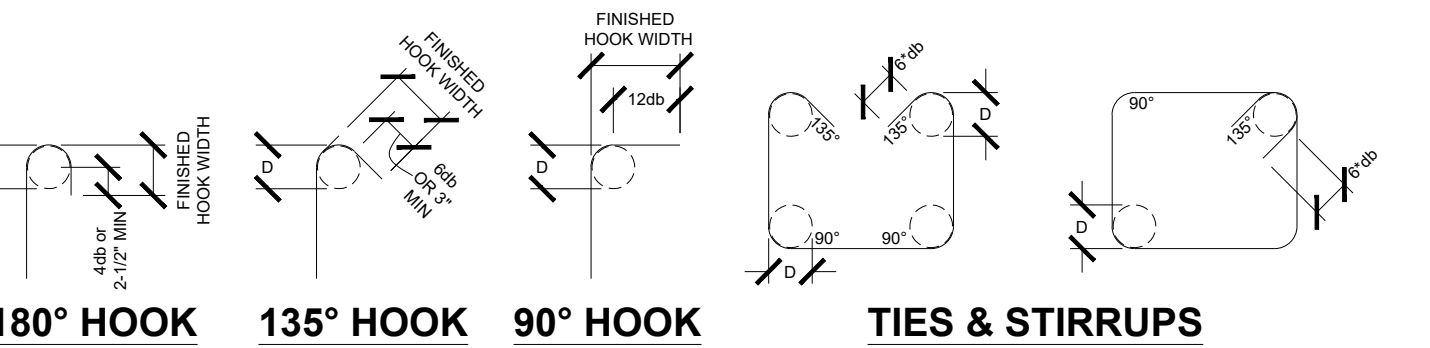
- DEFINITIONS:
Ld:.....TENSION DEVELOPMENT FOR REINFORCEMENT SATISFYING THE FOLLOWING CONDITIONS:
SLABS & WALLS:.....CLEAR SPACING > 2db AND CONCRETE CLEAR COVER > db.
BEAMS & COLUMNS:.....CLEAR COVER SPACING > db AND CONCRETE CLEAR COVER > db.
Lt:.....DEVELOPMENT LENGTH FOR TOP BARS IN TENSION.
Lsb:.....TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS (CLASS B).
Lsbt:.....TENSION LAP SPLICE LENGTH OF TOP BARS.
db:.....NOMINAL BAR DIAMETER (INCHES).
TOP BARS:.....HORIZONTAL REINFORCEMENT WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST BELOW.
- MULTIPLY VALUES IN SCHEDULE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET REQUIREMENTS FOR Ld IN NOTE 1.
- MULTIPLY VALUES IN SCHEDULE BY 1.3 FOR USE IN LIGHTWEIGHT AGGREGATE CONCRETE.
- FOR EPOXY COATED BAR: MULTIPLY VALUES IN SCHEDULE BY 1.5 FOR BARS WITH CLEAR COVER < 3db OR CLEAR SPACING < 6db. OTHERWISE MULTIPLY VALUES BY 1.2.
- a. FOR BUNDLED BARS OF THREE OR LESS MULTIPLY LENGTH BY 1.2.
b. FOR BUNDLED BARS OF FOUR OR MORE MULTIPLY LENGTH BY 1.33.
c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP. ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
- SCHEDULE LENGTHS ARE FOR fy=60ksi REINFORCING.

BAR SIZE	fc = 3000 PSI				fc = 4000 PSI			
	Ld	Lt	Lsb	Lsbt	Ld	Lt	Lsb	Lsbt
#3	17"	22"	22"	28"	15"	19"	19"	25"
#4	22"	29"	29"	38"	19"	25"	25"	33"
#5	26"	36"	36"	47"	24"	31"	31"	41"
#6	33"	43"	43"	56"	29"	37"	37"	49"
#7	48"	63"	63"	81"	42"	54"	54"	71"
#8	55"	72"	72"	93"	58"	62"	62"	81"

REIN STANDARD HOOKS

BAR NO.	db (IN.)	AREA IN. ²	D (IN.)	6" db	FINISHED HOOK WIDTH		
					180° HOOK	135° HOOK	90° HOOK
#3	0.375	0.11	2.25	4	3"	3"	6"
#4	0.500	0.20	3.00	4	4"	3"	8"
#5	0.625	0.31	3.75	4	5"	3-3/4"	10"
#6	0.750	0.44	4.50	4	6"	4-1/2"	12"
#7	0.875	0.60	5.25	5	7"	5-1/4"	14"
#8	1.000	0.79	6.00	6	8"	6"	16"
#9	1.128	1.00	6.92	6	11-3/4"	--	19"
#10	1.270	1.22	10.16	7	13-1/4"	--	22"
#11	1.410	1.56	11.28	8	14-3/4"	--	24"

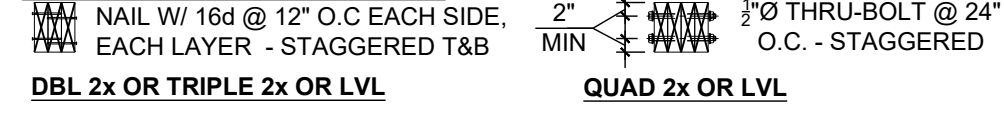
DEFINITIONS:
db: ACTUAL DIAMETER OF BAR (IN.)
D: 6" db FOR #3 BAR TO #8 BAR
D: 8" db FOR #9 TO #11 BAR



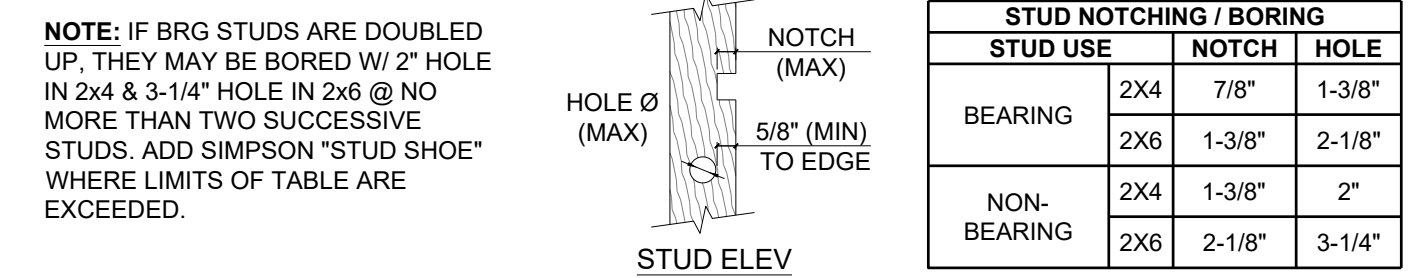
LUMBER

- MEMBER GRADES SHALL BE AS FOLLOWS:
GLU-LAM BEAMS, GLB (Simple Span).....24F-V4 DF/DF
(Cantilevered).....24F-V8 DF/DF
JOISTS & HEADERS.....DOUG FIR #2 BTR
POST.....DOUG FIR #1 BTR
STUDS NON-BRY WALLS.....D.F. STUD GRADE BTR
STUDS BEARING WALLS.....DOUG FIR #2 BTR
LVL'S.....1.9E D FVL Fb = 2,800 PSI
SILL PLS IN CONTACT W/CONC.....DOUG FIR #2 BTR
(PRESSURE TREATED FOR MOISTURE PROTECTION)
- ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER. STAGGERED SIDE TO SIDE.
- STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
- SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. X 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS. NOT TO EXCEED 8 FT APART, FOR SPANS OF 14 FT AND GREATER. INSTALL CROSS BRIDGING FOR WOOD-JOISTS AS PER MFR.
- MIN NAILING SHALL BE AS PER INTERNATIONAL BUILDING CODE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER OR FOUNDATION REDWOOD. ALL WOOD SUPPORT MEMBERS EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE. ENDS OF UNTREATED WOOD BEAMS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL HAVE A CLEARANCE OF NOT LESS THAN 0.5 INCH ON TOP, SIDES AND ENDS.
- FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.C. APPROVAL.
- BOLT HOLES SHALL BE 1/16" MAX LARGER THAN THE BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
- FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINCOATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM-B695, CLASS 55 MINIMUM.

MULTI-MEMBER BEAMS

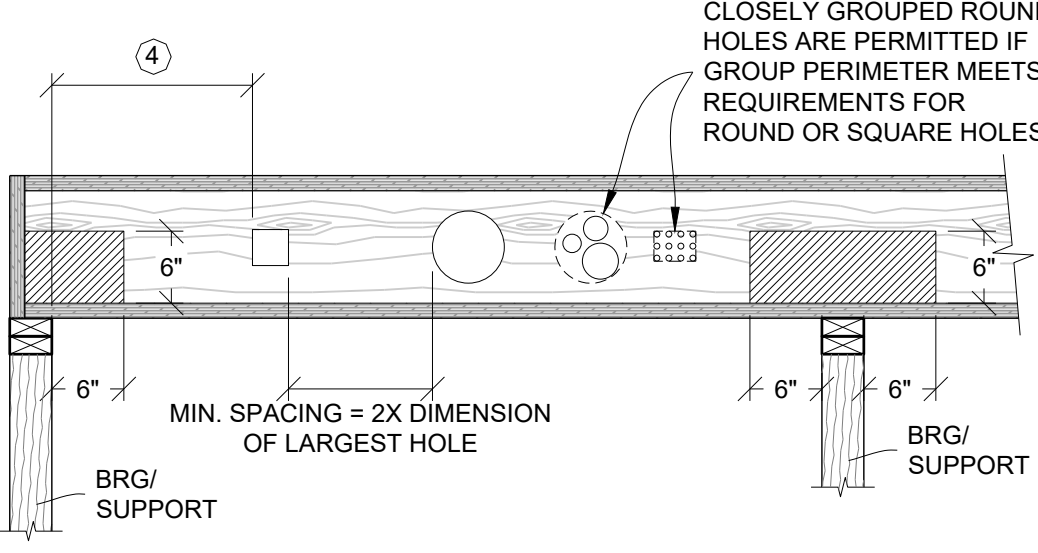


STUD CUTTING/NOTCHING



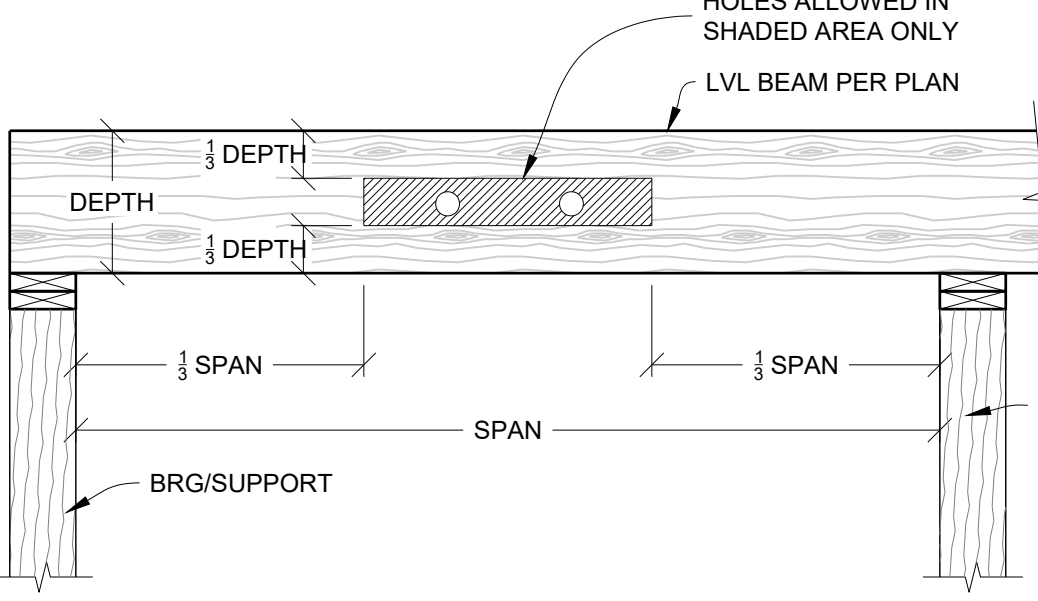
I-JOIST ALLOWABLE HOLES

- 1-1/2" HOLE MAY BE CUT ANYWHERE IN WEB OUTSIDE OF SHADED ZONE. PROVIDE AT LEAST 3" OF CLEARANCE FROM OTHER HOLES.
- DO NOT CUT HOLES LARGER THAN 1-1/2" ROUND IN CANTILEVERS.
- DO NOT CUT OR NOTCH FLANGES.
- FOR MINIMUM DISTANCE FROM SUPPORTS. SEE MANUFACTURER'S SPECIFICATIONS
- HOLES ALLOWED PER THIS DETAIL DO NOT OVER-RIDE MFR REQUIREMENTS. IF MFR REQUIREMENTS ARE MORE STRICT, THEY SHOULD BE FOLLOWED.



LVL ALLOWABLE HOLES

- MAX HOLE DIAMETER OF 2".
- NO HOLES IN CANTILEVERS.
- ROUND HOLES ONLY.
- NO MORE THAN 3 HOLES PER SPAN
- DETAIL VALID FOR UNIFORMLY LOADED BM ONLY. ADDITIONAL ANALYSIS REQ'D FOR POINT LOADED BEAM.
- HOLES ALLOWED PER THIS DETAIL DO NOT OVER-RIDE MFR REQUIREMENTS. IF MFR REQUIREMENTS ARE MORE STRICT, THEY SHOULD BE FOLLOWED.

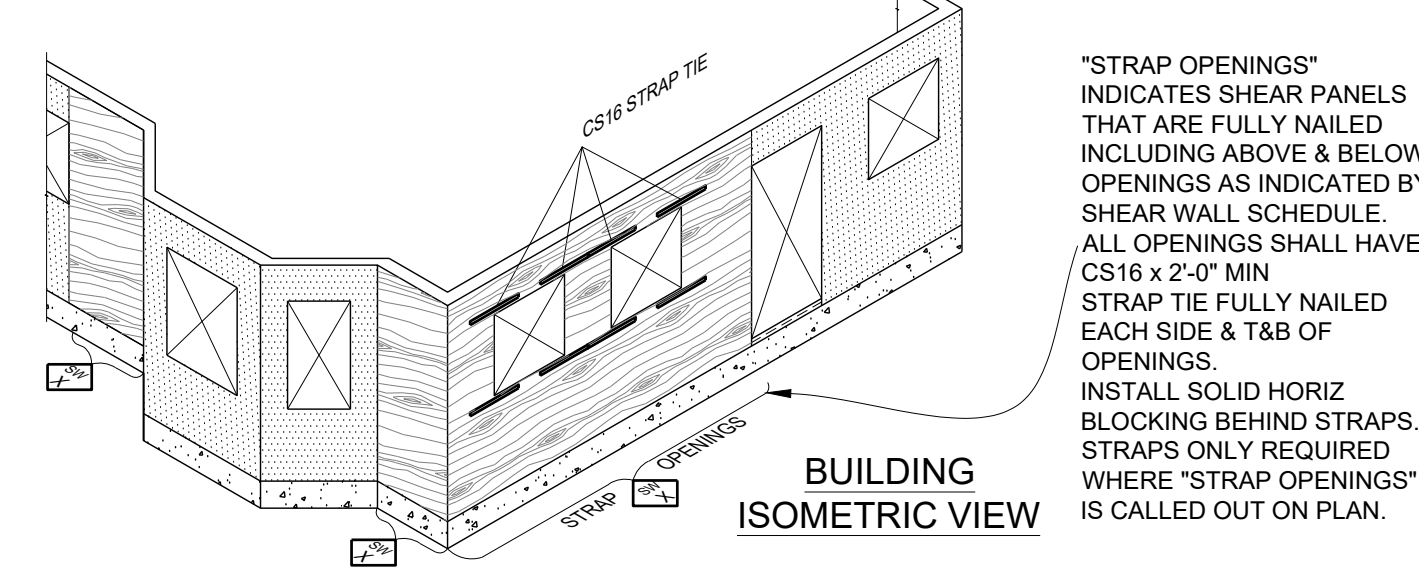
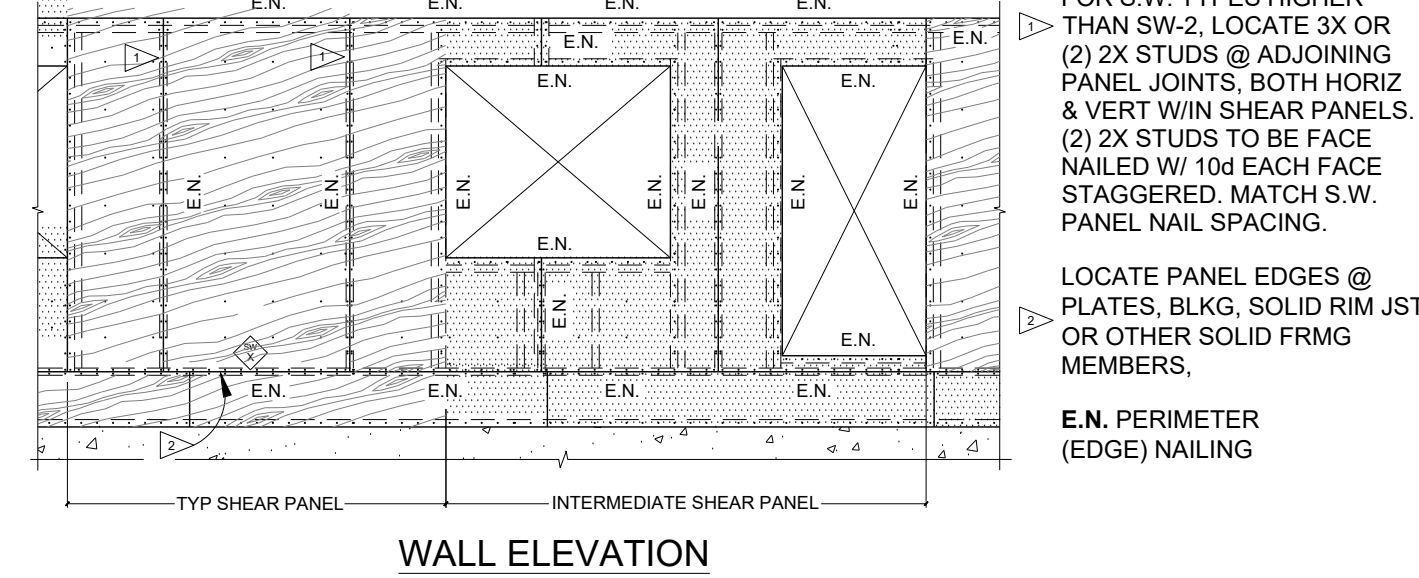


SHEAR WALL NOTES

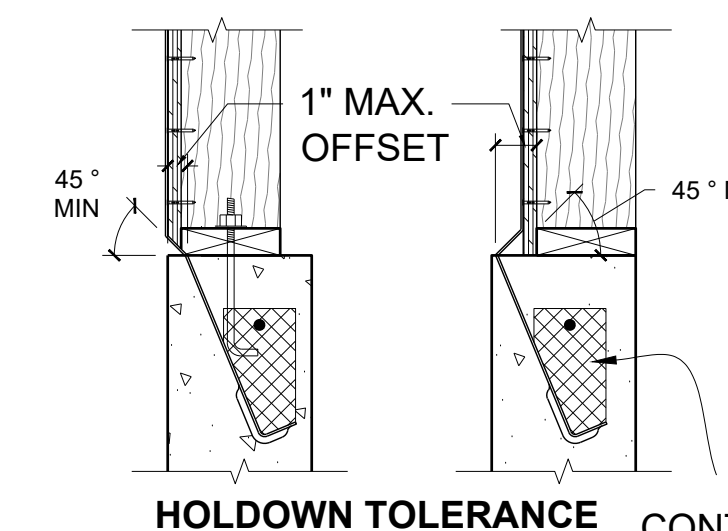
- ALL EXTERIOR WALLS, INTERIOR WALLS INDICATED ON THE PLANS, AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH APA RATED 24/0 (OR BTR) CDX PANEL SIDING OR OTHER GRADES COVERED IN UBC STANDARD NO. 25-9. TYPICAL NAILING SHALL BE AS INDICATED IN SHEAR WALL SCHEDULE. NAIL ALL PANELS WITH INDICATED NAIL SIZE AT 12 IN. O.C. ALONG INTERMEDIATE SUPPORTS.
- BLOCK ALL HORIZONTAL PANEL EDGES WITH 2 IN. NOMINAL OR WIDER FRAMING. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3 INCHES OR LESS ON CENTER.
- ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING. SEE NOTE 2 ABOVE.
- SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS ABOVE A LOW ROOF.
- NAILS SHALL BE SPACED NOT LESS THAN 3/8 IN. FROM EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. GAP ALL SHEATHING 1/8" AT PANEL EDGES.
- ANCHOR BOLTS FOR ALL SHEAR WALLS SHALL BE SIZED AND SPACED AS INDICATED IN SCHEDULE ABOVE WITH 7 IN. MIN EMBED. PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.
- STAPLES SHALL BE 16 GA (MIN) X 1 1/2" MIN LENGTH W/ 7/16" MIN CROWN.

SHEAR WALL NAILING

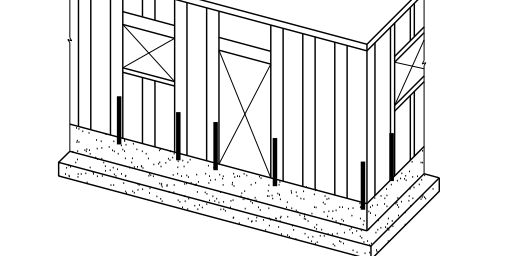
- SHTG MAY BE INSTALLED IN VERT OR HORIZ ORIENTATION. 1/8" GAP AT END JOINTS & 1/16" GAP @ SIDE JOINTS.
 - ALL EXTERIOR WALLS & INTERIOR WALLS INDICATED ON PLANS SHALL BE SHEATHED & NAILED AS SW-1 MIN.
 - SHEATHING E.N. REQ'D @ ALL HOLDDOWN POSTS.
 - INTERMEDIATE SHEAR PANELS ARE WALL SECTIONS W/ HEIGHT/WIDTH RATIOS TOO HIGH ("NARROW") TO MEET CODE LIMITS. SHEATH & NAILS SW-1
- OVERDRIVEN FASTENER NOTES:
THE CODE REQUIRES THAT SHEAR WALL SHTG NAILS BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHTG.
NO REDUCTION IN SHEAR OR ADDITIONAL FASTENERS REQ'D IF:
a. FASTENERS UNIFORMLY OVERDRIVEN BY LESS THAN 1/8"
b. FASTENERS RECESSED DUE TO SWELLING FROM MOISTURE.
c. WHERE < 20% OF FASTENERS ARE OVERDRIVEN BY 1/8" MAX.
2. WHERE > 20% OF FASTENERS ARE OVERDRIVEN, INSTALL ONE ADDITIONAL FASTENER FOR EVERY TWO. 16 GAGE X 1 1/2" STAPLES W/ MIN 1/4" CROWN WIDTH MAY BE USED IF ADDITIONAL NAILS ARE SPACED < 2".



NOTCH PLATE & SHTG AS REQ'D TO ALLOW FOR 45° MIN ANGLE



HOLDDOWN LOCATIONS (SEE PLANS)

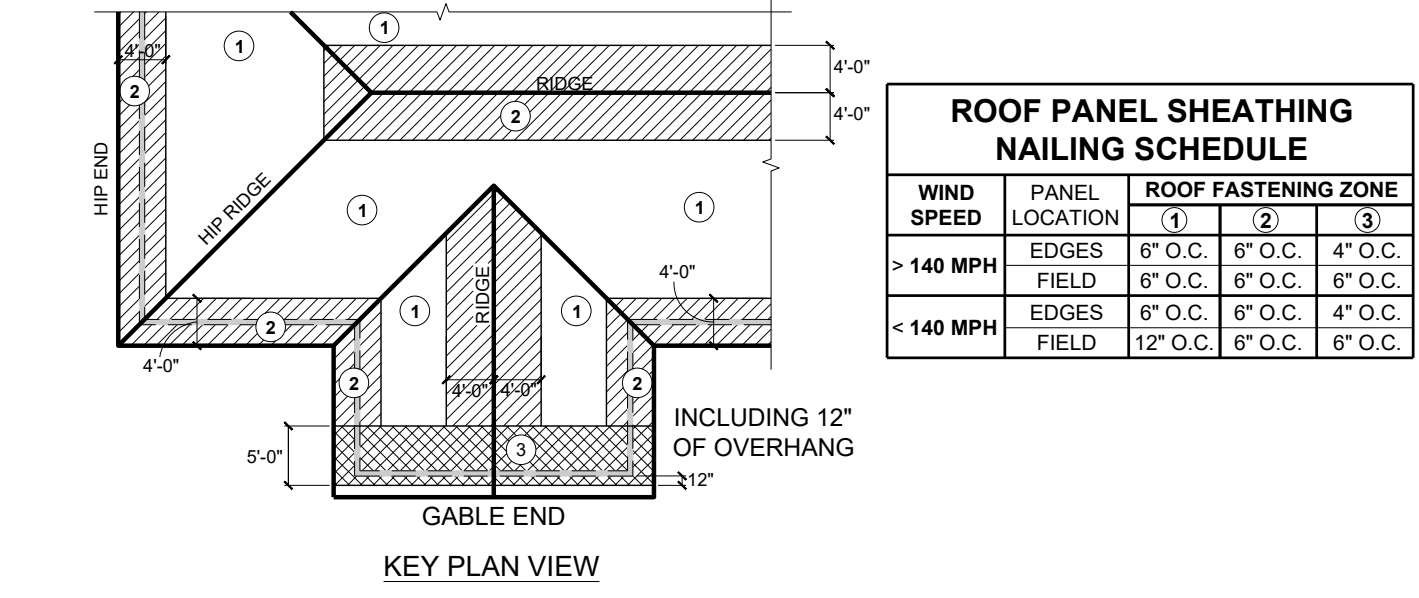
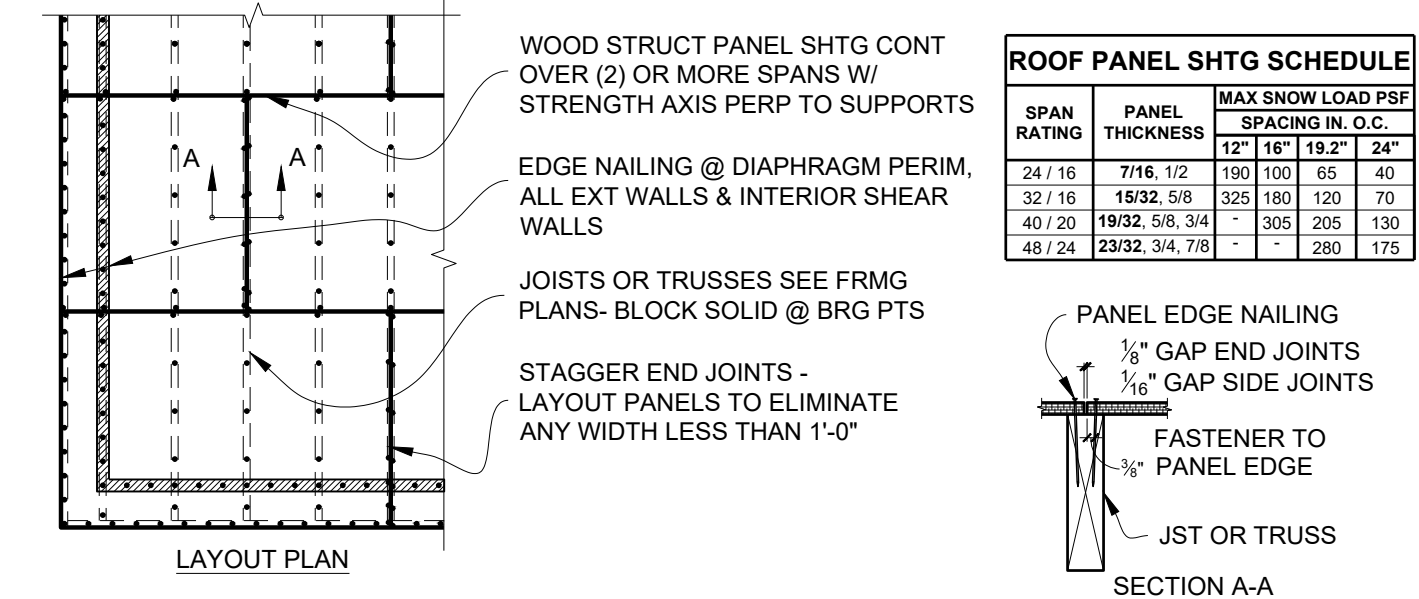


ROOF TRUSS NOTES

- TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM UNIFORM LOADS.
TOP CHORD DEAD LOAD & LIVE LOAD SEE DESIGN CRITERIA
BOTTOM CHORD DEAD LOAD 5 PSF (MIN)
THE DESIGN ENGINEER SHALL BE NOTIFIED IF HEAVY ROOFING MATERIAL SUCH AS CLAY TILE, ETC. IS USED.
- EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
A. IDENTITY OF THE TRUSS MFG.
B. THE DESIGN LOADS
C. THE SPACING OF THE TRUSSES
- TRUSSES AND GIRDETS SHALL BE DESIGNED FOR ALL TRIBUTARY LOADING, UNBALANCED SNOW LOADS, EXCE LOADS, DRIFT, AND SLIDING LOADS AS PER LATEST ADOPTED CODES. PROVIDE CALCULATIONS TO EOR FOR RECORDS.
- TRUSSES AND GIRDET LOADS SHALL BE DESIGNED TO SUPPORT ALL MECHANICAL LOADS FROM APPLICABLE HVAC EQUIPMENT.
- GABLE END TRUSSES SHALL BE DESIGNED TO CARRY SUPPORTED LOADS OVER GABLE END WINDOWS AND BAYS.
- DESIGN TRUSSES & GIRDETS TO LIMIT DEFLECTION TO THE SPAN (INCHES) DIVIDED BY 360 (L/360) OR 1 INCH MAX. WHOEVER IS SMALLER.
- CHECK DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FIELD VERIFY WITH CONTRACTOR. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOADING AND CONNECTION REQUIREMENTS.
- CONTRACTOR/TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW BY THE DESIGN ENGINEER PRIOR TO FABRICATION OR ERECTION. SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE RESIDES.
- TRUSS PACKAGE SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AS DEFERRED SUBMITTAL AFTER REVIEW BY DESIGN ENGINEER.
- ALTHOUGH SUGGESTED CONNECTION HANGER SIZES MAY BE INDICATED ON THE PLANS, ALL TRUSS HANGER CONNECTIONS (I.E. TRUSS TO BEAM, TRUSS TO GIRDET TRUSS, AND GIRDET TRUSS TO GIRDET TRUSS) SHALL BE DESIGNED BY THE TRUSS SUPPLIER / MANUFACTURER. CONNECTION HANGER SIZE AND ENGINEERING SHALL BE INCLUDED WITH THE SHOP DRAWINGS.
- TRUSS PRE-ENGINEERED JOINT CONNECTORS SHALL HAVE I.C.C. CERTIFICATION.
- ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON PLANS SHALL BE APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION
- TRUSS LAYOUT SHALL PROVIDE REQUIRED OPENINGS FOR ACCESS PANELS, DOORS, SKYLIGHTS, ETC.
- MFR TO CHECK FOR PRE-FAB TRUSS BLOCKING ON ANY TRUSS WITH HEEL > 12".

ROOF SHEATHING

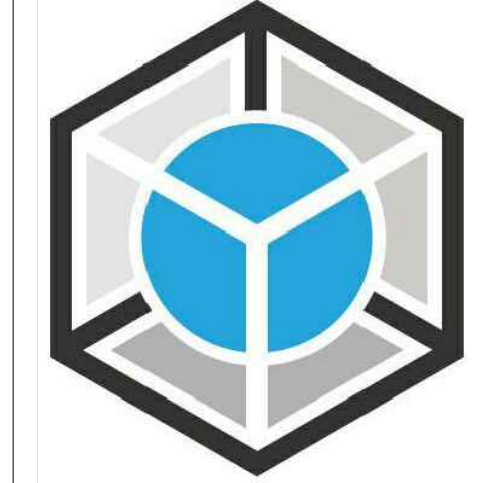
- ALL SHTG: APA RATED EXP 1
- 1/2" APA RATED 24/0 SHTG MIN RECOMMENDED UNLESS STRONGER PANEL REQ'D FOR SNOW LOAD (USE MAX SNOW LOAD, P.) WITH DRIFTING, ETC. COORDINATE W/ ROOF TRUSS SUPPLIER.
- NAIL W/ 8d COMMON NAILS (1 3/4" DIA, 2 1/2" LENGTH)
- TIGHTER NAILING PATTERN AND / OR 10d COMMON NAILS (1 1/4" DIA, 3" LENGTH) MAY BE REQ'D FOR HIGH LATERAL LOADS. SEE PLANS.



STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE ASTM A-992 (EXCEPT FOR TUBE COLUMNS WHICH SHALL BE ASTM A-500-B, Fy = 46 KSI) AND SHALL COMPLY WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OF THE A.I.S.C. AND WITH THE A.I.S.C. CODE OF STANDARD PRACTICE.
- ALL BOLTS FOR STEEL TO STEEL, SHALL BE A325, TIGHTEN TO SPECIFIED TORQUE AS PER AISC REQUIREMENTS. BOLTS FOR CONCRETE AND STEEL TO WOOD, SHALL BE ASTM A307, U.N.O.
- WELDED REBAR OR BOLTS WILL NOT BE ACCEPTED IN LIEU OF WELDED STUD ANCHORS AND DEFORMED BARS. WELDED STUD ANCHORS AND DEFORMED BARS SHALL BE APPLIED USING MANUFACTURER APPROVED WELDING PROCEDURES.
- ALL WELDING SHALL CONFORM TO MOST CURRENT ADOPTED AWS D1.1 REQUIREMENTS AND SHALL BE MADE WITH E70XX ELECTRODES BY WELDERS CERTIFIED FOR THE WELD TO BE DONE. CERTIFICATION SHALL BE CURRENT WITHIN THE PAST TWELVE MONTHS.
- ALL BEARING PLATES FOR BMS AND COLUMNS RESTING ON MASONRY OR CONC SHALL BE UNDERLAIN FULLY WITH A HIGH COMPRESSION, NON-SHRINK GROUT.
- PRIOR TO FABRICATION AND ERECTION, SHOP DRAWINGS FOR ALL STL ITEMS SHALL BE REVIEWED BY THE DESIGN ENGINEER. ALL STL SHALL BE PRIMED / PAINTED IN THE SHOP. ALL STL THAT MAY BE EXPOSED TO EXT. SHALL BE SHOP PAINTED TO INHIBIT RUST. WELD AREAS SHALL BE TOUCHED UP IN THE FIELD.
- SPECIAL INSPECTIONS AND TESTING OF WELDS AS REQUIRED BY THE LATEST ADOPTED BUILDING CODE(S) SHALL BE PROVIDED BY THE OWNER. COPIES OF ALL INSPECTION REPORTS SHALL BE FORWARDED TO THE DESIGN ENGINEER.
- U.N.O. ON SPEC: DTLS HIGH-STRENGTH BOLTS ARE REQ'D TO BE TIGHTENED ONLY TO THE SNUG-TIGHT CONDITION. THE SPECIAL INSPECTOR NEED ONLY VERIFY THAT THE CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER AND PROPERLY SNUGGED.
- COMPLETE-JOINT-PENETRATION(CJP) GROOVE WELDS OF BEAM FLANGES TO COLUMNS FOR MOMENT FRAMES SHALL BE DEMAND CRITICAL(DC) WELDS.
DC WELDS SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS SPECIFIED IN AWS D1.8/D1.8M CLAUSES 6.1, 6.2, AND 6.3 (AISC 341-16 A4b).

NO.	DATE	REVISION	BY	CHK	APP



PROJECT:
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH,
LOT 7 HERRIMAN, UTAH

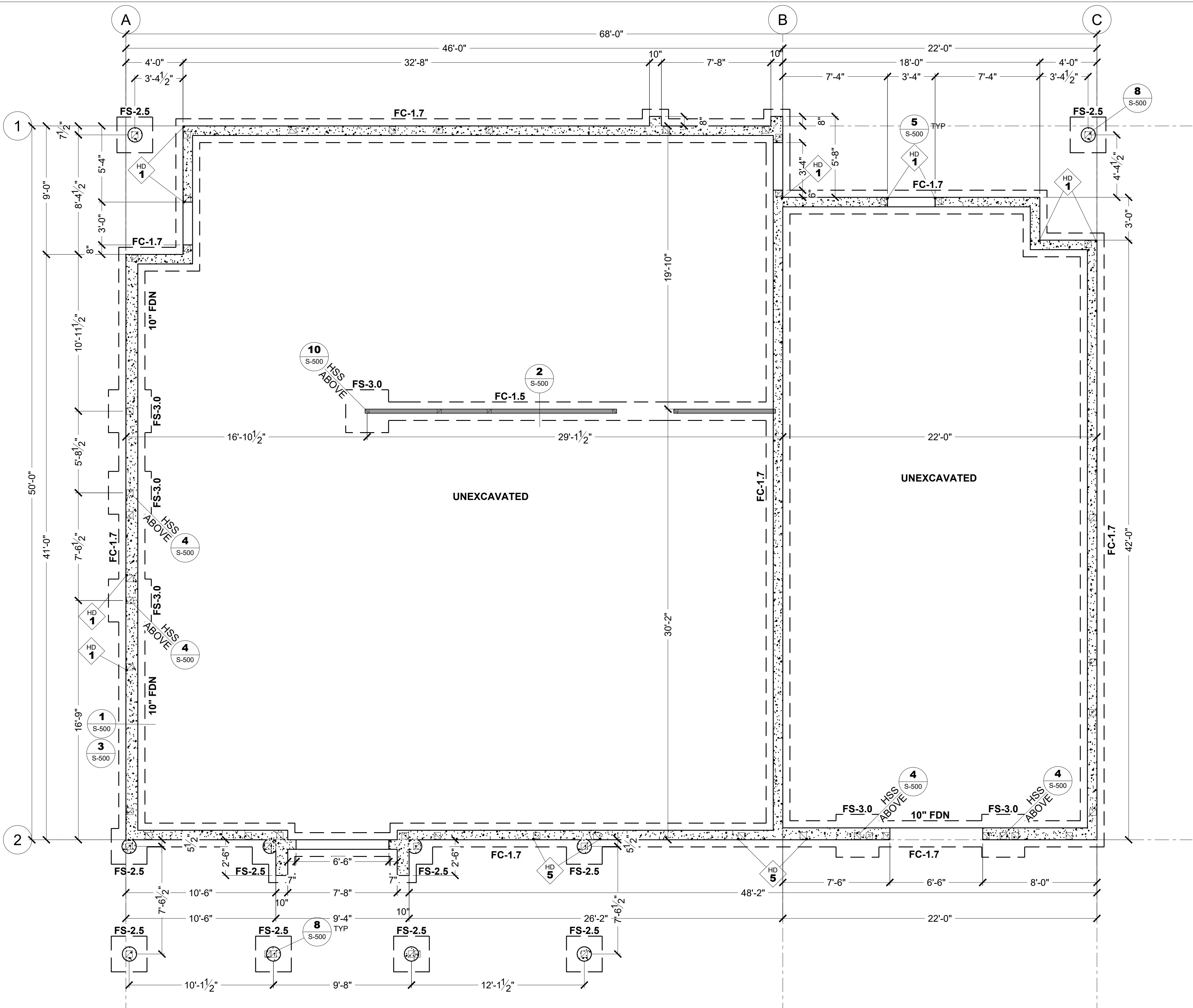
ARCHITECT:
IRIDIUM AE

SHEET TITLE:
STRUCTURAL NOTES & DETAILS

DESIGN TEAM
LEAD: GARRETT E. JENKINS
ENG: JOSH KINGSTON

9:46 am, May 08 2024
LICENSED PROFESSIONAL ENGINEER
No. 9069942
GARRETT JENKINS
STATE OF UTAH

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DRAWN BY: SDK
SHEET SIZE: 24x36
ISSUE DATE: MAY 08, 2024
PLOT DATE: May 08, 2024 9:28am
SHEET NO.: **S-001**
STATUS: PERMIT SET



FOOTING AND FOUNDATION PLAN NOTES

- A. THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS, AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER, AS PART OF THE PROJECT TEAM, SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
- B. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
- C. SEE STRUCTURAL DETAIL SHEETS (S-5XX) FOR STRUCTURAL NOTES & DETAILS.
- D. SEE PLANS, SHEAR WALL NOTES, AND SCHEDULE FOR WALL SHEATHING AND ANCHOR BOLTS. U.N.O. MINIMUM ANCHOR BOLTS SHALL BE 5/8" Ø WITH 7 INCHES MIN EMBED INSTALLED AT 32 INCHES MAX ON CENTER. PLATE WASHERS A MINIMUM OF 3 INCHES BY 5 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.
- E. FOUNDATION WALLS SHALL BE LATERALLY SUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
- F. BASEMENT WINDOWS SHALL BE INSTALLED TO MEET EGRESS, LIGHT AND VENTILATION REQUIREMENTS PER IBC. WINDOWS, FRAMES AND AREA WELLS ARE FURNISHED AND LOCATED ON SITE BY CONTRACTOR.
- G. DIMENSIONS SHOWN SHALL BE COORDINATED W/ DESIGN DRAWINGS.
- H. CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL INFO REGARDING T.O.W. & T.O.F. ELEVATIONS. INFO SHOWN ON PLANS IS AN ESTIMATE.

CONCRETE PIER SCHEDULE

MARK	DESCRIPTION
CP-12	12"x12" CONC PIER
CP-14	14"x14" CONC PIER
CP-16	16"x16" CONC PIER
CP-18	18"x18" CONC PIER
CP-20	20"x20" CONC PIER
CP-22	22"x22" CONC PIER
CP-24	24"x24" CONC PIER
CP-28	28"x28" CONC PIER
CP-30	30"x30" CONC PIER

NOTE: SEE DETAIL 12 FOR REINFORCING REQUIREMENTS

FOUNDATION SCHEDULE

FOUNDATION WALL	REINF STEEL	
	THICK	VERT HORIZ
≤4'	8" MIN	#4 @ 16" #4 @ 12"
>4'	NO TOP EDGE SUPPORT	SEE RETAINING WALL DTLS
TOP EDGE SUPPORTED	≤8' TYP	8" MIN #4 @ 16" #4 @ 12"
	9'-10"	8" MIN #4 @ 12" #4 @ 12"
		9'-10" #5 @ 12" #4 @ 10"
	11'	8" MIN #4 @ 6" #4 @ 12"
	12'	9'-10" #5 @ 12" #4 @ 10"

NOTES:
 - REINF FREE STANDING FDN (NO BACKFILL EITHER SIDE & FDN EQUALLY BACKFILLED EA SIDE) SAME AS 8" FDN
 - SEE FOUNDATION REINFORCEMENT DETAIL FOR GRAPHICAL REPRESENTATION OF FOUNDATION REINF.
 - FOR WALLS TALLER THAN 12'-0", SEE DETAILS

FDN KEYED NOTES

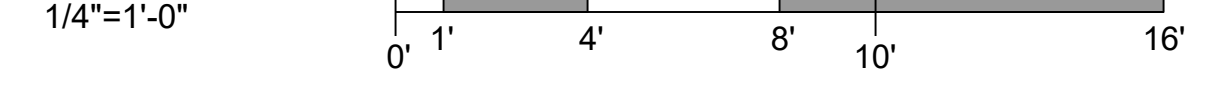
1. RECESS T.O. FDN FOR SLAB
2. INSTALL 20FT #4 REBAR OR #4 BARE COPPER WIRE @ B.O. FTG & EXTEND 4FT MIN FROM T.O. FDN FOR UPPER GROUND. COORDINATE W/ ELECTRICIAN.
3. INSTALL (4) #4x4'-0" DIAG BARS AT TOP OF SLAB TO PREVENT CRACKING.

FOOTING SCHEDULE

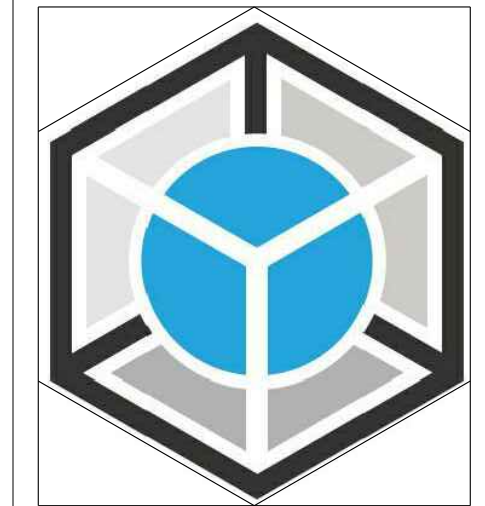
MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING		LENGTHWISE REINFORCING	
				NO.	SIZE	NO.	SIZE
FC-1.5	1'-6"	CONT	10"			2	#4
FC-1.7	1'-8"	CONT	10"			2	#4
FC-2.0	2'-0"	CONT	10"			3	#4
FS-2.5	2'-6"	2'-6"	12"	4	#4	4	#4
FS-3.0	3'-0"	3'-0"	12"	4	#4	4	#4

NOTES:
 - SPACE REINF. EVENLY THROUGH FOOTING W/ 3" CLEARANCE AT OUTSIDE EDGE.

FOOTING & FOUNDATION PLAN



NO.	DATE	REVISION	BY	CHK	APP



Iridium AE
 STRUCTURAL ENGINEERING
 635 WEST 5300 SOUTH,
 SUITE 302, SLC, UT 84123
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PROJECT:
SEVEN BROTHERS DINER
 4952 WEST 12600 SOUTH,
 LOT 7 HERRIMAN, UTAH

ARCHITECT:
IRIDIUM AE

SHEET TITLE:
FOOTING & FOUNDATION PLAN

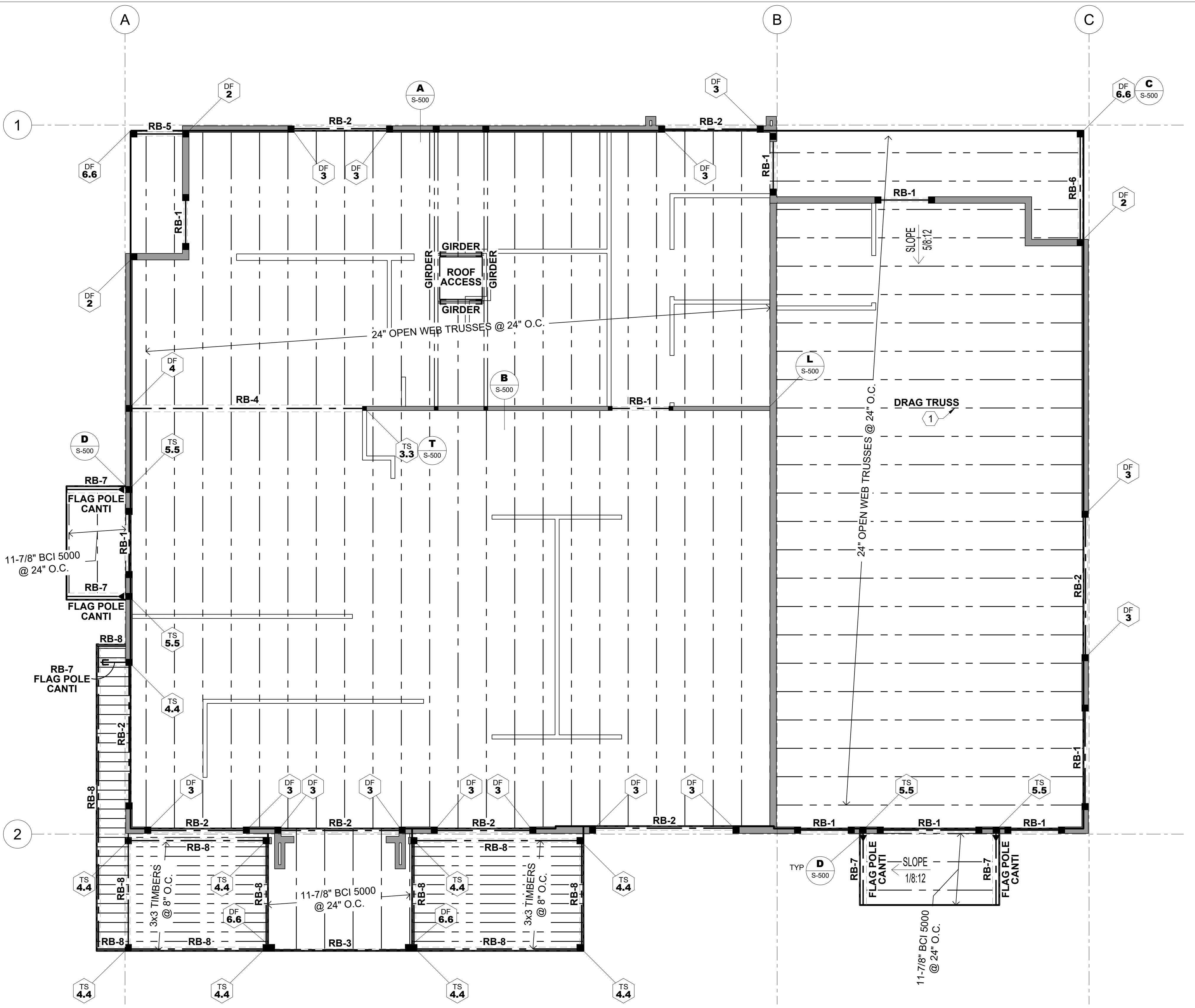
DESIGN TEAM
 LEAD: GARRETT E. JENKINS
 ENG: JOSH KINGSTON

9:47 am, May 08 2024



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PROJECT NO: **24-012**
 DRAWN BY: SDK
 SHEET SIZE: 24x36
 ISSUE DATE: MAY 08, 2024
 PLOT DATE: May 08, 2024 9:28am
 SHEET NO: **S-100**
 STATUS: **PERMIT SET**



NOTE:
 • TYPICAL ROOF DESIGNED TO SUPPORT BASIC DEAD LOAD

DF MARK	DESCRIPTION	GRADE/NOTES
DF-2	(2) STUDS/TRIMMERS	DF#2
DF-3	(3) STUDS/TRIMMERS	DF#2
DF-4	(4) STUDS/TRIMMERS	DF#2
DF-4.4	4 x 4 POST	DF#1 or BTR
DF-4.6	4 x 6 POST	DF#1 or BTR
DF-6.6	6 x 6 POST	DF#1 or BTR
TS-3.3	HSS 3 x 3 x 1/4	A500-GR-B-46
TS-4.4	HSS 4 x 4 x 1/2	A500-GR-B-46
TS-5.5	HSS 5 x 5 x 1/2	A500-GR-B-46

NOTES:
 - POST SIZE IS MINIMUM REQ'D. SIZE & GRADE MAY BE INCREASED FOR ARCHITECTURAL DETAILING OR CONTRACTOR PREFERENCE.
 - ADDITIONAL STUDS TO BE USED UNDER WIDE BMS TO PROVIDE FULL BM BEARING
 - ALL BUILT UP POSTS SHALL BE BUILT FROM STUDS TO MATCH WALL THICKNESS
 - STUDS QUANTITY INDICATES REQUIRED STUDS SUPPORTING BEAM. DOES NOT INCLUDE KING STUD.

MARK	SIZE	FOOTNOTES
RB-1	(2) - 2 X 10 (S)	1
RB-2	(2) 1-3/4" X 9-1/2" LVL(S)	1
RB-3	(1) 1-3/4" X 11-7/8" LVL(S)	2
RB-4	5-1/8" X 18" GLB	3
RB-5	(2) 1-3/4" X 11-7/8" LVL(S)	3
RB-6	(2) 1-3/4" X 11-7/8" LVL(S)	3
RB-7	W10X22	2
RB-8	3-1/8" X 9" GLB OR 4 X 10 TIMBER	1

NOTES:
 - DEEPER AND/OR WIDER MEMBERS MAY BE SUBSTITUTED OF SAME GRADE. OTHER SUBSTITUTIONS SHALL NOT BE MADE W/O PRIOR WRITTEN APPROVAL FROM ENGINEER.
 - ALL EXT. BMS (DECKS, ETC.) SHALL BE EXT. GRADE & SHALL BE CLEARLY MARKED.
 - HEADERS <7'-0" WIDE @ GABLE END WALLS ARE NOT REQUIRED WHEN STRUCTURAL GABLE TRUSSES ARE USED.
 - SEE S-001 FOR REQUIRED BEAM GRADE.

WALL TYPE	STUD SPAC'G	LUMBER GRADE	MAX HT.
2x4	16"	DOUG FIR	8'-0"
2x4	12"	DOUG FIR	9'-0"
2x6	16"	DOUG FIR	14'-0"
2x6	12"	DOUG FIR	16'-0"
1-3/4" x 5-1/2" LSL STUDS	16"	1.55 E LSL	15'-0"
1-3/4" x 5-1/2" LSL STUDS	12"	1.55 E LSL	16'-6"
DBL 2x6	16"	DOUG FIR	18'-6"
DBL LSL	16"	1.55 E LSL	19'-0"
LSL 7-1/4"	16"	1.55 E LSL	20'-0"

NOTES:
 - TABLE DESIGNED FOR 115 MPH EXPOSURE 'C' 50 PSF FLAT ROOF SNOW LOAD
 - FRAMING PERP. TO WALL SHALL NOT EXCEED 45'-0" SPAN. CONTACT ENGINEER FOR MAX HT OF STUDS SUPPORTING LONGER SPANS THAN 45'-0"
 - MAX HT. REFERS TO UN-BRACED WALL HEIGHTS.
 - FULL HEIGHT STUD WALLS WHICH ARE BRACED LATERALLY (TRUSSES OR RAFTERS) WALL HEIGHTS MAY BE REDUCED TO THE POINT AT WHICH THE FIRST LATERAL BRACE OCCURS.
 - SPECIAL STUD SPACING CONDITIONS TO BE NOTED ON FRAMING PLANS.

1. ROOF KEYED NOTES
 1. DESIGN DRAG TRUSS FOR HORIZONTAL FORCE

ROOF BEAM SCHEDULE

MARK	SIZE	FOOTNOTES
RB-1	(2) - 2 X 10 (S)	1
RB-2	(2) 1-3/4" X 9-1/2" LVL(S)	1
RB-3	(1) 1-3/4" X 11-7/8" LVL(S)	2
RB-4	5-1/8" X 18" GLB	3
RB-5	(2) 1-3/4" X 11-7/8" LVL(S)	3
RB-6	(2) 1-3/4" X 11-7/8" LVL(S)	3
RB-7	W10X22	2
RB-8	3-1/8" X 9" GLB OR 4 X 10 TIMBER	1

FOOTNOTES:
 1. HEADER
 2. FLUSH IN ROOF
 3. SLOPED WITH ROOF

NOTES:
 - DEEPER AND/OR WIDER MEMBERS MAY BE SUBSTITUTED OF SAME GRADE. OTHER SUBSTITUTIONS SHALL NOT BE MADE W/O PRIOR WRITTEN APPROVAL FROM ENGINEER.
 - ALL EXT. BMS (DECKS, ETC.) SHALL BE EXT. GRADE & SHALL BE CLEARLY MARKED.
 - HEADERS <7'-0" WIDE @ GABLE END WALLS ARE NOT REQUIRED WHEN STRUCTURAL GABLE TRUSSES ARE USED.
 - SEE S-001 FOR REQUIRED BEAM GRADE.

ROOF FRAMING PLAN NOTES

A. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.

B. SEE STRUCTURAL DETAIL SHEETS FOR STRUCTURAL NOTES & GENERAL USE DETAILS.

C. SEE DESIGN PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL DRAWINGS.

D. PLACE 2 STUDS MINIMUM AT ALL BEAMS, HEADERS AND GIRDER TRUSS BEARING POINTS WITH SPANS GREATER THAN SIX FEET, UNLESS NOTED OTHERWISE. MULTIPLE STUDS AND COLUMNS SHALL EXTEND CONTINUOUS TO FOUNDATION OR SUPPORTING BEAM BELOW. USE MULTIPLE SOLID BLOCKING AT FLOORS.

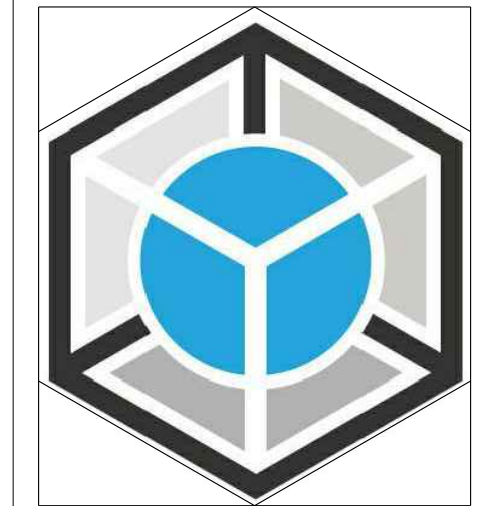
E. OVER BUILT AREAS ARE SHOWN SHADED. SEE OVER BUILD DETAIL(S).

F. SEE TRUSS NOTES FOR ROOF TRUSSES LOADING AND SPECIFICATIONS. SEE ROOF SHEATHING NOTES FOR ROOF SHEATHING SIZE & NAILING. BOTH ON S-001

G. COORDINATE ALL TRUSS CONFIGURATIONS W/ DESIGN PLANS. SEE ROOF TRUSS NOTES.

ROOF FRAMING PLAN
 1/4"=1'-0"
 0' 1' 4' 8' 10' 16'

NO.	DATE	REVISION	BY	CHK	APP



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PROJECT:
SEVEN BROTHERS DINER
 4952 WEST 12600 SOUTH,
 LOT 7 HERRIMAN, UTAH

ARCHITECT:
 IRIDIUM AE

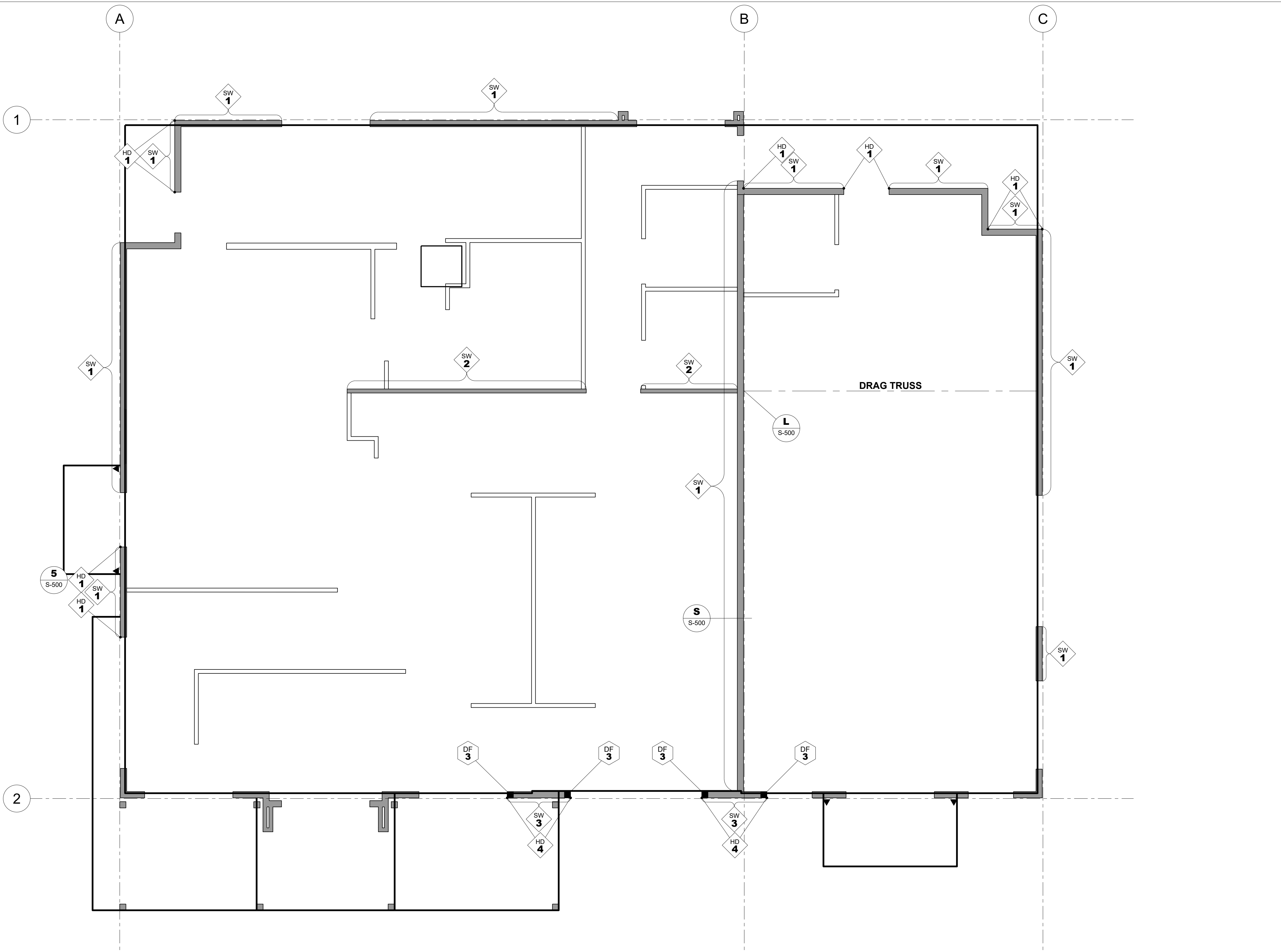
SHEET TITLE:
ROOF FRAMING PLAN

DESIGN TEAM
 LEAD: GARRETT E. JENKINS
 ENG: JOSH KINGSTON

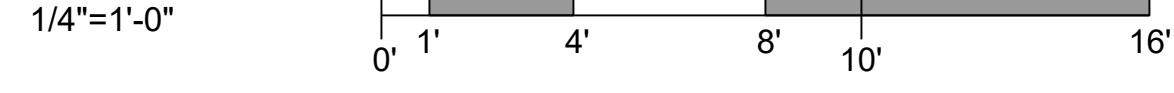
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PROJECT NO: **24-012**
 DRAWN BY: SDK
 SHEET SIZE: 24x36
 ISSUE DATE: MAY 08, 2024
 PLOT DATE: May 08, 2024 9:28am
 SHEET NO: **S-101**
 STATUS: **PERMIT SET**



ROOF SHEAR WALL PLAN



DF MARK	DESCRIPTION	GRADE/ NOTES
DF-2	(2) STUDS/TRIMMERS	DF#2
DF-3	(3) STUDS/TRIMMERS	DF#2
DF-4	(4) STUDS/TRIMMERS	DF#2
DF-4.4	4 x 4 POST	DF#1 or BTR
DF-4.6	4 x 6 POST	DF#1 or BTR
DF-6.6	6 x 6 POST	DF#1 or BTR
TS-3.3	HSS 3 x 3 x 1/4	A500-GR.B-46
TS-4.4	HSS 4 x 4 x 1/2	A500-GR.B-46
TS-5.5	HSS 5 x 5 x 1/2	A500-GR.B-46

NOTES:
 - POST SIZE IS MINIMUM REQ'D. SIZE & GRADE MAY BE INCREASED FOR ARCHITECTURAL DETAILING OR CONTRACTOR PREFERENCE.
 - ADDITIONAL STUDS TO BE USED UNDER WIDE BMS TO PROVIDE FULL BM BEARING
 - ALL BUILT UP POSTS SHALL BE BUILT FROM STUDS TO MATCH WALL THICKNESS.
 - STUDS QUANTITY INDICATES REQUIRED STUDS SUPPORTING BEAM. DOES NOT INCLUDE KING STUD.

SHEAR WALL PLAN NOTES

A. ALL HD AND ST CALLOUTS SHOWN SHALL BE INSTALLED AT BASE OF SHEAR WALL SHOWN
 B. SEE SHEAR WALL NOTES AND NAILING REQUIREMENTS ON S-001
 C. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
 D. SEE STRUCTURAL DETAIL SHEETS (S-SXX) FOR STRUCTURAL NOTES & GENERAL USE DETAILS.
 E. SEE DESIGN PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
 F. "STRAP OPENINGS" INDICATES PERFORATED SHEAR WALL THAT REQUIRES STRAPS AT OPENINGS. SEE SHEAR NAILING ON S-001. STRAPS AT OPENINGS REQUIRED ONLY WHERE "STRAP OPENINGS" IS CALLED OUT ON PLAN.

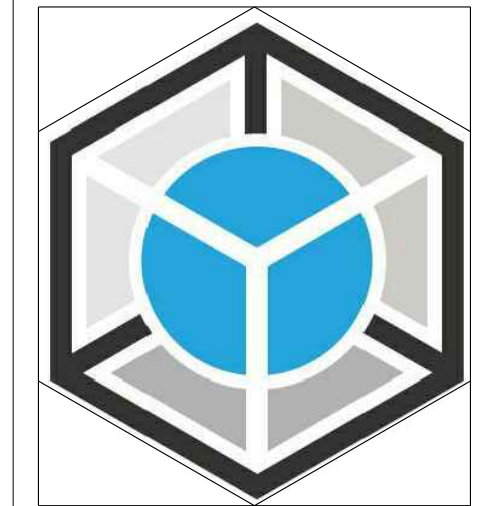
MARK	MODEL#	MIN MEMBER THK	MEMBER FASTENERS	A.B. DIA	A.B. EMBED(c)	MAX LOAD(LBS)
HD-1	DTT1Z	1-1/2"	(8) 10dX1-1/2"	3/8"	8"	910
HD-2	DTT2Z	3"	(8) SDS 1/4"x1-1/2"	1/2"	8"	2145
	LSTHD8 (RJ)	3"	(16) 16d SINKERS			1610
HD-3	HDU2-SDS2.5	3"	(6) SDS 1/4"x2-1/2"	5/8"	8"	3075
	STHD10 (RJ)	3"	(20) 16d SINKERS			2175
HD-4	HDU4-SDS2.5	3"	(10) SDS 1/4"x2-1/2"	5/8"	12"	4565
	STHD14 (RJ)	3"	(24) 16d SINKERS			3500
HD-5	HDU5-SDS2.5	3"	(14) SDS 1/4"x2-1/2"	5/8"	12"	5645
HD-6	HDU8-SDS2.5	3"	(20) SDS 1/4"x2-1/2"	7/8"	15"	6755
HD-7	HDU11-SDS2.5	5-1/2"	(30) SDS 1/4"x2-1/2"	1"	16"	9335

NOTES:
 - ALL HOLDOWNS ARE SIMPSON BRAND. EQUIVALENT STRENGTH HD MAY BE USED.
 - STRONGER HOLDOWN MAY BE USED. HD-2 MAY BE USED IN LIEU OF HD-1
 - MULTIPLE OPTIONS FOR HD-X ARE SHOWN TO ALLOW CAST IN PLACE OR POST INSTALLED HOLDOWN
 - (RJ) INDICATES USE OF STRAPS AT RIM JOIST APPLICATION. NOT REQ'D FOR ALL APPLICATIONS
 - VALUES SHOWN FOR TENSION ARE FOR 8" MIN FDN WALL THICKNESS.

MARK	SHTG	NAILING		STAPLES		A.B. SPCG	SOLE PLATE TO RIM JST	NOTES
		EDGES	FIELD	SIZE	FIELD			
SW-1	7/16"	8d @ 6"	12" O.C.	1 1/2"	4" O.C.	8" O.C.	32" O.C.	2X STUDS @ 16" O.C. MAX
SW-2	7/16"	8d @ 4" O.C.	12" O.C.	1 1/2"	2.5" O.C.	8" O.C.	32" O.C.	2X STUDS @ 16" O.C. MAX
SW-3	7/16"	8d @ 3" O.C.	12" O.C.	1 1/2"	2" O.C.	8" O.C.	32" O.C.	3X STUDS @ PANEL EDGES
SW-4	7/16"	8d @ 2" O.C.	12" O.C.				24" O.C.	3X STUDS @ PANEL EDGES
SW-5	15/32"	10d @ 2" O.C.	12" O.C.	DO NOT USE STAPLES			16" O.C.	3X STUDS @ PANEL EDGES
SW-6	BOTH SIDES 7/16"	8d @ 2" O.C.	12" O.C.				12" O.C.	3X STUDS @ PANEL EDGES

NOTES:
 -ALL SHTG TO BE APA RATED
 -"BOTH SIDES" INDICATES SHTG IS REQUIRED ON BOTH SIDES OF WALL
 -ANCHOR BOLTS SHALL BE 5/8" Ø W/ 7" MIN EMBED W/ 3"x3"x1/4" PLATE WASHERS
 -3X STUDS MAY BE REPLACED W/ DBL 2X STUDS STITCH NAILED

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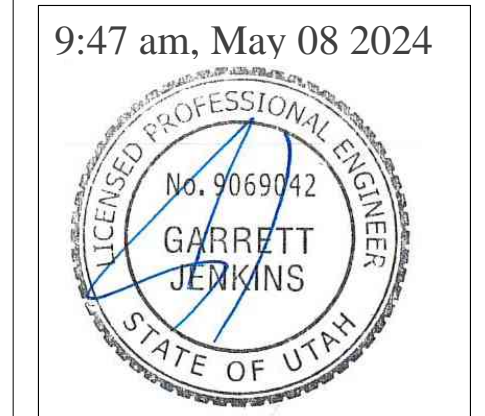
PROJECT:
SEVEN BROTHERS DINER
 4952 WEST 12600 SOUTH,
 LOT 7 HERRIMAN, UTAH

ARCHITECT:
 IRIDIUM AE

SHEET TITLE:
SHEAR WALL PLANS

DESIGN TEAM
 LEAD: GARRETT E. JENKINS
 ENR: JOSH KINGSTON

9:47 am, May 08 2024



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PROJECT NO.: **24-012**
 DRAWN BY: **SDK**
 SHEET SIZE: **24x36**
 ISSUE DATE: **MAY 08, 2024**
 PLOT DATE: **May 08, 2024 9:28am**
 SHEET NO.: **S-102**
 STATUS: **PERMIT SET**

FOUNDATION SCHEDULE

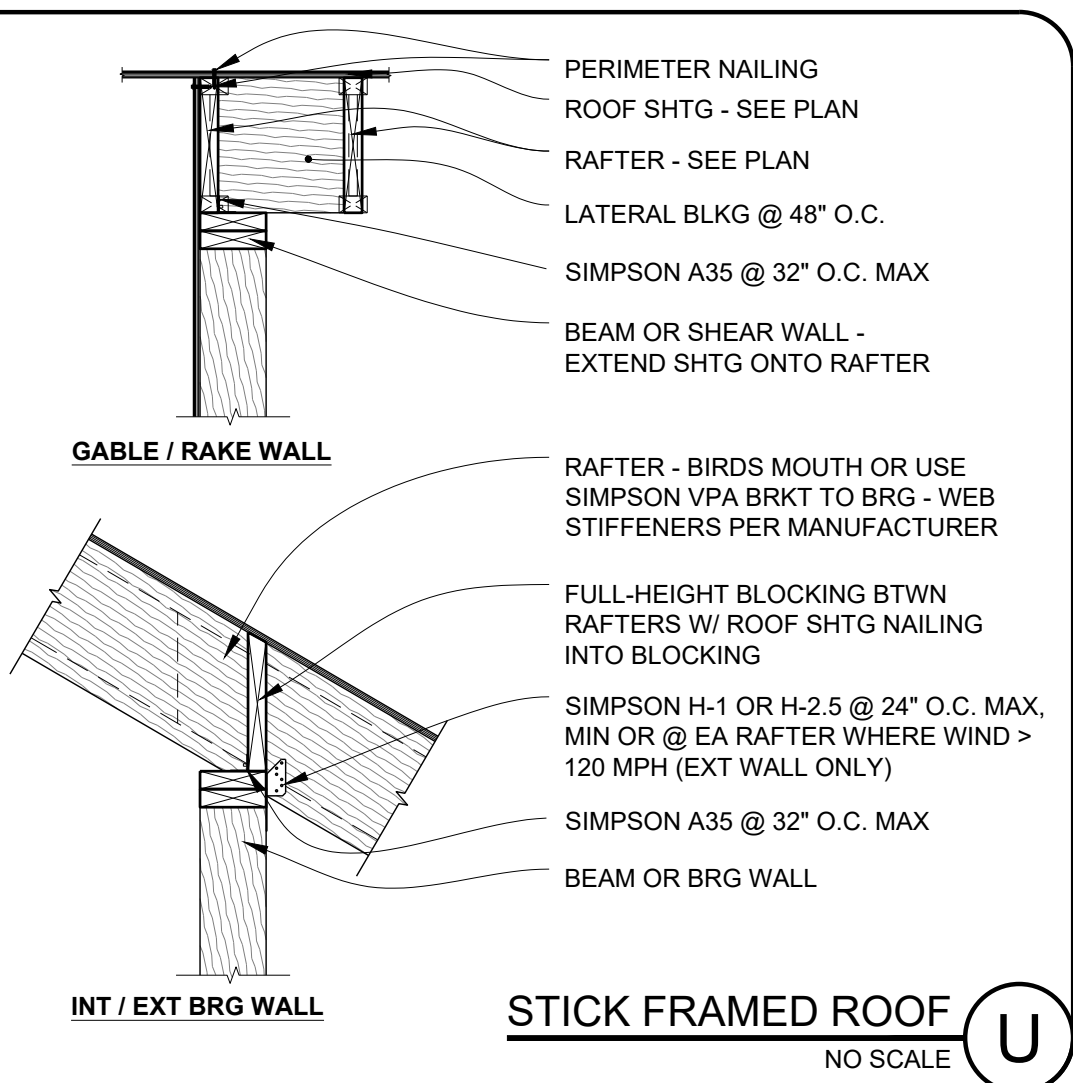
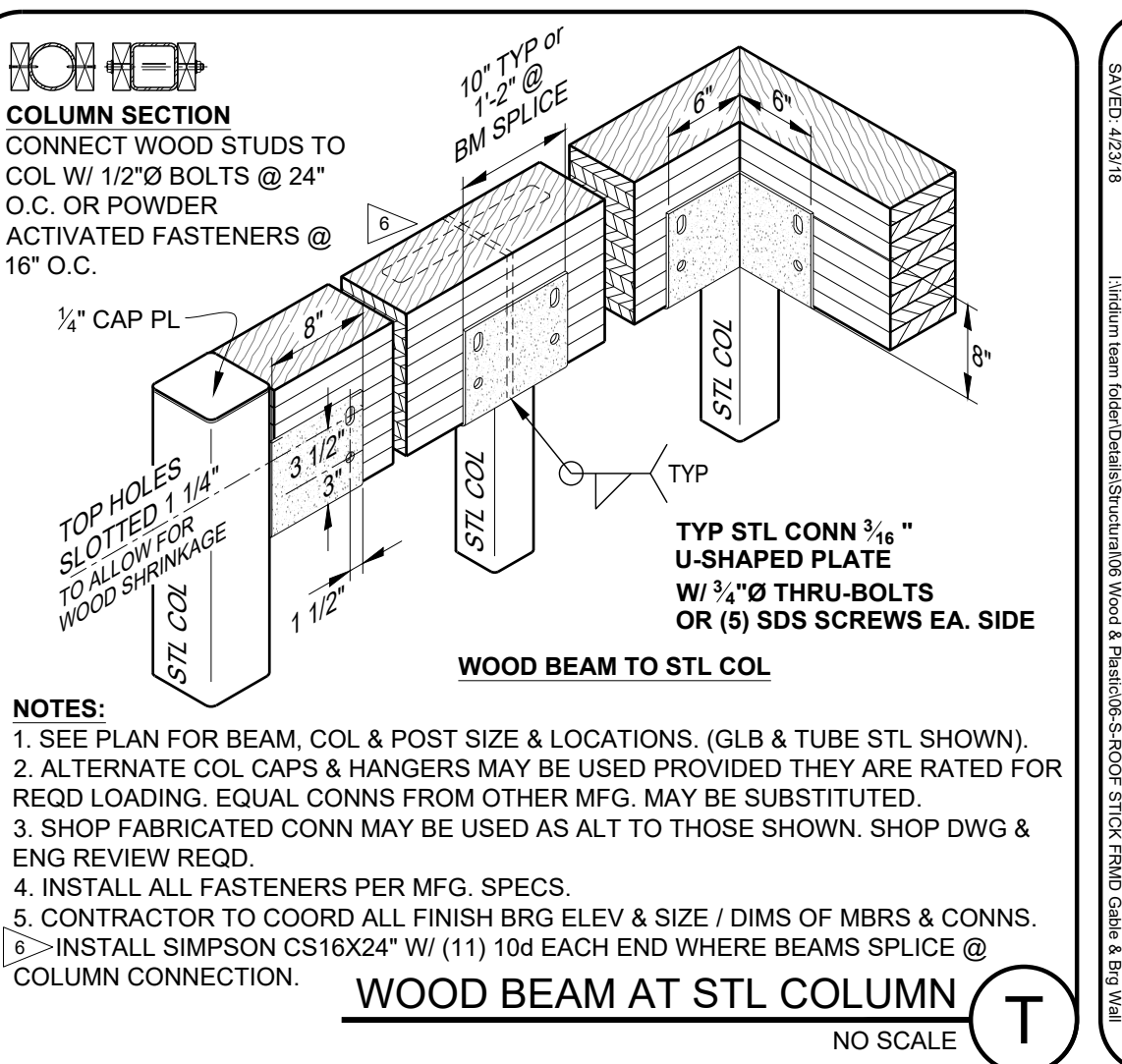
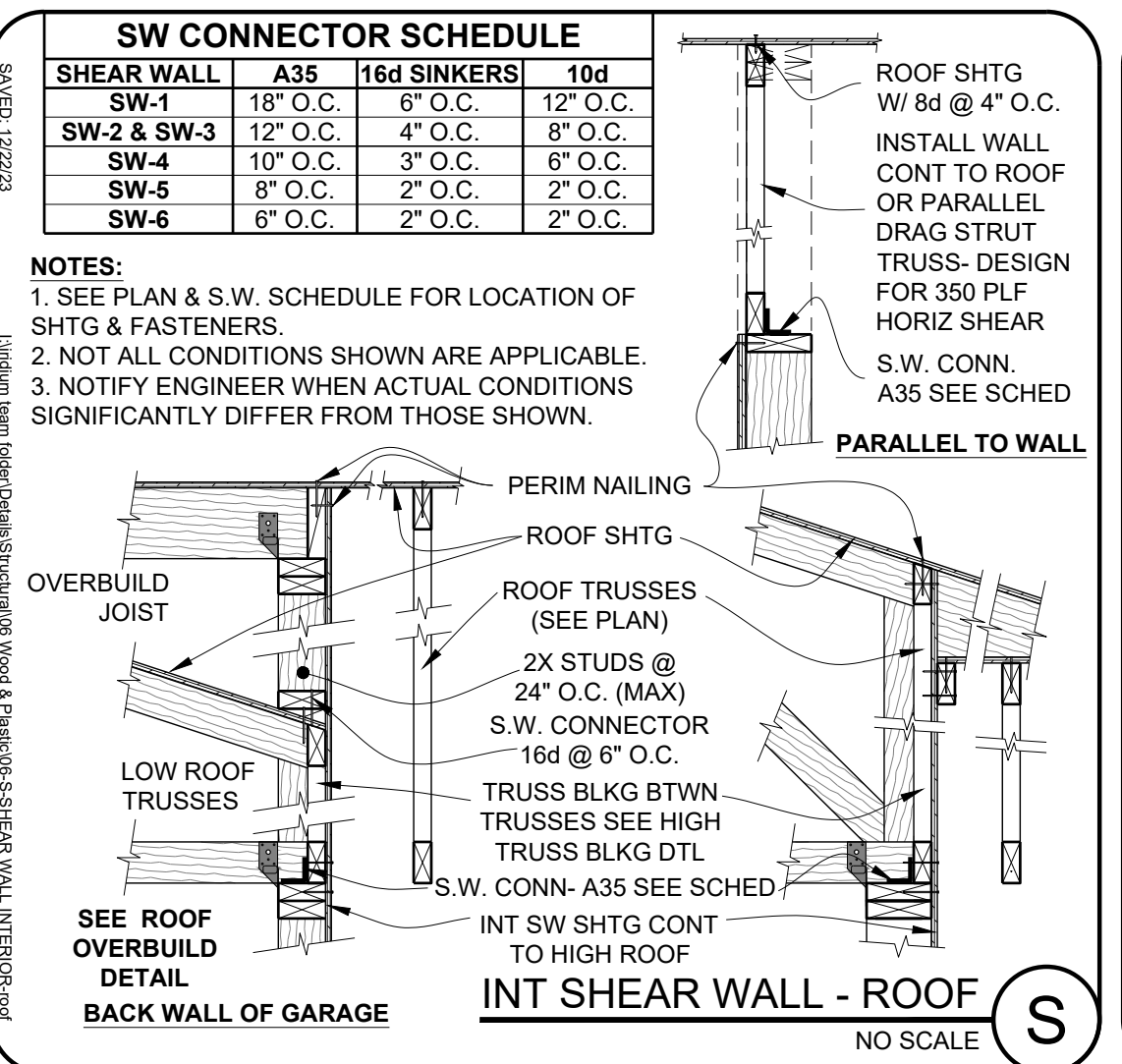
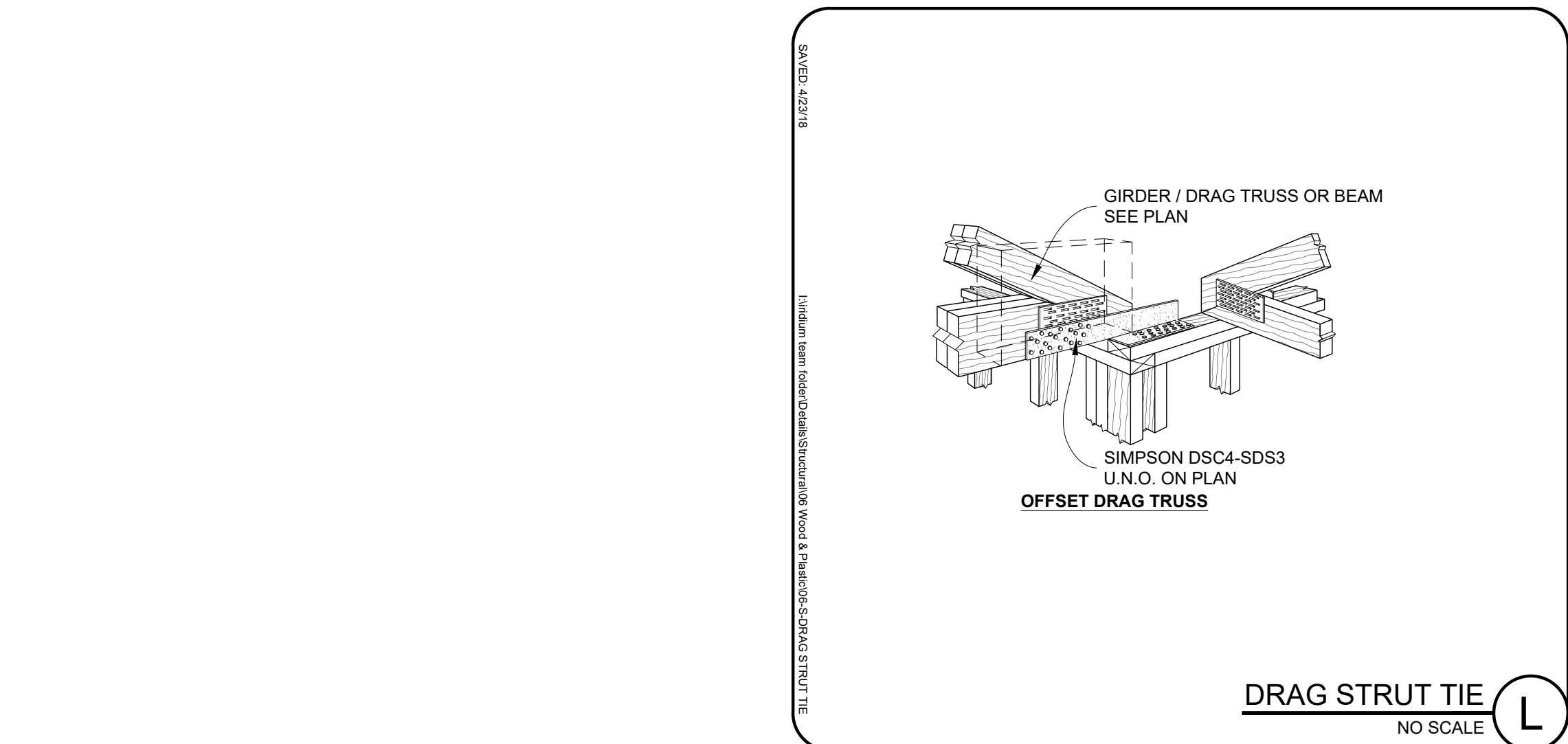
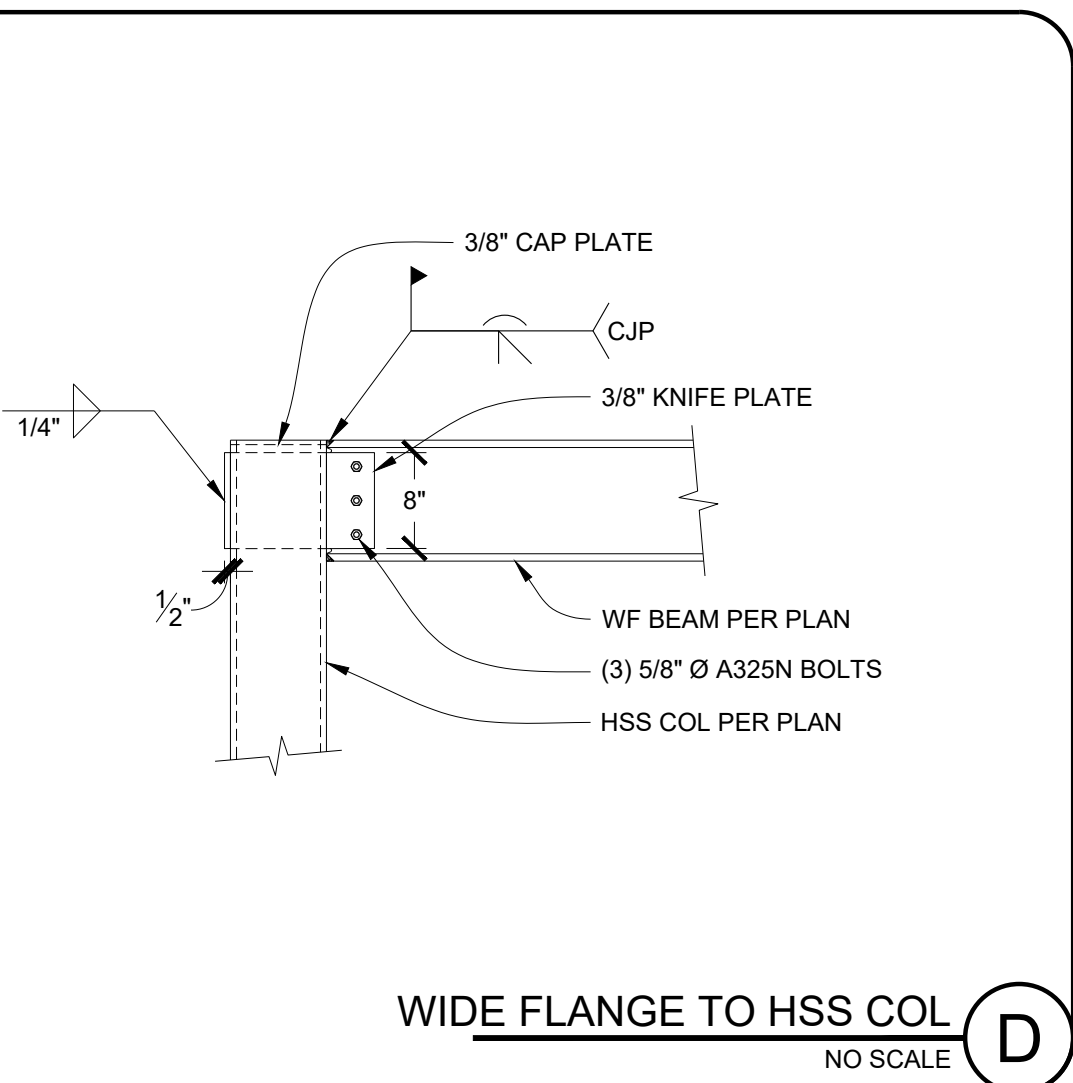
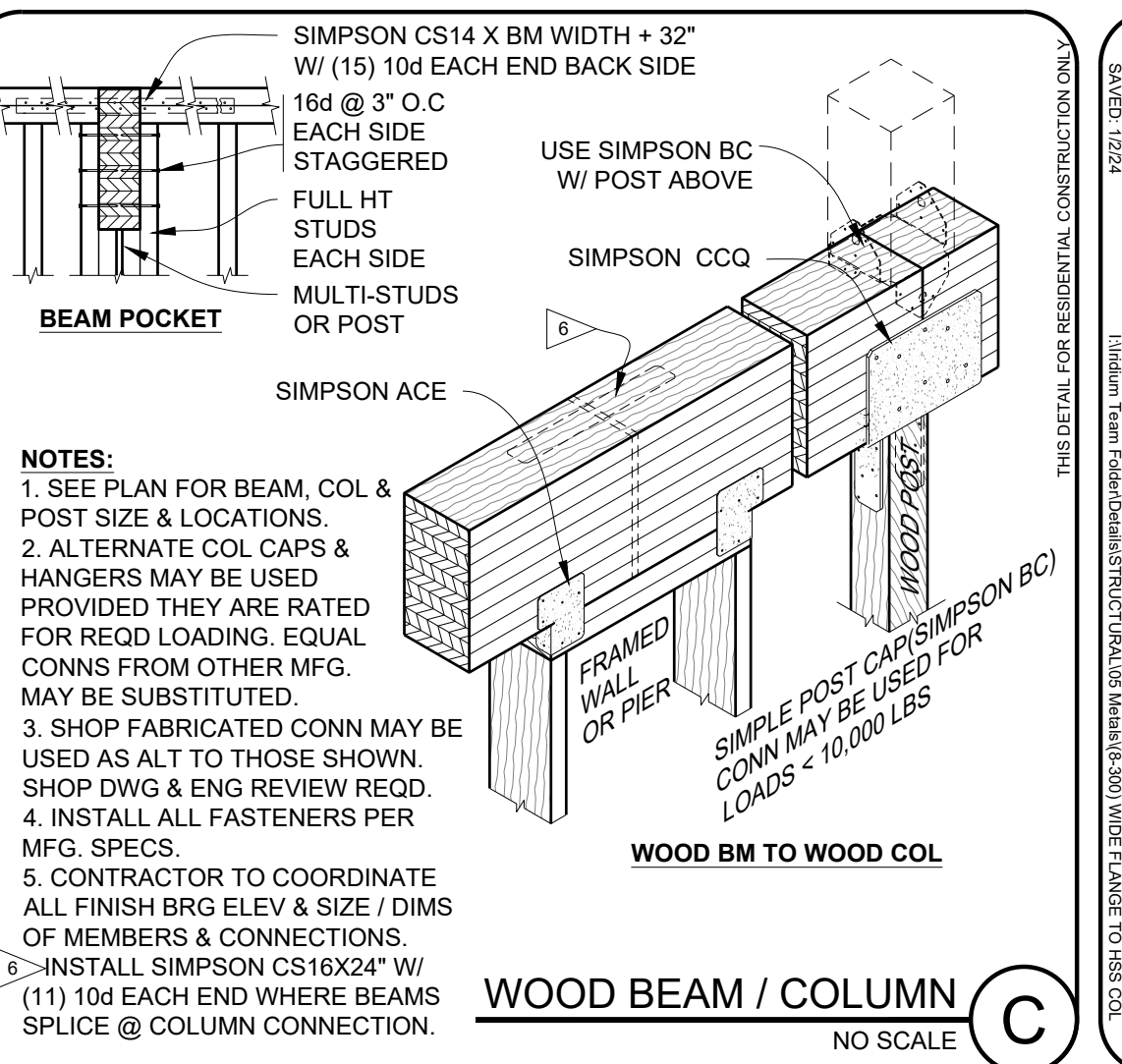
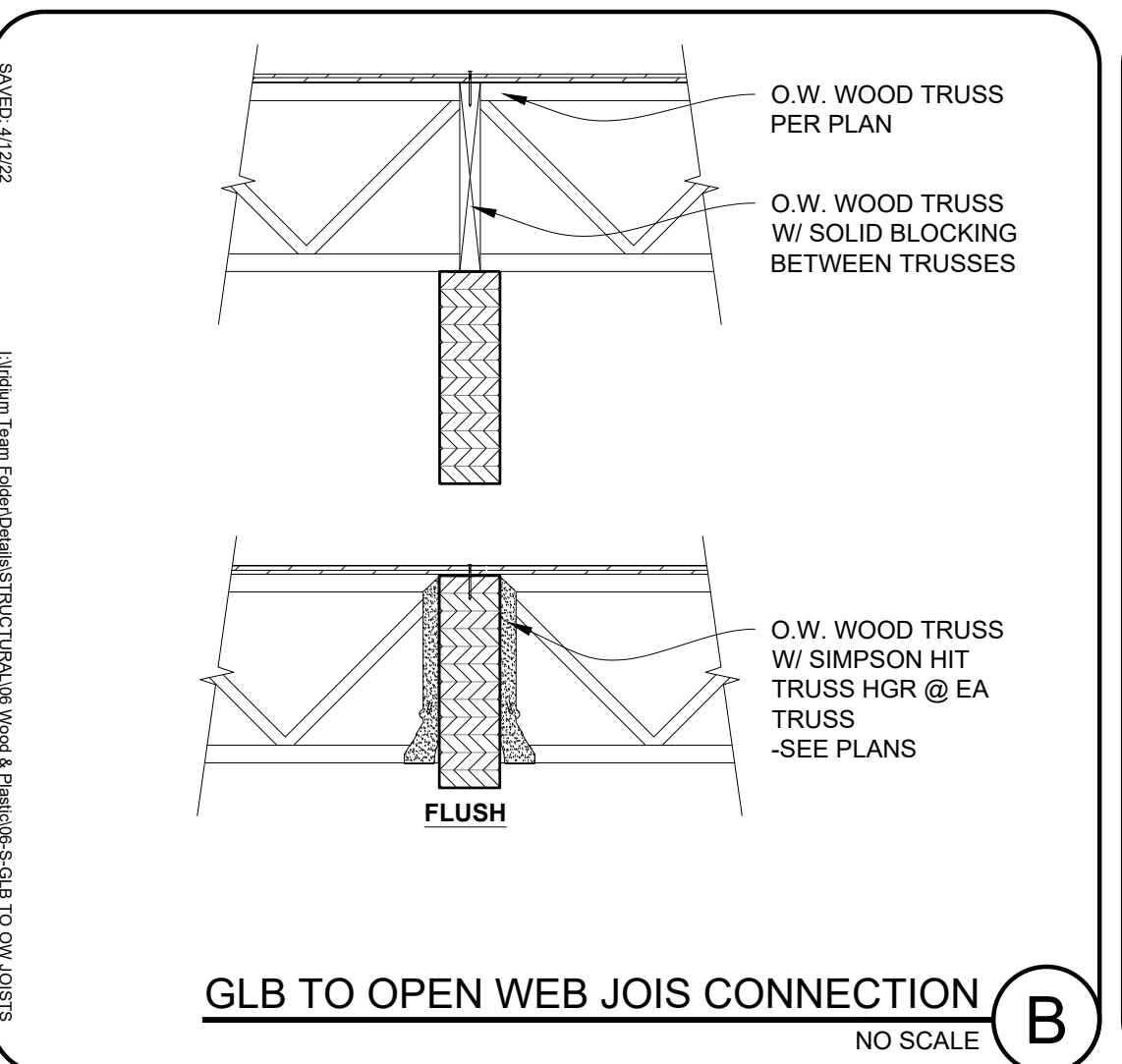
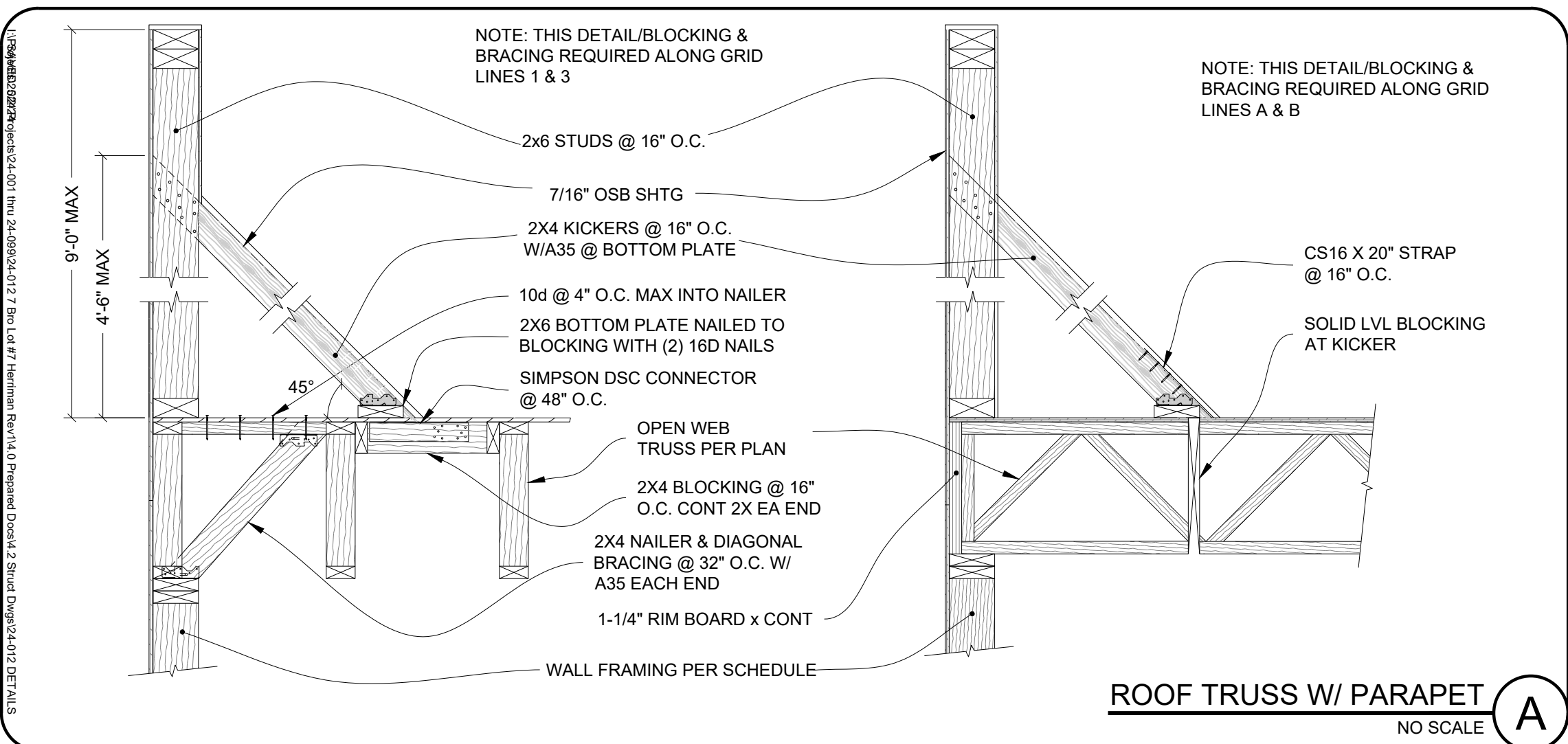
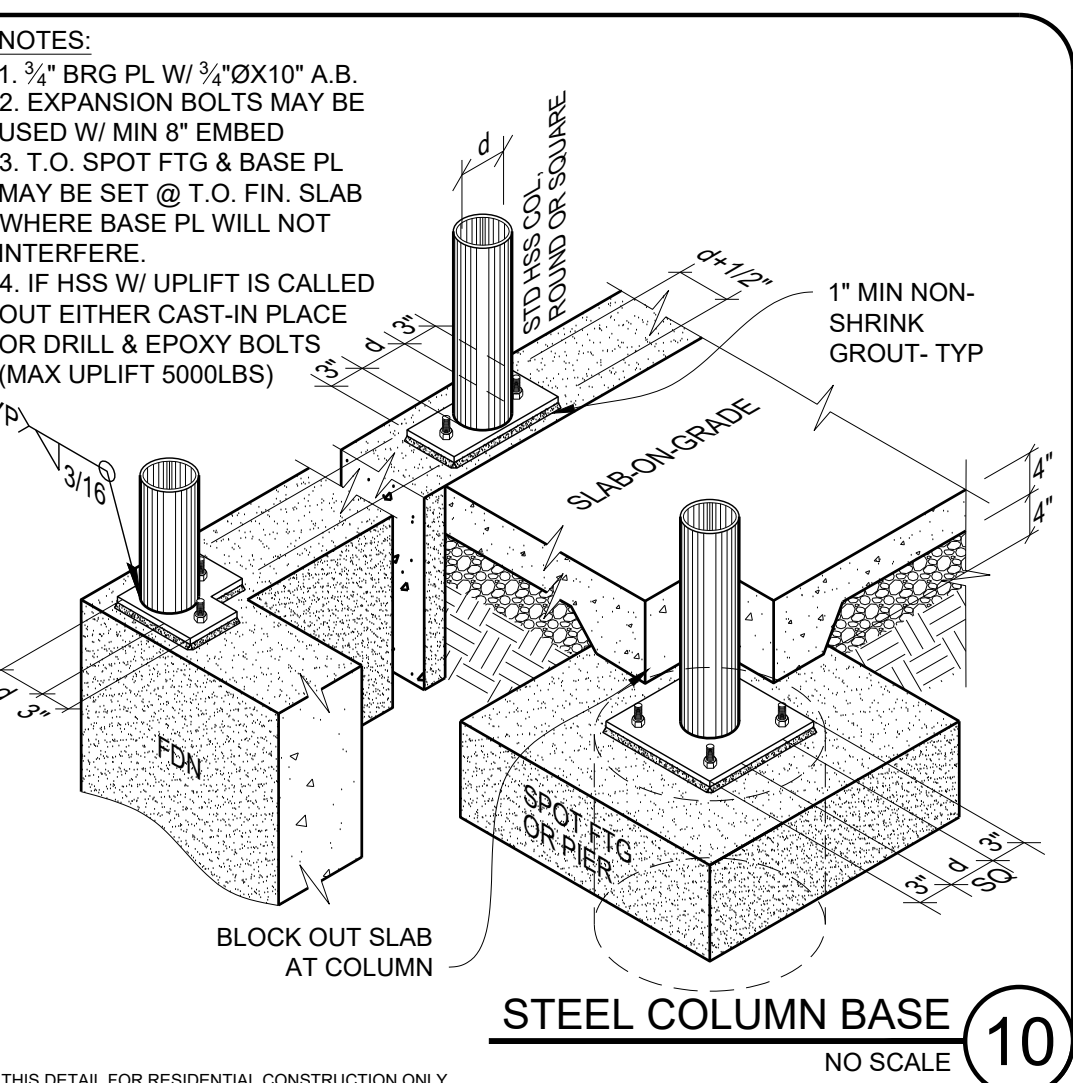
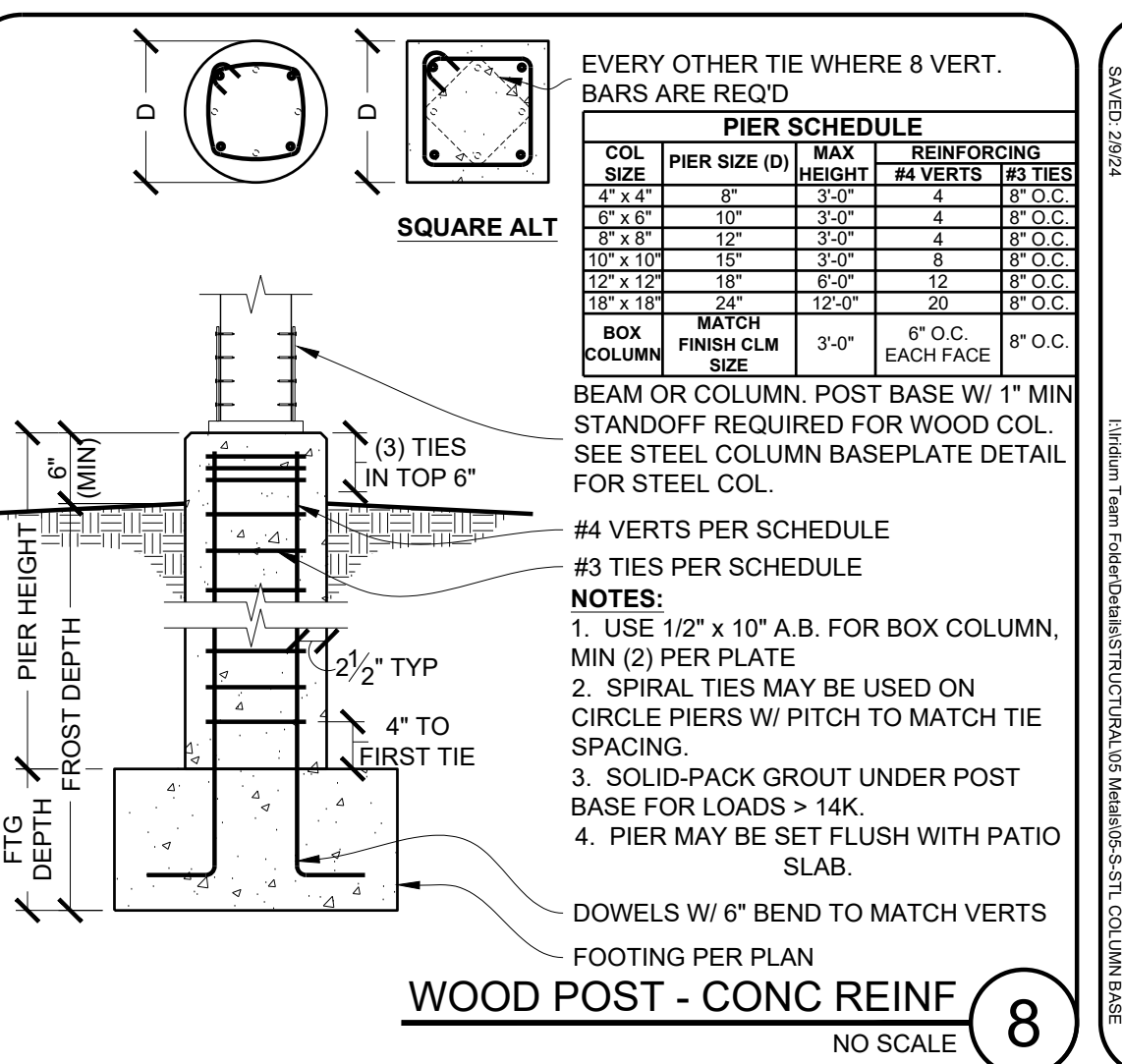
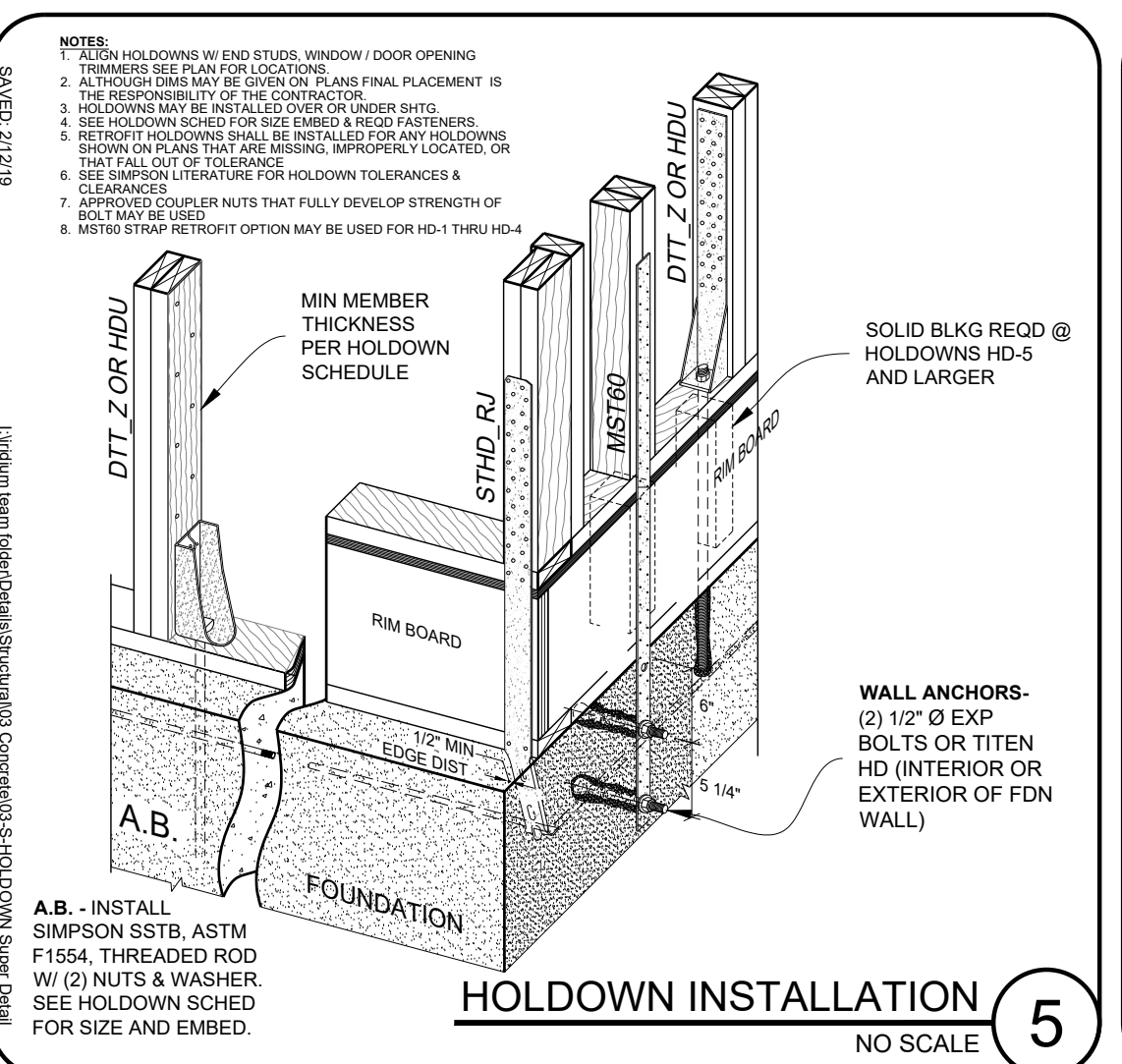
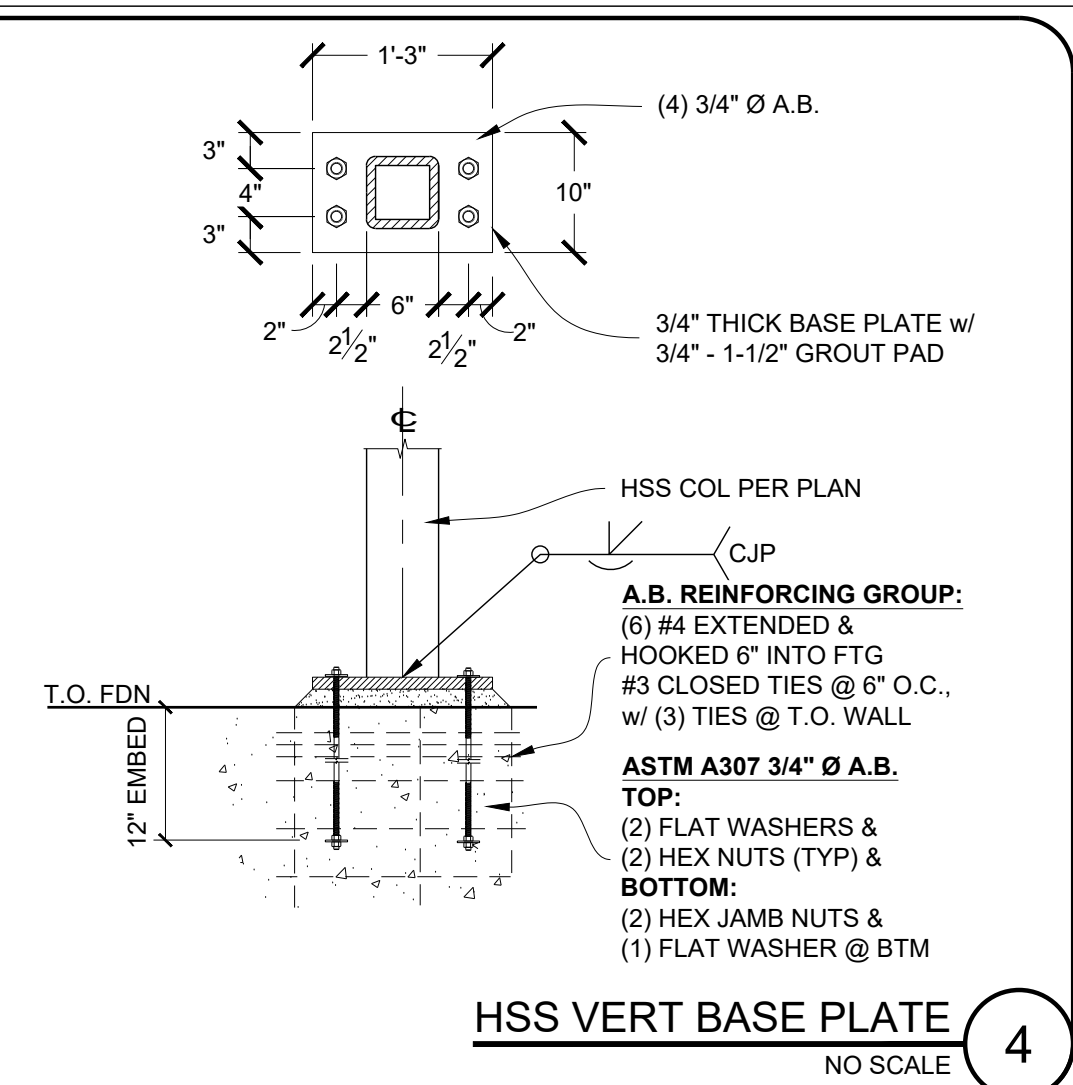
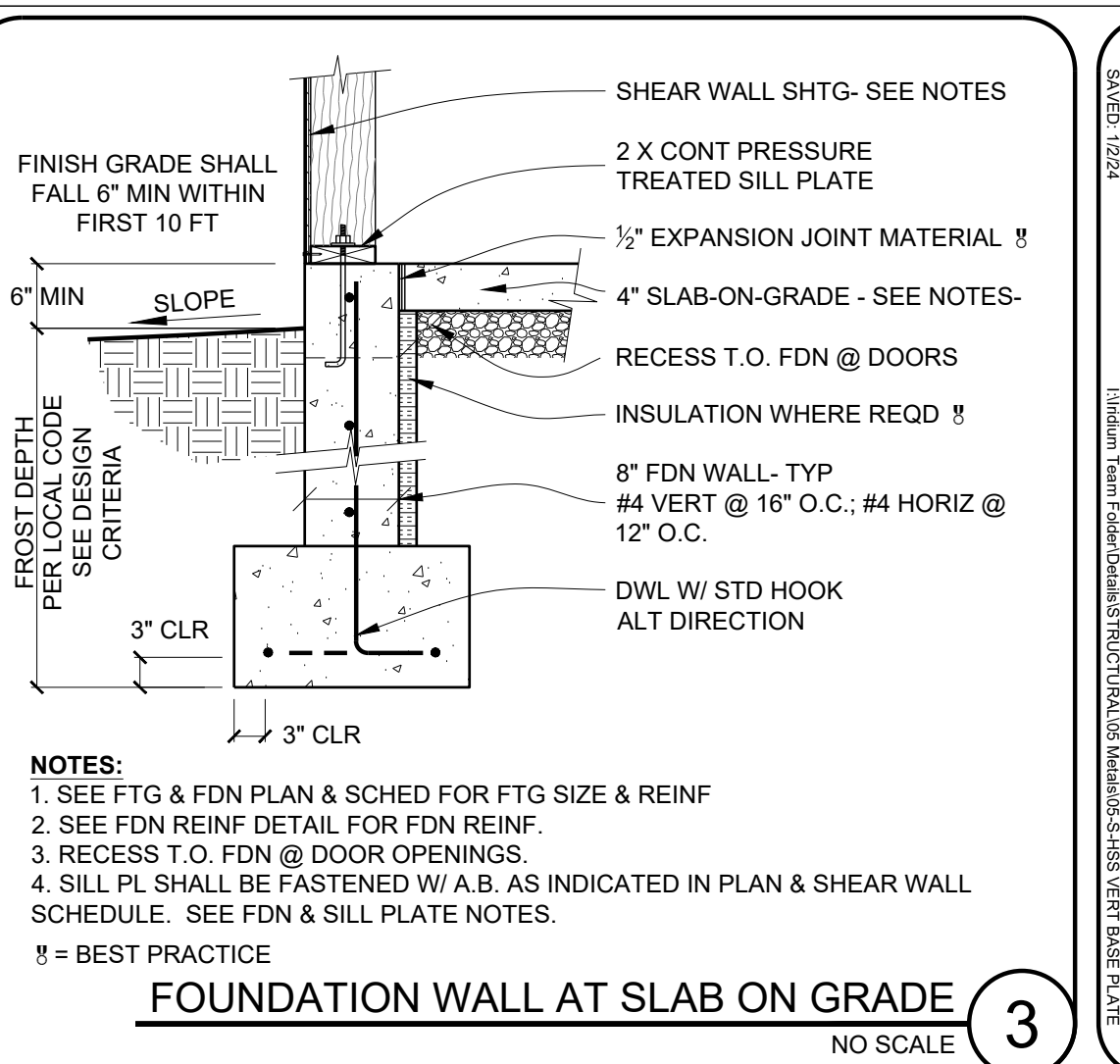
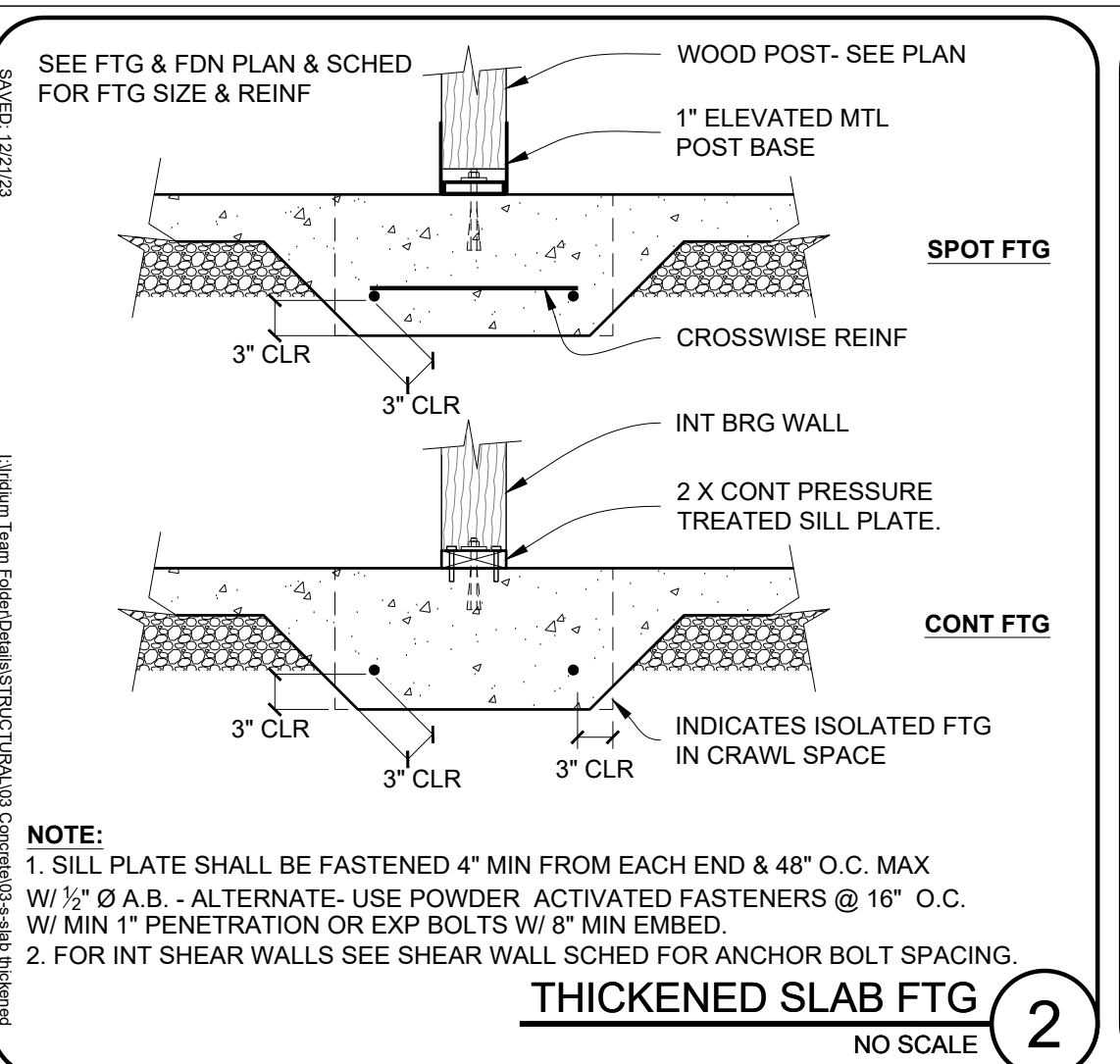
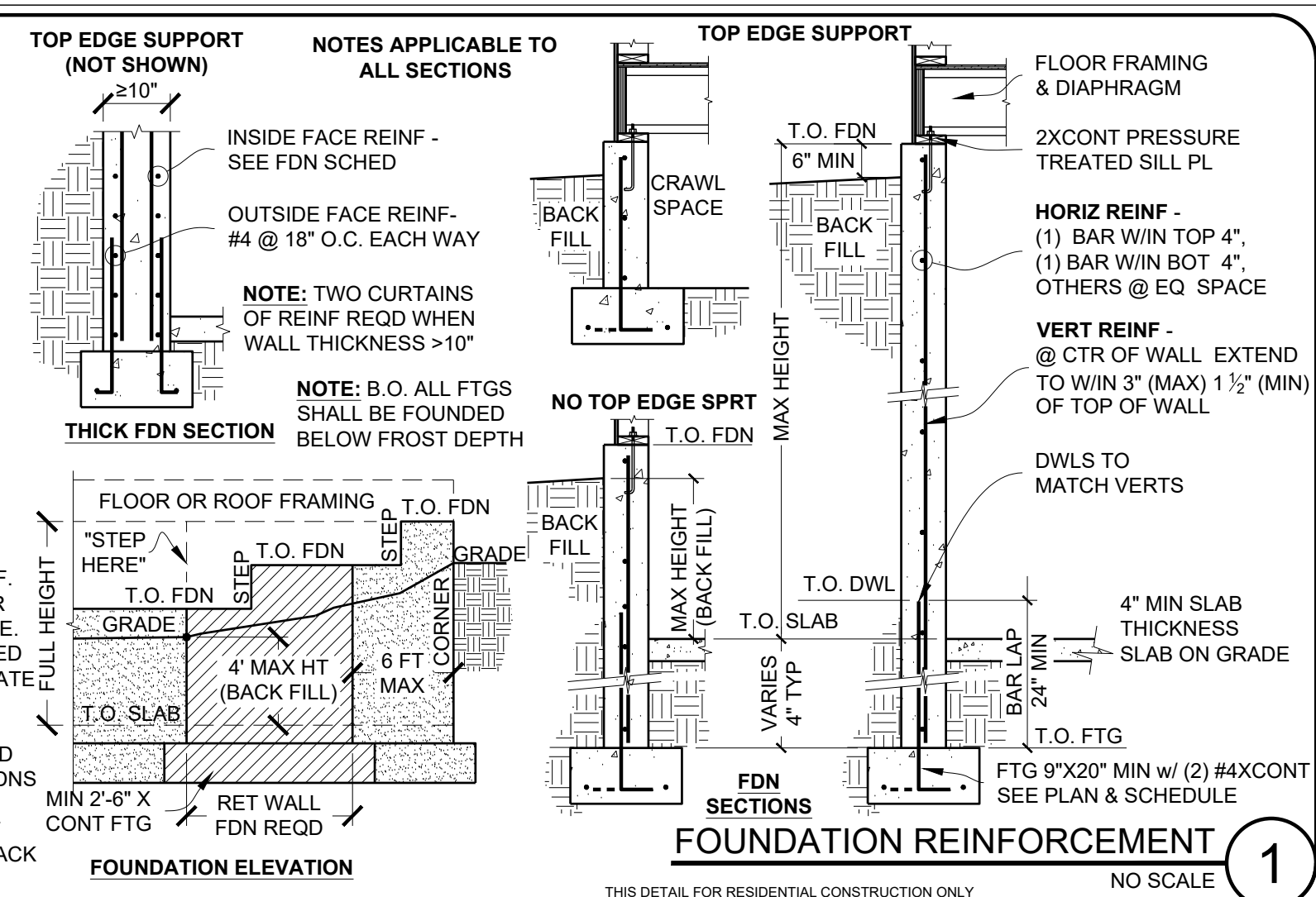
FOUNDATION WALL	REIN STEEL		
MAX HEIGHT	THICK	VERT	HORIZ
≤4'	8" MIN	#4 @ 16"	#4 @ 12"
4'-6"	8" MIN	#4 @ 16"	#4 @ 12"
>6"	8" MIN	#4 @ 16"	#4 @ 12"
8' / 10'	8" MIN	#4 @ 12"	#4 @ 12"
9' / 10'	8" MIN	#4 @ 12"	#4 @ 10"
11'	8" MIN	#4 @ 12"	#4 @ 10"
12'	10" MIN	#5 @ 12"	#4 @ 10"
>12'	SEE DEEP FDN DETAILS		

NO TOP EDGE SUPPORT
SEE RETAINING WALL DTLs

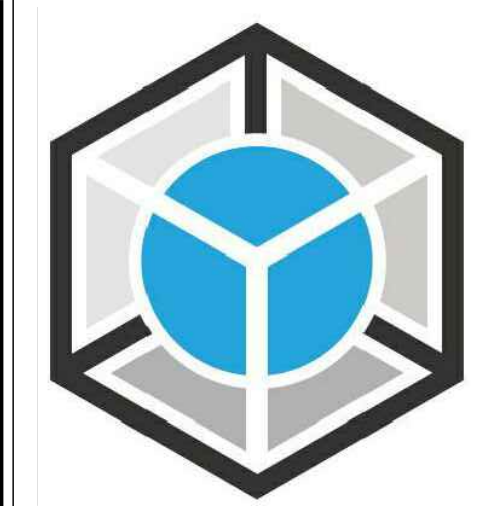
TOP EDGE SUPPORTED
SEE RETAINING WALL DTLs

REIN FREE STANDING FDN (NO BACKFILL EITHER SIDE) & FDN EQUALLY BACKFILLED EA SIDE SAME AS 8" TYP MAX HT FDN

NOTES:
1. BASED ON 3,000 PSI CONC AND 60,000 PSI REINF.
2. INSET SILL PL & FRMG FOR MAS VENEER. WIDER FDN THICKNESS REQD FOR >4" MAS VENEER LEDGE.
3. SILL PL SHALL BE FASTENED W/ A.B. AS INDICATED IN PLAN & SHEAR WALL SCHED. SEE FDN & SILL PLATE NOTES.
4. RETAINING WALL TYPE FTG & FDN MUST BE INSTALLED WHERE TOP OF FDN IS NOT SUPPORTED W/ FLR OR ROOF DIAPHRAGM. RETAINING WALL FDNs REQUIRE: WIDER FTGS, ADDL REINF & SPECIAL PLACEMENT OF REINF & DWLS. RECOMMEND THAT FDN WALL MAINTAINS FULL HT UNTIL MAX HT OF BACK FILL ≤ 4 FT. SEE RETAINING WALL DETAILS.



NO.	DATE	REVISION	BY	CHK	APP



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PROJECT:
SEVEN BROTHERS DINER

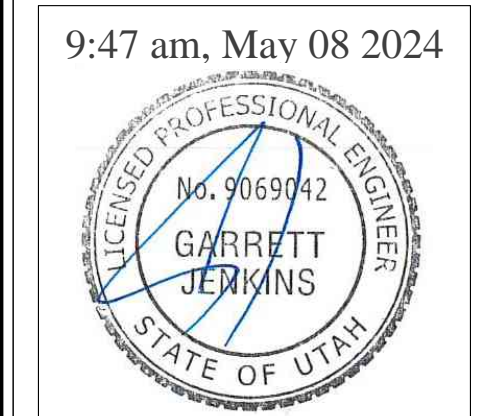
4952 WEST 12600 SOUTH,
LOT 7 HERRIMAN, UTAH

ARCHITECT:
IRIDIUM AE

SHEET TITLE:
STRUCTURAL DETAILS

DESIGN TEAM
LEAD: GARRETT E. JENKINS
ENG: JOSH KINGSTON

9:47 am, May 08 2024



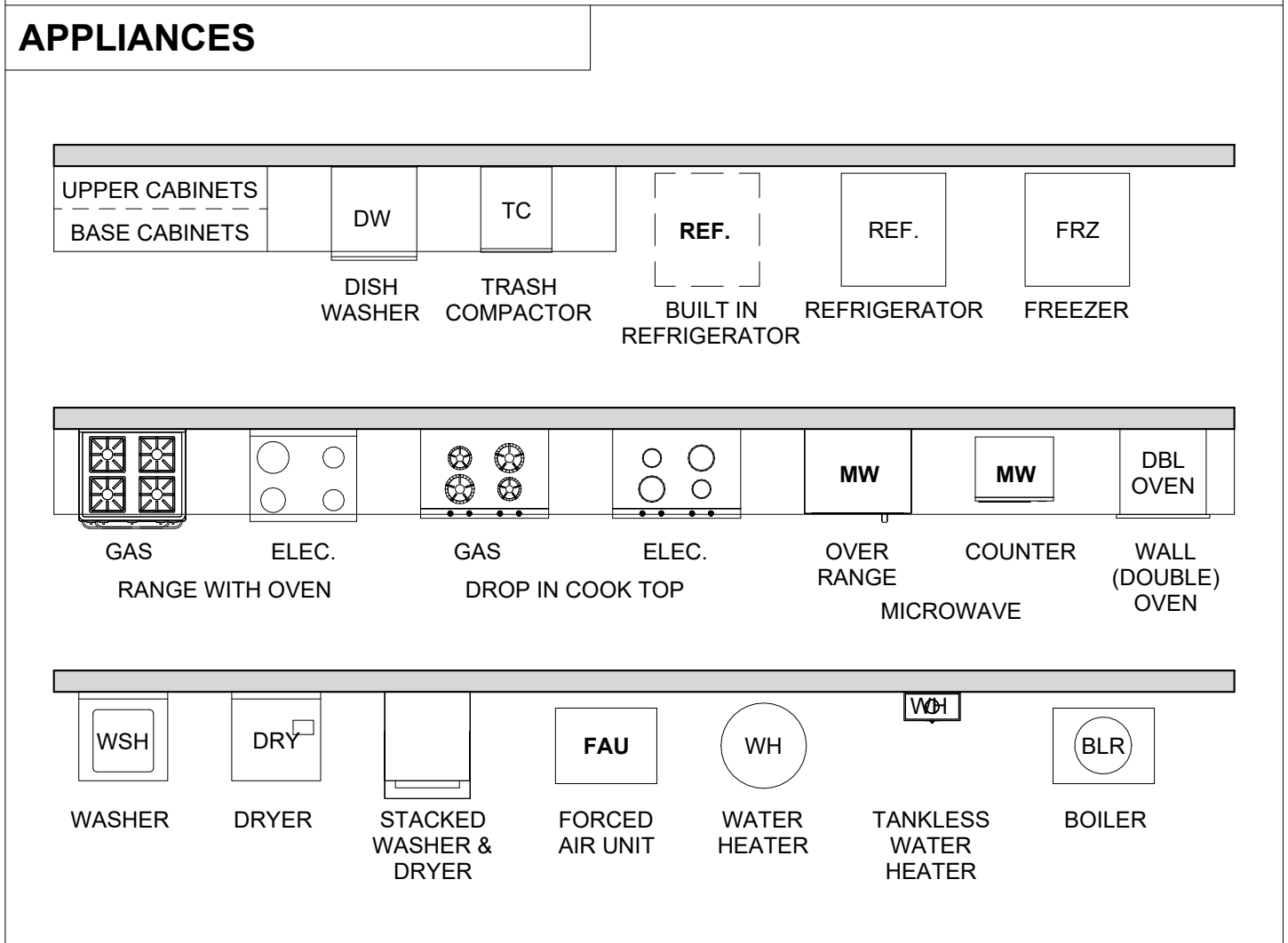
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DRAWN BY: SDK
SHEET SIZE: 24x36
ISSUE DATE: MAY 08, 2024
PLOT DATE: May 08, 2024 9:28am
SHEET NO: **S-500**
STATUS: PERMIT SET

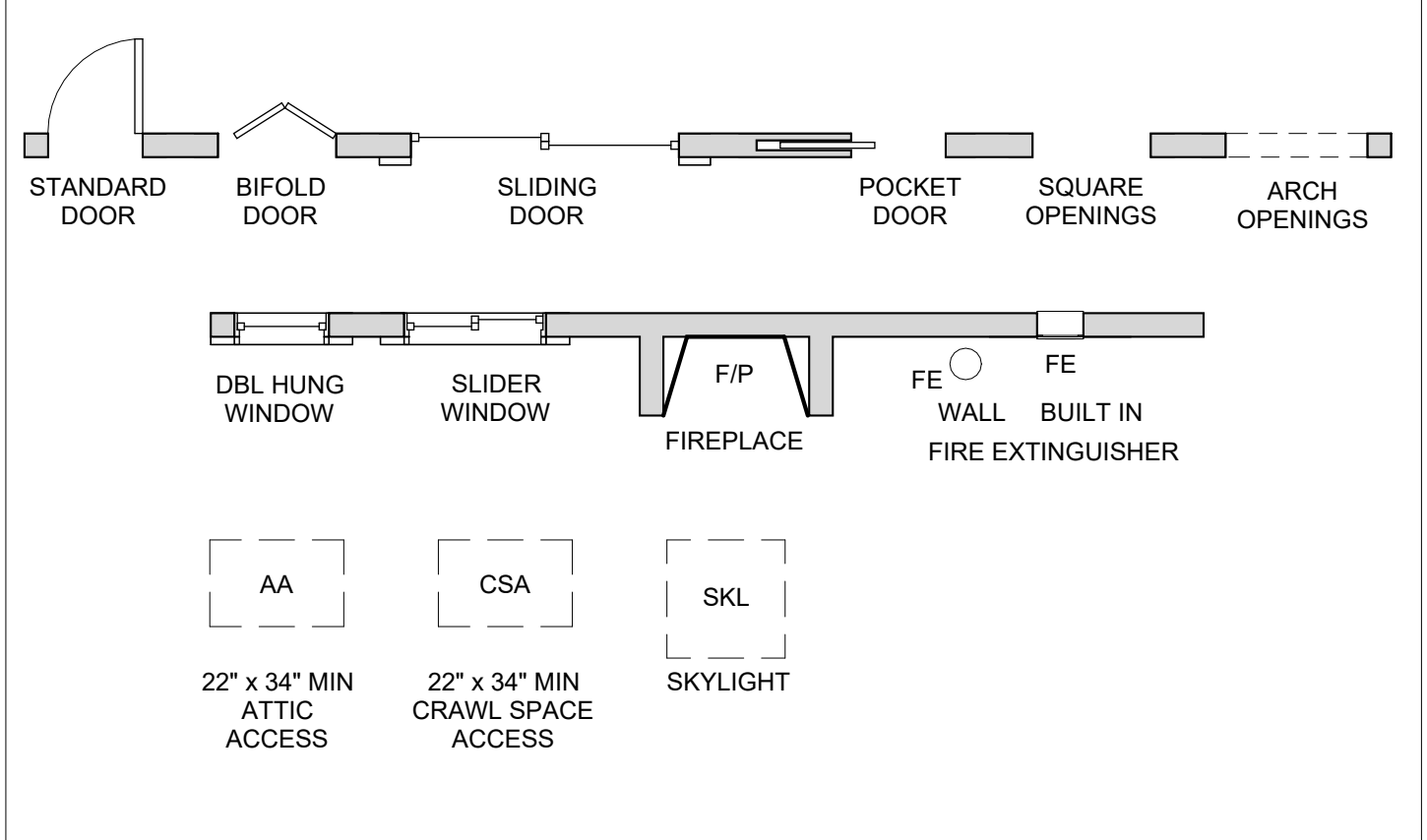
ABBREVIATIONS & ACRONYMS				
A	A/EOR ARCHITECT OF RECORD AB ANCHOR BOLT ABV ABOVE ACA AIR COMPRESSOR ADA AMERICAN DISABILITY ACT ADOL ABOVE FINISHED FLOOR AGGR AGGREGATE AHL AUTHORITY HAVING JURISDICTION ALUM ALUMINUM AMT AMOUNT ANCH ANCHOR A.P.A. AMERICAN PLYWOOD ASSOC. APPROX APPROXIMATE APPROV APPROVED ARCH ARCHITECT / ARCHITECTURE ATCH ATTACHED AVG AVERAGE	G GAS GAGE OR ELECTRICAL GALV GALVANIZED G.C. GENERAL CONTRACTOR GLB GLASS GLS GLUE LAMINATED BEAM GND GROUND GPF GALLONS PER MINUTE GPM GPM GR GRADE GWB GYPSUM WALL BOARD	P PANTRY PC PRECAST PCF POUNDS PER CUBIC FOOT PCI POUNDS PER CUBIC INCH PEJ PREMOLDED EXPANSION JOINT PEN PENETRATION PERF PERFORATED PFJ PERIMETER FELT JOINT PL PLATE PLF POUNDS PER LINEAR FOOT PLYWOOD PLYWOOD PP PANEL POINT PREFAB PREFABRICATED PRVLM PROVIDED PST PRESTRESSED PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT POST-TENSIONED PWDR POWDER ROOM	
B	BD BOARD BL BOLLARD BLDG BUILDING BLKG BLOOMING BLR BOILER BM BEAM B.O. BOTTOM OF BOT BOTTOM BRG BEARING BRK BRICK BSMT BASEMENT BTR BETTER BTWN BETWEEN	I ID INSIDE DIAMETER IBC INTERNATIONAL BUILDING CODE ICC INTERNATIONAL CODE COUNCIL IF INSIDE FACE IN INCH IN2 SQUARE INCHES IN3 CUBIC INCHES INCL INCLUDE INFO INFORMATION INT INTERIOR IRC INTERNATIONAL RESIDENTIAL CODE ISBU INTERMODAL STEEL BUILDING UNIT	Q QTY QUANTITY	
C	CANT CANTILEVER C-C CENTER TO CENTER CG CENTER OF GRAVITY CIP CAST IN PLACE CIR CIRCLE CJ CONSTR CONTROL JOINT CJP COMPLETE JT PENETRATION CL CENTERLINE CLO CLOSET CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONN CONNECTION CONST CONSTRUCTION CONT CONTINUE (CONTINUOUS) CONTR CONTRACTOR CRS CURBS, SPACE ACCESS CSK COUNTERSINK CTR CENTER CU FT CUBIC FOOT (FEET) CU YD CUBIC YARD CV CENTRAL VACUUM	J JC JANITORS CLOSET JST JOINT(S) JT JOINT(S)	S SCHED SCHEDULE SCWD SOLID CORE WOOD SECT SECTION SEGL SAFETY GLASS SHGC SOLAR HEAT GAIN COEFFICIENT SHT SHEET SMTG SHEATHING SIM SIMILAR SKL SKYLIGHT SLAB SLAB ON GRADE SPEC SPECIFICATIONS SPRT SUPPORT SS STANDARD SSD SERVICE SINK STD STANDARD STIFF STIFFENER STR STRIP STL STEEL STO STORAGE STRUCT STRUCTURE / STRUCTURAL	
D	DBA DEFORMED BAR ANCHOR DBL DOUBLE DEG DEGREE DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DISC DISCIPLINE DISC DISK DN DOWN DRY DRYER DYL DETAIL DUP DUPLICATE DVLIP DEVELOP DW DISH WASHER DWG DRAWING DWL DOWEL	L LAT LATERAL LBS (S) POUNDS (S) LD LOAD LEV LEVEL LF LINEAL LIN LINEAL LL LIVE LOAD LH LONG LEG HORIZONTAL LV LONG LEG VERTICAL LT LIGHT LT WT LIGHT WEIGHT LVL LEVEL LWC LAMINATED VENEER LUMBER LWC LIGHT WEIGHT CONC	K KIP 1000 LBS KLF KIPS PER LINEAL FOOT KSF KIPS PER SQUARE FOOT KSI KIPS PER SQUARE INCH	T T & B TOP & BOTTOM T & G TONGUE & GROOVE TC TRASH COMPACTOR TEL TELEPHONE TMPL TEMPLATE TOW TOP OF WALL THD THREADED THK THICK / THICKNESS THRU THROUGH TL TOTAL LOAD T.O. TOP OF TOC TOP OF CONCRETE TOF TOP OF FOOTING TOM TOP OF MASONRY TOS TOP OF STEEL TV TELEVISION TYP TYPICAL
E	EACH END TO END E-F EACH FACE EFS EXT INSULATION FINISH SYSTEM ELEC ELECTRICAL ELEV ELEVATION ELVR ELEVATOR ENG ENGINEER / ENGINEERING EQ EQUAL EQ SP EQUAL SPACE(D) EQUIP EQUIPMENT ES EACH SIDE EST ESTIMATE EV EACH WAY E-W EAST TO WEST EXC EXCAVATE EXIST EXISTING EXP EXPANSION EXT EXTERIOR	M MEM MALE MNS MASONRY MAX MAXIMUM MC MOMENT CONNECTION MECH MECHANICAL MEMB MEMBRANE MEZZ MEZZANINE MFD MANUFACTURED MFR MANUFACTURER MIN MINIMUM MISC MISCELLANEOUS MO MASONRY OPEN MTL METAL MTRL MATERIAL	U ULT ULTIMATE UNEX UNLESS UNO UNLESS NOTED OTHERWISE	V VERT VERTICAL VRY VERIFY V.J.F. VERIFY IN FIELD
F	F FEMALE FAB FABRICATE FAU FORCED AIR UNIT FD FLOOR DRAIN FEN FOUNDATION FE FIRE EXTINGUISHER FF FISH FLOOR FFAE FURNITURE, FIXTURES & EQUIPMENT F.F. FACE TO FACE FIN FINISH FLD FIELD FLC FLANGE FLR FLOOR FRFP FIREPROOFING FIP FIREPLACE FRAM FRAMING FRZ FREEZER FS FAR SIDE FT FOOT FT2 SQUARE FOOT FT3 CUBIC FOOT FTG FOOTING	N NOT APPLICABLE NF NEAR FACE NS NEAR SIDE / NON-SHRINK N-S NORTH-SOUTH NIC NOT IN CONTRACT NTS NOT TO SCALE NFA NET FREE AREA	W W WITH W WIDTH W WOMEN WC WATER CLOSET WD WOOD WH WATER HEATER WIC WALK IN CLOSET WP WATER PROOF WS WATERSTOP WSH WASHER WT WEIGHT WWF WELDED WIRE FABRIC	X X ON CENTER OD OUTSIDE DIAMETER OF OFFICE O.F. OUTSIDE FACE O.H. OPPOSITE HAND OHD OVERHEAD DOOR OPNG OPENING OPP OPPOSITE OWST OPEN WEB STEEL JOIST
O	O.C. ON CENTER OD OUTSIDE DIAMETER OF OFFICE O.F. OUTSIDE FACE O.H. OPPOSITE HAND OHD OVERHEAD DOOR OPNG OPENING OPP OPPOSITE OWST OPEN WEB STEEL JOIST	Y YD YARD	Z	

SCALE OF DRAWINGS			
1. IF BAR SCALE ABOVE DOES NOT MEASURE @ 2" THEN DRAWINGS ARE NOT PRINTED @ 100% (1"=50%).			
2. WRITTEN SCALES INDICATED ON DRAWINGS AND DETAILS ARE INCLUDED TO ASSIST W/ TAKEOFF AND CONSTRUCTION			
3. GRAPHIC SCALE BARS ARE INCLUDED ON SOME DRAWINGS TO IMPROVE READABILITY WHEN NOT PRINTED @ 40% OR 100%			
4. DUE TO VARIATIONS IN BOTH SOFTWARE AND HARDWARE (PRINTERS) SCALES MAY NOT ACCURATELY REPRESENT INTENDED DIMENSIONS.			
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DESIGNATED SCALES OR SCALE BARS.			
6. SCALES INDICATED ON DRAWINGS AND DETAILS ARE ACCURATE WHEN PRINTED AT 100%. SEE "100% DWG SIZE" IN TITLE BLOCK.			
7. PRINTS AT 100% MAY BE MADE ON LARGER PAPER.			

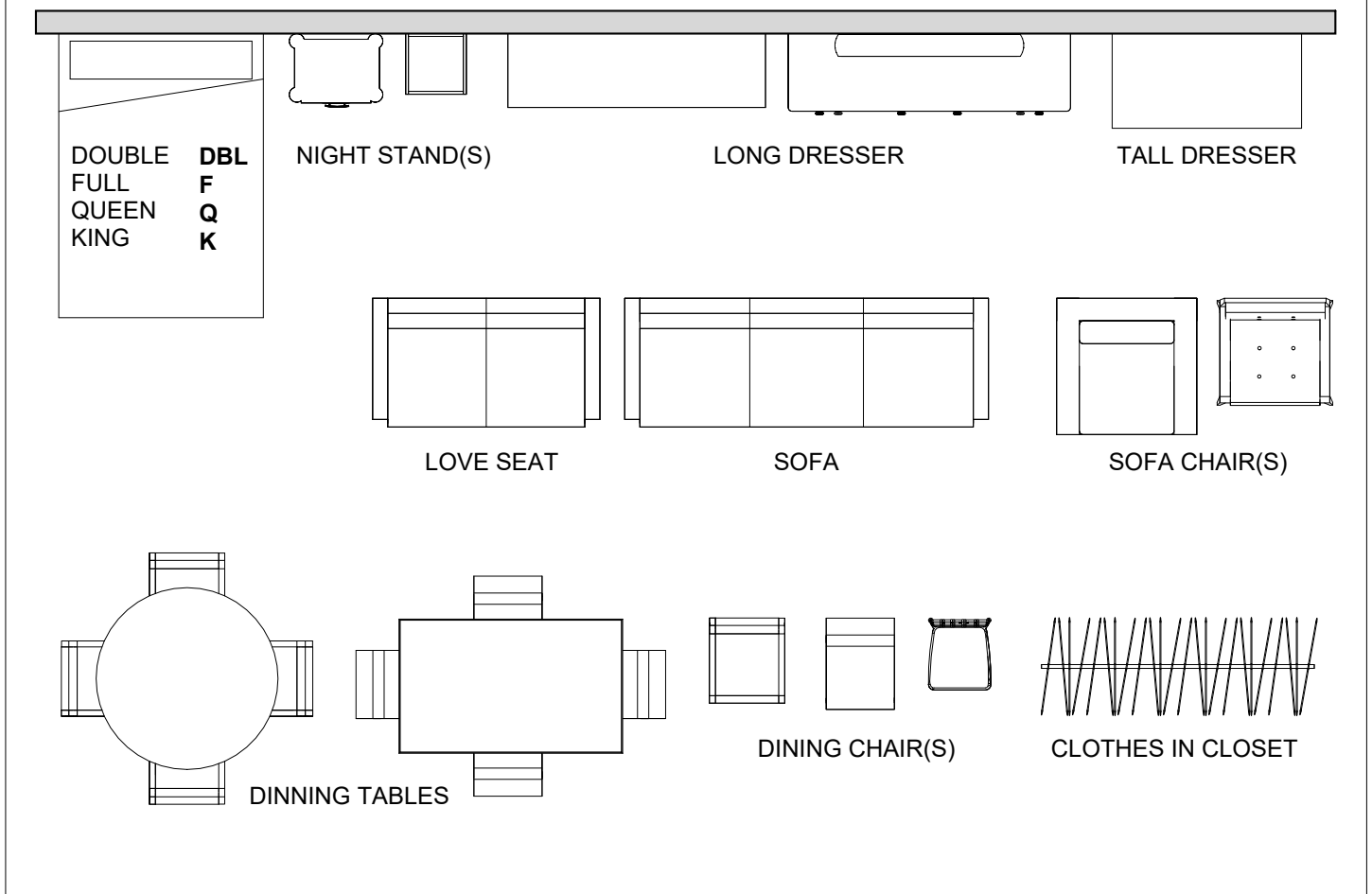
ARCHITECTURAL PLAN SYMBOLS



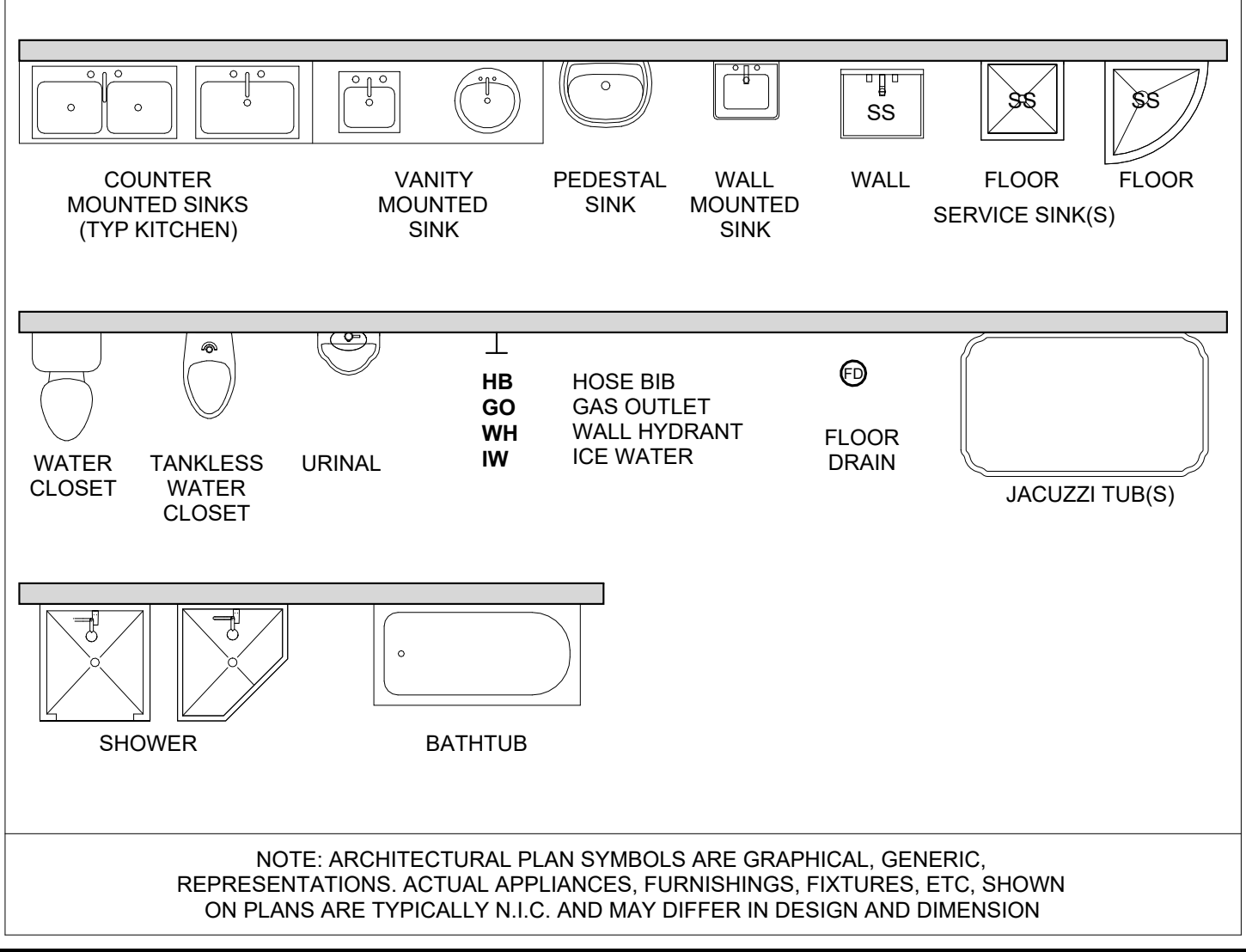
DOORS/ WINDOWS, AND MISC



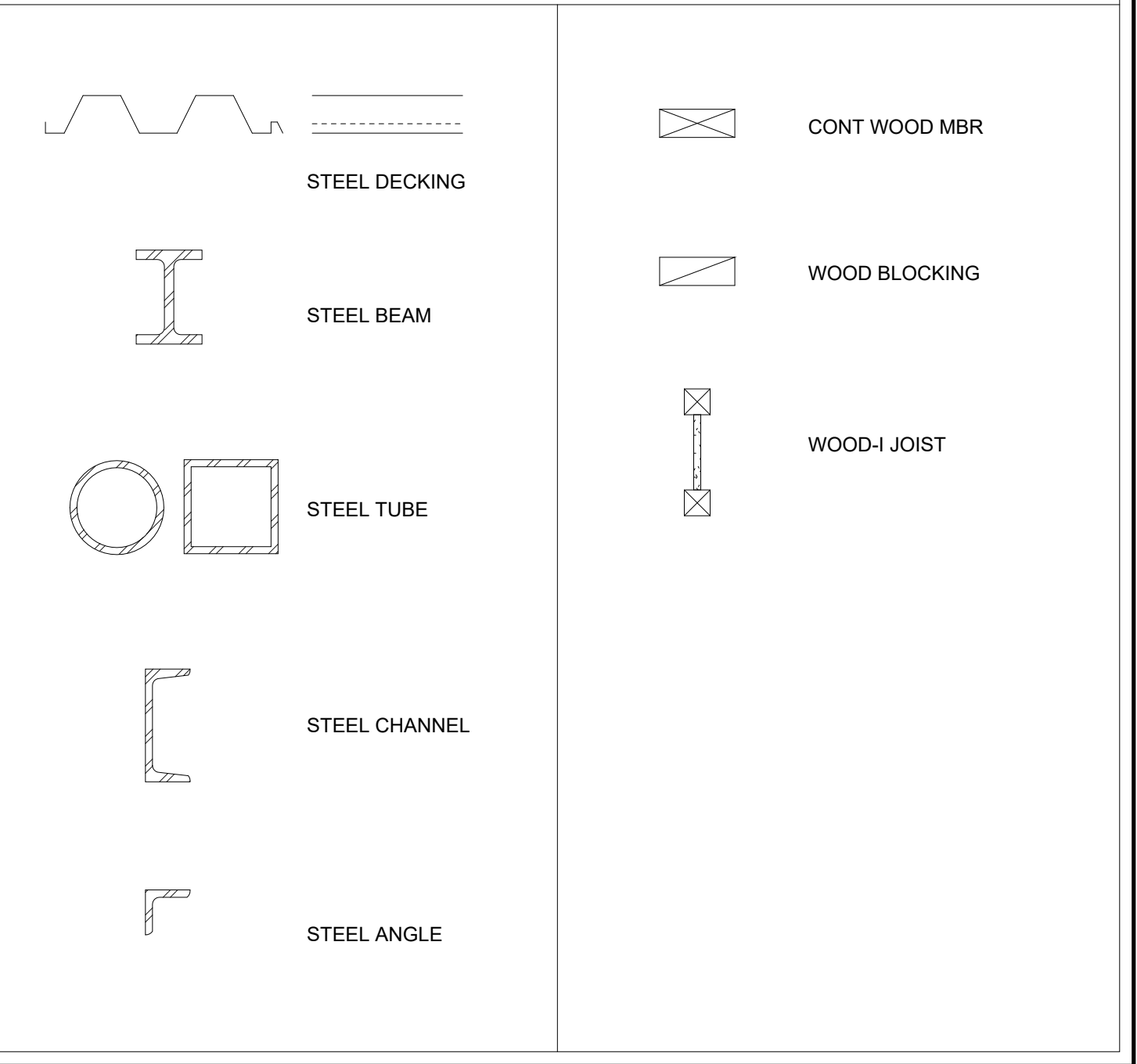
FURNISHINGS



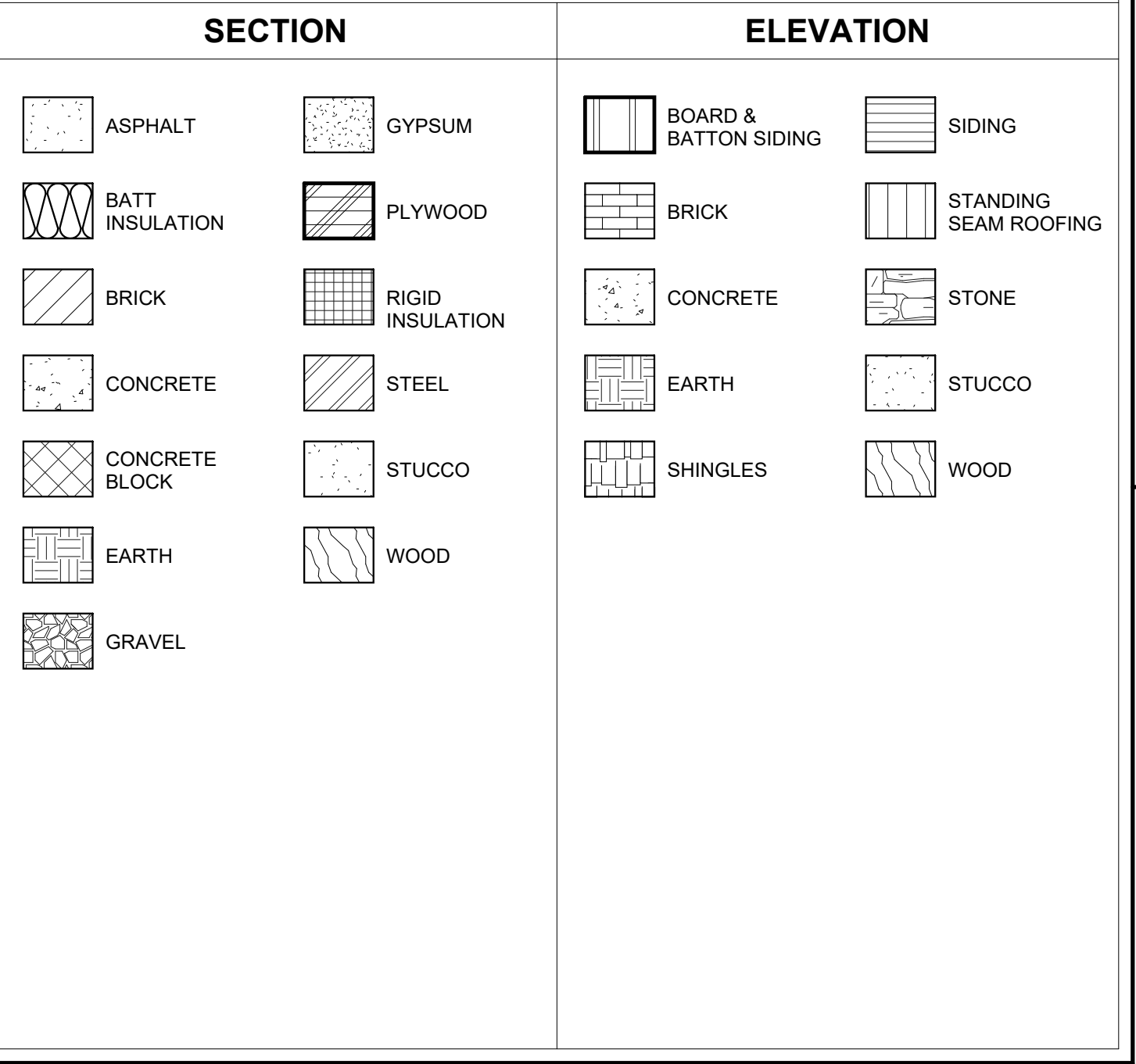
PLUMBING FIXTURES



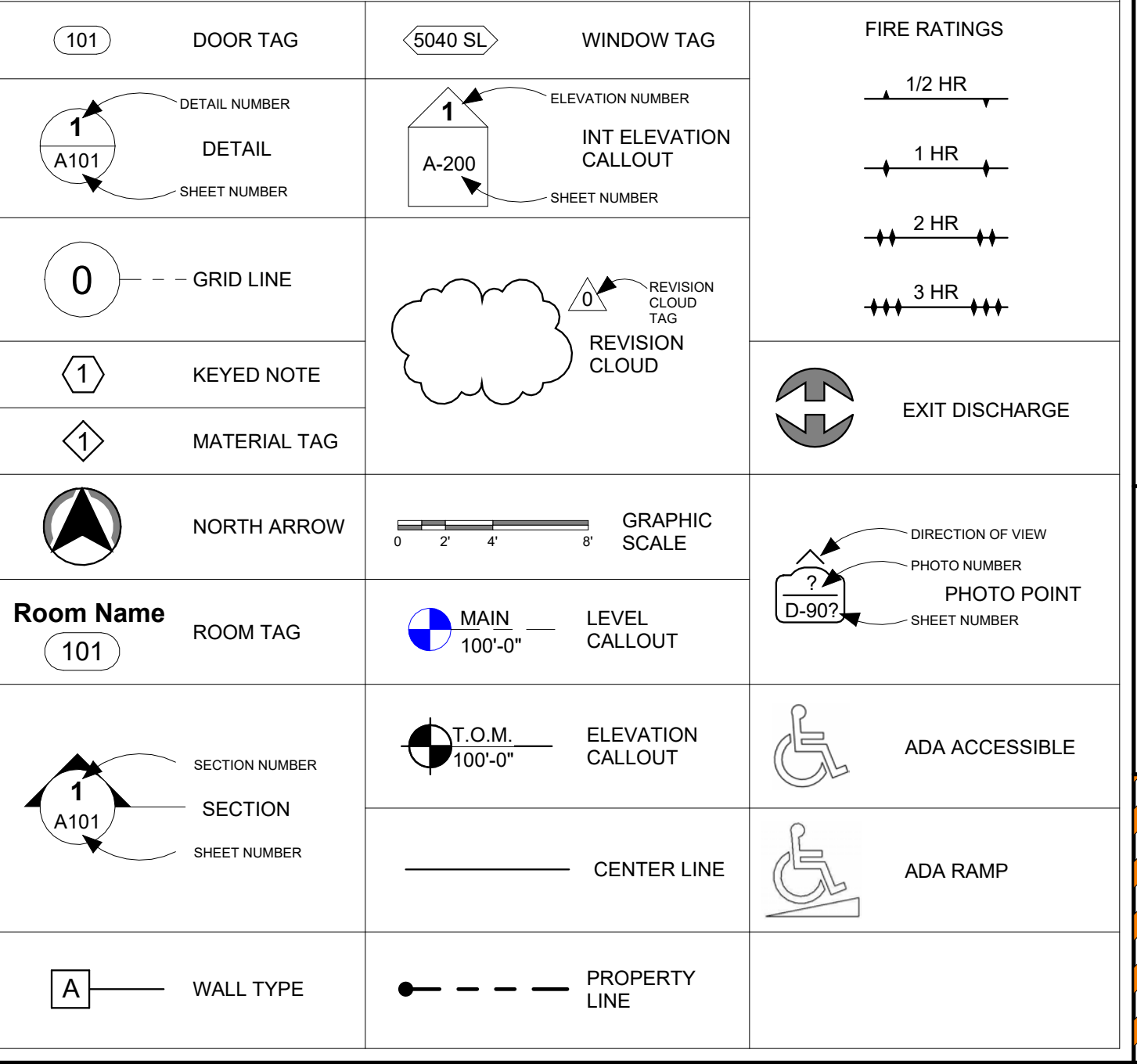
DETAIL COMPONENT LEGEND



FILL PATTERN LEGEND



GRAPHIC SYMBOL LEGEND



DRAFTING NOTES

- ### GENERAL
- ABBREVIATIONS, SYMBOLS, LEGENDS AND REFERENCES ON THIS PROJECT SHALL BE AS COMMONLY INDICATED BY THE NATIONAL BUILDING SCIENCE, CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI), AMERICAN INSTITUTE OF ARCHITECTS (AIA), AND UNITED STATES NATIONAL CAD STANDARDS (NCS).
 - SHOULD AN ABBREVIATION OCCUR TO WHICH THE READER IS UNFAMILIAR, CONTACT IRIDIUM FOR AN INTERPRETATION.
 - SYMBOLS AND PATTERNS SHOWN ON THIS SHEET WILL NOT ALL BE USED ON ANY PARTICULAR PROJECT.
 - SIMILAR AND ADDITIONAL SYMBOLS AND PATTERNS MAY BE USED OR SUBSTITUTED FOR THOSE SHOWN ON THIS SHEET.
 - DISCIPLINE SPECIFIC SYMBOLS, PATTERNS AND OTHER DRAFTING INFORMATION CAN BE FOUND ON PLANS AND DOCUMENTS FOR EACH DISCIPLINE.
 - YOUR OPINION AND INPUT ON ANY OF OUR VISUAL COMMUNICATION EFFORTS AND PRODUCTS ARE APPRECIATED. PLEASE FORWARD ANY OF YOUR COMMENTS OR RECOMMENDATION TO ANY OF OUR STAFF.
- ### DIMENSIONING
- FIELD VERIFY AND REVIEW ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS WITH ACTUAL BUILDING SITE PRIOR TO COMMENCING ANY WORK ON THIS PROJECT.
 - FIELD VERIFY AND REVIEW DIMENSIONS, POTENTIAL INTERFERENCES AND CONFLICTS PRIOR TO PURCHASE AND DELIVER OF ANY APPLIANCES, FIXTURES, OR BUILT-INS.
 - TYPICAL INTERIOR AND EXTERIOR DIMENSIONS SHOWN OF EXISTING STRUCTURES ARE MEASURING TO FINISHED SURFACES.
 - TYPICAL INTERIOR DIMENSIONS SHOWN ON PLANS OF NEW STRUCTURE ARE TO FACE OF ROUGH FRAMING. COMMON WOOD STUDS ARE 3-1/2" OR 5-1/2" WIDE. COMMON STEEL STUDS ARE 3-1/2" OR 6" WIDE.
 - TYPICAL EXTERIOR DIMENSIONS SHOWN ON PLANS OF NEW STRUCTURE ARE MEASURING TO OUTER FACE OF FOUNDATIONS, FACE OF EXTERIOR SHEATHING, BLOCK OR FACE OF BRICK VENEER.
 - LEVEL/ ELEVATION CALLOUTS SHOWN ON PLANS, ELEVATIONS AND SECTIONS AT BASEMENTS, GARAGES, HARDSCAPING AND FOUNDATIONS INDICATE TOP OF CONCRETE/ SLAB-ON-GRADE.
 - FLOOR LEVEL/ ELEVATION CALLOUTS SHOWN ON PLANS, ELEVATIONS AND SECTIONS INDICATE TOP OF FLOOR SHEATHING OR CONCRETE.
 - ROOF LEVEL/ ELEVATION CALLOUTS SHOWN ON PLANS, ELEVATIONS AND SECTIONS INDICATE BEARING ELEVATION OF ROOF STRUCTURE/ TOP OF BEARING WALL.
 - ROOF LEVELS/ ELEVATION CALLOUTS SHOWN ON PLANS, ELEVATIONS AND SECTIONS MAY ALTERNATIVELY INDICATE TOP OF DECKING, SHEATHING, RIDGE, HIGH OR LOW POINT ON SLOPING ROOF.

BUILDING & ROOM AREAS

- BUILDING AREAS INDICATED IN TABLES ARE MEASURED TO OUTSIDE OF STRUCTURE.
- ROOM AREAS INDICATED IN TABLES ARE MEASURED TO INTERIOR FINISH SURFACES.
- COMMERCIAL BOMA STANDARDS FOLLOWED FOR BOMA AREA TABLES.

STRUCTURAL DETAILING & DESIGN

- STRUCTURAL PLANS AND DETAILS TAKE PRECEDENCE OVER ANY SHOWN IN ARCHITECTURAL NOTES, DETAILS, PLANS, ELEVATIONS OR SECTIONS.

NOTE: BLOCKS IN PLANS W/ STRIPED BORDERS INDICATE TOOLS/ TABLES INCLUDED TO ASSIST BUILDER COORDINATE WITH OWNER ON ACTUAL PRODUCTS INSTALLED.

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NO.	0	05/08/2024	DATE
BY	CHK	KCM	APP
REVISION NOTES			

SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

GENERAL ARCHITECTURAL DOCUMENT INFORMATION

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DRAWN BY: C.J.H., W.S.H. CHECKED BY: KCM, C.J.H.
KCM, C.J.H. DESIGN TEAM

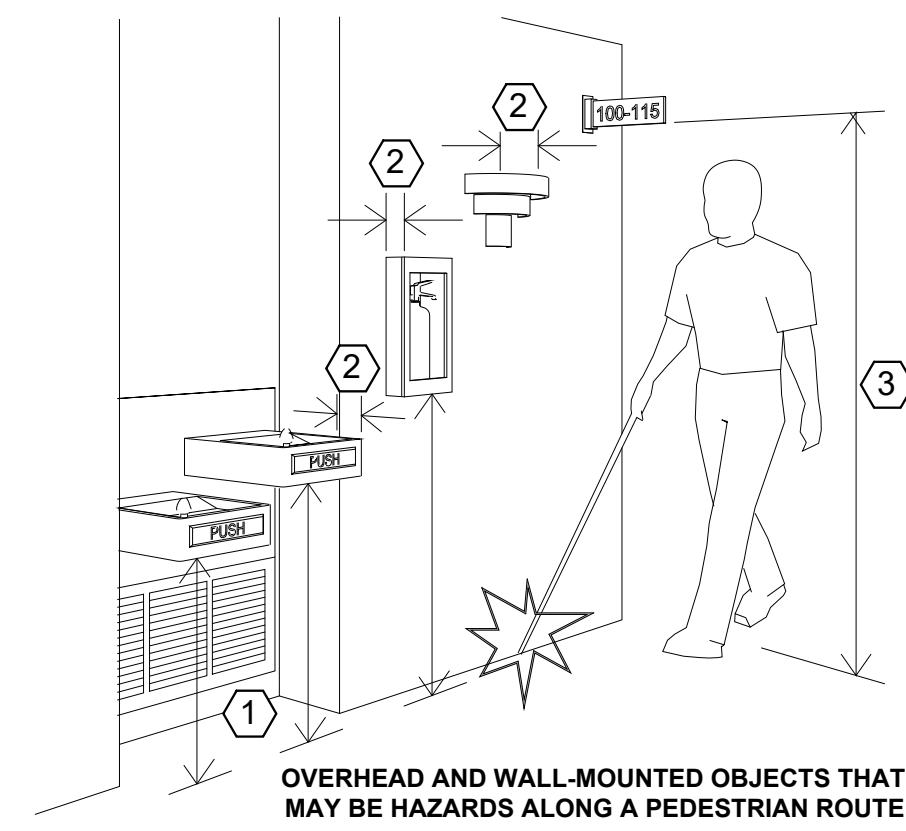
ISSUE DATE: 09 MAY 2024 REV. 0

SHEET NO.: **A-000** PROJECT NO.: **24-012**

ADA STDS 307 CSI 10

KEYED NOTES:

1. WALL MOUNTED DRINKING FOUNTAINS ARE A HAZARD WHEN THE FRONT PROJECTS MORE THAN 4 INCHES BEYOND THE WALL AND THE BOTTOM IS MORE THAN 2 INCHES ABOVE THE FLOOR.
2. WALL-MOUNTED OBJECTS CANNOT PROJECT MORE THAN 4 INCHES BEYOND THE WALL IF THE BOTTOM IS NOT IN THE CANE-DETECTABLE AREA BELOW 27 INCHES OFF THE FLOOR.
3. OVERHEAD OBJECTS MUST BE AT LEAST 80 INCHES OFF THE FLOOR.

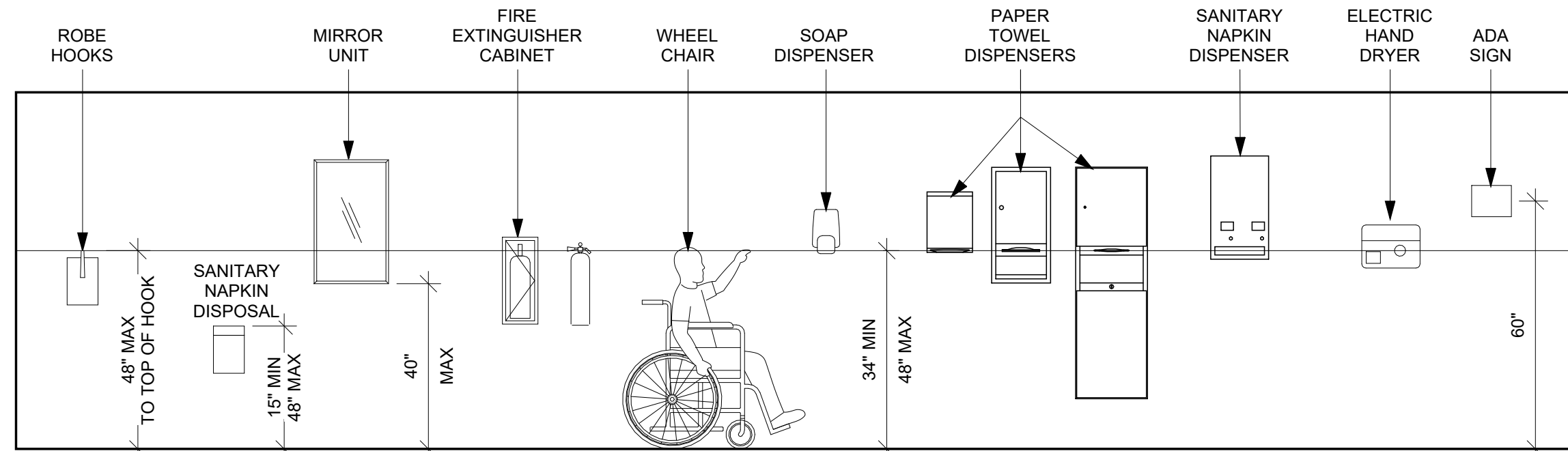


OVERHEAD AND WALL-MOUNTED OBJECTS THAT MAY BE HAZARDS ALONG A PEDESTRIAN ROUTE

1 WALL MOUNTED OBJECTS
NOT TO SCALE

ADA STDS ICC A117.1-2009 CSI 10

MAXIMUM REACH DEPTH AND HEIGHT						
MAXIMUM REACH DEPTH	0.5 INCH	2 INCHES	5 INCHES	6 INCHES	9 INCHES	11 INCHES
MAXIMUM REACH HEIGHT	48 INCHES	46 INCHES	42 INCHES	40 INCHES	36 INCHES	34 INCHES



2 ACCESSIBLE FIXTURES & ACCESSORIES
NOT TO SCALE

NOTES:

1. H.C. "ACCESSIBLE UNITS ARE TO BE MOUNTED AT HEIGHTS AS SHOWN IN THIS DETAIL. ADDITIONAL DRINKING, TOILETS, SINKS AND URINALS ARE TO BE MOUNTED AS PER MFG. RECOMMENDATIONS FOR STANDARD UNITS."
2. CONTRACTOR TO PROVIDE BLOCKING/BACKING FOR ALL CABINETS, GRAB BARS, HANDRAILS, TOILET ACCESSORIES, ETC. CONTRACTOR TO REVIEW ALL WALLS FOR COMPLETE BACKING PRIOR TO ENCLOSING FRAMING.
3. CONTRACTOR TO VERIFY THAT FIXTURES, ACCESSORIES, ETC. MEET ALL ACCESSIBILITY REQUIREMENTS (REF. LATEST ADOPTED IBC & ICC/ANSI A117.1).
4. ALL ACCESSORIES SHOWN ABOVE MAY NOT BE REQUIRED.

OPERABLE PARTS:

1. OPERABLE PARTS (HANDLES, PULLS, LATCHES, LOCKS, CONTROLS, ETC.) SHALL BE BETWEEN 34" AND 48" MAX AFF. PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 LBS MAX.

ACCESSIBILITY NOTES

1. SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES. TEMPORARY OR PERMANENT SHALL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES.
2. LIMITED EXCEPTIONS ARE AVAILABLE FOR EXISTING SITES AND FACILITIES, ETC., AND RESTRICTED ACCESS, NON-PUBLIC AREAS.
3. **TOLERANCES:** DIMENSIONS NOTED FOR ACCESSIBILITY PROVISIONS AS "MAX" OR "MIN" REPRESENT THE ABSOLUTE LIMITS OF A REQUIREMENT AND CANNOT BE EXCEEDED BY THE ADDITION OF A FINISH MATERIAL OR VARIATION IN CONSTRUCTION PRACTICE TO THE MAXIMUM EXTENT FEASIBLE.
4. CHAIRS/ FURNITURE SHALL BE REMOVABLE IN OFFICES, W/ WAITING AREAS, ETC. TO ALLOW FOR WHEELCHAIRS.
5. DOOR DIMENSIONS ARE CRITICAL, ESPECIALLY FOR THOSE WHO USE WHEELCHAIRS. AND WHILE THE ADA REQUIRES ONLY A 32" WIDTH, MANY DESIGNERS ARE SPECIFYING A 36" DOOR FOR GREATER EASY OF ENTRY AND EGRESS.

HINGED DOOR

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NO.	DATE	BY	CHK	APP
0	05/08/2024			

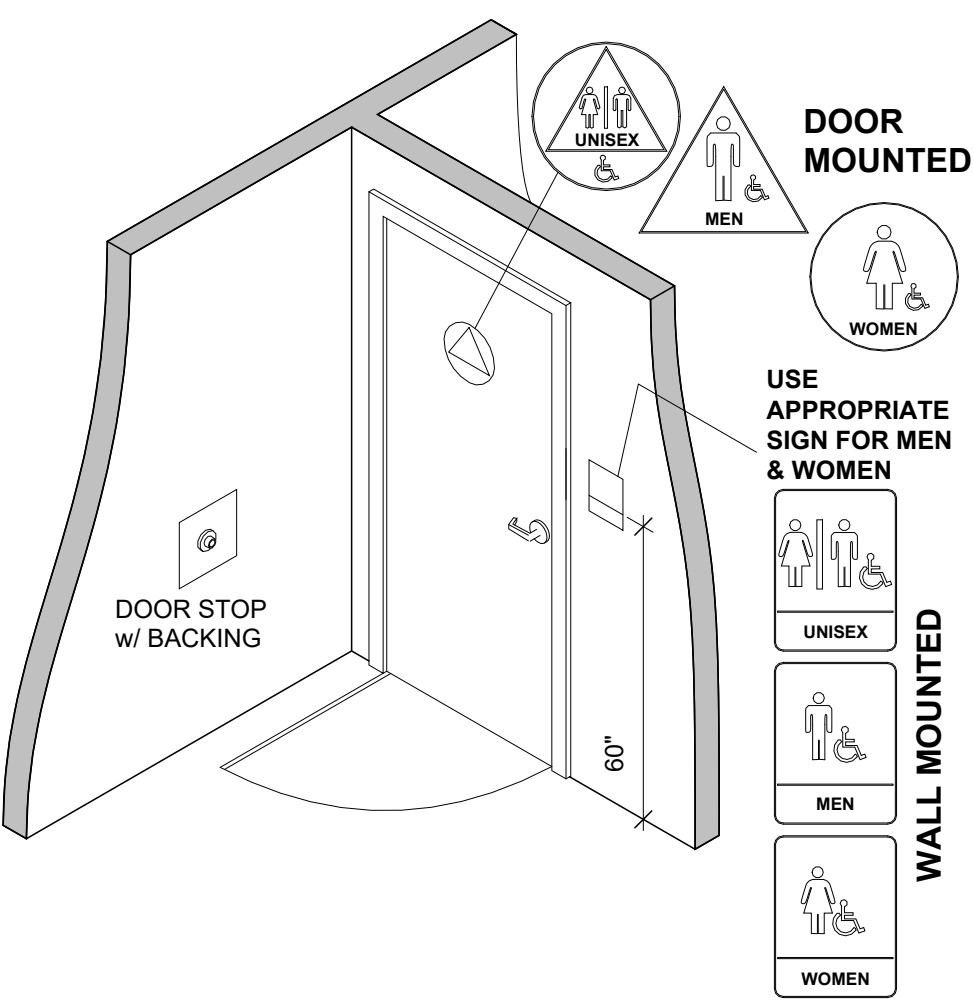
RELEASED FOR PERMITTING REVISION NOTES

NOT ALL ITEMS APPLY TO ALL PROJECTS

ADA STDS 703 CSI 10

NOTES:

1. PICTOGRAM FIELD SHALL BE 6" MIN IN HEIGHT (BRAILLE SHALL NOT BE IN THE PICTOGRAM FIELD).
2. MIN CHARACTER HEIGHT OF 5/8" FOR VISUAL SIGN ACCOMPANIED BY GRADE II BRAILLE WITH DOMED OR ROUNDED SHAPES. THERE SHALL BE 3/8" SEPARATION FROM OTHER CHARACTERS OR RAISED ELEMENTS OR BORDERS OF THE SIGN OF THE BRAILLE CHARACTERS.
3. TACTILE CHARACTERS SHALL BE 48 INCHES MIN ABOVE FLOOR, MEASURED TO THE BASELINE OF LOWEST TACTILE CHARACTER AND 60 INCHES MAX ABOVE FLOOR, MEASURE TO THE BASELINE OF HIGHEST TACTILE CHARACTER.

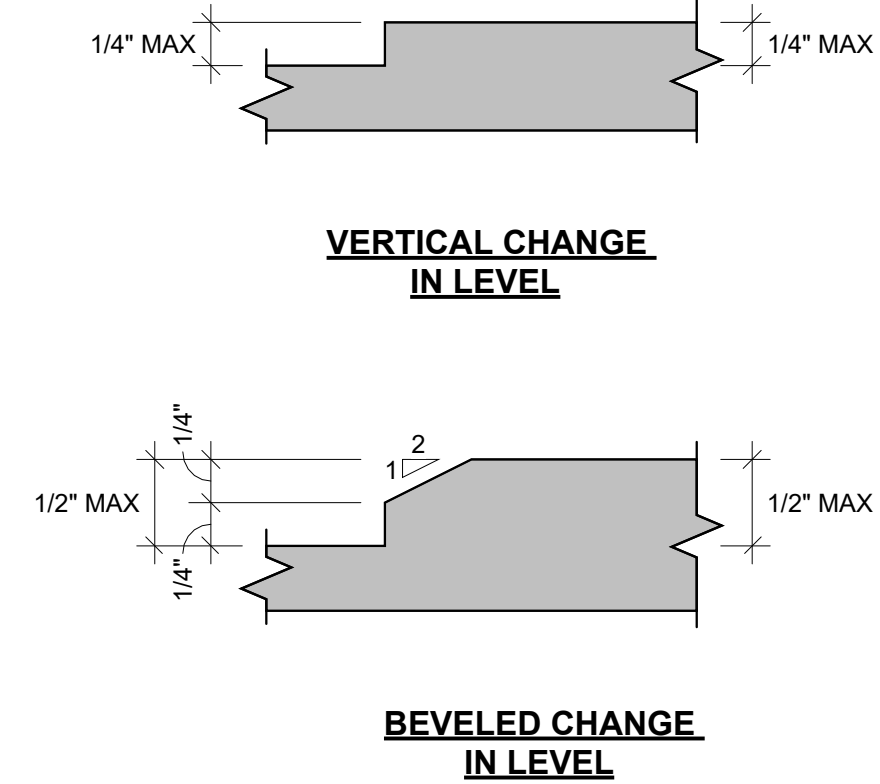


3 ADA SIGNAGE
NOT TO SCALE

ADA STDS 303 CSI 09

NOTES:

1. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
2. BEVELLED CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN AND 1/2" HIGH MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
3. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED WITH A SLOPE NOT GREATER THAN 1:20 AND SHALL NOT BE LESS THAN 36 INCHES WIDE. SEE ADA RAMP DETAIL.

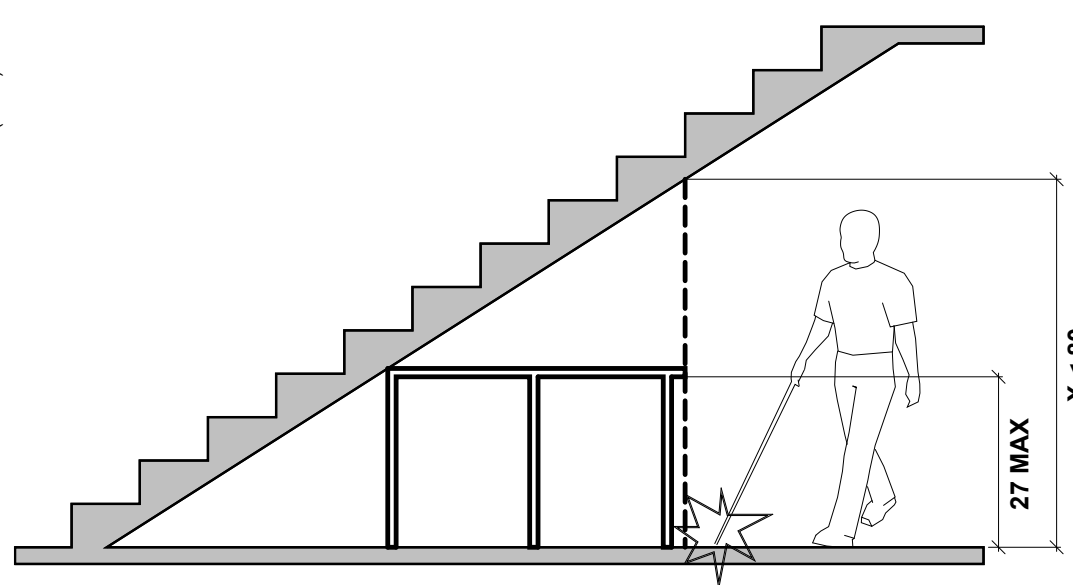


4 CHANGES IN LEVEL
NOT TO SCALE

ADA STDS 307.4 CSI 12

NOTES:

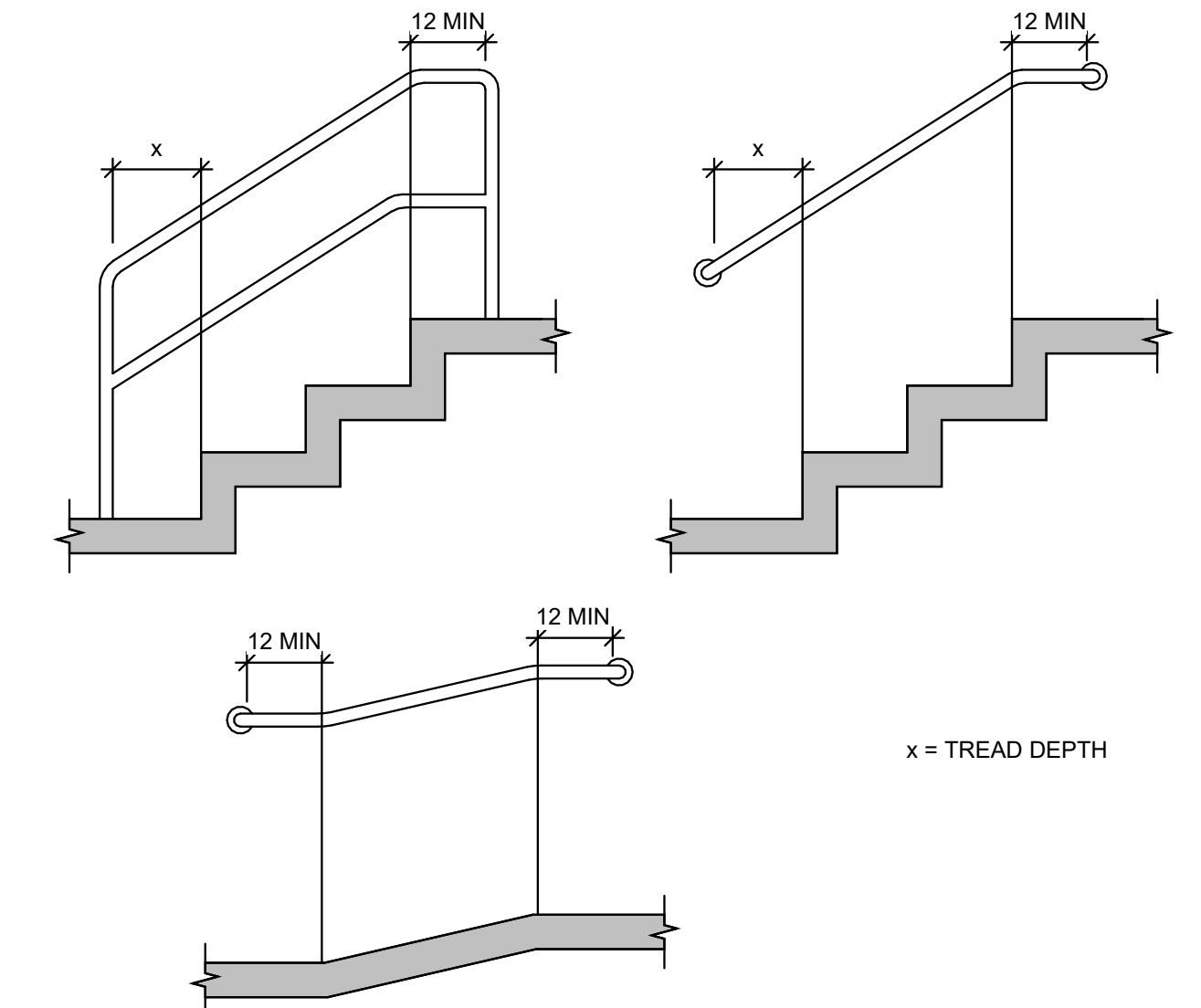
1. PROVIDE 27" MIN HIGH GUARDRAIL BELOW BOTTOM OF STAIRS UP TO 8'-8" MIN HH.
2. 1 1/2" Ø PIPE MIN W/ POSTS @ 48" MAX O.C.
3. USE STAINLESS STEEL, GALVANIZED OR POWDER COATED STEEL. SEE PLANS/ SPECS.



5 CANE PROTECTION
NOT TO SCALE

ICC 1014 CSI 05

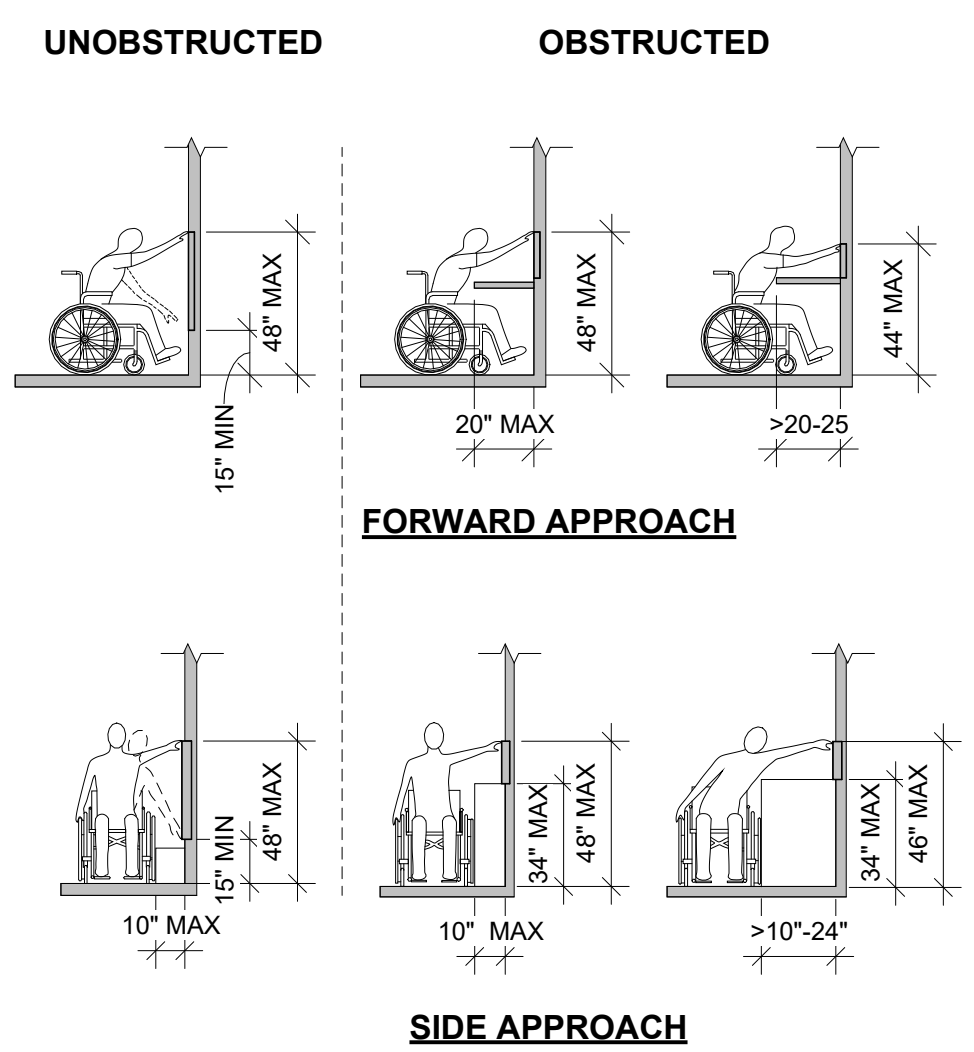
6 HANDRAIL EXTENSIONS
NOT TO SCALE



ADA STDS CSI 10

NOTES:

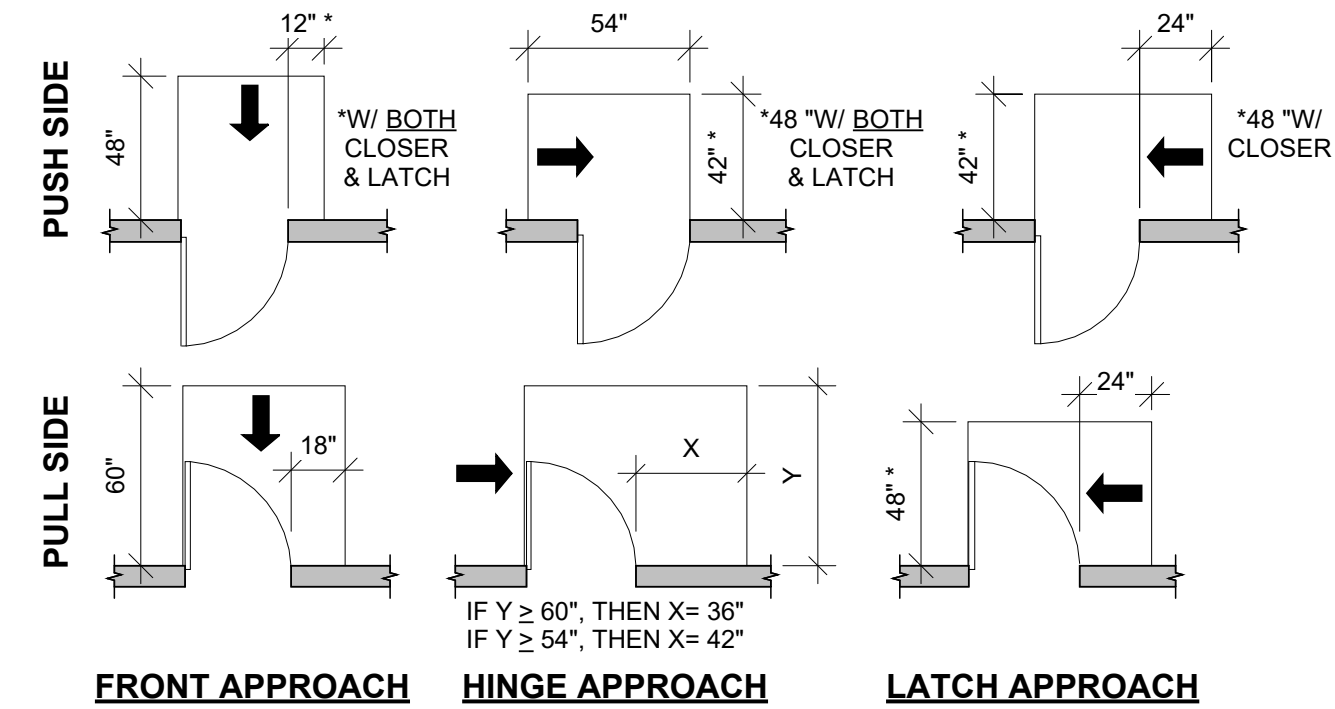
1. WITH UNOBSTRUCTED SIDE REACH EXISTING ELEMENTS THAT ARE NOT ALTERED ARE PERMITTED AT 54 INCHES MAX AFF.
2. AT WASHING MACHINES AND CLOTHES DRYERS, THE HEIGHT OF THE OBSTRUCTION IS PERMITTED TO BE 36 INCHES AFF.



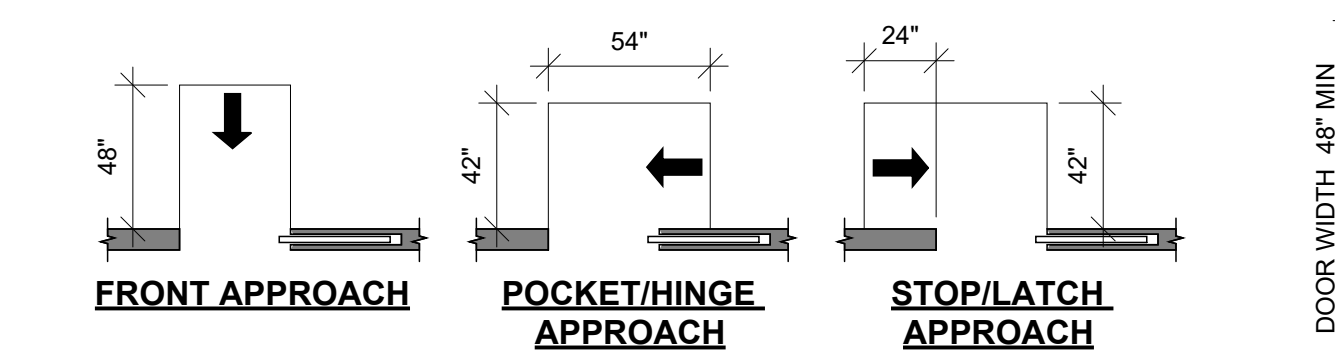
7 ACCESSIBLE REACH
NOT TO SCALE

ADA STDS CSI 08

SWINGING DOORS



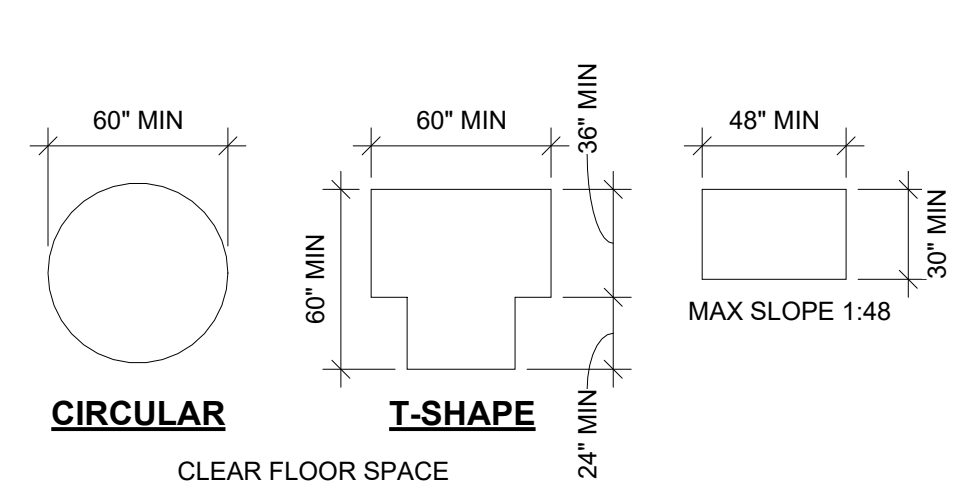
SLIDING & FOLDING DOORS



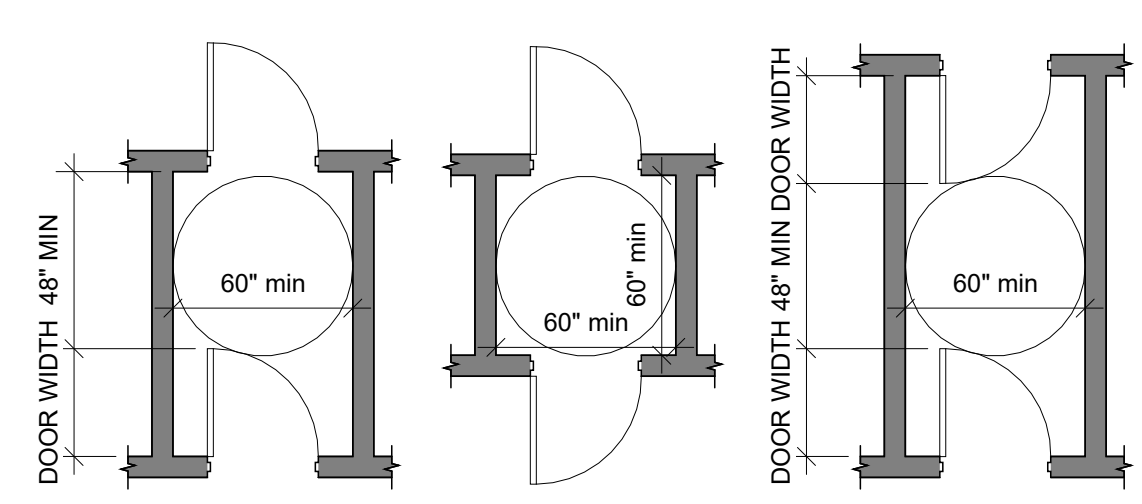
8 MANUEVERING CLEARANCES
NOT TO SCALE

ADA STDS CSI 12

TURNING SPACE



DOORS IN SERIES



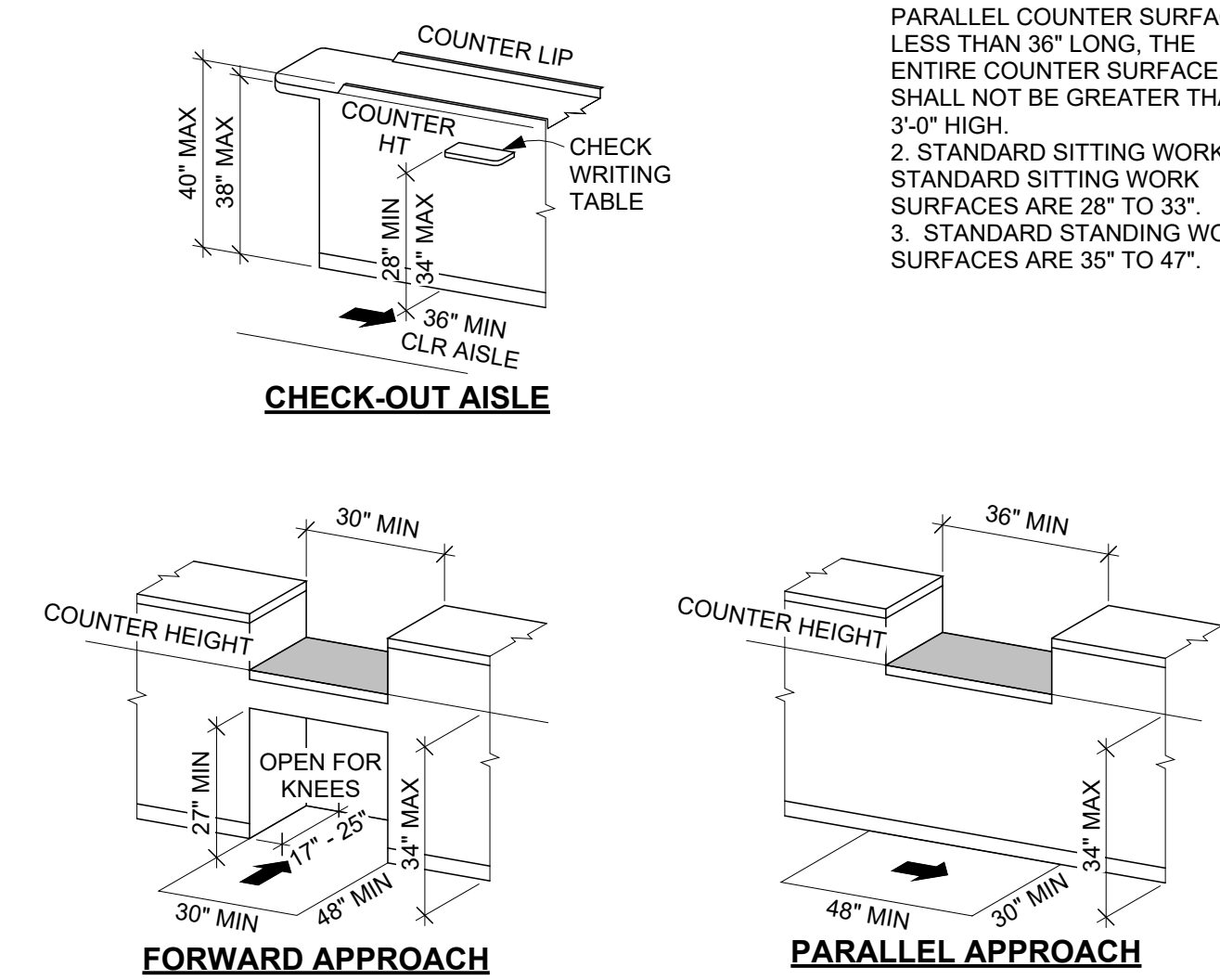
NOTES:

1. DOOR OPENINGS SHALL PROVIDE CLEAR WIDTH OF 32" MINIMUM.
2. ALL DOORS IN ALCOVES (RECESSED) SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.
3. ALL DIMENSIONS ARE MINIMUMS.
4. CLEAR FLOOR SPACE SHALL BE PROVIDED AT EACH APPLIANCE.
5. SEE A-061 FOR ADDITIONAL INFORMATION.

ADA STDS 305, 306 CSI 12

NOTES:

1. WHERE THE PROVIDED PARALLEL COUNTER SURFACE IS LESS THAN 36" LONG, THE ENTIRE COUNTER SURFACE SHALL NOT BE GREATER THAN 3'-0" HIGH.
2. STANDARD SITTING WORK SURFACES ARE 28" TO 33".
3. STANDARD STANDING WORK SURFACES ARE 35" TO 47".



9 ADA SALES & SERVICE COUNTERS
NOT TO SCALE

Iridium AE

SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
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STANDARD ACCESSIBILITY DIAGRAMS

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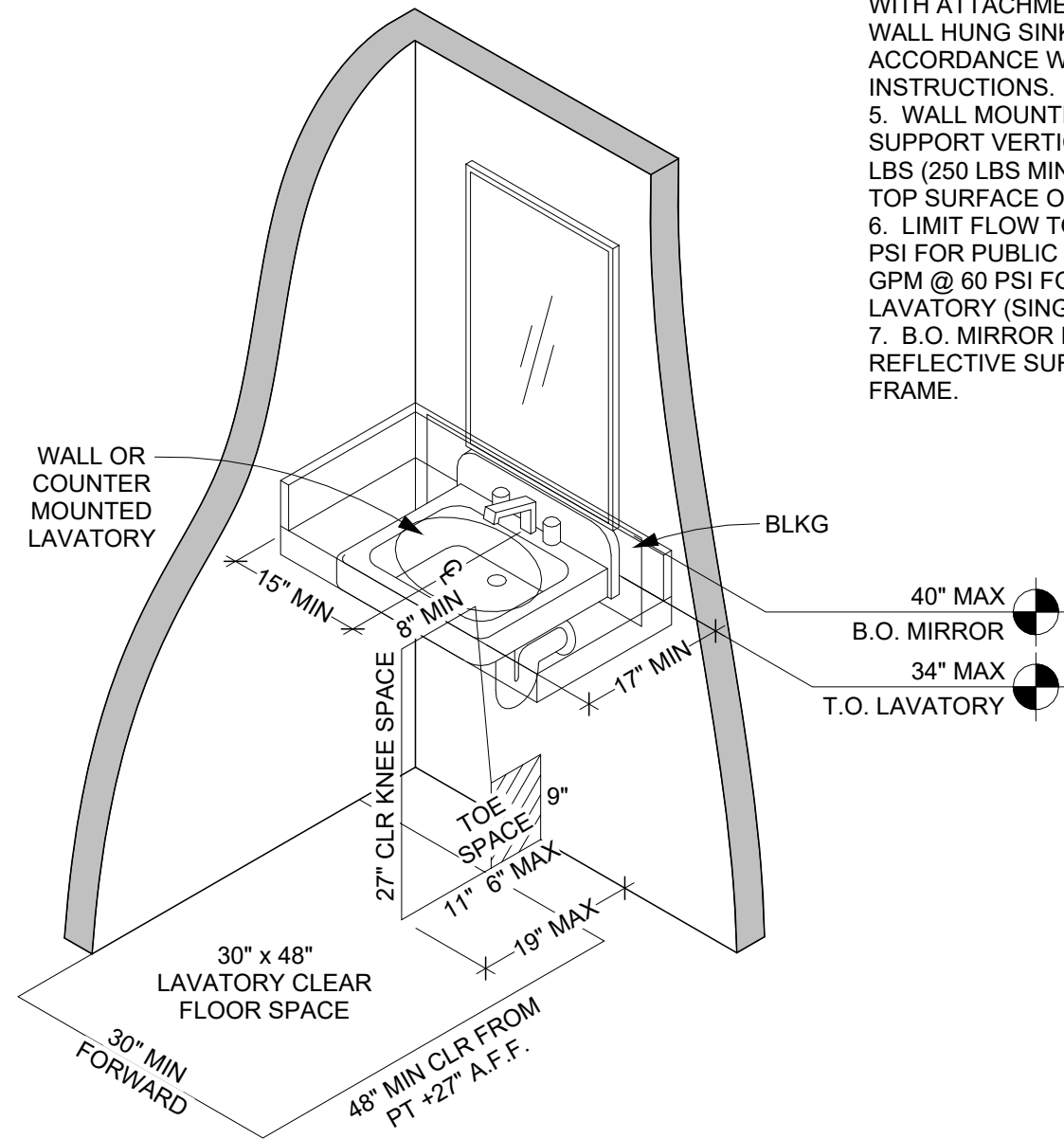
DESIGN TEAM

ISSUE DATE: 09 MAY 2024 REV. 0

SHEET NO.: A-001 PROJECT NO.: 24-012

NOTES:

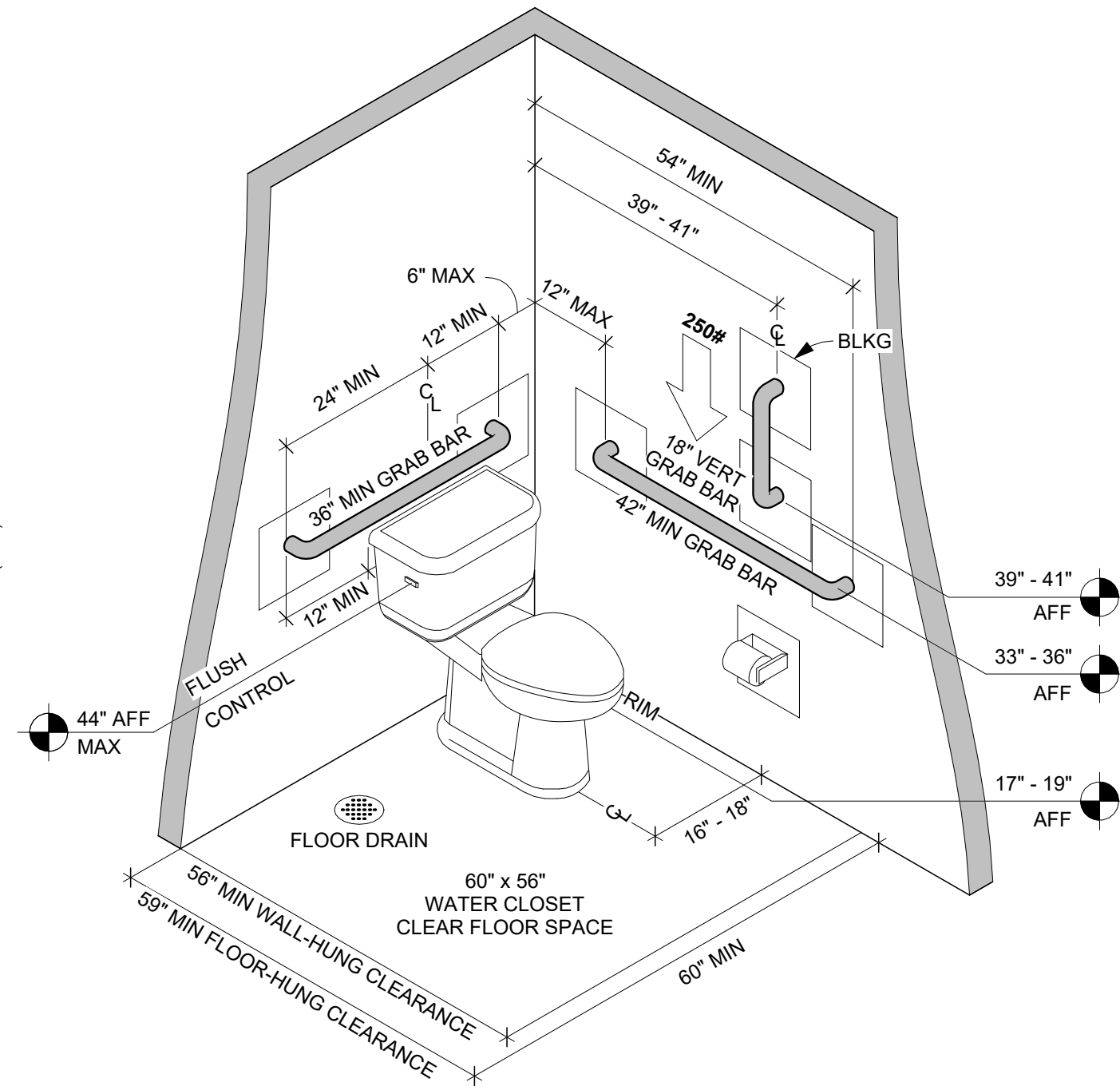
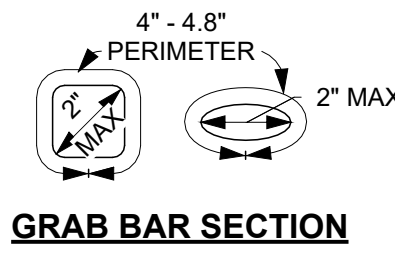
- WHERE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE ACCESSIBLE.
- WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
- INSTALL SOLID BLOCKING WITH ATTACHMENTS TO ANCHOR WALL HUNG SINK IN ACCORDANCE WITH MFRG INSTRUCTIONS.
- WALL MOUNTED SINKS SHALL SUPPORT VERTICAL LOAD OF 300 LBS (250 LBS MIN) APPLIED TO TOP SURFACE OF RIM.
- LIMIT FLOW TO: 0.5 GPM @ 60 PSI FOR PUBLIC LAVATORY, 2.2 GPM @ 60 PSI FOR PRIVATE LAVATORY (SINGLE USER).
- B.O. MIRROR INDICATES REFLECTIVE SURFACE NOT FRAME.



1 ADA LAVATORY CLEARANCE
A-100(s) NOT TO SCALE

NOTES:

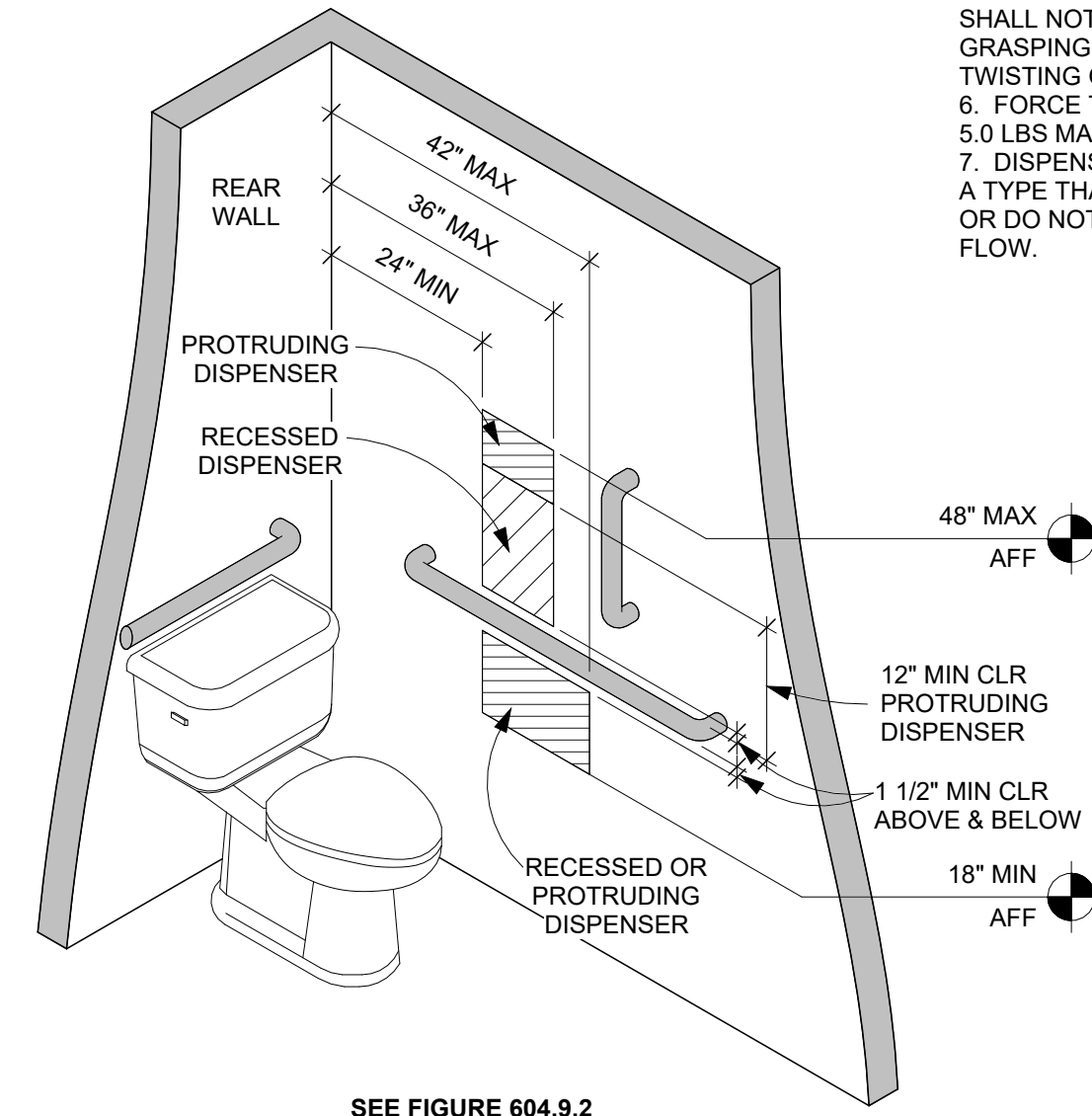
- INSTALL ELONGATED TYPE WATER CLOSET W/ MATCHED HINGED OPEN-FRONT SEAT.
- GRAB BARS AND MOUNTINGS SHALL WITHSTAND 250 LBS PT LOAD (IN ANY DIRECTION).
- NON-CIRCULAR BAR CROSS SECTION PERIMETER 4" MAX. CROSS SECTION DIM 2" MAX.
- WHEN AN ADJUSTABLE-HEIGHT SHOWER HEAD MOUNTED ON A VERTICAL BAR IS USED, THE BAR SHALL NOT OBSTRUCT THE USE OF GRAB BARS.



2 ADA WATER CLOSET CLEARANCE
A-100(s) NOT TO SCALE

NOTES:

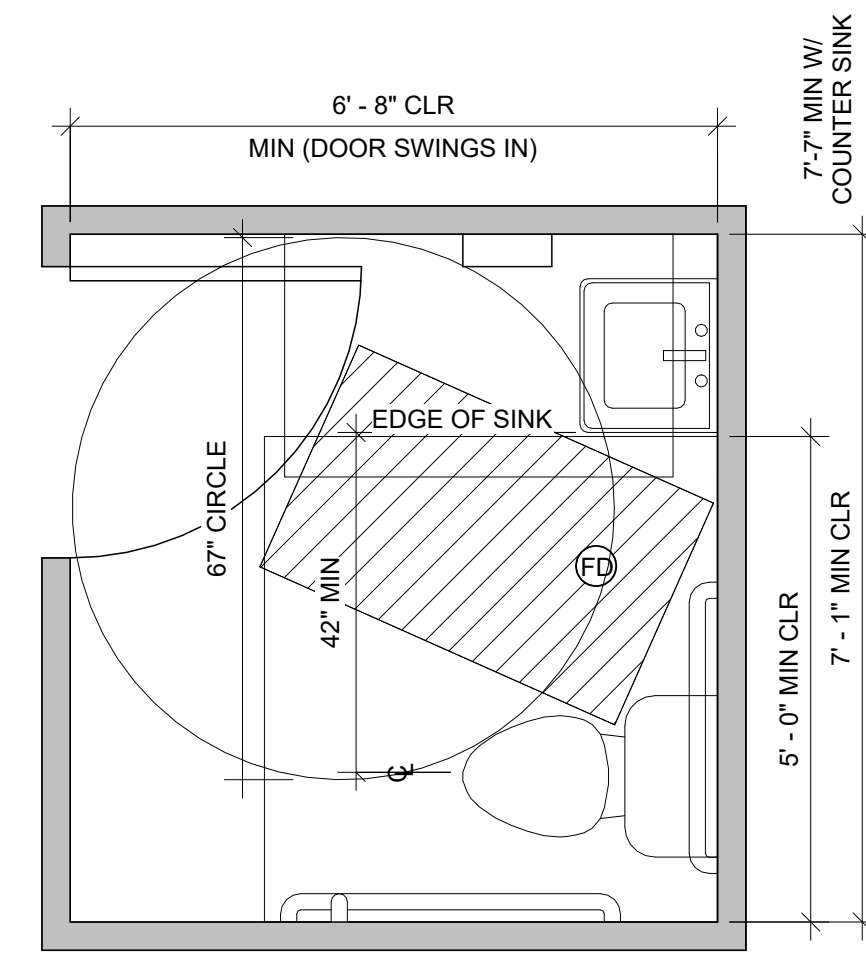
- DISPENSER OUTLET SHALL BE LOCATED 18" MIN AND 48" MAX AFF.
- ABOVE GRAB BAR, DISPENSER OUTLET SHALL BE WITHIN AN AREA 24" MIN AND 36" MAX FROM THE REAR WALL.
- BELOW GRAB BAR DISPENSER OUTLET SHALL BE WITHIN AN AREA 24" MIN AND 42" MAX FROM THE REAR WALL.
- MAINTAIN REQUIRED GRAB BAR CLEARANCES.
- DISPENSER PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- FORCE TO OPERATE SHALL BE 5.0 LBS MAX.
- DISPENSER SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR DO NOT ALLOW CONTINUOUS FLOW.



3 ADA DISPENSERS
A-100(s) NOT TO SCALE

NOTES:

- THIS PLAN INDICATES MIN CLEARANCE TO MEET ADA REQUIREMENTS (SEE PLANS FOR ACTUAL LAYOUT & DIMS).
- ALL DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
- SEE ACCESSORY/FIXTURE SPECIFICATIONS FOR ACTUAL ACCESSORY FIXTURES TO INSTALL.
- SEE PLAN FOR ACTUAL DOOR LOCATION & SWING.
- LEFT HAND WATER CLOSET REQUIRED WHERE OPEN SIDE IS LEFT OF WATER CLOSET.
- CLEAR FLOOR SPACE 30" X 48" REQ'D WITHIN ROOM BEYOND DOOR SWING.



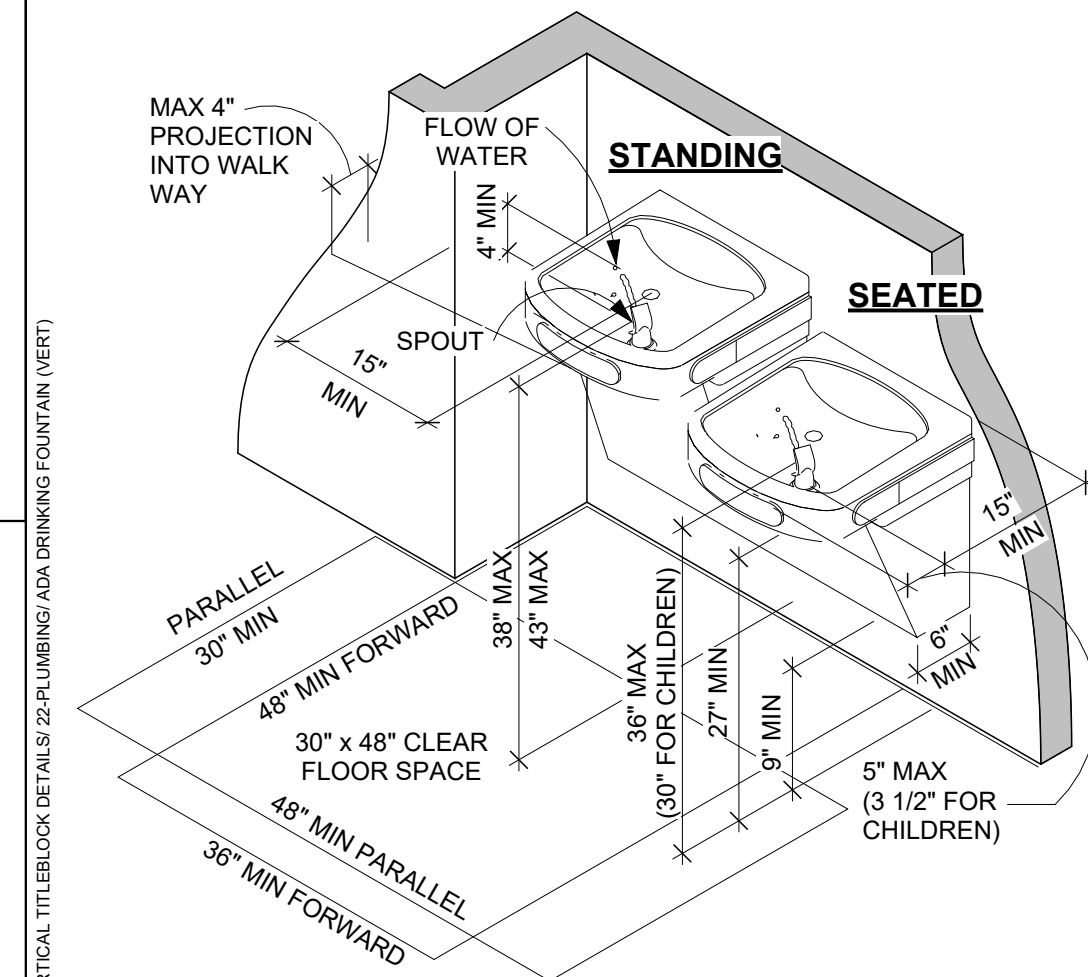
SEE PLANS FOR ACTUAL R/R LAYOUT

CLEAR FINISH WIDTH	
SINK WIDTH	MIN. REQ'D
16"-20"	7'-1"
24"	7'-3"
30"	7'-6"
36"	8'-0"
42"	8'-6"

4 R/R ADA CLEARANCE
A-100(s) NOT TO SCALE

NOTES:

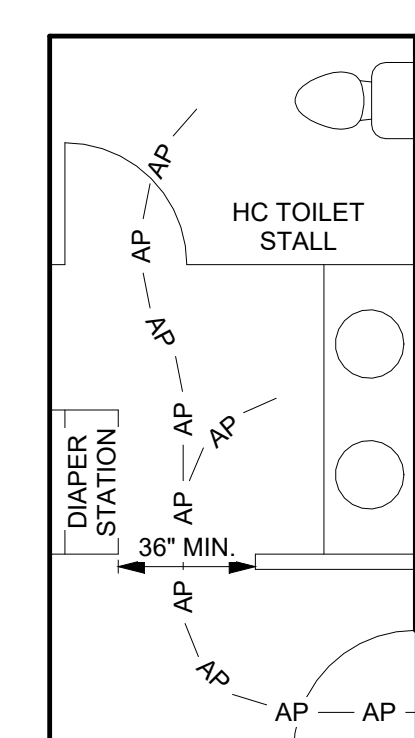
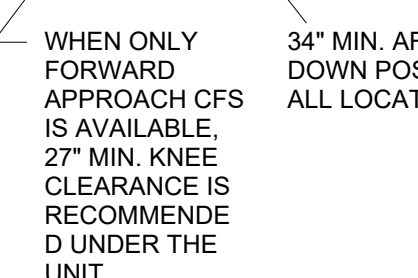
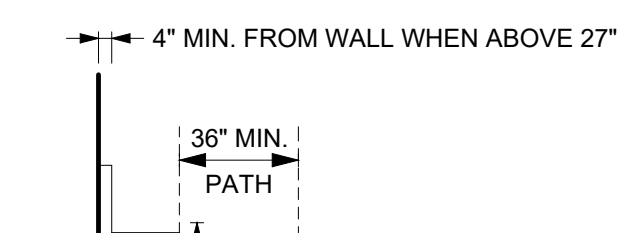
- NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE FOR SEATED APPROACH & ONE FOR STANDING.
- WHERE MORE THAN MIN. NUMBER ARE PROVIDED, 50% SHALL BE FOR SEATED APPROACH & 50% FOR STANDING.
- THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30° MAX.
- WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES & 5 INCHES MAX FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15° MAX.
- FOR MOST FACILITIES A HIGH/LOW DRINKING FOUNTAIN WILL BE INSTALLED. SEE PLANS.



5 ADA DRINKING FOUNTAIN
A-100(s) NOT TO SCALE

NOTES:

- PUBLIC TOILET ROOMS MUST BE POSITIONED SO THAT WHEN IN OPERABLE POSITION IT WILL NOT REDUCE ACCESSIBLE ELEMENTS LESS THAN 36" IN WIDTH.
- DOES NOT APPLY IN SINGLE USER TOILET ROOMS.
- EXCEPTION: IN RENOVATION OF EXISTING FACILITIES, THE ACCESSIBLE PATH MAY BE REDUCED TO 32" FOR A DISTANCE OF NO MORE THAN 24".



AP = ACCESSIBLE PATH

9 DIAPER CHANGING AREA
A-100(s) NOT TO SCALE

Iridium AE

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0	05/08/2024		CJH	KCM	APF

SEVEN BROTHERS DINER
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PLUMBING ACCESSIBILITY DIAGRAMS

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DRAWN BY: CJH, WSH, ARK
CHECKED BY: KCM, CJH

Iridium AE

DESIGN TEAM

ISSUE DATE: 09 MAY 2024
REV. 0

SHEET NO.: A-002
PROJECT NO.: 24-012

ROOM SCHEDULE KEY		*SEE ROOM FINISH SCHEDULE SHEET (A-600) FOR ACTUAL PROJECT SPECIFIC SELECTION(S)*			
ABBREVIATIONS					
CPT	CARPET	QRYT	QUARY TILE	EPXY	EPOXY
VCT	VINYL COMPOSITION TILE	CONC	CONCRETE	PERT	PER TENANT
CERT	CERAMIC TILE	CONS	CONCRETE SEALED		
FLOOR TYPE					
CPT1	CARPET #1 SPECIFY	VCT1	VCT #1 SPECIFY		
CPT2	CARPET #2 SPECIFY	VCT2	VCT #2 SPECIFY		
FLOOR PATTERN					
SS	STANDARD STRAIGHT	PFD	PICTURE FRAME	RUN	RUNNING
SSD	STANDARD STRAIGHT	DIAG	DIAGONAL	HB	HERRINGBONE
SD1	STANDARD DIAGONAL 1 CLIP	SB	STANDARD BRICK	OFSD	OFF SET DOT
SD4	STANDARD DIAGONAL 4 CLIP	SBM	STANDARD BRICK WITH MOSIAC	RUG	RUG PATTERN
PF	PICTURE FRAME	DSD	DIAGONAL OFF SET DOT	LV	LARGE VERSAILLES
		BW	BASKET WEAVE	RR	RANDOM ROLL
BASE					
BA	4" CARPET BASE	BF	PER TENANT CONTRACT	BC	CERAMIC COVE BASE
BB	4" RUBBER BASE			BD	NO BASE
WALLS					
WA	5/8" GWB, PRIMED, & PAINTED 2 COATS	WE	BLOCK W/ BLOCKFILLER & PAINTED 2 COATS		
WB	1" & FRP WAINSCOT	WF	BLOCK OR CONCRETE		
WC	5/4" MIN TILE WAINSCOT	WG	4"-0" HIGH BRACED 1/2 WALL		
WD	ALUMINUM STOREFRONT WINDOW WALL	FRP	FULL HEIGHT		
CEILING					
CA	5/8" GWB, PRIMED, & PAINTED 2 COATS	CC	2 x 4 SUSPENDED CEILING TILE & GRID		
CB	2 X 2 SUSPENDED CEILING TILE & GRID	CD	EXPOSED STRUCTURE		
PAINT SHEEN					
GL	GLOSS	HGL	HIGH GLOSS	*FLT	FLAT
SGL	SEMI GLOSS	EGS	EGG SHELL	S	SATIN
				M	MATTE

OVERSTOCK MATERIALS					
PROVIDE OVERSTOCK OF MATERIALS PER ROOM					
ROOM SIZE (SF)	<200	200-499	500-999	>1000	MIN
FLOORING	10%	7%	5%	3%	12 SF
WALL FINISHES	8%	6%	4%	2%	5 SF
CEILING TILE/ FINISHES	10%	7%	5%	3%	8 SF
PAINT	15%	12%	10%	5%	1/4 GAL

- OVERSTOCK MATERIALS ARE SURPLUS CONSTRUCTION INVENTORY KEPT ON HAND AFTER THE COMPLETION OF A PROJECT ALLOWING FOR COST EFFECTIVE REPAIRS AND MAINTENANCE.
- PROVIDE OVERSTOCK FOR EACH MATERIAL (STYLE, TYPE, COLOR ETC.)
- PROVIDE TOUCH UP (PAINT, STAIN, FINISH, ETC.) FOR SPECIFIC MATERIALS SUCH AS CEILING TILES, MILLWORK, ETC.

NOTE: PRIOR TO PURCHASE, VERIFY OVERSTOCK QUANTITIES AND COST WITH TENANT/ OWNER.

PAINT SHEEN HELPFUL TIPS	
HIGH GLOSS:	THE MOST DURABLE & EASIEST TO CLEAN OF ALL PAINT SHEENS, HIGH GLOSS PAINT IS HARD, ULTRA SHINY, & LIGHT REFLECTING. THINK APPLIANCE PAINT TOUGH. HIGH GLOSS IS A GOOD CHOICE FOR AREA THAT STICKY FINGERS TOUCH-CABINETS, TRIM, & DOORS. HIGH GLOSS, HOWEVER IS TOO MUCH SHINE FOR INTERIOR WALLS, & LIKE A SPANDEX DRESS, HIGH GLOSS SHOWS EVERY BUMP & ROLL, SO DON'T SKIMP ON PREP WORK.
PRACTICAL APPLICATION:	KITCHENS, DOORS, & WINDOW TRIM DURABILITY: VERY HIGH
SEMI-GLOSS:	GOOD FOR ROOM WHERE MOISTURE DRIPS & GREASE STAINS CHALLENGE WALLS. ALSO GREAT FOR TRIM WORK THAT TAKES A LOT OF ABUSE.
PRACTICAL APPLICATION:	KITCHENS, BATHROOMS, TRIM, CHAIR RAILS DURABILITY: HIGH
SATIN:	HAS A YUMMY LUSTER THAT, DESPITE THE NAME IS OFTEN DESCRIBED AS VELVETY. ITS EASY TO CLEAN, MAKING IT EXCELLENT FOR HIGH TRAFFIC AREAS. ITS BIGGEST FLAW IS IT REVEALS APPLICATION FLAWS, SUCH AS ROLLER BRUSH STROKES. TOUCH-UPS LATER CAN BE TRICKY.
PRACTICAL APPLICATION:	FAMILY ROOMS, FOYERS, HALLWAYS, KIDS' BEDROOMS DURABILITY: HIGH
EGGSHELL:	BETWEEN SATIN & FLAT ON THE SHEEN (& DURABILITY) SCALE IS EGGSHELL, SO NAME BECAUSE ITS ESSENTIALLY A FLAT (NO-SHINE) FINISH W/ LITTLE LUSTER, LIKE A CHICKEN'S EGG. EGGSHELL COVERS WALL IMPERFECTIONS WELL & IS A GREAT FINISH FOR GATHERING SPACES THAT DON'T GET A LOT OF BUMPS & SCUFFS.
PRACTICAL APPLICATION:	DINING ROOMS & LIVING ROOMS DURABILITY: MEDIUM
FLAT OR MATTE:	A FRIEND TO WALLS THAT HAVE SOMETHING TO HIDE. FLAT/ MATTE SOAKS UP RATHER THAN REFLECTS LIGHT IT HAS MOST PIGMENT & WILL PROVIDE THE MOST COVERAGE WHICH TRANSLATES TO TIME & MONEY SAVINGS. HOWEVER, ITS TOUGH TO CLEAN W/OUT TAKING PAINT OFF W/ THE GRIME.
PRACTICAL APPLICATION:	ADULT BEDROOMS & OTHER INTERIOR ROOMS THAT WONT BE ROUGHED UP BY KIDS DURABILITY: MEDIUM/LOW
TIPS FOR CHOOSING THE RIGHT SHEEN:	
IF YOUR PAINT COLOR IS DARK & RICH BUT YOU DON'T WANT A SUPER SHINY EFFECT, STEP DOWN AT LEAST ONE LEVEL ON THE SHEEN SCALE. THAT'S BECAUSE THE DARKER & RICHER THE PAINT COLOR IS, THE MORE COLORANT IT HAS, WHICH BOOSTS SHEEN. DITTO IF YOU'RE PAINTING A LARGE, SUN-WASHED, OR IMPERFECT WALL. THE HIGHER THE SHEEN, THE MORE DEFECTS WILL SHOW.	

INTERIOR MATERIALS & FINISHES	
NO.	1. FIELD VERIFY ALL DIMENSIONS & AREAS. DIMENSIONS GIVEN ARE FOR PRELIMINARY ESTIMATE ONLY.
	2. COORDINATE FINAL FINISHES, COLORS, TEXTURES, MATERIALS, FIXTURES, EQUIPMENT, HARDWARE & DETAILING W/ OWNER PRIOR TO PURCHASE & INSTALLATION. ALL PRODUCTS & COLORS SHALL BE APPROVED IN WRITING BY ARCHITECT/ OWNER.
	3. ALL SUPPLIERS SHALL SUBMIT PRODUCT INFORMATION FOR APPROVAL OF ARCHITECT/ OWNER PRIOR TO DELIVERY TO JOB SITE.
	4. SCOPE OF WORK INCLUDES FINISHES OF ALL BUILDING COMPONENTS (WALLS, OPENINGS, FLOOR, CEILING, TRIM, BASE, ETC.) DIRECTLY INCLUDED & IMPACTED BY THE PROJECT. THIS IS SPECIFICALLY APPLICABLE TO REMODELS & TENANT IMPROVEMENTS.
	5. INSTALL BASE ON FINISHED WALLS ONLY.
	6. INSTALL SEALANT IN ALL JOINTS AT DOORS, WINDOWS & CHANGES IN FINISH MATERIAL (EXCEPT WHERE LEFT OPEN FOR DRAINAGE).
	7. CONTRACTOR TO PROVIDE OVERSTOCK OF FLOORING MATERIAL & 1/4 GALLON OF PAINT FOR INVENTORY. (SEE OVERSTOCK MATERIAL TABLE)
	8. SET TOP OF ALL WAINSCOT AT 51" MIN TO PROVIDE FOR OUTLETS & SWITCHES W/ IN WAINSCOT
	9. ALL PRODUCTS & COLORS SHALL BE APPROVED IN WRITING BY ARCHITECT/ OWNER.
	10. CONTRACTOR TO ALLOW FOR \$25 LINEAR FEET FOR WALL COVERING (MURAL) DISPLAY CASE OR OTHERS BY OWNER REQUEST (WEST WALL OF RECEPTION AREA)
	11. INTERIOR FINISH FLAME SPREAD RATING: ROOMS/ENCLOSED SPACES - CLASS 'C' (MIN.) COORIDORS - CLASS 'C' (MIN.) EXIT ENCLOSURES/EXIT PASSAGEWAYS - CLASS 'B' (MIN.) INTERIOR FLOOR FINISH/FLOOR COVERINGS - CLASS 'I' (MIN.)
	12. FLOORING IN ELECTRICAL ROOM TO BE ELECTROSTATIC DISSIPATIVE (ESD)

INTERIOR MATERIALS & FINISHES	
FLAME SPREAD	IBC 7.803.13
1.	INTERIOR WALL COVERINGS (TO INCLUDE ANY FILLERS) AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 AND GROUPED IN THE FOLLOWING CLASS CLASS B: FLAME SPREAD INDEX 26-75, SMOKE-DEVELOPED INDEX 0-450.
2.	IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 AND HAVE A FLAME SPREAD INDEX OF 0-25 AND A SMOKE DEVELOPED INDEX OF 0-50.
3.	INTERIOR FINISH FLAME SPREAD RATING: ROOMS/ENCLOSED SPACES - CLASS 'C' (MIN.) CORRIDORS - CLASS 'C' (MIN.) EXIT ENCLOSURES/ EXIT PASSAGEWAYS - CLASS 'B' (MIN.) INTERIOR FLOOR FINISH/ FLOOR COVERINGS - CLASS 'I' (MIN.)

FLOOR	
1.	FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 253 AND BE A CLASS 1 (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS.

INSULATION	
1.	THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 AND HAVE A FLAME SPREAD INDEX OF 0-25 AND A SMOKE DEVELOPED INDEX OF 0-450.
2.	WHEN THE INTERSTITIAL SPACES SUCH AS A PLENUMS (WHETHER SUPPLY OR RETURN) ARE USED FOR ENVIRONMENTAL AIR THEY SHALL BE NON-COMBUSTIBLE CONSTRUCTION OR HAVE A FLAME SPREAD RATING OF 0-25 AND SMOKE INDEX OF 0-50 WHEN TESTED IN ACCORDANCE TO ASTM E-84.

PAINTING	
1.	PREP, PRIME AND PAINT (2) COATS

5 LEVELS OF FINISHING GWB (GYPSUM WALL BOARD)	
LEVEL 1	<ol style="list-style-type: none"> ALL JOINTS & INTERIOR ANGLES SHALL HAVE TAPE SET IN JOINT COMPOUND. SURFACE SHALL BE FREE OF EXCESS JOINT COMPOUND. TOOL MARKS & RIDGES ARE ACCEPTABLE. THIS LEVEL IS SOMETIMES REFERRED TO AS "FIRE TAPING"
WHEN TO SPECIFY LEVEL 1	<ol style="list-style-type: none"> WHEN SEALING THE JOINTS IN PLENUM AREAS ABOVE CEILINGS, IN ATTICS (FIRE TAPING). IN AREAS WHERE THE ASSEMBLY WOULD GENERALLY BE CONCEALED. IN BUILDING SERVICE CORRIDORS, & OTHER AREAS NOT NORMALLY OPEN TO PUBLIC VIEW. <p>RECOMMENDED USE: AREAS NOT ACCESSIBLE TO COMMON TRAFFIC OR THE PUBLIC, PLENUMS ABOVE CEILINGS, ATTICS, SERVICE CORRIDORS, & OTHER CONCEALED AREAS, HIDDEN AREAS</p>
LEVEL 2	<ol style="list-style-type: none"> JOINTS & INTERIOR ANGLES: TAPE EMBEDDED IN JOINT COMPOUND & WIPED W/ A JOINT KNIFE, LEAVING A THIN COAT OF COMPOUND OVER TAPE OVER TAPE. FASTENER HEADS & ACCESSORIES: SHALL BE COVERED W/ A (SEPARATE) COAT OF JOINT COMPOUND. SURFACE SHALL BE FREE OF EXCESS JOINT COMPOUND. TOOL MARKS & RIDGES ARE ACCEPTABLE. JOINT COMPOUND APPLIED OVER THE BODY OF TAPE AT THE TIME OF TAPE EMBEDMENT (I.E., LEVEL 1) SHALL BE CONSIDERED A SEPARATE COAT OF JOINT COMPOUND & SHALL SATISFY THE CONDITIONS OF LEVEL 2.
WHEN TO SPECIFY LEVEL 2	<ol style="list-style-type: none"> WHERE WATER-RESISTANT GYPSUM BOARD IS USED AS SUBSTRATE FOR TILE. GARAGES WAREHOUSE STORAGE OR OTHER SIMILAR AREAS WHERE SURFACE APPEARANCE IS NOT OF PRIMARY CONCERN. <p>RECOMMENDED USE: GARAGES, WAREHOUSES, & OTHER STORAGE AREAS</p>
LEVEL 3	<ol style="list-style-type: none"> JOINTS & INTERIOR ANGLES: TAPED AS IN LEVEL 2, THEN COVERED W/ ONE (SEPARATE/ ADDITIONAL) COAT OF JOINT COMPOUND. FASTENER HEADS & ACCESSORIES: SHALL BE COVERED BY TWO SEPEARATE COATS OF JOINT COMPOUND. JOINT COMPOUND SHALL BE SMOOTH & FREE OF TOOL MARKS & RIDGES. ONE COAT OF DRY WALL PRIMER IS RECOMMENDED PRIOR TO APPLICATION OF FINAL FINISH.
WHEN TO SPECIFY LEVEL 3	<ol style="list-style-type: none"> TYPICALLY IN APPEARANCE AREAS WHICH ARE TO RECEIVE HEAVY- OR MEDIUM- TEXTURE (SPRAY OR HAND APPLIED) FINISHES BEFORE FINAL PAINTING. WHERE HEAVY-GRADE WALL COVERINGS ARE TO BE APPLIED AS THE FINAL DECORATION. THIS LEVEL OF FINISH IS NOT RECOMMENDED WHERE SMOOTH PAINTED SURFACES OR LIGHT TO MEDIUM WALL COVERINGS ARE SPECIFIED. <p>RECOMMENDED USE: W/ MEDIUM TO HEAVY FINAL PAINT TEXTURE OR W/ HEAVY WEIGHT WALL COVERINGS. LEVEL 3 ISNT USED FOR SMOOTH (FLAT OR LIGHTLY TEXTURED) PAINTED SURFACES OR W/ LIGHT TO MEDIUM WEIGHT WALL COVERINGS</p>
LEVEL 4	<ol style="list-style-type: none"> JOINTS AND INTERIOR ANGLES: TAPED AS IN LEVEL 2, THEN TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS & ONE SEPARATE COAT APPLIED OVER INTERIOR ANGLES ONE SEPARATE COAT APPLIED OVER INTERIOR ANGLES. FASTENER HEADS & ACCESSORIES: SHALL BE COVERED BY THREE (SEPARATE/ ADDITIONAL) COATS OF JOINT COMPOUND. JOINT COMPOUND SHALL BE FREE OF TOOL MARKS & RIDGES. ONE COAT OF DRYWALL PRIMER IS RECOMMENDED PRIOR TO APPLICATION OF FINAL FINISH.
WHEN TO SPECIFY LEVEL 4	<ol style="list-style-type: none"> WHERE FLAT PAINTS, LIGHT TEXTURES, OR WALL COVERINGS ARE TO BE APPLIED. THE WEIGHT TEXTURE & SHEEN LEVEL OF WALL COVERINGS APPLIED OVER THIS LEVEL OF FINISH SHOULD BE CAREFULLY E-VALUATED. GLOSS, SEMI-GLOSS, & ENAMEL PAINTS ARE NOT RECOMMENDED OVER THIS LEVEL OF FINISH. UN-BACKED VINYL WALL COVERINGS ARE BACKED VINYL WALL COVERINGS ARE NOT RECOMMENDED OVER THIS LEVEL OF FINISH. <p>RECOMMENDED USE: W/ FLAT OR LIGHT TEXTURED PAINTED SURFACES OR W/ LIGHTWEIGHT WALL COVERINGS. ENAMEL, SEMI-GLOSS, & GLOSS PAINT ISNT USED W/ A LEVEL 4 FINISH</p>
LEVEL 5	<ol style="list-style-type: none"> JOINTS & INTERIOR ANGLES: TAPED AS IN LEVEL 2, THEN TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS & ONE SEPARATE COAT APPLIED OVER INTERIOR ANGLES ONE SEPARATE COAT APPLIED OVER INTERIOR ANGLES. FASTENER HEADS & ACCESSORIES: SHALL BE COVERED BY THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIM COAT OF JOINT COMPOUND OR MATERIAL MANUFACTURED FOR THIS PURPOSE, SHALL BE APPLIED TO THE ENTIRE SURFACE. SURFACE SHALL BE SMOOTH & FREE OF TOOL MARKS & RIDGES SURFACE SHALL BE SMOOTH & FREE OF TOOL MARKS & RIDGES. ONE COAT OF DRYWALL PRIMER IS RECOMMENDED PRIOR TO FINISH PAINTING.
WHEN TO SPECIFY LEVEL 5	<ol style="list-style-type: none"> WHERE GLOSS, SEMI-GLOSS, ENAMEL OR NON-TEXTURED FLAT PAINTS ARE SPECIFIED OR PAINTS ARE SPECIFIED OR WHERE SEVERE LIGHTING CONDITIONS OCCUR. A LEVEL 5 FINISH "MINIMIZES" THE EFFECTS OF CRITICAL LIGHTING & GLOSS PAINTS. <p>RECOMMENDED USE: FOR A FLAT PAINT SURFACE W/ ENAMEL, SEMI-GLOSS, OTHER NON-TEXTURED & GLOSS PAINTS IN SEVERE LIGHTING</p>

TOILET & BATHROOMS	
1.	FLOORS AND WALL BASES - TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
2.	WALLS AND PARTITIONS - WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
3.	SHOWERS - SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1829 MM) ABOVE THE DRAIN INLET.
4.	WATERPROOF JOINTS - BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.

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NO. 0	DATE 05/08/2024
CJH, WSH	KCM, CJH
BY	CHK APP
NO.	REVISION NOTES

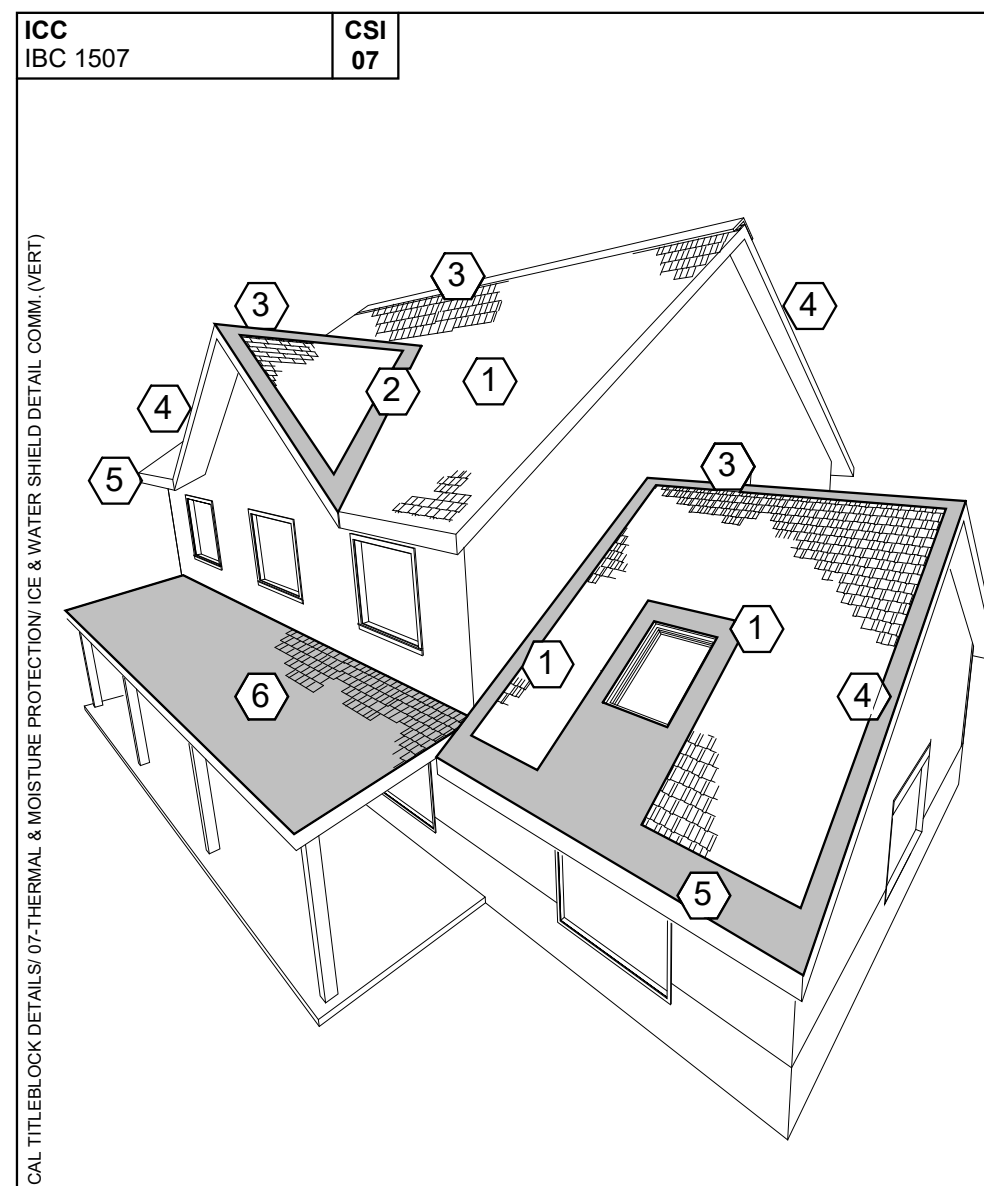
SEVEN BROTHERS DINER
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FINISHES INFORMATION

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SHEET NO.: A-060	PROJECT NO.: 24-012

NOT ALL ITEMS APPLY TO ALL PROJECTS



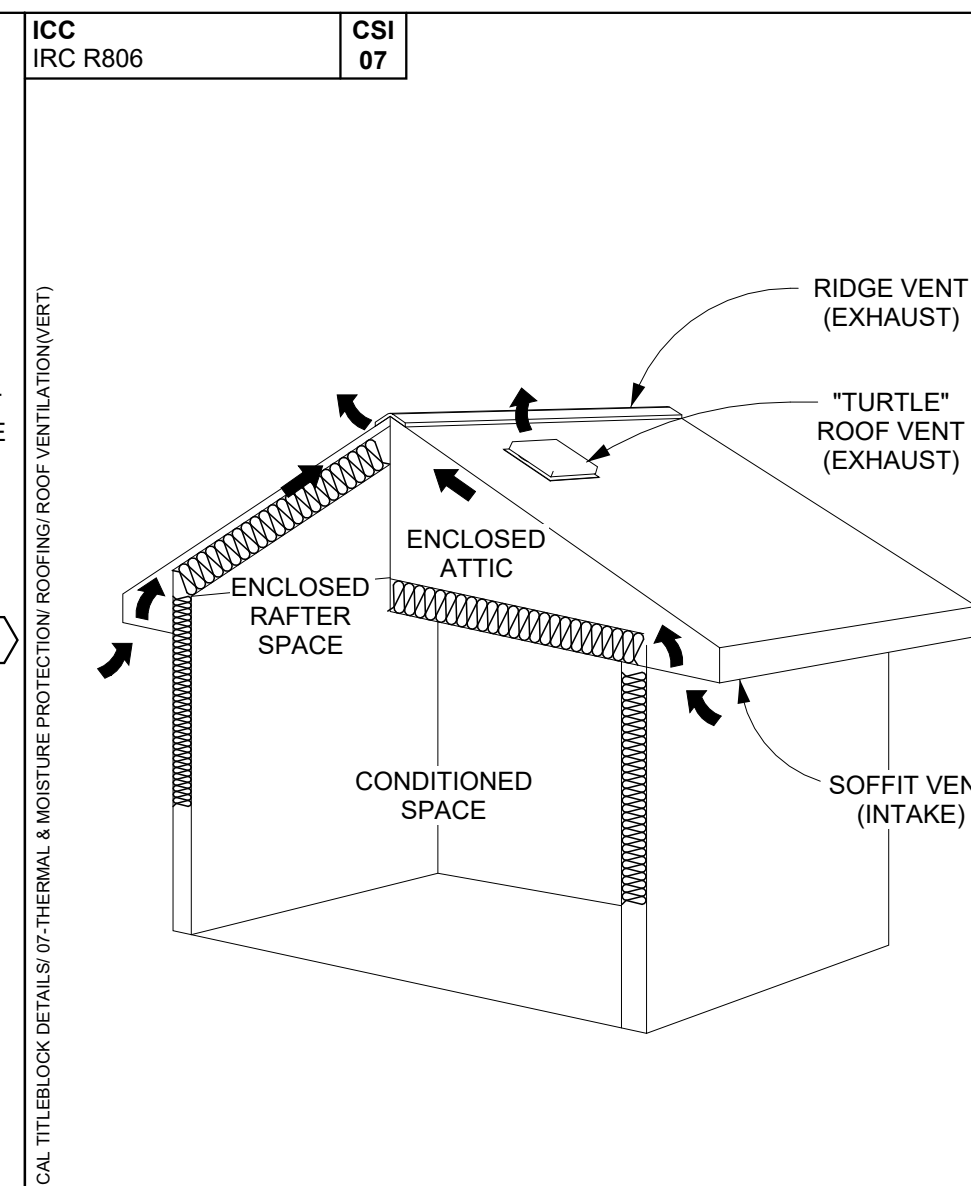
NOTES:

1. IN AREAS SUBJECT TO ICE FORMING AND WATER BACKUP, AN ICE BARRIER WITH AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED. EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 IN. INSIDE THE EXT. WALL LINE OF THE BUILDING.
2. INSTALL ICE AND WATER BARRIER PER MFR. INSTALLATION INSTRUCTIONS.

KEYED NOTES:

- 1 AS CONCEALED FLASHING AROUND ROOF PENETRATIONS
- 2 BENEATH SHINGLES IN VALLEYS
- 3 UNDER CAP SHINGLES ON HIPS AND RIDGES
- 4 TO EXPOSED ROOF RAKES
- 5 TO ROOF EAVES
- 6 ON LOW-PITCHED ROOF SLOPES (BETWEEN 2/12 AND 4/12)

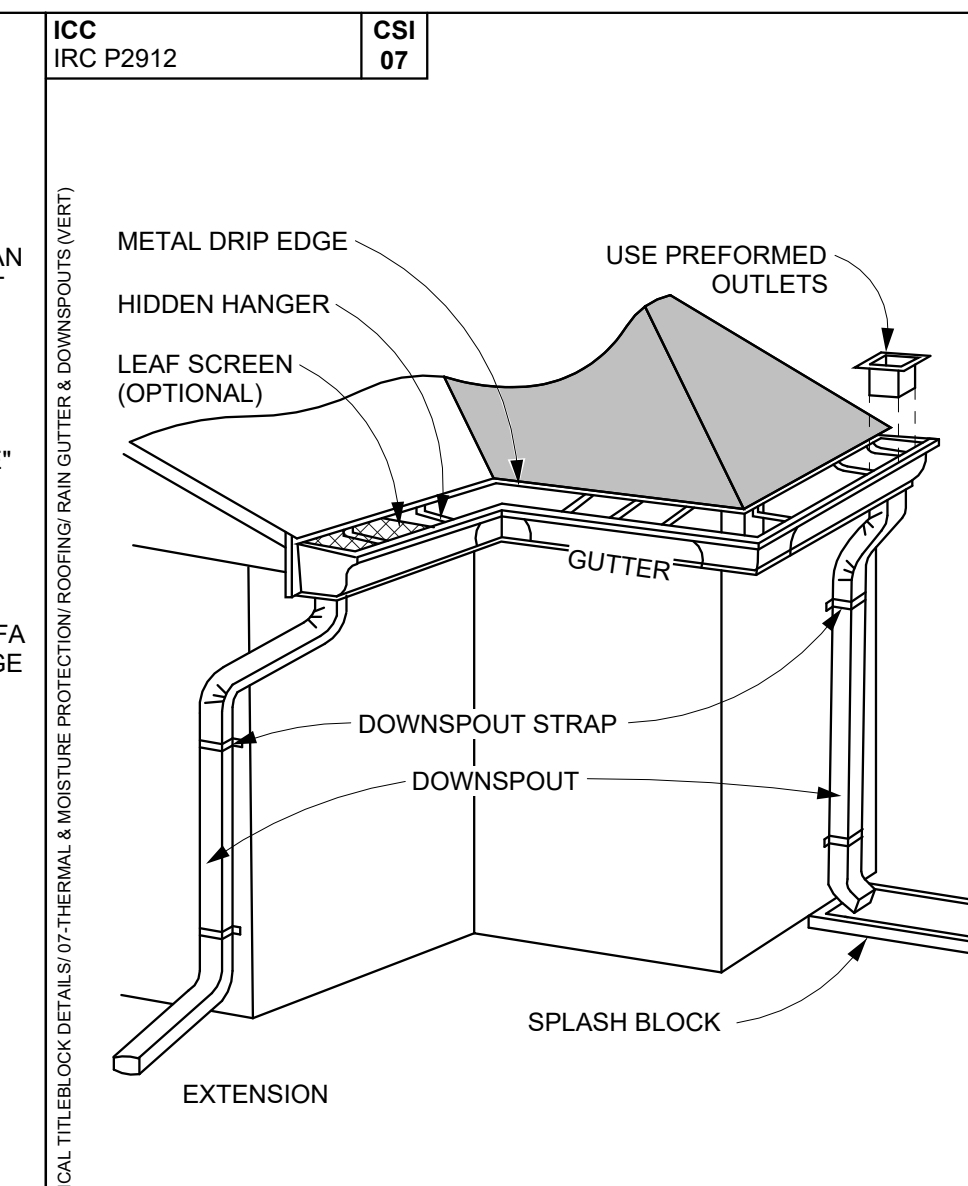
1 ICE & WATER SHIELD
NOT TO SCALE



NOTES:

1. SEE ROOF VENTILATION NOTES.
2. INSTALL VENTS PER MFR'S INSTALLATION INSTRUCTIONS.
3. NFA OF INTAKE (SOFFIT) VENTS SHALL BE GREATER THAN OR EQUAL TO NFA OF EXHAUST (ROOF TOP) VENTS.
4. RECOMMEND THAT GABLE END VENTS BE SEALED "DECORATIVE".
5. CONTINUOUS RIDGE VENT RECOMMENDED OVER "TURTLE" ROOF VENTS.
6. DO NOT MIX RIDGE AND TURTLE VENTS IN THE SAME AREA BEING VENTED TO AVOID SHORT CIRCUITING.
7. TYP "TURTLE" ROOF VENT NFA 35 SQ IN. TO 70 SF IN. TYP RIDGE ROOF VENT 12 SQ IN/ FT TO 20 SQ IN/FT.

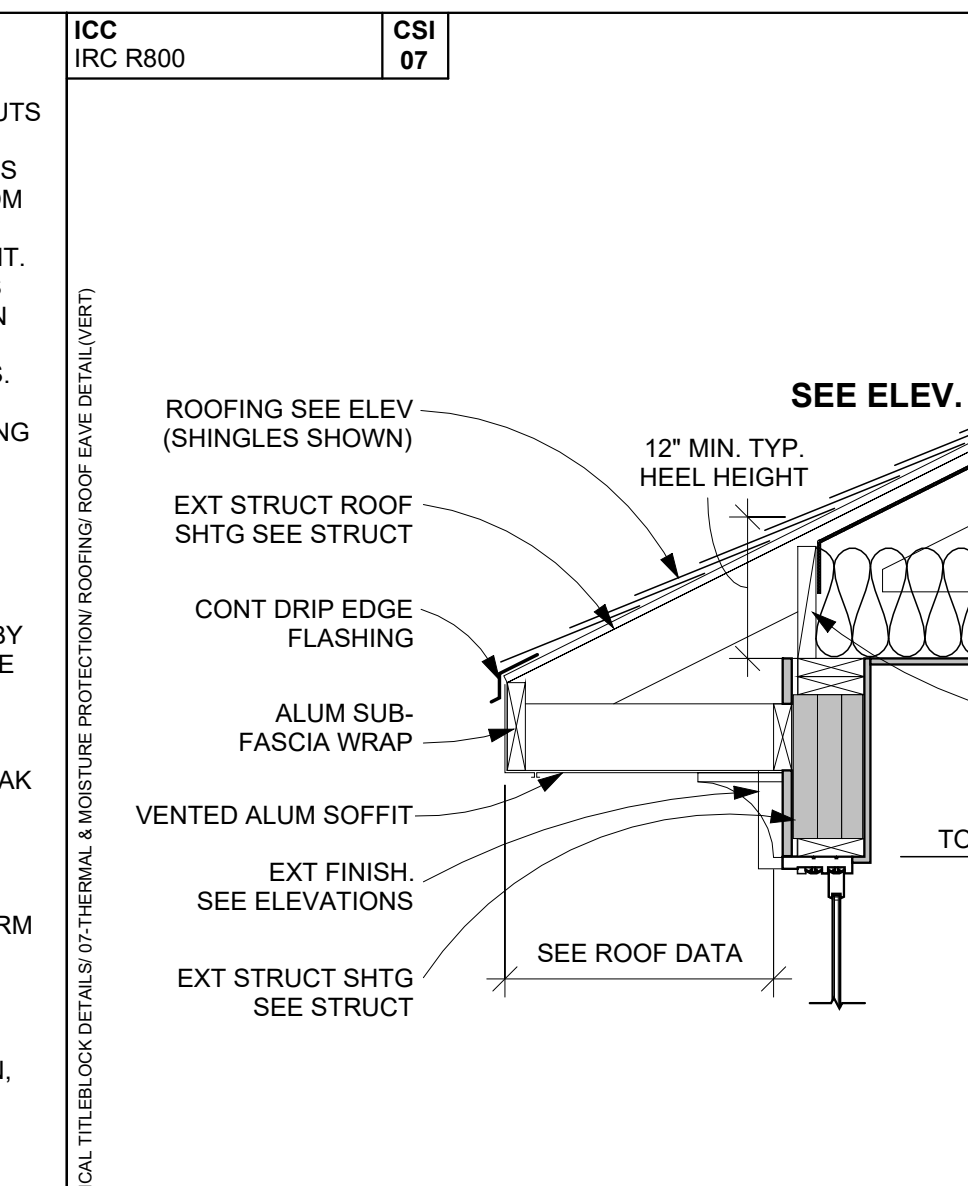
2 ROOF VENTILATION
NOT TO SCALE



NOTES:

1. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED ALONG BOTTOM OF ALL ROOF SLOPES TO DIVERT WATER AWAY FROM PATHS AND FOUNDATIONS. JOINTS SHALL BE WATERTIGHT.
2. ROOF GUTTERS, LEADERS AND RAINWATER COLLECTION PIPING SHALL SLOPE CONT. TOWARD COLLECTION INLETS. SLOPE SHALL NOT BE LESS THAN 1/8 INCH PER FOOT ALONG THEIR ENTIRE LENGTH.
3. INSTALL SO WATER DOES NOT POOL AT ANY POINT.
4. ROOF GUTTERS SHALL BE INSPECTED TO VERIFY INSTALLATION AND SLOPE. GUTTERS SHALL BE TESTED BY POURING NOT LESS THAN ONE GALLON OF WATER INTO THE END OF GUTTER OPPOSITE COLLECTION POINT. GUTTER BEING TESTED SHALL NOT LEAK AND SHALL NOT RETAIN STANDING WATER.
5. INSTALL SPLASH BLOCK, EXTENSION OR CONNECT TO DRAIN (TO DAYLIGHT OR STORM DRAIN) TO DIVERT RUN OFF AWAY FROM FOUNDATION.
6. SPACE GUTTER HANGERS (36" MAX) TO SUPPORT EXPECTED LOADS FROM RAIN, SNOW, ICE, AND LEAVES

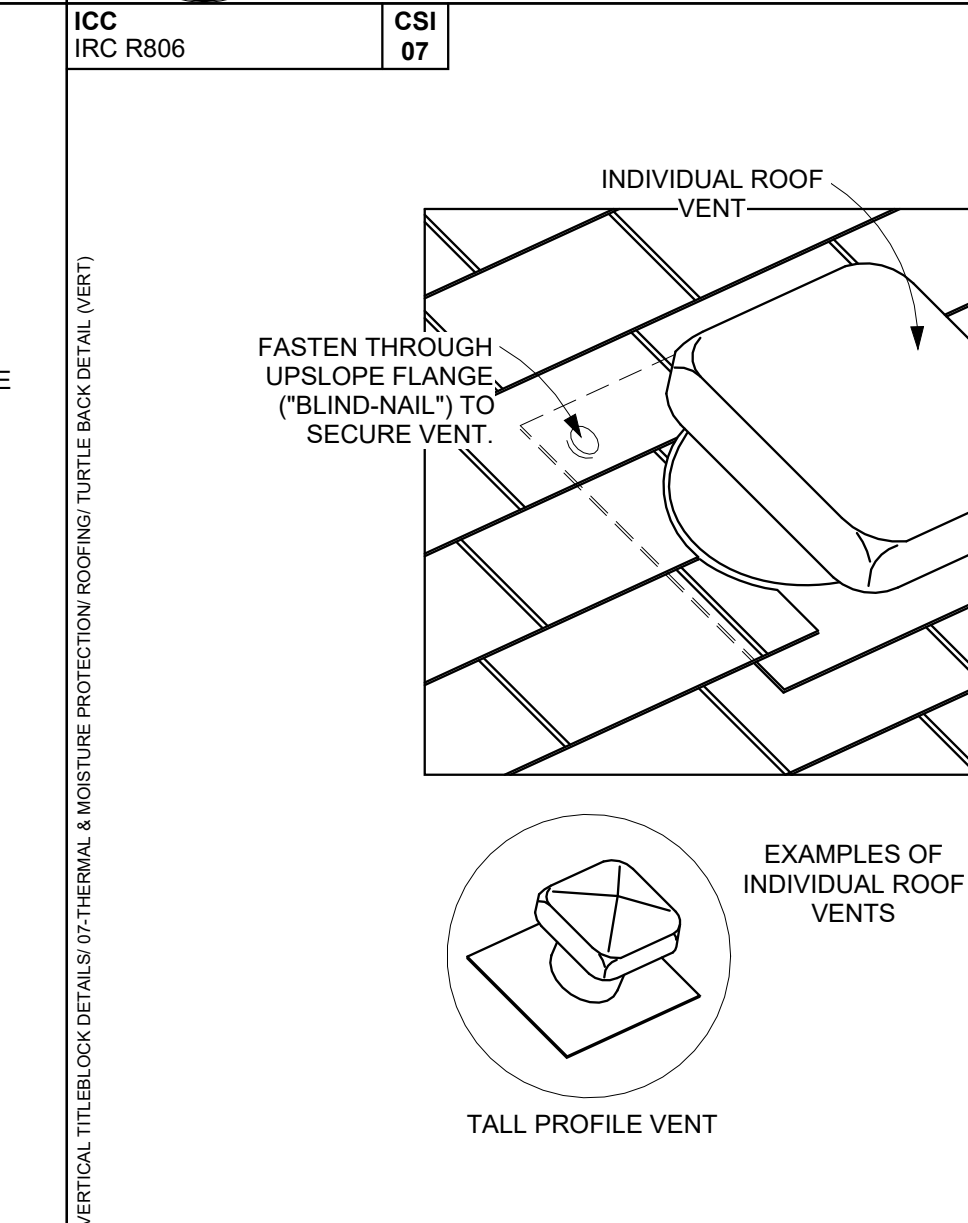
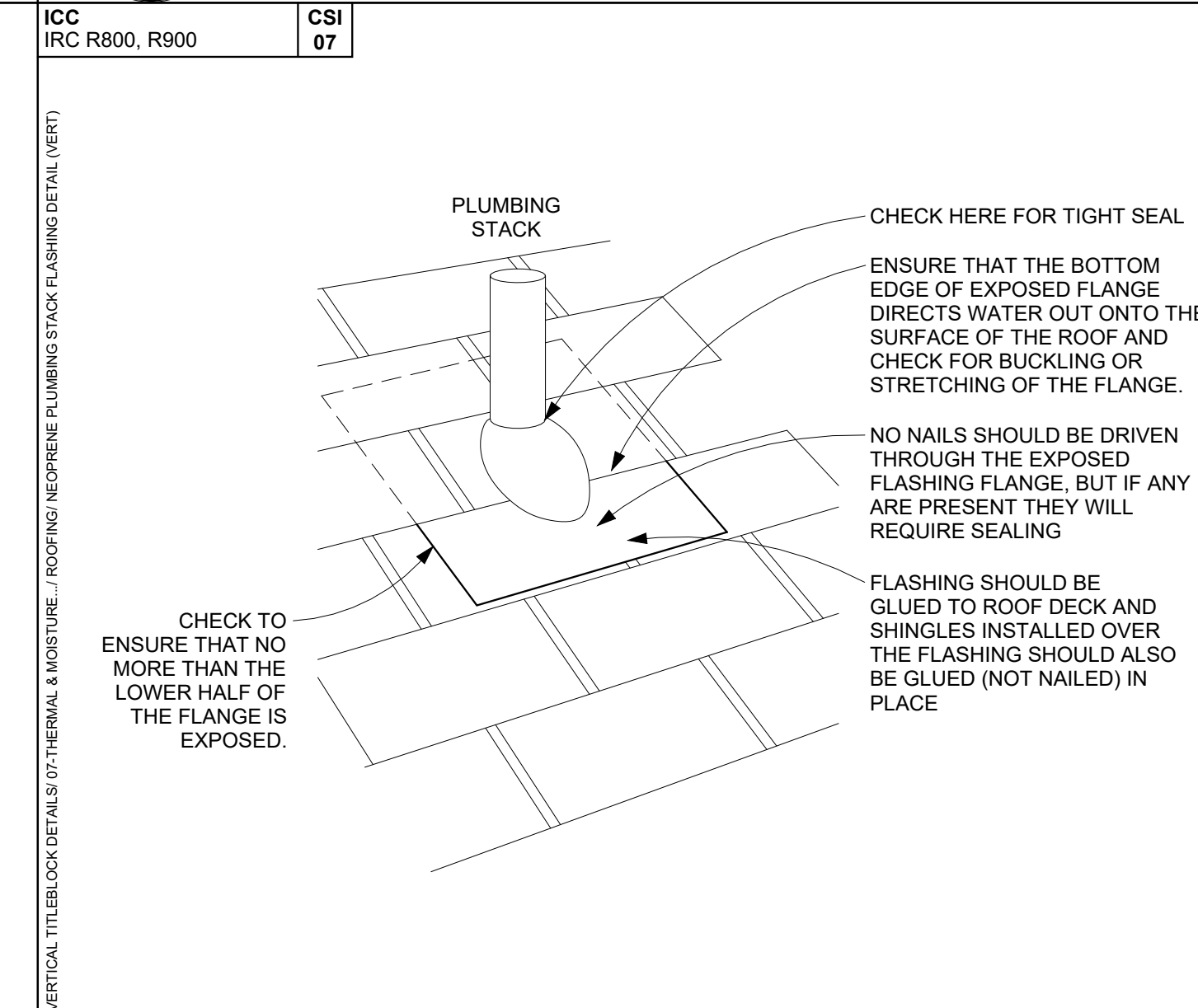
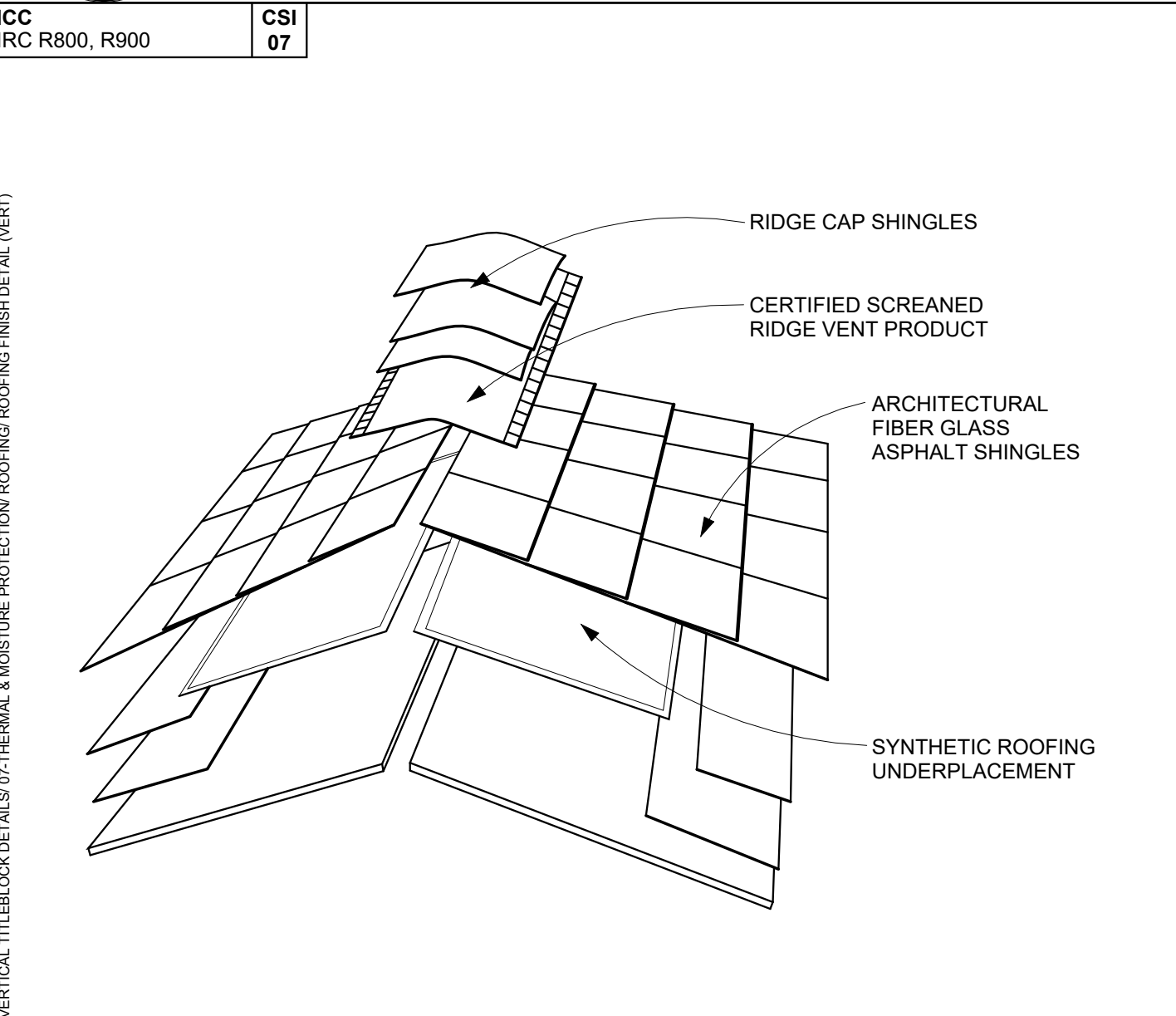
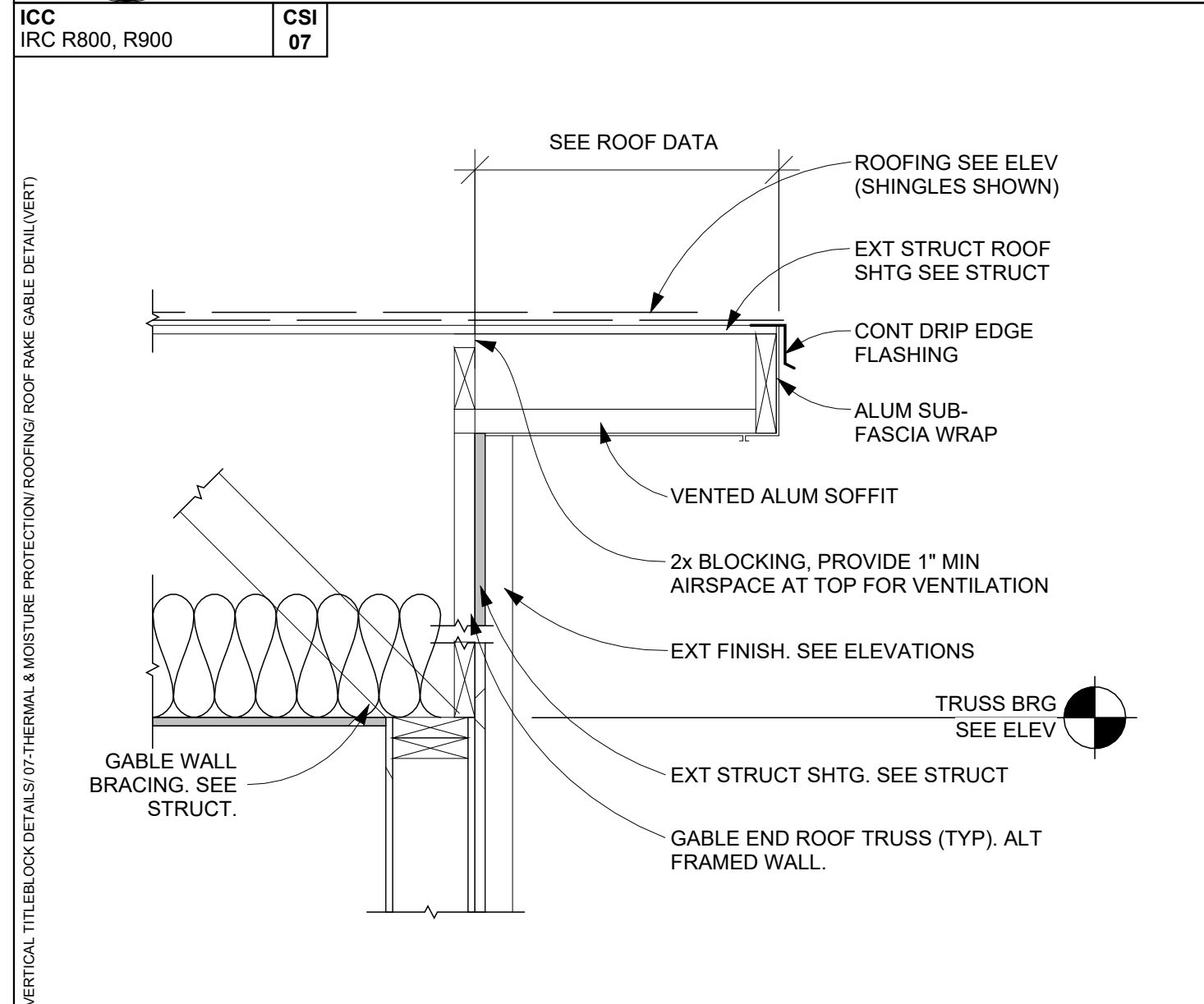
3 RAIN GUTTER & DOWNSPOUTS
NOT TO SCALE



NOTES:

1. SEE G-001, REScheck ENERGY EFFICIENCY VALUES FOR ROOF INSULATION AT TRUSSES OR RAFTERS (PER PLAN)
2. VENTILATION BAFFLES TO MAINTAIN 1" MIN AIRSPACE
3. SEE G-001, REScheck ENERGY EFFICIENCY VALUES FOR ROOF INSULATION AT TRUSSES OR RAFTERS (PER PLAN)
4. 2x BLOCKING, PROVIDE 1" MIN AIRSPACE AT TOP FOR VENTILATION
5. TOP OF WINDOW 6'-8" (TYP) AFF 7'-0" COMMON

4 ROOF EAVE
NOT TO SCALE

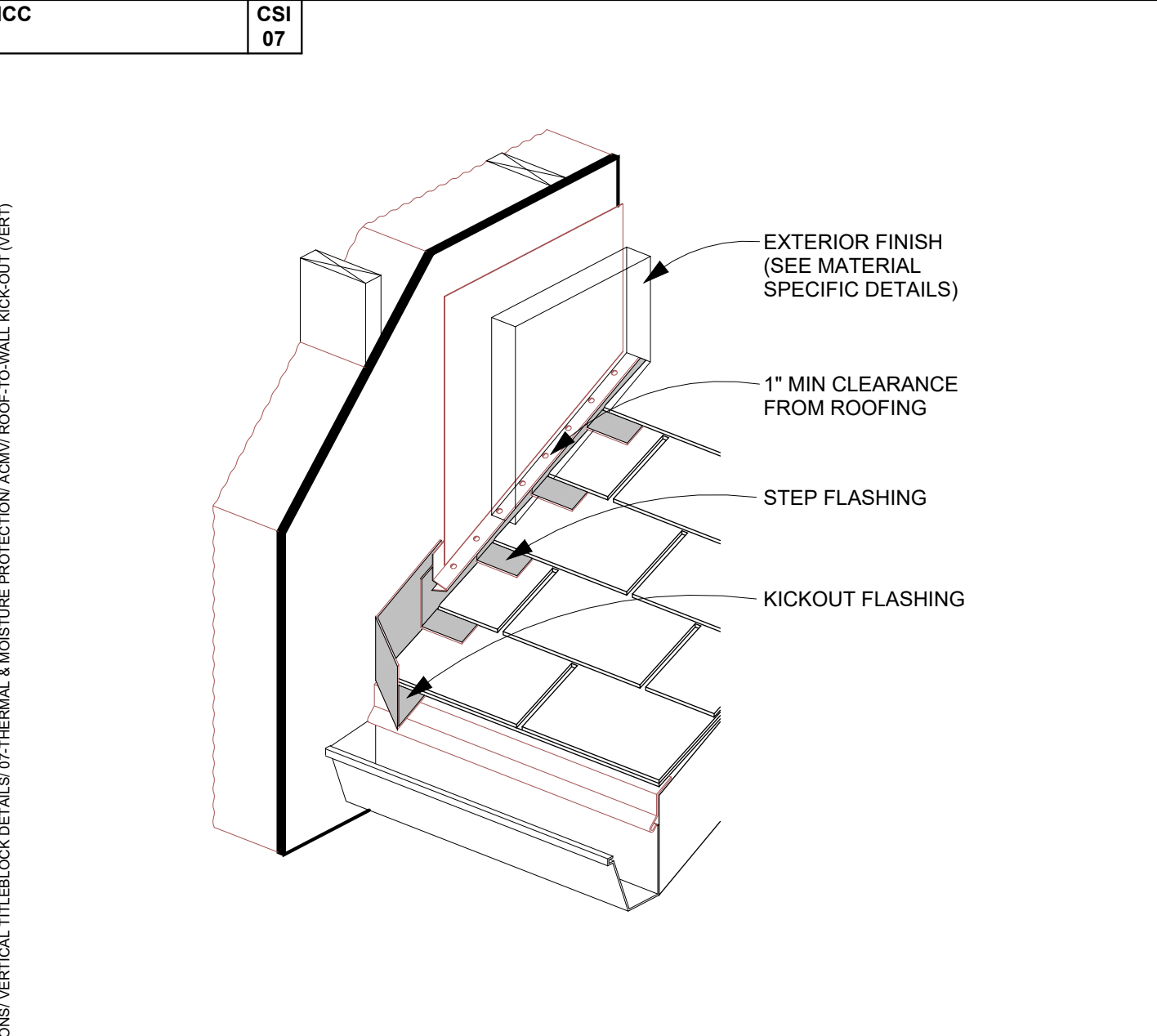
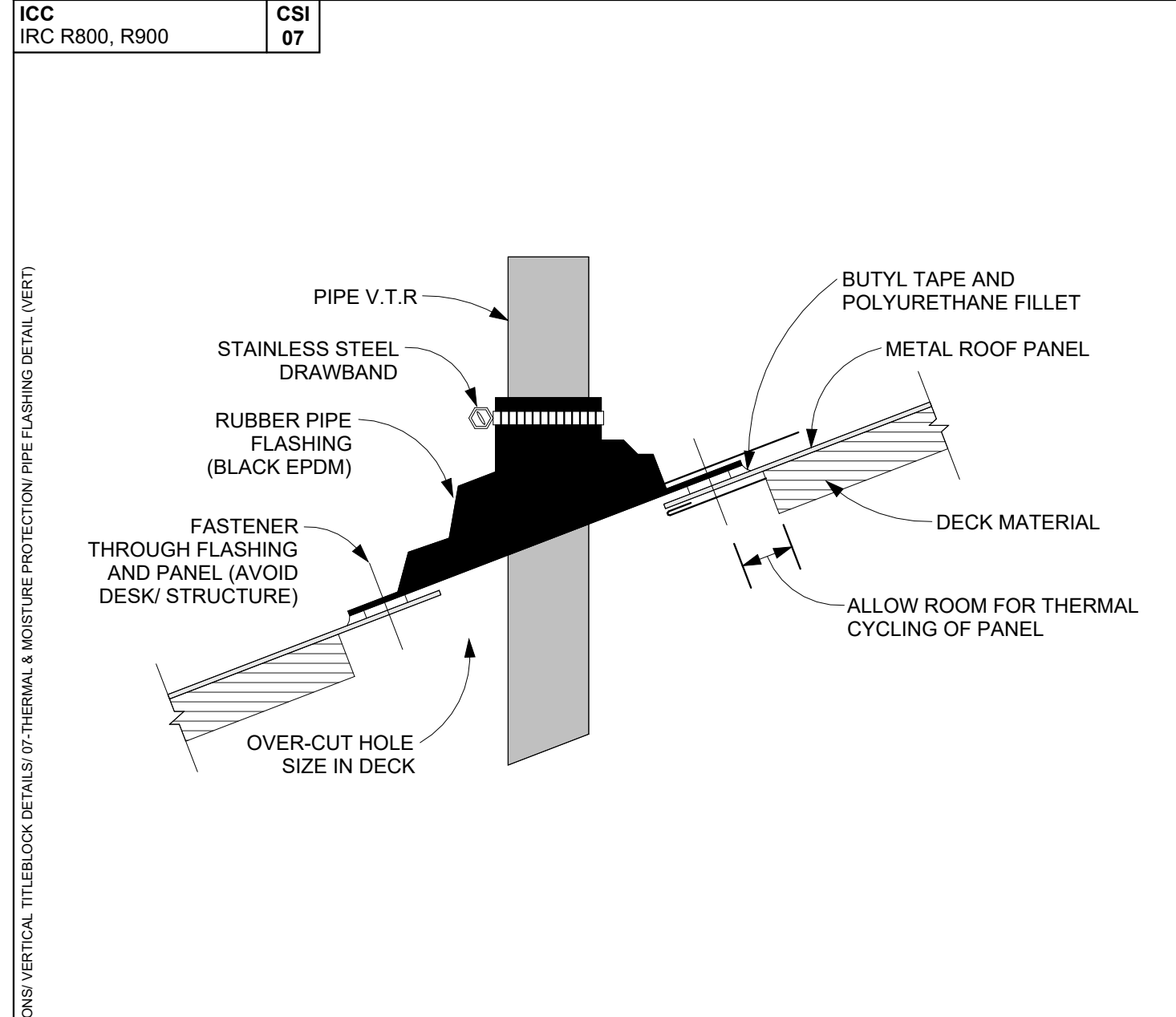


5 ROOF RAKE (GABLE)
NOT TO SCALE

6 ROOFING FINISH
NOT TO SCALE

7 NEOPRENE PLUMBING STACK
NOT TO SCALE

8 ROOF VENT (TURTLE BACK)
NOT TO SCALE



9 PIPE FLASHING
NOT TO SCALE

10 ROOF-TO-WALL KICK-OUT
NOT TO SCALE

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NO.	DATE	RELEASED FOR PERMITTING	BY	CHK	APP
0	05/08/2024		CJH	KCM	

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GENERAL ROOF INFORMATION/ DETAILS

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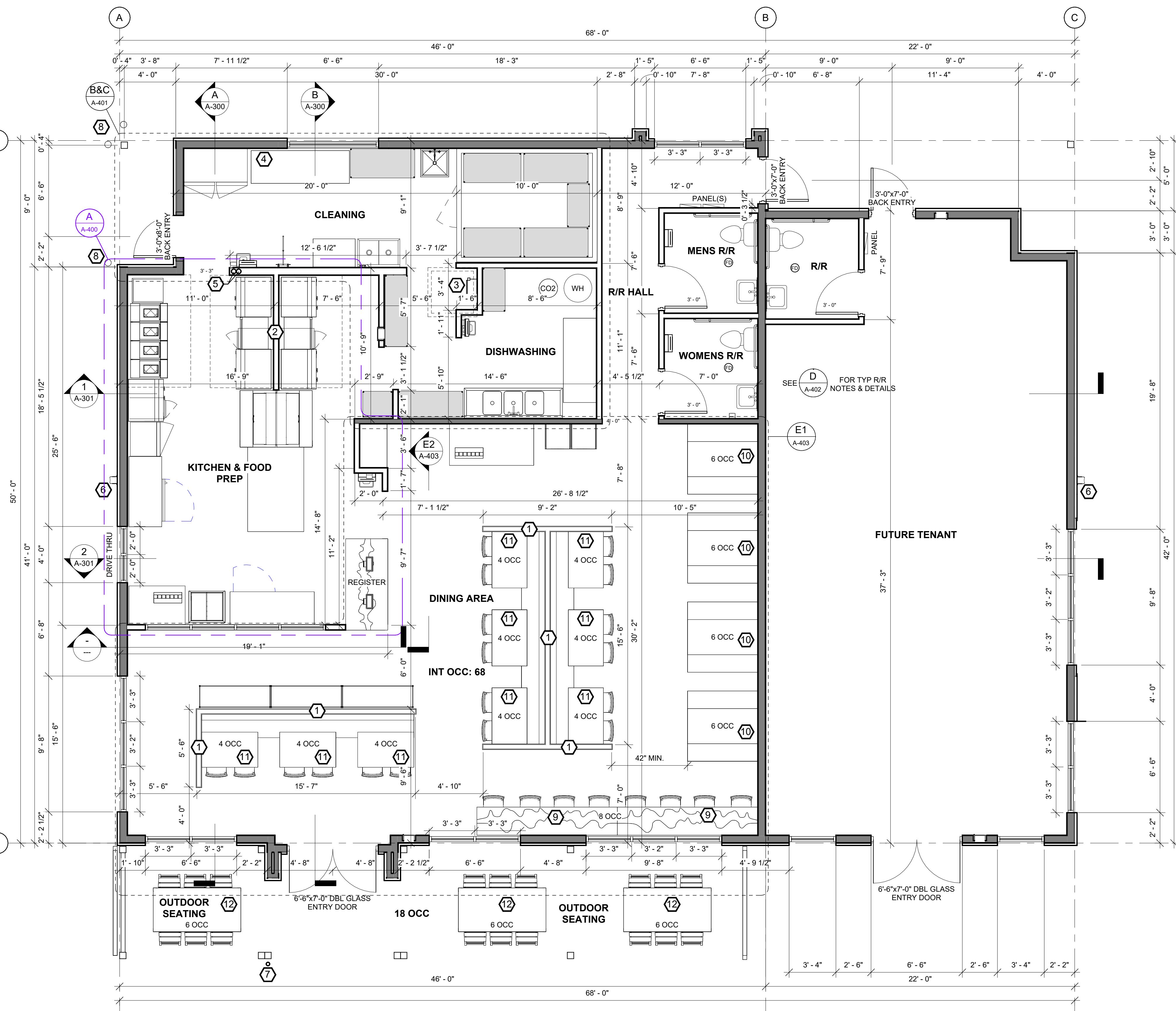
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SHEET NO.: A-080
PROJECT NO.: 24-012

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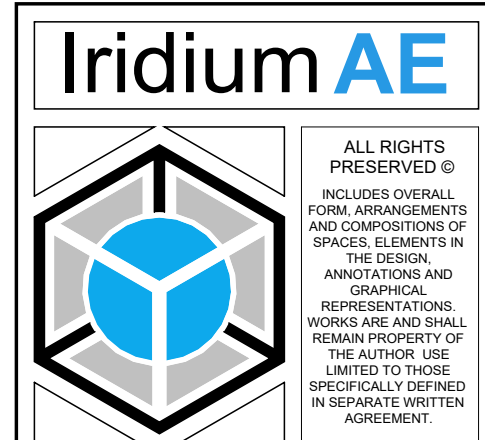


- ### FLOOR PLAN KEYNOTES
- 1 48" PONY WALL.
 - 2 FULL HEIGHT SEPARATION WALL.
 - 3 ROOF ACCESS LADDER & HATCH.
 - 4 DATA ON SHELF ABOVE (MOUNTED AT 8 FT) COORDINATE WITH TENANT.
 - 5 MAIN ROOF DRAIN CONNECTS TO UNDERGROUND PIPE TO STORM DRAIN.
 - 6 OVERFLOW SCUPPER.
 - 7 DOWN SPOUT TO SITE STORM DRAIN.
 - 8 PROVIDE A BOLLARD TO PROTECT THE BUILDING FROM VEHICLES AT DRIVE-THRU. SEE DETAIL D/AS-101.
 - 9 LIVE EDGE WOOD/ RESIN TABLE TOP - BAR HEIGHT (41"). SEE A-400 FOR SAMPLE
 - 10 BUILT IN TABLE & BENCH (5'(L)x5'(W)). (SEE DETAIL A/A-402)
 - 11 MOVEABLE TABLES (48"x30") W/ FULL BENCH & (2) CHAIRS EACH.
 - 12 EXTERIOR TABLE AND (6) CHAIRS (NIC).

- ### FLOOR PLAN NOTES
1. COORDINATE FINAL FINISHES, COLORS, MATERIALS, FIXTURES, EQUIPMENT AND DETAILING WITH OWNER PRIOR TO PURCHASE AND INSTALLATION
 2. CLOSETS, PANTRY(S), AND STORAGE ROOMS SHALL HAVE SHELVES, DIVIDERS AND HANGER RODS. COORDINATE WITH TENANT/ OWNER.
 3. PROVIDE 36" MIN. GUARDRAIL AT ALL SURFACES GREATER THAN 30" ABOVE FINISHED GRADE.
 4. COORDINATE BUILT-IN MILLWORK, FURNITURE AND APPLIANCES W/ TENANT/ OWNER

BUILDING AREAS

LEVEL	NAME	AREA	PERIMETER
SEVEN BROTHERS	FRONT OF HOUSE	1,109 SF	156'-6"
	BACK OF HOUSE	916 SF	141'-8"
	RESTROOM AREA	233 SF	62'-11"
	TOTAL SF	2,258 SF	361'-1"
FUTURE TENANT	UNFINISHED	991 SF	134'-7"
BUILDING OVERALL		3,249 SF	495'-8"



NO.	DATE	REVISION NOTES	BY	CHK	APP
B	05/09/2024	FINAL REVIEW SET	CJH	KCM	
A	01/28/2024	CONCEPT PLANS - REV A	CJH	KCM	

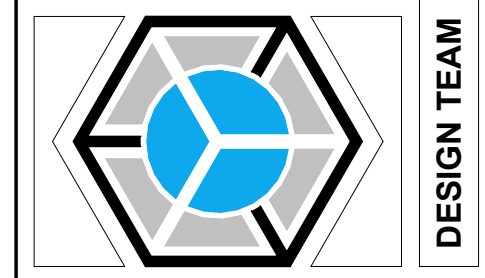
SEVEN BROTHERS DINER
 4952 WEST 12600 SOUTH, LOT 7
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FLOOR PLAN

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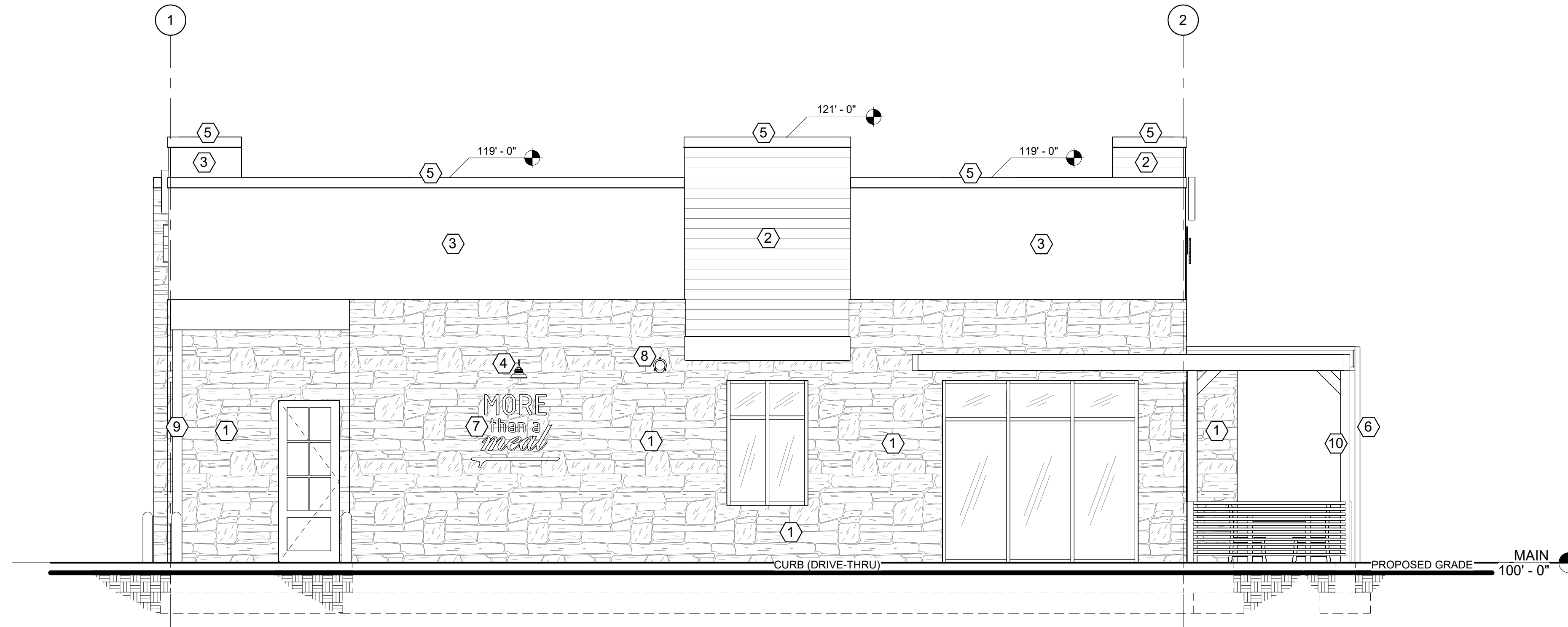
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 PROJECT NO.: **24-012**

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MAIN FLOOR PLAN
 1/4" = 1'-0"

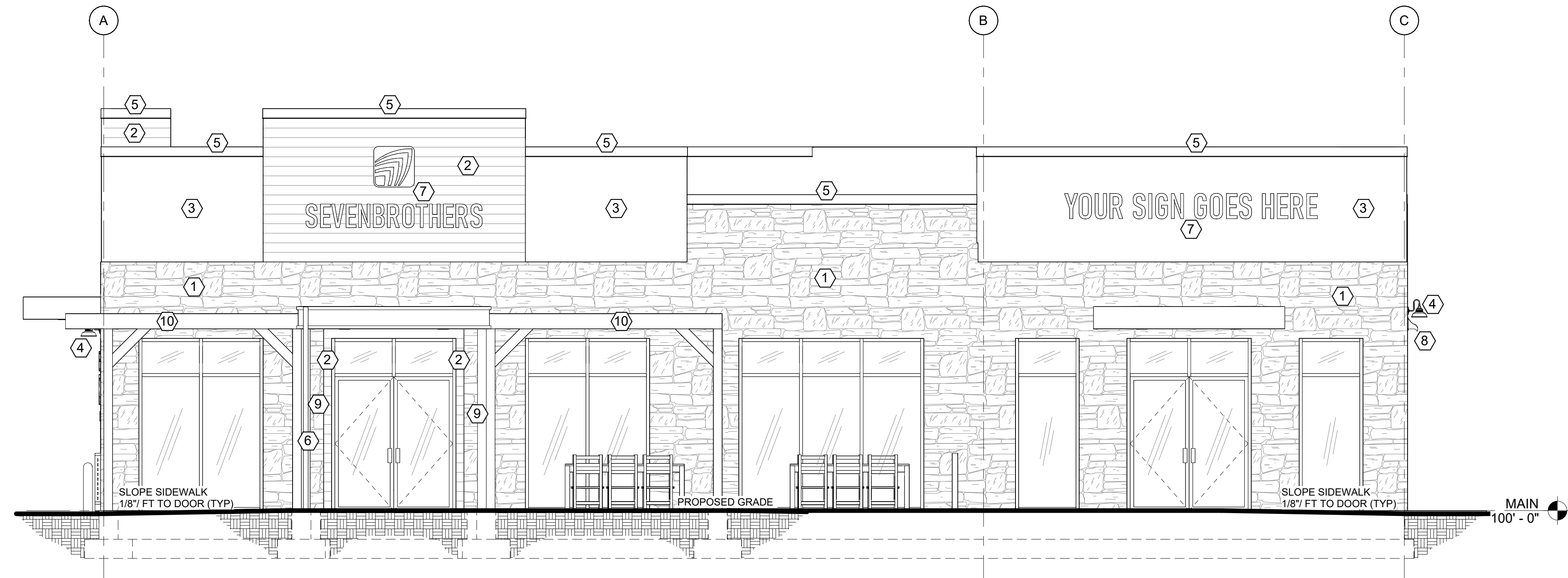
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EAST ELEVATION

1/4" = 1'-0" 0 2 4 8



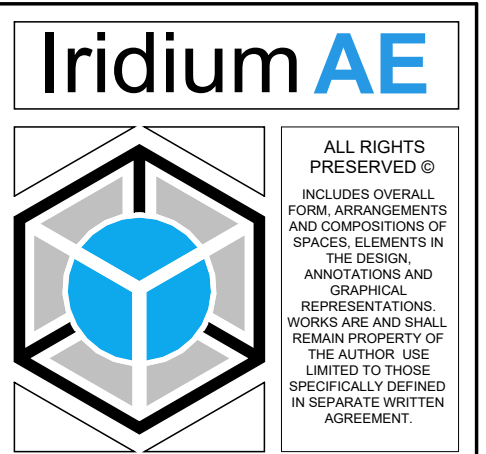
NORTH ELEVATION

1/4" = 1'-0" 0 2 4 8

ELEVATION MATERIAL #	COLOR
1 ADHERED MASONRY VENEER (AMV)	WHITE/ CREAM
2 HORIZONTAL WOOD OR CONCRETE COMPOSITE (RAIN SCREEN) SIDING	BROWN
3 EIFS/ STUCCO	CREAM
4 GOOSENECK LIGHT FIXTURE (BLACK)	DARK BRONZE/ BLACK
5 CONTINUOUS METAL CAP FLASHING (BLACK)	DARK BRONZE/ BLACK
6 ROUND DOWN SPOUT	DARK BRONZE/ BLACK
7 SIGN PROVIDED BY TENANT, INSTALLED BY BUILDER	
8 OVERFLOW DOWNSPOUT NOZZLE (ZURN) NICKEL BRONZE	NICKEL BRONZE
9 STAINED OR PAINTED WEATHER TREATED WOOD COLUMNS	BLONDE
10 FREE STANDING TIMBER BRACED PERGOLA (BUILDER TO PROVIDE & INSTALL)	BLONDE

FINAL EXTERIOR FINISH MATERIALS AND COLORS TO BE SELECTED AND APPROVED IN WRITING BY CLIENT. BUILDER TO PROVIDE SAMPLES AND OPTIONS.

- ELEVATION NOTES**
- COORDINATE W/ OWNER/ TENANT FOR ALL FINISH COLORS, SIGNAGE REQUIREMENTS, ETC. (NIC)
 - CONTRACTOR WILL VERIFY ANY AND ALL STEPS IN FOOTINGS & FOUNDATION AS REQUIRED BY EXISTING FINISH GRADES.
 - ALTERNATE PRODUCTS AND MODIFICATIONS TO THE STRUCTURE MUST BE APPROVED BY THE A/EOR/ OWNER IN WRITING PRIOR TO MAKING ANY CHANGES.
 - GRADES INDICATED ARE APPROXIMATE AND MAY BE MODIFIED SUBJECT TO FINAL SITE CONDITIONS. LOTS SHALL BE GRADED TO DRAW SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
 - INSTALL SLOPING METAL FLASHING ON ALL HORIZONTAL EXPOSED SURFACES (MASONRY, STUCCO, EIFS, COMPOSITE, WOOD, ETC.)
 - APPROVED, ASSIGNED, BUILDING ADDRESS SHALL BE PLACED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 - ADDRESS NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS, CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 6" HIGH WITH A STROKE OF 1/2".



NO.	DATE	BY	CHK	APP
B	05/08/2024	C/JH	KCM	
A	01/30/2024	C/JH	KCM	

FINAL REVIEW SET
CONCEPT PLANS - REV A

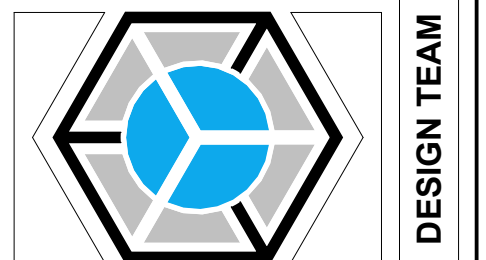
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

NORTH & EAST ELEVATIONS

Iridium AE
ARCHITECTURE & ENGINEERING

635 W 5300 S #402
Murray, UT 84123
(801) 974-5101
www.iridiumae.com

DRAWN BY: C/JH, WSH
CHECKED BY: KCM, C/JH

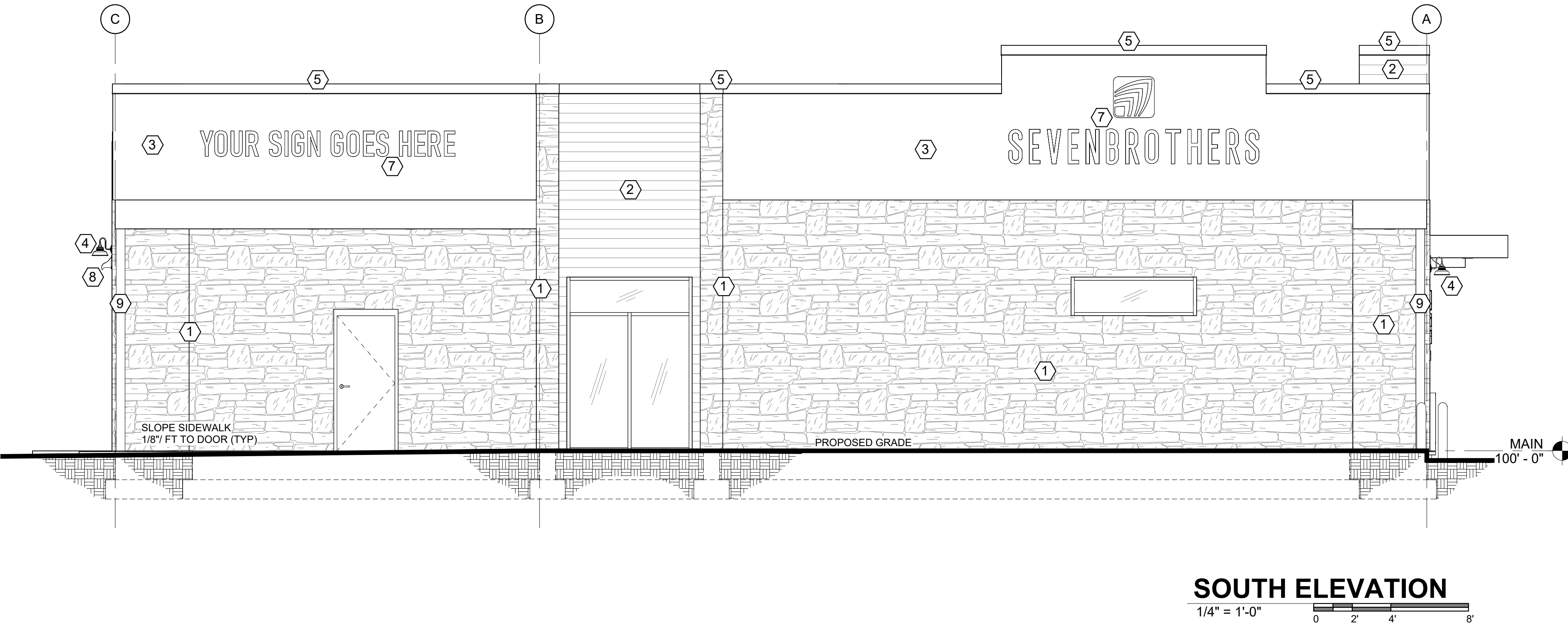
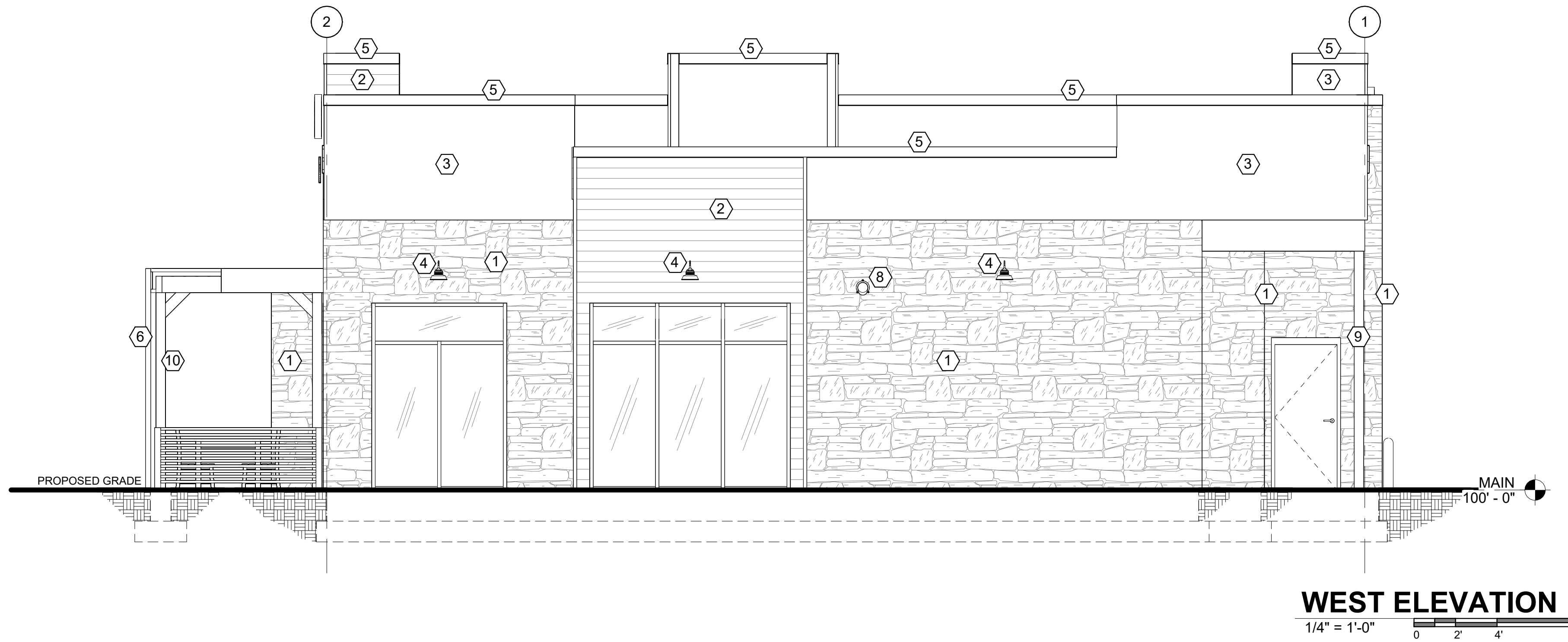


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SHEET NO.: A-200	PROJECT NO.: 24-012

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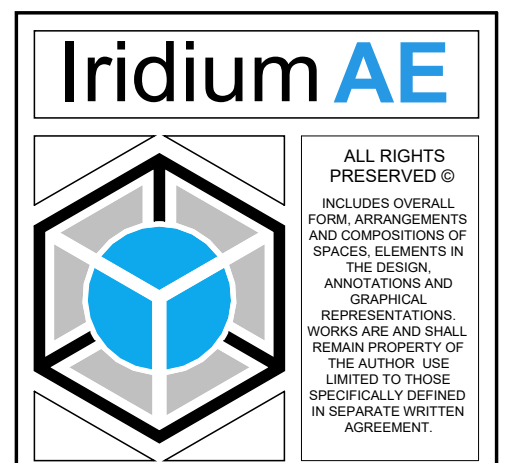
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ELEVATION MATERIAL KEY	COLOR
1 ADHERED MASONRY VENEER (AMV)	WHITE/ CREAM
2 HORIZONTAL WOOD OR CONCRETE COMPOSITE (RAIN SCREEN) SIDING	BROWN
3 EIFS/ STUCCO	CREAM
4 GOOSENECK LIGHT FIXTURE (BLACK)	DARK BRONZE/ BLACK
5 CONTINUOUS METAL CAP FLASHING (BLACK)	DARK BRONZE/ BLACK
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10 FREE STANDING TIMBER BRACED PERGOLA (BUILDER TO PROVIDE & INSTALL)	BLONDE

FINAL EXTERIOR FINISH MATERIALS AND COLORS TO BE SELECTED AND APPROVED IN WRITING BY CLIENT. BUILDER TO PROVIDE SAMPLES AND OPTIONS.

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NO.	DATE	FINAL REVIEW SET	BY	CHK	APP
B	05/09/2024		CJH	KCM	

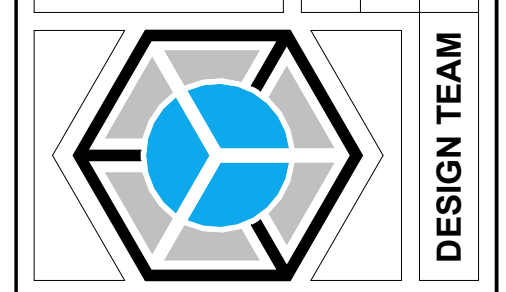
SEVEN BROTHERS DINER
 4952 WEST 12600 SOUTH, LOT 7
 HERRIMAN, UTAH

SOUTH & WEST ELEVATIONS

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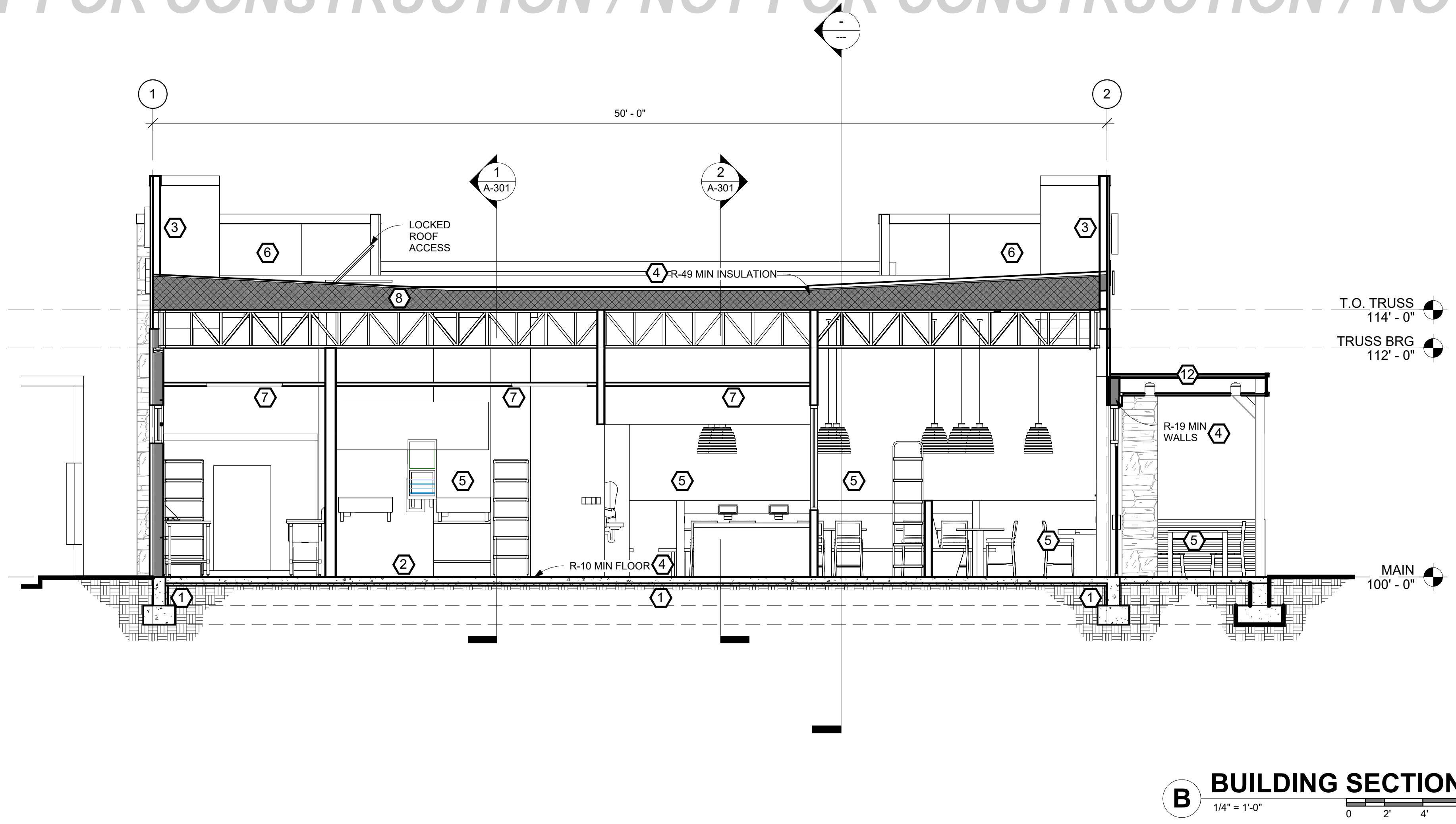
SHEET NO.: **A-201**

PROJECT NO.: **24-012**

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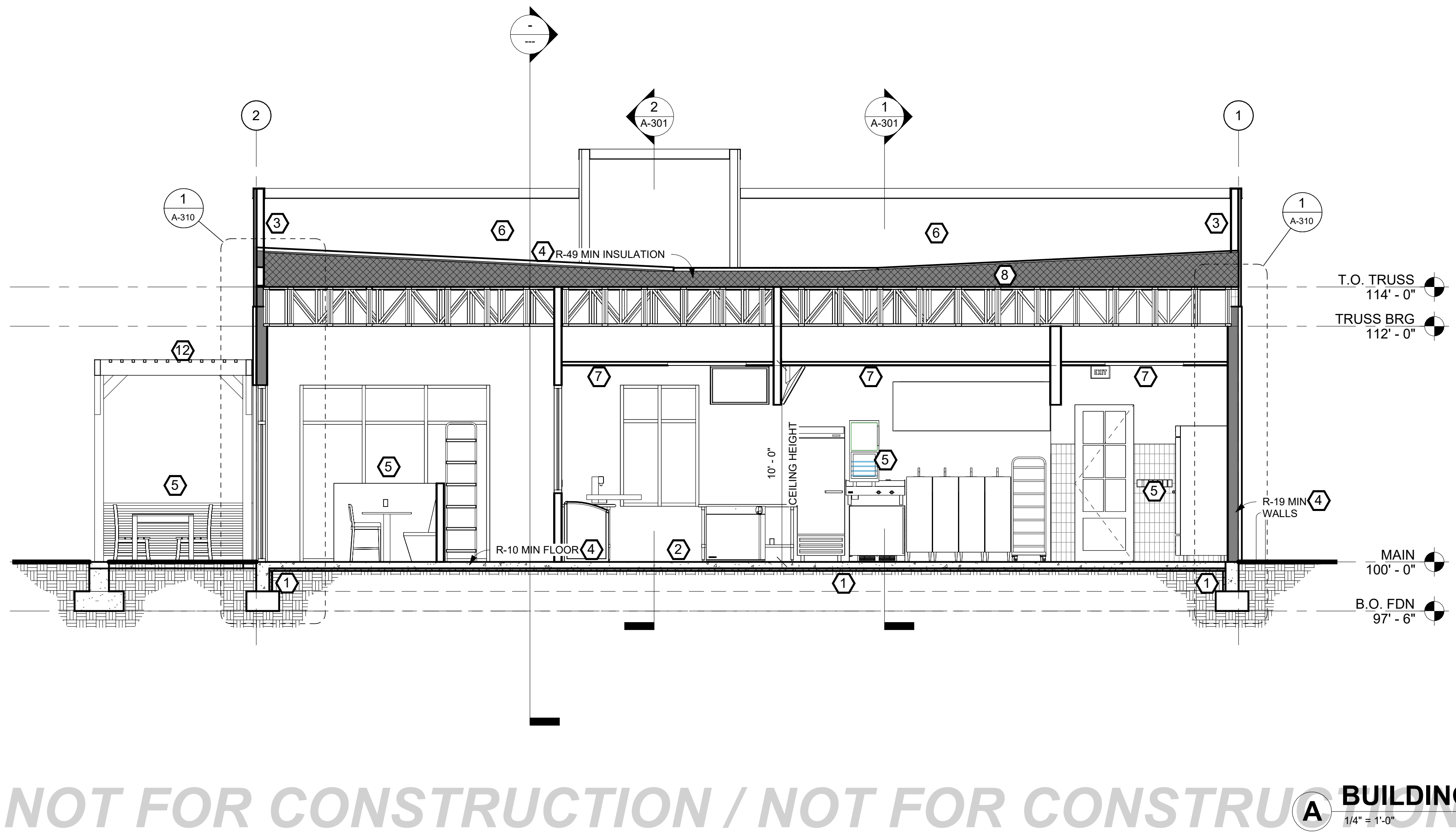
B BUILDING SECTION B
1/4" = 1'-0"

SECTION KEYED NOTES

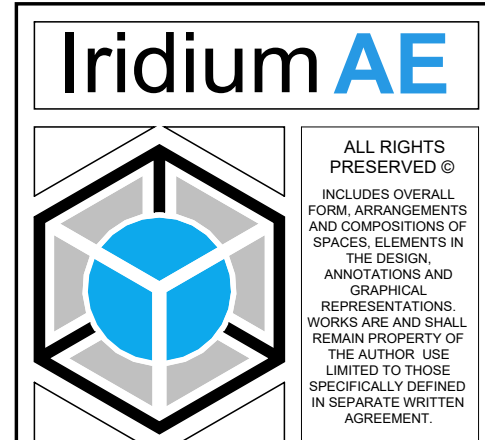
- 1 PROVIDE 1 1/2" FOAM INSULATION R-7.5 MINIMUM AROUND THE PERIMETER OF THE SLAB-ON-GRADE FLOOR EXTENDING DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM OF 24". PROVIDE INSULATED JOINT OR A FIBER JOINT MATERIAL BETWEEN FLOOR SLAB AND FOUNDATION WALL.
- 2 THE THICKNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3 1/2". A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR SLAB, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS SHALL BE USED TO RETARD VAPOR TRANSMISSION THROUGH THE FLOOR SLAB.
- 3 ROOF MEMBRANE TO WRAP UP WALL TO TOP OF PARAPET.
- 4 SEE LOAD CALCULATION PACKET FOR INSULATION MIN.
- 5 COORDINATE BUILT-IN MILLWORK, FURNITURE AND APPLIANCES W/ TENANT/ OWNER.
- 6 CONCRETE COMPOSITE SIDING.
- 7 SUSPENDED CEILING.
- 8 TAPERED RIGID INSULATION R-49 MIN.

SPECIAL NOTES:

1. ROOF FRAMING HAS A FLAT NORMAL ROOF FULLY SHEATHED PRIOR TO ADDITION OF SLOPING MONO TRUSSES. THIS ACCOMMODATES POTENTIAL FUTURE REMODELS W/ ALTERNATE DESIGN.



A BUILDING SECTION A
1/4" = 1'-0"



NO.	DATE	BY	CHK	APP
B	05/08/2024	CJH	KCM	
A	01/30/2024	CJK	KCM	

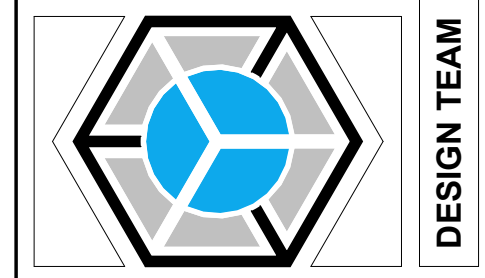
**SEVEN BROTHERS
DINER**
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

BUILDING SECTIONS A & B

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ARCHITECTURE & ENGINEERING

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Murray, UT 84123
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www.iridiumae.com

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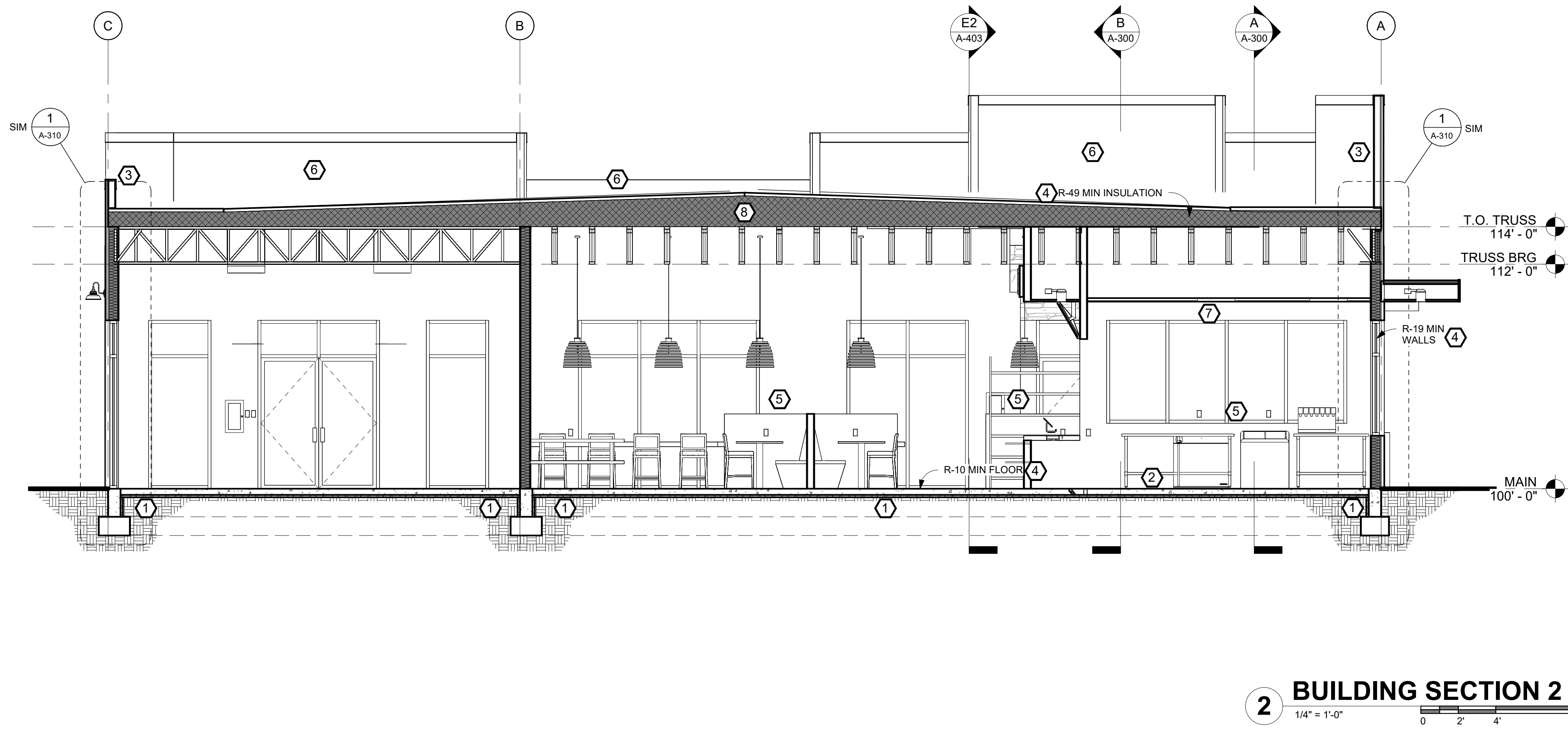
ISSUE DATE:	REV.	B
09 MAY 2024		

SHEET NO.: **A-300**

PROJECT NO.: **24-012**

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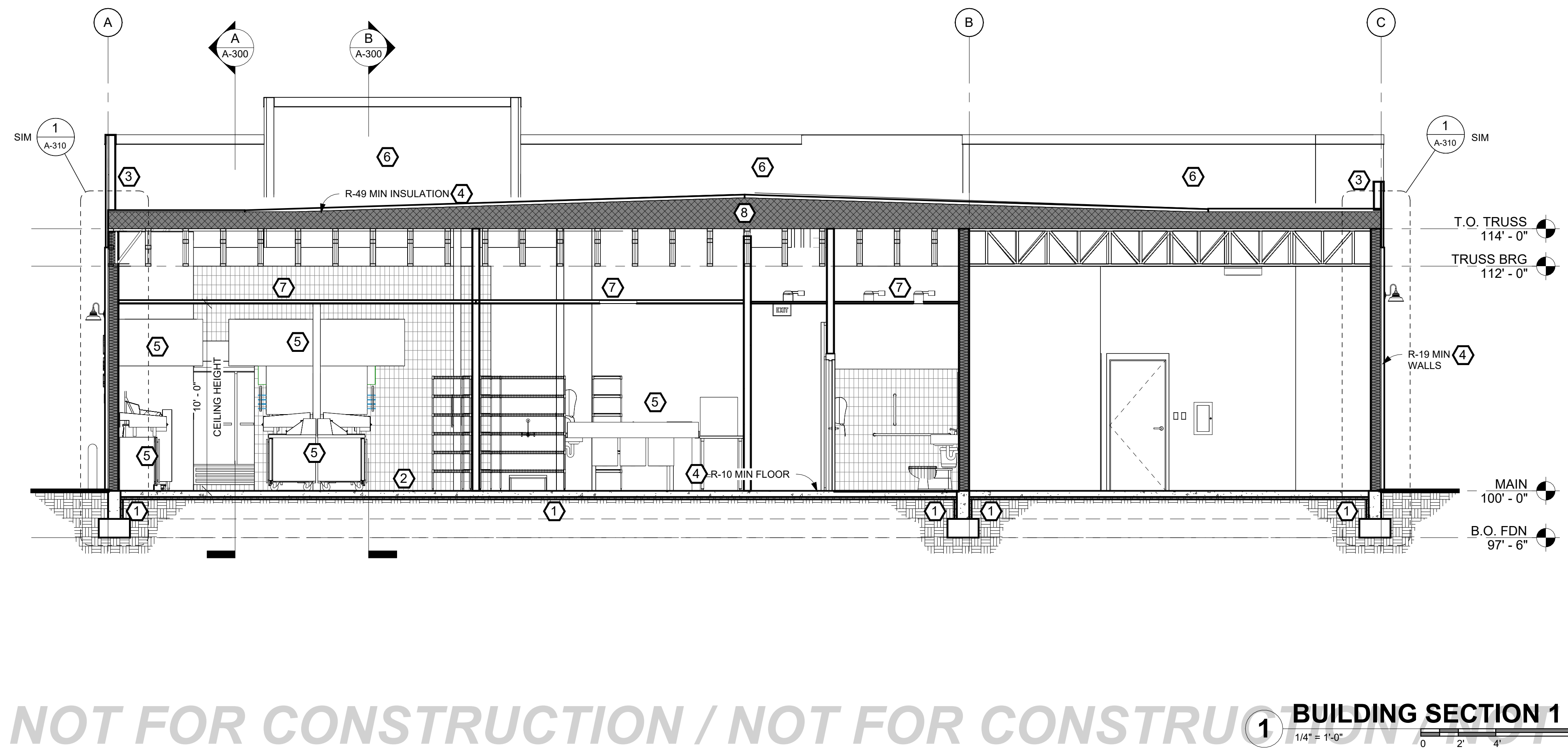
2 BUILDING SECTION 2
1/4" = 1'-0"

SECTION KEYED NOTES

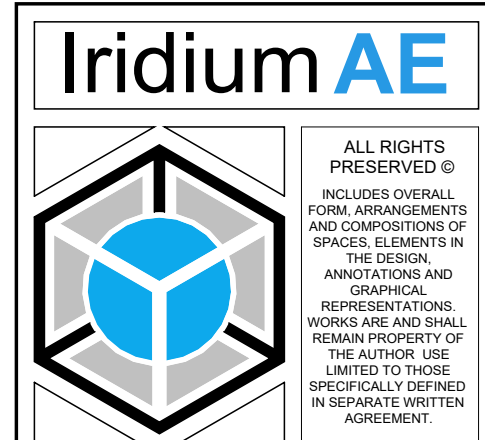
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- 6 CONCRETE COMPOSITE SIDING.
- 7 SUSPENDED CEILING.
- 8 TAPERED RIGID INSULATION R-49 MIN.

SPECIAL NOTES:

1. ROOF FRAMING HAS A FLAT NORMAL ROOF FULLY SHEATHED PRIOR TO ADDITION OF SLOPING MONO TRUSSES. THIS ACCOMMODATES POTENTIAL FUTURE REMODELS W/ ALTERNATE DESIGN.



1 BUILDING SECTION 1
1/4" = 1'-0"



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NO.	DATE
B	05/09/2024
CJH	KCM
BY	CHK APP
FINAL REVIEW SET	
REVISION NOTES	

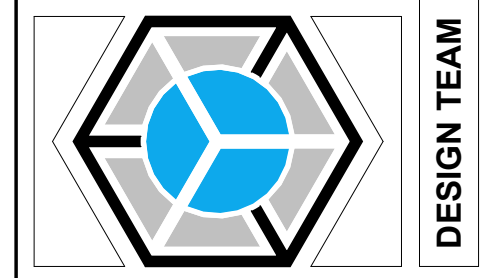
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

BUILDING SECTIONS 1 & 2

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ARCHITECTURE & ENGINEERING

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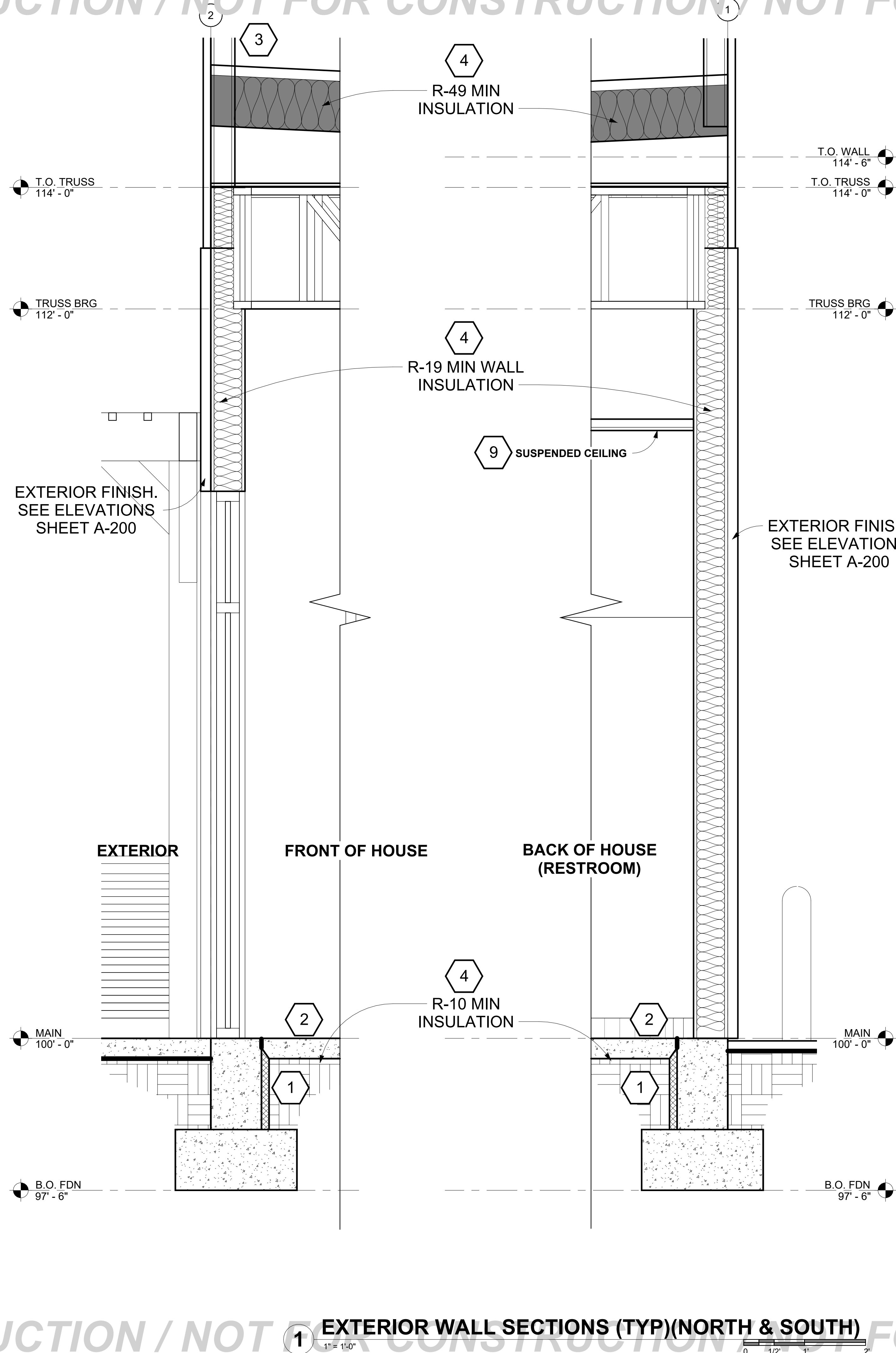


ISSUE DATE:	REV. B
09 MAY 2024	
SHEET NO.:	PROJECT NO.:
A-301	24-012

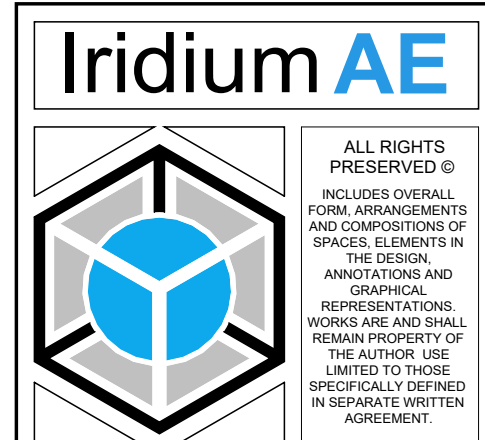
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- SECTION KEYED NOTES**
- 1 PROVIDE 1 1/2" FOAM INSULATION R-7.5 MINIMUM AROUND THE PERIMETER OF THE SLAB-ON-GRADE FLOOR EXTENDING DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM OF 24". PROVIDE INSULATED JOINT OR A FIBER JOINT MATERIAL BETWEEN FLOOR SLAB AND FOUNDATION WALL.
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 - 6 CONCRETE COMPOSITE SIDING.
 - 7 SUSPENDED CEILING.
 - 8 TAPERED RIGID INSULATION R-49 MIN.



NO.	DATE	REVISION NOTES	BY	CHK	APP
B	05/08/2024	FINAL REVIEW SET	C/JH	KCM	
A	01/30/2024	CONCEPT PLANS - REV A	C/JH	KCM	

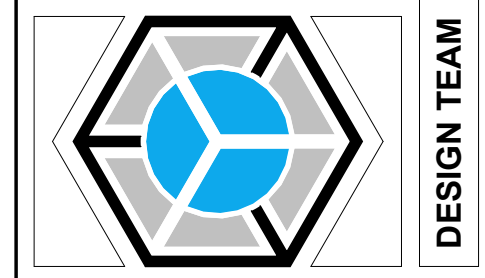
**SEVEN BROTHERS
DINER**
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

WALL SECTIONS

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ARCHITECTURE & ENGINEERING

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Murray, UT 84123
(801) 974-5101
www.iridiumae.com

DRAWN BY: C/JH, WSH
CHECKED BY: KCM, C/JH



DESIGN TEAM

ISSUE DATE: 09 MAY 2024
REV. B

SHEET NO.: A-310
PROJECT NO.: 24-012

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1 EXTERIOR WALL SECTIONS (TYP)(NORTH & SOUTH)



CONSTRUCTION ASSEMBLIES - WALL SYSTEMS

DETAIL	CONSTRUCTION	FIRE & TESTING	STC & TESTING
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EXTERIOR WALLS

EX	SEE SHEET - A-520 - TYPICAL EXTERIOR FINISH DETAILS
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TYPICAL INTERIOR WOOD FRAMED WALL

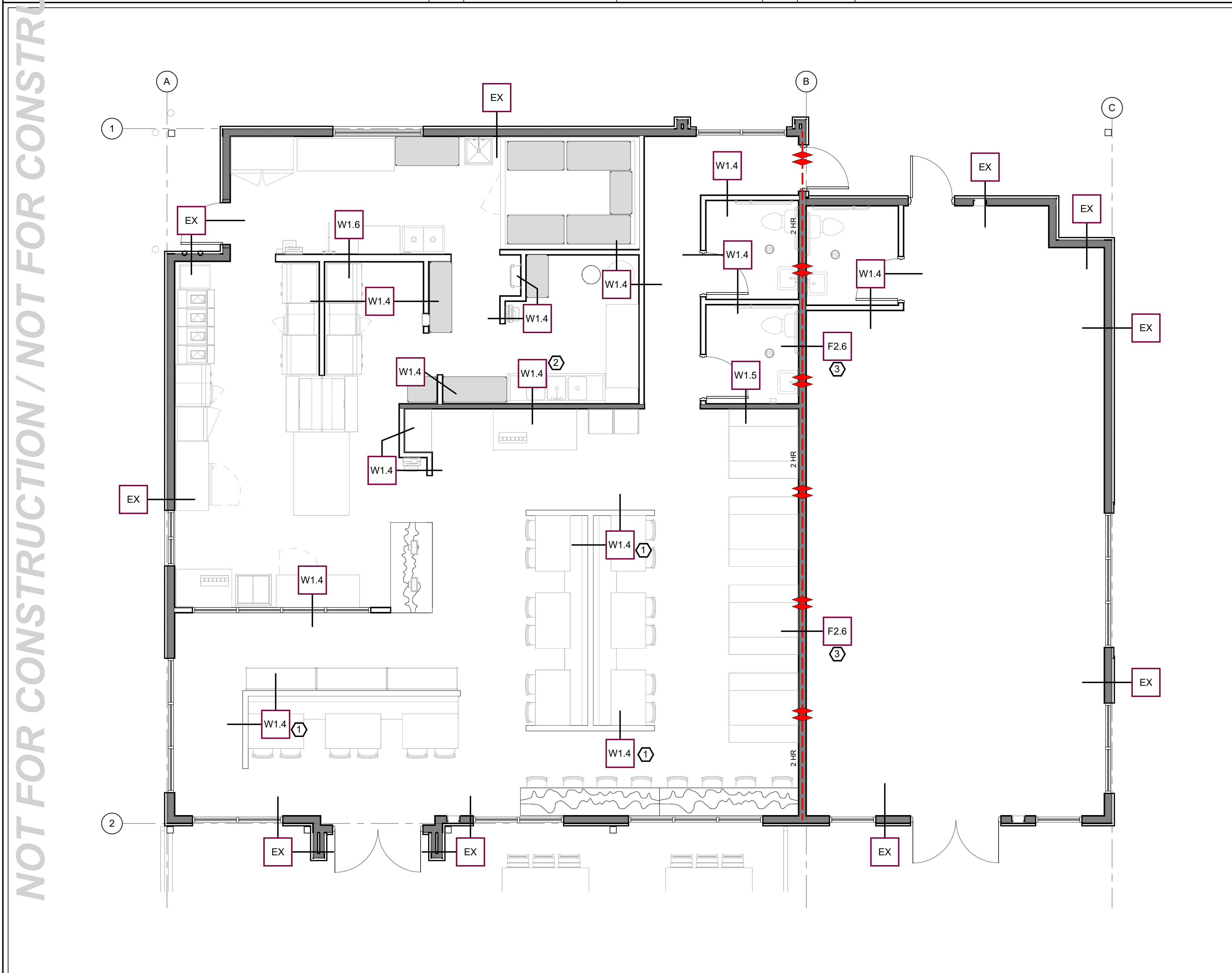
W1.4	<ul style="list-style-type: none"> 1/2" GWB 2x4 @ 24" 1/2" GWB 48" PONY WALL BEARING WALL 8D COATED NAILS 8" EDGED/ 12" FIELD 	N/A	N/A
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TYPICAL INTERIOR WOOD FRAMED WALL

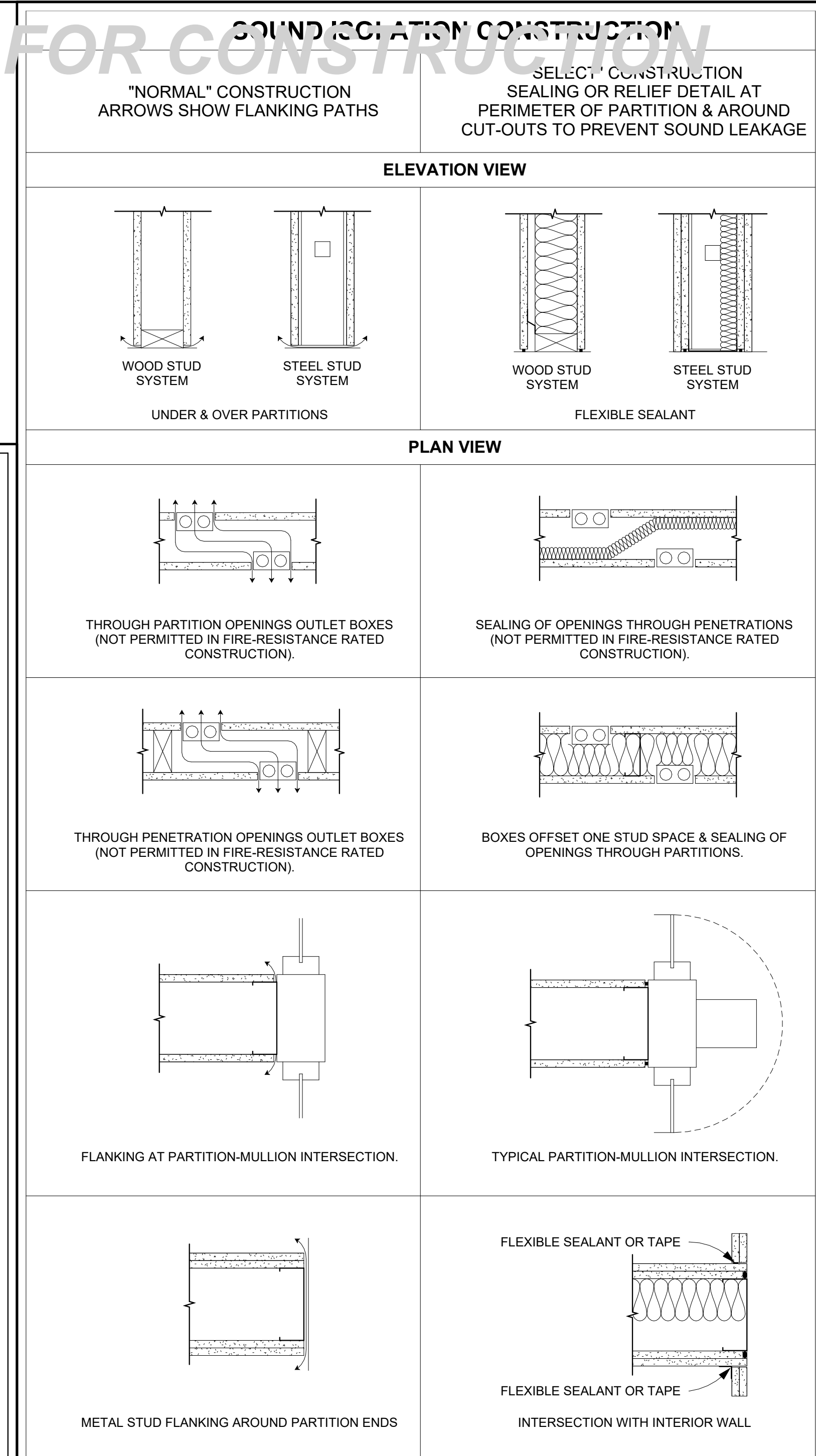
W1.6	<ul style="list-style-type: none"> 1/2" GWB 2x6 @ 24" 1/2" GWB 8D COATED NAILS 8" EDGED/ 12" FIELD 	N/A	N/A
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2 HOUR FIRE PARTITION WALL

F2.6	<ul style="list-style-type: none"> 2 LAYERS OF 5/8" TYPE X GWB 2x4 @ 16" 2 LAYERS OF 5/8" TYPE X GWB 1-1/4" TYPE W SCREWS 12" O.C. ON BASE LAYER 1-7/8" TYPE W SCREWS ON FACE LAYER 12" O.C. OFFSET 6" FROM SCREWS IN BASE LAYER JOINTS STAGGERED 16" EACH LAYER AND SIDE. 	2 HR WP 4136	NA
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NO.	DATE	BY	CHK	APP
B	05/09/2024	CJH	KCM	
FINAL REVIEW SET		REVISION NOTES		

SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

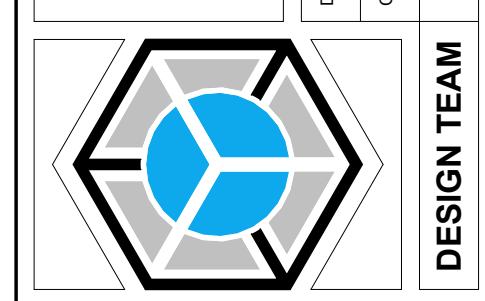
CONSTRUCTION ASSEMBLIES/ WALL TYPES

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ARCHITECTURE & ENGINEERING

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Murray, UT 84123
(801) 974-5101
www.iridiumae.com

DRAWN BY: CJH, WSH
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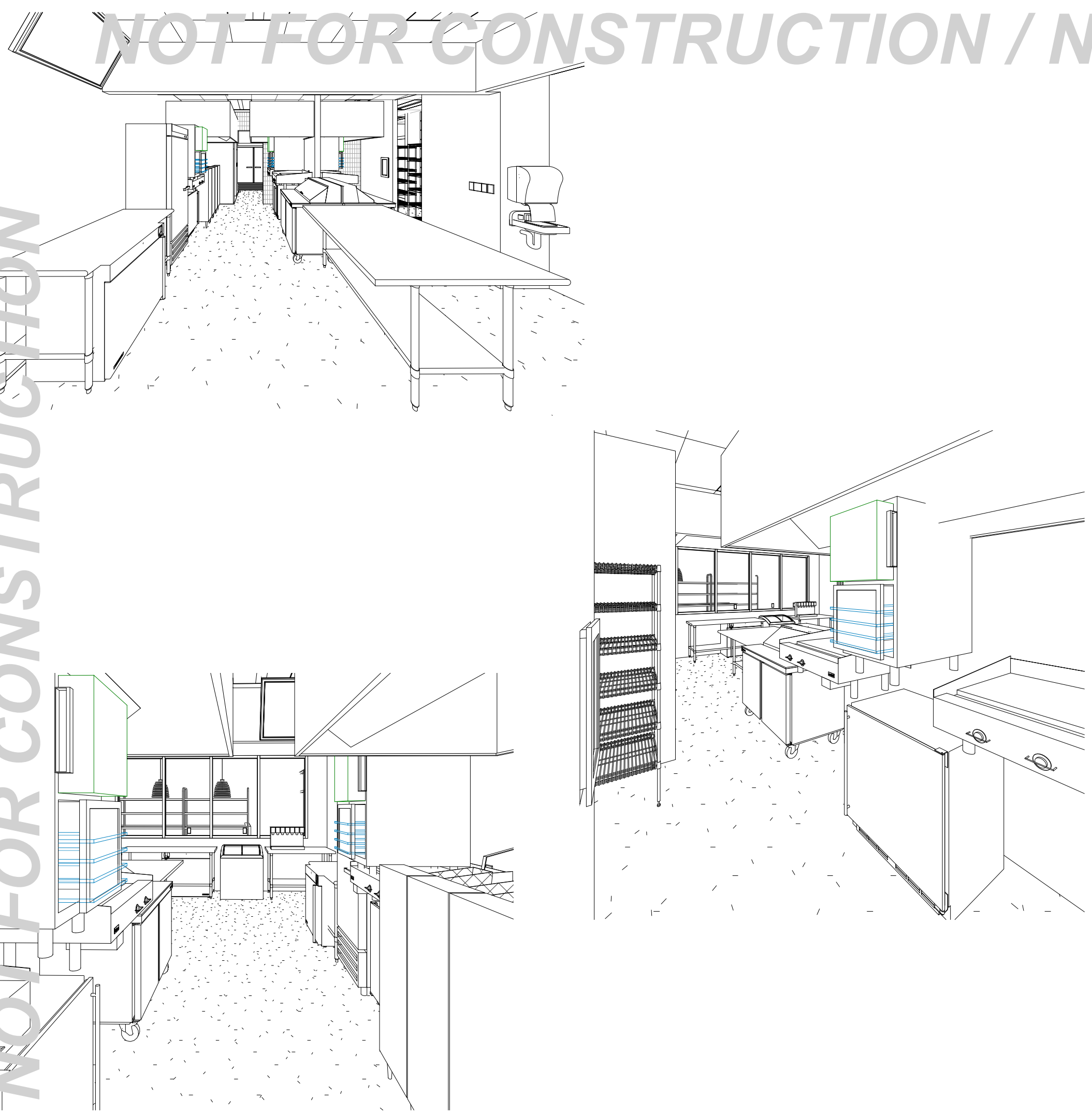
DESIGN TEAM



ISSUE DATE:	09 MAY 2024	REV. B
SHEET NO.:	A-330	
PROJECT NO.:	24-012	

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BAR HEIGHT RESIN TABLE SAMPLE (SIM)
COORDINATE FINAL DESIGN WITH OWNER/ TENANT.

INTERIOR ELEVATION NOTES

- MAIN COOK LINE AREA**
- 1 GAS DEEP FRYER
 - 2 FRY BASKET RACK(N.I.C.)
 - 3 GAS GRIDDLE
 - 4 GAS COUNTER TOP GRIDDLE
 - 5 ELECTRIC FOOD WARMER
 - 6 FREEZER BASE
 - 7 FREEZER WORKTOP
 - 8 FRIED FOOD HOLDING STATION
 - 9 UNDERCOUNTER REFRIGERATOR
 - 10 REFRIGERATOR BASE
 - 11 REFRIGERATED COUNTERTOP
 - 12 COLD PAN DROP-IN
 - 13 CARBONATED/ NON-CARBONATED BEVERAGE DISPENSER
 - 14 REACH-IN FREEZER
 - 15 MILK SHAKE MIXER
 - 16 RIDGED PLATES PANINI GRILL
 - 17 HAND WASHING SINK, WALL MOUNTED, W/ SOAP & PAPER TOWEL DISPENSER
 - 18 REGISTER
 - 19 16 GAUGE STAINLESS STEEL TABLE W/ UNDERSHELF (COORDINATE TABLE SIZES W/ TENANT/ OWNER)
 - 20 MENU MONITOR
 - 21 EXHAUST HOOD

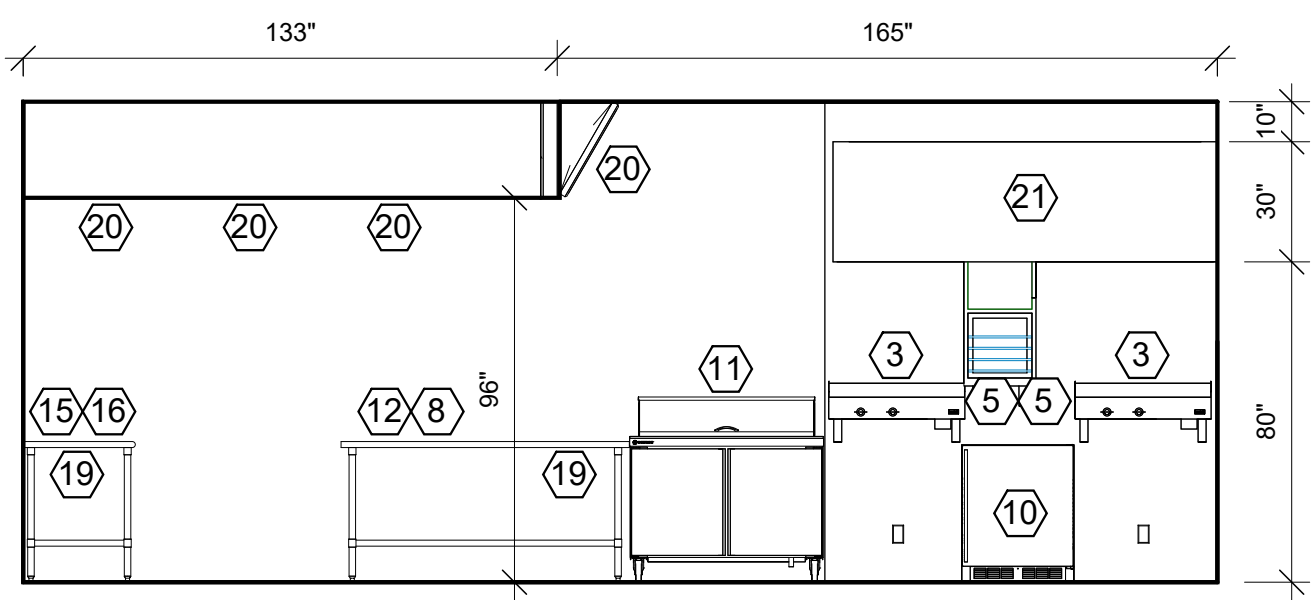
NOTE: INTERIOR DESIGN & FINISHES TO BE FINALIZED AFTER PERMIT SET. COORDINATE WITH OWNER/ TENANT.

- NOTES:
- COORDINATE BUILT-IN MILLWORK, FURNITURE & APPLIANCES W/ TENANT/ OWNER.
 - INTERIOR DESIGN & FINISHES TO BE FINALIZED AFTER PERMIT SET. COORDINATE W/ OWNER/ TENANT.
 - HIGH POINT ON ALL WORK SURFACES TO BE 34" MAX.

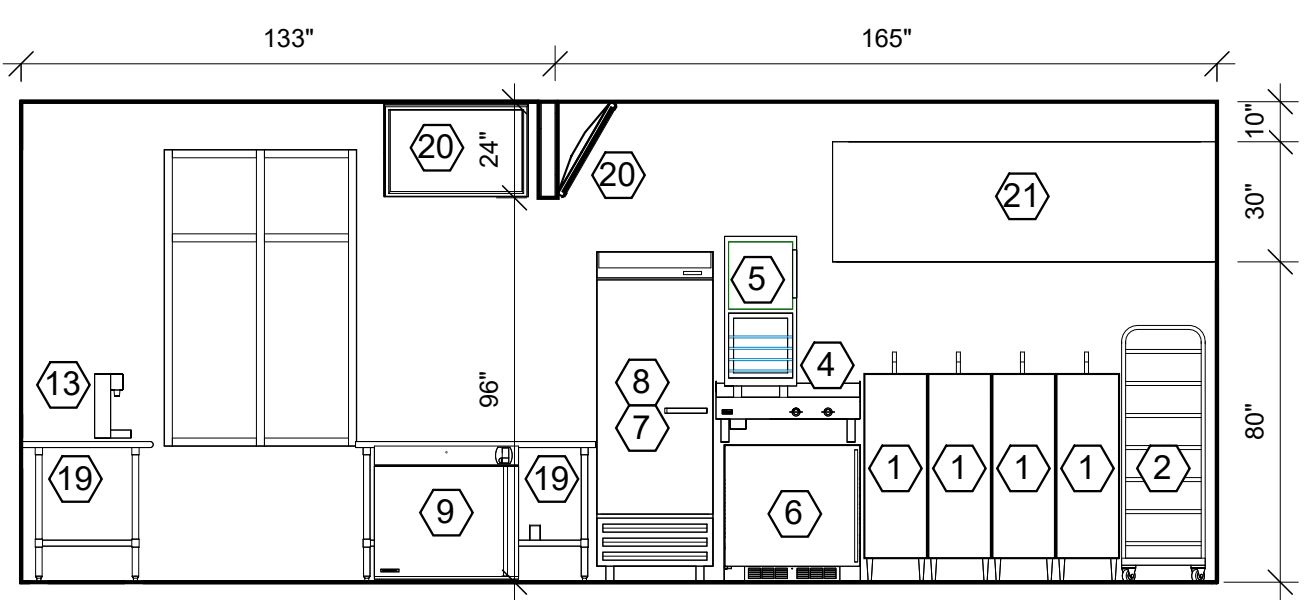


NO.	DATE	REVISION NOTES	BY	CHK	APP
B	05/08/2024	FINAL REVIEW SET	CJH	KCM	
A	01/30/2024	CONCEPT PLANS - REV A	CJH	KCM	

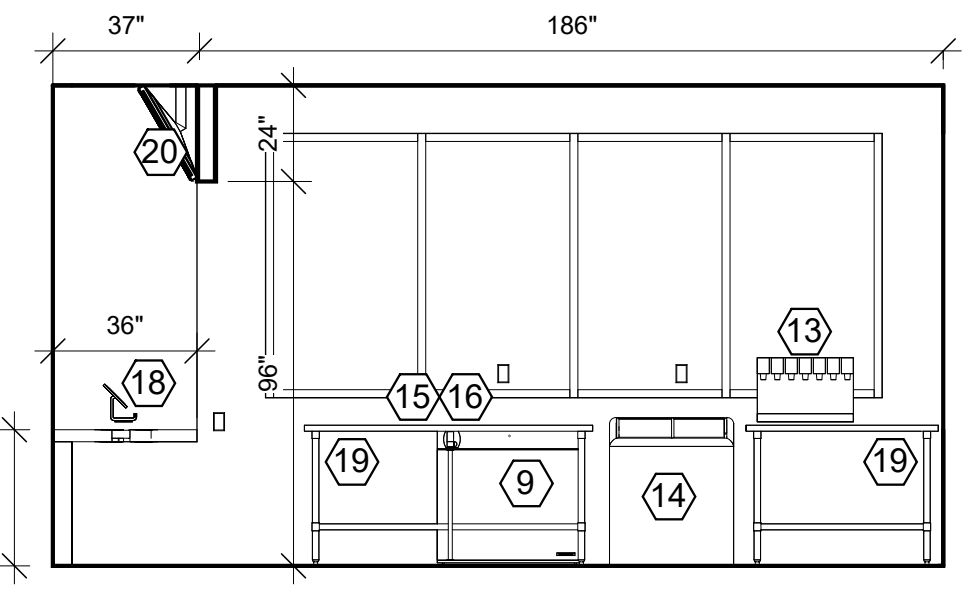
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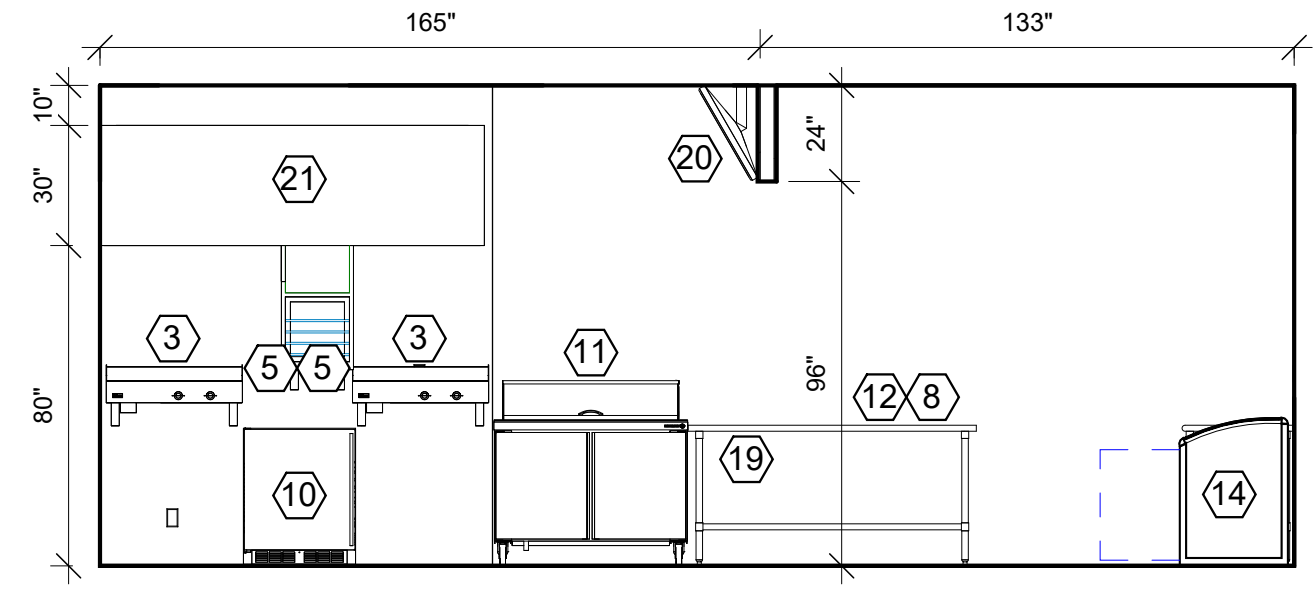
A4 COOK LINE 4
1/4" = 1'-0"



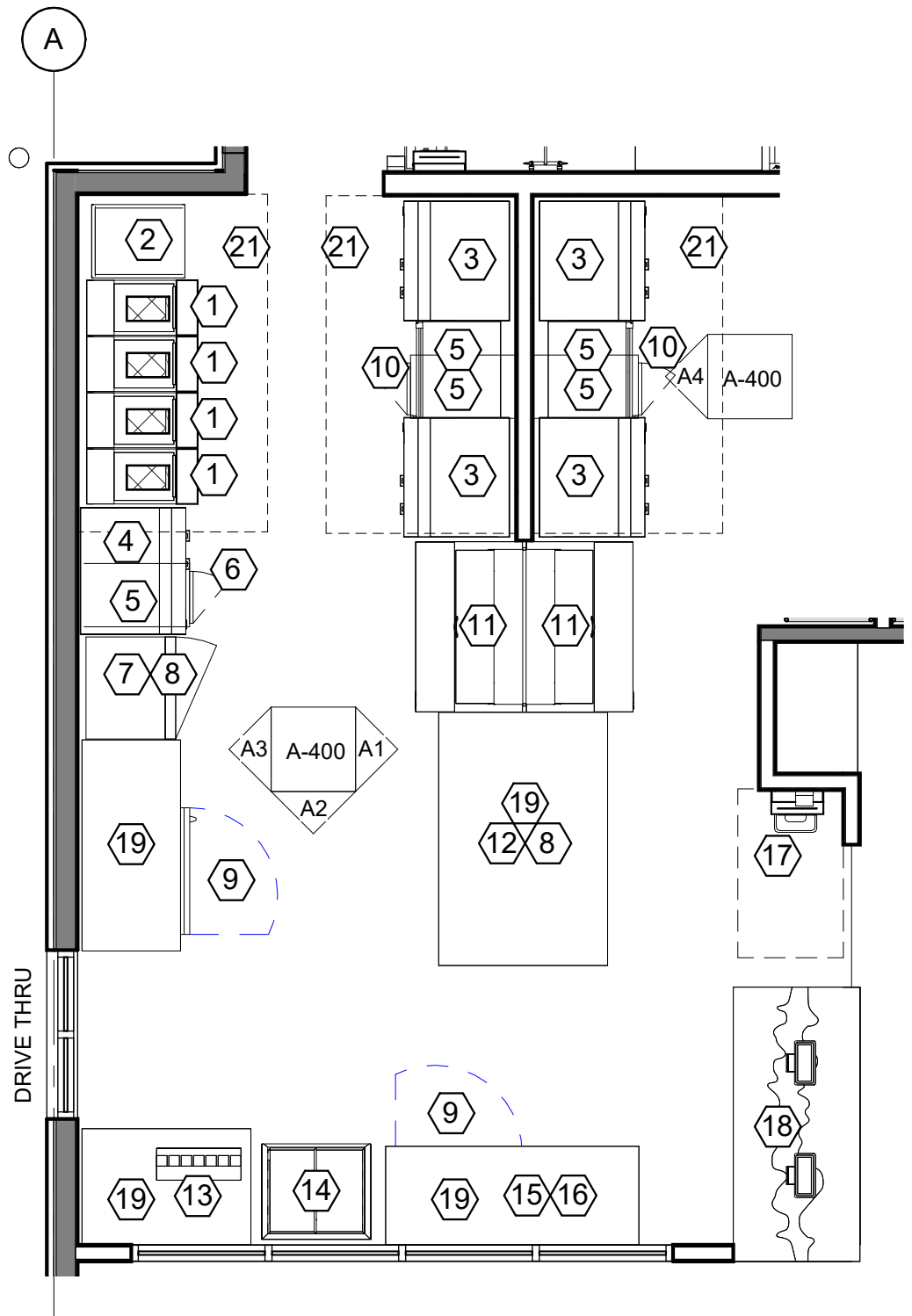
A3 COOK LINE 3
1/4" = 1'-0"



A2 COOK LINE 2
1/4" = 1'-0"



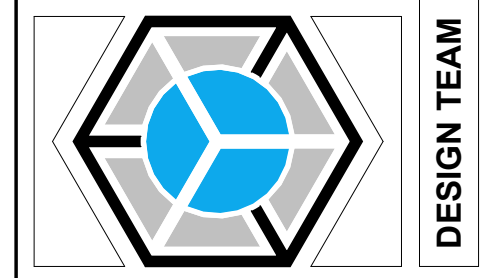
A1 COOK LINE 1
1/4" = 1'-0"



A KITCHEN AREA PLAN
1/4" = 1'-0"

SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH
KITCHEN LARGE SCALE VIEWS

Iridium AE
ARCHITECTURE & ENGINEERING
DRAWN BY: CJH, WSH
CHECKED BY: KCM, CJH
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DESIGN TEAM

ISSUE DATE: 09 MAY 2024 REV. B

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KITCHEN/ COOKLINE ELEVATIONS

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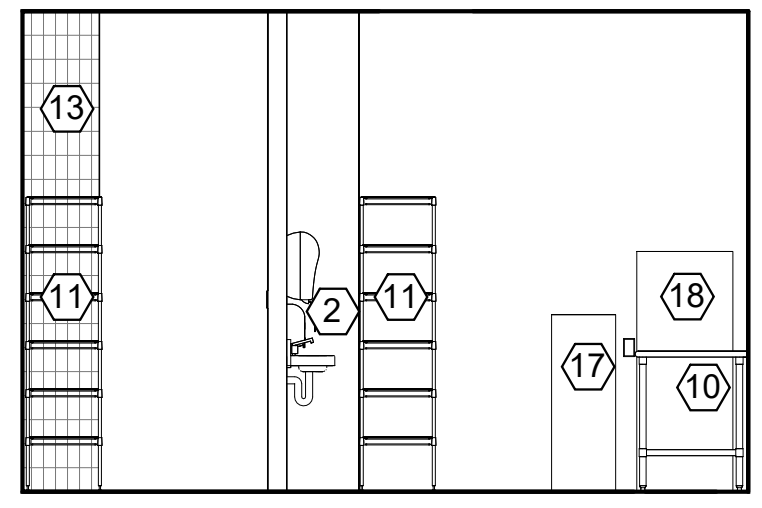
NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION

INTERIOR ELEVATION NOTES

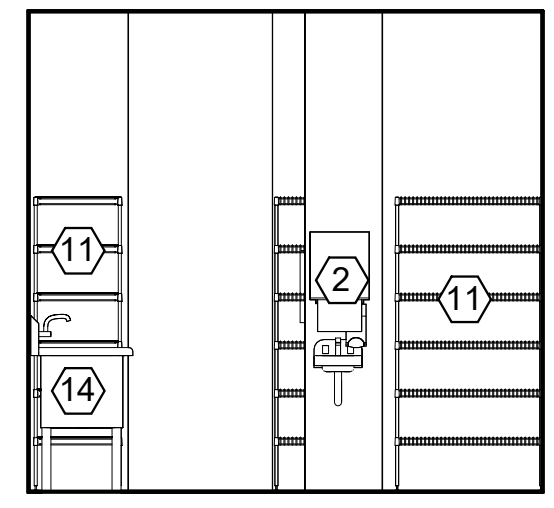
- CLEANING/ STO. & DISHWASHING AREA**
- 1 REACH-IN FREEZER
 - 14 3 COMPARTMENT SINK STRAIGHT DISHTABLE
 - 2 HAND WASHING SINK, WALL MOUNTED, W/ SOAP & PAPER TOWEL DISPENSER
 - 15 LOW TEMP WAREWASHER
 - 3 FRY TANK
 - 16 BAG N' BOX
 - 4 FRY CUTTER
 - 17 CARBON DIOXIDE TANK
 - 5 WALL MOUNTED POT FILLER FAUSET
 - 18 WATER HEATER
 - 6 16 GAUGE (2) COMPARTMENT SINK (NSF)
 - 7 INGREDIENT BIN
 - 8 MOP/ FLOOR/ UTILITY SINK
 - 9 WALK-IN COOLER
 - 10 16 GAUGE STAINLESS STEEL TABLE W/ UNDERSHELF (COORDINATE TABLE SIZES W/ TENANT/ OWNER)
 - 11 ROLLING WIRE SHELVES/ RACK (N.I.C.) (COORDINATE SIZES W/ TENANT/ OWNER)
 - 12 ROOF ACCESS LADDER & HATCH
 - 13 72" MIN HEIGHT TILE/ FRP OR OTHER FOOD GRADE WIPEABLE SURFACE

NOTE: INTERIOR DESIGN & FINISHES TO BE FINALIZED AFTER PERMIT SET. COORDINATE WITH OWNER/ TENANT.

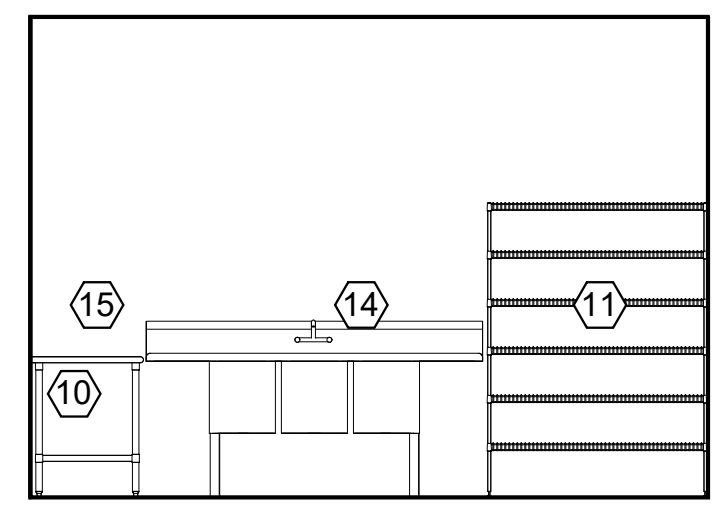
NOTES:
 1. COORDINATE BUILT-IN MILLWORK, FURNITURE & APPLIANCES W/ TENANT/ OWNER.
 2. INTERIOR DESIGN & FINISHES TO BE FINALIZED AFTER PERMIT SET. COORDINATE W/ OWNER/ TENANT.
 3. HIGH POINT ON ALL WORK SURFACES TO BE 34" MAX.



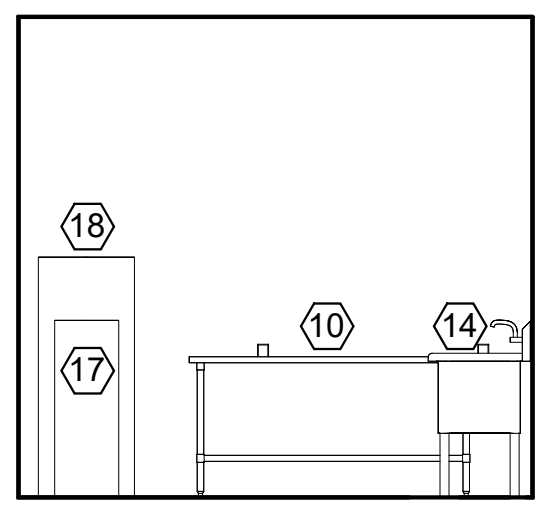
C4 DISHWASHING 4
1/4" = 1'-0"



C3 DISHWASHING 3
1/4" = 1'-0"

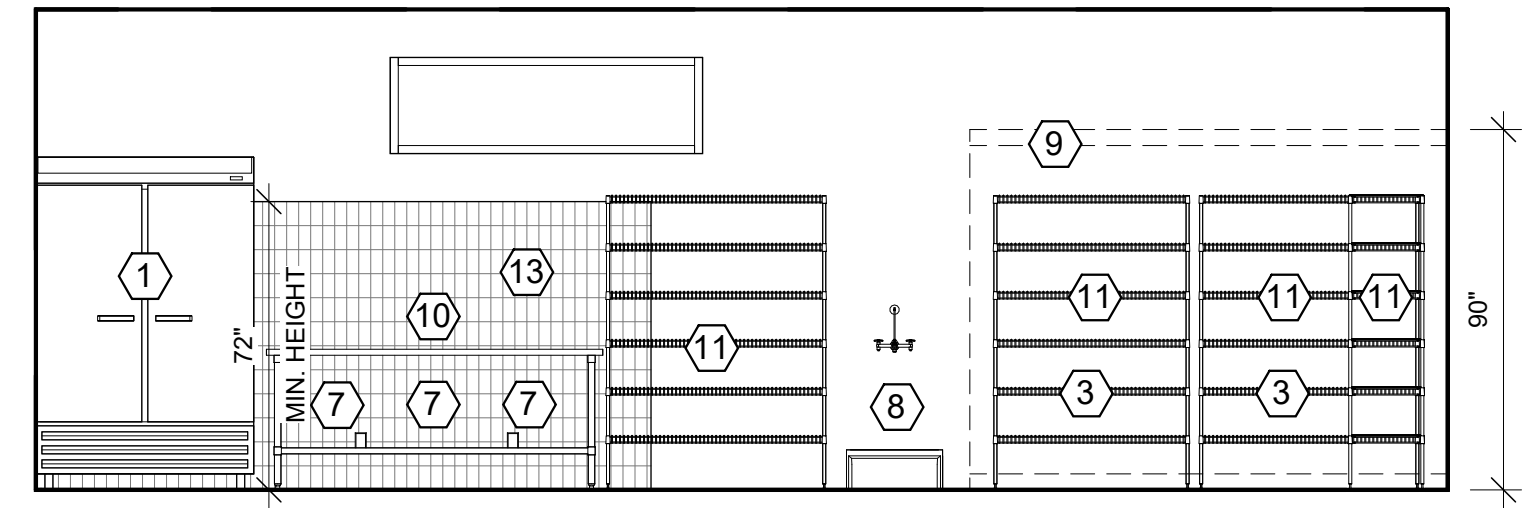


C2 DISHWASHING 2
1/4" = 1'-0"

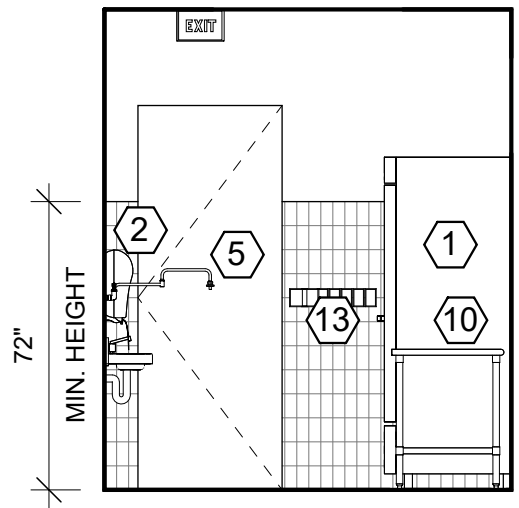


C1 DISHWASHING 1
1/4" = 1'-0"

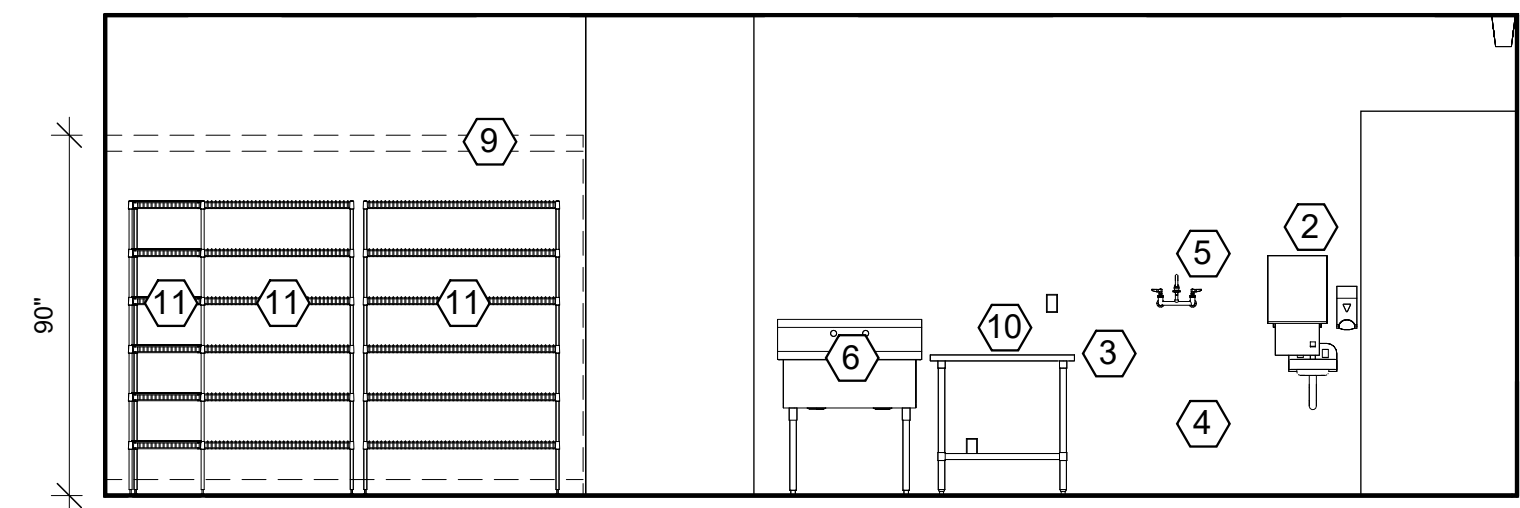
DISHWASHING ELEVATIONS



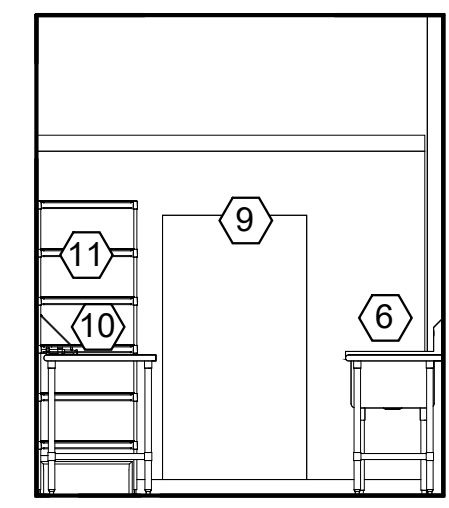
B4 CLEANING 4
1/4" = 1'-0"



B3 CLEANING 3
1/4" = 1'-0"

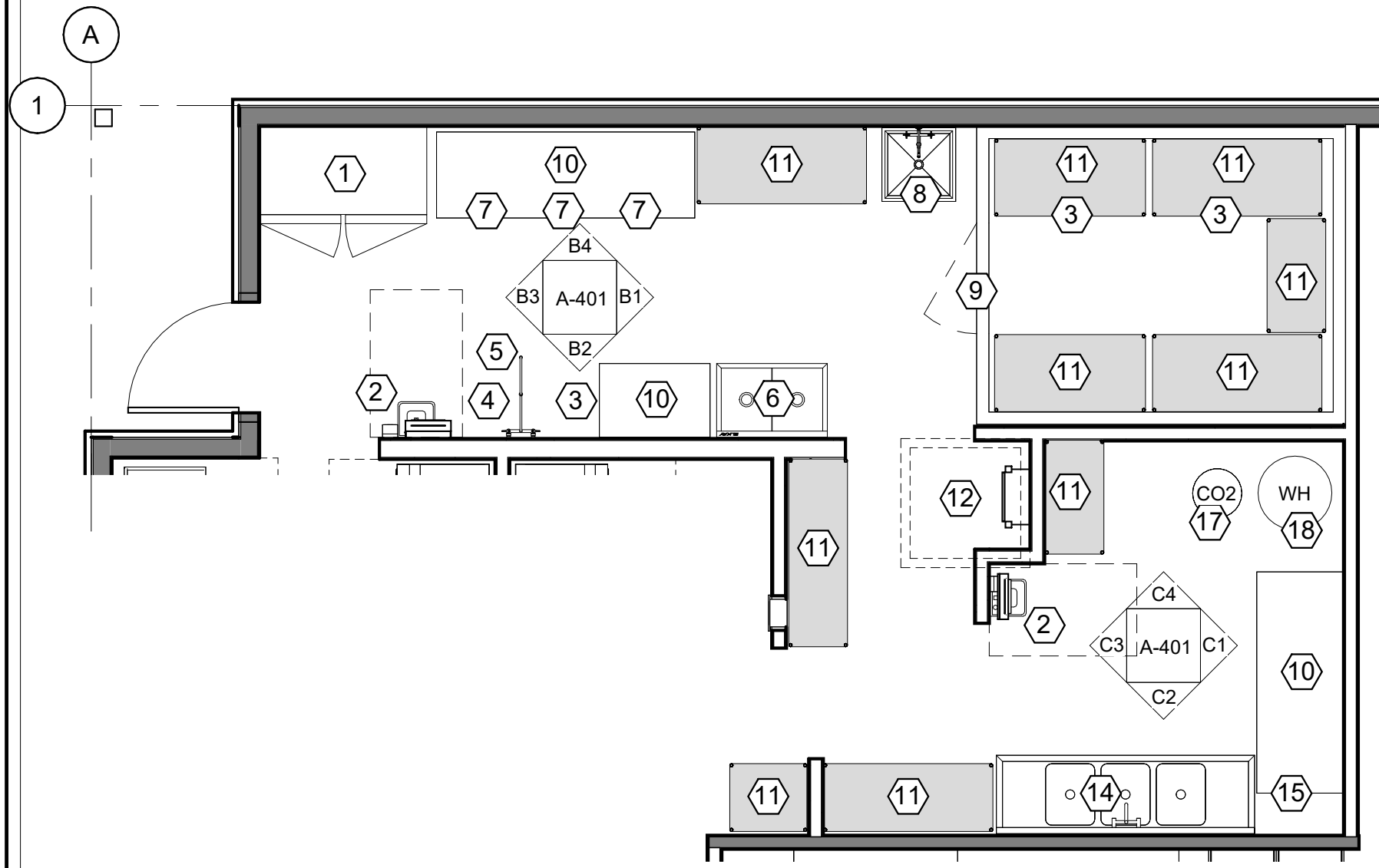


B2 CLEANING 2
1/4" = 1'-0"

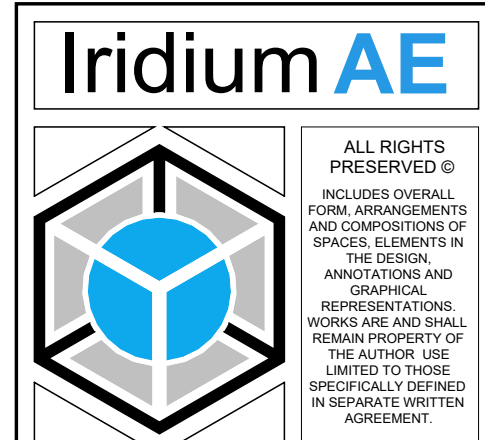


B1 CLEANING 1
1/4" = 1'-0"

CLEANING ELEVATIONS



CLEANING & DISHWASHING PLAN



NO.	DATE	REVISION NOTES	BY	CHK	APP
B	05/08/2024	FINAL REVIEW SET	CJH	KCM	
A	01/30/2024	CONCEPT PLANS - REV A	CJK	KCM	

SEVEN BROTHERS DINER
 4952 WEST 12600 SOUTH, LOT 7
 HERRIMAN, UTAH

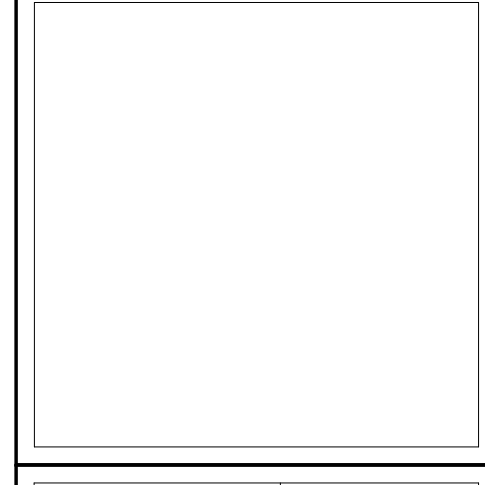
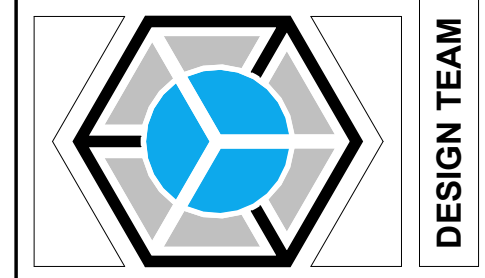
**CLEANING & DISHWASHING
 LARGE SCALE VIEWS**

Iridium AE
 ARCHITECTURE & ENGINEERING

635 W 5300 S #802
 Murray, UT 84123

801 974-5101
 www.iridiumae.com

DESIGNED BY: CJH, WSH
 CHECKED BY: KCM, CJH

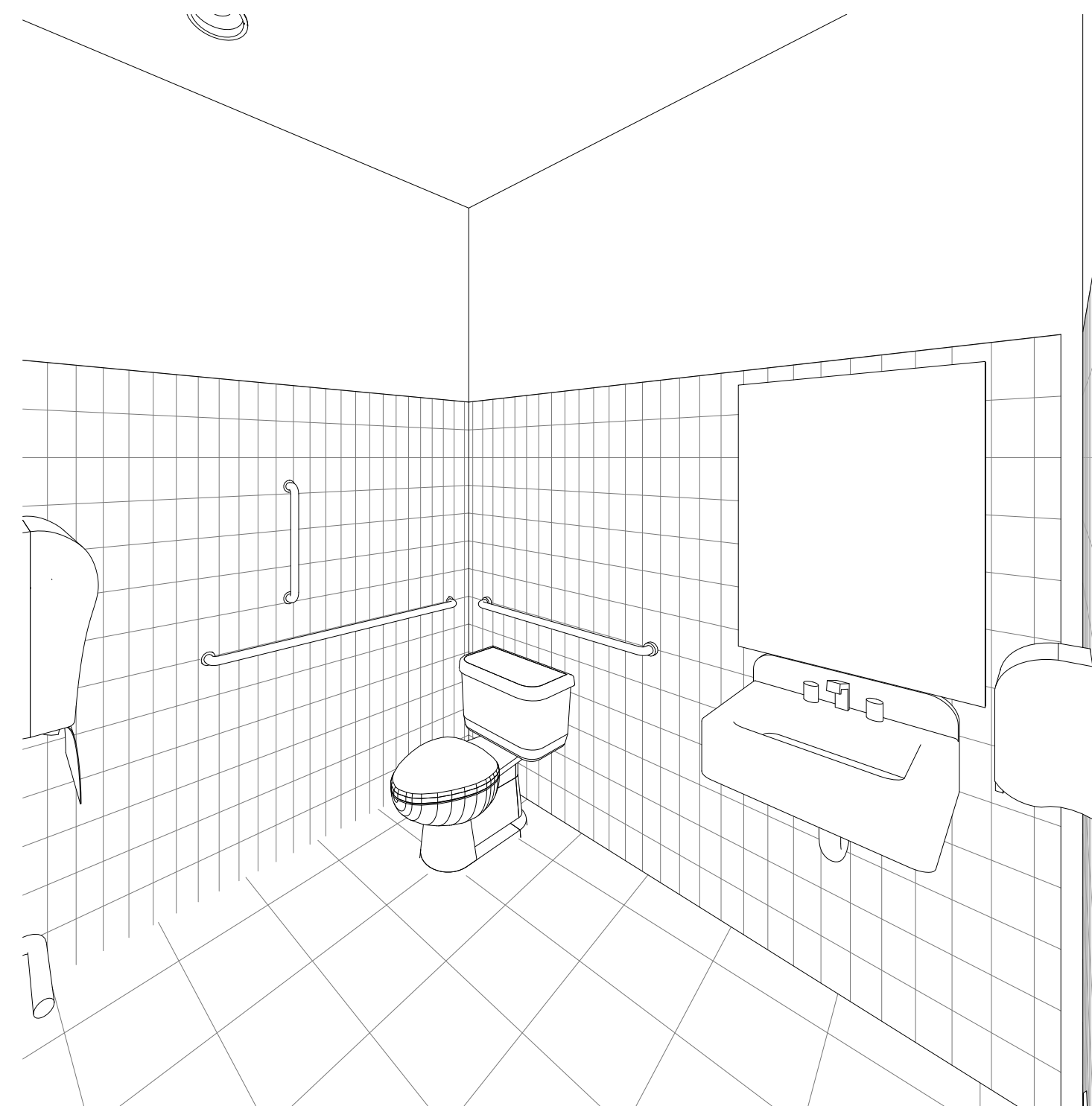


ISSUE DATE: 09 MAY 2024
 REV. B

SHEET NO.: A-401
 PROJECT NO.: 24-012

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NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION



INTERIOR ELEVATION NOTES

RESTROOM AREA

- 1 ADA BATHROOM SIGNAGE TO BE PROVIDED AS INDICATED IN DETAIL 6/A-001
- 2 TOILET TO BE ELONGATED TYPE TOILETS WITH OPEN FRONT TYPE SEAT. PER IPC 420.3
- 3 ADA COMPLIANT FIXTURES (GRAB BARS, TOILET PAPER, SOAP & PAPER TOWEL DISPENSER). DETAIL 3/A-002
- 4 ADA SINK W/ MIRROR
- 5 STAINED/ SEALED CONCRETE FLOORING
- 6 78" MIN TILE WALL
- 7 PAINTED WALL

NOTE: INTERIOR DESIGN & FINISHES TO BE FINALIZED AFTER PERMIT SET. COORDINATE WITH OWNER/ TENANT.

- NOTES:
- 1. COORDINATE BUILT-IN MILLWORK, FURNITURE & APPLIANCES W/ TENANT/ OWNER.
 - 2. INTERIOR DESIGN & FINISHES TO BE FINALIZED AFTER PERMIT SET. COORDINATE W/ OWNER/ TENANT.
 - 3. HIGH POINT ON ALL WORK SURFACES TO BE 34" MAX.



NO.	DATE	BY	CHK	APP
B	05/08/2024		CJH	KCM
A	01/30/2024		CJH	KCM

SEVEN BROTHERS
DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

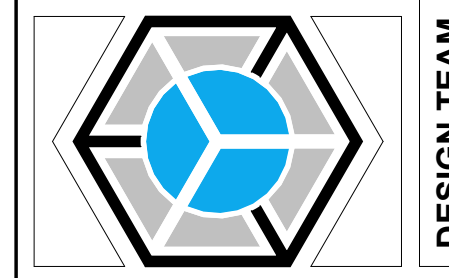
TYPICAL RESTROOM
LARGE SCALE PLAN

Iridium AE
ARCHITECTURE & ENGINEERING

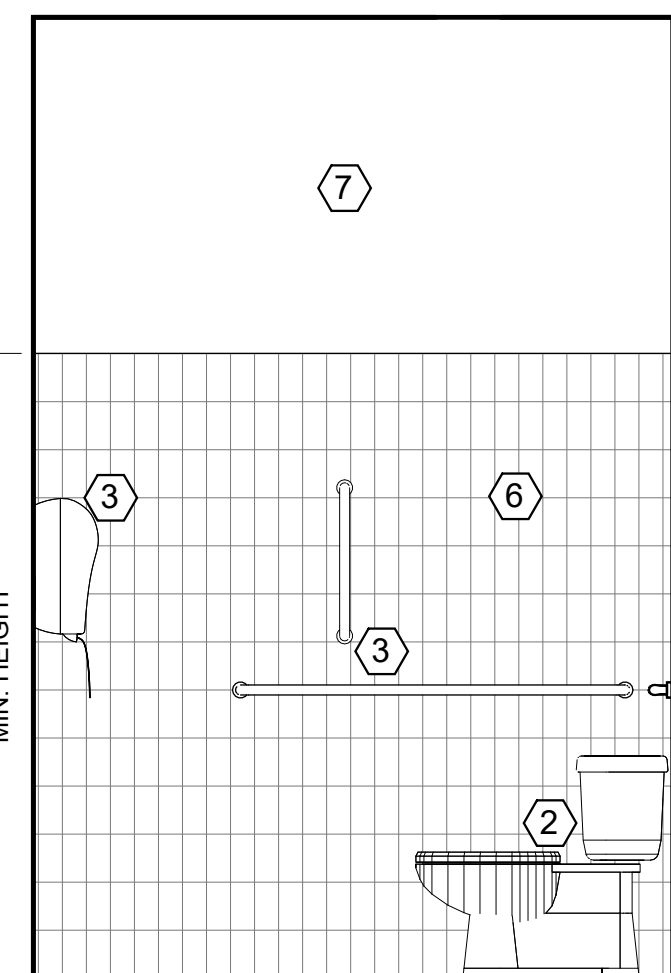
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Murray, UT 84123

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Murray, UT 84123

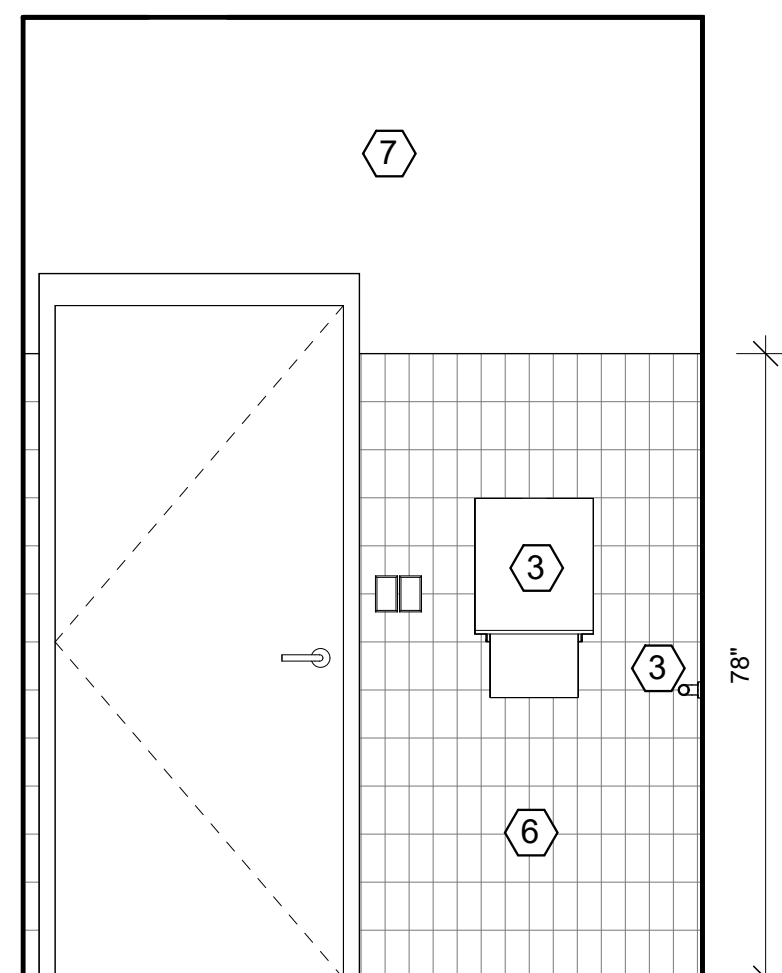
(801) 974-5101
www.iridiumae.com



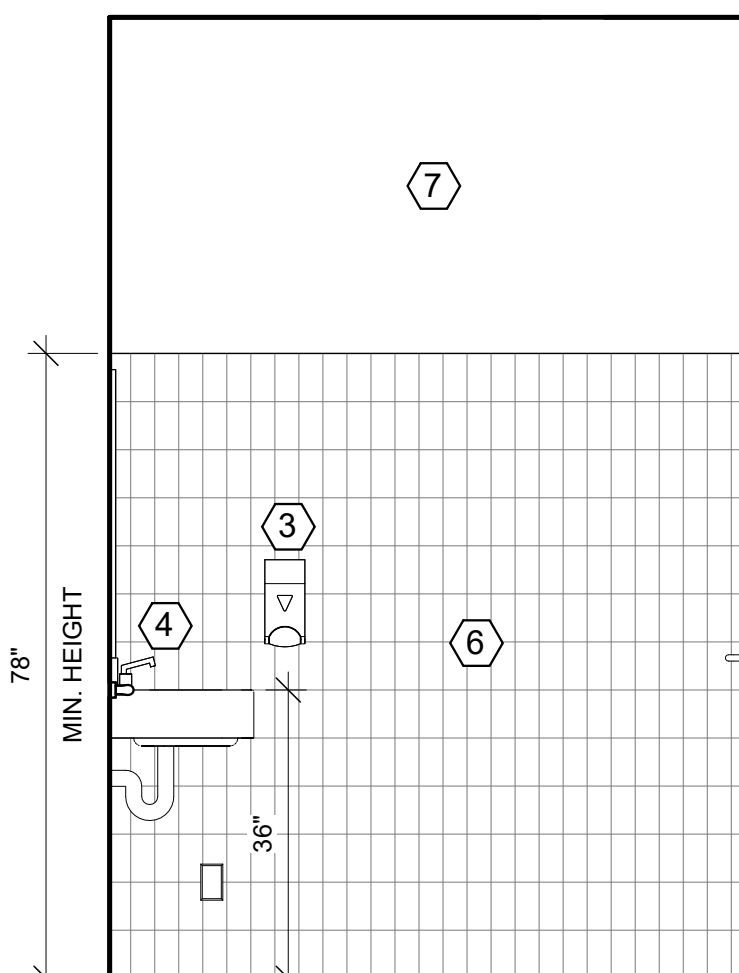
DESIGN TEAM



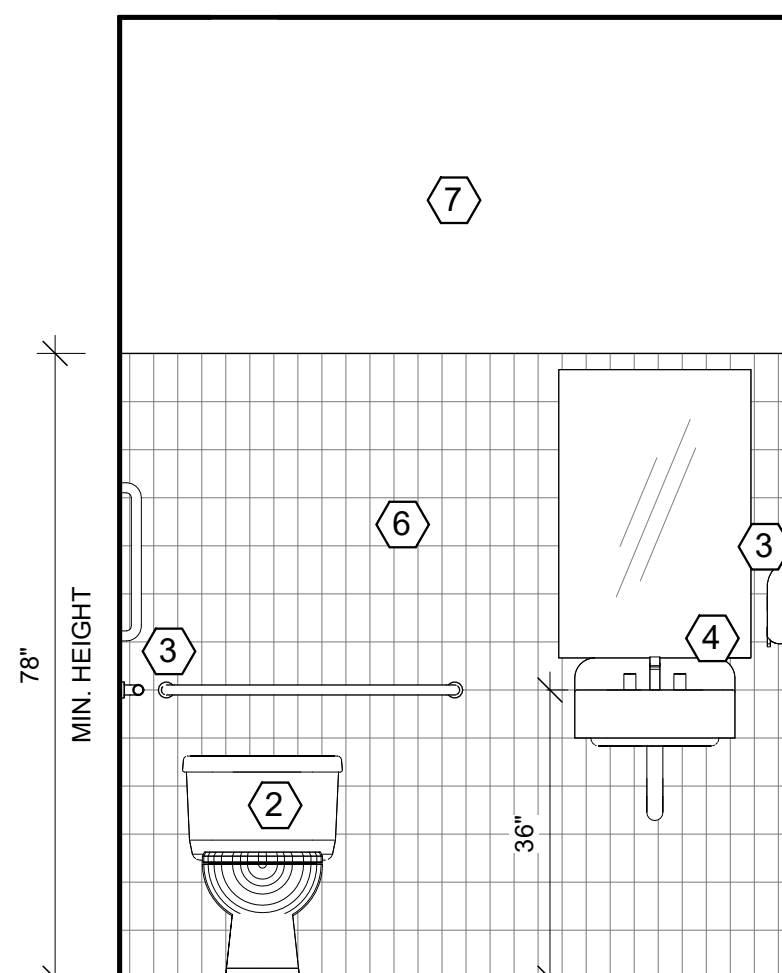
D4 SOUTH ELEV.
1/2" = 1'-0"



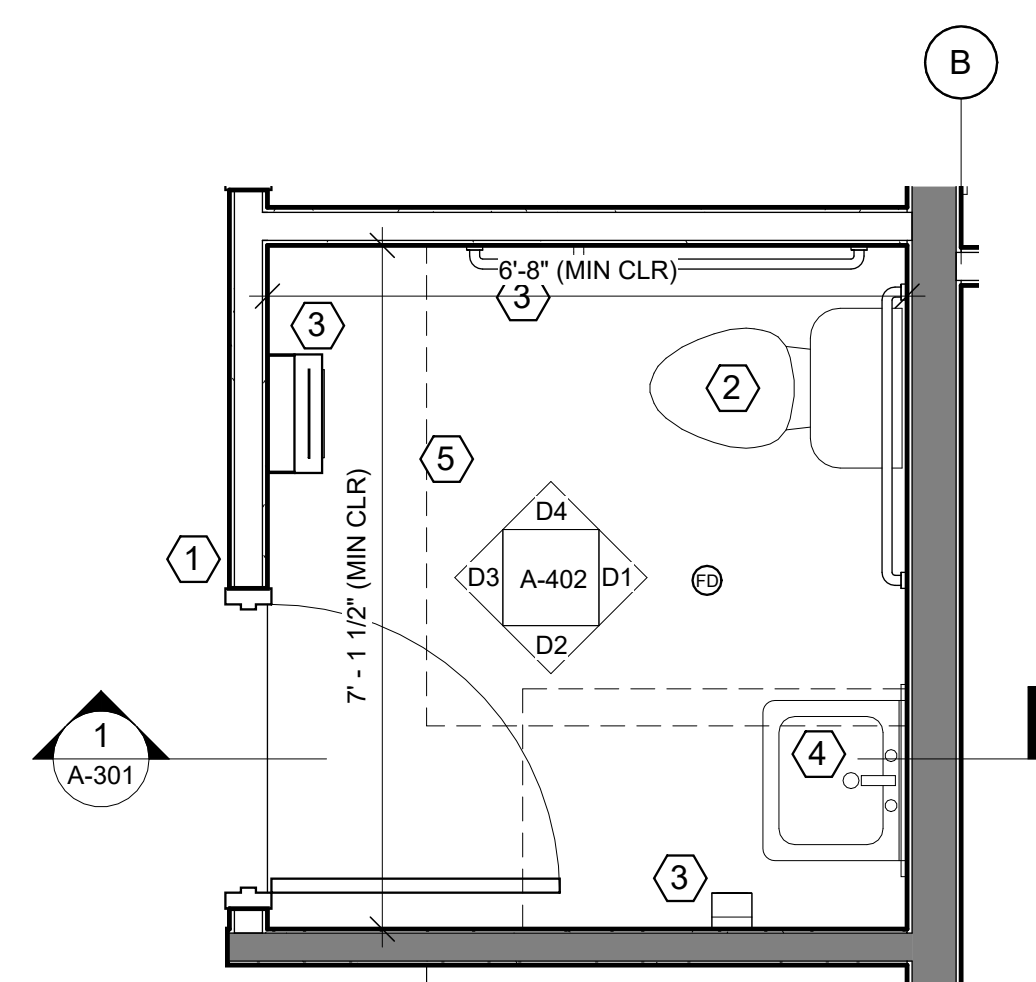
D3 EAST ELEV.
1/2" = 1'-0"



D2 NORTH ELEV.
1/2" = 1'-0"



D1 WEST ELEV.
1/2" = 1'-0"



D RESTROOM PLAN (TYP)
1/2" = 1'-0"

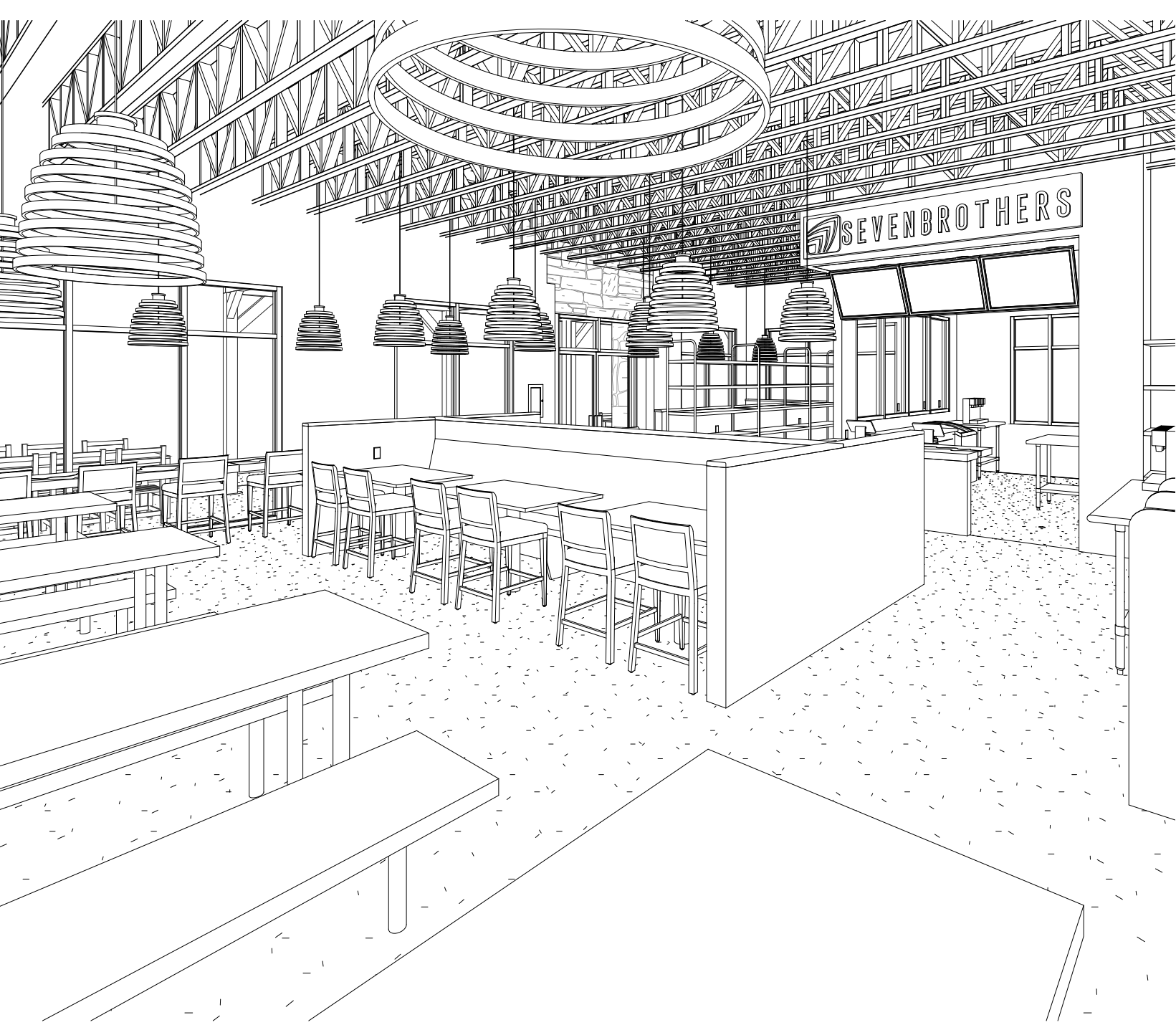
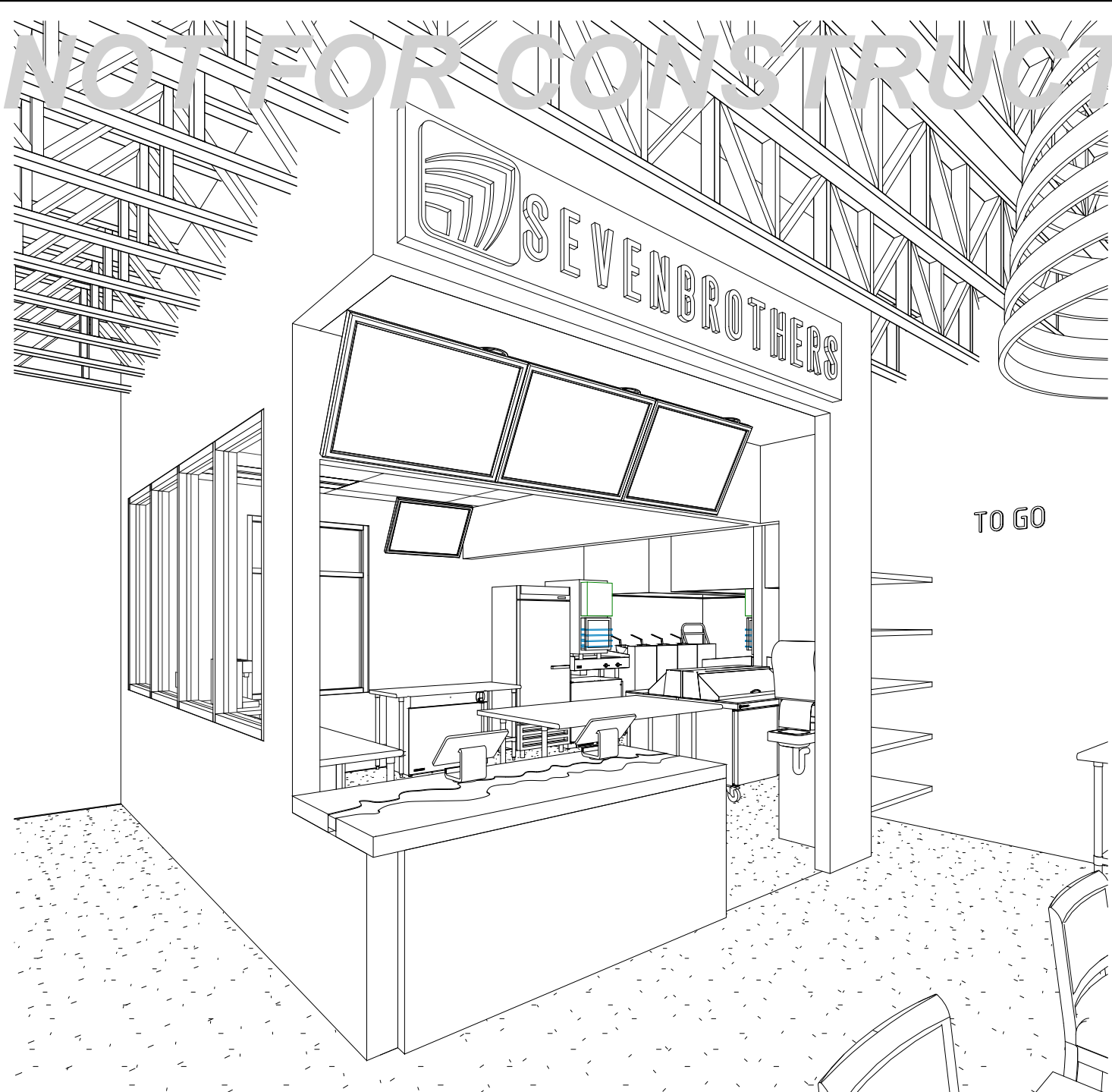
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ISSUE DATE: 09 MAY 2024 REV. B

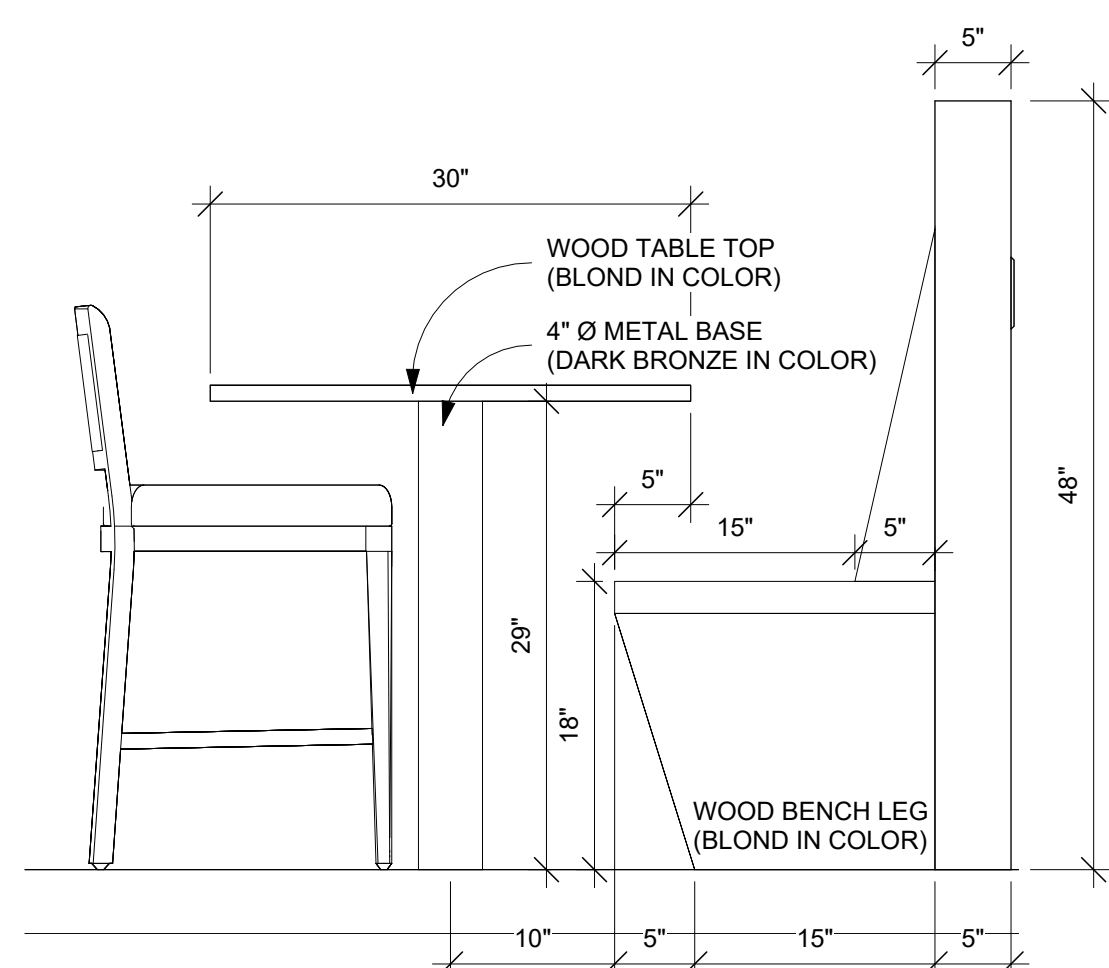
SHEET NO. A-402 PROJECT NO. 24-012

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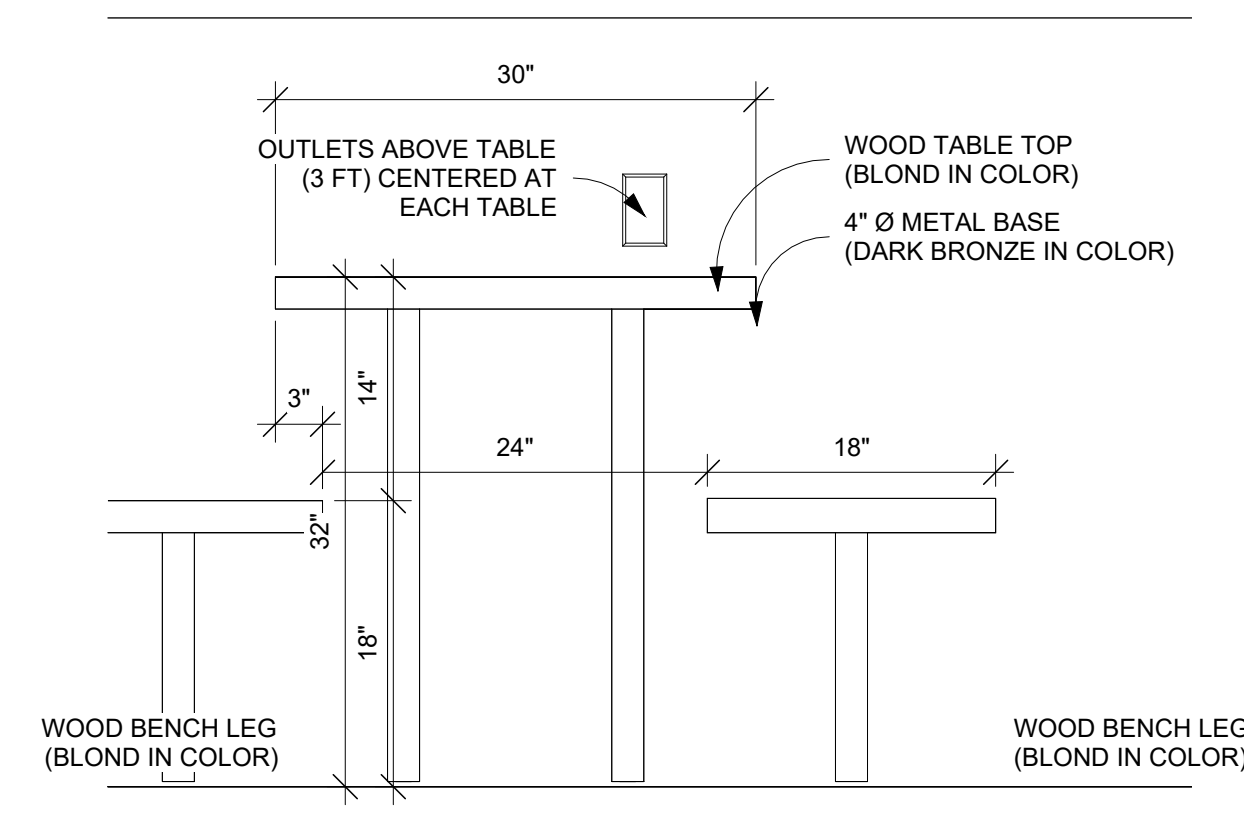
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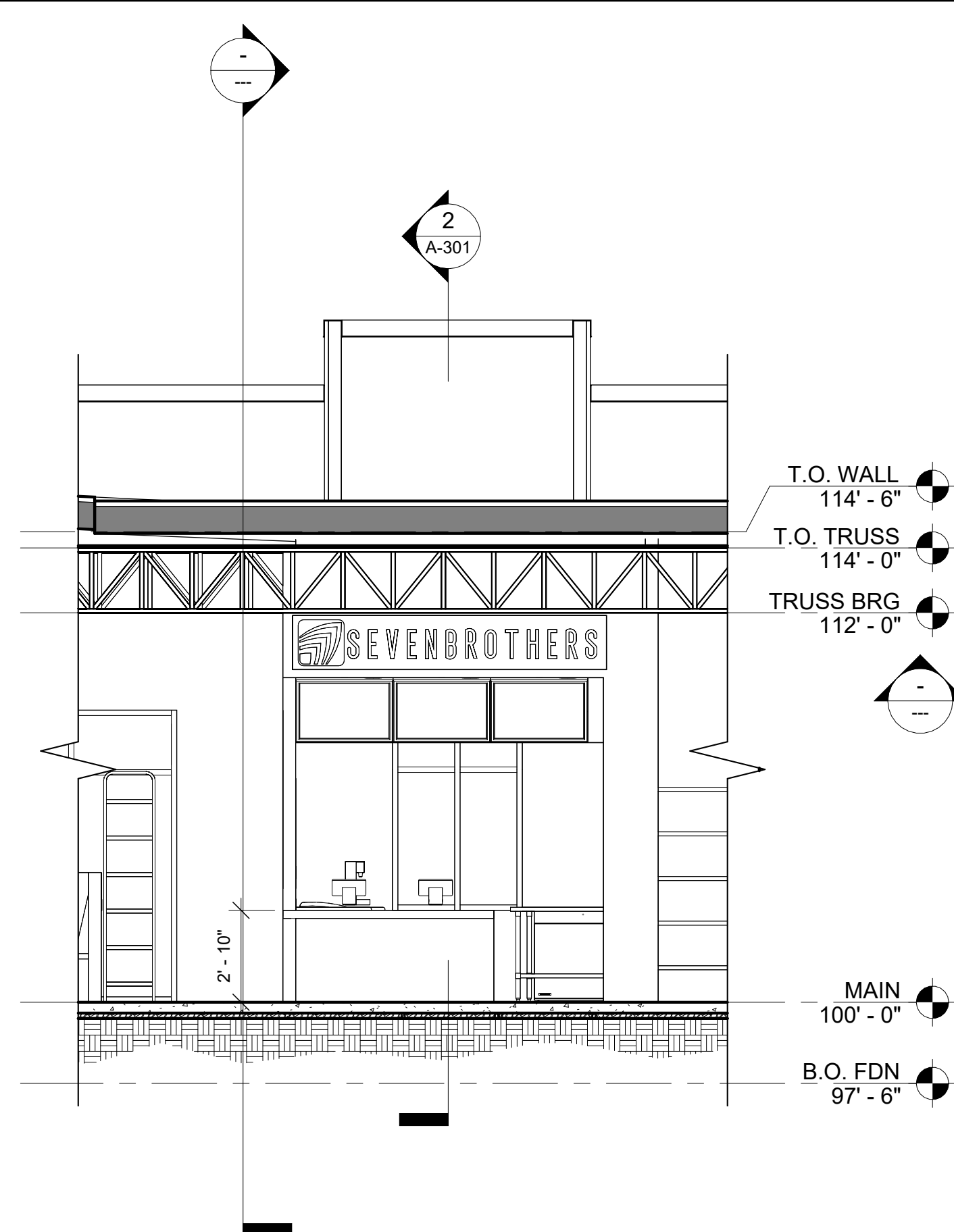
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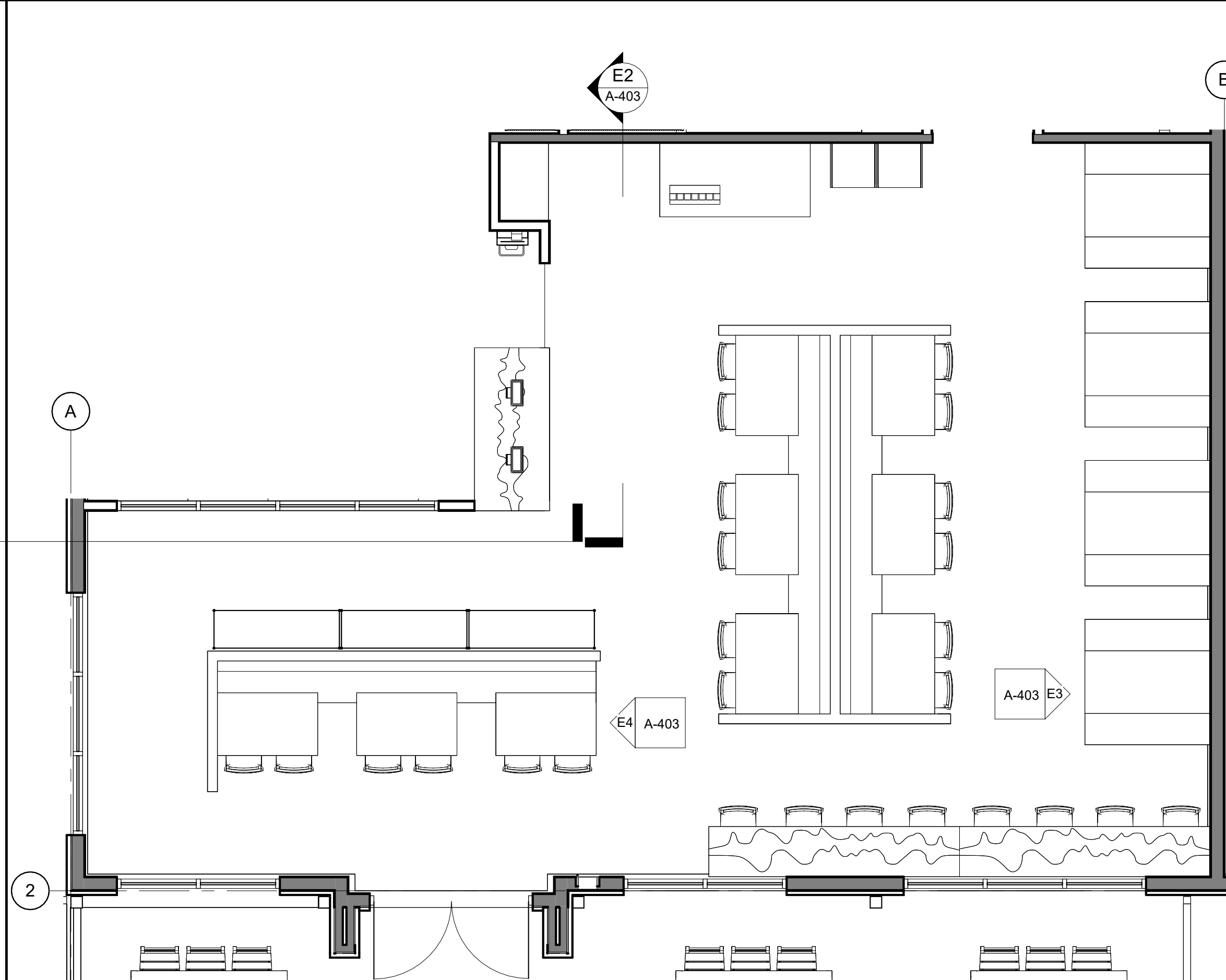
E4 DINING BOOTH DETAIL
1" = 1'-0"



E3 DINING BENCH DETAIL
1" = 1'-0"



E2 REGISTER - DINING AREA
1/4" = 1'-0"



E1 RESTROOM PLAN (TYP)
1/4" = 1'-0"



NO.	DATE	FINAL REVIEW SET	BY	KCM	CHK	APP
B	05/09/2024					

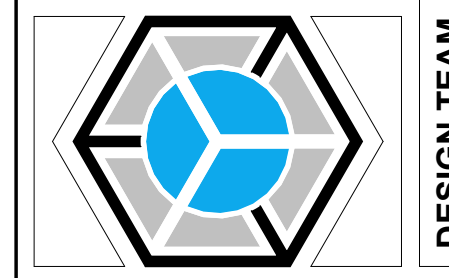
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

DINING AREA

Iridium AE
ARCHITECTURE & ENGINEERING

635 W 5300 S #402
Murray, UT 84123
(801) 974-5101
www.iridiumae.com

DRAWN BY: C.J.H. WSH
CHECKED BY: KCM, C.J.H.



ISSUE DATE:	REV.
09 MAY 2024	B

SHEET NO.: **A-403**
PROJECT NO.: **24-012**

GENERAL INTERIOR MATERIAL

CEILING:

C1. EXPOSED - PAINTED WHITE (SW7004)

LIGHTING:

L1. GENERAL TRACK LIGHTING (WHITE IN COLOR)

WALLS:

W1. PAINTED - (2) COATS OF SHERWIN WILLIAMS SNOWBOUND (SW7004)

W2. 36" WAINSCOT
BASE - ALDER WOOD TRIM (STAINED TO MATCH P-LAM WILSON ART FAWN CYPRESS)
WOOD STAINED TO MATCH P-LAM WITH DISTRESSED WHITEWASH FINISH
(SEALED WITH MATTE FINISH CLEAR COAT FOR CLEANABILITY)

W3. CAP - ALDER WOOD TRIM (STAINED TO MATCH P-LAM WILSONART FAWN CYPRESS)

W5. STAINLESS STEEL

FLOORS:

F1. SEALED CONCRETE FLOORS

DINING MATERIAL

CEILING:

C1. EXPOSED - PAINTED WHITE (SW7004)

LIGHTING:

L2. (3) RATTAN WALL SCONES GROUPED OVER BOOTHS
-(1) KOUBOO / LUHU CANE RIB TEAR DROP
-(2) PALAU CONTINUOUS WEAVE (LARGE/SMALL)

L3. LARGE RATTAN PENDANTS SPACED EVENLY OVER CHAIR BOOTH STYLE TABLES
KOUBOO BAMBOO DOUBLE CONE PENDANT LAMP - LARGE

L4. WOOD SLAT WALL AND CEILING FEATURES OVER LARGE BOOTH (STAINED TO MATCH WILSONART FAWN CYPRESS)

WALLS:

W4. PAINTED - (2) COATS OF PAINT (SW7004)

W5. BLUE TILE ACCENT (FULL HEIGHT)
(MIX 70% PARSISAN/ 30% SUMATRA)
(CAFE BRICK - PARSISAN BLEND - 3x6)
(CAFE BRICK - SUMATRA BLEND - 3x6)

W6. 60" WAINSCOT TILE
WHITE TILE 4'-0" BLUE TILE 4'-0"-5'-0" (MIX 70% PARSISAN/ 30% SUMATRA
48" - DALTILE (VITRUVIAN WHITE GLOSS - 4x12)
48"-60" - WALKER ZANDER (CAFE BRICK - PARSISAN BLEND - 3x6)
(CAFE BRICK - SUMATRA BLEND - 3x6)

FLOORS:

F1. SEALED CONCRETE FLOORS

CASEWORK/ FURNITURE:

B1. BOOTH TABLES
ALDER WOOD WITH STAIN TO MATCH WILSONART FAWN CYPRESS
BLACK SQUARE METAL BASE

B2. CHAIR/ BOOTH TABLES (MOVEABLE):
ALDER WOOD WITH STAIN TO MATCH WILSONART FAWN CYPRESS
BLACK SQUARE METAL BASE

B3. CUSTOM STOOLS:
ALDER WOOD WITH STAIN TO MATCH WILSONART FAWN CYPRESS

ACCESSORIES:

A1. FAMILY COLLAGE

A2. LARGE VINTAGE SURF INSPIRED PHOTOS MOUNTED ON WALL WOOD SLAT FEATURE

A3. WAVE MURAL (CAN ALSO GO IN THE DINING ROOM (LOCATION PERMITTING) - SOCIETY 6

A4. MURAL - SOCIETY 6

A5. WALL MOUNTED TV

TO GO

CEILING:

C1. EXPOSED - PAINTED WHITE (SW7004)

LIGHTING:

L5. RATTAN PENDANTS
KOUBOO (PALAU CONTINUOUS WEAVE - SMALL)
KOUBOO (LUHU CANE RIB TEAR DROP)

CASEWORK:

B4. TO GO SHELVING: 12-14" DEEP
LIVE EDGE WOOD SHELVES SUSPENDED BY ROPES

B5. QUARTZ COUNTERTOPS: CAESARSTONE: QUARTZ - EMPIRA WHITE

B6. MILLWORK: WILSONART FAWN CYPRESS

B7. BENCH (WHEN APPLICABLE):
ALDER WOOD BENCH WITH UPHOLSTERED BACK (STAINED TO MATCH WILSONART FAWN CYPRESS)
ARCHITEX POPLIN SELTZER (SEAT BACK)
ARCHITEX POPLIN GREEN RIVER (BENCH SEAT)

FLOORS:

F1. SEALED CONCRETE FLOORS

ACCESSORIES:

A6. MURAL: SOCIETY 6

A7. WAVE MURAL: HAND PAINTED (INSPIRATION IMAGES FOR REFERENCE ONLY)
OR VINYL IF V.E. IS NECESSARY (CAN ALSO GO IN DINING ROOM): SOCIETY 6

A8. BLACK AND WHITE LOOSE FABRIC ART WITH DRIFTWOOD PIECE AT TOP TO ANCHOR TO WALL LOCATED
ABOVE BENCH WITH RATTAN PENDANTS. SOCIETY 6

POS STATIONS & BAR

CEILING:

C2. SLOPED - WOOD

LIGHTING:

L6. LITFAD - CONCRETE PENDANT WRAPPED AND HUNG WITH ROPE

CASEWORK:

B8. QUARTZ COUNTERTOPS (CAESARSTONE: QUARTZ - EMPIRA WHITE)

B9. FRONT - 8" ALDER WOOD PLANK BAR FRONT - INSTALLED HORIZONTALLY AND ON ANGLE (STAINED TO
MATCH WILSONART FAWN CYPRESS)

B10. BAR FRONT LIT BY LED LIGHTS UNDER THE COUNTER OVERHANG

B11. BAR STOOLS: N.I.C.
BLUEDOT: CLEAN CUT COUNTER STOOL SLED BASE AND/OR
HAWORTH - MAARI COUNTER STOOL WITH WOOD BASE

FLOORS:

F2. BLUE STAINED CONCRETE — WAVE LIKE H&C CONCRETE: CLARISHIELD SOLVENT-BASED SEALER MARINA
BLUE

ACCESORIES: N.I.C.

A9. SURFBOARDS DISPLAYED ON WOOD LEDGE

A10. GREENERY

A11. 3 7 BROTHERS SIGNAGE BACKED BY MOSS
(MOSS SOURCED FROM MATERIAL INC. COLLECTION: HYDRA) WOOD TO BE DRIFTWOOD PLANKS

BEVERAGE STATION

CEILING:

C2. HARD CEILING PAINTED SHERWIN WILLIAMS SNOWBOUND (SW7004)

LIGHTING:

L7. (2) HANGING UMBRA SHIFT BOLO PLANTERS - 2MODERN

CASEWORK:

B12. QUARTZ COUNTERTOPS (CAESARSTONE: QUARTZ - EMPIRA WHITE)

B13. MILLWORK (WILSONART FAWN CYPRESS)

WALLS:

W7. HERRINGBONE INSTALLATION METHOD WITH WHITE GROUT TILE BAR
CAROLINA BAY 2X20 POLISHED CRACKLED CERAMIC TILE

FLOORS:

F1. SEALED CONCRETE FLOORS

ACCESSORIES:

A12. WALL MOUNTED TV

A13. BROTHERS SIGNAGE. "MORE THAN A MEAL" BACKED BY MOSS
(MOSS SOURCED FROM MATERIAL INC. COLLECTION: HYDRA)
WOOD TO BE DRIFTWOOD PLANKS

RESTROOM(S) MATERIAL

CEILING:

C2. HARD CEILING PAINTED SHERWIN WILLIAMS SNOWBOUND (SW7004)

LIGHTING:

L8. (2) RATTAN WALL SCONES (KOUBOO / LUHU OPEN WEAVE CANE RIB)

WALLS:

W8. PAINTED - (2) COATS OF PAINT (SW7004)

W9. BLUE TILE ACCENT (FULL HEIGHT) (MIX 70% PARSISAN/ 30% SUMATRA)
(BEHIND SINK/ TOILET) (CAFE BRICK - PARSISAN BLEND - 3x6)
(CAFE BRICK - SUMATRA BLEND - 3x6)

W10. 60" WAINSCOT TILE
WHITE TILE 4'-0" BLUE TILE 4'-0"-5'-0" (MIX 70% PARSISAN/ 30% SUMATRA
48" - DALTILE (VITRUVIAN WHITE GLOSS - 4x12)
48"-60" - WALKER ZANDER (CAFE BRICK - PARSISAN BLEND - 3x6)
(CAFE BRICK - SUMATRA BLEND - 3x6)

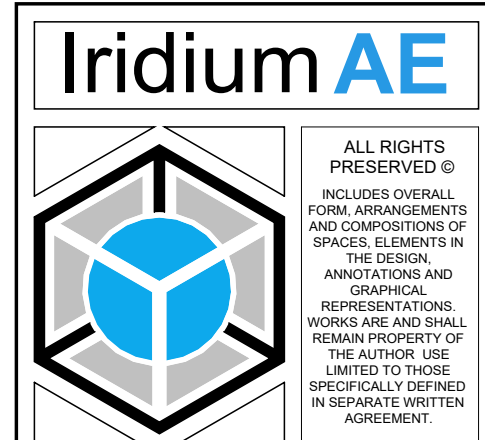
FLOORS:

F1. SEALED CONCRETE FLOORS

ACCESSORIES:

A14. LIGHT WOOD FRAME MIRROR (UNLIMITED FURNITURE)

ITEMS ON THIS SHEET ARE REFERENCED
(SIMILAR TO) 7 BROTHERS DESIGN
STANDARDS FOR FINISHES (COORDINATE
FINAL WITH OWNER/ TENANT)



NO.	DATE	BY	CHK	APP
B	05/09/2024	CJH	KCM	
		FINAL REVIEW SET		
		REVISION NOTES		

SEVEN BROTHERS
DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

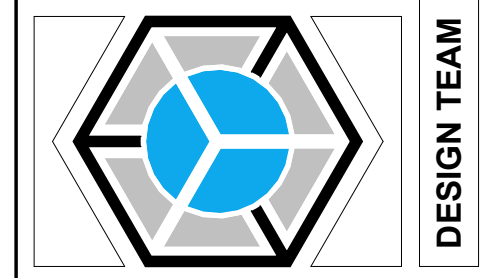
INTERIOR MATERIAL KEY
SCHEDULE

Iridium AE
ARCHITECTURE & ENGINEERING

635 W 5300 S #802
Murray, UT 84123
(801) 974-5101
www.iridiumae.com

DRAWN BY: CJH, WSH
CHECKED BY: KCM, CJH

DESIGN TEAM



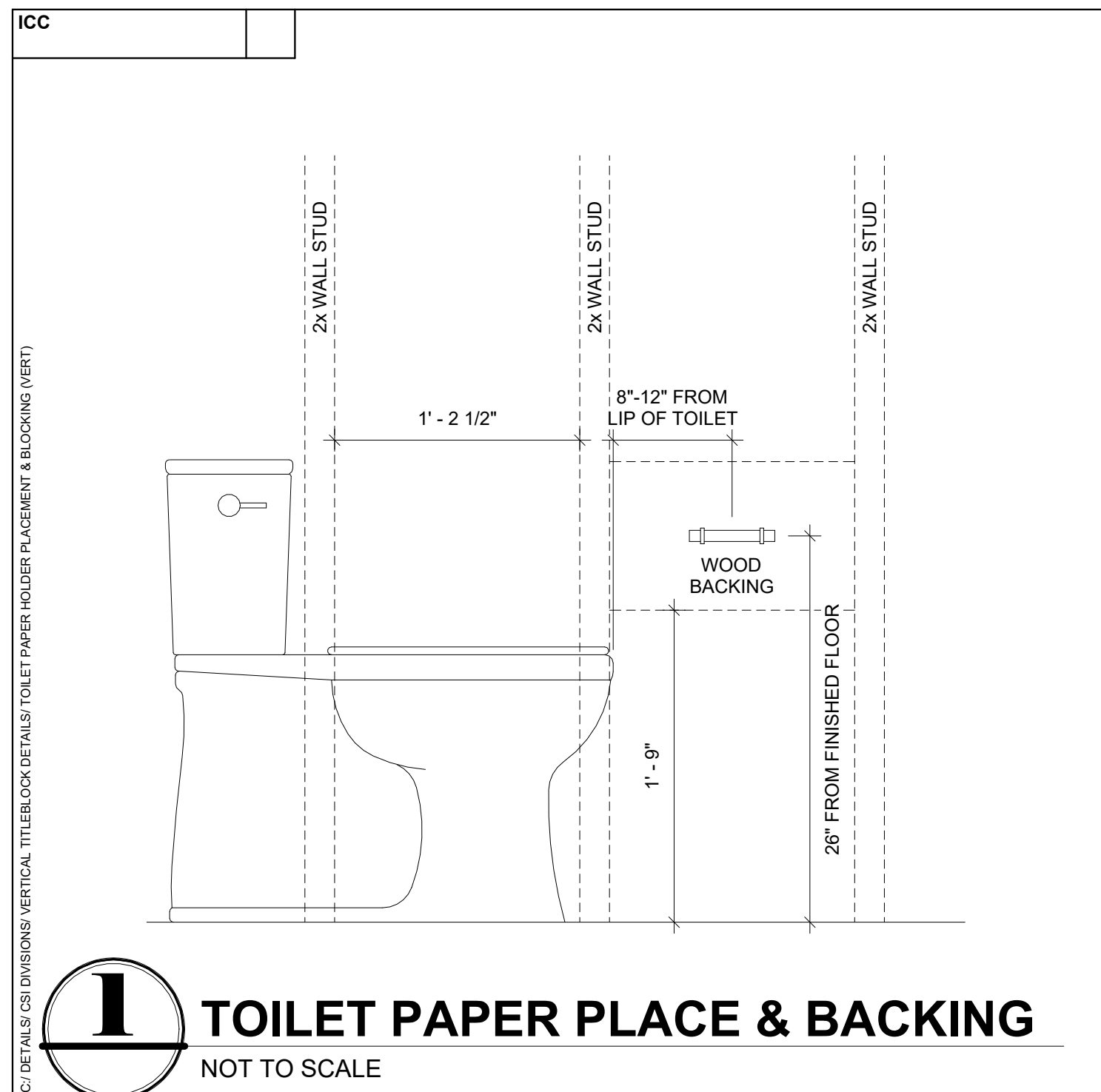
ISSUE DATE: 09 MAY 2024	REV. B
SHEET NO. A-600	PROJECT NO. 24-012

ISSUE DATE: 09 MAY 2024
REV. B

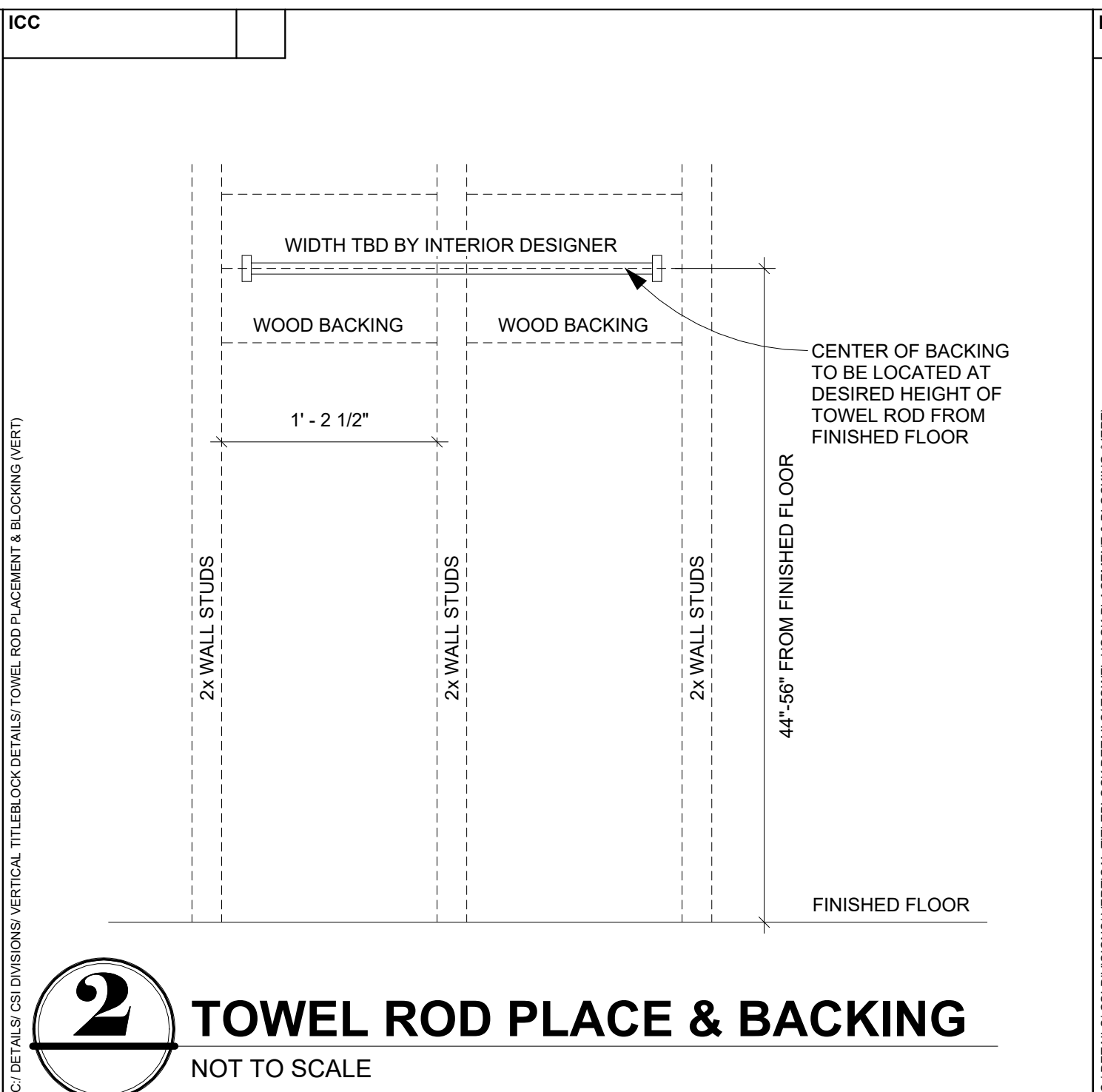
SHEET NO.: A-600
PROJECT NO.: 24-012

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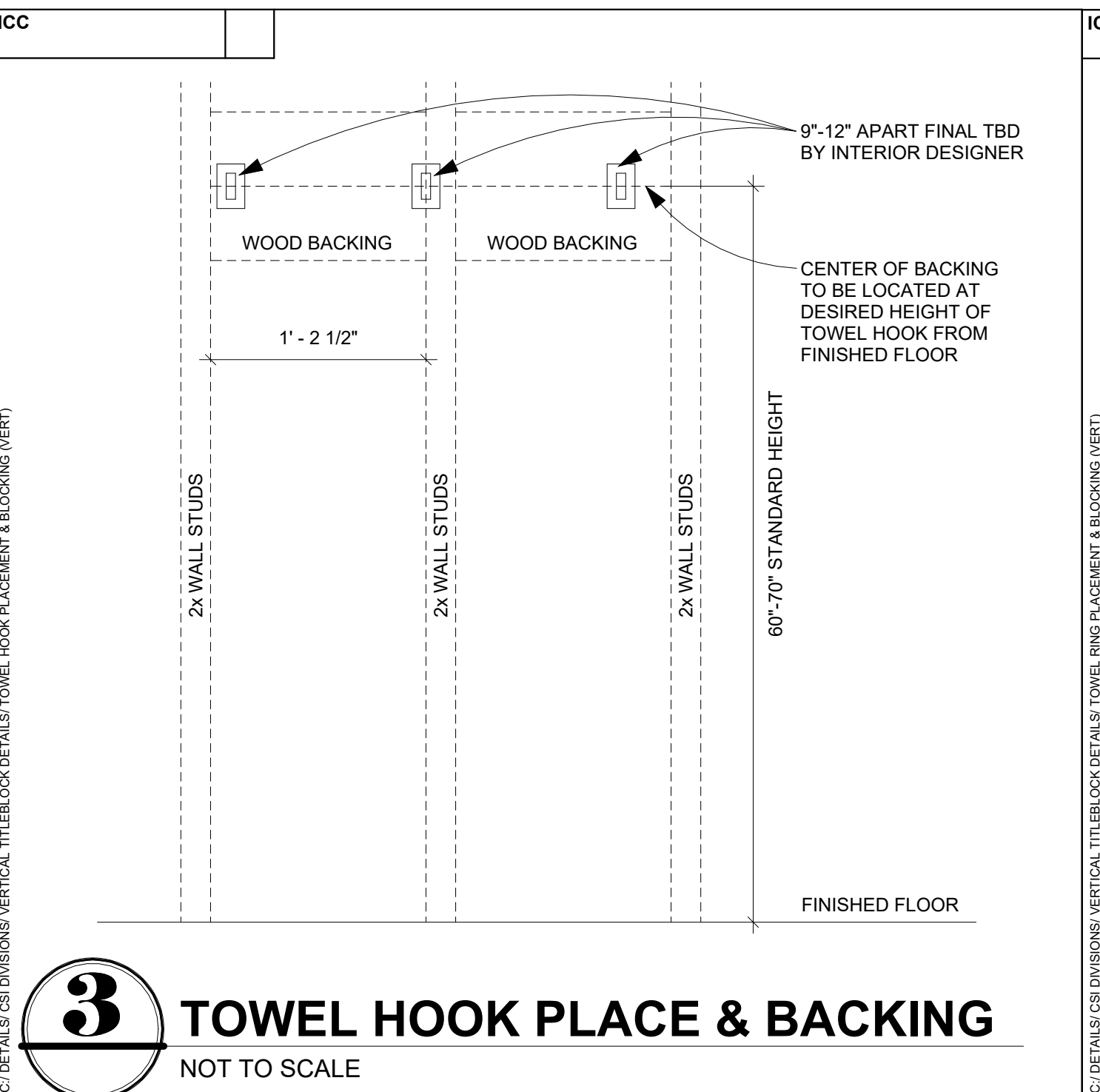
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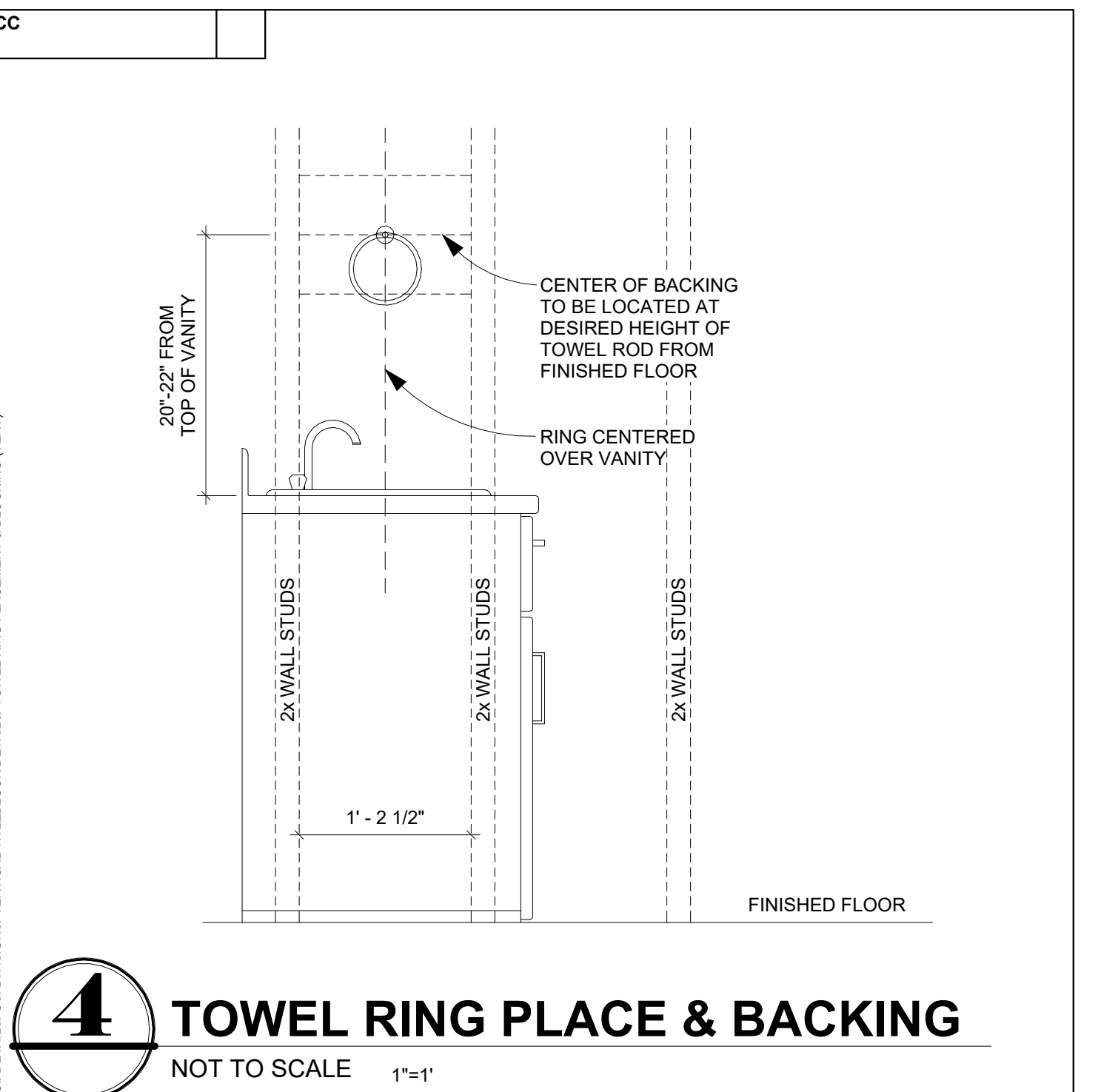
1 TOILET PAPER PLACE & BACKING
NOT TO SCALE



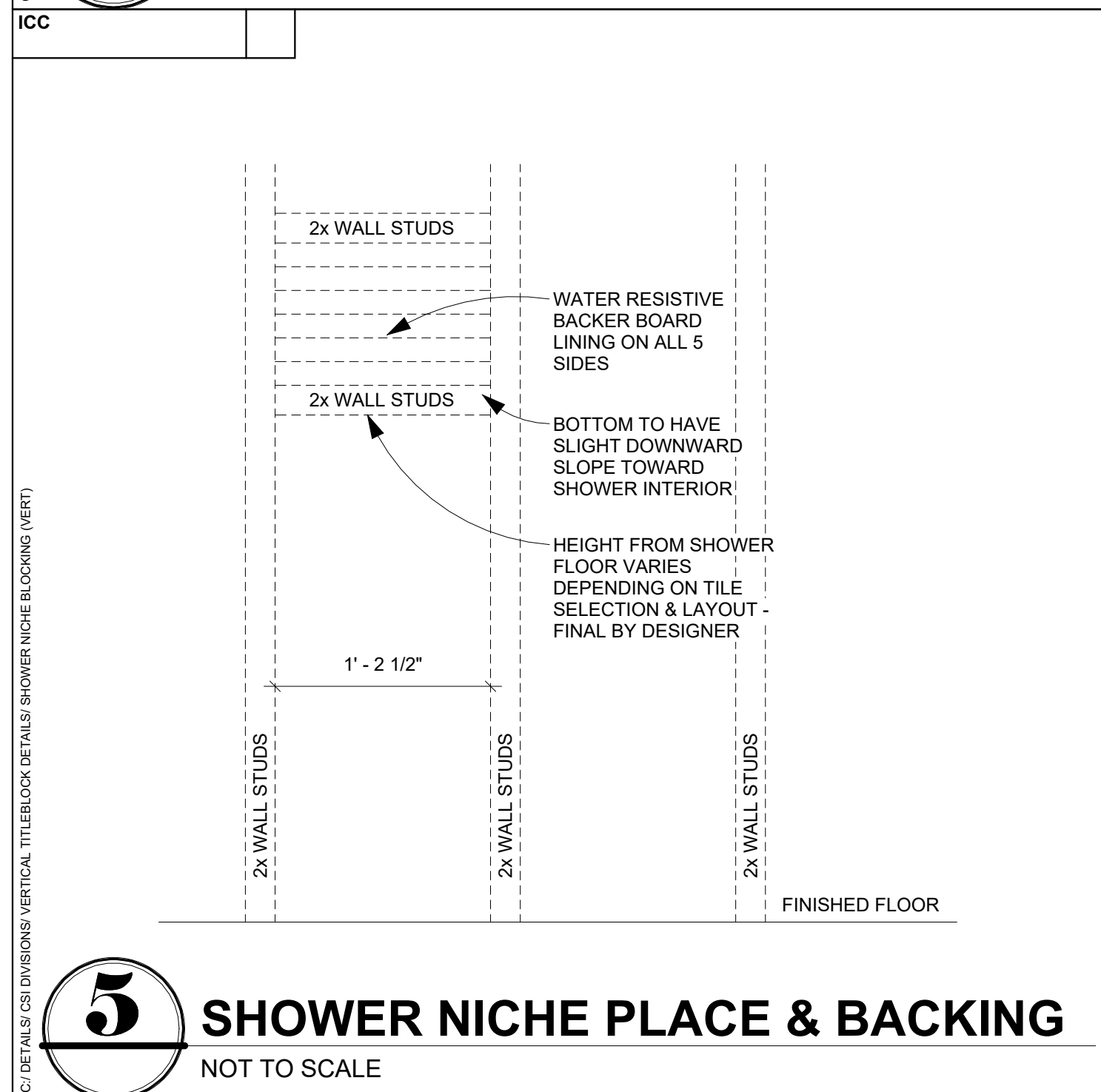
2 TOWEL ROD PLACE & BACKING
NOT TO SCALE



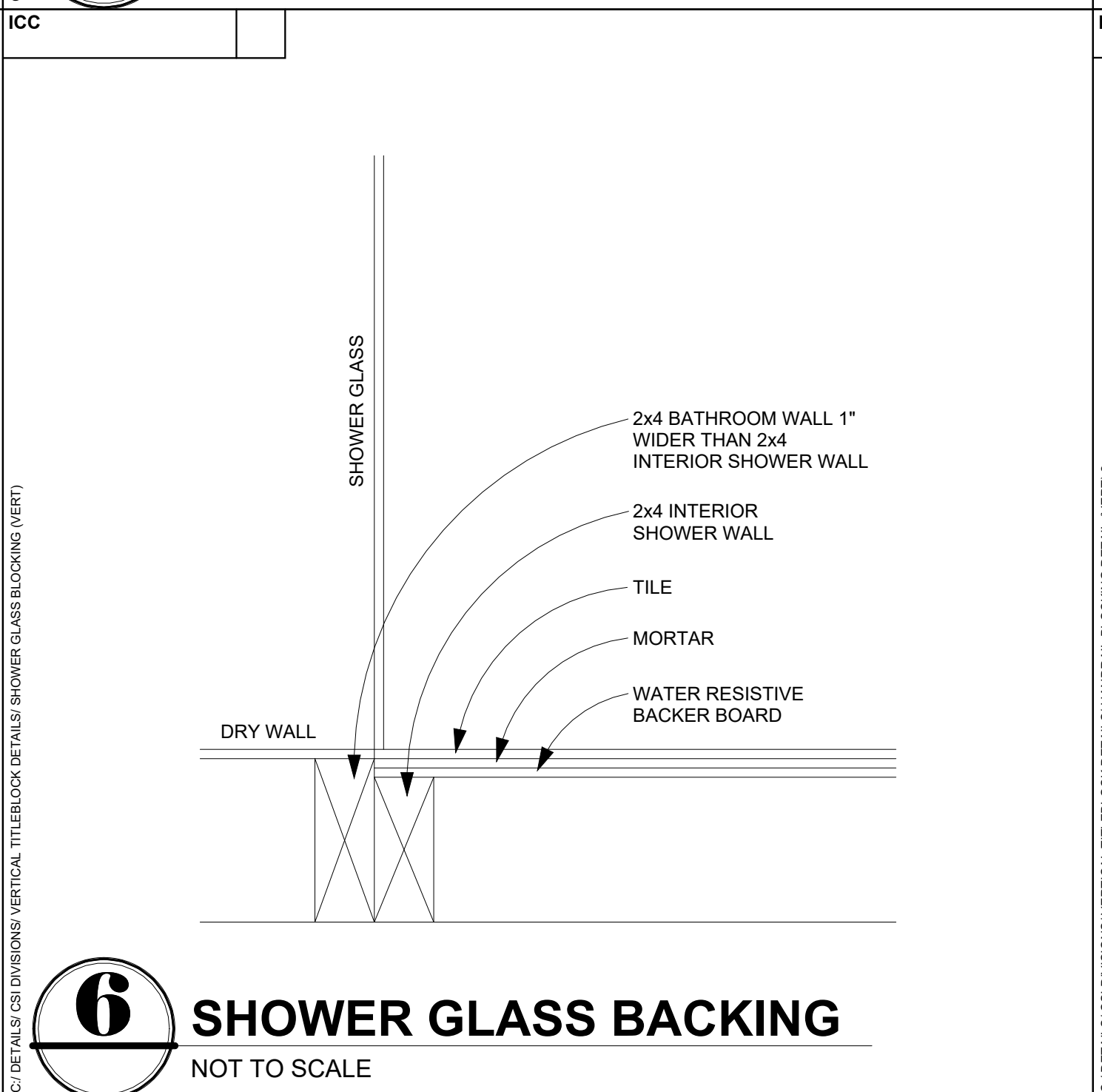
3 TOWEL HOOK PLACE & BACKING
NOT TO SCALE



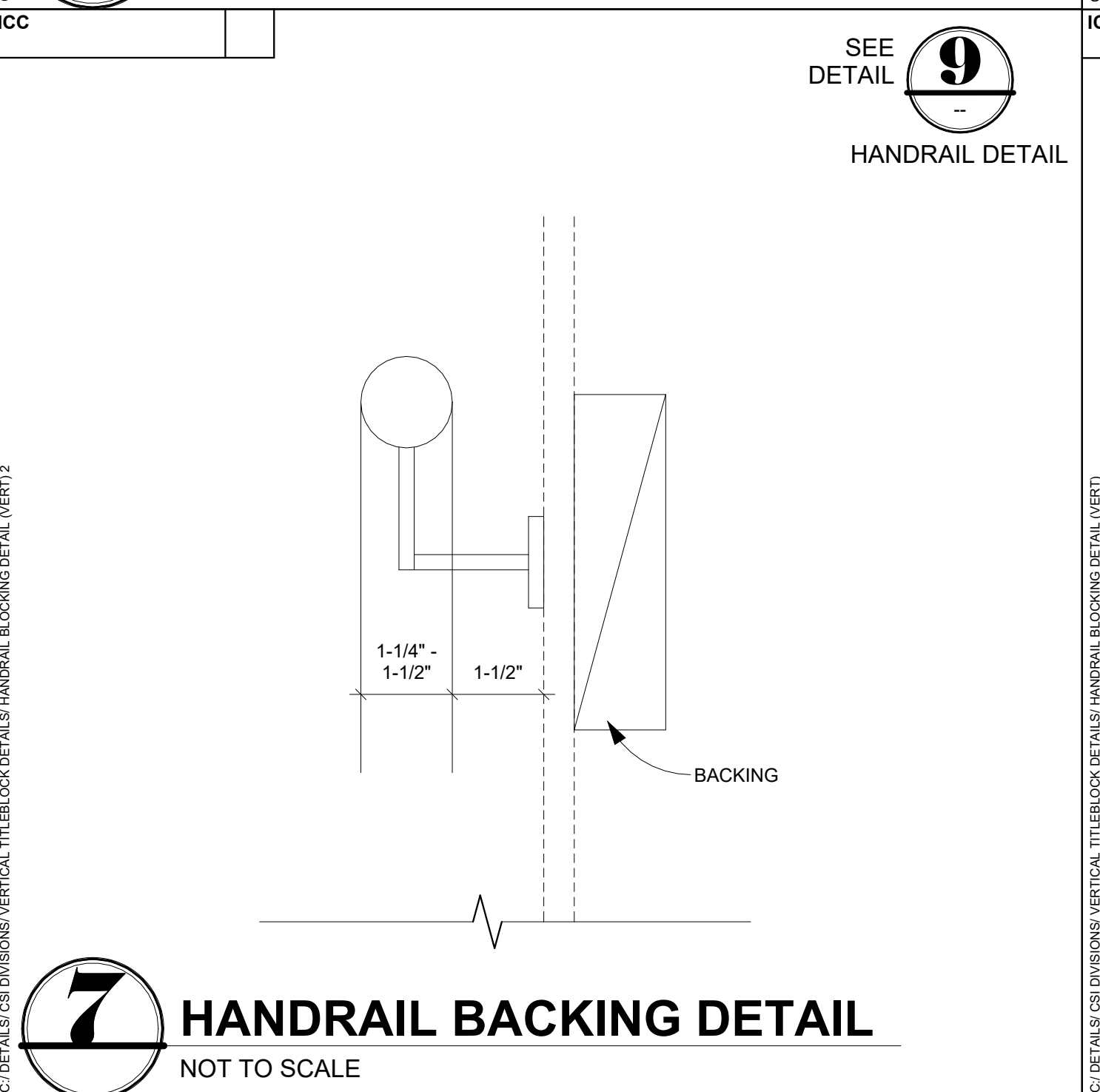
4 TOWEL RING PLACE & BACKING
NOT TO SCALE 1"=1'



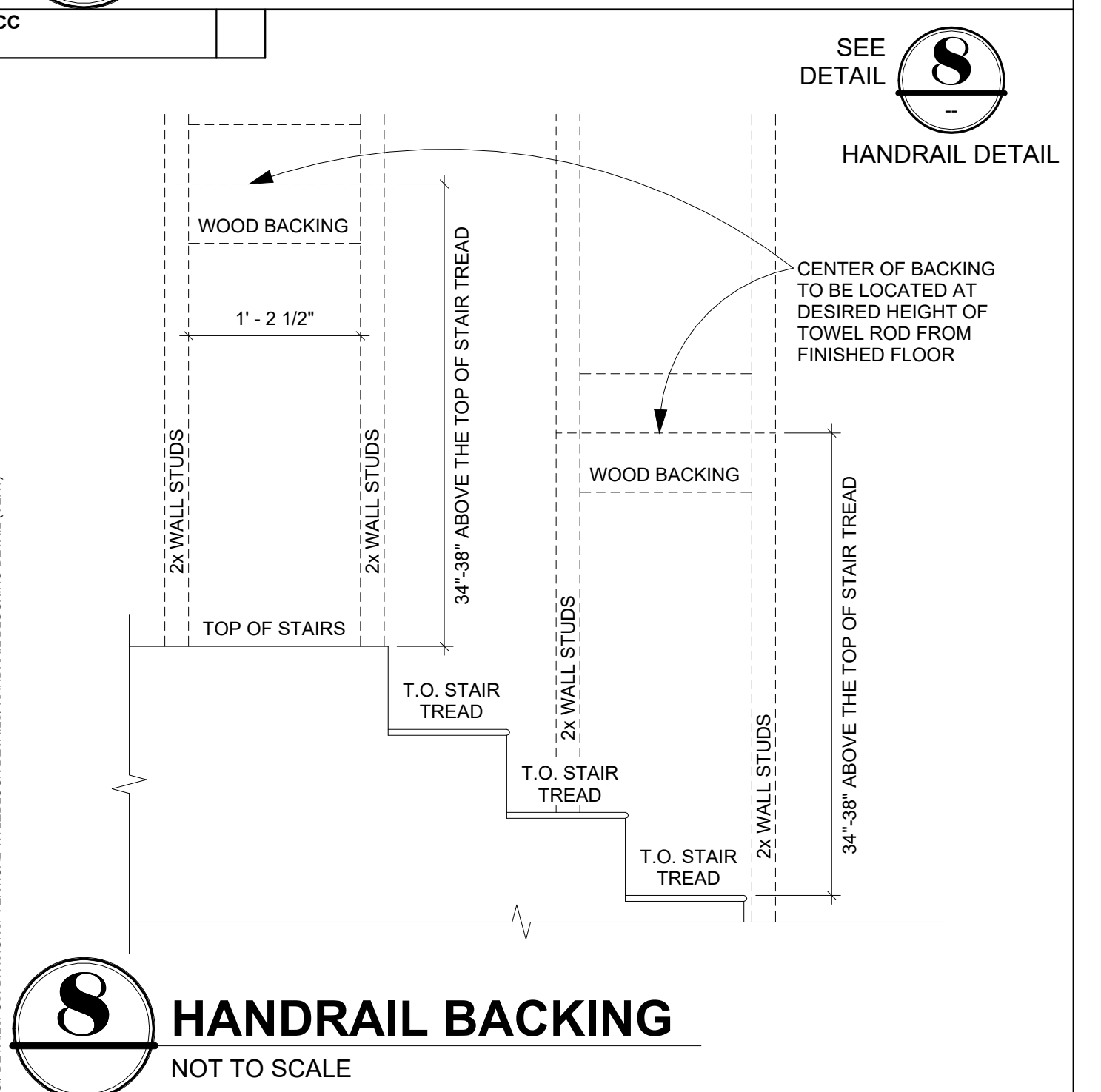
5 SHOWER NICHE PLACE & BACKING
NOT TO SCALE



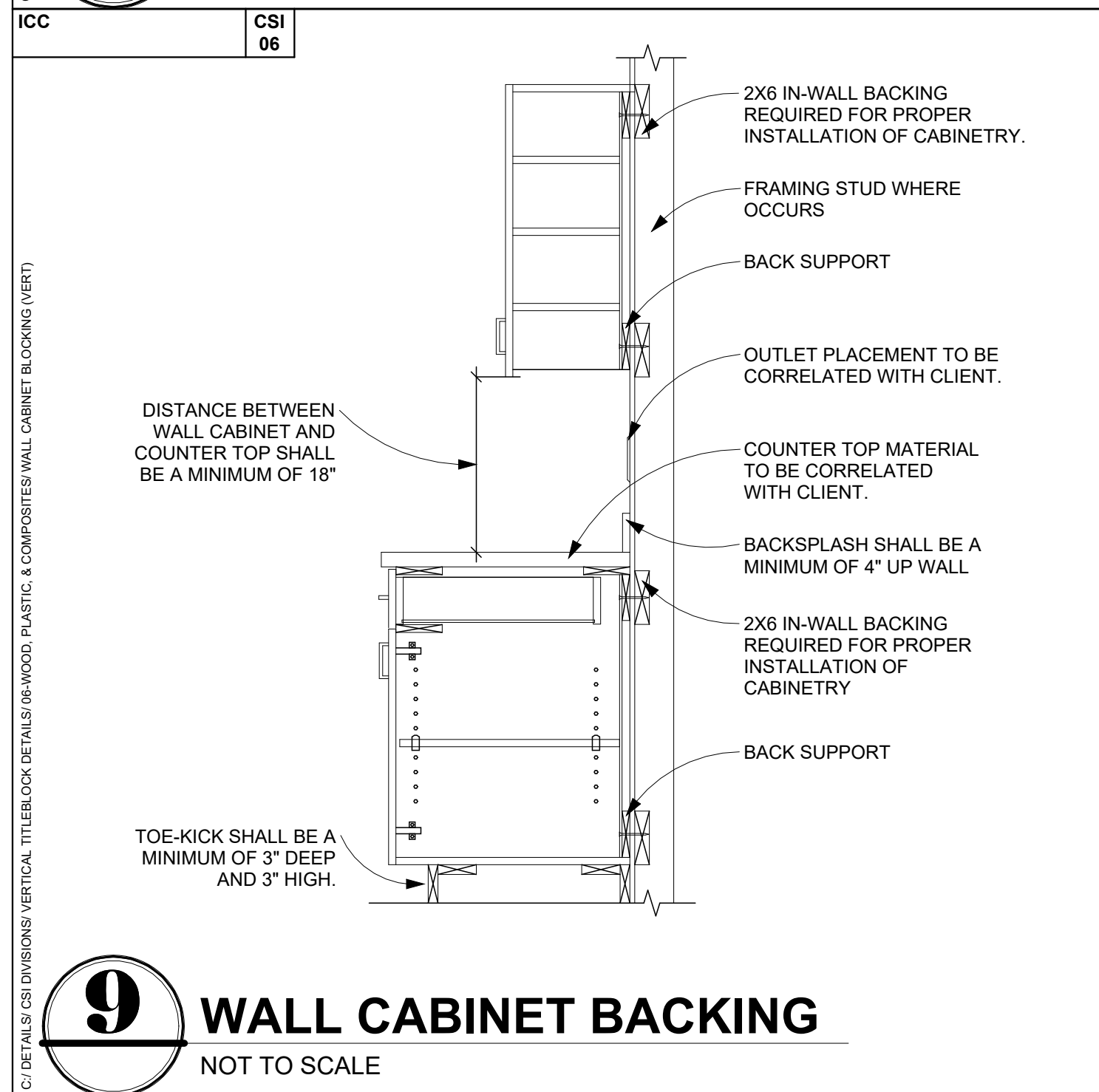
6 SHOWER GLASS BACKING
NOT TO SCALE



7 HANDRAIL BACKING DETAIL
NOT TO SCALE



8 HANDRAIL BACKING
NOT TO SCALE



9 WALL CABINET BACKING
NOT TO SCALE

Iridium AE

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NO.	0	DATE	05/08/2024	RELEASED FOR PERMITTING	BY	CHK	APP
				REVISION NOTES			

SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

WALL BACKING DETAILS

Iridium AE
ARCHITECTURE & ENGINEERING

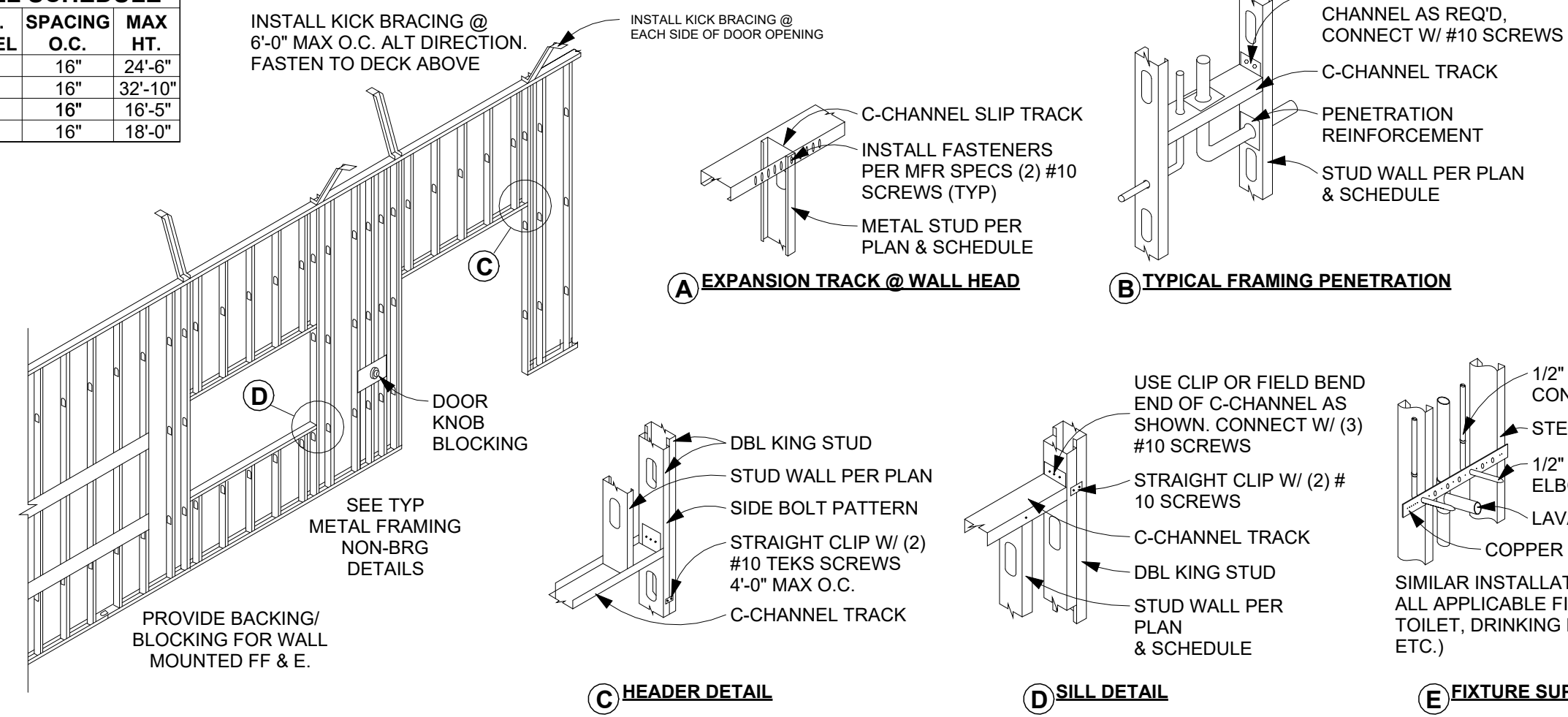
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DESIGN TEAM

ISSUE DATE:	09 MAY 2024	REV. 0
SHEET NO.:	A-502	
PROJECT NO.:	24-012	

ICC CSI 05

STUD WIDTH	GA. STEEL	SPACING O.C.	MAX HT.
6"	20	16"	24'-6"
	18	16"	32'-10"
3 1/2"-4"	20	16"	16'-5"
	18	16"	18'-0"



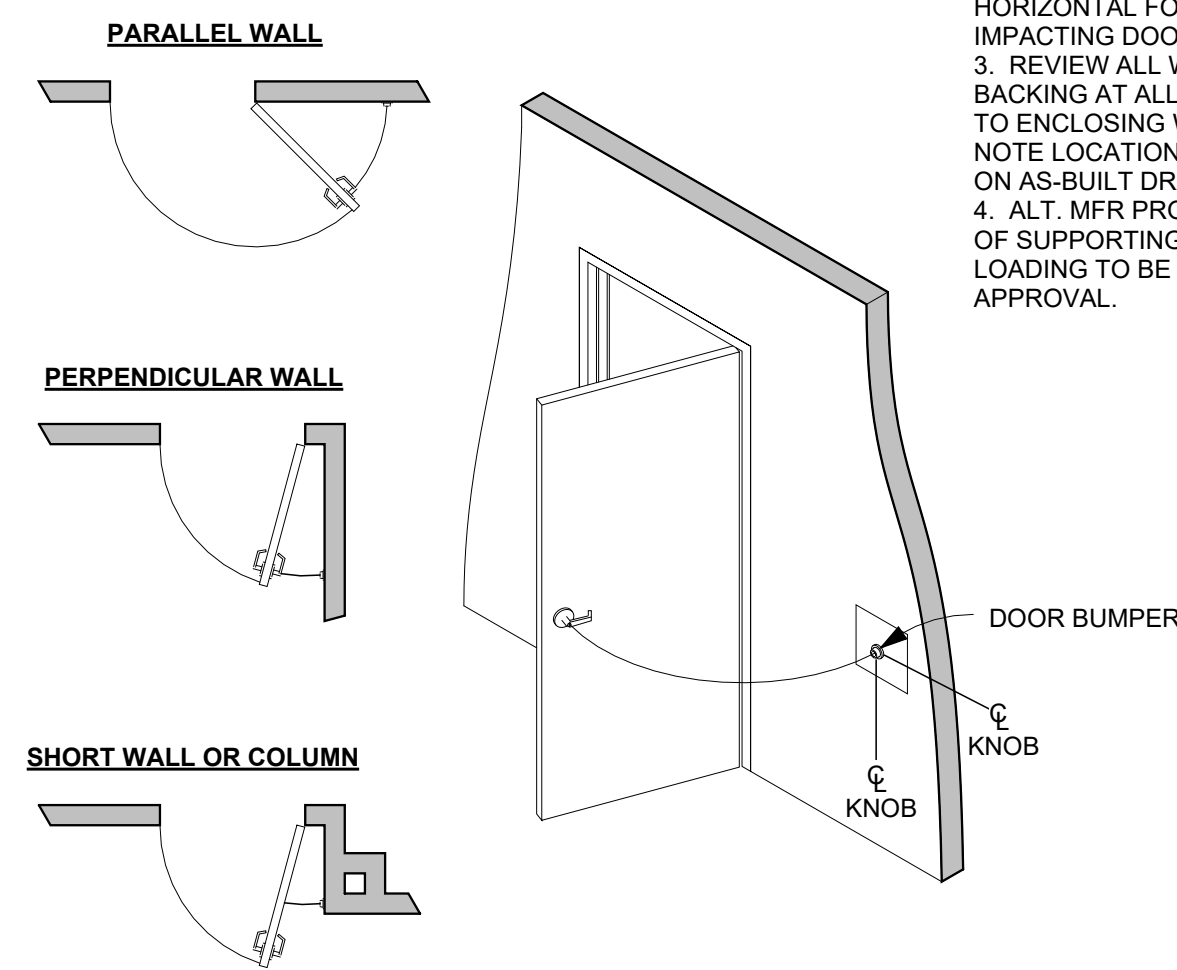
NOTES:

- SCHEDULE FOR NON-BRG & NON-FIRE RATED WALLS (MIN SIZE).
- MAX HT IS TO BRACED PORTION OF WALL.
- GWB REQ'D ON BOTH SIDES FOR MAX HT.
- R-11 UNFACED SOUND ATTENUATION BATT REQ'D FOR STC RATING (44 MIN)

ICC CSI 08

NOTES:

- INSTALL BACKING AT IMPACT POINT (MIN 8"x8" ZONE) OF DOOR AND/OR HARDWARE (KNOB).
- BACKING TO WITHSTAND HORIZONTAL FORCE OF IMPACTING DOOR (250 LBS MIN).
- REVIEW ALL WALLS FOR BACKING AT ALL DOORS PRIOR TO ENCLOSING WALL FRAMING. NOTE LOCATION OF ALL BACKING ON AS-BUILT DRAWINGS.
- ALT. MFR PRODUCT CAPABLE OF SUPPORTING REQUIRED LOADING TO BE SUBMITTED FOR APPROVAL.

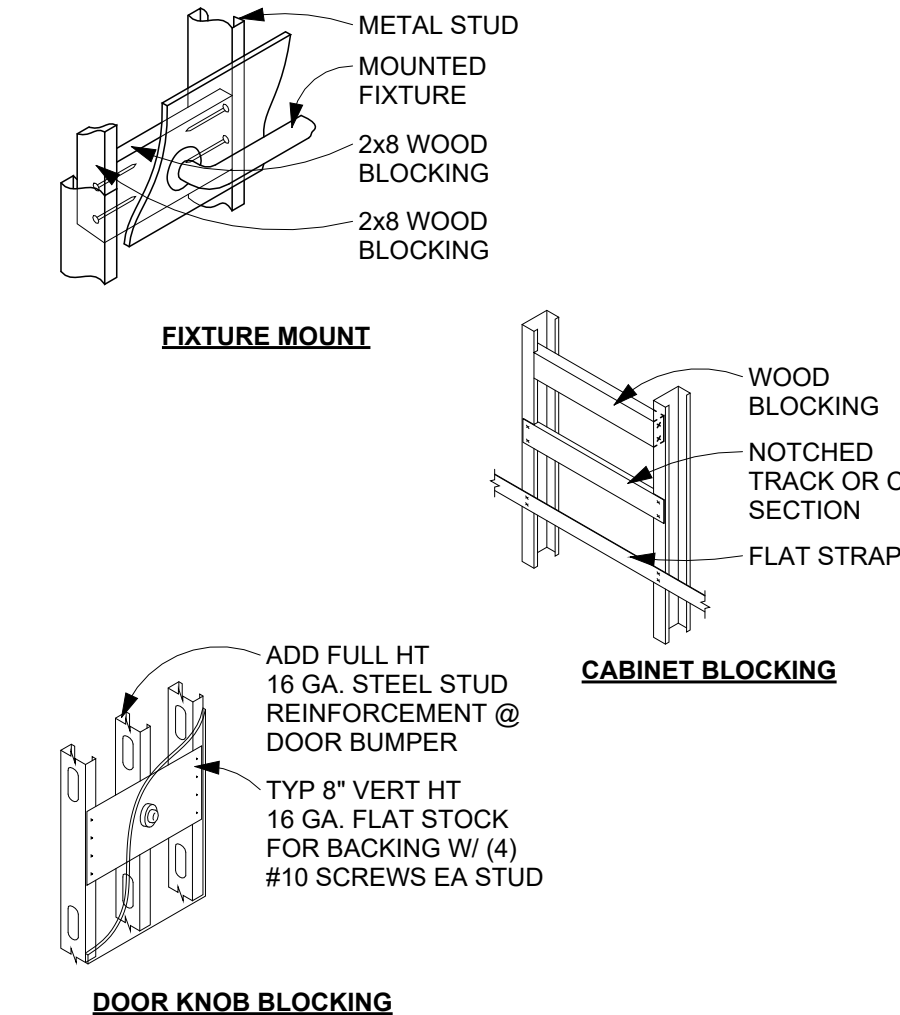


2 DOOR KNOB / WALL PROTECTION
NOT TO SCALE

ICC CSI 05

NOTES:

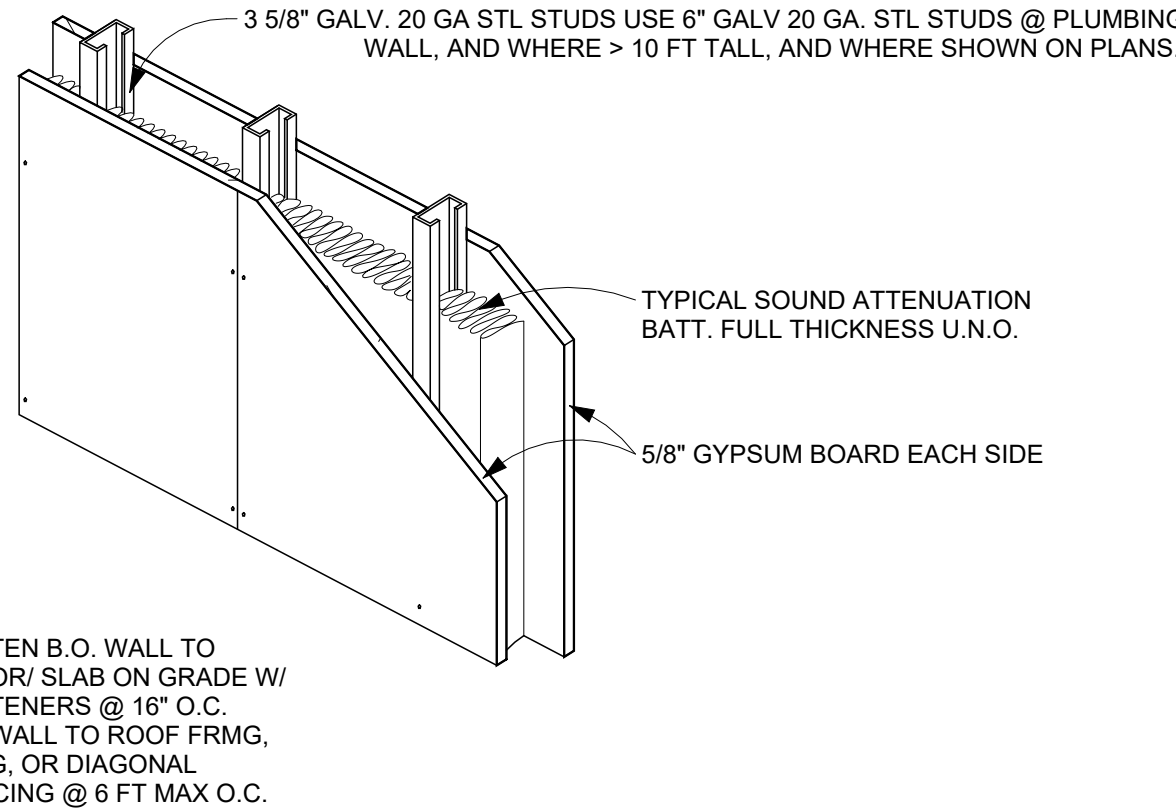
- INSTALL BACKING FOR ALL MOUNTED FIXTURES AND ACCESSORIES, DOOR STOPS, CABINETS, GRAB BARS, HANDLES, MILLWORK, TV MOUNTS, ETC.
- BACKING TO WITHSTAND A 250 LB VERT. OR HORIZ. FORCE APPLIED AT ANY POINT ON GRAB BAR FASTENERS, MOUNTING DEVICE AND SUPPORTING STRUCTURE.
- REVIEW ALL WALLS FOR COMPLETED BACKING PRIOR TO ENCLOSING WALLS AND NOTE LOCATION OF ALL BACKING ON AS-BUILT DRAWINGS.
- ALTERNATE MFR PRODUCT CAPABLE OF SUPPORTING REQUIRED LOADING TO BE SUBMITTED FOR APPROVAL.
- CONSULT WITH STRUCTURAL ENGINEER FOR DESIGN OF BLOCKING AND FRAMING TO SUPPORT HEAVY FIXTURES.



3 WALL BACKING/ BLOCKING
NOT TO SCALE

ICC CSI 05

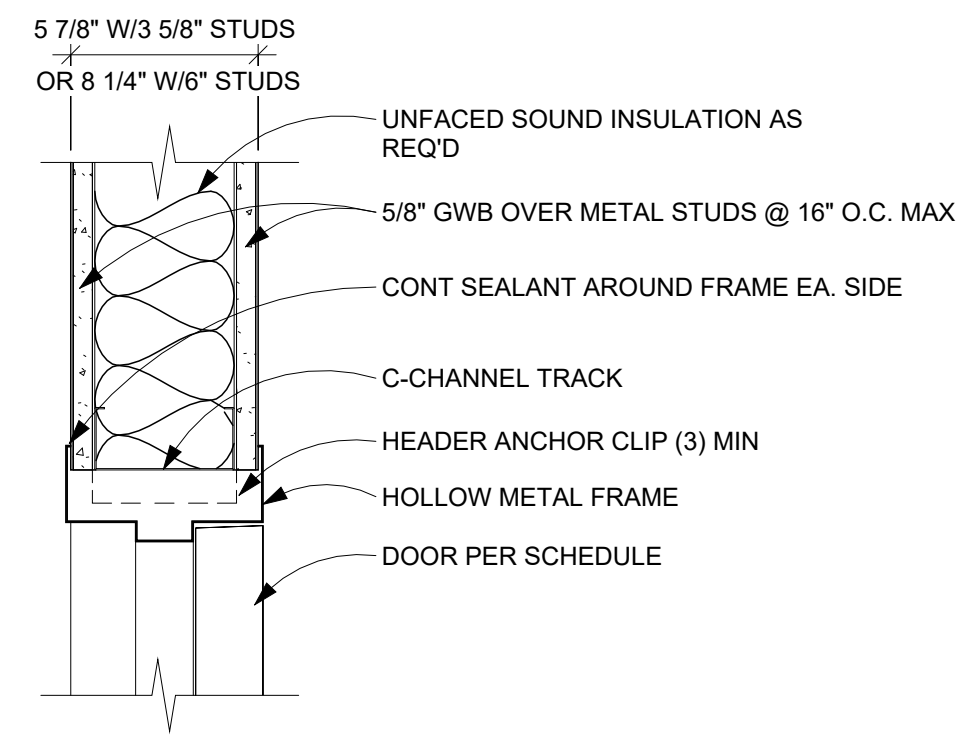
1 NON-BEARING METAL WALL FRAMING
NOT TO SCALE



4 TYP NON-RATED WALL
NOT TO SCALE

ICC CSI 05

5 DOOR HEAD INT NON-BRG
NOT TO SCALE

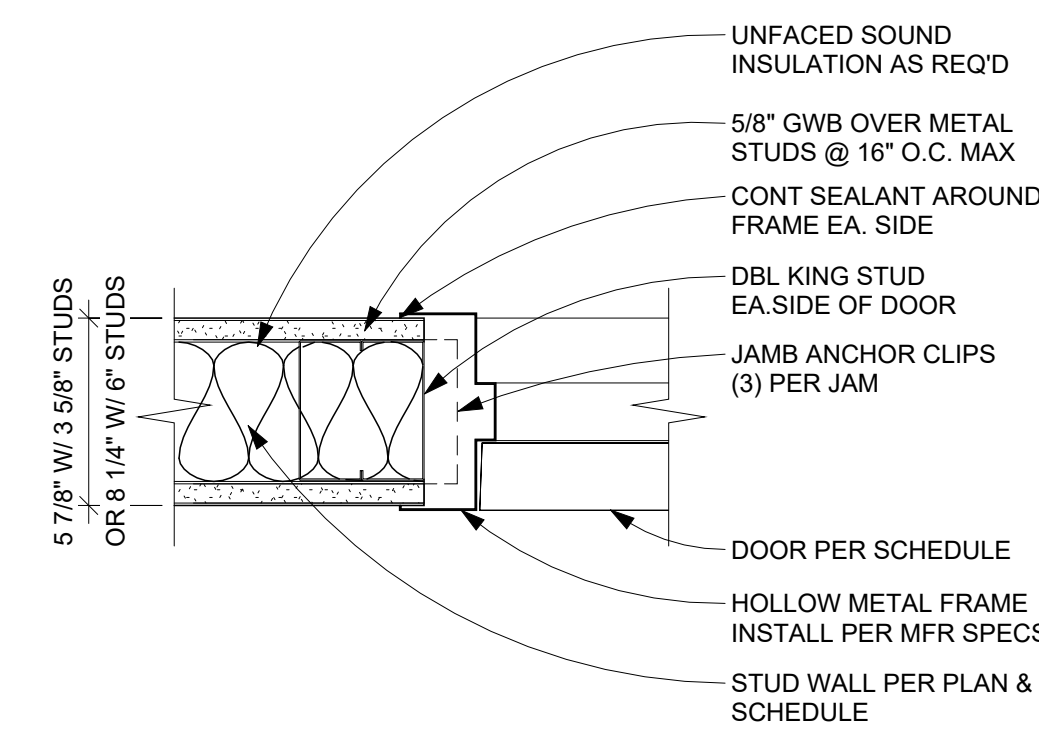


NOTES:

- SEE NON-BEARING METAL WALL FRAMING DETAIL

ICC CSI 08

6 DOOR JAMB INTERIOR
NOT TO SCALE

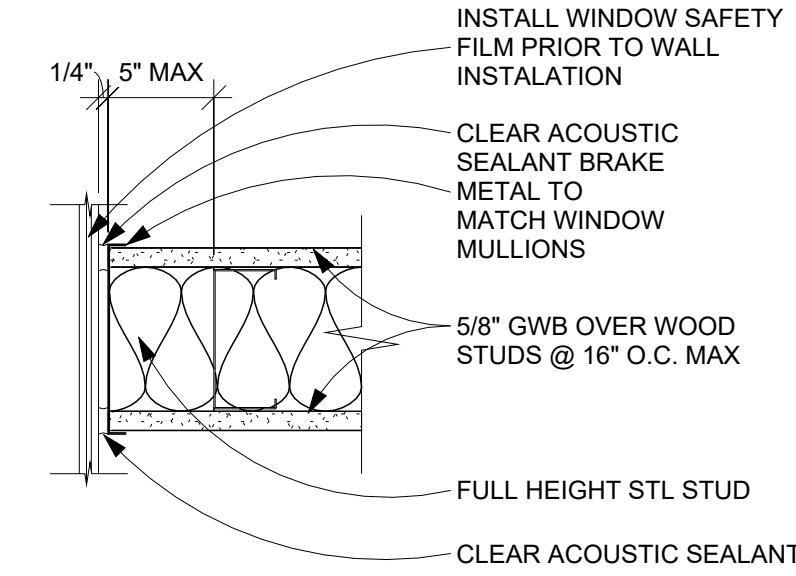


NOTES:

- SEE NON-BEARING METAL WALL FRAMING
- SEE INTERIOR WALLS DETAIL & SCHEDULE.

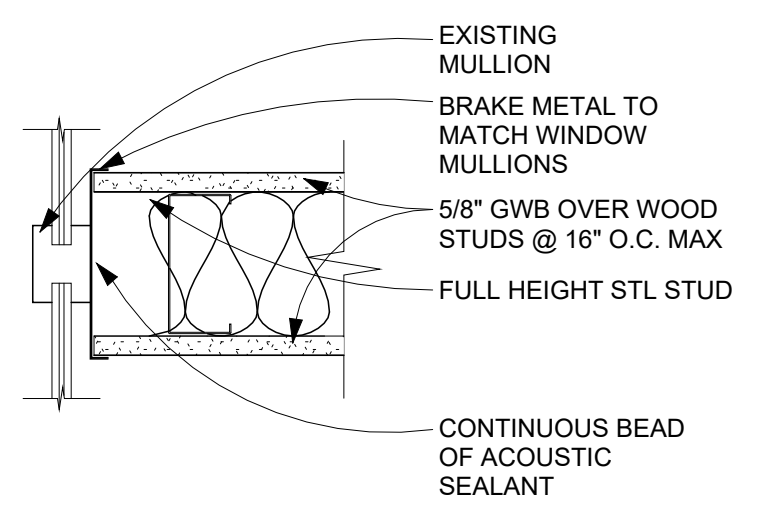
ICC CSI 05

7 WALL TO GLASS DETAIL
NOT TO SCALE



ICC CSI 05

8 WALL TO MULLION DETAIL
NOT TO SCALE



COORDINATE FLASHING WITH MANUFACTURERS SUGGESTED DETAILING

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METAL FRAMING DETAILS

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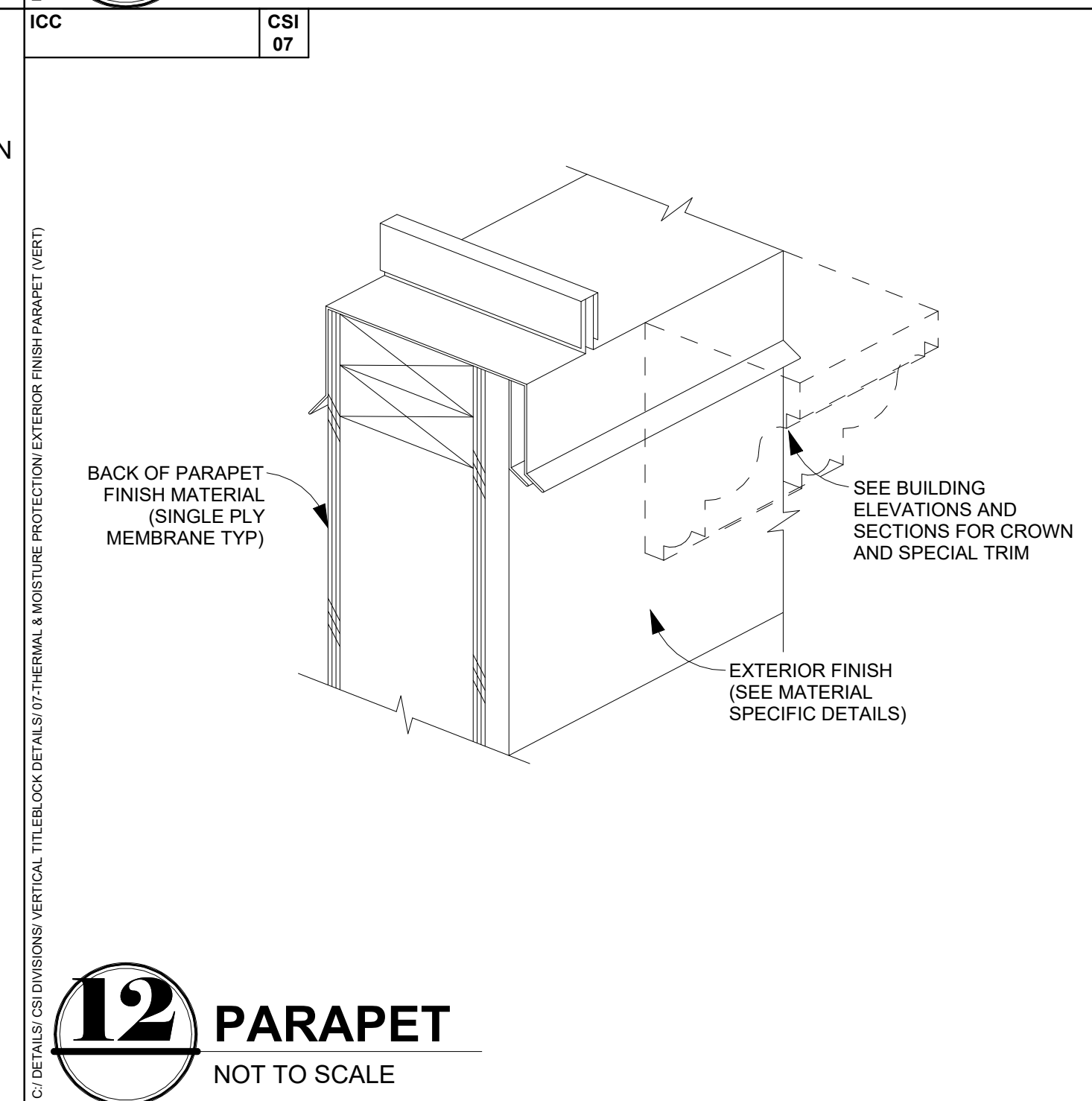
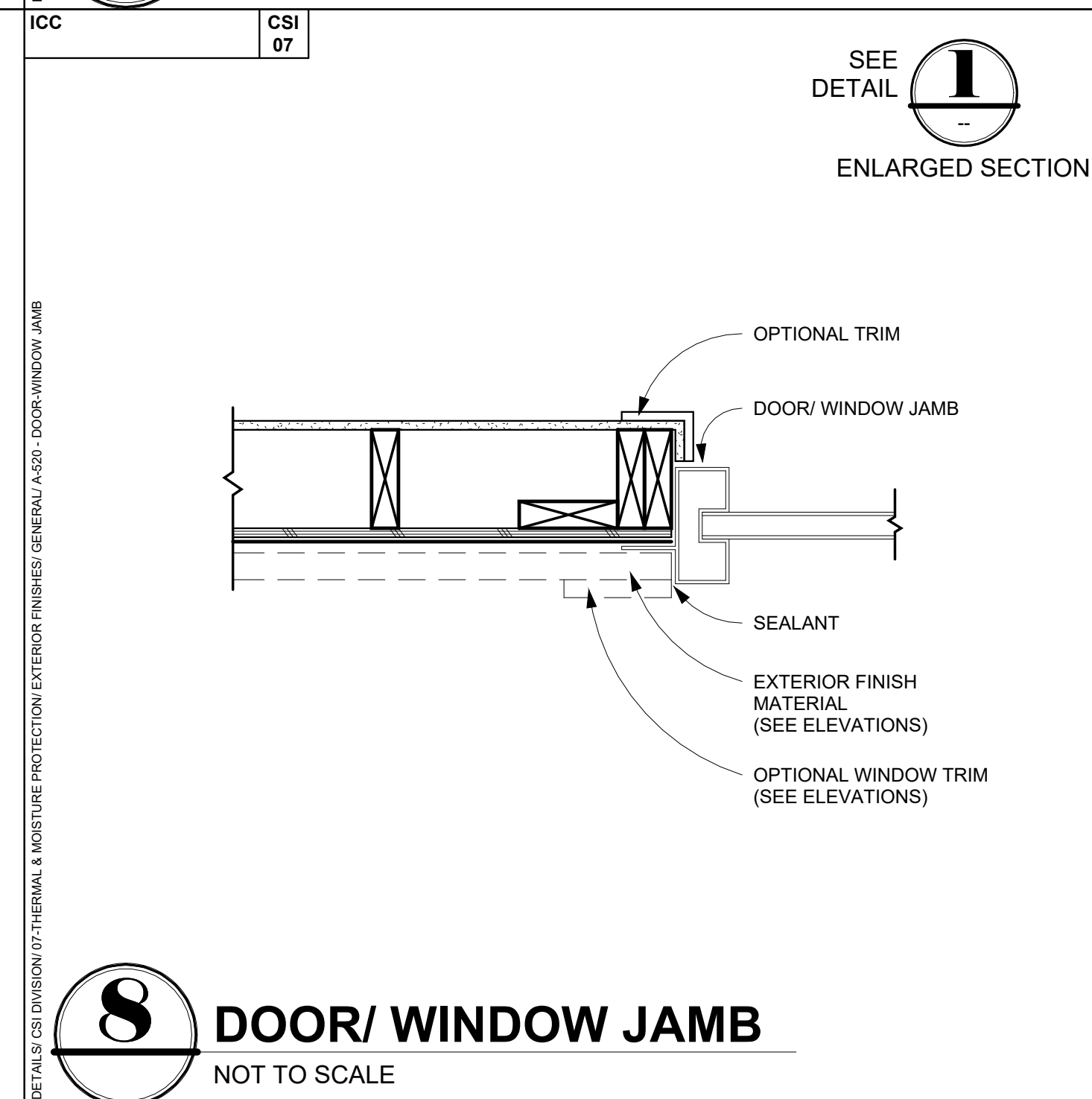
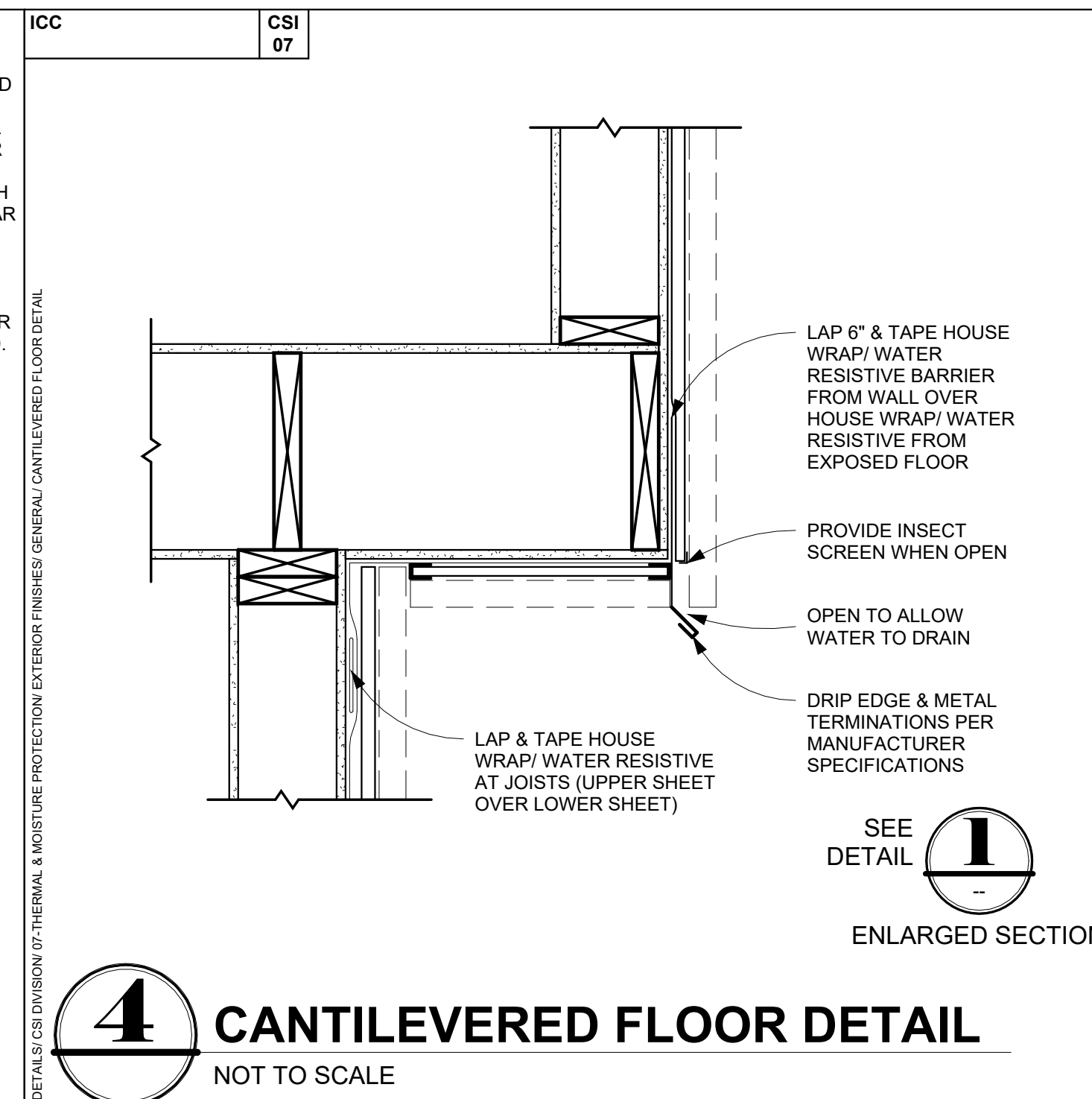
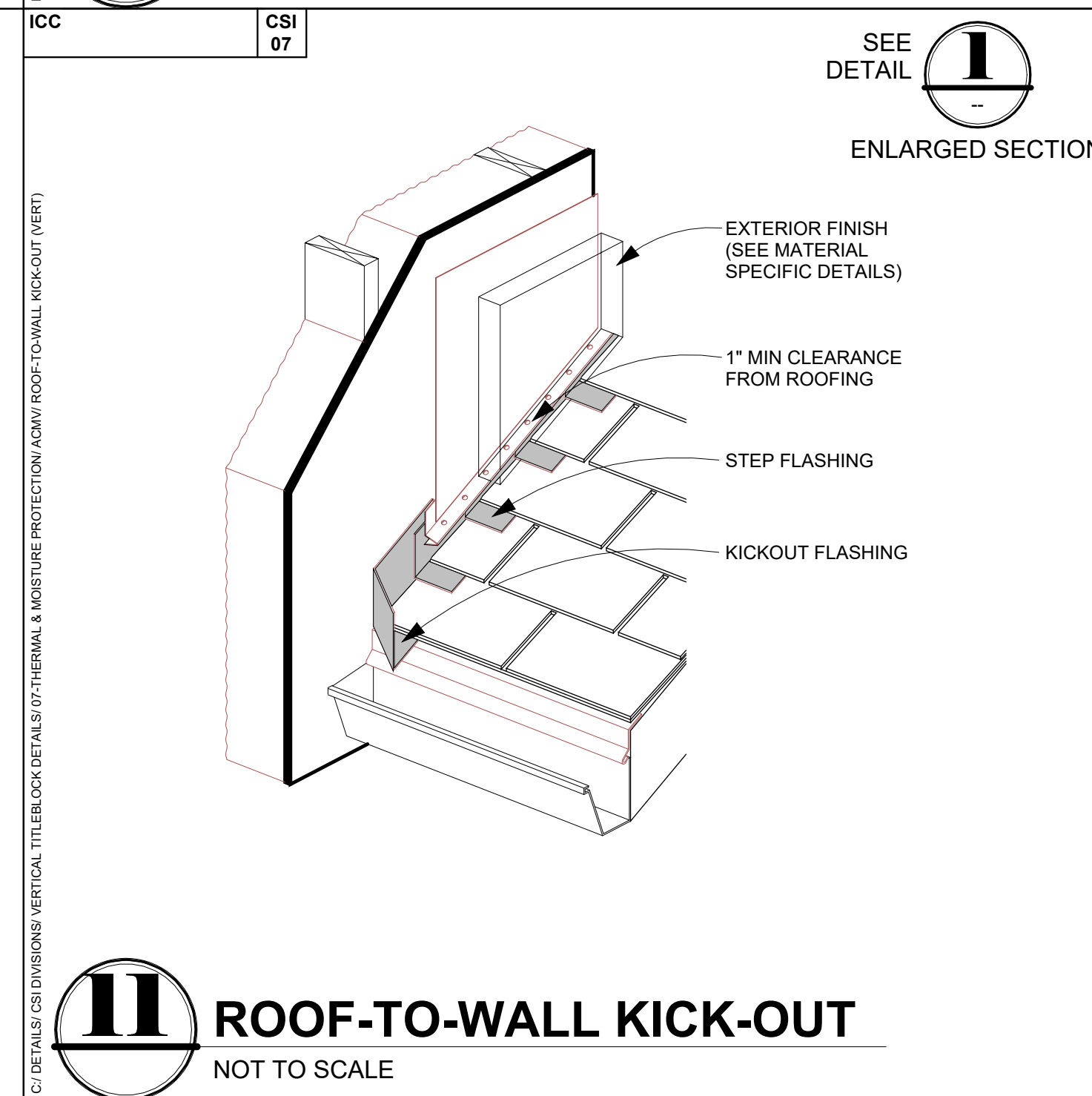
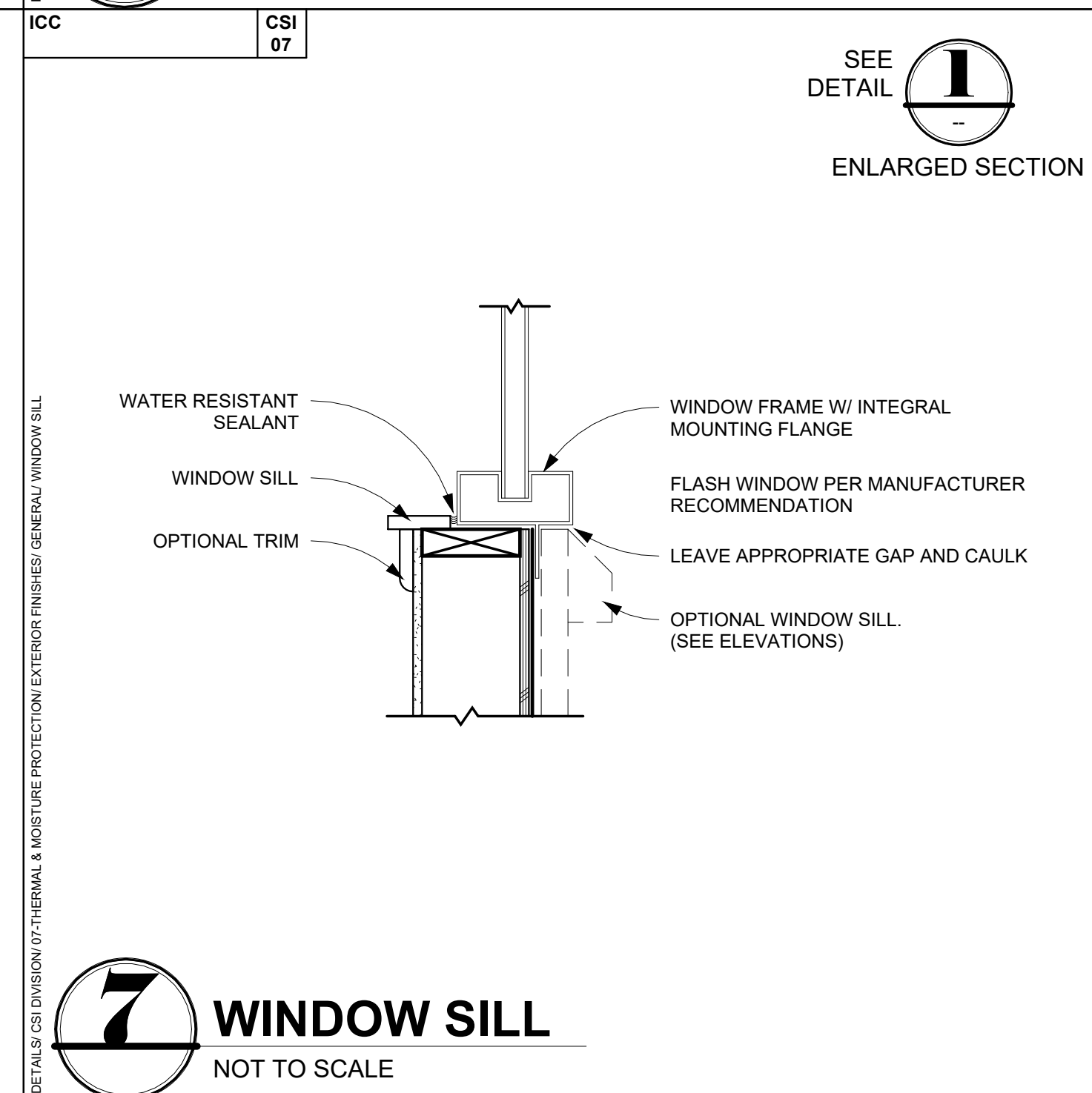
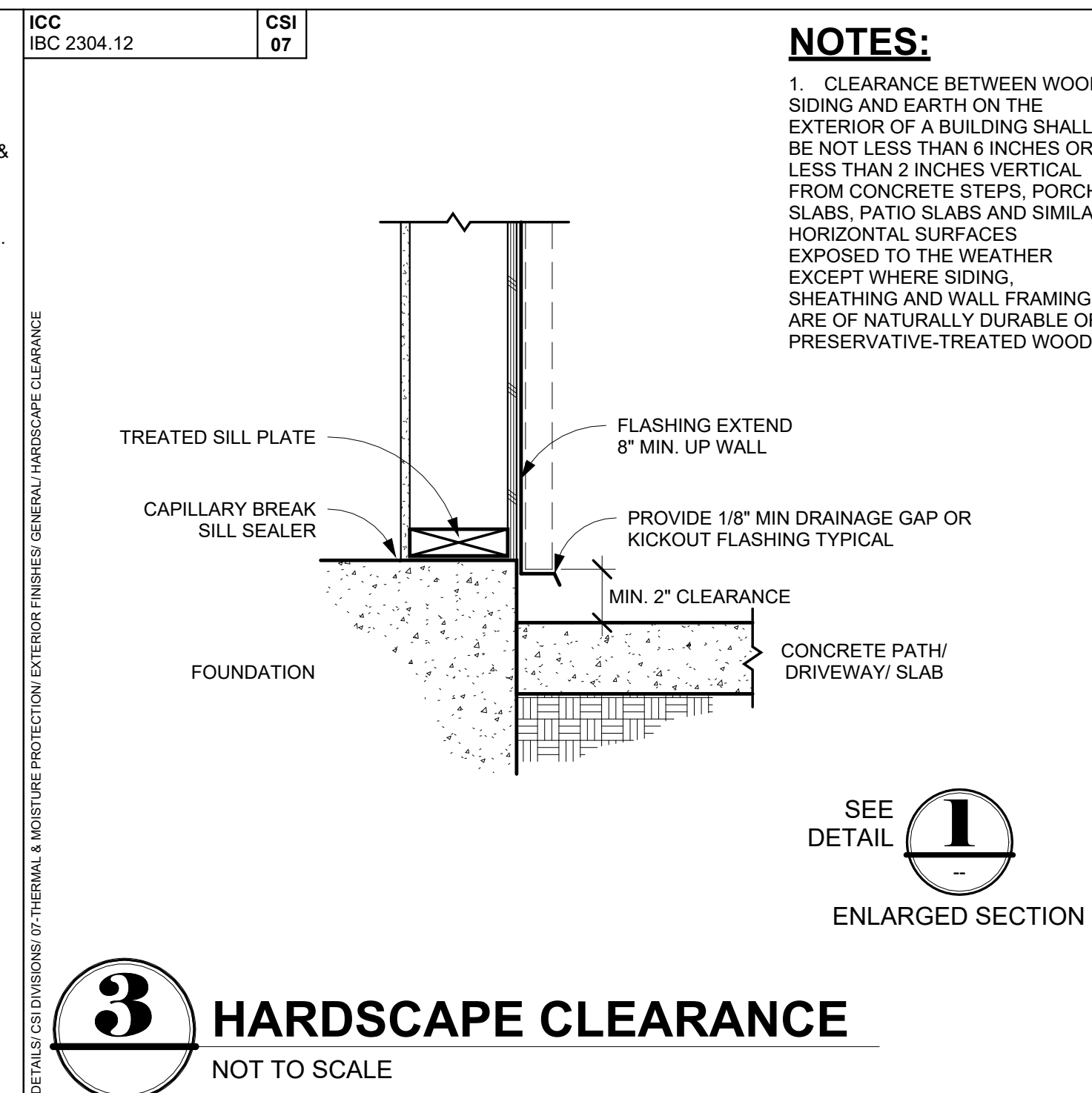
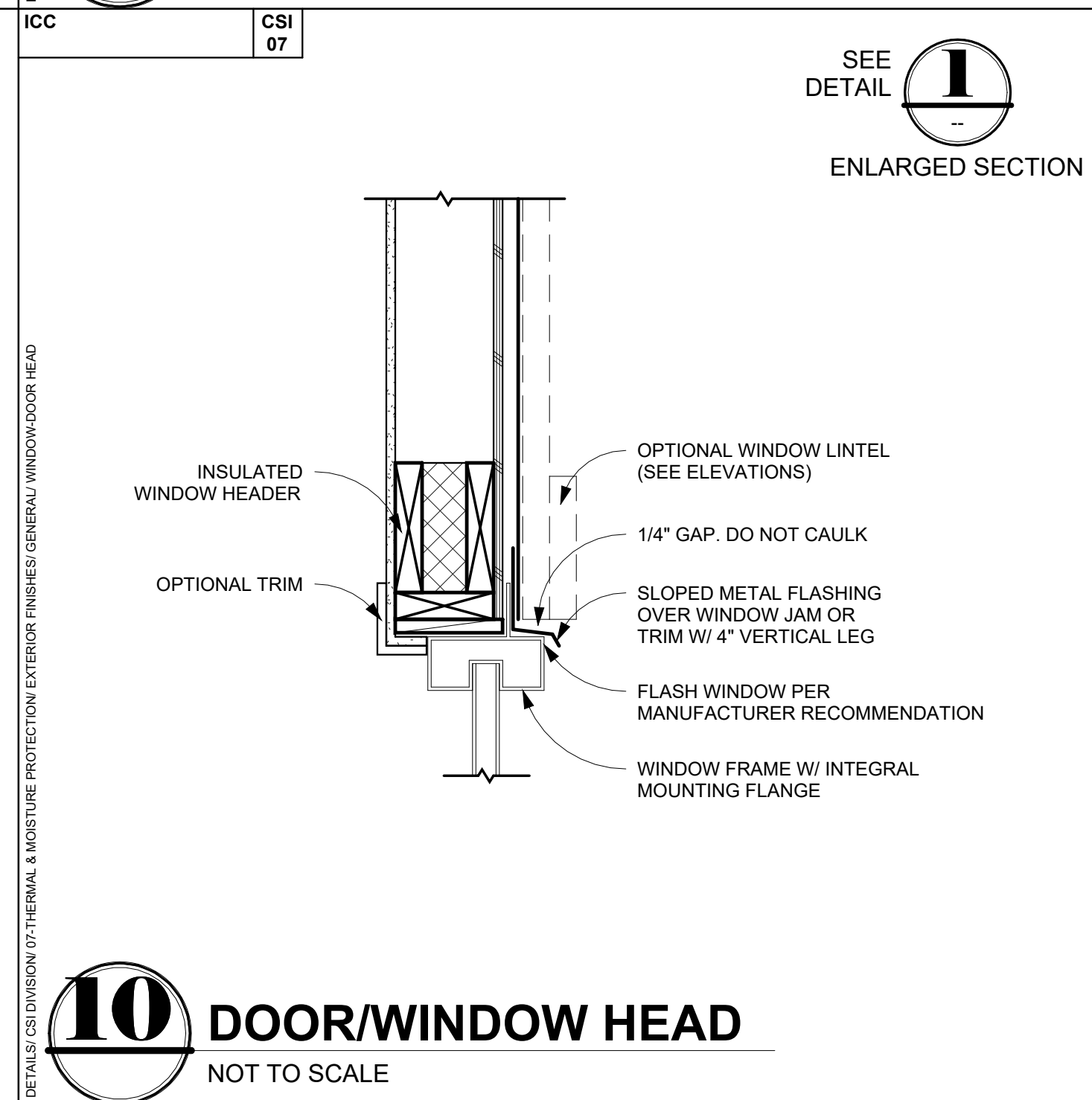
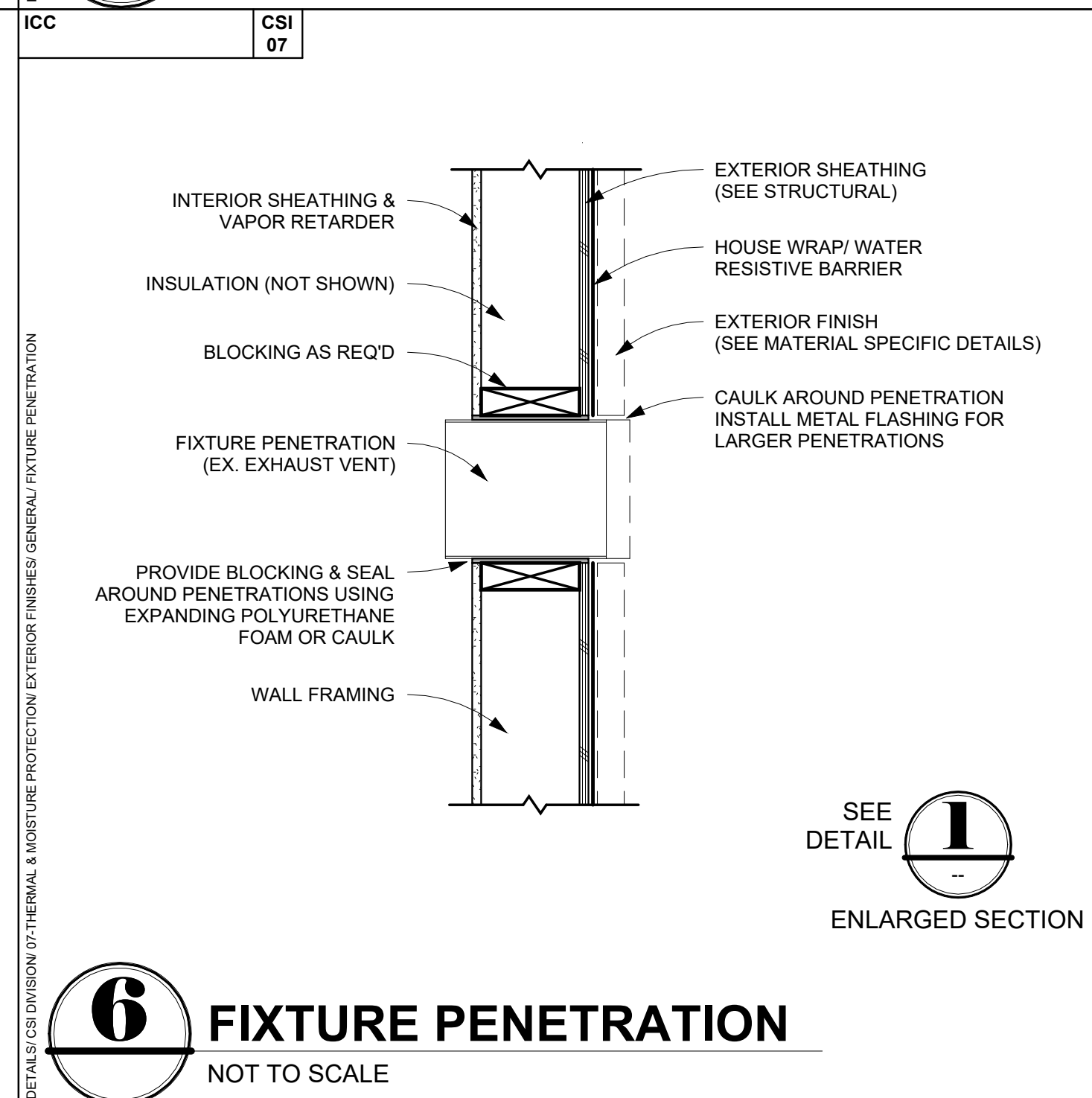
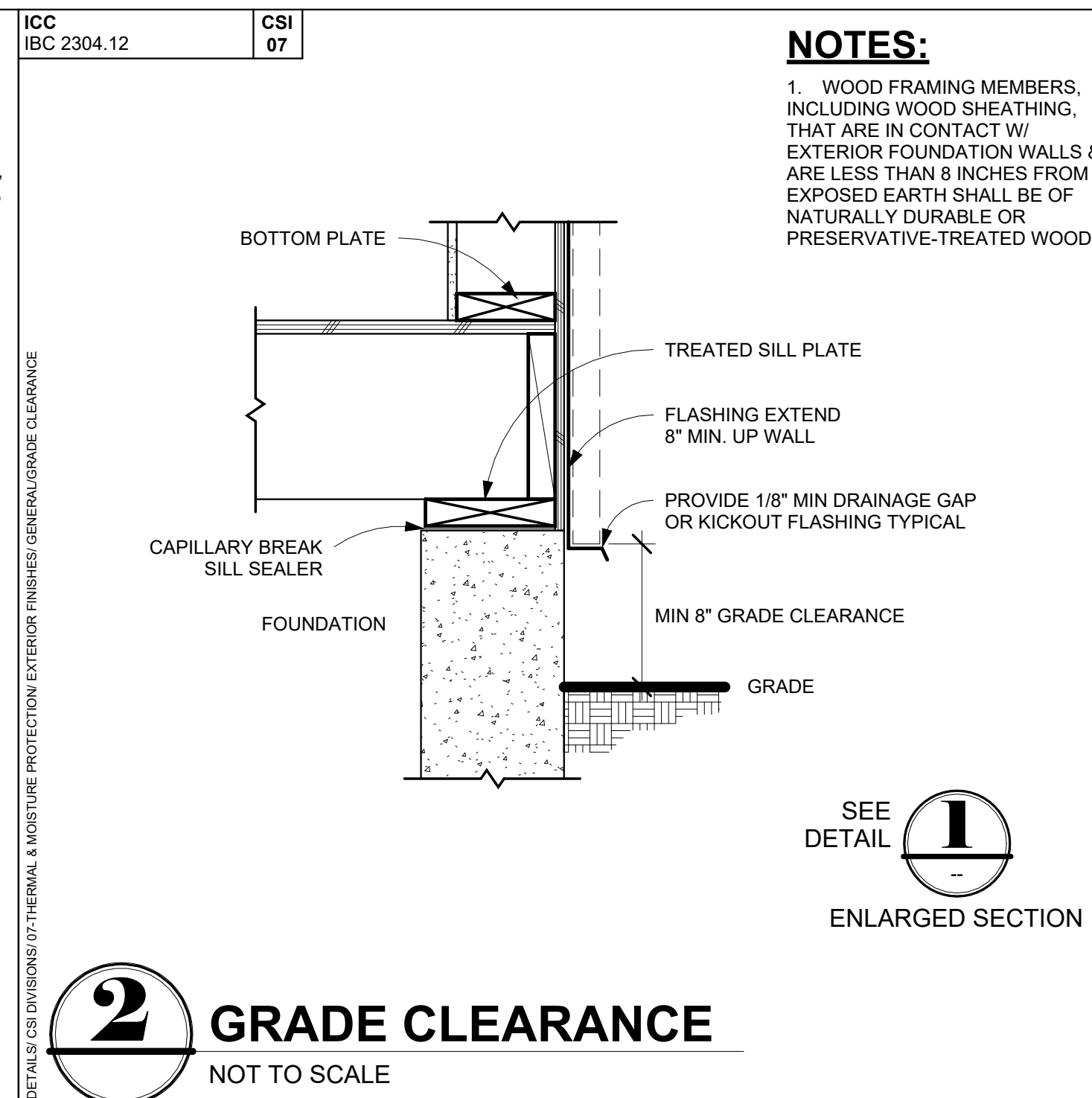
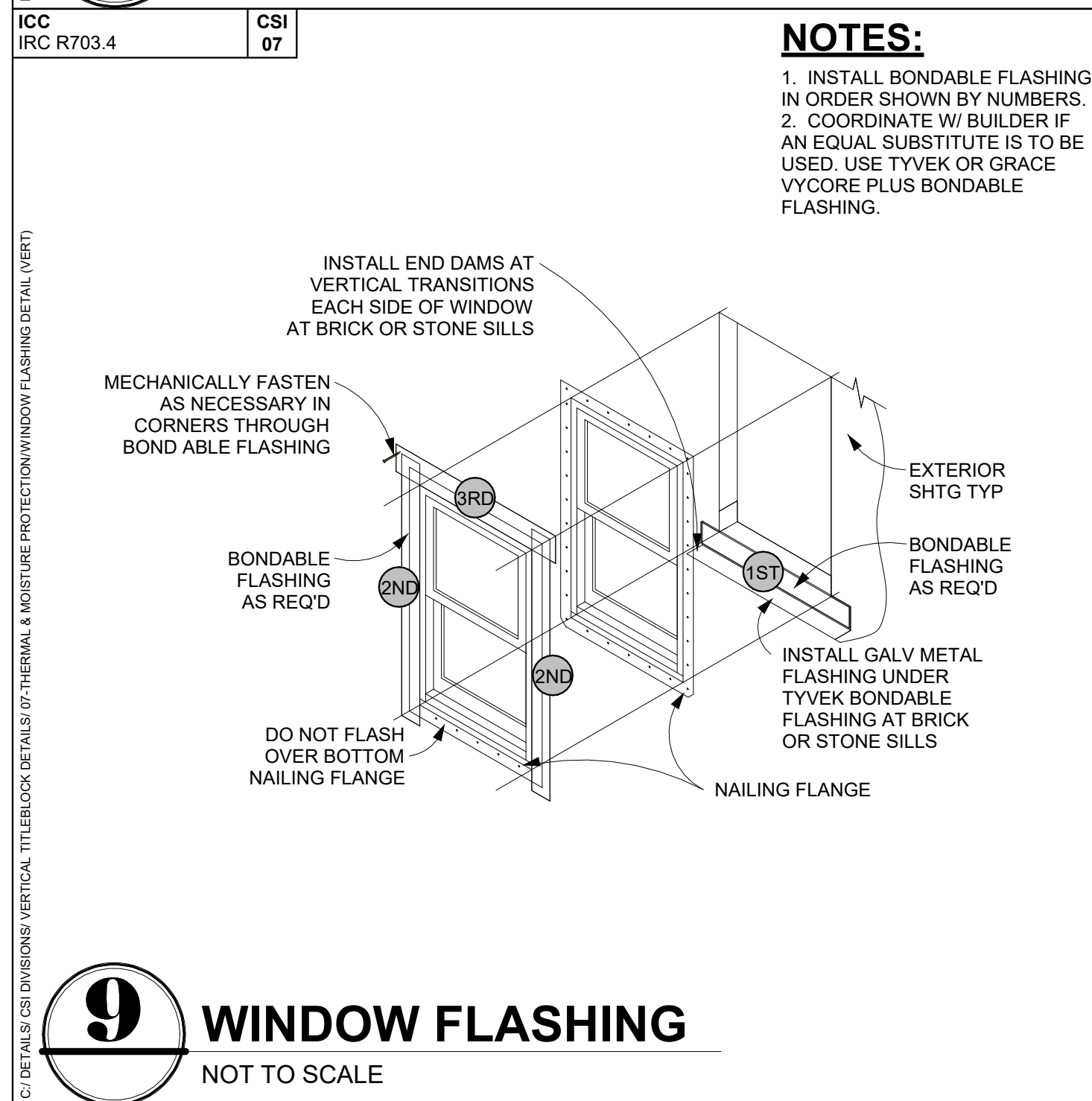
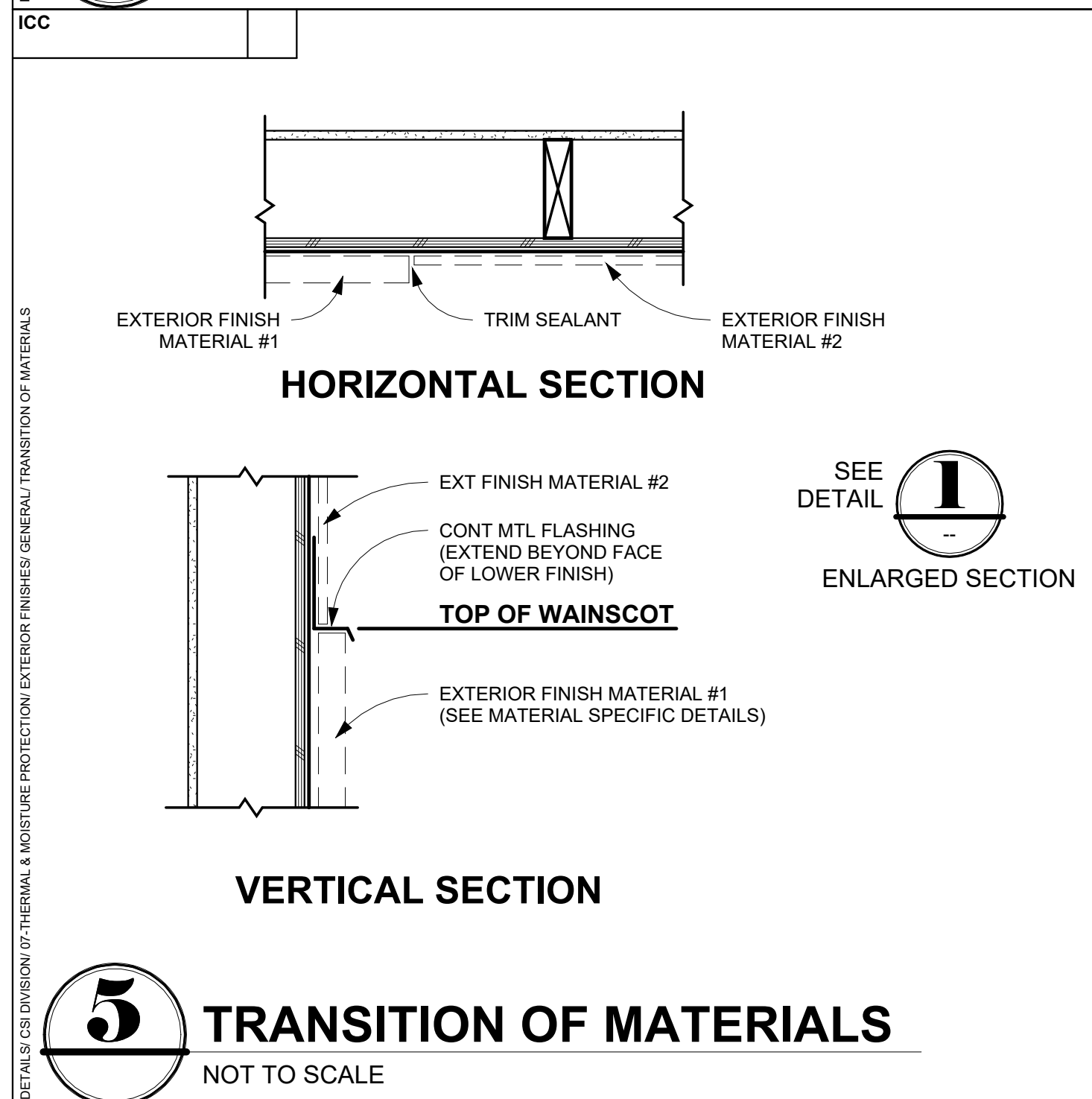
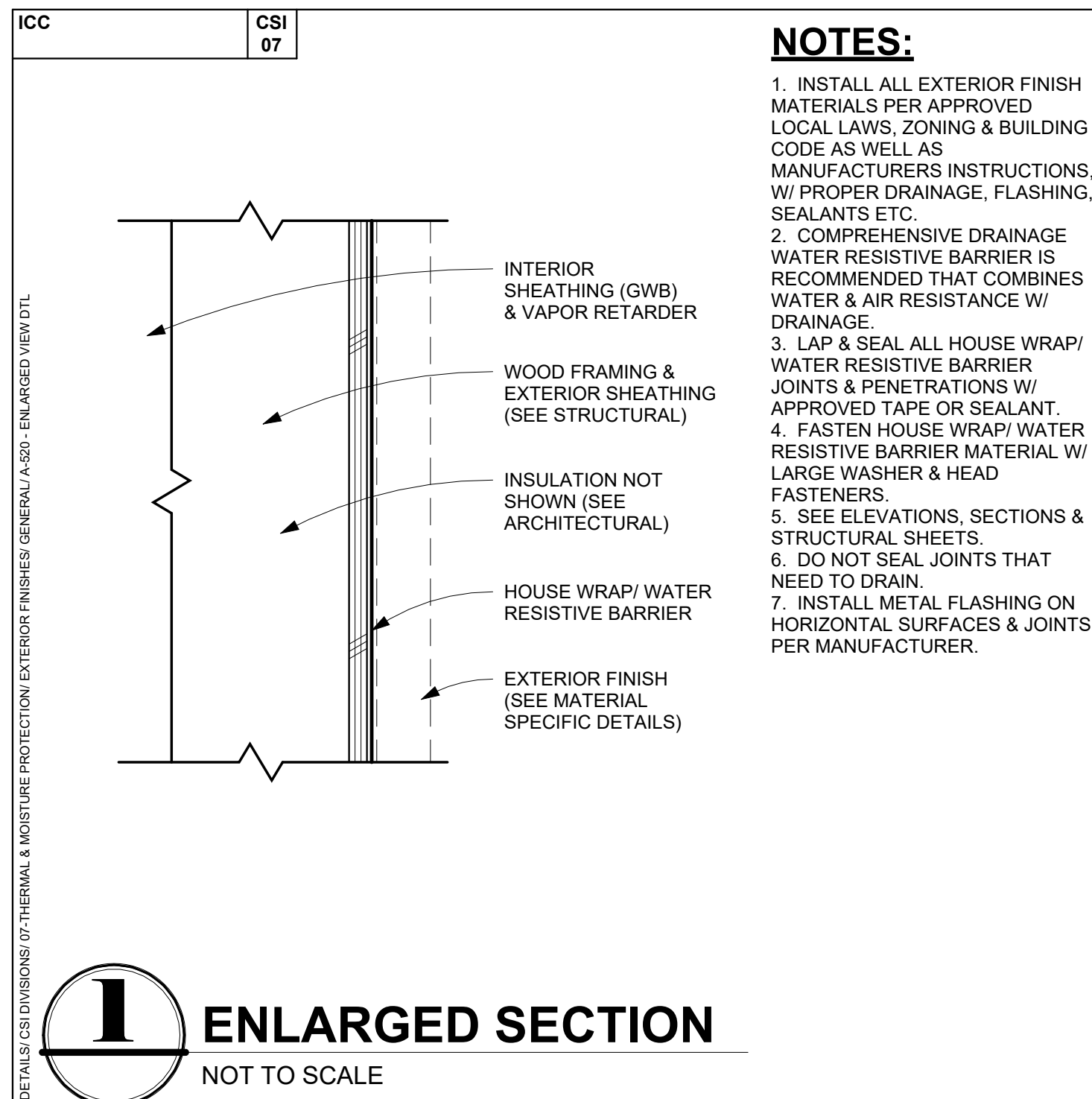
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DESIGNED BY: CJH, WSH
CHECKED BY: KCM, CJH
KCM, CJH

DESIGN TEAM

ISSUE DATE:	09 MAY 2024	REV. 0
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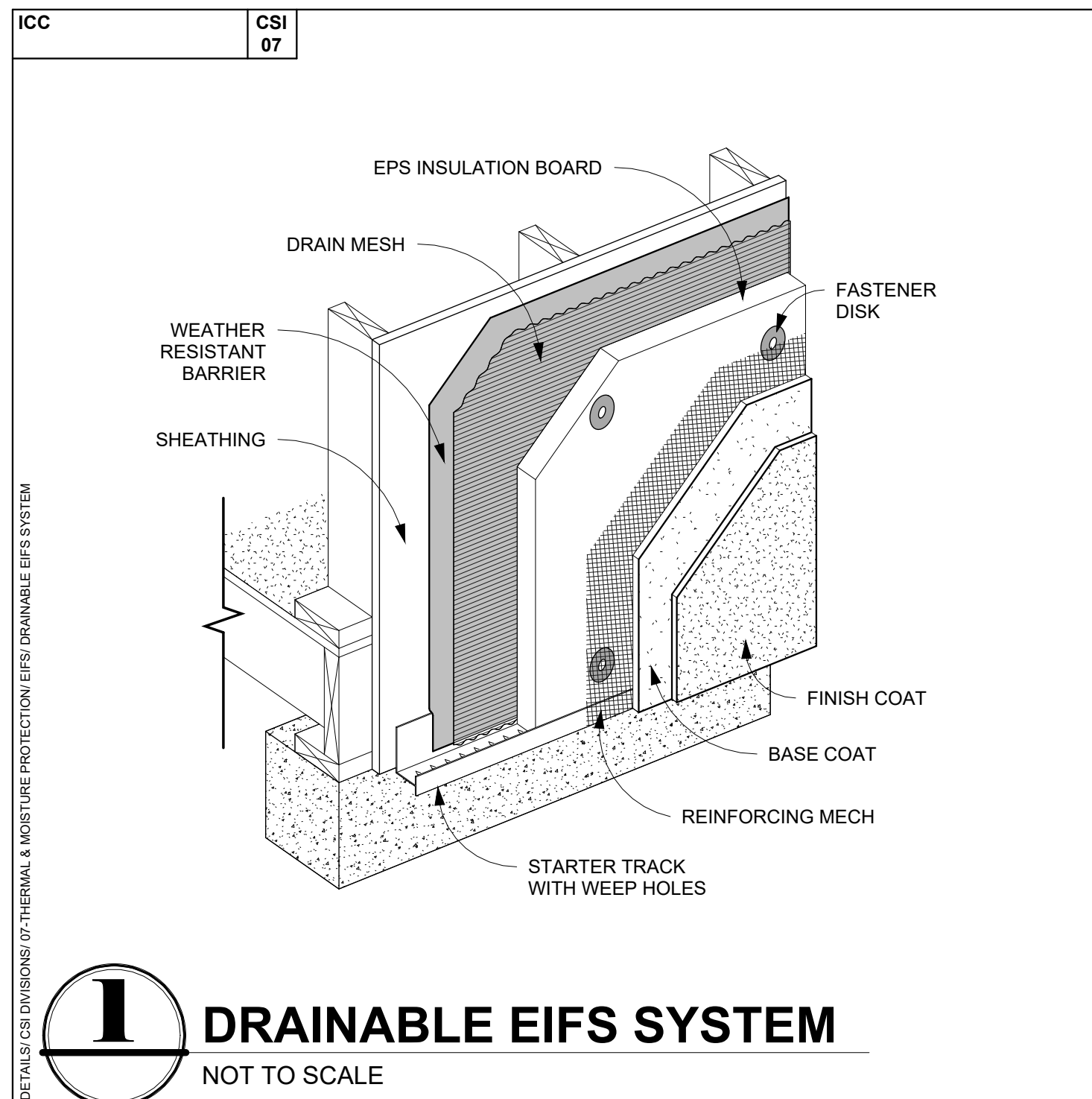
TYPICAL EXTERIOR FINISH DETAILS

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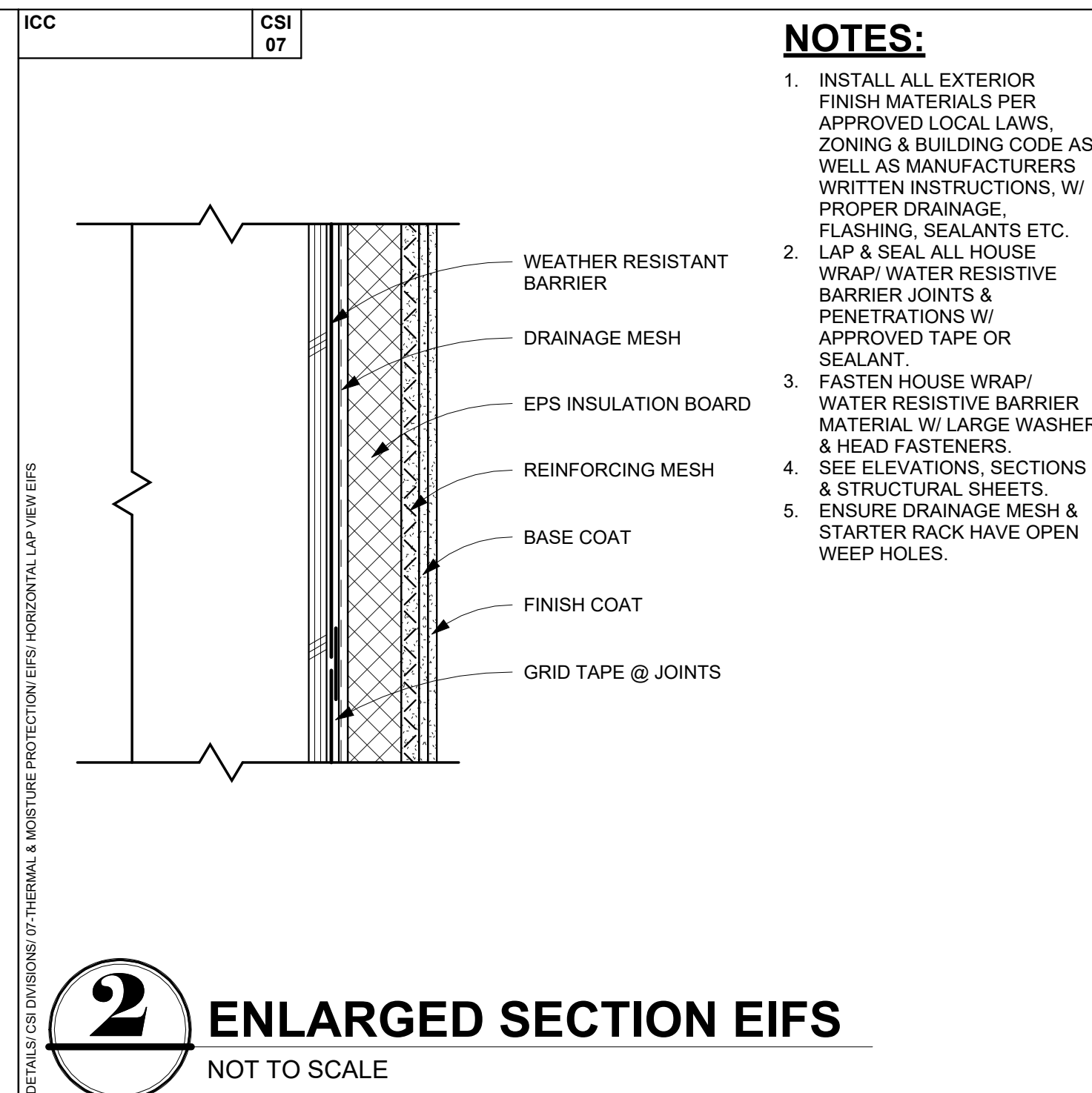
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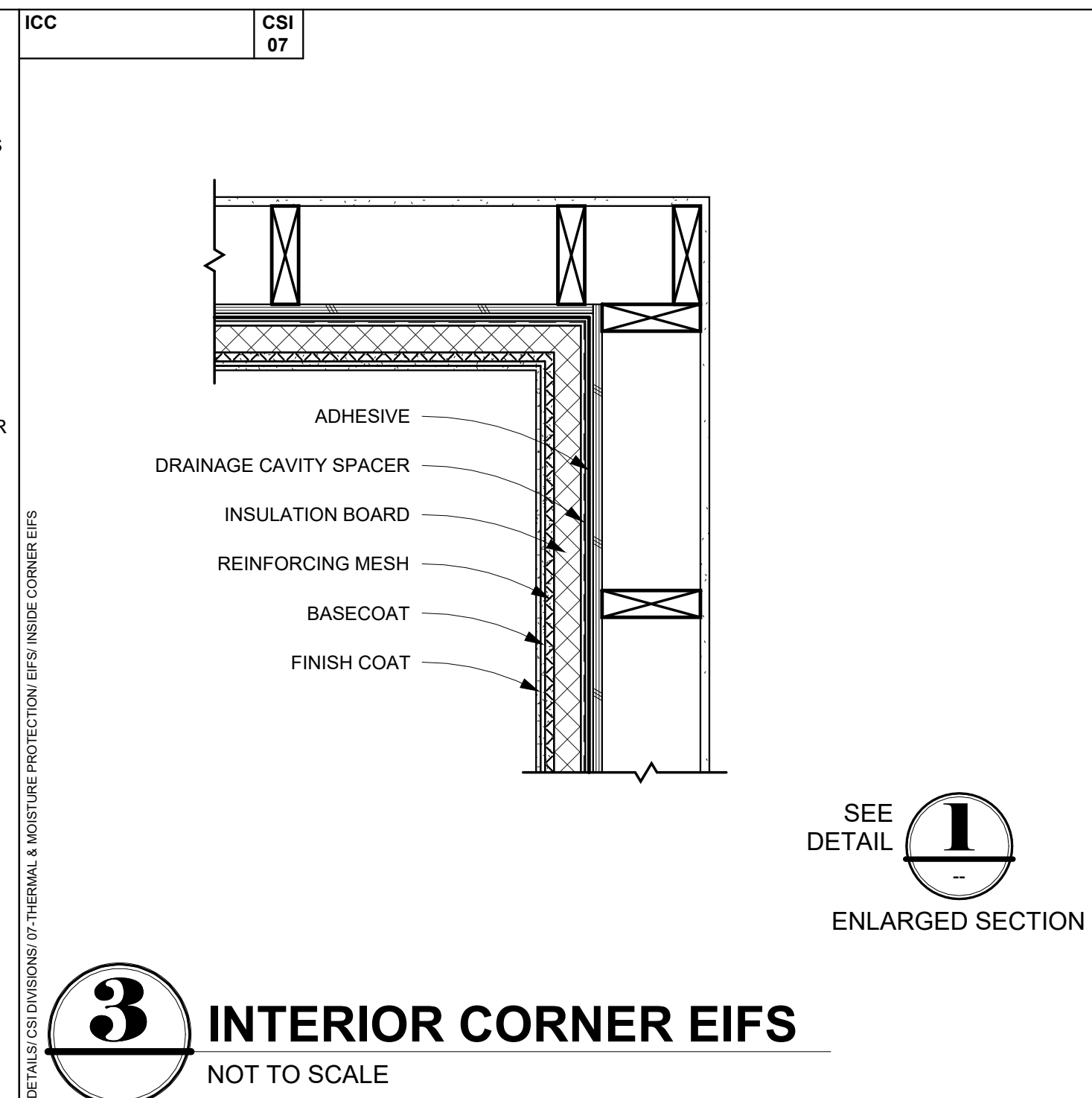
1 DRAINABLE EIFS SYSTEM
NOT TO SCALE



2 ENLARGED SECTION EIFS
NOT TO SCALE

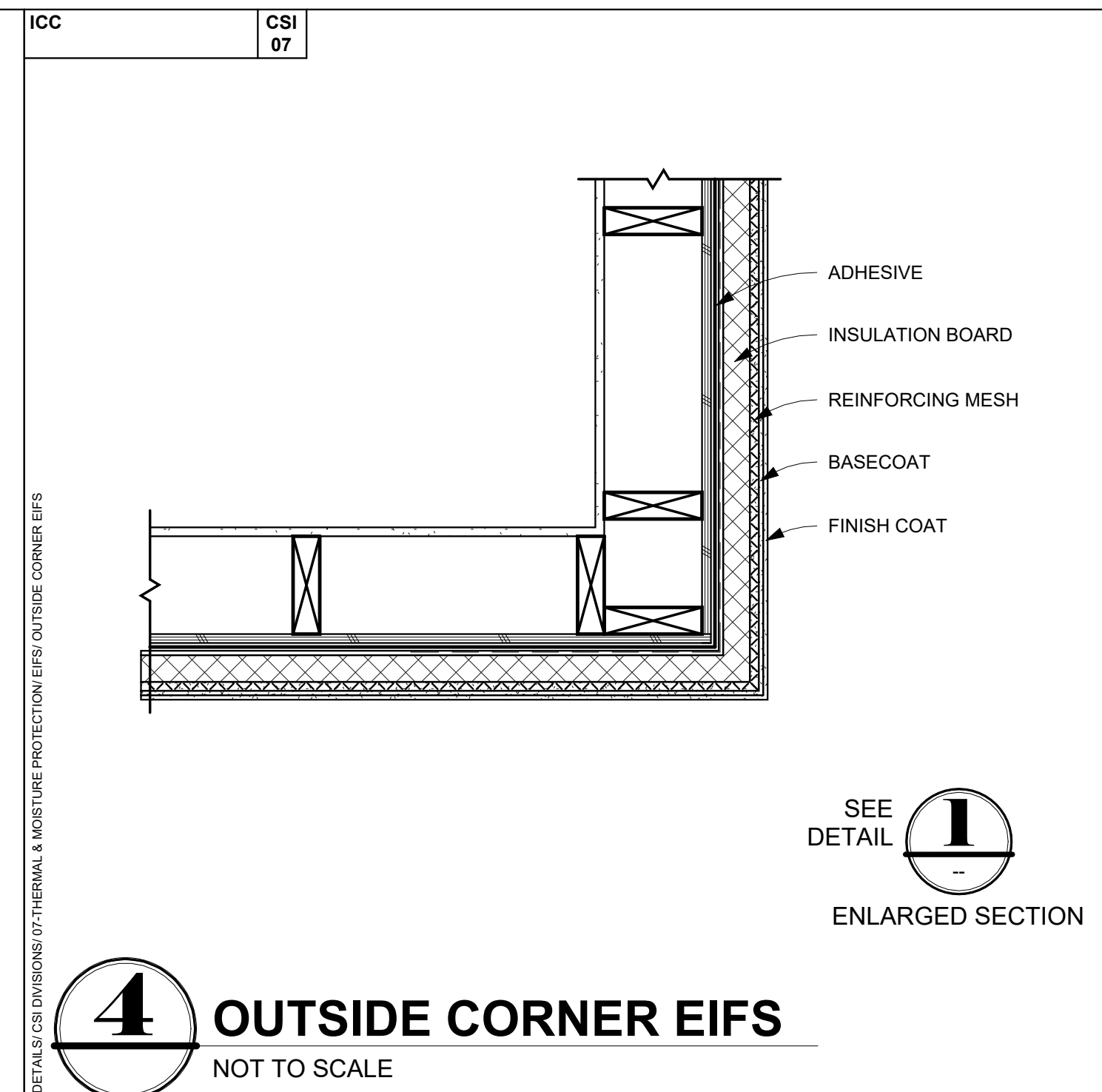
NOTES:

1. INSTALL ALL EXTERIOR FINISH MATERIALS PER APPROVED LOCAL LAWS, ZONING & BUILDING CODE AS WELL AS MANUFACTURERS WRITTEN INSTRUCTIONS, W/ PROPER DRAINAGE, FLASHING, SEALANTS ETC.
2. LAP & SEAL ALL HOUSE WRAP/ WATER RESISTIVE BARRIER JOINTS & PENETRATIONS W/ APPROVED TAPE OR SEALANT.
3. FASTEN HOUSE WRAP/ WATER RESISTIVE BARRIER MATERIAL W/ LARGE WASHER & HEAD FASTENERS.
4. SEE ELEVATIONS, SECTIONS & STRUCTURAL SHEETS.
5. ENSURE DRAINAGE MESH & STARTER RACK HAVE OPEN WEEP HOLES.



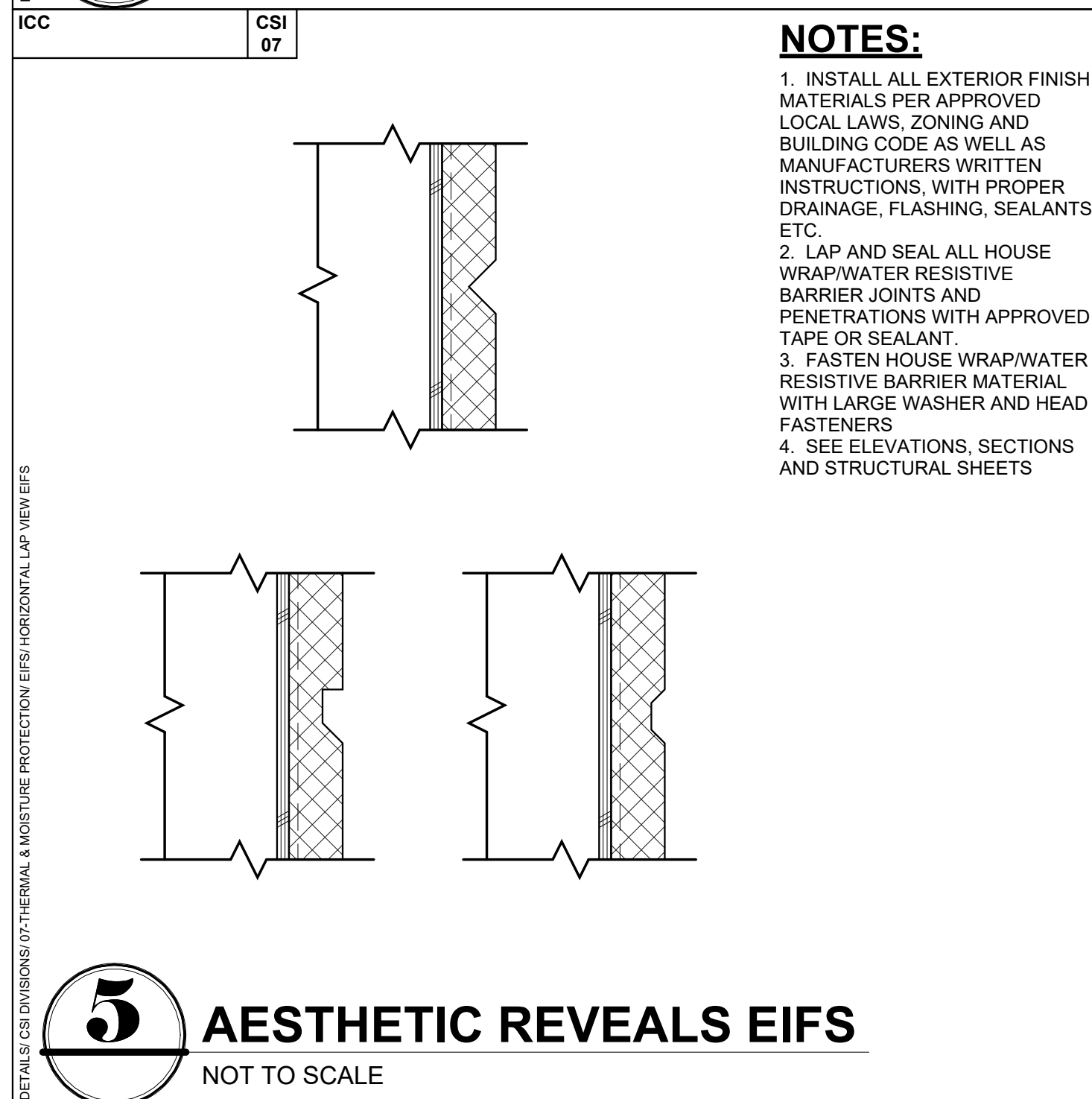
3 INTERIOR CORNER EIFS
NOT TO SCALE

SEE DETAIL **1**
ENLARGED SECTION



4 OUTSIDE CORNER EIFS
NOT TO SCALE

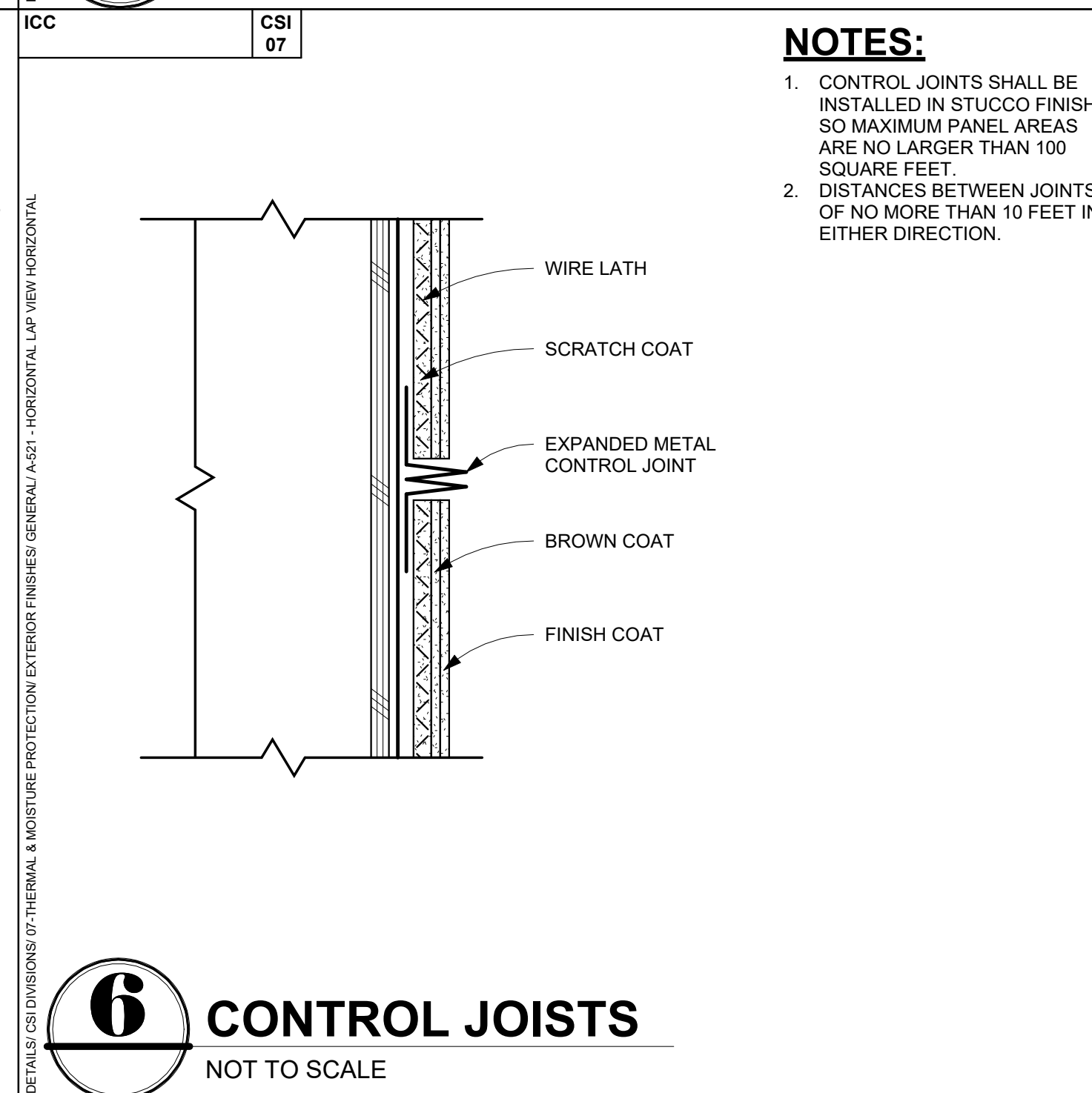
SEE DETAIL **1**
ENLARGED SECTION



5 AESTHETIC REVEALS EIFS
NOT TO SCALE

NOTES:

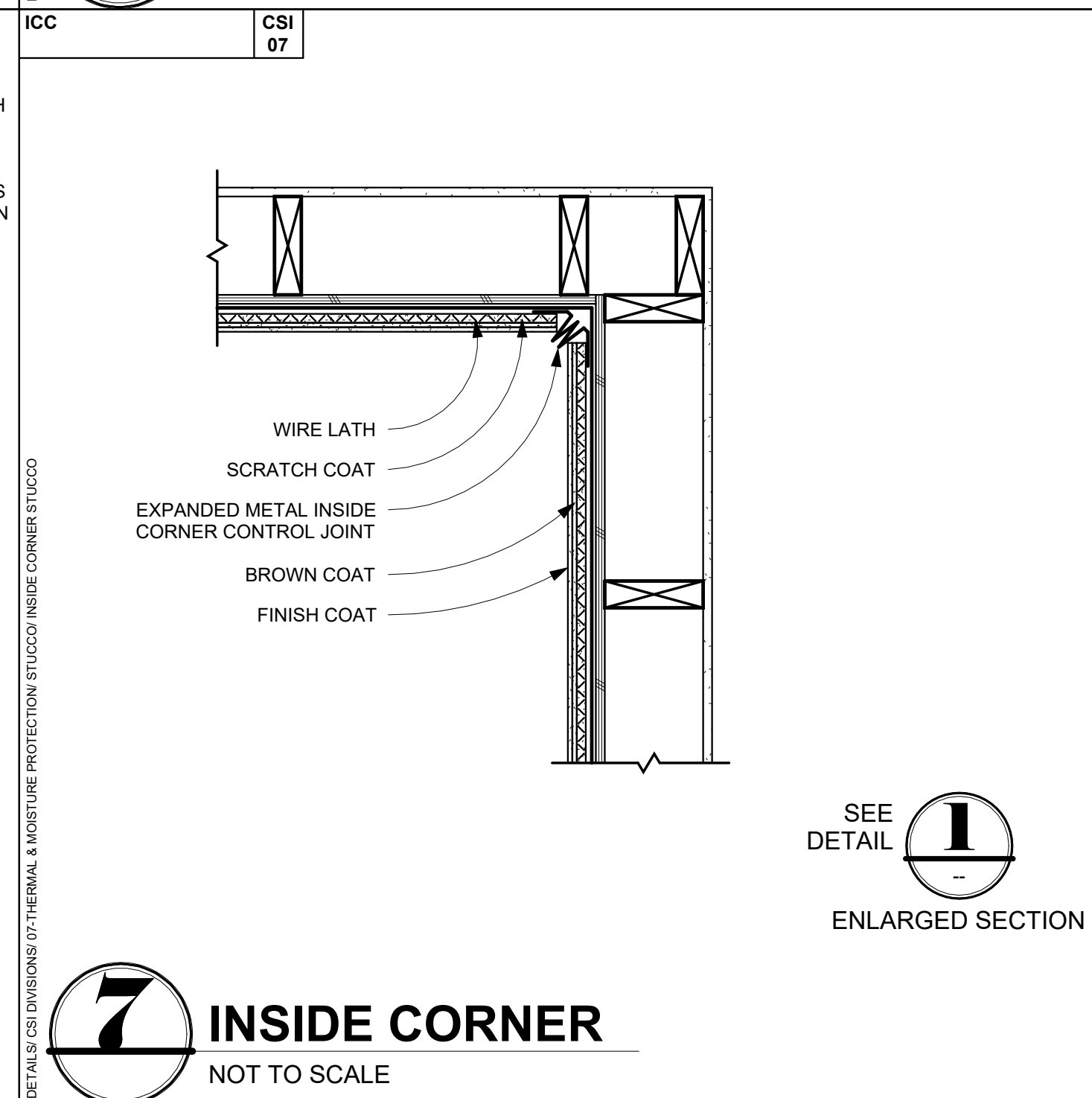
1. INSTALL ALL EXTERIOR FINISH MATERIALS PER APPROVED LOCAL LAWS, ZONING AND BUILDING CODE AS WELL AS MANUFACTURERS WRITTEN INSTRUCTIONS, WITH PROPER DRAINAGE, FLASHING, SEALANTS ETC.
2. LAP & SEAL ALL HOUSE WRAP/ WATER RESISTIVE BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE OR SEALANT.
3. FASTEN HOUSE WRAP/ WATER RESISTIVE BARRIER MATERIAL WITH LARGE WASHER AND HEAD FASTENERS.
4. SEE ELEVATIONS, SECTIONS AND STRUCTURAL SHEETS.



6 CONTROL JOISTS
NOT TO SCALE

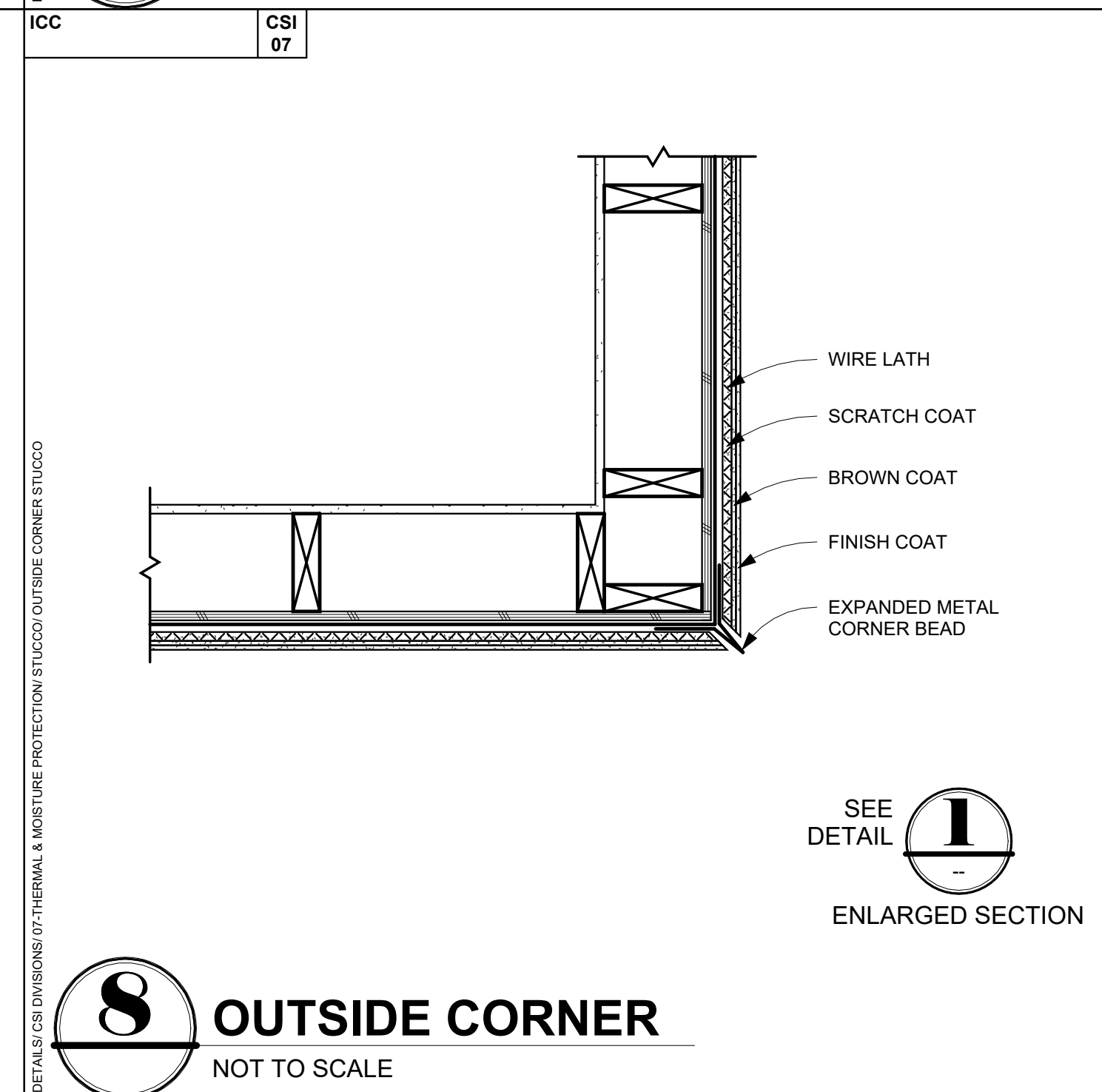
NOTES:

1. CONTROL JOINTS SHALL BE INSTALLED IN STUCCO FINISH SO MAXIMUM PANEL AREAS ARE NO LARGER THAN 100 SQUARE FEET.
2. DISTANCES BETWEEN JOINTS OF NO MORE THAN 10 FEET IN EITHER DIRECTION.



7 INSIDE CORNER
NOT TO SCALE

SEE DETAIL **1**
ENLARGED SECTION



8 OUTSIDE CORNER
NOT TO SCALE

SEE DETAIL **1**
ENLARGED SECTION

FOLLOW MANUFACTURER RECOMMENDED INSTALLATION METHODS AND DETAILS

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EIFS & STUCCO DETAILS

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DRAWN BY: C.J.H. WSH KCM
CHECKED BY: KCM

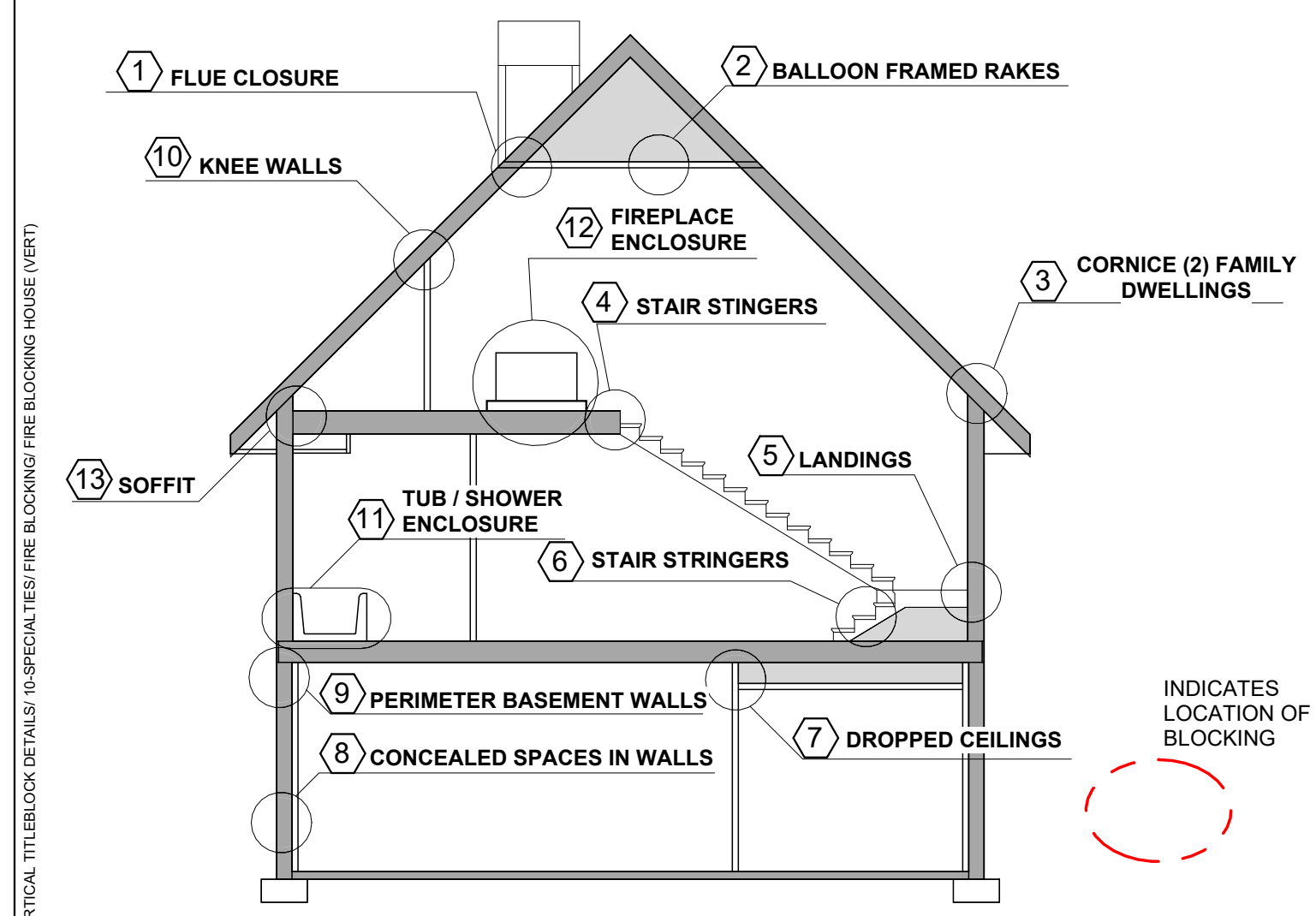
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ISSUE DATE: 09 MAY 2024
REV. 0

SHEET NO.: A-521
PROJECT NO.: 24-012

ICC IRC R302.11, R602.8, R1003.19

CSI 10



INSTALLATION:

- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERT. & HORIZ.) AND TO FORM EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE.
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERT. AT THE CEILING AND FLOOR LEVELS.
 - HORIZ. AT INTERVALS NOT EXCEEDING 10 FT.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. AND HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES. SEE SECTION R1003.19.
- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

PENETRATIONS:

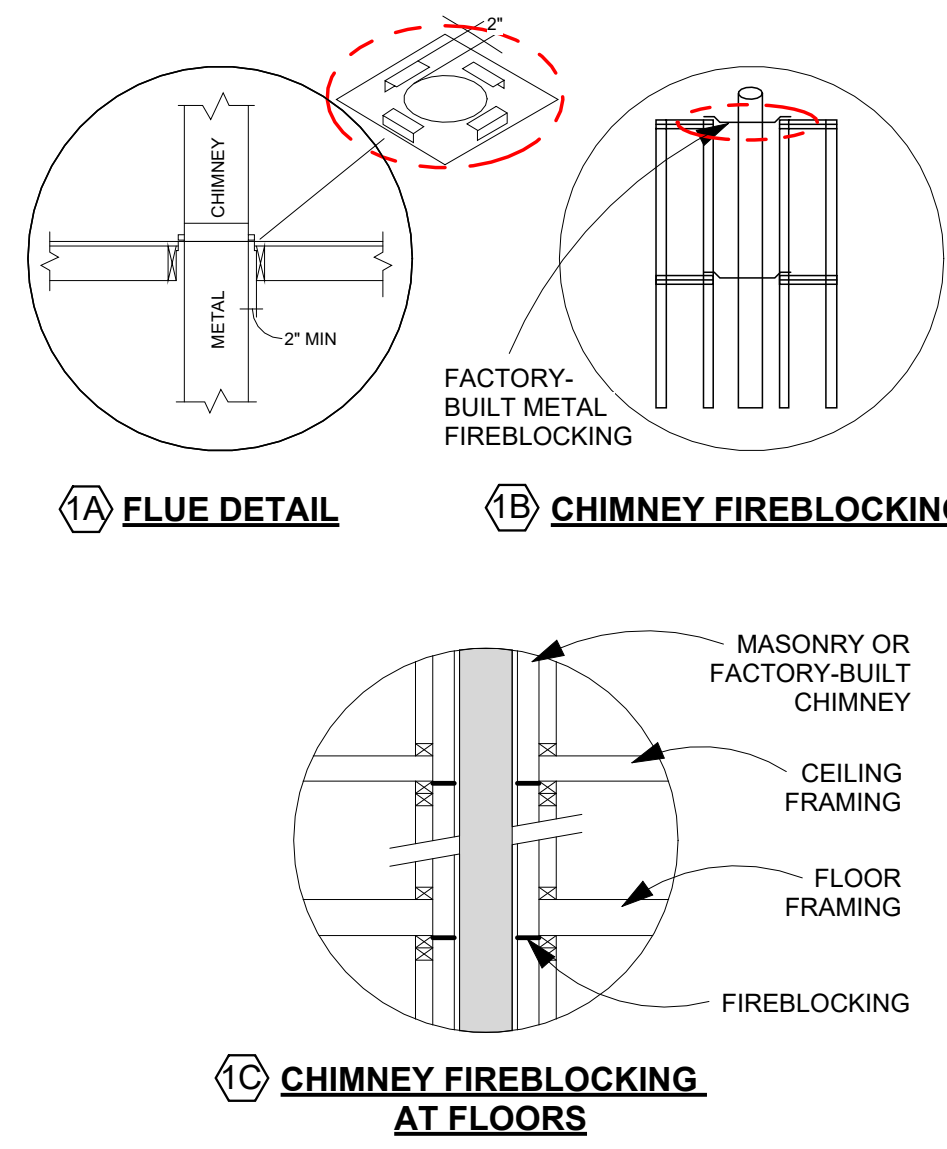
- INSTALL CONTINUOUS BEAD OF SEALANT OR ADHESIVE AT ALL EDGES AND JOINTS.
- SEAL AROUND ALL WIRES, PIPES AND DUCTS THAT RUN THROUGH TOP PLATES AND SUBFLOORS WITH "APPROVED PENETRATION FIRE-STOP SYSTEM" TESTED TO ASTM E 814 OR UL 1479 (R317.3.1.2) OR APPROVED BY BUILDING OFFICIAL.
- UNFACED FIBERGLASS BATT INSULATION USED AS FB SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERT. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.
- LOOSE-FILL INSULATION MTRL SHALL NOT BE USED AS A FB UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
- FB INTEGRITY - THE INTEGRITY OF FB SHALL BE MAINTAINED.

MATERIALS:

- EXCEPT AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL FIREBLOCKING (FB) SHALL CONSIST OF THE FOLLOWING MTRL.
 - TWO-INCH (51 MM) NOMINAL LUMBER.
 - TWO THICKNESS OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
 - ONE THICKNESS OF 2 1/2 INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 2 1/2 INCH WOOD STRUCTURAL PANELS.
 - ONE THICKNESS OF 3/4-INCH PARTICLE BOARD WITH JOINTS BACKED BY 1/2-INCH PARTICLE BOARD.
 - ONE-HALF-INCH GYPSUM BOARD.
 - ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
 - BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MTRLS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
 - CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263, FOR THE SPECIFIC APPLICATION.
 - BATTS OR BLANKETS OF MINERAL OR GLASS FIBER UNFACED FIBERGLASS OR OTHER APPROVED NONRIGID MTRLS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZ. FB IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
 - UNFACED FIBERGLASS BATT INSULATION USED AS FB SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERT. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.
 - LOOSE-FILL INSULATION MTRL SHALL NOT BE USED AS A FB UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
 - FB INTEGRITY - THE INTEGRITY OF FB SHALL BE MAINTAINED.

ICC IRC R302.11, R502.13

CSI 10

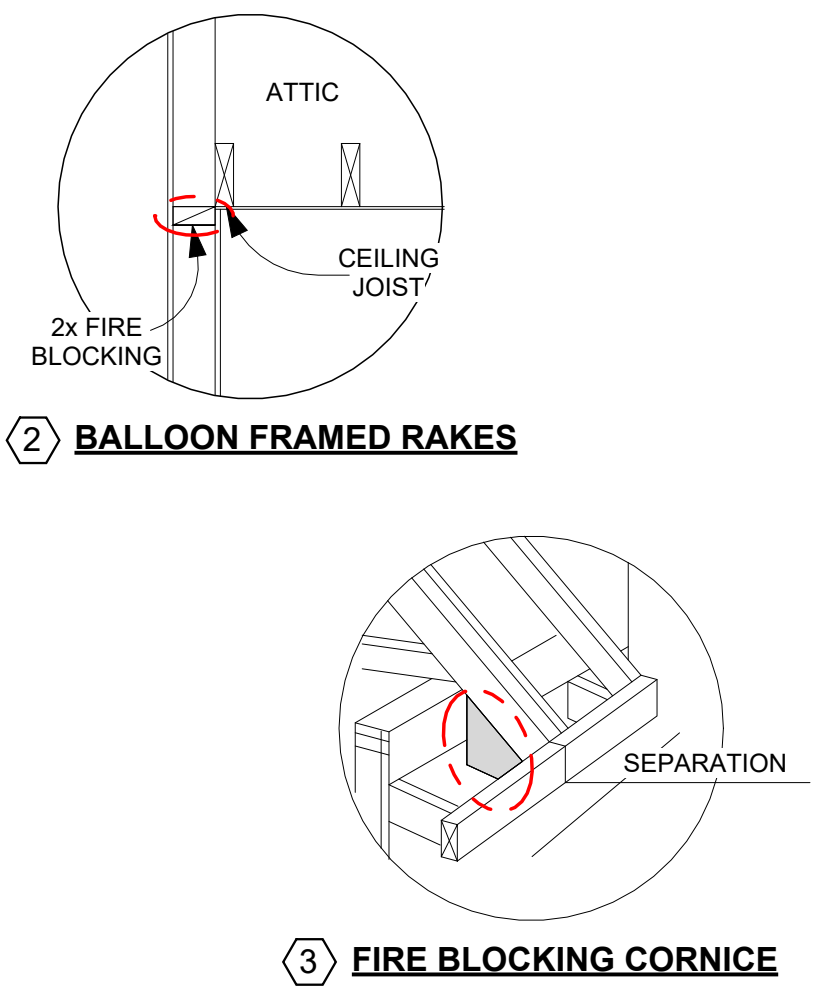


KEYED NOTES:

- CHIMNEY FIRE BLOCKING:** ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.

ICC IRC R302.11

CSI 10

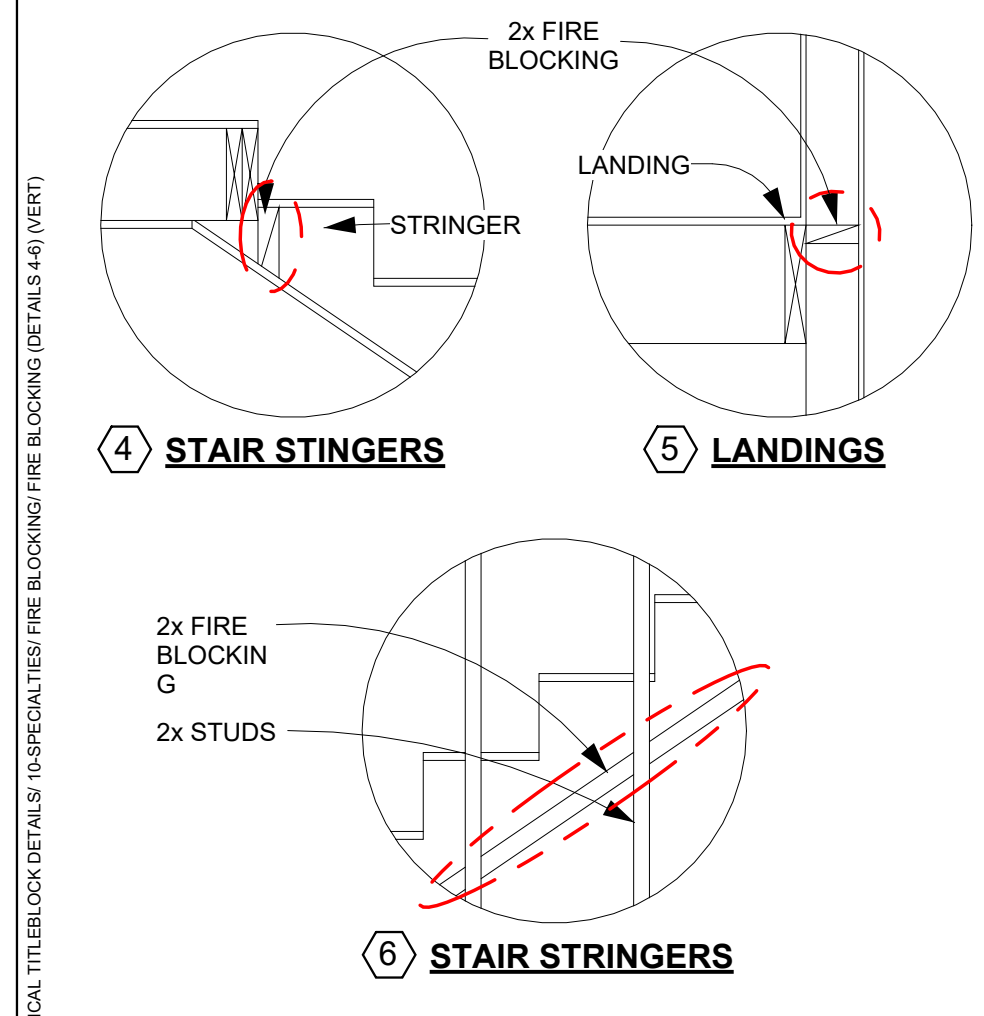


2 FIRE BLOCKING (DETAIL 1)
NOT TO SCALE

3 FIRE BLOCKING (DETAILS 2 & 3)
NOT TO SCALE

ICC IRC R302.11

CSI 10



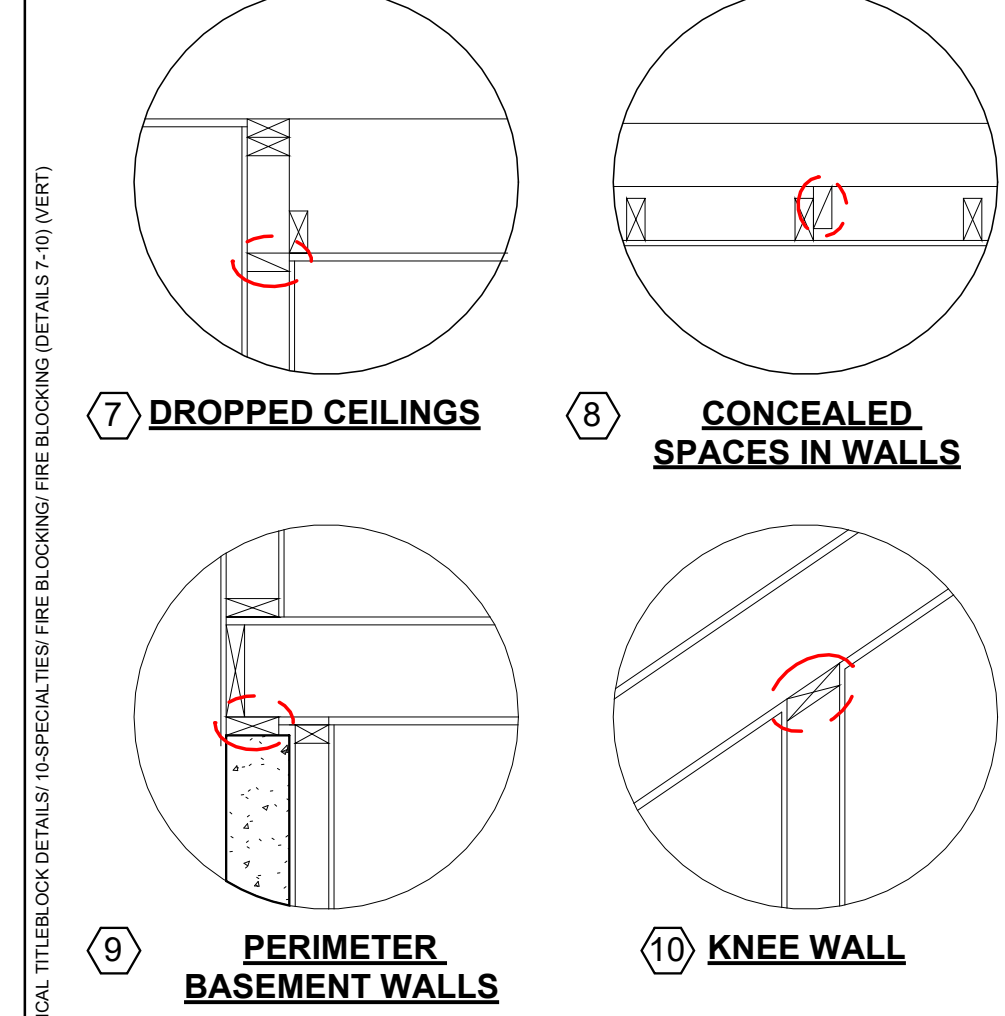
KEYED NOTES:

- STAIR STRINGERS:** THE SPACE BETWEEN STRINGERS MUST BE SEPARATED FROM THE UPPER-STORY FLOOR-JOIST BAYS.
- LANDINGS:** IF THE AREA UNDERNEATH THE LANDING IS UNFINISHED THE WALL BAYS MUST BE BLOCKED.
- STAIR STRINGERS:** IF THE AREA BELOW THE STAIR IS UNFINISHED, FIRE BLOCKS ARE REQUIRED IN THE STUD BAYS ALONGSIDE THE STRINGER. IF THE AREA BENEATH IS FINISHED WITH MINIMUM 1/2" DRYWALL, THIS BLOCKING IS TYPICALLY NOT REQUIRED.

4 FIRE BLOCKING (DETAILS 4-6)
NOT TO SCALE

ICC IRC R302.11

CSI 10



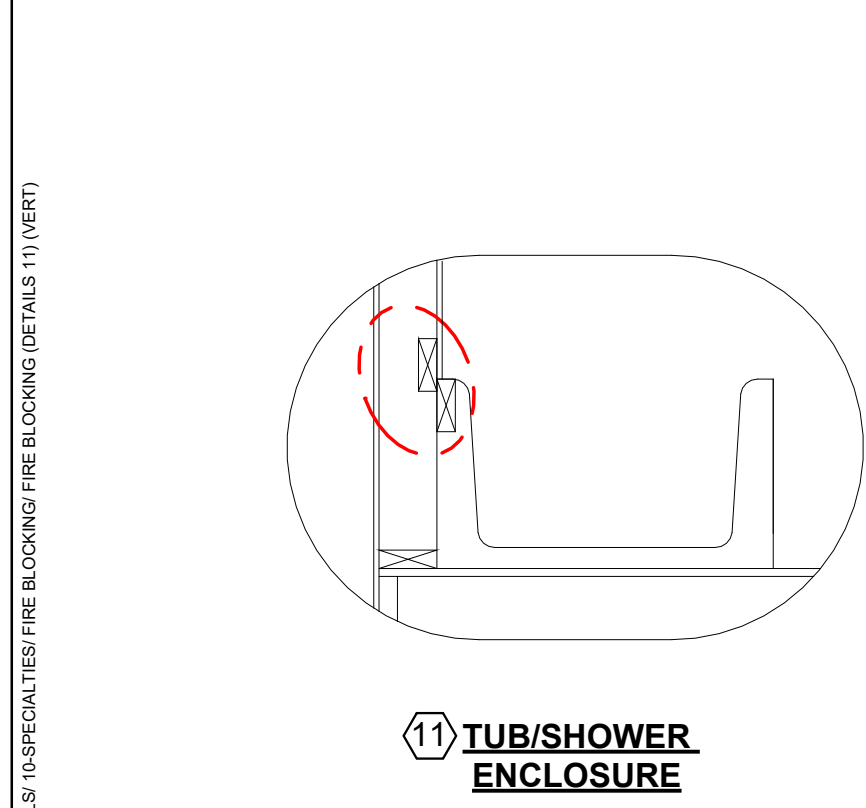
KEYED NOTES:

- DROPPED CEILINGS:** DROPPED CEILINGS CAN BE CLOAKED IN THE SAME WAY AS SOFFITS (SEE SOFFIT DETAILS).
- CONCEALED SPACES IN WALLS:** WHEN A WALL IS NOT DRYWALLED OR SHEATHED ON BOTH SIDES (WHICH IS TYPICAL OF FURRED-OUT BASEMENT WALLS AND DOUBLE STUD WALLS) THERE MUST BE A FULL-HEIGHT FIRE BLOCK EVERY 10 FT. HORIZONTALLY.
- PERIMETER BASEMENT WALLS:** A SPACE BEHIND A 2x4 PERIMETER BASEMENT WALL MUST BE SEPARATED FROM THE JOISTS BAYS ABOVE.
- KNEE WALL:** IF THE SPACE BEHIND THE KNEE WALL IS FINISHED, THE STUD BAYS MUST BE FIRE-BLOCKED. HERE THE TOP PLATE ACTS AS THE FIRE BLOCKING, PREVENTING FLAMES FROM ENTERING THE RAFTER BAYS.

5 FIRE BLOCKING (DETAILS 7-10)
NOT TO SCALE

ICC IRC R302.11

CSI 10



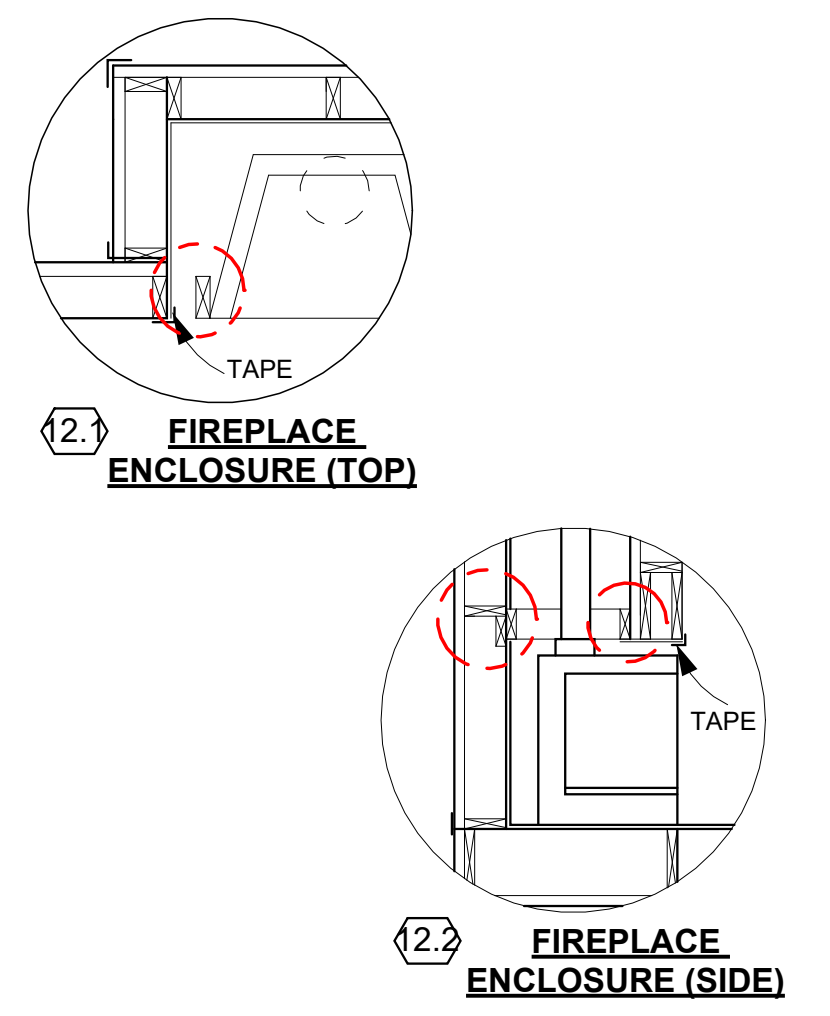
KEYED NOTES:

- TUB/SHOWER ENCLOSURE:** INSTALL FIRE BLOCKING AND THIN PROFILE STRUCTURAL SHEATHING OR GWB AS DRAFT STOP BEHIND DROP-IN TUB/SHOWER

6 FIRE BLOCKING (DETAIL 11)
NOT TO SCALE

ICC IRC R302.11

CSI 10



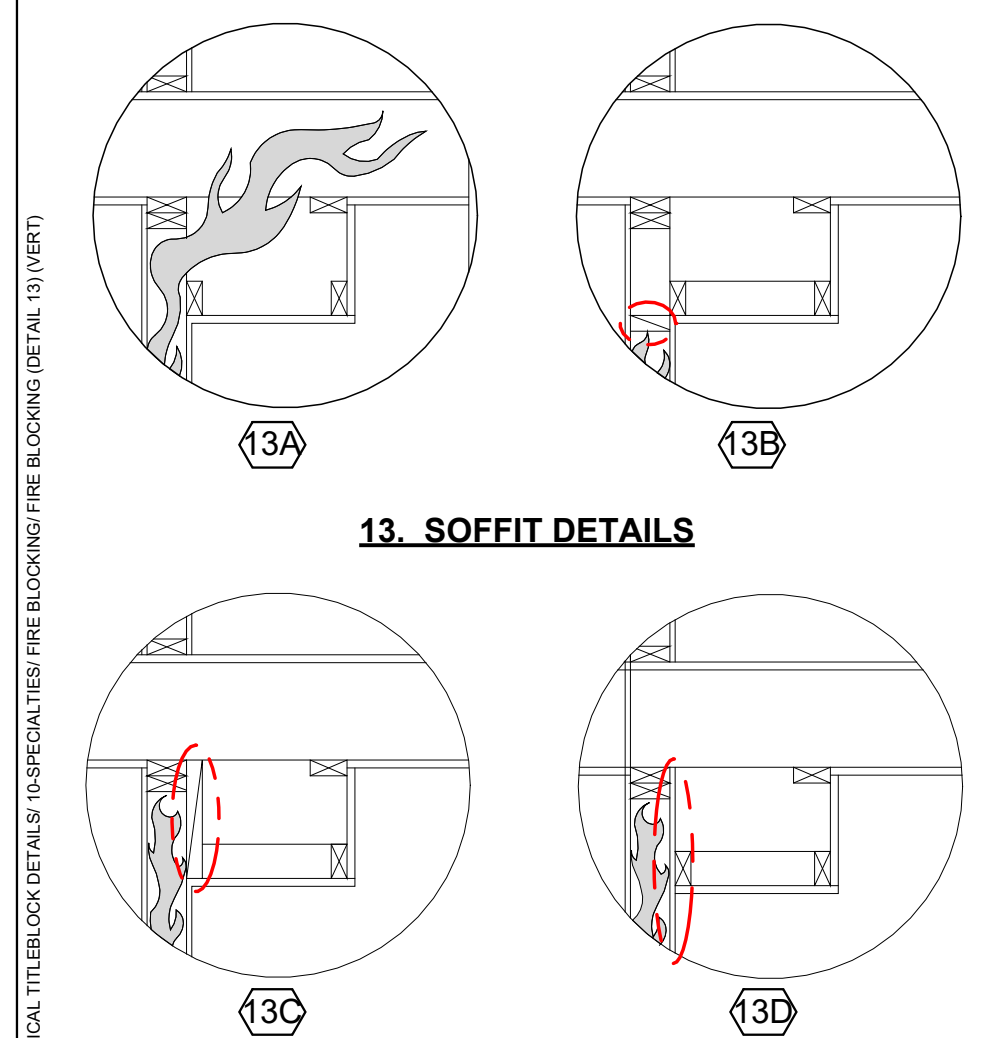
KEYED NOTES:

- FIREPLACE ENCLOSURE:** LINE INTERIOR OF FIREPLACE ENCLOSURE W/ THIN PROFILE STRUCTURAL SHEATHING OR GWB AS CONTINUOUS SEALED (TAPE) AT PERIMETER TO FRAMING AND SUBFLOOR AS DRAFT STOP LINER. MAINTAIN MFG'R & CODE CLEARANCES

7 FIRE BLOCKING (DETAIL 12)
NOT TO SCALE

ICC IRC R302.11

CSI 10



13. SOFFIT DETAILS

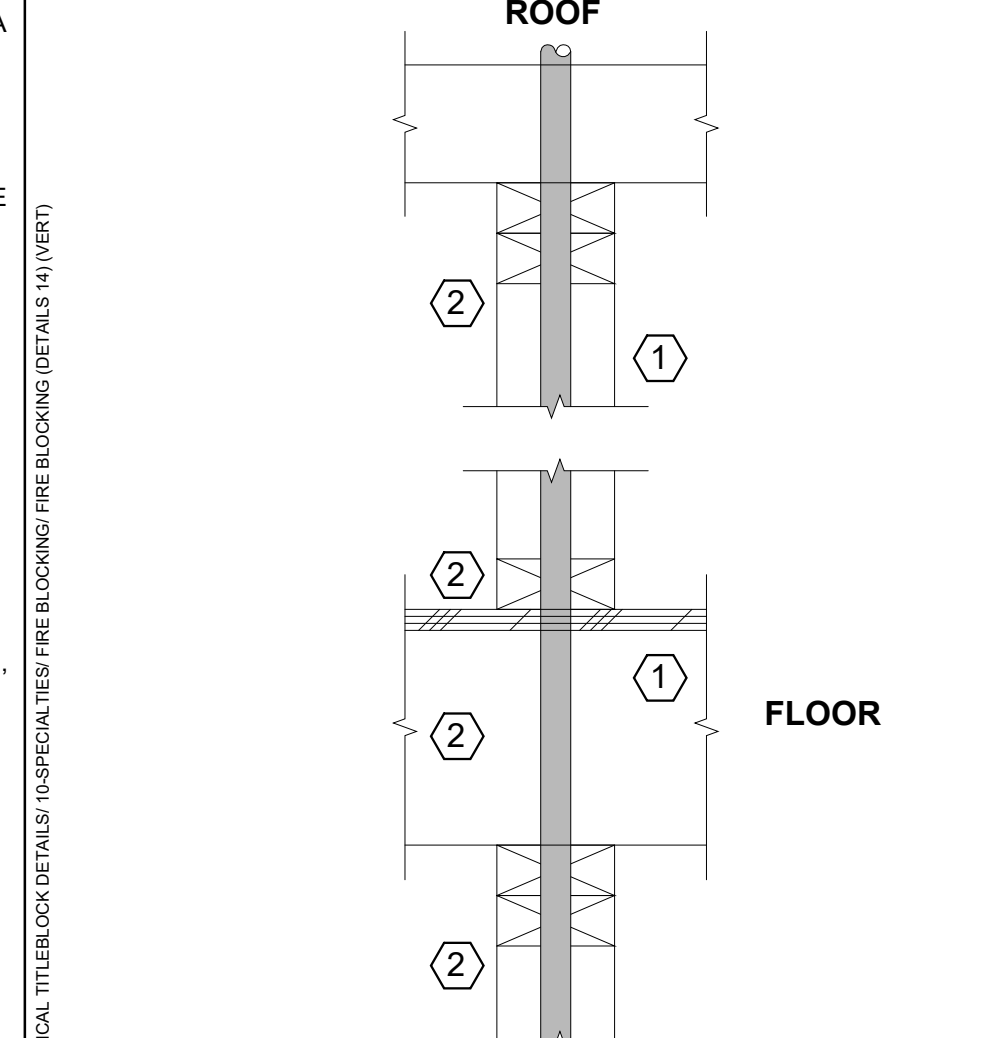
KEYED NOTES:

- WITHOUT FIREBLOCKING, A SOFFIT PROVIDES A PATH FOR FIRE TO SPREAD FROM A WELL CAVITY TO THE JOIST ABOVE. THERE ARE SEVERAL WAYS TO FIRE BLOCK AN AREA.
- TYPICALLY, FIRE BLOCKS ARE INSTALLED IN THE STUFF BAYS NEXT TO THE SOFFITS.
- INSTALLING A SINGLE PIECE OF MATERIAL ACROSS THE FACE OF THE STUDS IS OFTEN FASTER THAN USING INDIVIDUAL BLOCKS. APPROVED MATERIALS INCLUDE 2x LUMBER, 3/4" STRUCTURAL SHEATHING AND 1/2" DRYWALL.
- IF DRYWALL HAS BEEN INSTALLED ON THE WALL BEFORE THE SOFFIT IS BUILT, NO ADDITIONAL FIRE BLOCKING IS NEEDED.

8 FIRE BLOCKING (DETAIL 13)
NOT TO SCALE

ICC IRC R302.11

CSI 10



KEYED NOTES:

- PIPE OR ELECTRICAL PENETRATING TOP AND BOTTOM PLATES AT FLOORS AND ROOF.
- FIRE CAULKING REQ'D AT EACH LOCATION SHOWN.

9 FIRE BLOCKING (DETAIL 14)
NOT TO SCALE

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BY	CJH, KCM	CHK	APP
REVISION NOTES	RELEASED FOR PERMITTING		

SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

FIRE BLOCKING

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ARCHITECTURE & ENGINEERING

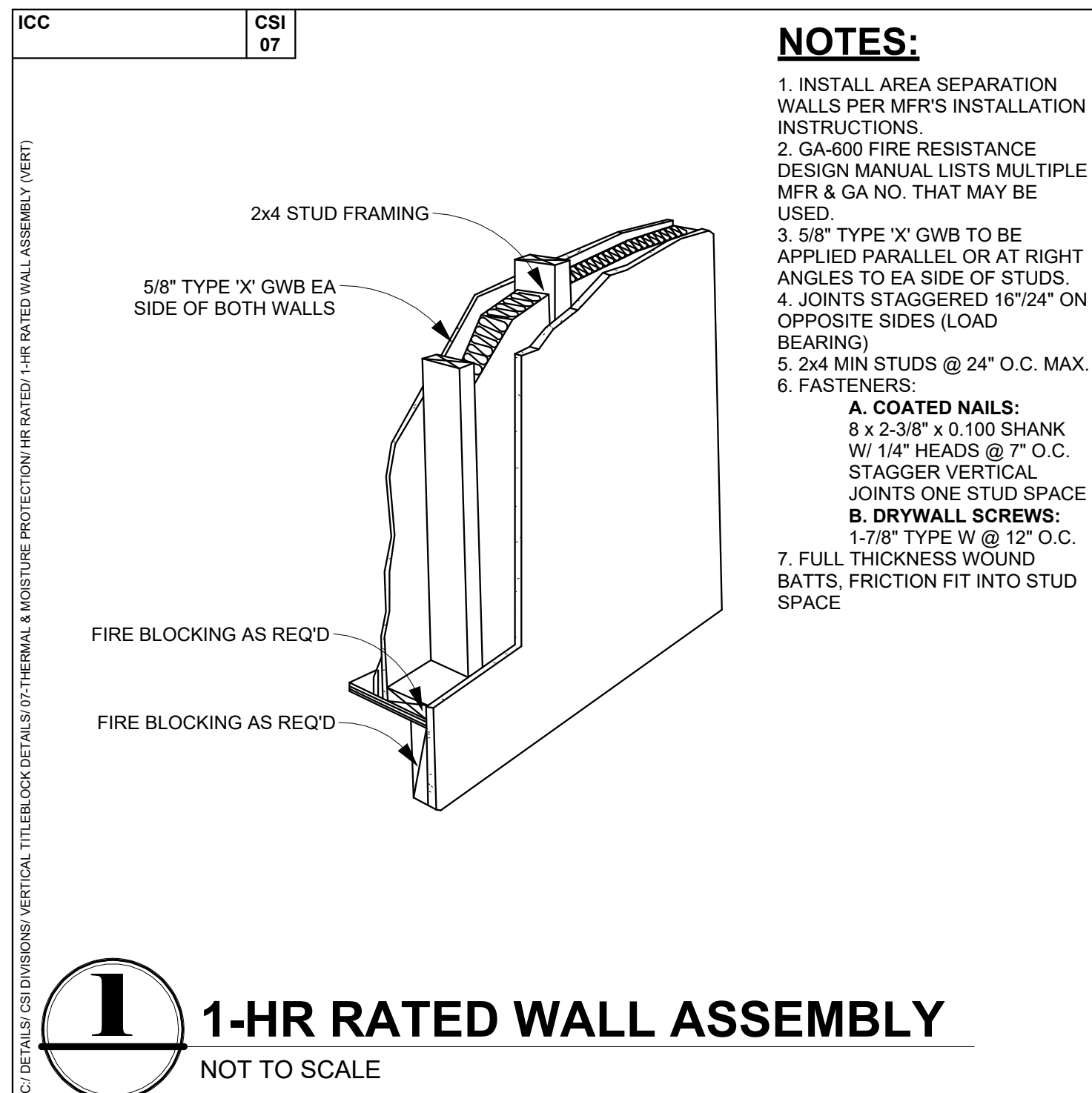
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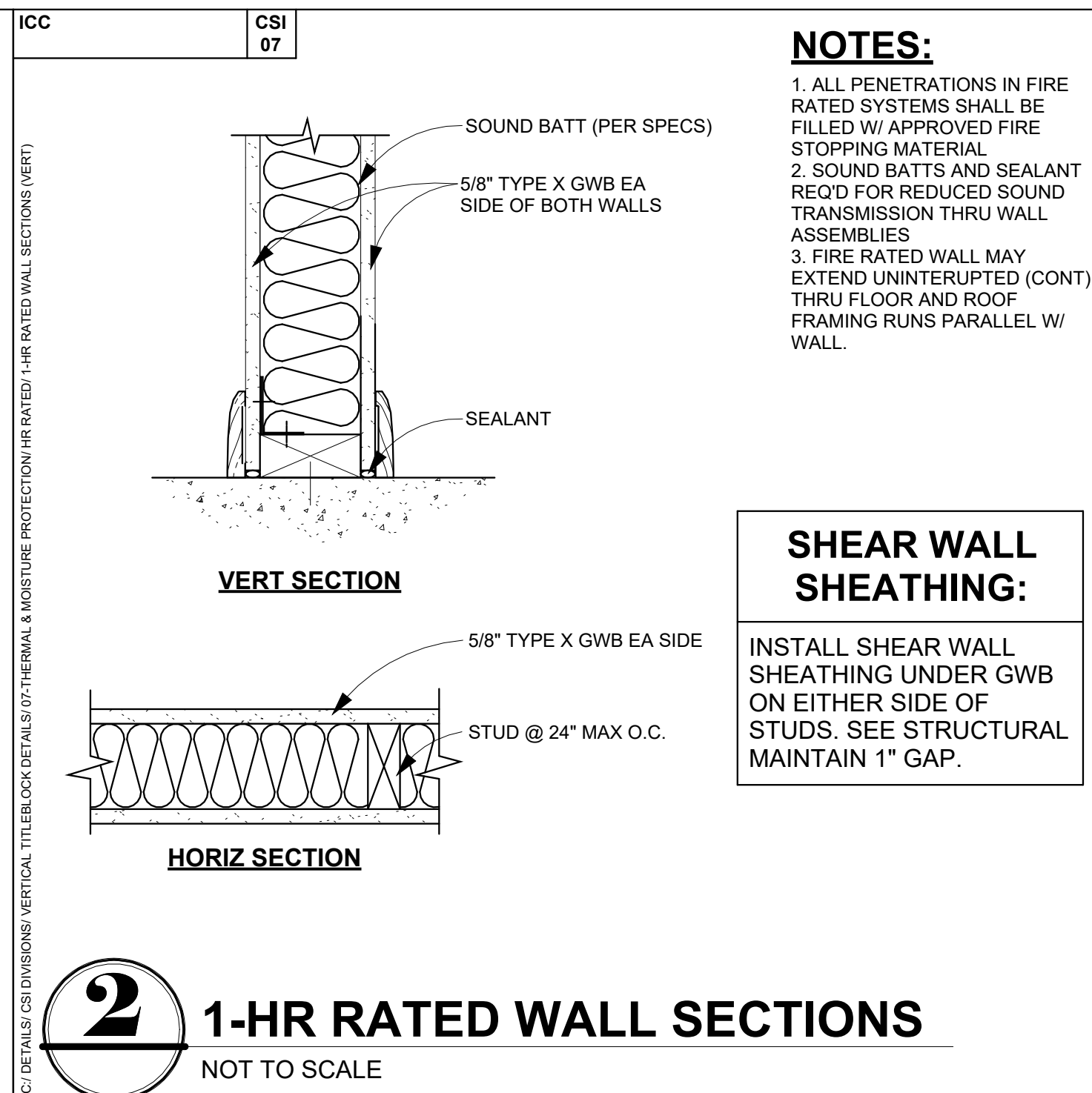
DESIGN TEAM

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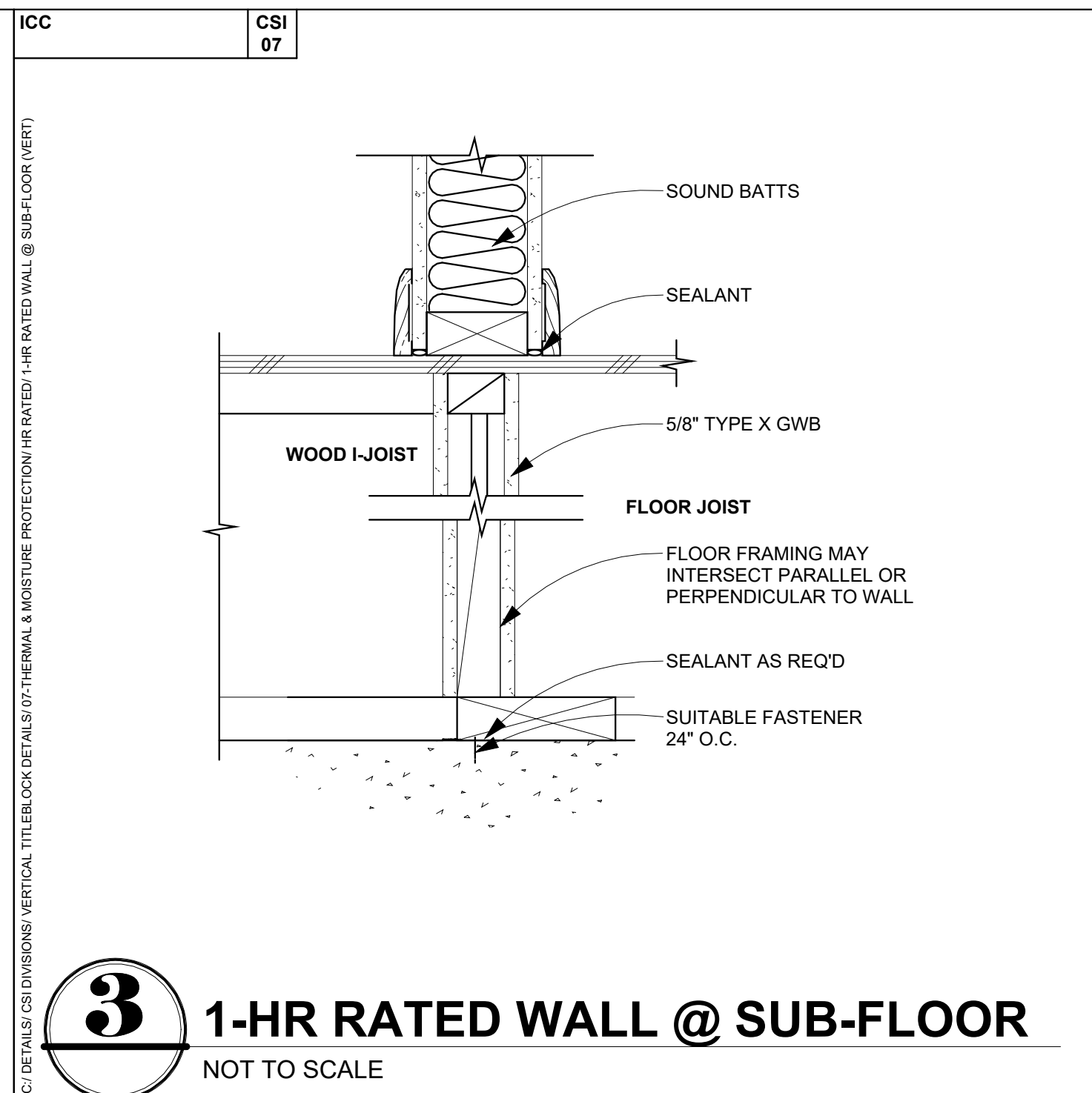
SHEET NO.: A-527
PROJECT NO.: 24-012



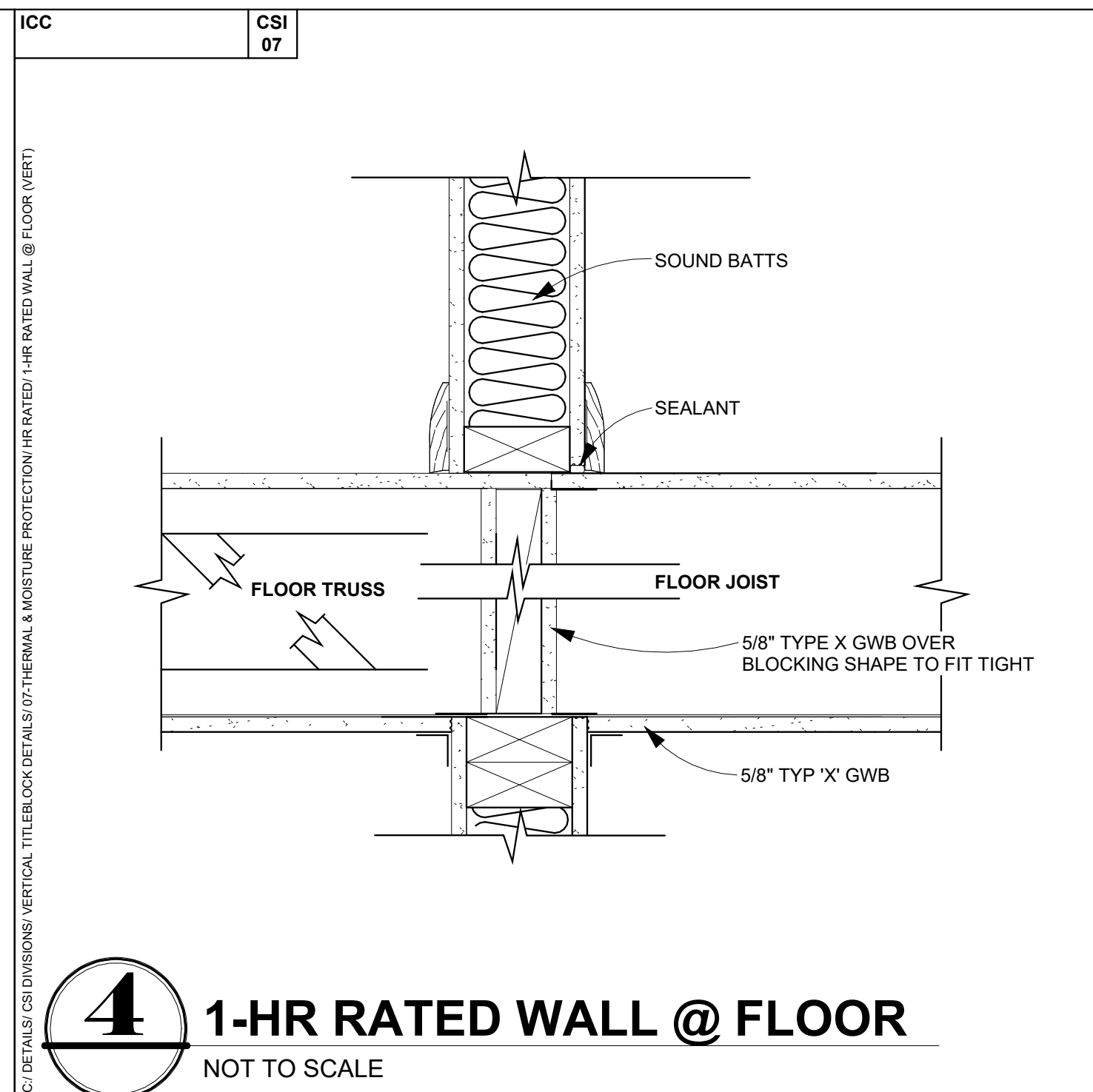
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NOT TO SCALE



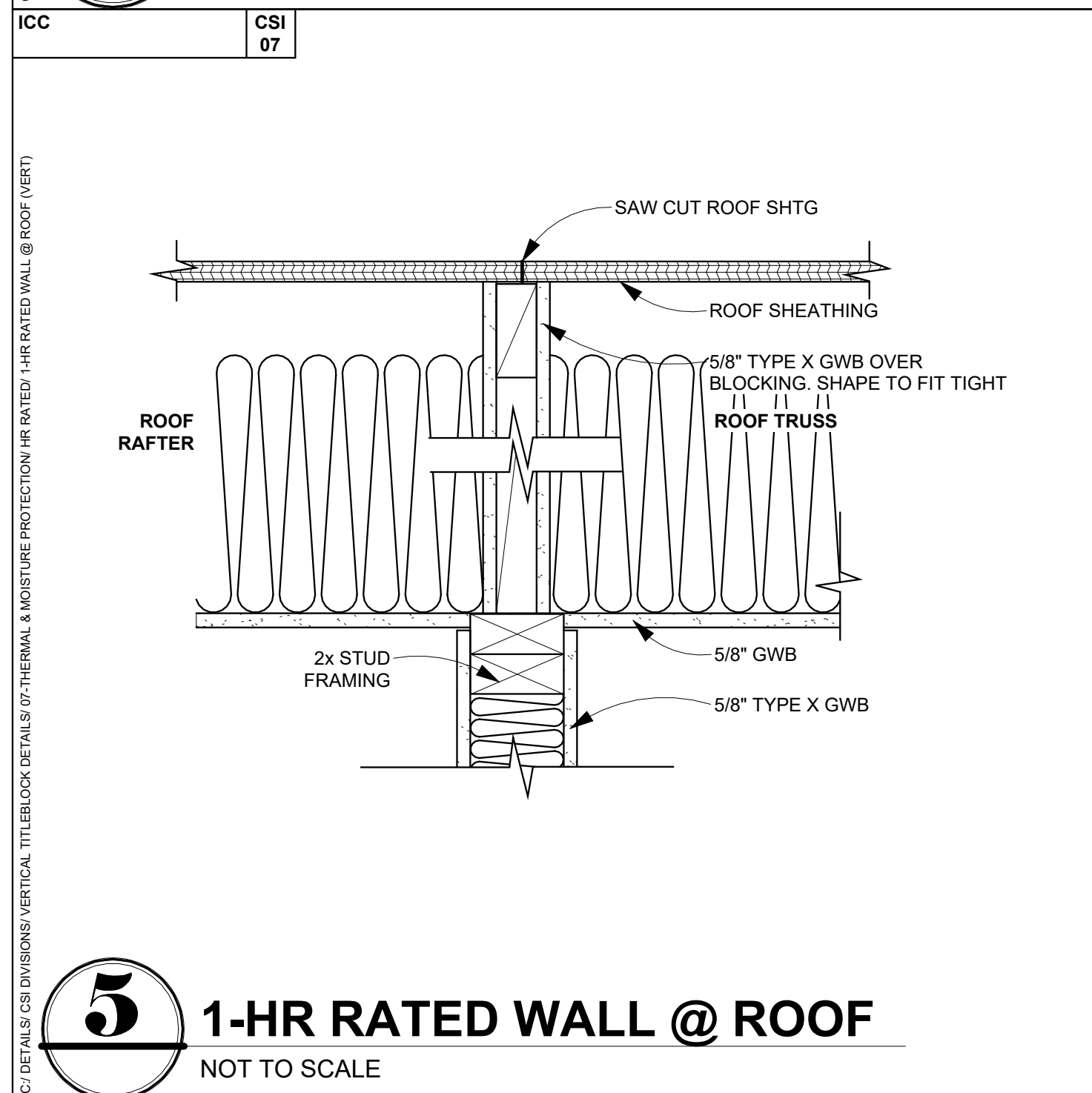
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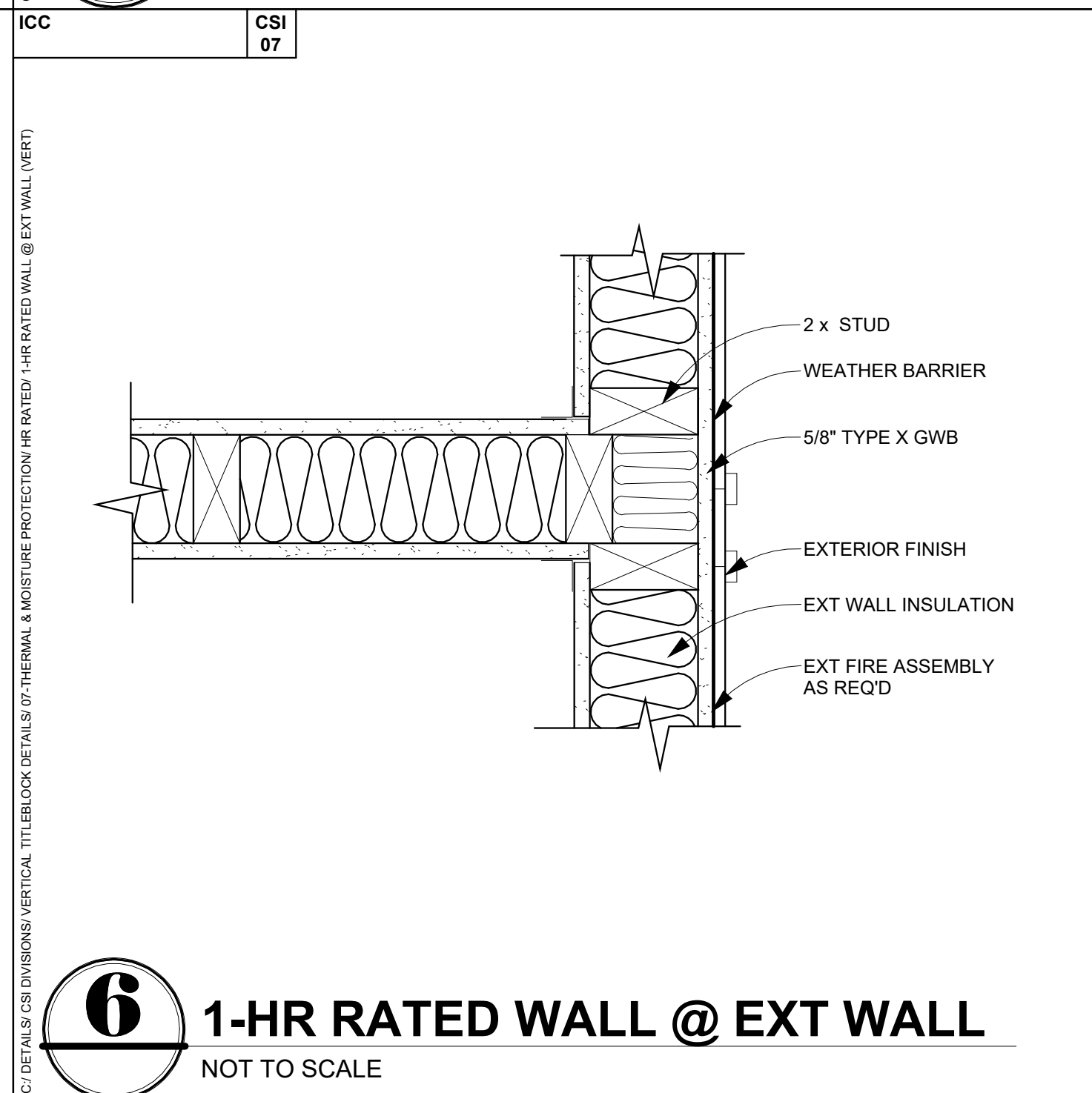
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NOT TO SCALE



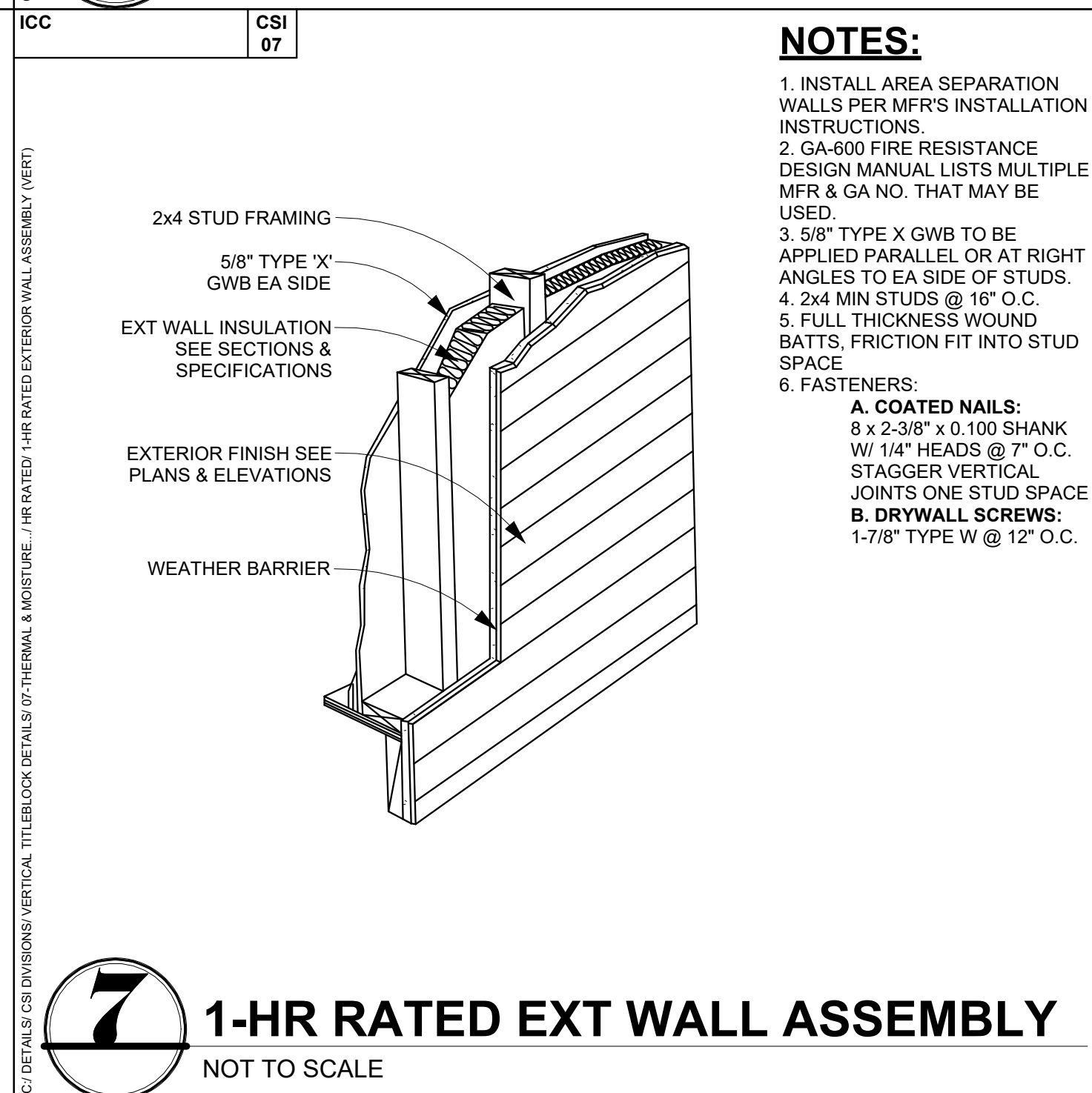
4 1-HR RATED WALL @ FLOOR
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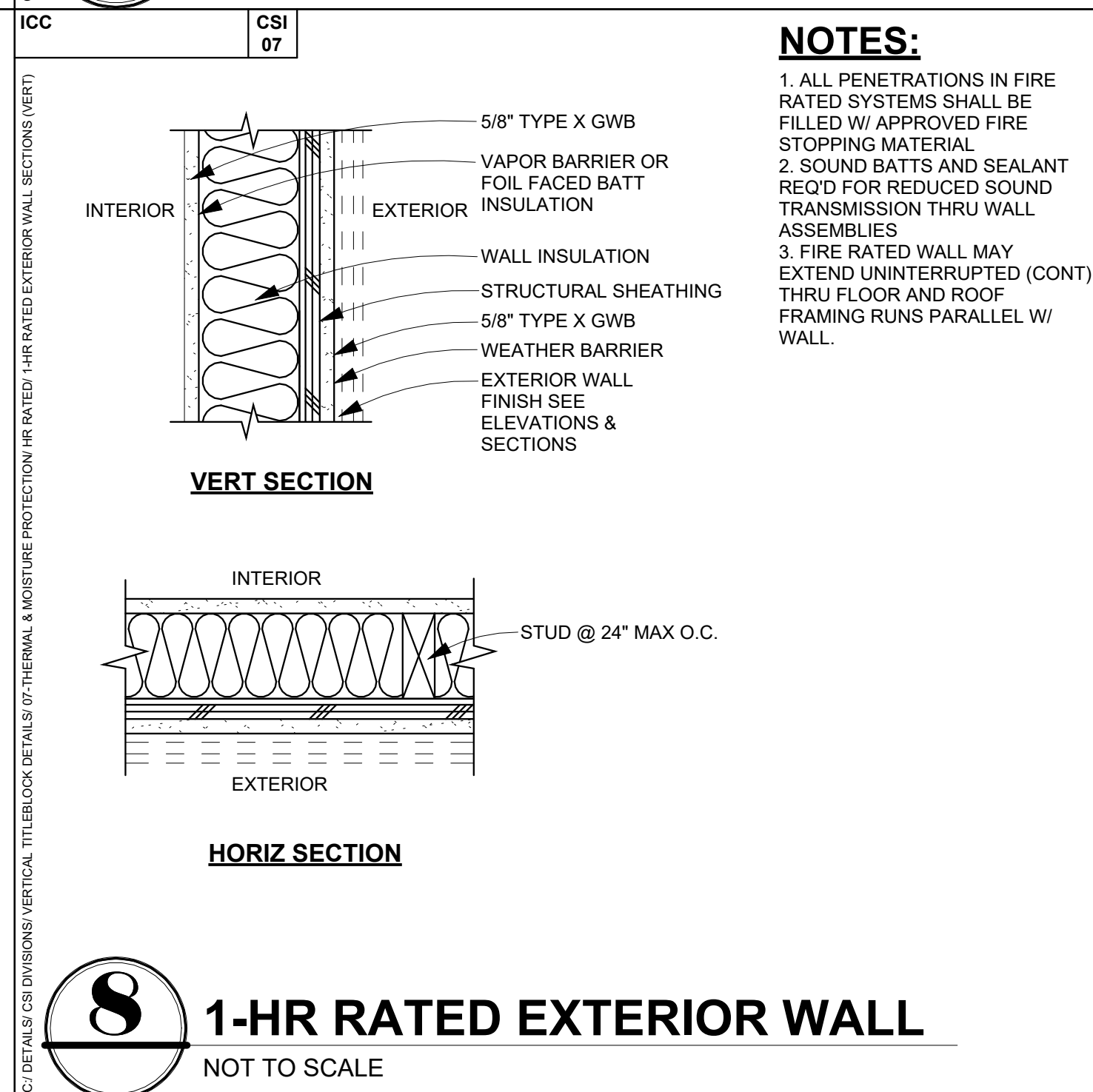
5 1-HR RATED WALL @ ROOF
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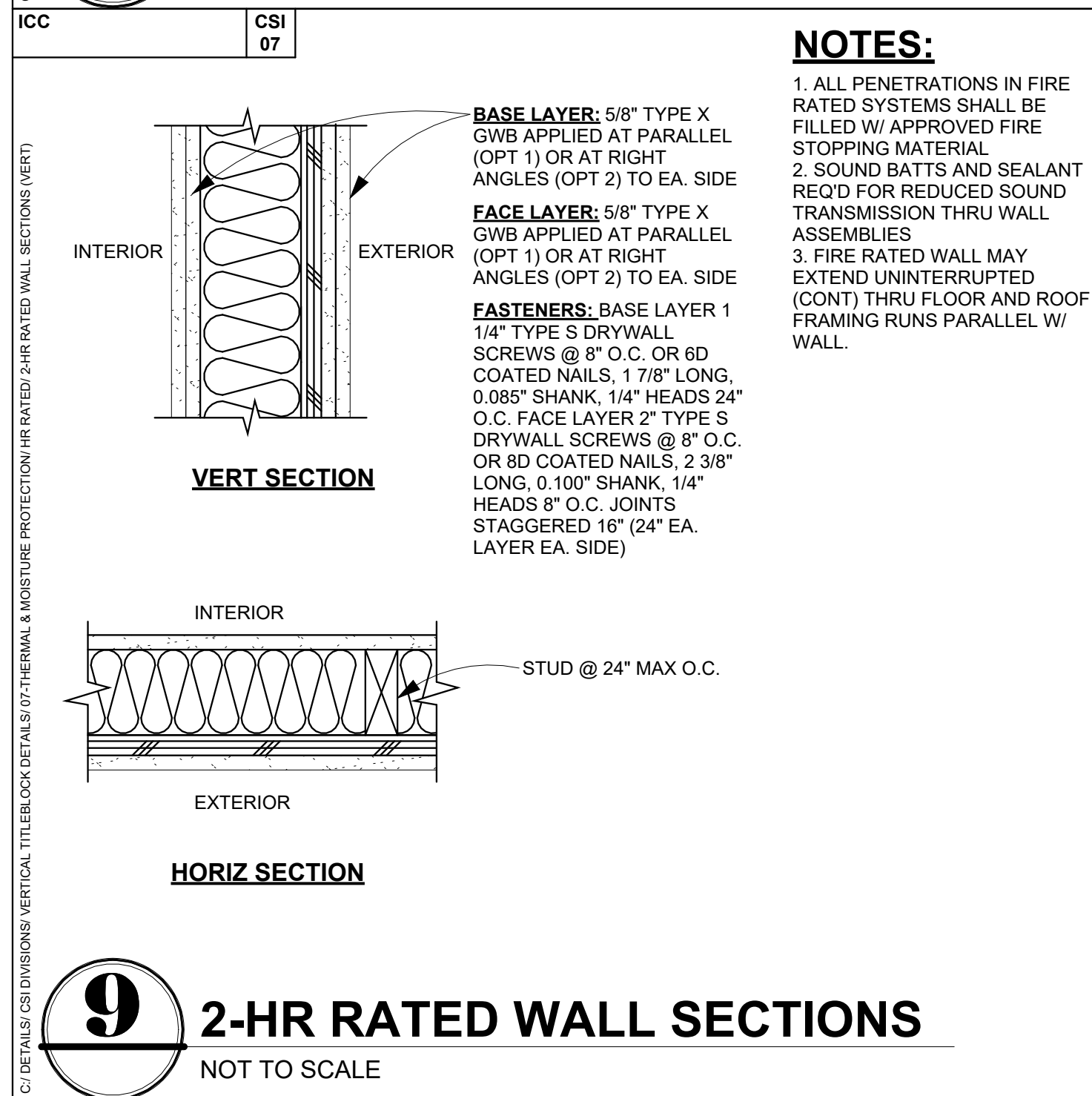
6 1-HR RATED WALL @ EXT WALL
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7 1-HR RATED EXT WALL ASSEMBLY
NOT TO SCALE



8 1-HR RATED EXTERIOR WALL
NOT TO SCALE



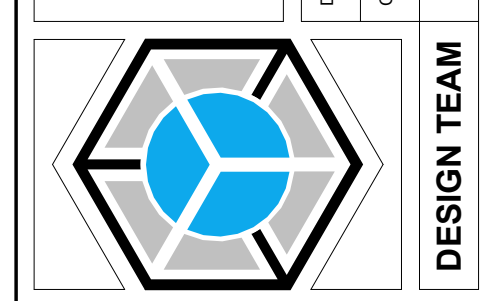
9 2-HR RATED WALL SECTIONS
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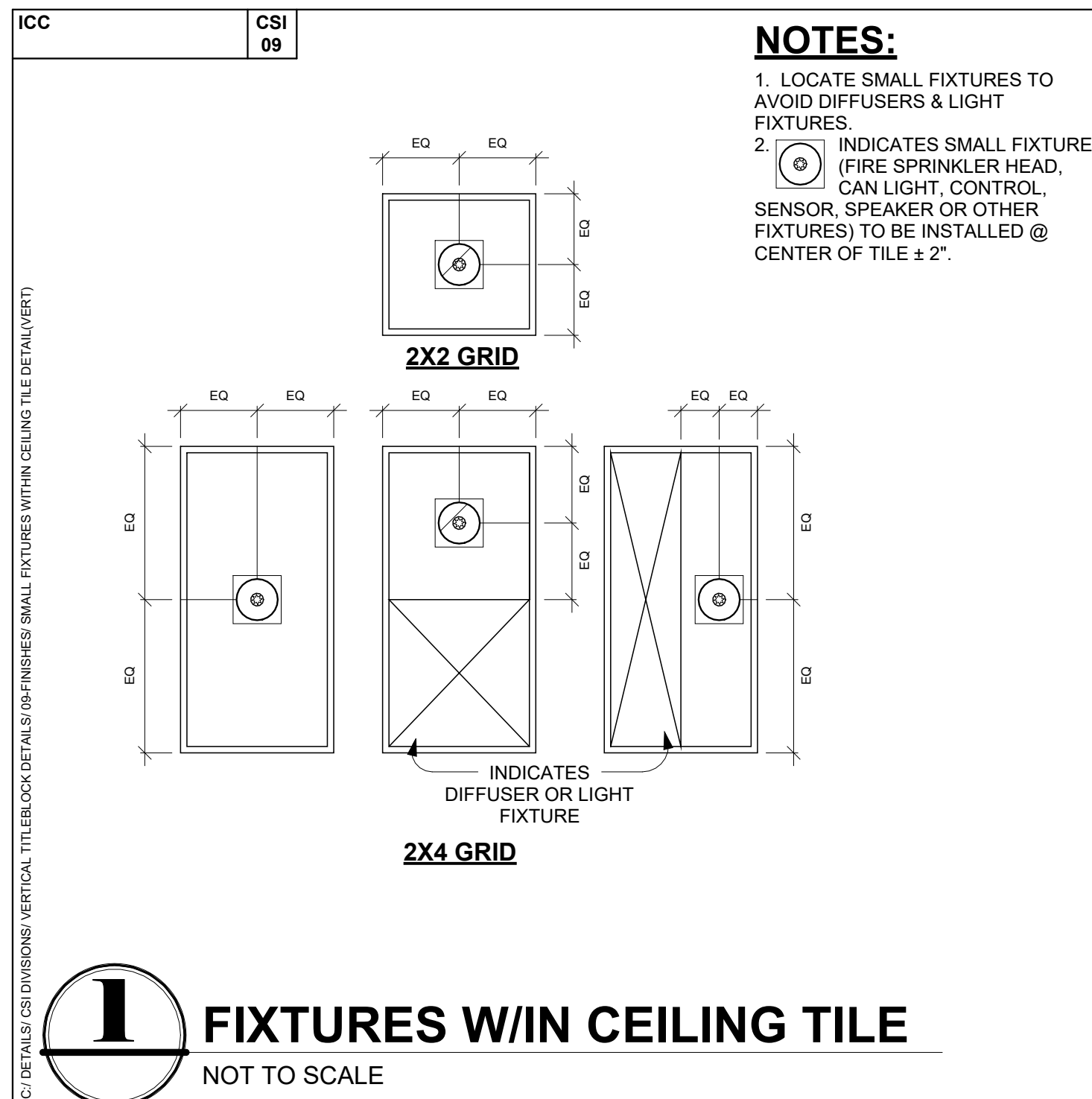
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SEVEN BROTHERS
DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH
FIRE RATED WALL
ASSEMBLY DETAILS

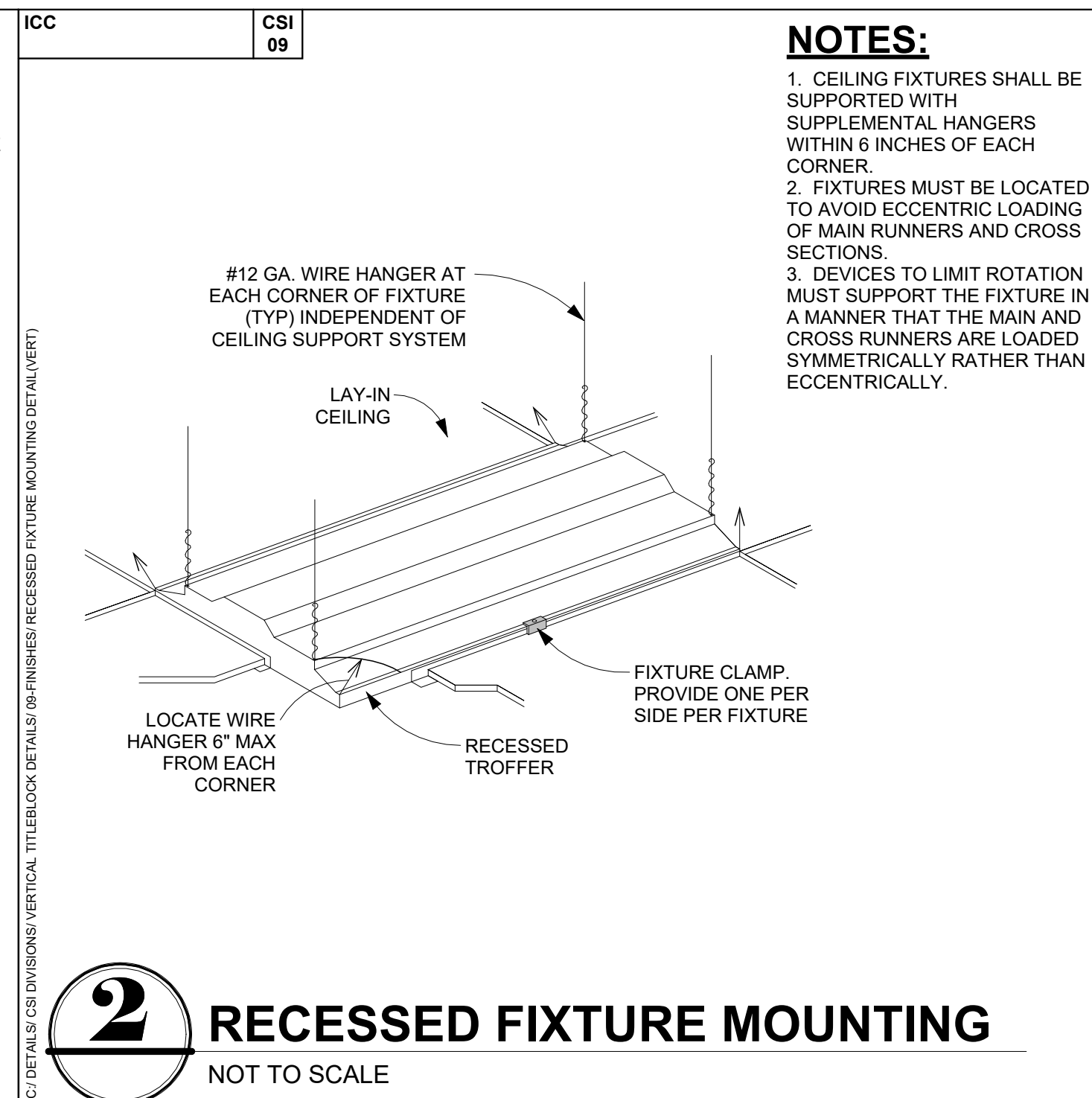
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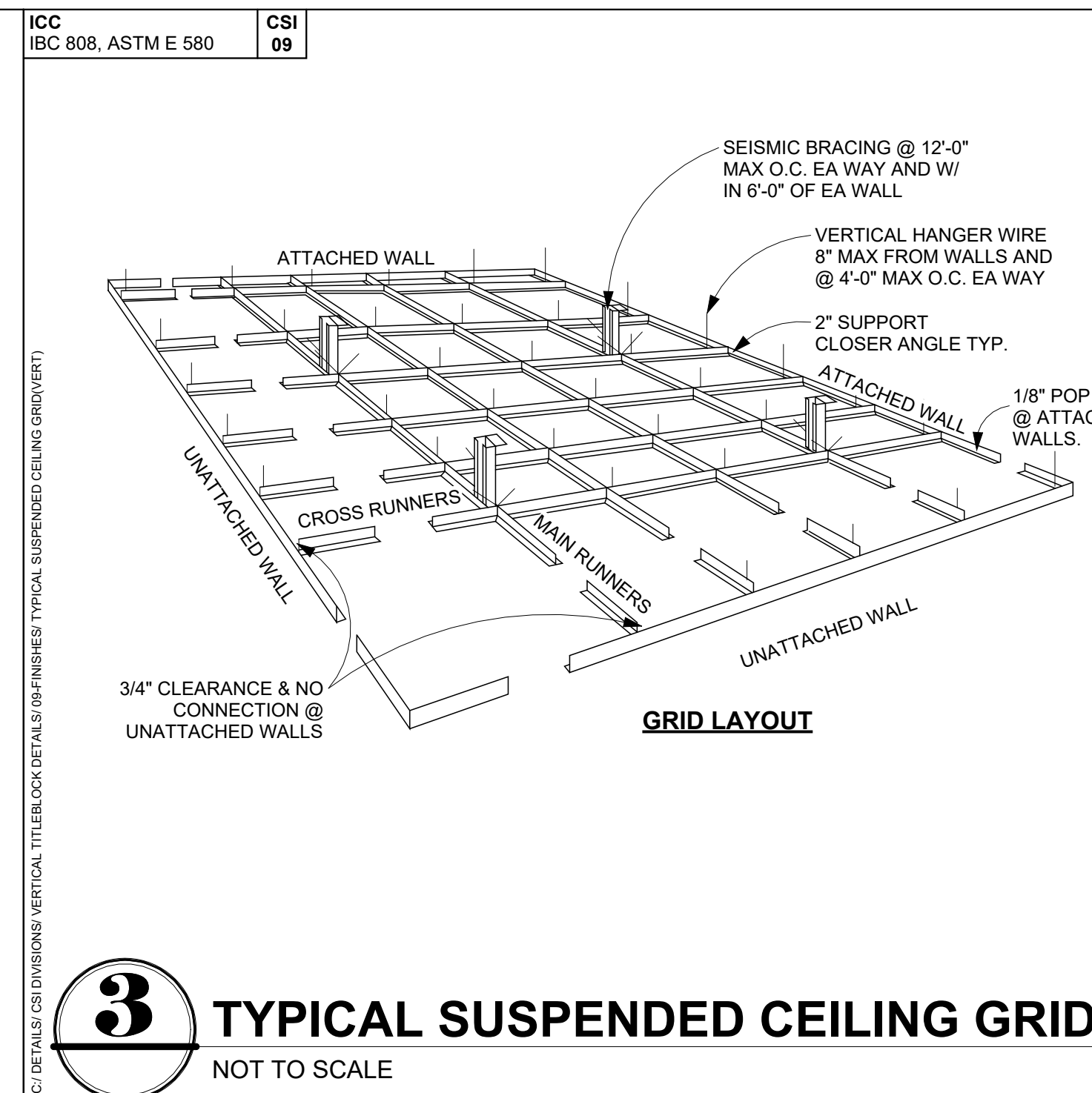
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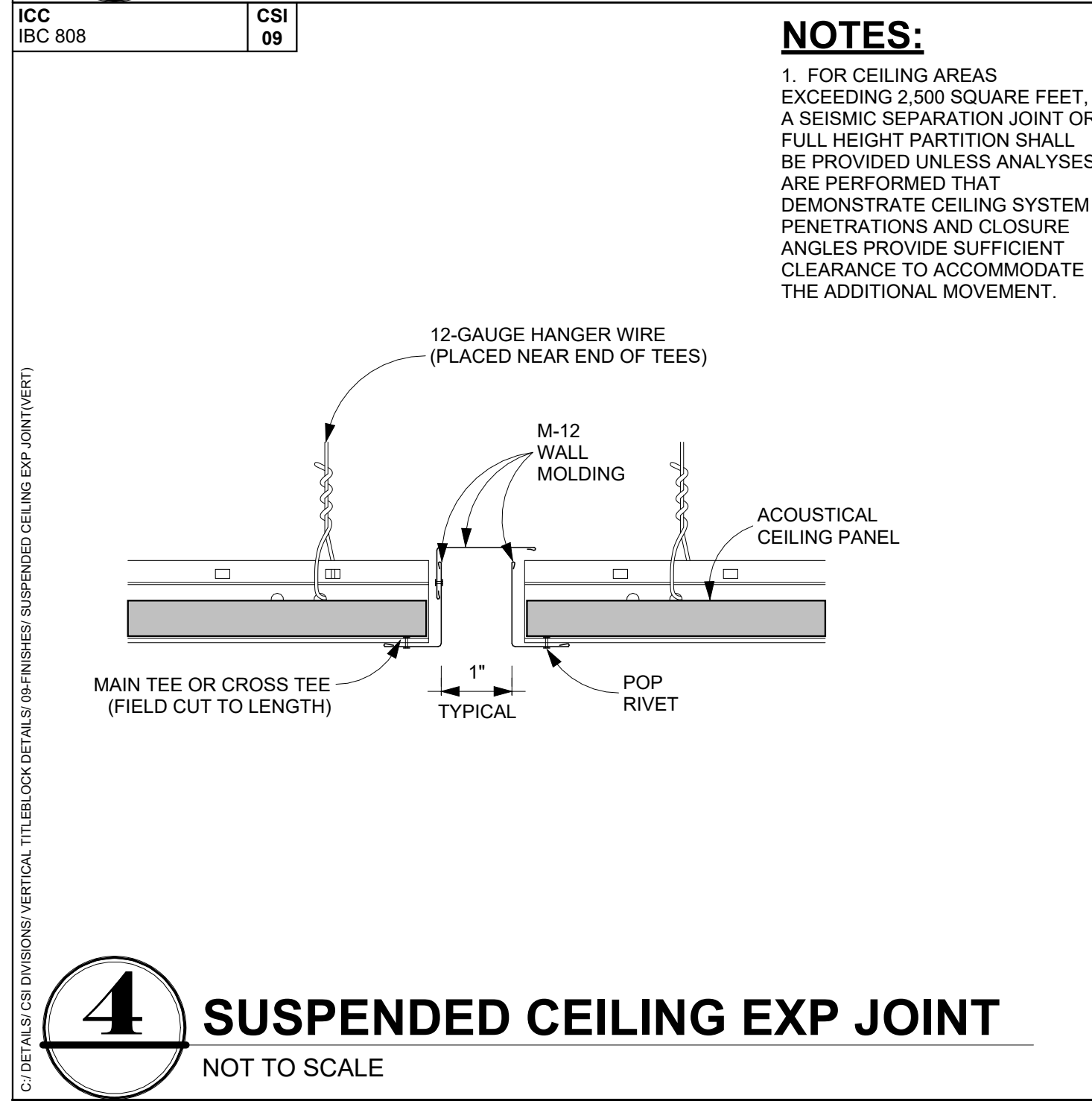
1 FIXTURES W/IN CEILING TILE
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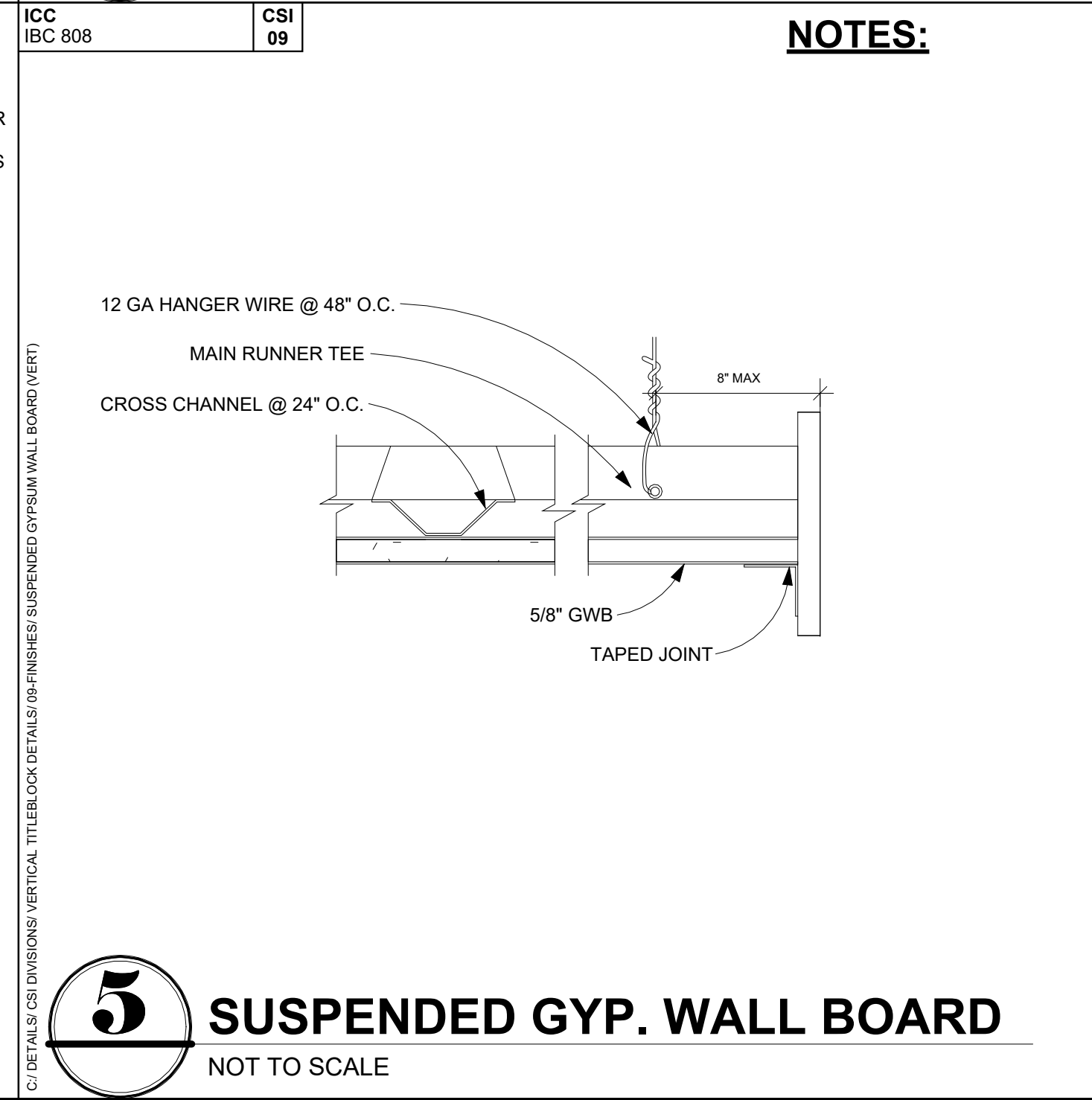
2 RECESSED FIXTURE MOUNTING
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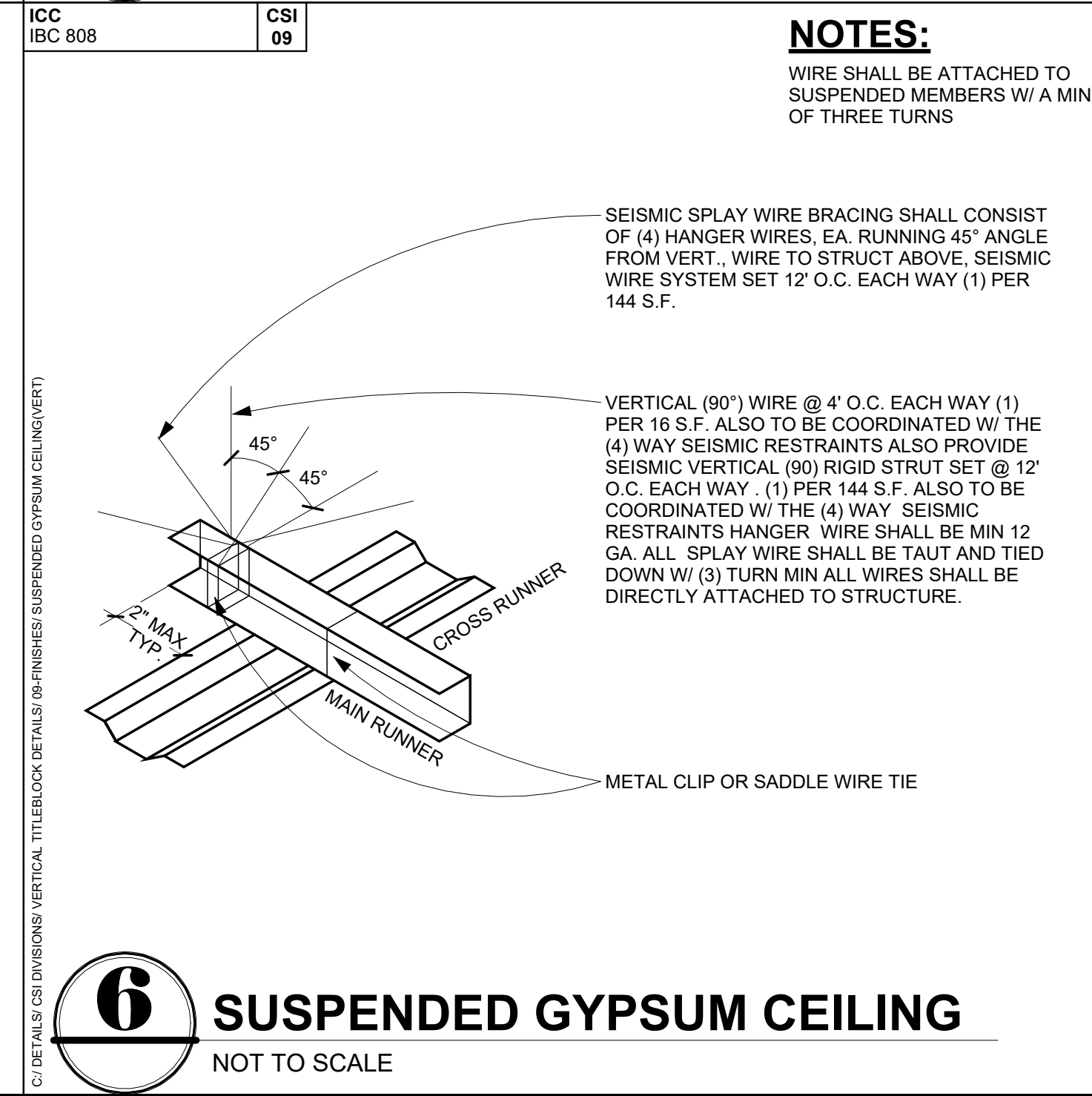
3 TYPICAL SUSPENDED CEILING GRID
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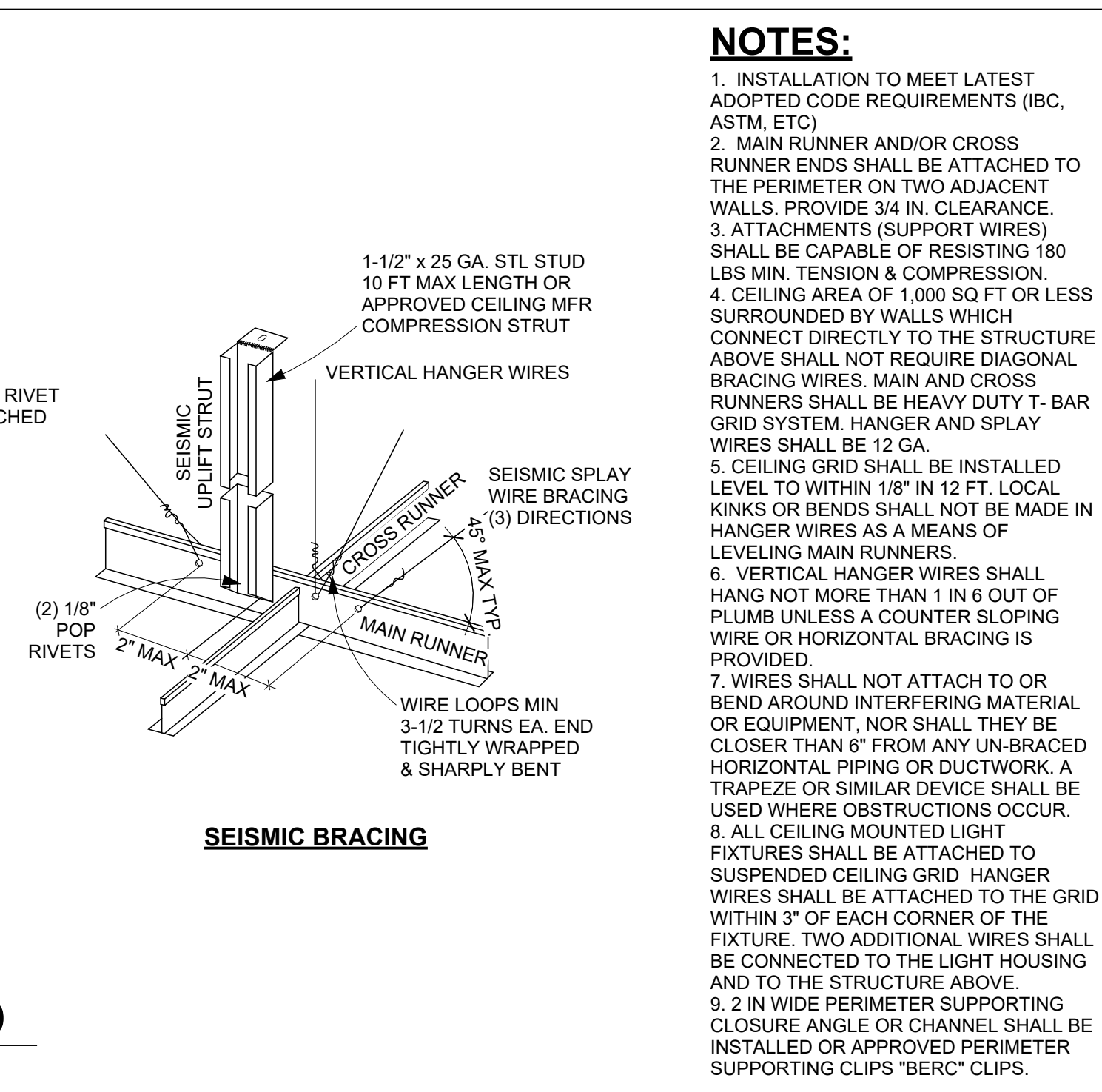
4 SUSPENDED CEILING EXP JOINT
NOT TO SCALE



5 SUSPENDED GYP. WALL BOARD
NOT TO SCALE



6 SUSPENDED GYPSUM CEILING
NOT TO SCALE



7 GYP. CEILING SEISMIC BRACING
NOT TO SCALE

SUSPENDED CEILING NOTES

NO.	GENERAL
1.	SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM E580, ASTM E580M, CISCA AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
2.	ALL WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS IN ACCORDANCE WITH THE CEILING & INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION POLICY OF UPGRADING QUALITY.
3.	THE CEILING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION OF THE PLENUM SPACE PRIOR TO INSTALLATION OF CEILING SYSTEM AND SHALL NOTIFY THE GENERAL CONTRACTOR AND/OR OWNER OF ANY NOTICEABLE DEFECTS OF LEAKAGE OR CLEANLINESS IN VENTILATED CEILING SYSTEMS.
4.	THE CEILING CONTRACTOR SHALL COOPERATE WITH THE GENERAL CONTRACTOR AND/OR OWNER AND WITH ALL TRADES TO INSURE A PROPER AND LASTING CEILING INSTALLATION.
5.	THE ELECTRICIAN AND OTHER MECHANICAL TRADES SHALL COMPLETE ALL THEIR WORK THAT MUST BE DONE ABOVE THE CEILING BEFORE THE CEILING IS INSTALLED.
7.	THE CEILING CONTRACTOR SHALL LEAVE CEILING IN A CLEAN AND UNDAMAGED CONDITION.
8.	VISIBLE CUT EDGES ON DROP TEGULAR CEILING TILE SHALL BE PLANTED TO MATCH TILE FINISH.
9.	ALL ELEMENTS CONNECTING TO STRUCTURAL MEMBERS TO RECEIVE FIRE RATED COATING MUST BE INSTALLED PRIOR TO FIRE RATED COATING.
10.	SUSPENDED CEILING SHALL BE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF THE LATEST ADOPTED CODES.
11.	PUNCH LIST WORK CONSISTS OF CORRECTING DEFECTS IN THE CEILING SYSTEM CAUSED BY MANUFACTURER OR INSTALLER. IF DAMAGE OCCURS BY OTHER TRADES, REPAIRS SHALL BE CONSIDERED ADDITIONAL WORK.

NO.	INSTALLATION GUIDELINES
1.	CEILING PANEL AND TILE UNITS SHALL BE SO ARRANGED THAT UNITS LESS THAN ONE-HALF WIDTH OR LENGTH DO NOT OCCUR UNLESS OTHERWISE DIRECTED BY THE REFLECTED CEILING PLANS OR JOB CONDITIONS. VARIATIONS MUST BE APPROVED IN WRITING.
2.	ALL PANEL, TILE JOINTS AND EXPOSED SUSPENSION SYSTEMS SHALL BE STRAIGHT AND IN ALIGNMENT.
3.	ALL FINISHED CEILINGS SHALL BE LEVEL TO 1/4 INCH IN 12 FEET AT THE TIME OF INSTALLATION.
4.	PANEL AND TILE UNITS SHALL BE NEATLY SCRIBED AGAINST ABUTTING SURFACES AND TO ALL PENETRATIONS OR PROTRUSIONS WHEN MOLDINGS ARE NOT REQUIRED.
5.	PANEL AND TILE UNITS SURROUNDING RECESSED TROFFER LIGHTS AND SIMILAR OPENINGS SHALL BE INSTALLED WITH A POSITIVE METHOD TO PREVENT MOVEMENT OR DISPLACEMENT OF THESE UNITS.
6.	PANEL AND TILE UNITS SHALL BE INSTALLED IN A UNIFORM MANNER WITH JOINTS NEAT AND FITTED TO HAIRLINE JOINTS BETWEEN ADJOINING UNITS.
7.	WALL MOLDINGS SHALL BE FIRMLY SECURED, CORNERS NEATLY MITERED OR CORNER CAPS USED, IF PREFERRED.
8.	ALL SPLAY WIRES TO BE TAUT AND TIED, BOTH ENDS WITH MINIMUM OF THREE TURNS IN 1" OF RUN. ALL SPLAY WIRES SHALL BE INSTALLED IN LINE WITH ATTACHED COMPONENT.
9.	ALL CEILING HANGER WIRES SHALL BE FASTENED TO STRUCTURAL MEMBERS OF THE FLOOR OR ROOF ABOVE. WOOD JOISTS - 1/4" Ø X 3 INCH LONG CLOSED-EYE SCREWS W/ 1 INCH MIN PENETRATION INTO 2 INCH NOMINAL WOOD MEMBER, OR STAPLES WITH (3) NO. 9 WIRE GAGE STAPLES TO SIDE OF JOIST. FOR OPEN WEB JOISTS OR TRUSS, LOOP WIRE AROUND BOTTOM CHORD.
10.	CHANGES IN CEILING PLANE ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
11.	CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE INDEPENDENTLY SUPPORTED AND BRACED INDEPENDENTLY OF THE CEILING.
12.	INSTALL SMOKE DETECTORS, SPEAKERS, FIRE SPRINKLERS, ETC. IN CENTER OF LAYIN PANELS AND TILE UNITS.
13.	A HEAVY-DUTY T-BAR GRID SYSTEM SHALL BE USED. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2 INCHES. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75 INCH CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.

14.	CEILING FIXTURES SHALL BE SUPPORTED WITH SUPPLEMENTAL HANGERS WITHIN 6 INCHES OF EACH CORNER. FIXTURES MUST BE LOCATED TO AVOID ECCENTRIC LOADING OF MAIN RUNNERS AND CROSS SECTIONS. DEVICES TO LIMIT ROTATION MUST SUPPORT THE FIXTURE IN A MANNER THAT THE MAIN AND CROSS RUNNERS ARE LOADED SYMMETRICALLY RATHER THAN ECCENTRICALLY.
15.	ENDS OF MAIN AND CROSS MEMBERS SHALL BE TIED TOGETHER TO PREVENT SPREADING WITH THE USE OF STABILIZER BARS OR OTHER APPROVED METHOD.
16.	FOR CEILING AREAS EXCEEDING 144 SQ FT HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURE SHALL BE PROVIDED. THE HORIZONTAL RESTRAINTS SHALL BE DESIGNED TO MINIMIZE DIAPHRAGM LOADS. EXCEPTION: RIGID BRACES MAY BE USED INSTEAD OF DIAGONAL SPLAY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURE ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS A POINT OF ATTACHMENT OF CEILING GRID TO LESS THAN 0.25 INCH FOR THE LOADS PRESCRIBED IN IBC.
17.	FOR CEILING AREAS EXCEEDING 2,500 SQUARE FEET, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION SHALL BE PROVIDED UNLESS ANALYSES ARE PERFORMED THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ADDITIONAL MOVEMENT.
18.	EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2-INCH (51 MM) OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1 INCH (25 MM) OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS SHALL BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.
19.	EXPOSED CUT EDGES OF CEILING TILES (REGULAR STYLE) SHALL BE PAINTED (TOUCHED UP) TO MATCH TILE FINISH.

NO.	EXISTING CEILING
1.	UNLESS OTHERWISE NOTED (U.N.O.) IN THE CONSTRUCTION DOCUMENTS, REMOVE ALL EXISTING CEILING TILES AND REPLACE WITH NEW.
2.	REPLACE ANY AND ALL SUSPENDED CEILING COMPONENTS (GRID MEMBERS, ETC.) THAT ARE DAMAGED, STAINED OR BENT WITH NEW PARTS. PAINTING OLD PARTS WILL NOT BE ACCEPTABLE.
3.	NEW SUSPENDED CEILING COMPONENTS SHALL MATCH EXISTING REMAINING MEMBERS IN COLOR AND SIZE.
4.	EXISTING SUSPENSION WIRES SHALL BE TIGHTENED, REPLACED, AND ADDED AS REQUIRED TO RESULT WITH THE CEILING THAT MEETS STANDARDS SET IN STANDARD "SUSPENDED CEILING NOTES".

NO.	DRAFTSTOPPING NOTES
1.	DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS, FLOOR/ CEILING SPACES & ATTIC SPACES. DRAFT STOPPING DOES NOT APPLY TO NONCOMBUSTIBLE CONSTRUCTION.
2.	DRAFT STOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ THE BUILDING CODE.
3.	DRAFT STOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE IS DIVIDED INTO APPROXIMATELY EQUAL AREAS.
4.	DRAFT STOPPING SHALL BE INSTALLED IN FLOORS SO THAT THE HORIZONTAL FLOOR AREA DOES NOT EXCEED 3,000 SQUARE FEET.
5.	DRAFT STOPPING SHALL BE INSTALLED IN ATTIC & CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET.
6.	DRAFT STOPPING MATERIALS SHALL NOT BE LESS THAN 1/2 IN. GWB, 3/8 IN. WOOD STRUCTURAL PANEL, 3/8 IN. PARTICLE BOARD, 1 IN. NOMINAL LUMBER, CEMENT FIBER-BOARD, BAITS OR BLANKETS OF MINERAL WOOD OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFT STOPPING SHALL BE MAINTAINED.

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SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

REFLECTIVE CEILING DETAILS

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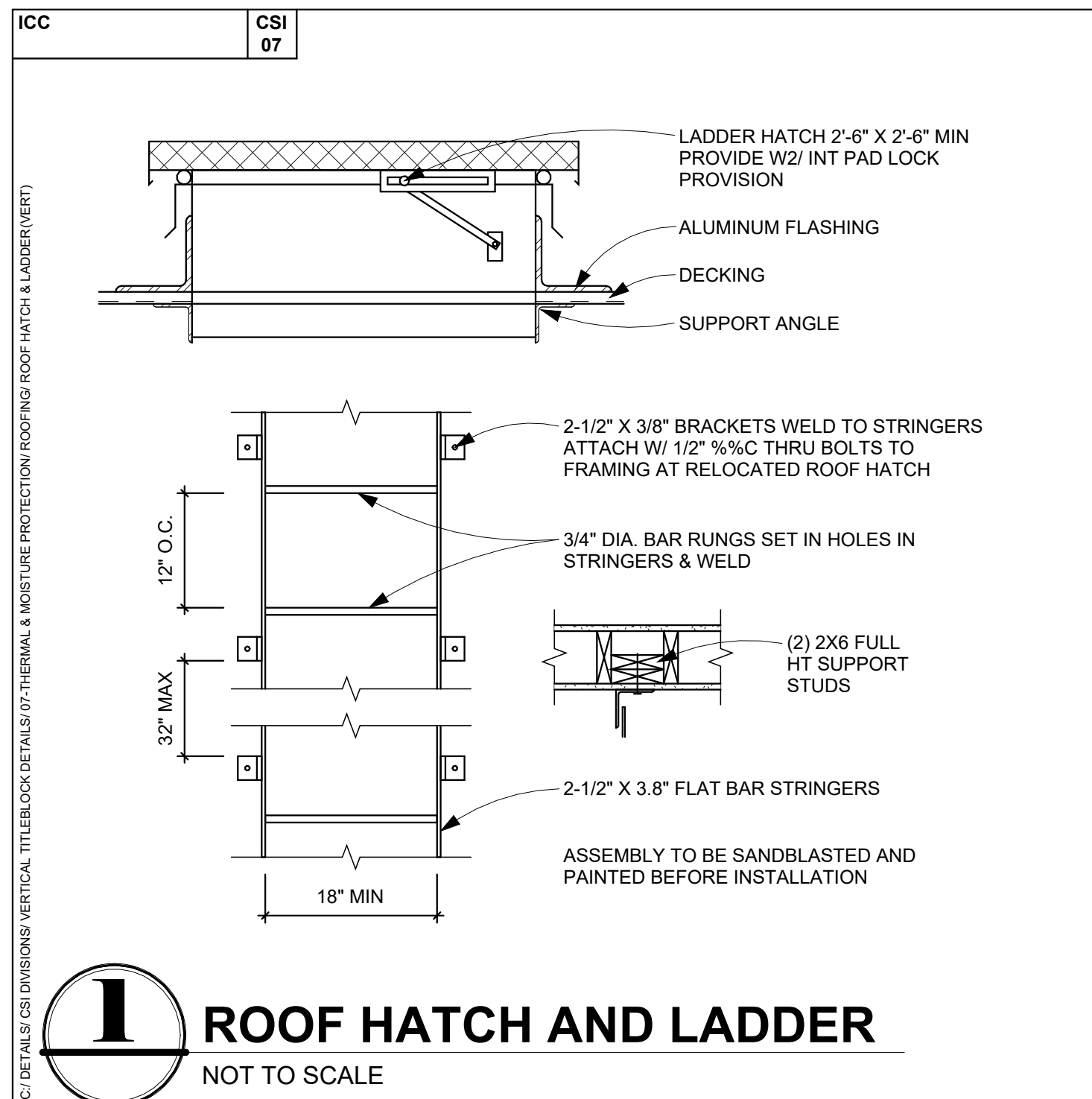
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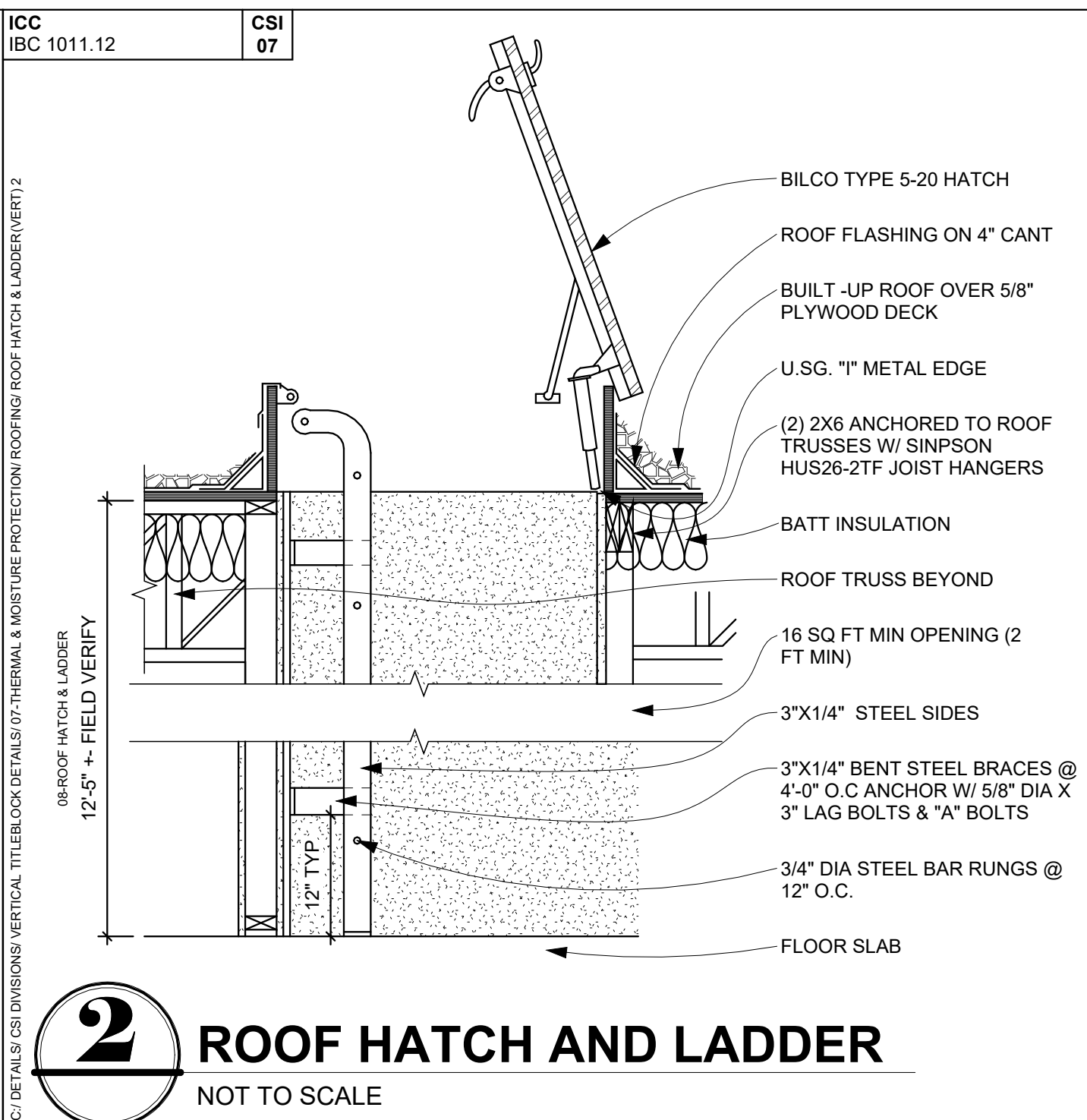
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PROJECT NO.: 24-012



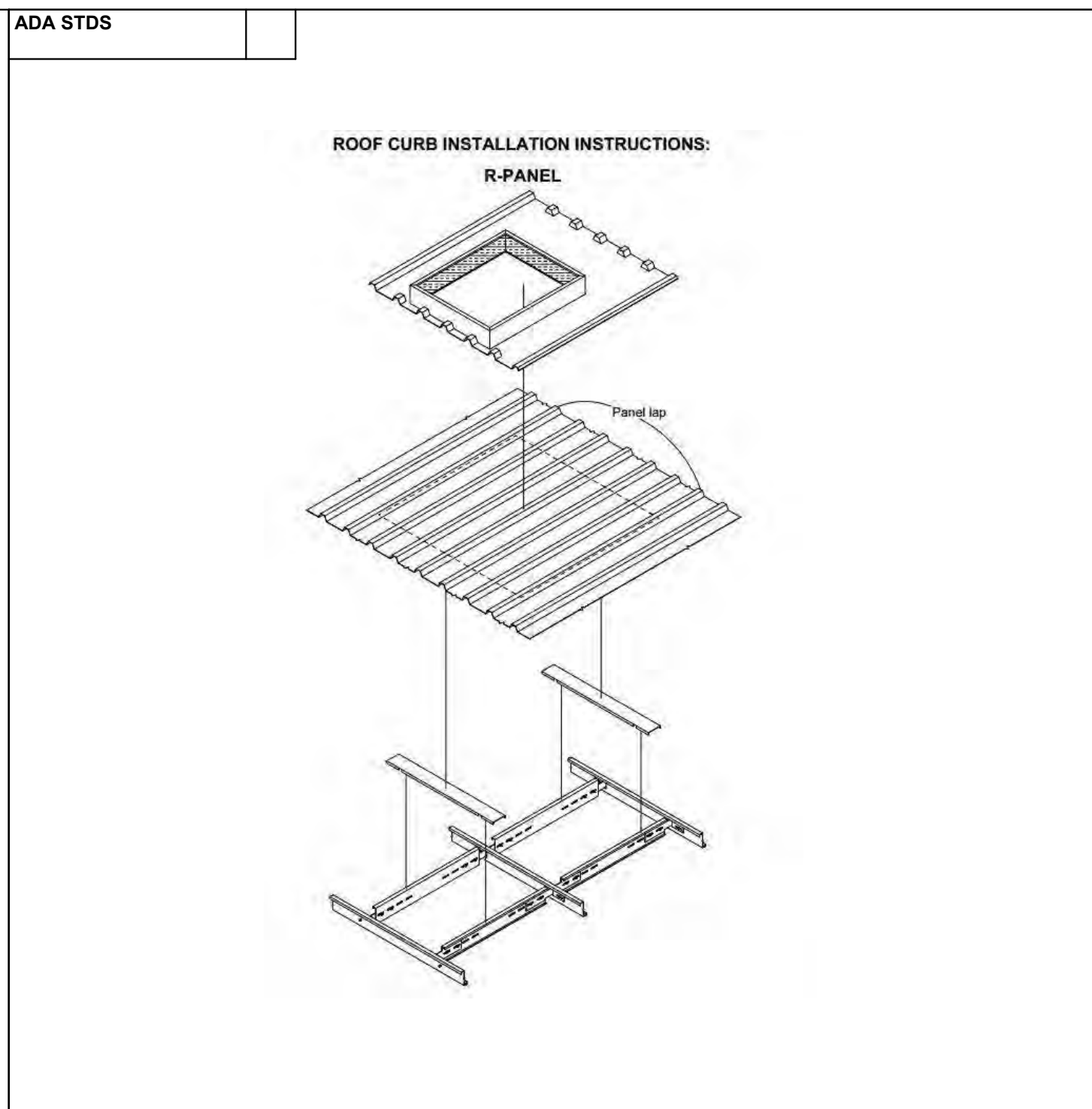
1 ROOF HATCH AND LADDER

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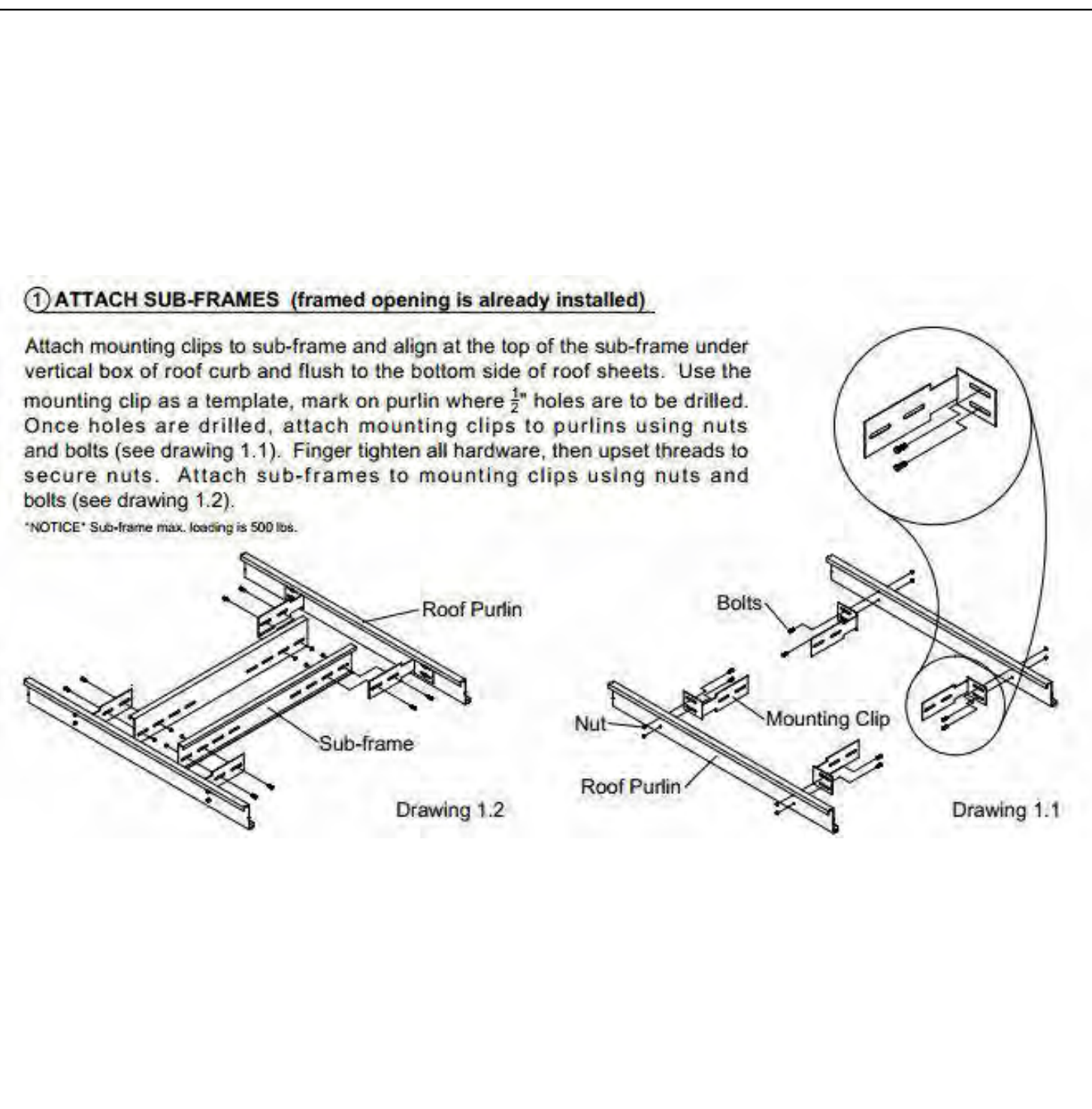
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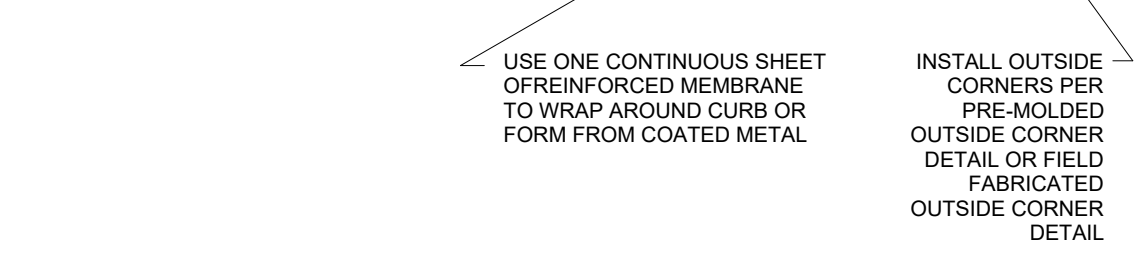
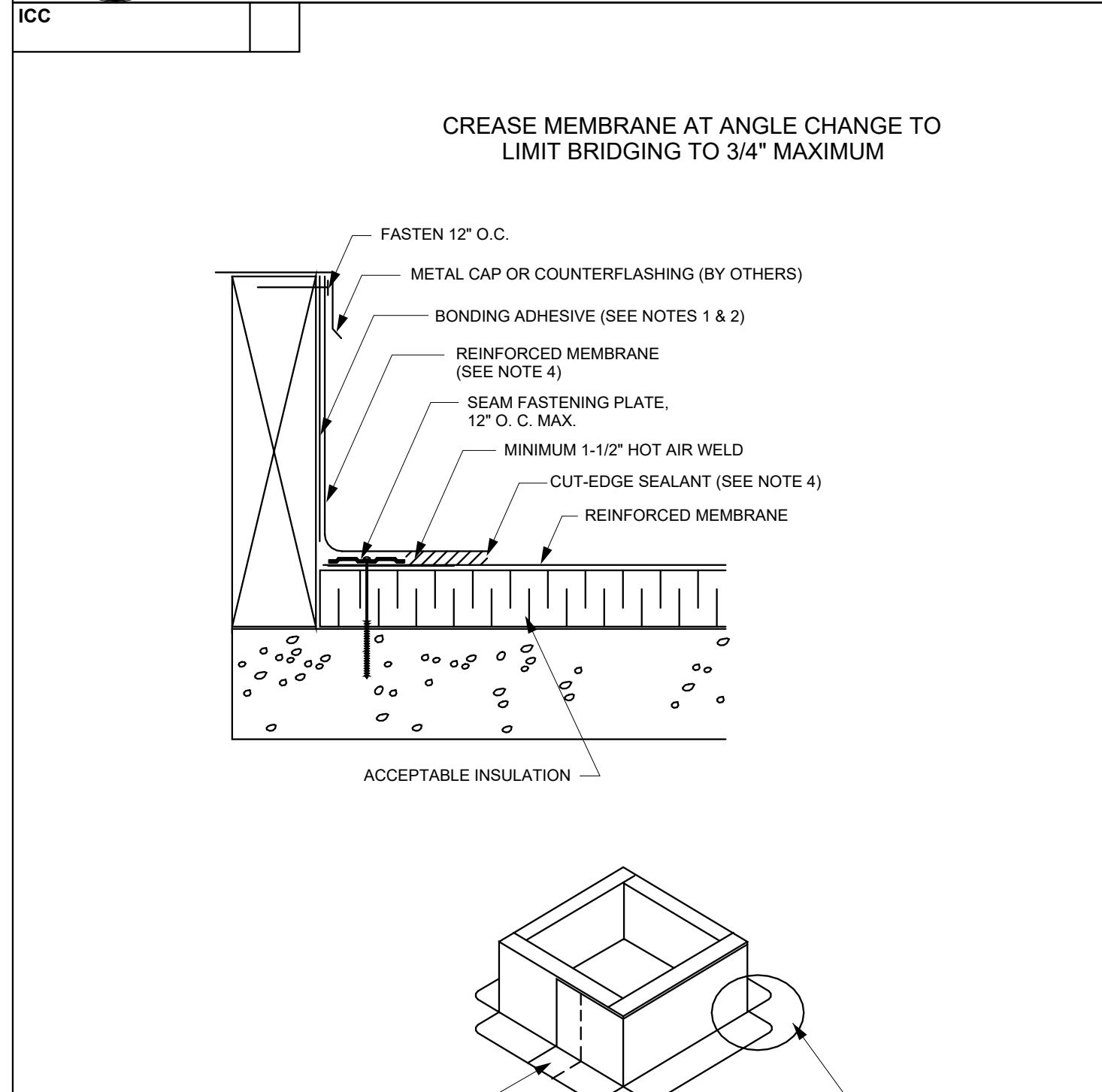
3 CURB & FLASHING

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4 DOUBLE ROOF DRAINS

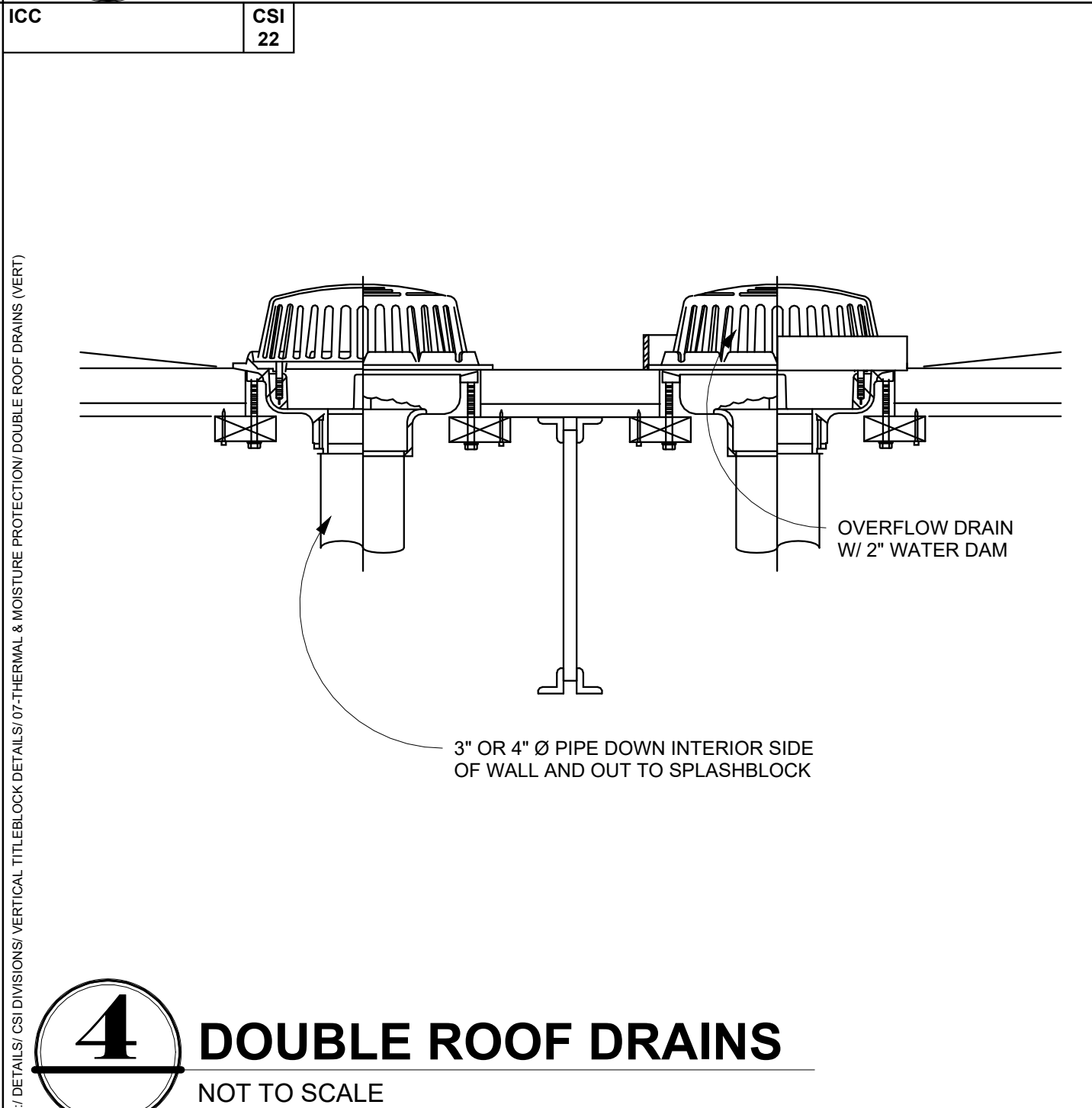
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- NOTES:
- BONDING ADHESIVE IS NOT REQUIRED WHEN FLASHING HEIGHT IS 12" OR LESS AND MEMBRANE IS FASTENED "AS SHOWN" AT TOP OF CURB.
 - WHEN TERMINATION BAR IS USED BENEATH THE COUNTER FLASHING, BONDING ADHESIVE CAN BE ELIMINATED WHEN THE FLASHING HEIGHT IS 18" OR LESS.
 - FLASHING MEMBRANE FASTENED APPROXIMATELY 12" ON CENTER. IF FASTENER PENETRATES METAL COUNTERFLASHING, USE NEOPRENE WASHER OR APPLY WATER CUT-OFF MASTIC UNDER COUNTERFLASHING OR CAULK FASTENER HEAD.
 - APPROXIMATELY 1/8" BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED MEMBRANE.
 - REFER TO SPECIFICATION FOR ACCEPTABLE FASTENERS AND PLATES.
 - FOR CORNER FLASHING, REFER TO APPLICABLE OUT SIDE CORNER DETAIL.
- NOTE: DETAILS REPRESENTATIVE OF GOOD PRACTICES - MANUFACTURERS PROPRIETARY DETAILS FOR CONDITION SHOWN SHALL BE SUBMITTED FOR REVIEW PRIOR TO INITIATION OF WORK

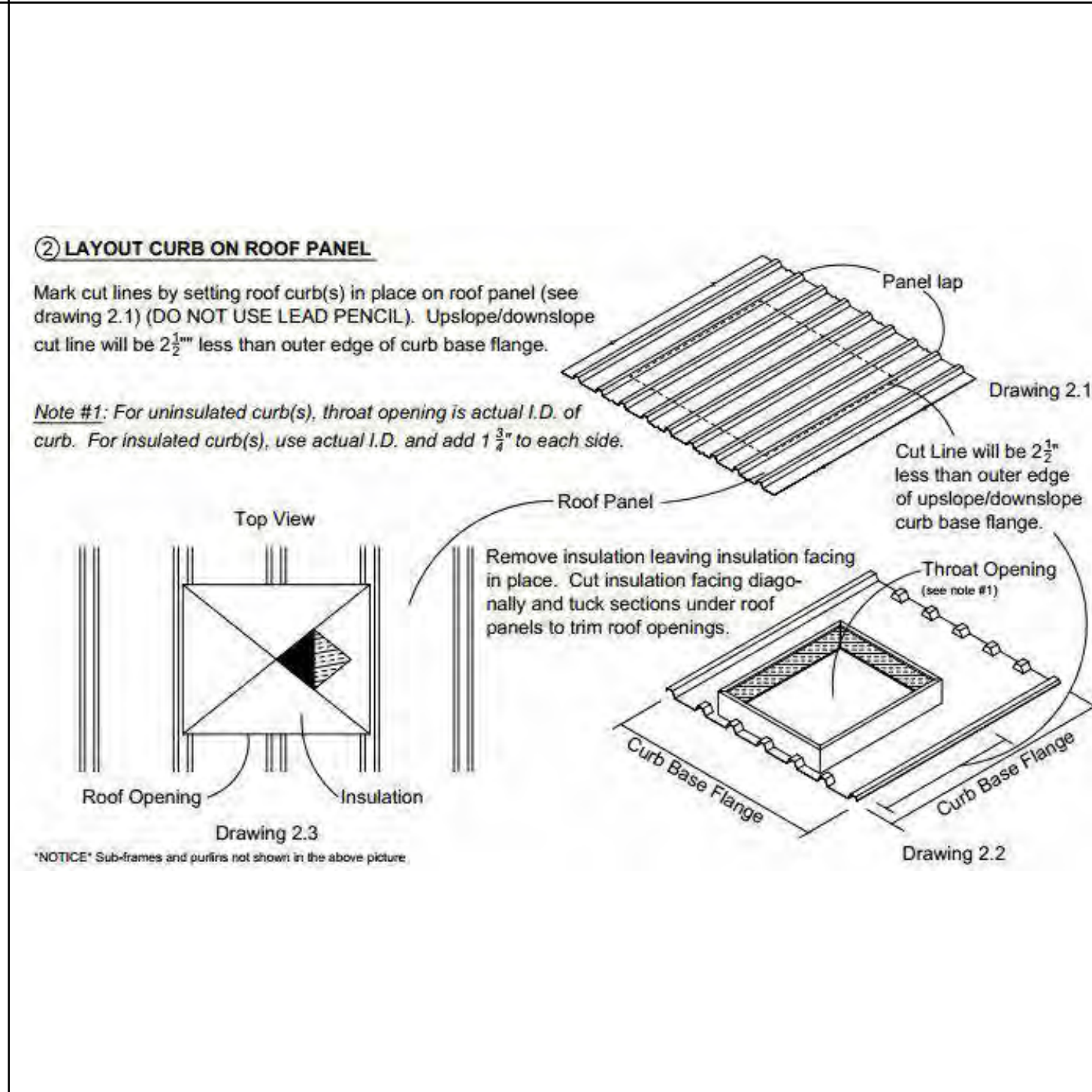
3 CURB & FLASHING

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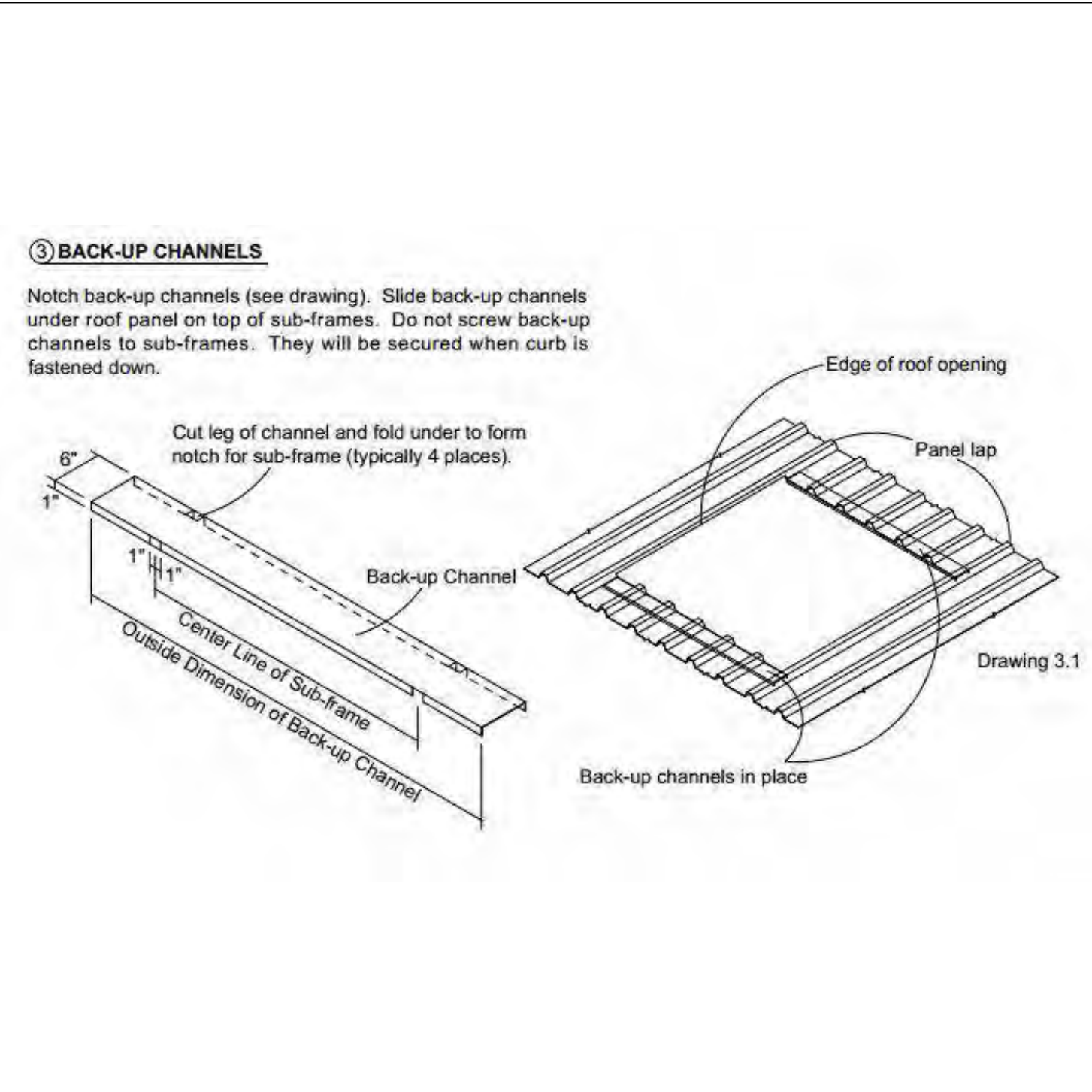
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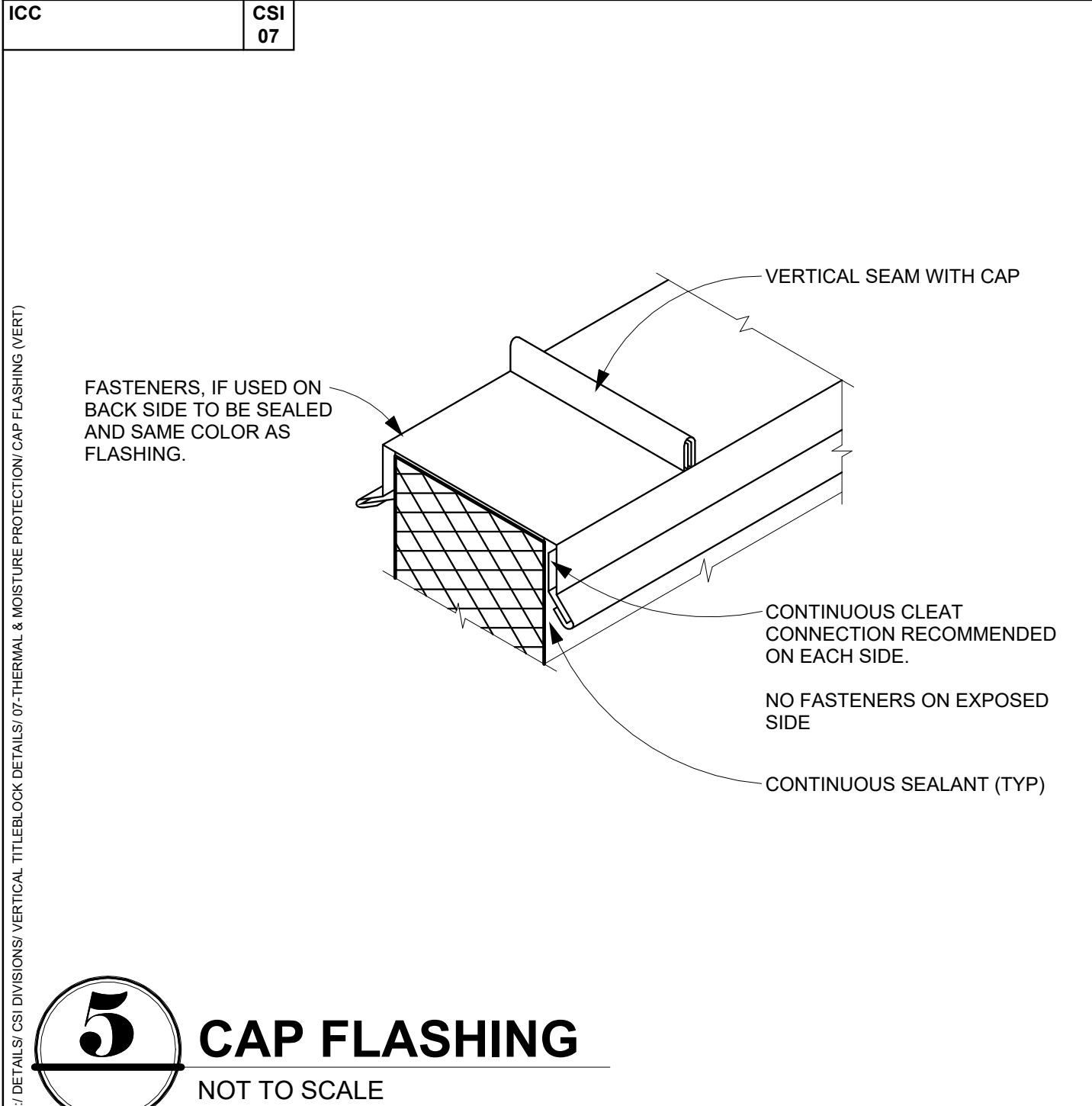
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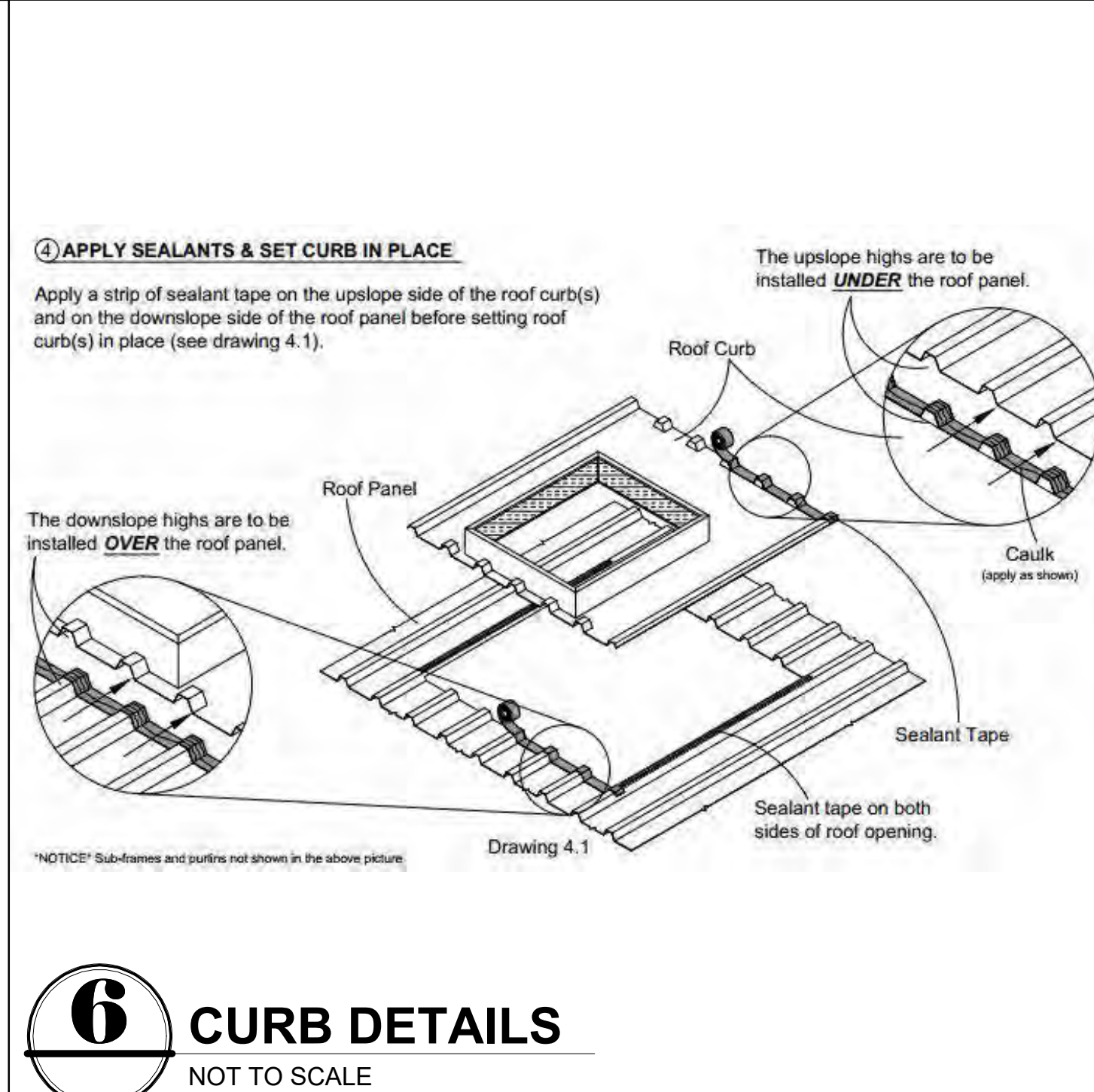
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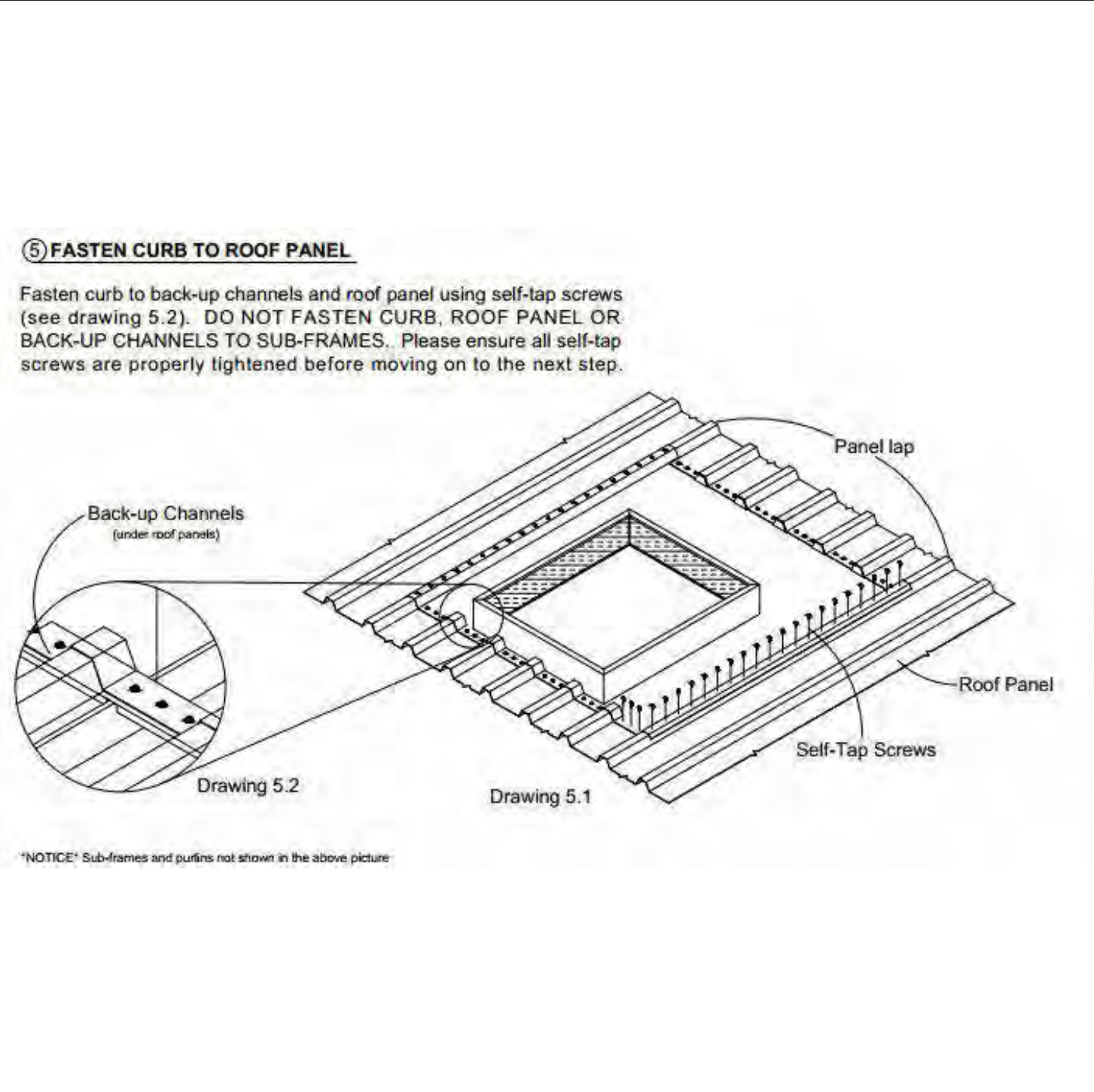
5 CAP FLASHING

NOT TO SCALE



6 CURB DETAILS

NOT TO SCALE



5 FASTEN CURB TO ROOF PANEL

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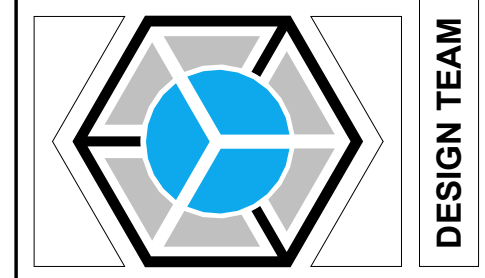
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ROOF DETAILS

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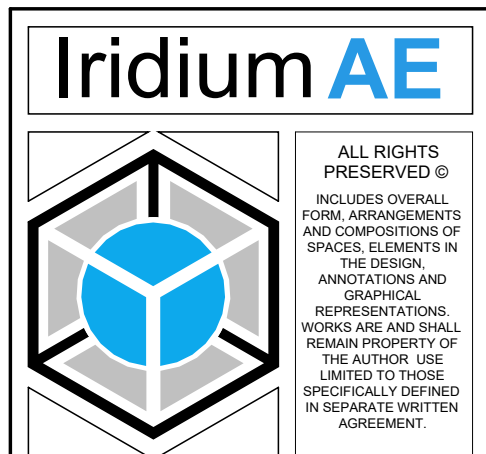
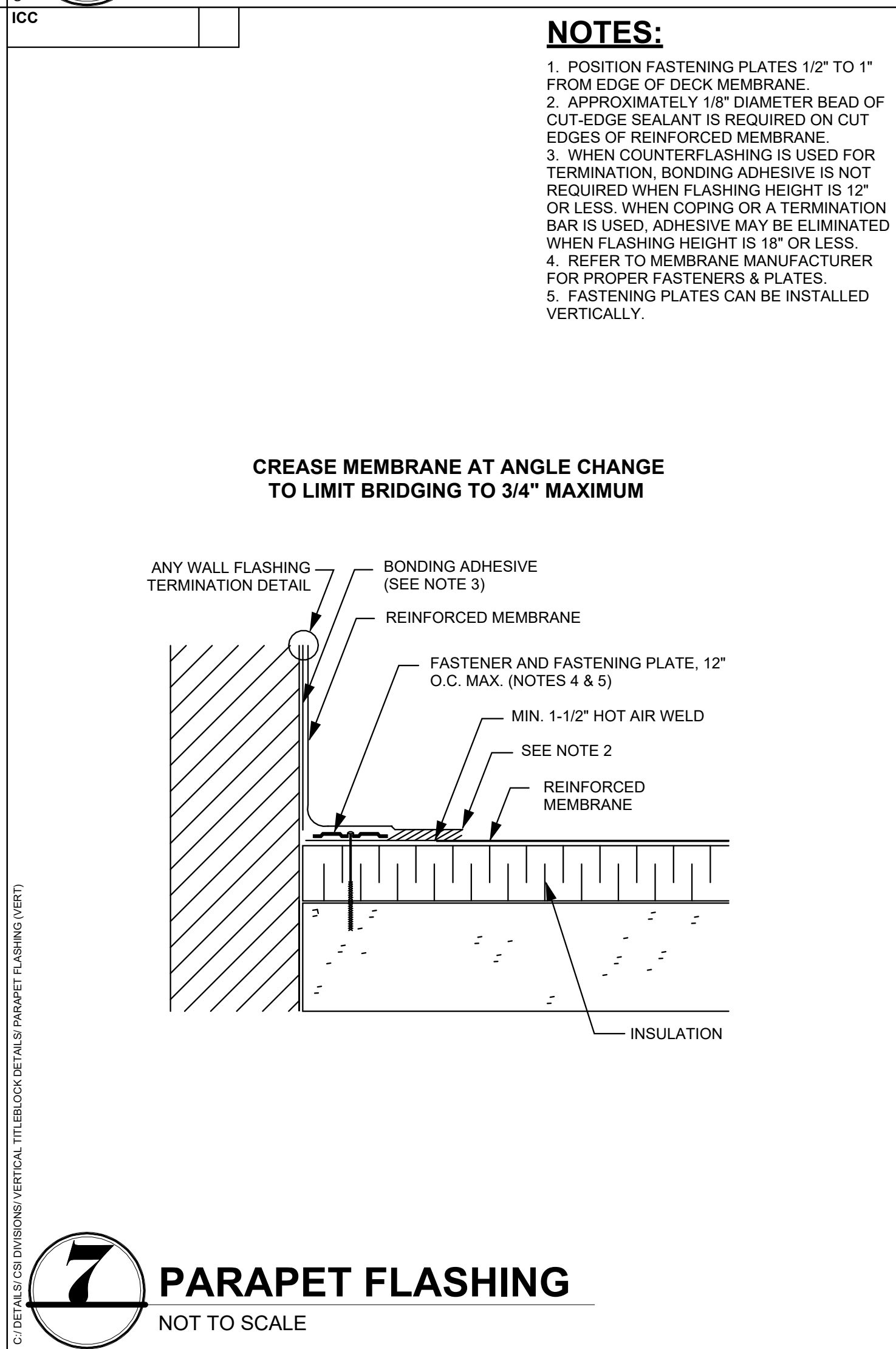
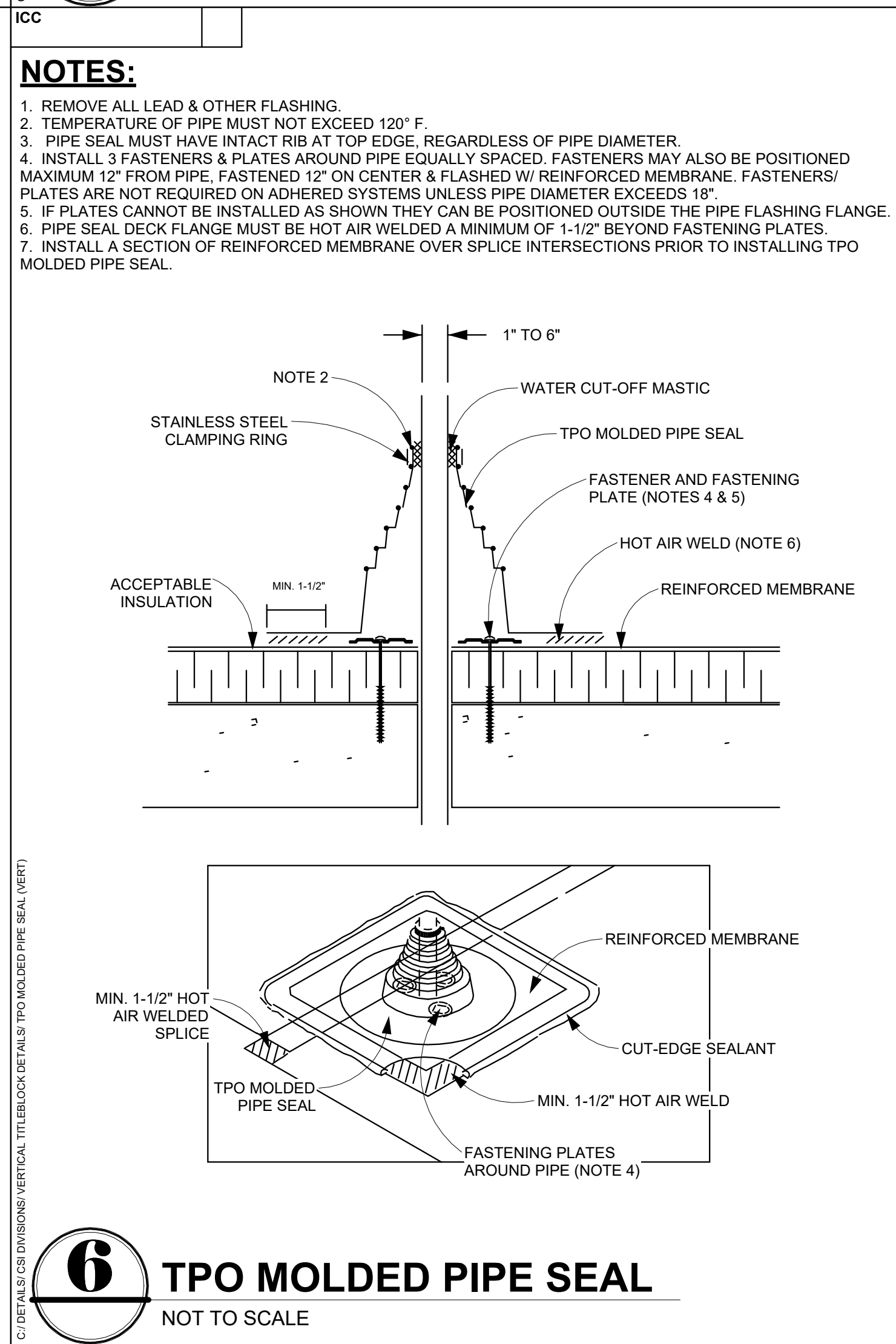
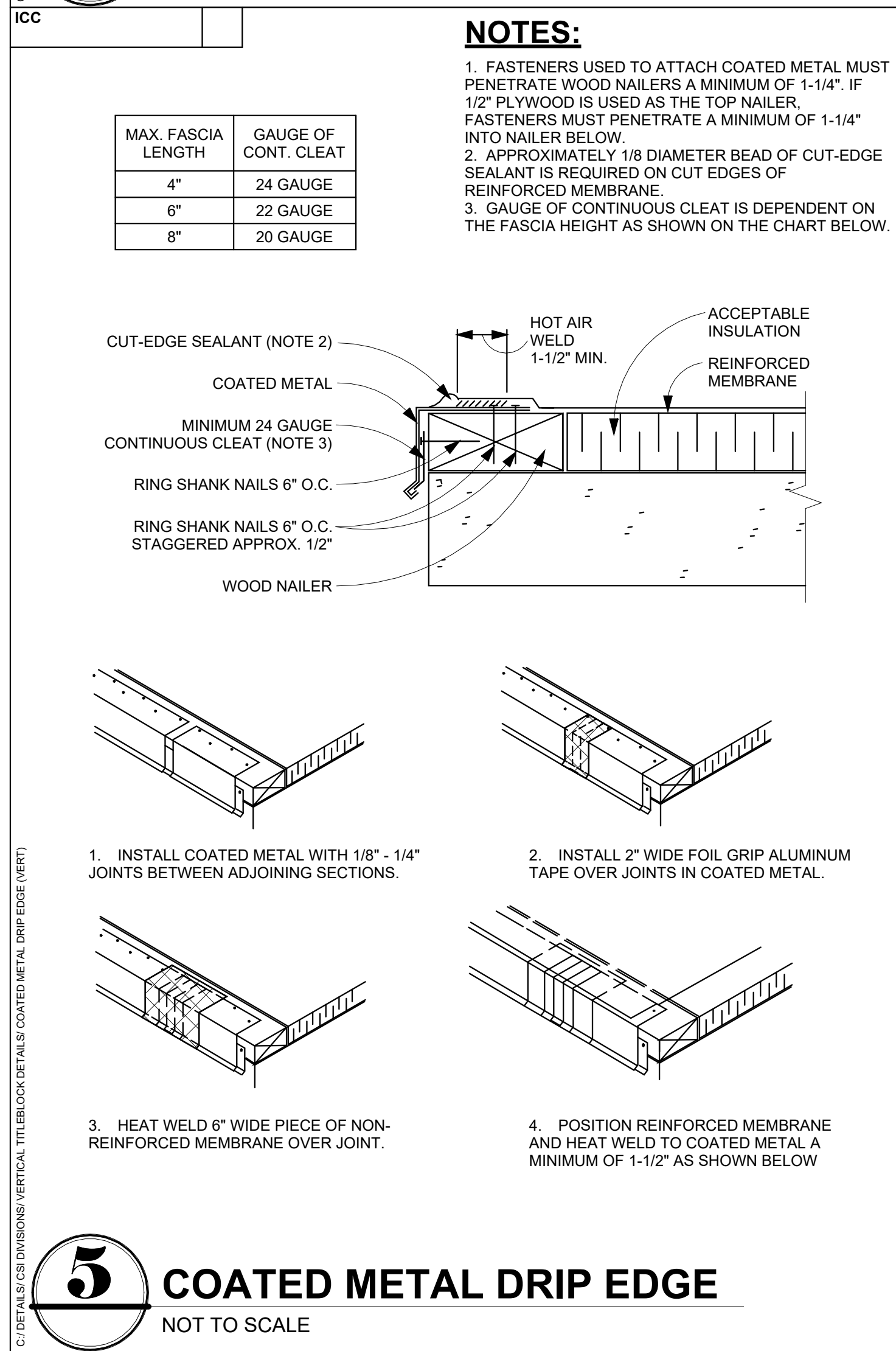
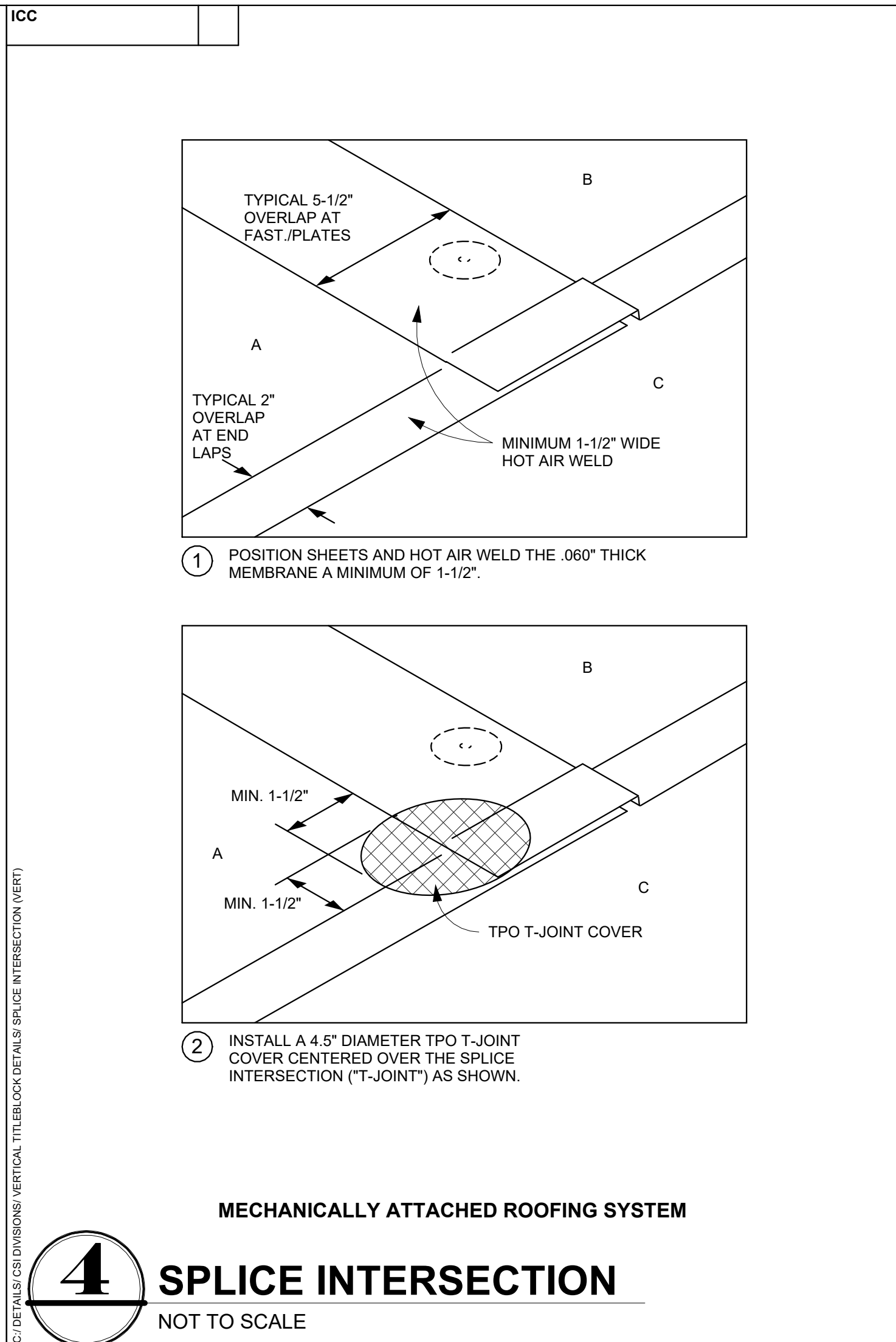
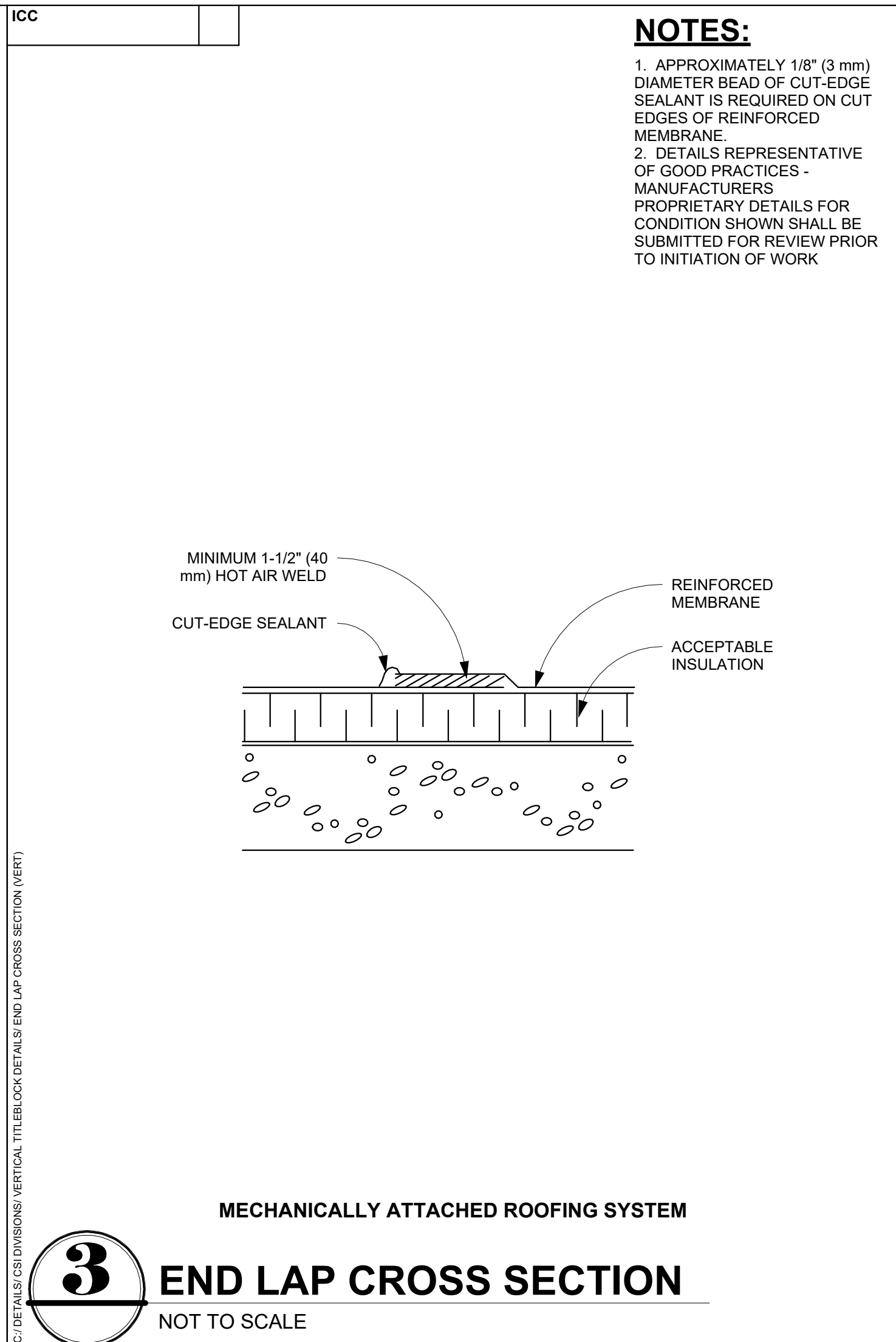
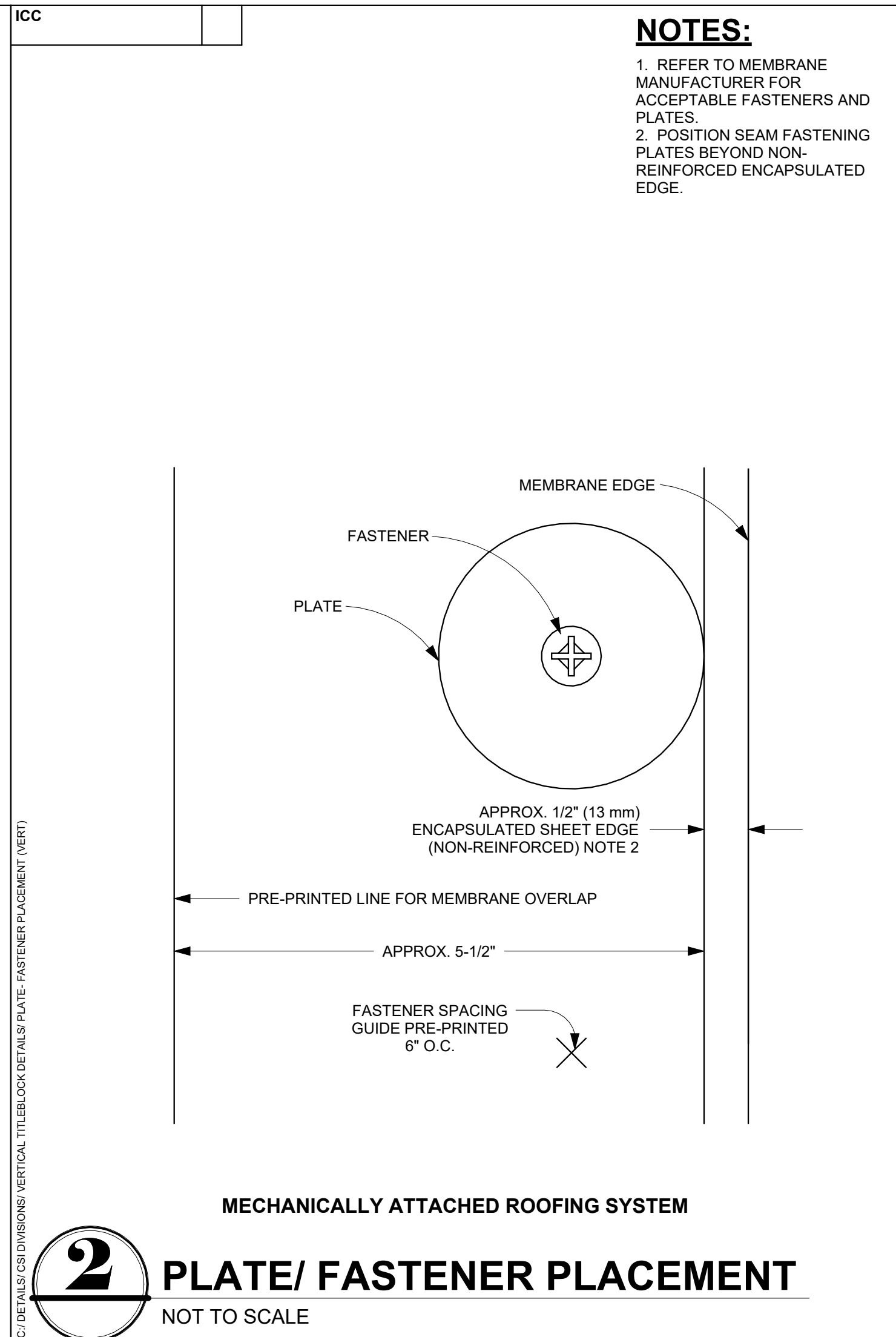
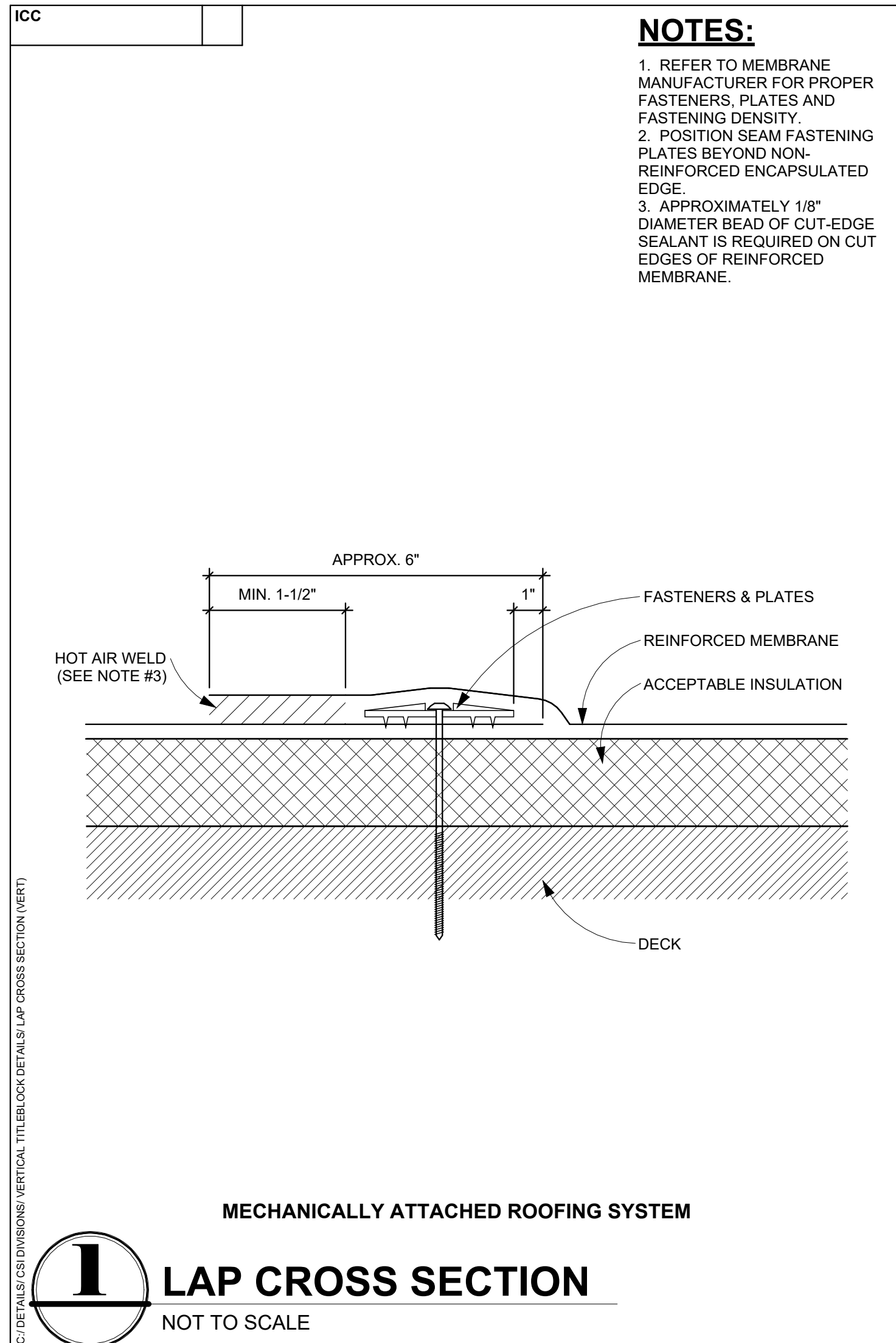
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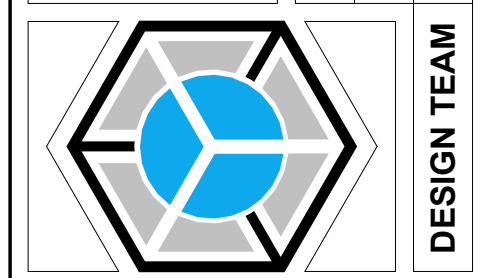
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MEMBRANE ROOF DETAILS

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PROJECT NO.:	24-012		

NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION

- ### ROOF KEYED NOTES
- LOCKED ROOF HATCH.
 - MAIN ROOF DRAIN TO CONNECT TO SITE STORM DRAIN SYSTEM BELOW GRADE.
 - SINGLY PLY MEMBRANE OVER TAPERED INSULATION.
 - INSTALL (2) 6x12 SCREENED VENTS EA. END OF ROOF AREA.
 - INSTALL (4) 6x12 SCREENED VENTS EA. LONG SIDE OF ROOF AREA.
 - INSTALL (1) 22" X 30" MIN. WEATHER RESISTANT METAL EXTERIOR ACCESS DOOR W/ KEYED SECURE LOCKING MECHANISM. EA. END OF ROOF AREA.
 - EXIT WHERE INDICATED W/ DOWNSPOUT NOZZLE (ZURN).
 - ARCHITECTURAL ASPHALT SHINGLES (BLACK).

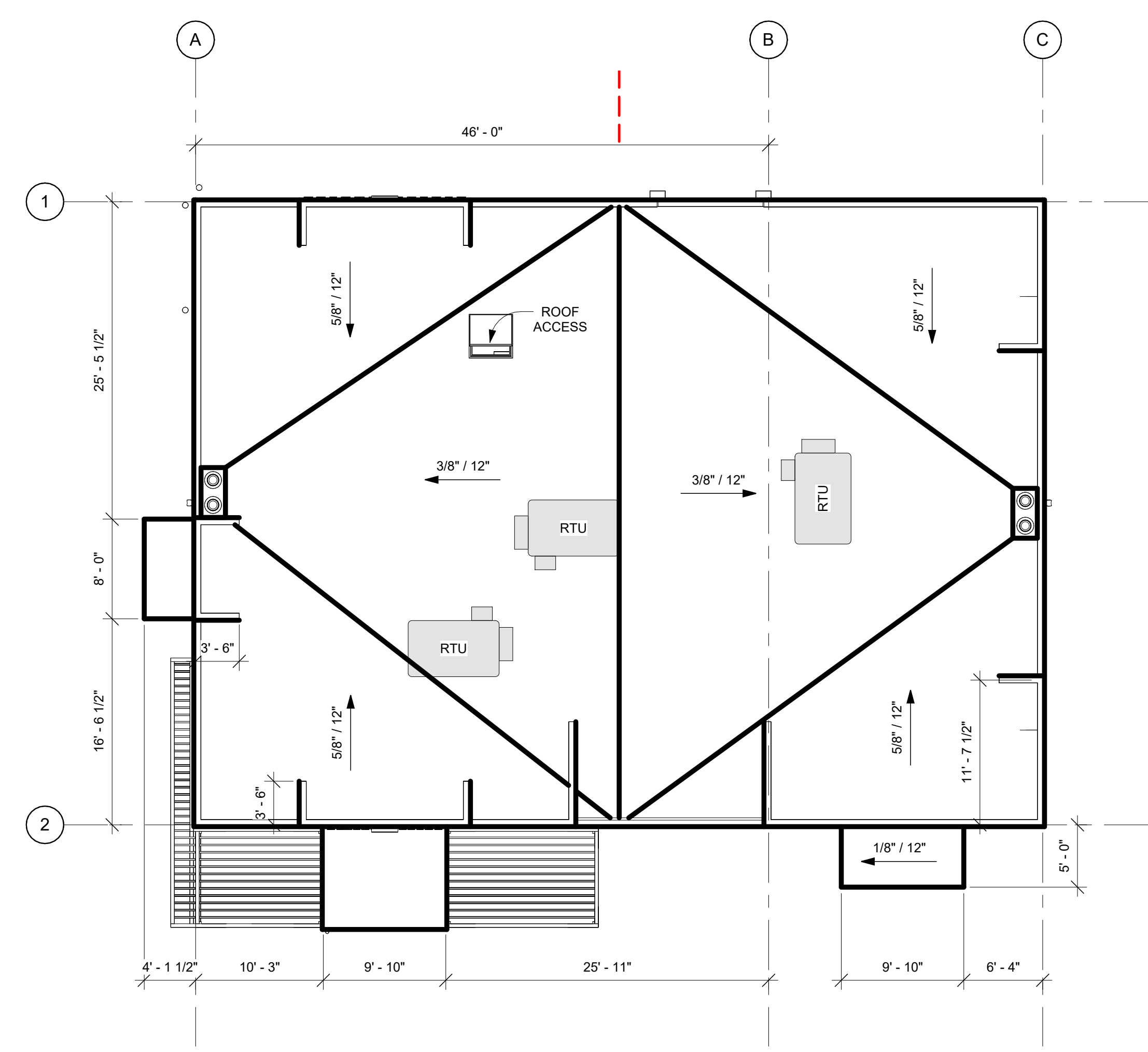
ROOF DRAIN CALCULATIONS

RAINFALL: 1.5 IN

MARK	AREA	DIVISIONS	SF COVERED BY DRAIN	PIPE SIZE	DRAINS REQUIRED (PER DIVISION)
GROUP A	3284 SF	2	1920 SF	2 IN	1

ROOF PLAN LEGEND

- ### ROOF PLAN NOTES
- CONTRACTOR WILL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THESE PLANS AND WITH THE BUILDING SITE PRIOR TO COMMENCING ANY WORK ON THIS PROJECT.
 - ROOFING: ROOFING WORKMANSHIP, INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL OF THE LATEST ADOPTED LOCAL AND STATE BUILDING CODE(S) AND ORDINANCES AS VERIFIED BY THE OWNER/CONTRACTOR.
 - TRUSSES TO HAVE 12" MIN "HIGH HEEL" U.N.O.
 - CLASS A, B, OR C ROOFING SHALL BE INSTALLED IN JURISDICTIONS DESIGNATED BY LAW AS REQUIRING THEIR USE OR WHERE THE EDGE OF THE ROOF IS LESS THAN 3 FEET FROM A LOT LINE.
 - VALLEY FLASHING: PROVIDE VALLEY FLASHING 28 GALVANIZED SHEET GAUGE (CORROSION-RESISTANT METAL) EXTENDING AT LEAST 11 INCH FROM CENTERLINE EACH WAY.
 - DO NOT SET ANY EQUIPMENT, PLUMBING VENTS OR OTHER ROOF PENETRATIONS IN VALLEYS.
 - ALL ROOF AND OVERFLOW DRAINS TO BE A MINIMUM OF 4' FROM EXTERIOR WALLS.
 - PLUMBING VENTS SHALL BE MERGED TO LIMIT THE NUMBER OF ROOF PENETRATIONS. STRENGTHEN/ REINFORCE TO SUPPORT HEAVY AND SLIDING SNOW.
 - EXTEND ALL CONDENSATE DRAINS TO ROOF DRAIN LINES WHERE NO OTHER OUTLET IS SHOWN. DO NOT EXIT CONDENSATE ONTO ROOF.
 - ROOF COVERINGS AND INSTALLED ASSEMBLES SHALL BE RATED FOR & LOCAL WIND AND SNOW LOADS.
 - INSTALL CRICKETS AS REQ'D TO DEFLECT FLOW TO MAIN DRAINAGE AND TO ELIMINATE ANY POCKETS THAT MAY CATCH WATER.
 - OVERHANG DIMENSIONS ARE TO ROUGH FROM EXTERIOR FACE OF STUDS UNLESS SPECIFICALLY NOTED OTHERWISE. (SEE FRAMING SECTIONS AND TYPICAL WALL SECTION).
 - PROVIDE CONT. METAL FLASHING AROUND ALL ROOF PENETRATIONS, VALLEYS, AND ALL ROOF/WALL INTERSECTIONS.
 - PROVIDE CONT. METAL DRIP FLASHING AT ALL EAVES AND RAKES.
 - PROVIDE METAL RAIN GUTTERS AT ALL EAVES EXCEPT AT UPPER ROOFS WITH A GUTTERED ROOF BELOW.
 - PROVIDE KICKOUT FLASHING AT ALL WALL/ VERTICAL WALL LOCATIONS.



NOTE: CONTINUOUS RIDGE & SOFFIT VENTS RECOMMENDED. ROOF VENTILATION DEVICES NOT SHOWN

ROOF PLAN
1/8" = 1'-0"

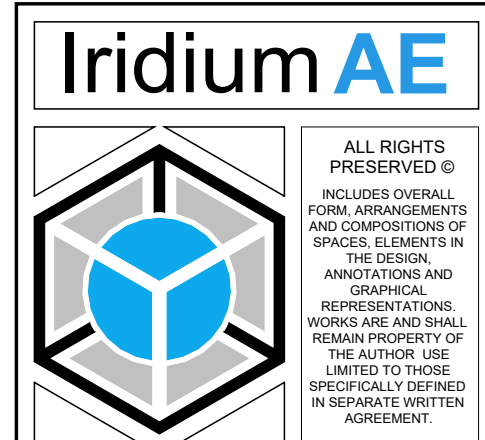
ROOF VENTILATION CALCULATIONS

NOTE: IF ROOF SLOPE IS 7:12 - 10:12, INCREASE NFA BY 20%
 IF ROOF SLOPE > 10:12, INCREASE NFA BY 30%

ROOF DESCR.	AREA	REQ'D NET FREE AREA (NFA) @ 1/300			OPTIONS			
		HIGH EXHAUST	LOW INTAKE (SOFFIT)	OTHER	TYPE	NFA (TYP)	MIN. REQ'D	BUILDER
OVERALL	0 SQ FT	0 SQ FT (0 SQ IN)	40% - 50%	1 - 1 SQ IN	RIDGE	16 SQ IN/FT	1 LF	LF
					TURTLE	50 SQ IN/EA	1 UNITS	UNITS
					OTHER			
					UNDER EAVE	6.5 SQ IN/FT	1 LF	LF
					CONT	9 SQ IN/FT	1 UNITS	UNITS
					OTHER			

ROOF FINISH MATERIALS

ROOFING	ASPHALT SHINGLES
SOFFIT	WOOD COMPOSITE
FASCIA	CONCRETE COMPOSITE
TYPE OF CONSTRUCTION (CH 6)	
MINIMUM CLASSIFICATION (T1505.1)	



NO.	DATE	BY	CHK	APP
B	05/08/2024	CJH	KCM	
A	01/30/2024	CJK	KCM	

FINAL REVIEW SET
CONCEPT PLANS - REV A
REVISION NOTES

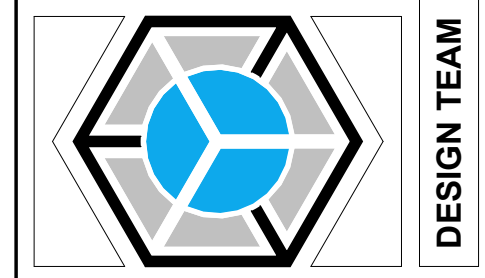
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

ROOF PLAN

Iridium AE
ARCHITECTURE & ENGINEERING

635 W 5300 S #402
Murray, UT 84123
(801) 974-5101
www.iridiumae.com

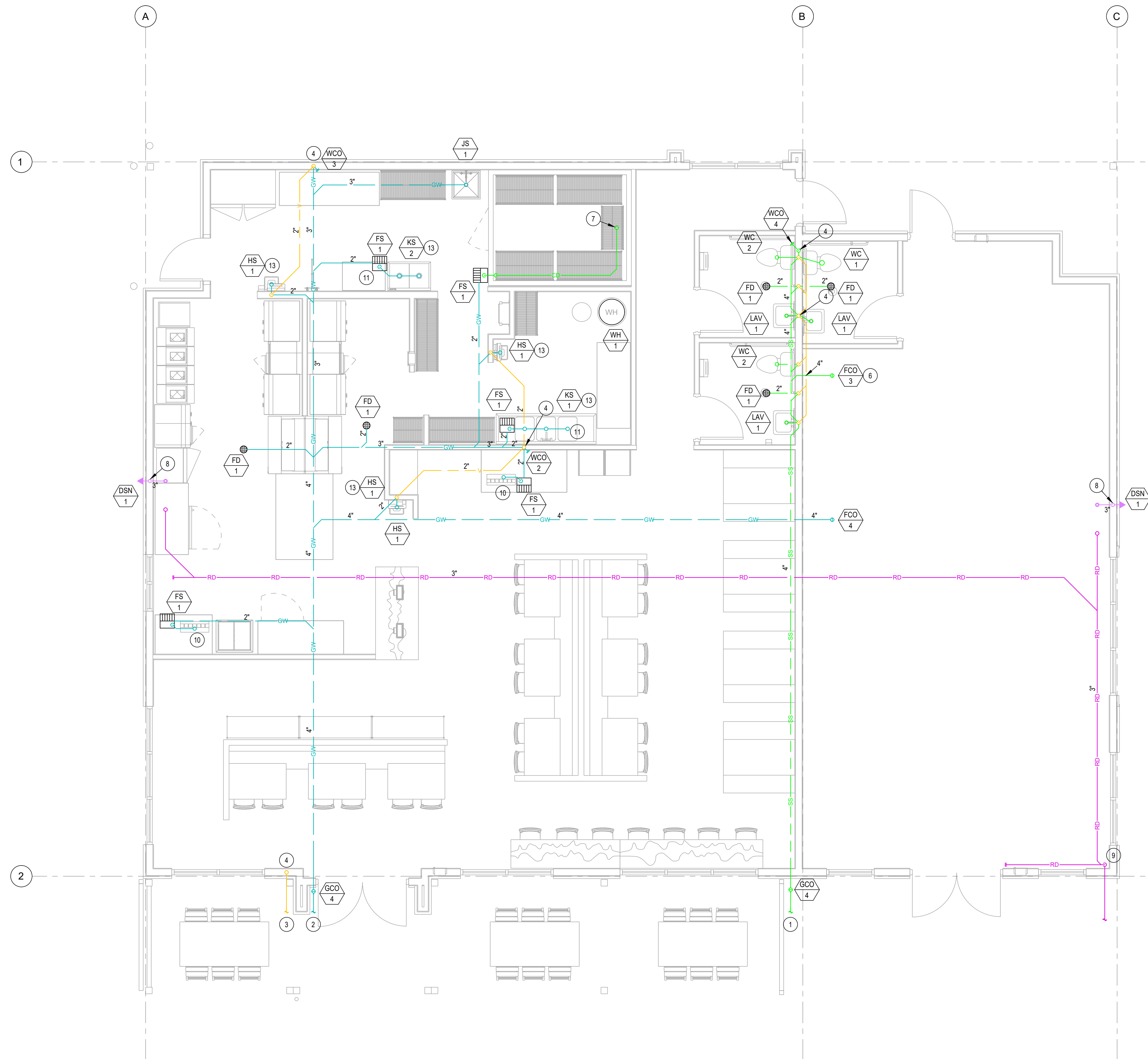
DRAWN BY: CJH, WSH
CHECKED BY: KCM, CJH



ISSUE DATE: 09 MAY 2024
REV. B

SHEET NO.: **A-800**
PROJECT NO.: **24-012**

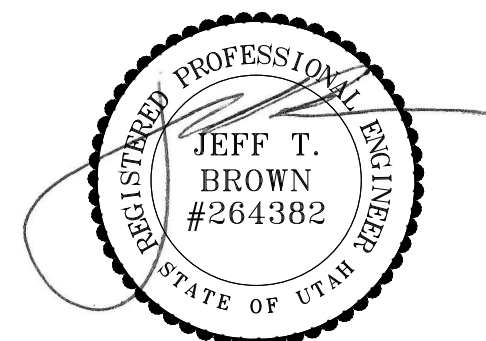
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NORTH
 ↓
MAIN FLOOR WASTE & VENT PLUMBING PLAN
 SCALE: 1/4"=1'-0"

KEYED NOTES

- ① 4" SANITARY SEWER 5'-0" OUTSIDE THE BUILDING. CONTINUATION BY OTHERS.
- ② 4" GREASE WASTE LINE 5'-0" OUTSIDE THE BUILDING. CONTINUATION BY OTHERS. ROUTE TO 1,500 GALLON GREASE INTERCEPTOR.
- ③ 2" VENT FOR GREASE INTERCEPTOR.
- ④ 2" VTR. EXTEND 3'-0" ABOVE ANY AIR INTAKE WITHIN 10'-0".
- ⑤ ROUTE CONDENSATE DRAIN LINE TO FLOOR SINK TERMINATE WITH 2" AIR GAP.
- ⑥ 4" STUB FOR FUTURE TENANT.
- ⑦ DRAIN LINE FROM WALK IN TO FLOOR SINK, PROVIDE HEAT TAPE.
- ⑧ DROP TO 18" AFG & TERMINATE WITH DSN.
- ⑨ DROP IN CORNER & ROUTE TO STORM DRAIN. SEE CIVIL FOR CONTINUATION.
- ⑩ INDIRECT DRAIN FROM SODA/ICE MACHINE TO FLOOR SINK, PROVIDE AIR GAP.
- ⑪ INDIRECT DRAIN FROM KITCHEN SINK. ROUTE TO FLOOR SINK, PROVIDE AIR GAP.
- ⑫ 3" GW STUB FOR FUTURE TENANT.
- ⑬ EQUIPMENT PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.



PERMIT SET

REV.	DATE	DESCRIPTION
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-	-	-
-	-	-
-	-	-
B	04/25/2024	REV 1
A	05/23/2022	RELEASE FOR PERMIT

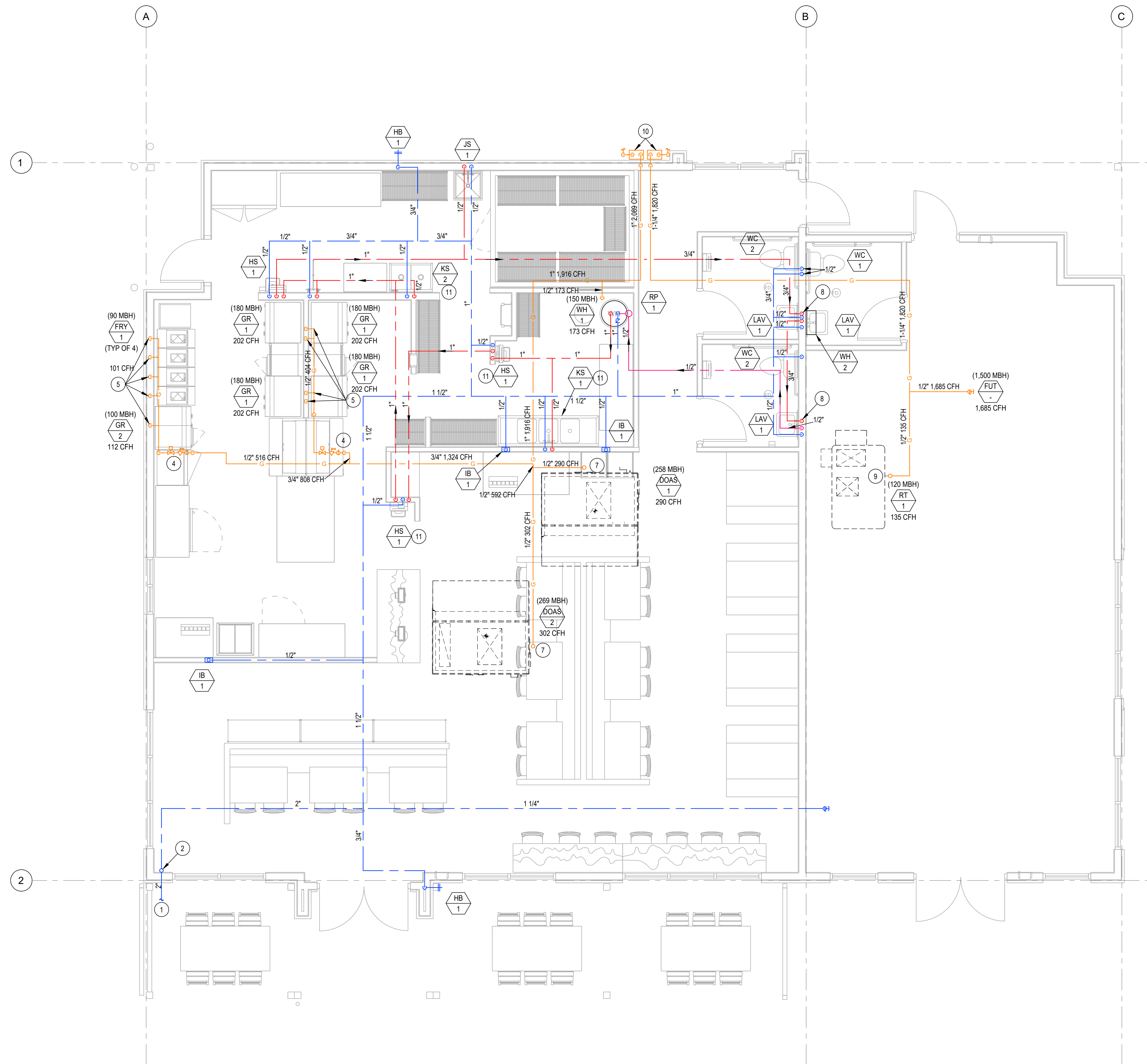


PROJECT NAME:
SEVEN BROTHERS DINER
 ADDRESS:
 4952 WEST 12600 SOUTH, LOT 7
 HERRIMAN, UTAH

DRAWING TITLE:
PLUMBING PLAN

JOB NO.:	22.133	SHEET NUMBER
DATE:	04/25/2024	P201
DRAWN BY:	JH	
SCALE:	1/4"=1'-0"	

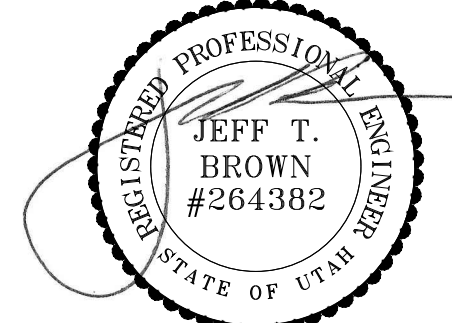
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NORTH
↓
MAIN FLOOR WATER & NATGAS PLUMBING PLAN
SCALE: 1/4"=1'-0"

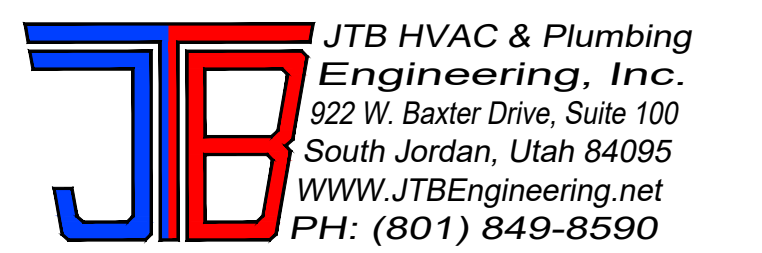
KEYED NOTES

- 1 1-1/2" DOW 5'-0" OUTSIDE. CONTINUATION BY OTHERS.
- 2 VERTICAL WATER PRESSURE REGULATOR. PROVIDE ACCESS PANEL.
- 4 1/2" NATGAS DROP OUT OF CEILING. PROVIDE FULL PORT SHUT OFF VALVE, 2 PSI TO 4 OZ NATGAS PRV, AND AUTOMATIC SHUTOFF VALVE.
- 5 CONNECT 1/2" NATGAS TO COOKING APPLIANCE. PROVIDE QUICK DISCONNECT. PROVIDE TETHER FROM WALL TO EQUIPMENT TO PREVENT DAMAGE TO GAS LINES.
- 6 1/2" NATGAS DROP TO WATER HEATER. PROVIDE FULL PORT SHUT OFF VALVE, 2 PSI TO 4 OZ NATGAS PRV, AND FLEX CONNECTION.
- 7 1/2" NATGAS UP THROUGH ROOF TO DOAS UNIT. PROVIDE FULL PORT SHUT OFF VALVE, PRV AND FLEX TO UNIT.
- 8 DROP WITH FULL SIZED HOT WATER LINE, 1/2" TO FIXTURE & RISE UP TO CONTINUE HW LOOP.
- 9 1/2" GAS UP TO ROOF TOP UNIT. PROVIDE FULL PORT SHUT OFF VALVE, PRV AND FLEX TO UNIT.
- 10 NEW GAS METER BY DOMINION. SEE GAS UTILITY SCHEDULE ON SHEET P701 FOR METER CFH.
- 11 EQUIPMENT PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.



PERMIT SET

REV.	DATE	DESCRIPTION
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-	-	-
-	-	-
-	-	-
B	04/25/2024	REV 1
A	05/23/2022	RELEASE FOR PERMIT

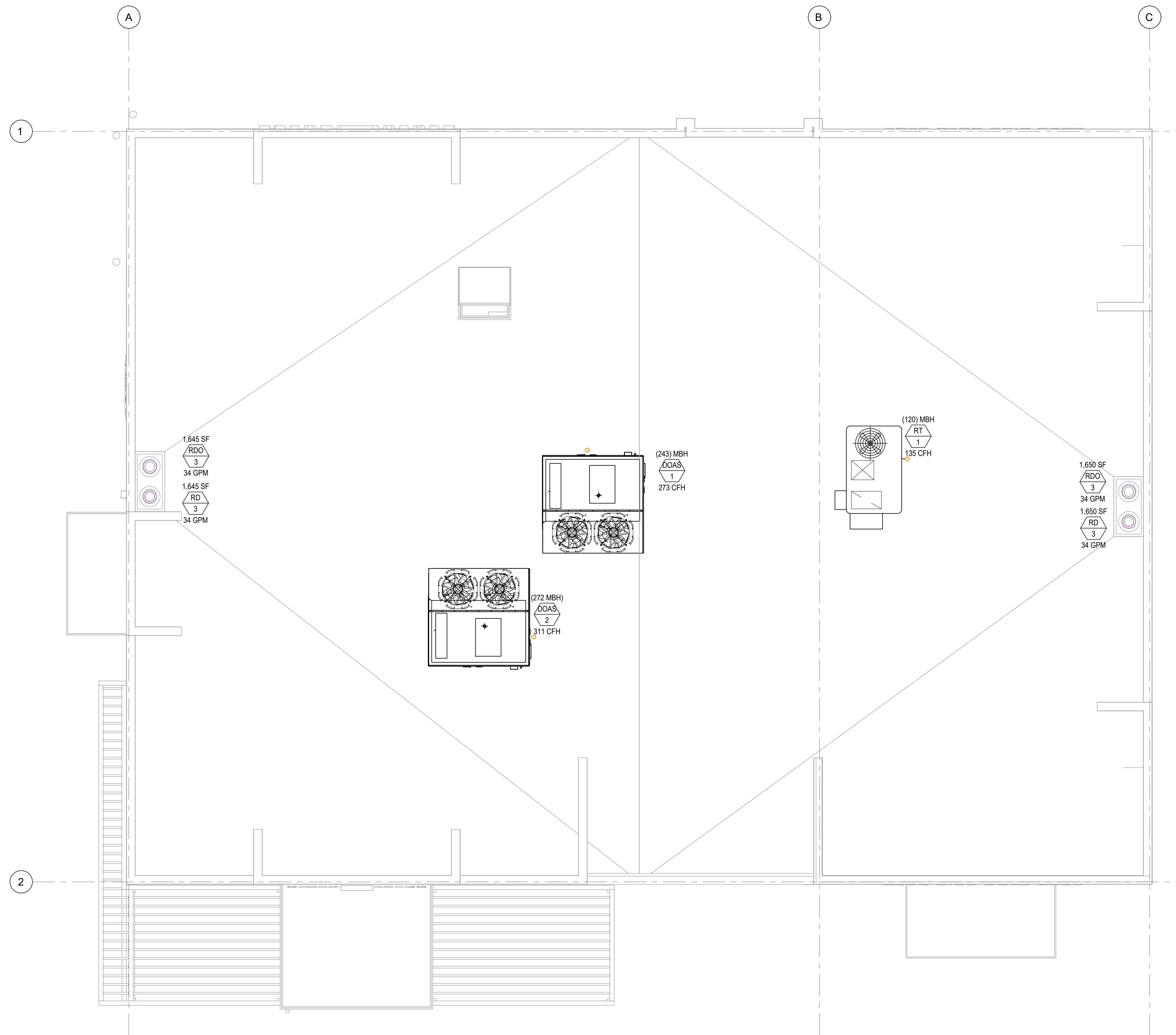


PROJECT NAME:
SEVEN BROTHERS DINER
ADDRESS:
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

DRAWING TITLE:
PLUMBING PLAN

JOB NO.:	22.133	SHEET NUMBER
DATE:	04/25/2024	P202
DRAWN BY:	JH	
SCALE:	1/4"=1'-0"	

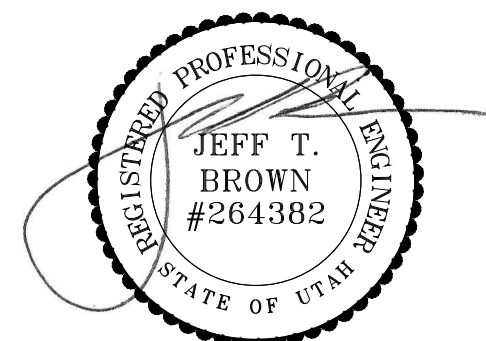
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NORTH
↓
ROOF PLUMBING PLAN
SCALE: 1/4"=1'-0"

KEYED NOTES

- ① -
- ② -
- ③ -
- ④ -



PERMIT SET

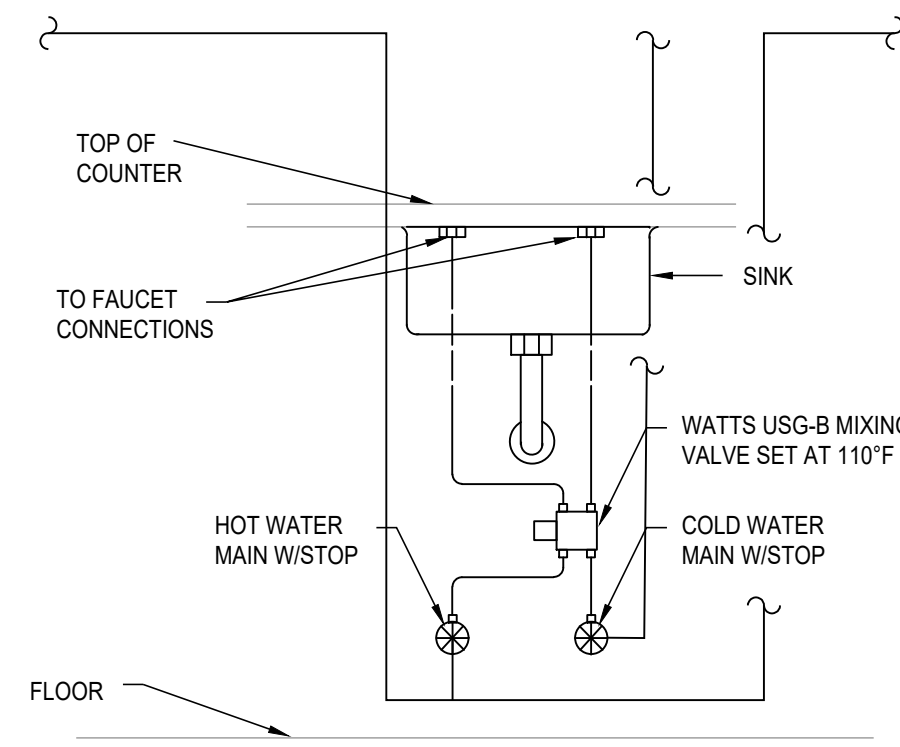
REV.	DATE	DESCRIPTION
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-	-	-
-	-	-
-	-	-
B	04/25/2024	REV 1
A	05/23/2022	RELEASE FOR PERMIT

JTB JTB HVAC & Plumbing
Engineering, Inc.
922 W. Baxter Drive, Suite 100
South Jordan, Utah 84095
WWW.JTBEngineering.net
PH: (801) 849-8590

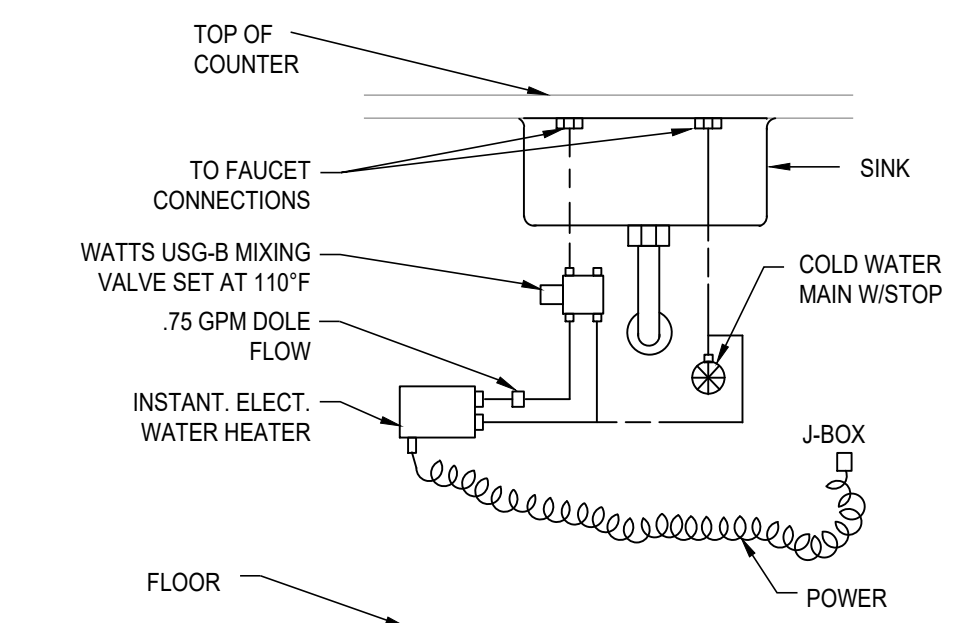
PROJECT NAME:
**SEVEN BROTHERS
DINER**
ADDRESS:
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

DRAWING TITLE:
**PLUMBING
PLAN**

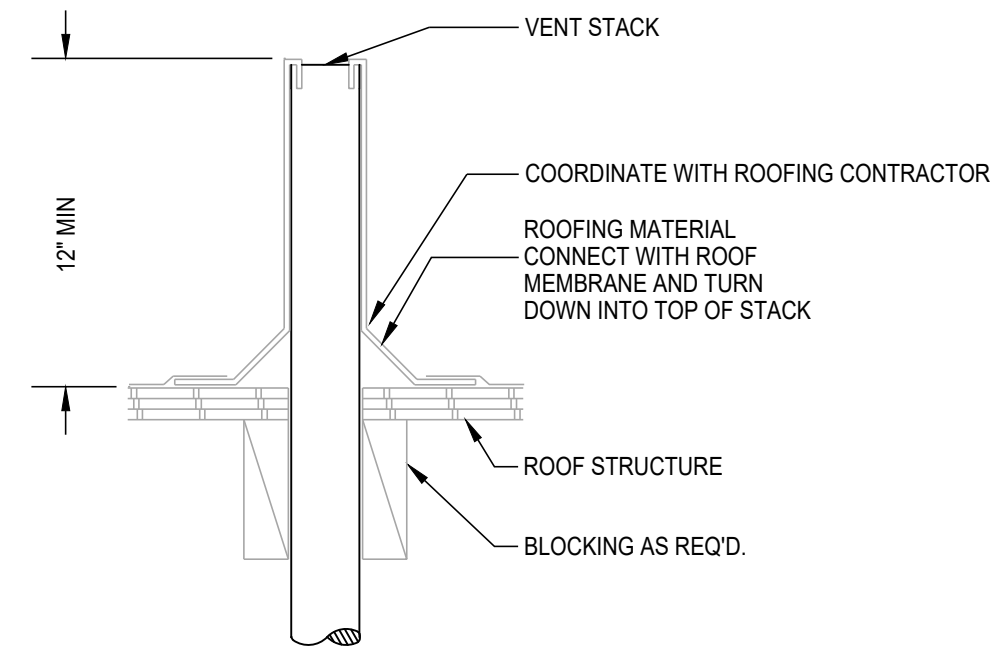
JOB NO.:	22.133	SHEET NUMBER
DATE:	04/25/2024	P203
DRAWN BY:	JH	
SCALE:	1/4"=1'-0"	



A LAV MIXING VALVE DETAIL

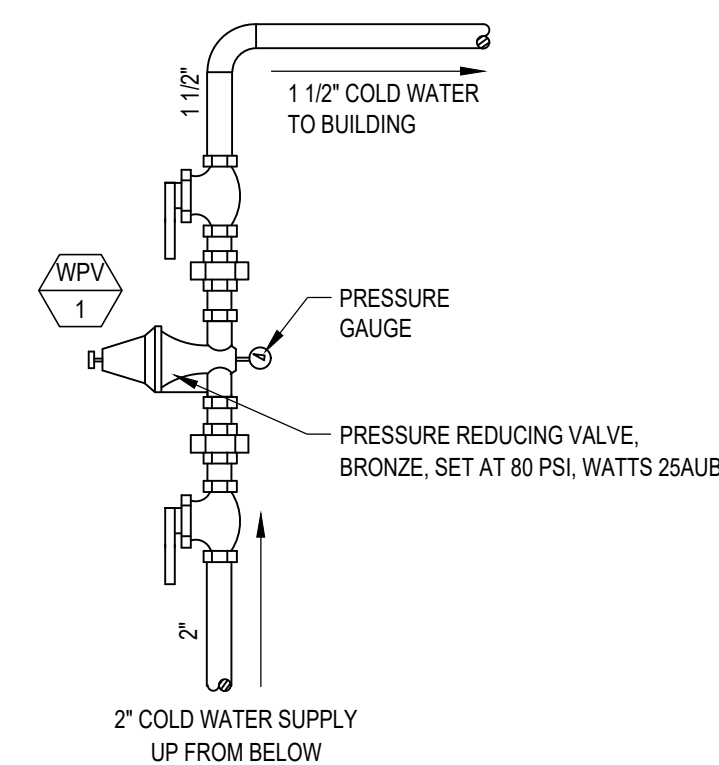


C INSTANTANEOUS HOT WATER HEATER DETAIL

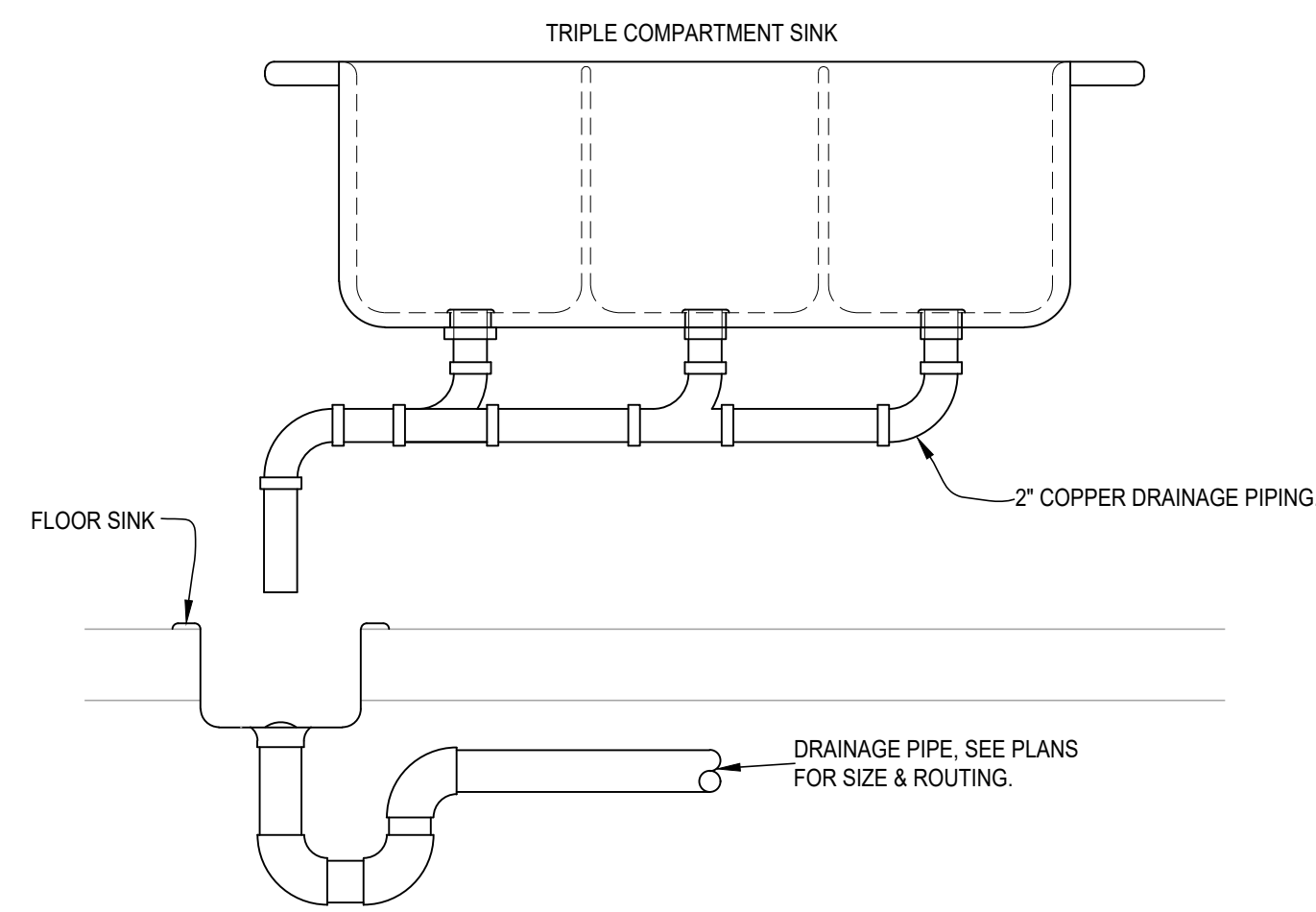


B VENT THRU THE ROOF DETAIL

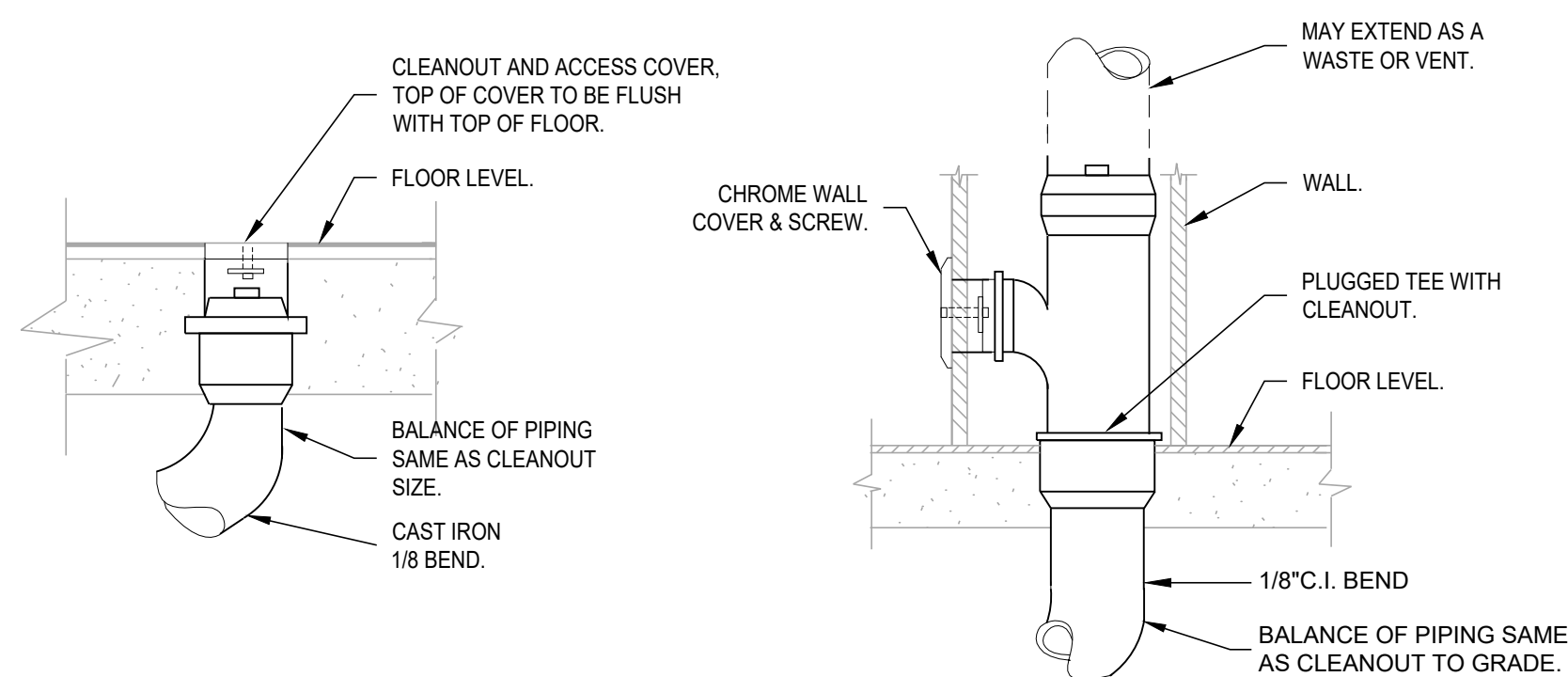
NOTE: INSTALL PRESS. REDUCING STATION VALVE ASSY WHEN STREET PRESSURE EXCEEDS 80 PSI



D VERTICAL PRV STATION DETAIL



F TRIPLE-COMPARTMENT SINK DETAIL



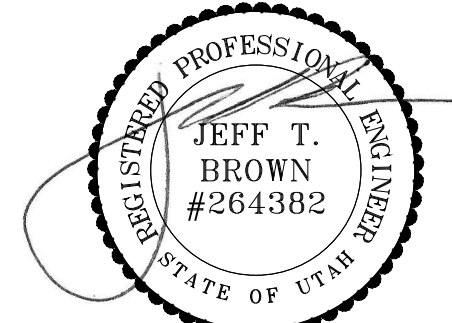
G CLEANOUT DETAILS

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PLUMBING SCHEDULE									
TAG	FIXTURE TYPE MOUNTING LOCATION	FIXTURE ROUGH-IN SIZES inches				FINISH COLOR	ACCESSORIES AND COMMENTS	FIXTURE MANUFACTURER MODEL NUMBER	
		DOMESTIC WATER COLD	DOMESTIC WATER HOT	WASTE & VENT TRAP	WASTE & VENT VENT				WASTE & VENT WASTE
WC 1	WATER CLOSET-ADA FLOOR MOUNT-TANK	1/2"	-	-	2	4	WHITE	BRASS CRAFT KWIK TURN STOPS BEMIS WHITE SEAT (1955C)	PROFLO CHROME ESCUTCHEON LEFT CHROME TRIP LEVER K-3979
WC 2	WATER CLOSET-ADA FLOOR MOUNT-TANK	1/2"	-	-	2	4	WHITE	BRASS CRAFT KWIK TURN STOPS BEMIS WHITE SEAT (1955C)	PROFLO CHROME ESCUTCHEON RIGHT CHROME TRIP LEVER K-3979
LAV 1	LAVATORY-ADA WALL MOUNT	1/2	1/2	1 1/4	2	2	WHITE	INSULATED P-TRAP COVER PROFLO 1 1/4" SS GRID STRAINER AND P-TRAP	BRASS CRAFT KWIK TURN STOPS, WATTS LFUSG-B MIXING VALVE MOEN FAUCET (8800 CHROME) K-2005
FD 1	FLOOR DRAIN	-	-	2	2	2	NB	TRAP GUARD, SIMILAR TO SURESEAL 97041	- WATTS FD7-SR-2-PVC
FS 1	FLOOR SINK	-	-	2	2	2	NB	WHITE PORCELAIN HALF TOP GRATE ALUMINUM DOME STRAINER	12"x12" PF906K
JS 1	JANITOR SINK FLOOR MOUNT	1/2	1/2	3	2	3	WHITE	FIAT FAUCET (830-AA) FIAT HOSE AND BRACKET (832-AA)	FIAT MOP BRACKET (889-CC) MSB-2424
HB 1	HOSE BIBB EXTERIOR USE	3/4	-	-	-	-	CHROME	VACUUM BREAKER	- JAY R. SMITH 5609QT
RD 1	ROOF DRAIN NUMBER IS SIZE	-	-	-	-	VARIES	-	SUMP RECIEVER UNDERDECK CLAMP	ALUMINUM DOME 1010Y
ORD 1	OVERFLOW ROOF DRAIN NUMBER IS SIZE	-	-	-	-	VARIES	-	SUMP RECIEVER UNDERDECK CLAMP	ALUMINUM DOME 2" WATER DAM 1080Y
DN 1	DOWNSPOUT NOZZLE NUMBER IS SIZE	-	-	-	-	VARIES	-	NO HUB ADAPTOR	- JAY R. SMITH 1770T
WH 1	WATER HEATER NATURAL GAS (POWER DIRECT VENT)	3/4	3/4	-	-	-	-	150,000 BTU/HR, 0.70 ENERGY FACTOR, 110 VAC, 60 HZ, 3.1 AMPS 100 GALLON TANK, THERM-X-TROL EXPANSION TANK (ST-12)	T&P RELIEF VALVE HEAT TRAPS BRADFORD WHITE EF-100T-150E-3N
WH 2	WATER HEATER ELECTRIC	3/8"	3/8"	-	-	-	-	120 VOLT, 3,500 WATTS/ 29.0 AMPS - TANKLESS 48" F RISE @ 0.5 GPM	- BRADFORD WHITE ES-3500-1-S-10
RP 1	HOT WATER RECIR. PUMP ABOVE CEILING	-	3/4	-	-	-	-	ELECTRICAL-115/160 (1/25 HP, 0.7 AMPS) 2 GPM @ 10 FEET OF HEAD, AUTO SHUT OFF AND TIMER	FLANGED CONNECTION SUPPLY COMPANION FLANGES ARMSTRONG ASTRO 30
WPV 1	WATER PRESSURE REGULATOR	2	-	-	-	-	-	PROVIDE WITH 0 TO 160 PSI GAUGE SWEAT CONNECTION ON INLET AND OUTLET	SET AT 80 PSI UNLESS SPECIFIED OTHERWISE 12 PSI DROP @ 42 GPM WATTS LFU5B-S-23-GG
WCO 1	WALL CLEANOUT NUMBER IS SIZE	-	-	-	-	VARIES	-	PROVIDE COVER AND SCREW	- JAY R. SMITH 4472T
FCO 1	FLOOR CLEANOUT NUMBER IS SIZE	-	-	-	-	VARIES	-	GASKET SEAL BRONZE PLUG	- JAY R. SMITH 4101S
GCO 1	GRADE CLEANOUT NUMBER IS SIZE	-	-	-	-	VARIES	-	SHALLOW COVER AND SCREW	- JAY R. SMITH 4422C
HS 1	HAND SINK-ADA WALL MOUNT	-	-	-	-	-	-	SEE KITCHEN EQUIPMENT SPECIFICATIONS AND MODEL NUMBER.	-
KS 1	KITCHEN SINK FREE STANDING - 3 COMP	1/2	1/2	-	-	IND	-	SEE KITCHEN EQUIPMENT SPECIFICATIONS AND MODEL NUMBER.	-
KS 2	KITCHEN SINK FREE STANDING - 2 COMP	1/2	1/2	-	-	IND	-	SEE KITCHEN EQUIPMENT SPECIFICATIONS AND MODEL NUMBER.	-

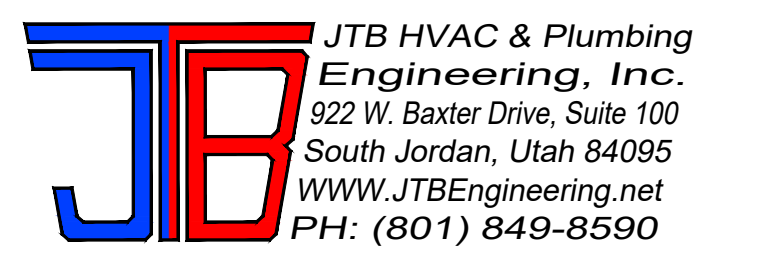
SEVEN BROTHERS NATGAS SIZING SCHEDULE					
TAG	QTY	EQUIPMENT INPUT BTU/HR		EQUIPMENT INPUT CUBIC FEET/HR	
		EACH	TOTAL	EACH	TOTAL
DOAS 1	1	258,000	258,000	290	290
DOAS 2	1	269,000	269,000	302	302
GR 1	4	180,000	720,000	202	808
GR 2	1	100,000	100,000	112	112
FRY 1	4	90,000	360,000	101	404
WH 1	1	150,000	150,000	173	173
TOTAL INPUT - BTU/HR		1,857,000			
BTU/HR/CUBIC FOOT		890			
TOTAL EQUIPMENT INPUT - CUBIC FEET/HR		2,089			
PRESSURE AT THE METER		2 PSI			
DISTANCE FROM METER TO FURTHEST EQUIPMENT		70'-0"			
NATURAL GAS LINE SIZE AT METER		1"			

FUTURE TENANT NATGAS SIZING SCHEDULE					
TAG	QTY	EQUIPMENT INPUT BTU/HR		EQUIPMENT INPUT CUBIC FEET/HR	
		EACH	TOTAL	EACH	TOTAL
RT 1	1	120,000	120,000	135	135
FUT 1	1	1,500,000	1,500,000	1,685	1,685
TOTAL INPUT - BTU/HR		1,620,000			
BTU/HR/CUBIC FOOT		890			
TOTAL EQUIPMENT INPUT - CUBIC FEET/HR		1,820			
PRESSURE AT THE METER		2 PSI			
DISTANCE FROM METER TO FURTHEST EQUIPMENT		100'-0"			
NATURAL GAS LINE SIZE AT METER		1 1/4"			



PERMIT SET

REV.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
B	04/25/2024	REV 1
A	05/23/2022	RELEASE FOR PERMIT



PROJECT NAME:
**SEVEN BROTHERS
DINER**
ADDRESS:
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

DRAWING TITLE:
**PLUMBING DETAILS &
SCHEDULES**

JOB NO.:	22.133	SHEET NUMBER
DATE:	04/25/2024	P701
DRAWN BY:	JH	
SCALE:	NTS	

ABBREVIATIONS

AC	ACCESS COVER AIR CONDITIONING	EWC	ELECTRIC WATER COOLER	RA	RETURN AIR
AD	ACCESS DOOR AREA DRAIN	EWT	ENTERING WATER TEMPERATURE	RAG	RETURN AIR GRILLE
AFF	ABOVE FINISHED FLOOR	EXT	EXISTING	RD	ROOF DRAIN
AH	AIR HANDLING UNIT	F	FURNACE	RF	RELIEF AIR
AP	ACCESS PANEL	FB	FAN POWERED VAV BOX	RH	RELIEF HOOD RADIANT HEATER
ATC	AUTOMATIC TEMPERATURE CONTROL	FC	FAN COIL UNIT	RI	ROUGH-IN
AUTO	AUTOMATIC	FD	FLOOR DRAIN FIRE DAMPER	RP	RADIANT PANEL RECIRCULATION PUMP
AV	AIR ADMITTANCE VALVE	FH	FIRE HYDRANT	RT	ROOFTOP UNIT
AW	AIR WASHER	FL	FILTER	RV	RELIEF VENT RELIEF VALVE
B	BOILER	FLR	FLOOR	REOD	REQUIRED
BB	BASEBOARD	FOB	FLAT ON BOTTOM	SA	SUPPLY AIR
BDD	BACKDRAFT DAMPER	FOS	FLAT ON SIDE	SC	SELF CONTAINED UNIT
BFP	BACKFLOW PREVENTOR	FOT	FLAT ON TOP	SD	STORM DRAIN
BLD	BUILDING	FP	FIREPLACE	SEF	SMOKE EXHAUST FAN
BOD	BOTTOM OF DUCT	FS	FLOOR SINK	SF	SUPPLY FAN
BOU	BOTTOM OF UNIT	FSD	FIRE/SMOKE DAMPER	SP	STATIC PRESSURE
BTU	BRITISH THERMAL UNIT	FU	FIXTURE UNIT	SPEC	SPECIFICATION
BTUH	BRITISH THERMAL UNIT PER HOUR	GA	GAUGE	SS	STAINLESS STEEL SANITARY SEWER
CA	COMBUSTION AIR	GC	GENERAL CONTRACTOR	GI	GREASE INTERCEPTOR
CC	COOLING COIL	GP	GALLONS PER MINUTE	ST	SOUND TRAP
CD	CONDENSATE DRAIN CONSTRUCTION DOCUMENT	GRD	GRADE	STD	STANDARD
CFH	CUBIC FEET PER HOUR	GT	GREASE TRAP	TAG	TRANSFER AIR GRILLE
CFM	CUBIC FEET PER MINUTE	GW	GREASE WASTE	TOD	TOP OF DUCT
CH	CHILLER	HB	HOSE BIBB	TW	THROUGH WALL UNIT
CHWR	CHILLED WATER RETURN	HDR	HEADER	TYP	TYPICAL
CHWS	CHILLED WATER SUPPLY	HE	HEAT EXCHANGER	UH	UNIT HEATER
CI	CAST IRON	HP	HEAT PUMP	UR	URINAL
CL	CENTER LINE	HTR	HEATER	VAV	VARIABLE AIR VOLUME
CLG	CEILING	HU	HUMIDIFIER	VBR	VACUUM BREAKER VAV BOX
CLR	CLEAR	HVAC	HEATING, VENTILATING & AIR CONDITIONING	VTR	VENT THROUGH ROOF
CO	CLEAN OUT	HW	HOT WATER	WI	WITH
CONN	CONNECTION	HWR	HOT WATER RETURN	WA	WATER HAMMER ARRESTOR
CP	CIRCULATING PUMP	HWS	HOT WATER SUPPLY	WB	WET BULB
CR	CONDENSATE RETURN	IE	INVERT ELEVATION	WC	WATER CLOSET
CT	COOLING TOWER	IH	INTAKE HOOD	WH	WATER HEATER
CU	CONDENSING UNIT COPPER	INSUL	INSULATION		
CW	COLD WATER	L	LOUVER		
CWR	CONDENSER WATER RETURN	LAT	LEAVING AIR TEMPERATURE		
CWS	CONDENSER WATER SUPPLY	LAV	LAVATORY		
DA	DILUTION AIR	LPG	LIQUEFIED PETROLEUM GAS		
DB	DRY BULB	MAX	MAXIMUM		
DCW	DOMESTIC COLD WATER	MBH	THOUSAND BTU PER HOUR		
DF	DRINKING FOUNTAIN DUCT FURNACE DESTRATIFICATION FAN DOWN FLOW	MC	MECHANICAL CONTRACTOR		
DFU	DRAINAGE FIXTURE UNIT	MD	MANUAL DAMPER		
DH	DUCT HEATER	MECH	MECHANICAL		
DHW	DOMESTIC HOT WATER	MH	MARHOLE		
DIA	DIAMETER	MIN	MINIMUM		
DM	DAMPER	MU	MAKE-UP AIR UNIT		
DN	DOWN	NATGAS	NATURAL GAS		
DWG	DRAWING	NIC	NOT IN CONTRACT		
EA	EXHAUST AIR	NTS	NOT TO SCALE		
EAT	ENTERING AIR TEMPERATURE	OA	OUTSIDE AIR		
EC	ELECTRICAL CONTRACTOR EVAPORATIVE COOLER	OC	ON CENTER		
EF	EXHAUST FAN	OCEW	ON CENTER EACH WAY		
EH	ELECTRIC HEATER EXHAUST HOSE	ORD	OVERFLOW ROOF DRAIN		
EL	ELEVATION	P	PUMP		
EQ	EQUIPMENT	PH	PENT HOUSE		
ESP	EXTERNAL STATIC PRESSURE	PRV	PRESSURE REDUCING VALVE		
EW	EMERGENCY EYE WASH	P&TV	PRESSURE & TEMPERATURE RELIEF VALVE		
		PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
		QD	QUICK DISCONNECT		

LEGEND

	BARE SHEET METAL RECTANGULAR DUCT, 'A' AND 'B' ARE INSIDE CLEAR DIMENSIONS. 'A' IS WIDTH OF DUCT IN VIEW SHOWN.		120° F. HOT WATER
			140° F. HOT WATER
			OXYGEN
			VACUUM
	1 1/2\"/>		BUTTERFLY VALVE
			GATE VALVE
			PLUG VALVE
			PRV
			THERMOMETER
			UNION
			BALANCING VALVE
			BACKFLOW PREVENTER
			DIRECTION OF FLOW
			FLEXIBLE CONNECTION
			PIPING ELBOW DROP
			UNDERGROUND SANITARY SEWER
			UNDERGROUND COLD WATER
			ABOVE GROUND COLD WATER
			HOSE BIBB
			FLOOR SINK
			GLOBE VALVE
			CONNECTION OFF BOTTOM
			WATER HAMMER ARRESTER

DRAWING INDEX

SHEET NUMBER/DRAWING TITLE

MECHANICAL PLANS

- M001 TITLE SHEET LEGEND & ABBREVIATIONS
- M201 MECHANICAL PLAN
- M301 MECHANICAL AIR BALANCE
- M501 MECHANICAL DETAILS
- M701 MECHANICAL SCHEDULES

PLUMBING PLANS

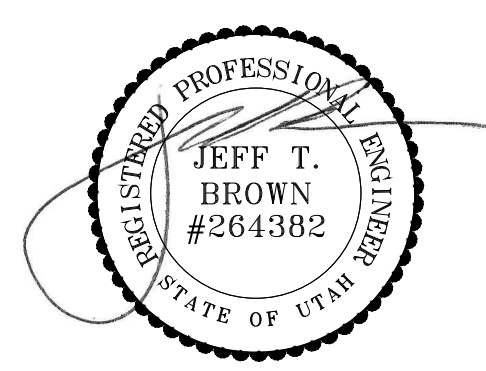
- P201 PLUMBING PLAN
- P202 PLUMBING PLAN
- P203 PLUMBING ROOF PLAN
- P701 PLUMBING DETAILS & SCHEDULE

BUILDING UTILITY INFORMATION

UTILITY SIZING SCHEDULE									
TAG	QTY	DOMESTIC WATER						WASTE	
		COLD		HOT		COMBINED		DFUS	TOTAL
		FUS	TOTAL	FUS	TOTAL	FUS	TOTAL		
WC 1	3	5	15	-	-	5	15	4	12
LAV 1	3	1.5	6	1.5	6	2	8	1	4
FD 1	5	-	-	-	-	-	-	2	6
KS 1	2	3	6	3	6	4	8	2	4
HB 1	2	5	10	-	-	5	10	-	-
JS 1	1	2.25	2.25	2.25	2.25	3	3	5	5
IB 1	3	0.25	0.75	-	-	0.25	0.75	-	-
FUT 1	1	-	20	-	15	-	30	-	25
TOTAL DOMESTIC WATER FIXTURE UNITS								75	
GPM PER TABLE E102								36	
WATER SIZING PER FIGURE E103C								2	
TOTAL DRAINAGE FIXTURE UNITS								56	
WASTE SIZING PER TABLE 710.1(1)								4	

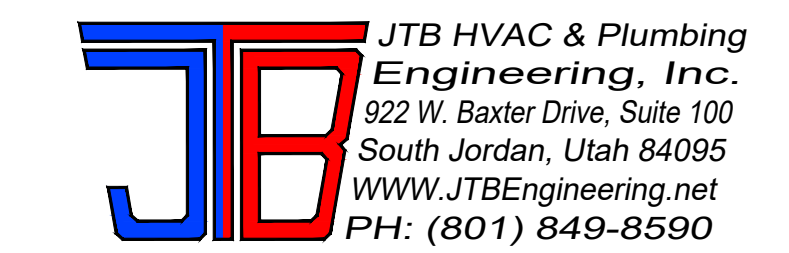
GENERAL NOTES

- THESE DRAWINGS WERE PREPARED USING THE 2018 IBC, 2018 IMC, 2018 IPC, 2018 IFGC, AND THE 2018 IECC.
- ALL INSTALLATIONS SHALL BE PER THE 2018 IBC, 2018 IMC, 2018 IPC, 2018 IFGC, AND THE 2018 IECC.
- THESE DRAWINGS ARE TO SHOW THE GENERAL CONCEPT OF THE SYSTEMS. FIELD VERIFY ALL LOCATIONS AND COORDINATE EXACT ROUTING WITH ALL TRADES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES, LIGHTS, CEILING DIFFUSERS, AND FIRE SPRINKLERS.
- ALL DUCT SIZES LISTED IN THESE DRAWINGS ARE INSIDE CLEAR DIMENSIONS UNLESS NOTED OTHERWISE.
- SLOPE ALL HORIZONTAL SANITARY WASTE AND VENT PIPING A MINIMUM OF A 1/4" PER FOOT FOR 2 1/2" AND SMALLER, 1/8" PER FOOT FOR 3" TO 6", AND 1/16" FOR 8" AND LARGER.
- SLOPE ALL HORIZONTAL ROOF DRAINAGE PIPING A MINIMUM OF A 1/8" PER FOOT UNLESS NOTED OTHERWISE.
- ALL MATERIALS INSTALLED IN AN AREA ABOVE THE CEILING DESIGNATED AS A RETURN AIR PLENUM MUST BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
- ALL UNDERGROUND DUCT SHALL SLOPE TO ALLOW DRAINAGE TO A POINT PROVIDED WITH ACCESS.
- SEISMIC RESTRAINTS ARE REQUIRED PER 2018 IBC. ENGINEERING AND RESTRAINT SELECTION ARE THE RESPONSIBILITY OF THE MECHANICAL AND PLUMBING CONTRACTORS.
- FIRESTOPPING DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
- FIRESTOPPING DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
- AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER OR OWNERS REPRESENTATIVE WITHIN 90 DAYS OF CERTIFICATION OF OCCUPANCY.
- O&M MANUALS FOR THE PROJECT SHALL BE PROVIDED TO THE OWNER OR OWNERS REPRESENTATIVE WITHIN 90 DAYS OF CERTIFICATION OF OCCUPANCY AND INCLUDE THE FOLLOWING ITEMS: EQUIPMENT SUBMITTALS, MANUFACTURERS O&M'S, NAME AND ADDRESS OF AT LEAST ONE SERVICE AGENCY, HVAC AND SERVICE HOT WATER CONTROLS MAINTENANCE AND CALIBRATION INFORMATION, AND A NARRATIVE OF HOW EACH PIECE OF EQUIPMENT IS TO OPERATE INCLUDING SETPOINTS.
- PROVIDE AIR AND WATER BALANCING REPORTS TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
- PIPE EXPANSION JOINTS IN THE VERTICAL RISERS AND HORIZONTAL RUNS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR. FOLLOW THE INSTALLATION RECOMMENDATIONS FOR EACH PIPE MANUFACTURE. EXPANSION JOINTS SHOWN IN THE DRAWINGS ARE MINIMUM REQUIREMENTS AND WILL VARY BASED ON ACTUAL PIPE ROUTING. IF DESIGN ASSISTANCE IS NEEDED PLEASE CONTACT JTB.



PERMIT SET

REV.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
A	05/23/2022	RELEASE FOR PERMIT



PROJECT NAME:
SEVEN BROTHERS DINER
ADDRESS
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

DRAWING TITLE:
TITLE SHEET

JOB NO:	22-133	SHEET NUMBER
DATE:	05/23/2022	M001
DRAWN BY:	JH	
SCALE:	NTS	

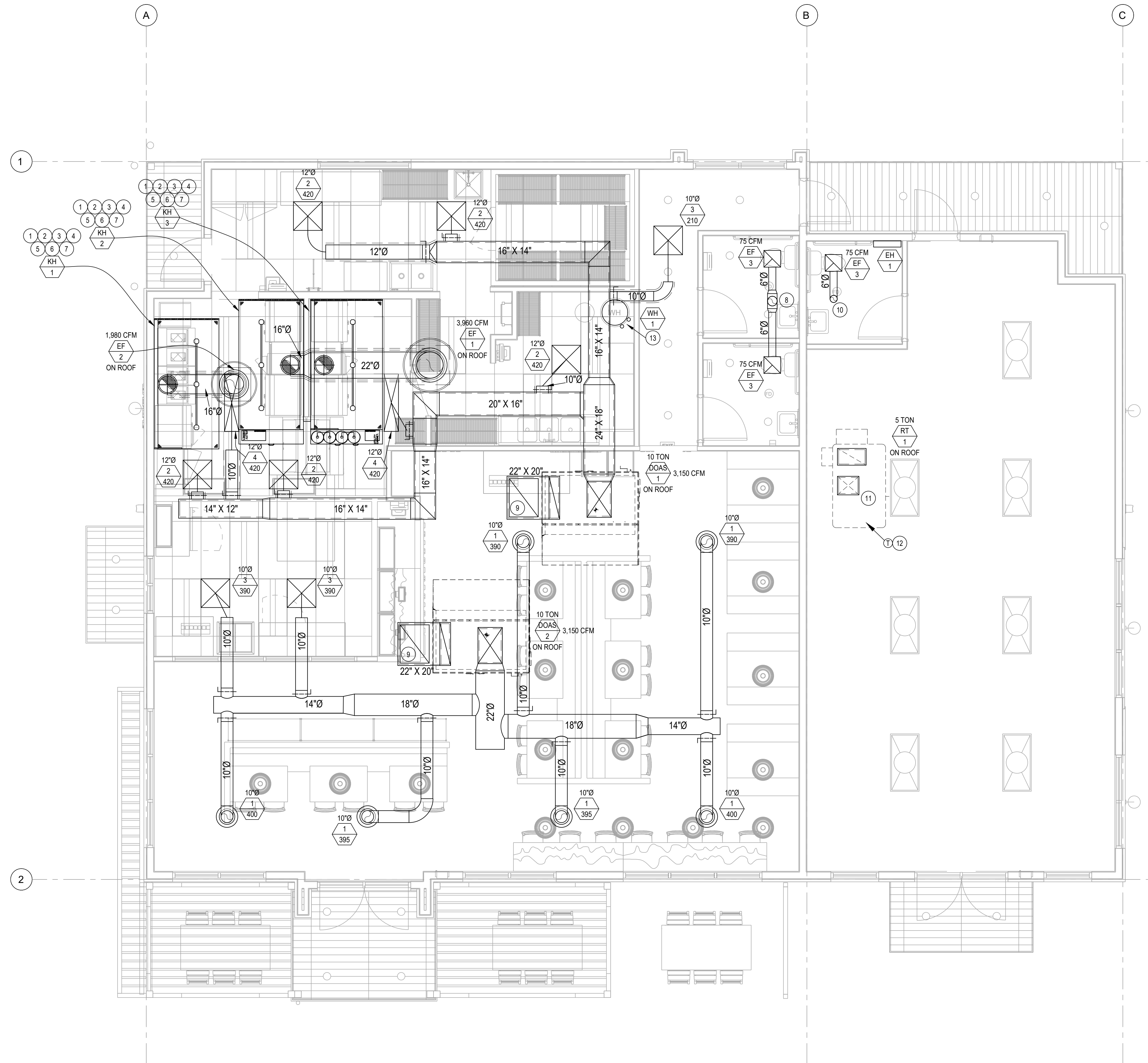
MATERIAL SPECIFICATIONS

MECHANICAL SPECIFICATIONS (UNLESS NOTED OTHERWISE ON PLANS)	PLUMBING SPECIFICATIONS (UNLESS NOTED OTHERWISE ON PLANS)
<p>LOW PRESSURE RECTANGULAR DUCT SUPPLY DUCT - SINGLE WALL SHEET METAL WITH 1" LINER RETURN DUCT - SINGLE WALL SHEET METAL WITH 1" LINER EXHAUST DUCT - SINGLE WALL SHEET METAL OUTSIDE AIR DUCT - SINGLE WALL SHEET METAL WITH 1" LINER</p> <p>LOW PRESSURE ROUND DUCT SUPPLY DUCT - SINGLE WALL SHEET METAL WITH 1-1/2" INSULATION WRAP RETURN DUCT - SINGLE WALL SHEET METAL WITH 1-1/2" INSULATION WRAP EXHAUST DUCT - SINGLE WALL SHEET METAL COMBUSTION AIR DUCT - SINGLE WALL SHEET METAL OUTSIDE AIR DUCT - SINGLE WALL SHEET METAL WITH 1-1/2" INSULATION WRAP</p>	<p>BELOW GRADE DUCT (ROUND AND RECTANGULAR) SUPPLY DUCT - SINGLE WALL SHEET METAL WITH PVS COATING RETURN DUCT - SINGLE WALL SHEET METAL WITH PVS COATING</p> <p>FLUE PIPING SINGLE WALL - ALUMINUM SINGLE WALL (SEE DRAWINGS FOR LOCATIONS) DOUBLE WALL - ALUMINUM B-VENT PIPE</p>

<p>ABOVE GRADE PIPING SANITARY WASTE - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS SANITARY VENT - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS DOMESTIC COLD WATER, ≤ 1-1/2" - BLUE PEX TUBING WITH POLYALLOY CRIMPED FITTINGS DOMESTIC COLD WATER, ≥ 2" - CPVC PIPE WITH GLUED FITTINGS OR AQUATHERM PIPE DOMESTIC HOT WATER - RED PEX TUBING WITH POLY ALLOY CRIMPED FITTINGS WITH 1" FIBERGLASS INSULATION</p> <p>CONDENSATE DRAINS (INSIDE) - SCH40 PVC WITH SOLVENT CEMENT JOINTS CONDENSATE DRAINS (OUTSIDE) - TYPE 'M' CU TUBING WITH SOLDER JOINTS NATURAL GAS, ≤ 2" - SCH40 BLACK PIPE WITH THREADED JOINTS NATURAL GAS, ≥ 2-1/2" - SCH40 BLACK PIPE WITH WELDED JOINTS ROOF DRAINS - SCH40 PVC DWV PIPING WITH SOLVENT GLUED DWV FITTINGS ROOF DRAINS (RETURN AIR PLENUM) - CAST IRON PIPING</p>	<p>BELOW GRADE PIPING SANITARY WASTE - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS ROOF DRAINS - SCH40 PVC DWV PIPING WITH SOLVENT GLUED DWV FITTINGS DOMESTIC WATER - TYPE 'K' COPPER TUBING WITH LEAD-FREE SOLDER JOINTS</p> <p>DOMESTIC PIPING INSULATION 1" FIBERGLASS INSULATION FOR PIPING ≤ 1-1/4" 1-1/2" FIBERGLASS INSULATION FOR PIPING ≥ 1-1/2"</p>
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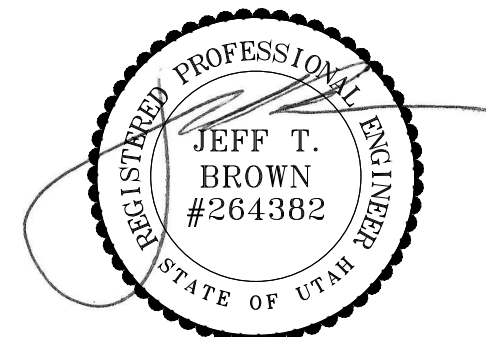
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NORTH
 ↓
MAIN FLOOR MECHANICAL PLAN
 SCALE: 1/4"=1'-0"

KEYED NOTES

- 1 THIRD PARTY MUST PRODUCE BALANCING REPORT AND PRESENT TO THE INSPECTORS.
- 2 DESIGN INTENT IS PRE BUILT, INSULATED DUCT. IF SITE BUILT, GREASE DUCT SHALL BE MINIMUM OF 18 GAGE BLACK IRON ALL JOINTS TO BE WELDED & TESTED USING A LIGHT TEST. PER IMC 506.3.2.5 PROVIDE 12"x12" CLEANOUTS IN DUCT SPACED NO MORE THAN 20'-0" & AT CHANGE IN DIRECTION OF GREATER THAN 45°.
- 3 DESIGN INTENT IS PRE BUILT, INSULATED DUCT. IF SITE BUILT, INSULATION ON GREASE DUCT TO HAVE A FLAME SPREAD OF 0-25 & A SMOKE INDEX OF 0-450.
- 4 GREASE DUCT TO SLOPE AT 1/4" PER FOOT TOWARD THE HOOD. DESIGN INTENT IS PRE BUILT, INSULATED DUCT. IF SITE BUILT, PROVIDE TWO LAYERS OF FIRE RATED INSULATION ON DUCT.
- 5 PROVIDE HEAT SENSOR IN HOOD TO START EXHAUST & MAKEUP AIR UNIT. EXHAUST FAN & MAKEUP AIR TO BE INTERLOCKED TO RUN TOGETHER.
- 6 CAPTURE & CONTAINMENT TEST IS REQUIRED PER IMC 507.6.1.
- 7 PERFORMANCE TESTS ARE REQUIRED PER IMC 501.6.
- 8 8"Ø EXHAUST UP THRU ROOF, EXTEND 3'-0" ABOVE ANY AIR INTAKE WITHIN 10'-0".
- 9 RETURN DUCT. PROVIDE OPENING ON TOP OF DUCT, COVER WITH WIRE MESH.
- 10 6" EXHAUST UP THROUGH ROOF, EXTEND 3'-0" ABOVE ANY INTAKE WITHIN 10'-0".
- 11 LINED SUPPLY AND RETURN FROM RTU, EXTENDED 3'-0" BELOW ROOF DECK.
- 12 MOUNT THERMOSTAT ON SIDE OF RETURN DUCT, PROVIDE 150' OF WIRE FOR FUTURE RELOCATION.
- 13 ROUT COMBUSTION AIR & FLUE UP THROUGH ROOF, TERMINATE WITH CONCENTRIC VENT KIT.



PERMIT SET

REV.	DATE	DESCRIPTION
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B	04/25/2024	REV 1
A	05/23/2022	RELEASE FOR PERMIT

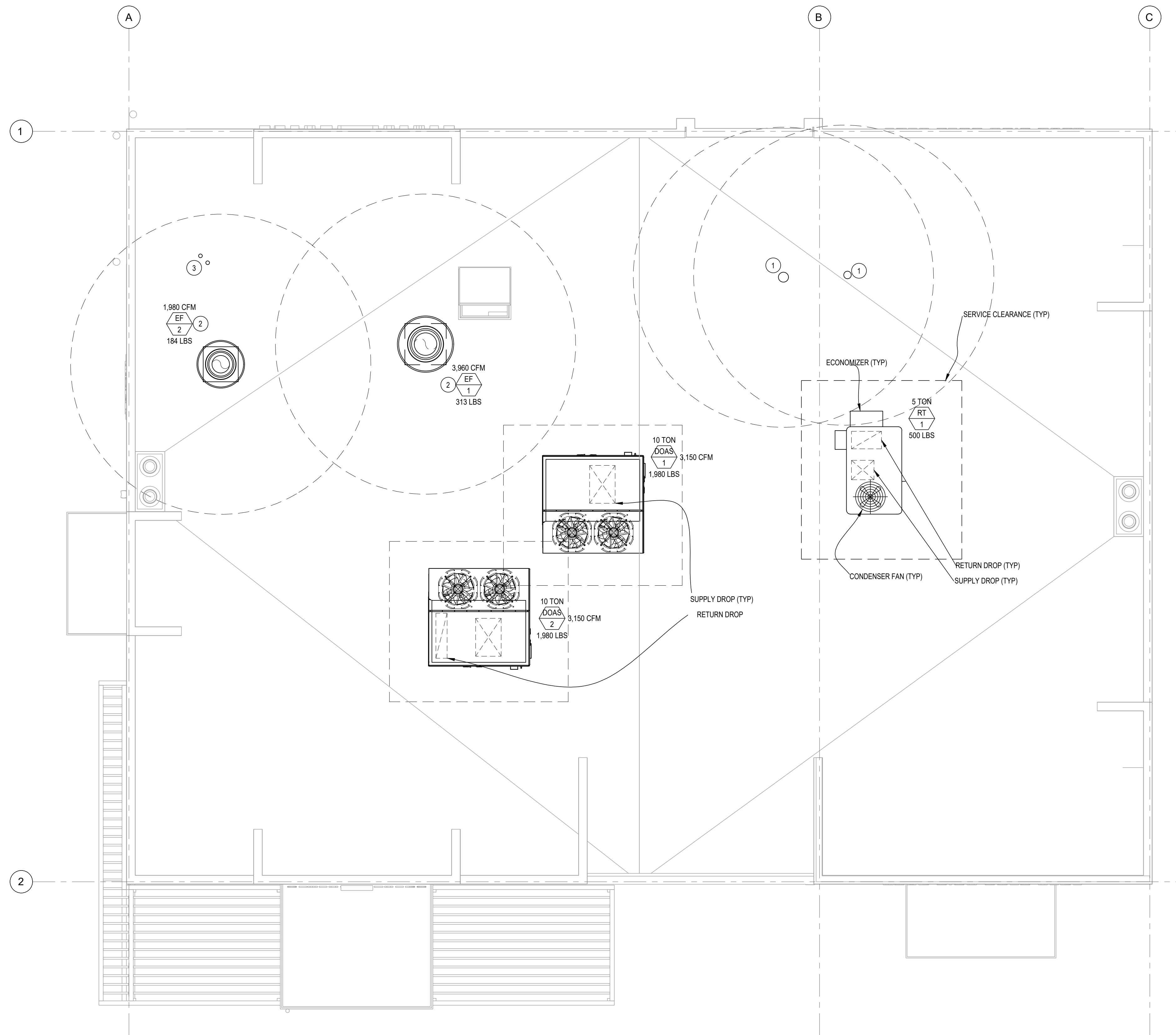
JTB HVAC & Plumbing Engineering, Inc.
 922 W. Baxter Drive, Suite 100
 South Jordan, Utah 84095
 WWW.JTBEngineering.net
 PH: (801) 849-8590

PROJECT NAME:
SEVEN BROTHERS DINER
 ADDRESS:
 4952 WEST 12600 SOUTH, LOT 7
 HERRIMAN, UTAH

DRAWING TITLE:
MECHANICAL PLAN

JOB NO.:	22.133	SHEET NUMBER
DATE:	04/25/2024	M201
DRAWN BY:	JH	
SCALE:	1/4"=1'-0"	

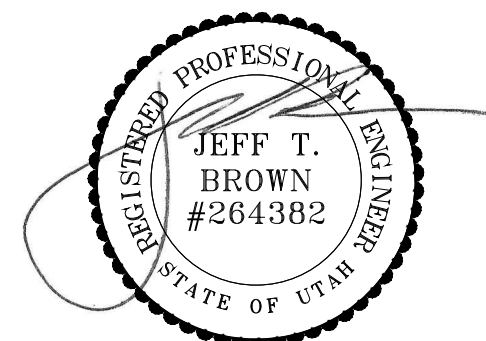
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NORTH
 ↓
ROOF MECHANICAL PLAN
 SCALE: 1/4"=1'-0"

KEYED NOTES

- 1 EXHAUST AIR DUCT THROUGH ROOF PROVIDE WEATHER CAP & BIRD SCREEN. MAINTAIN 10'-0" FROM ANY FRESH AIR INTAKE ON ROOF.
- 2 KITCHEN EXHAUST DUCT UP THROUGH ROOF TO OVEN FAN ON ROOF. MAINTAIN 10'-0" FROM ANY FRESH AIR INTAKE ON ROOF.
- 3 COMBUSTION AND FLUE LINES FROM WATER HEATER UP THROUGH ROOF. MAINTAIN 10'-0" FROM ANY FRESH AIR INTAKE ON ROOF.



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REV.	DATE	DESCRIPTION
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B	04/25/2024	REV 1
A	05/23/2022	RELEASE FOR PERMIT

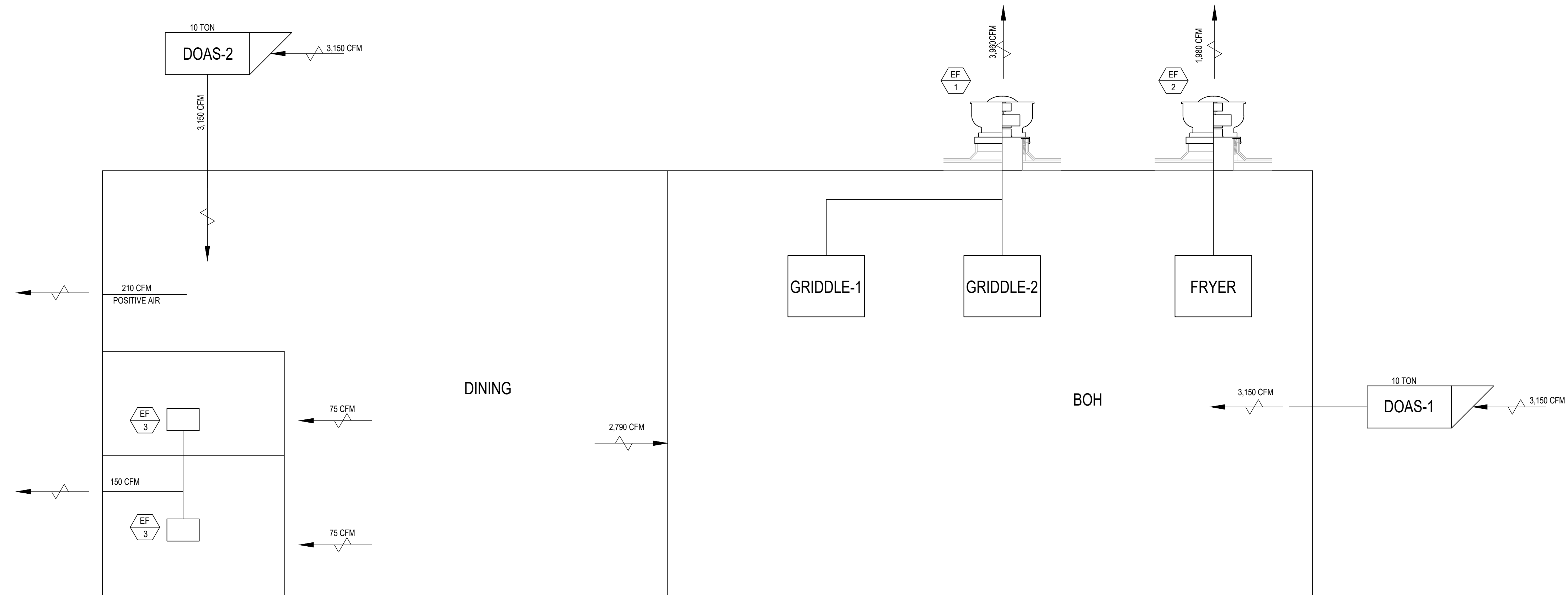
JTB HVAC & Plumbing Engineering, Inc.
 922 W. Baxter Drive, Suite 100
 South Jordan, Utah 84095
 WWW.JTBEngineering.net
 PH: (801) 849-8590

PROJECT NAME:
SEVEN BROTHERS DINER
 ADDRESS:
 4952 WEST 12600 SOUTH, LOT 7
 HERRIMAN, UTAH

DRAWING TITLE:
MECHANICAL PLAN

JOB NO.:	22.133	SHEET NUMBER
DATE:	04/25/2024	M202
DRAWN BY:	JH	
SCALE:	1/4"=1'-0"	

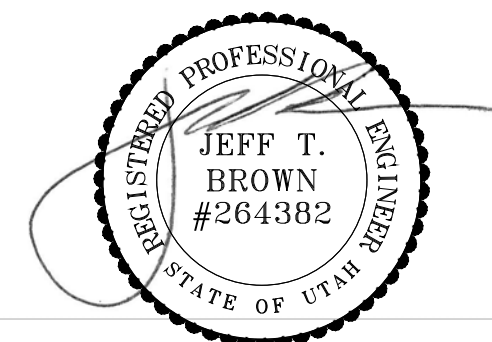
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AIR FLOW SUMMARY

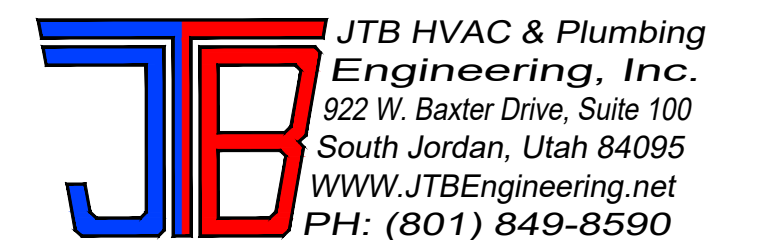
TAG	EQUIPMENT DESCRIPTION	SA	RA	OSA	EA	TOTAL	OSA:SA
DOAS-1	DOAS UNIT	3,150 CFM	- CFM	3,150 CFM	- CFM	3,150 CFM	100.0%
DOAS-2	DOAS UNIT	3,150 CFM	- CFM	3,150 CFM	- CFM	3,150 CFM	100.0%
EF-1	KITCHEN HOOD EXHAUST	- CFM	- CFM	- CFM	3,960 CFM	(3,960) CFM	0.0%
EF-2	KITCHEN HOOD EXHAUST	- CFM	- CFM	- CFM	1,980 CFM	(1,980) CFM	0.0%
EF-3	RESTROOM EXHAUST	- CFM	- CFM	- CFM	150 CFM	(150) CFM	0.0%
TOTAL		6,300 CFM	- CFM	6,300 CFM	6,090 CFM	210 CFM	

BUILDING SUMMARY: KITCHEN NEGATIVE WITH RESPECT TO ADJOINING ROOMS; 210 CFM POSITIVE OVERALL



PERMIT SET

REV.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
B	04/25/2024	REV 1
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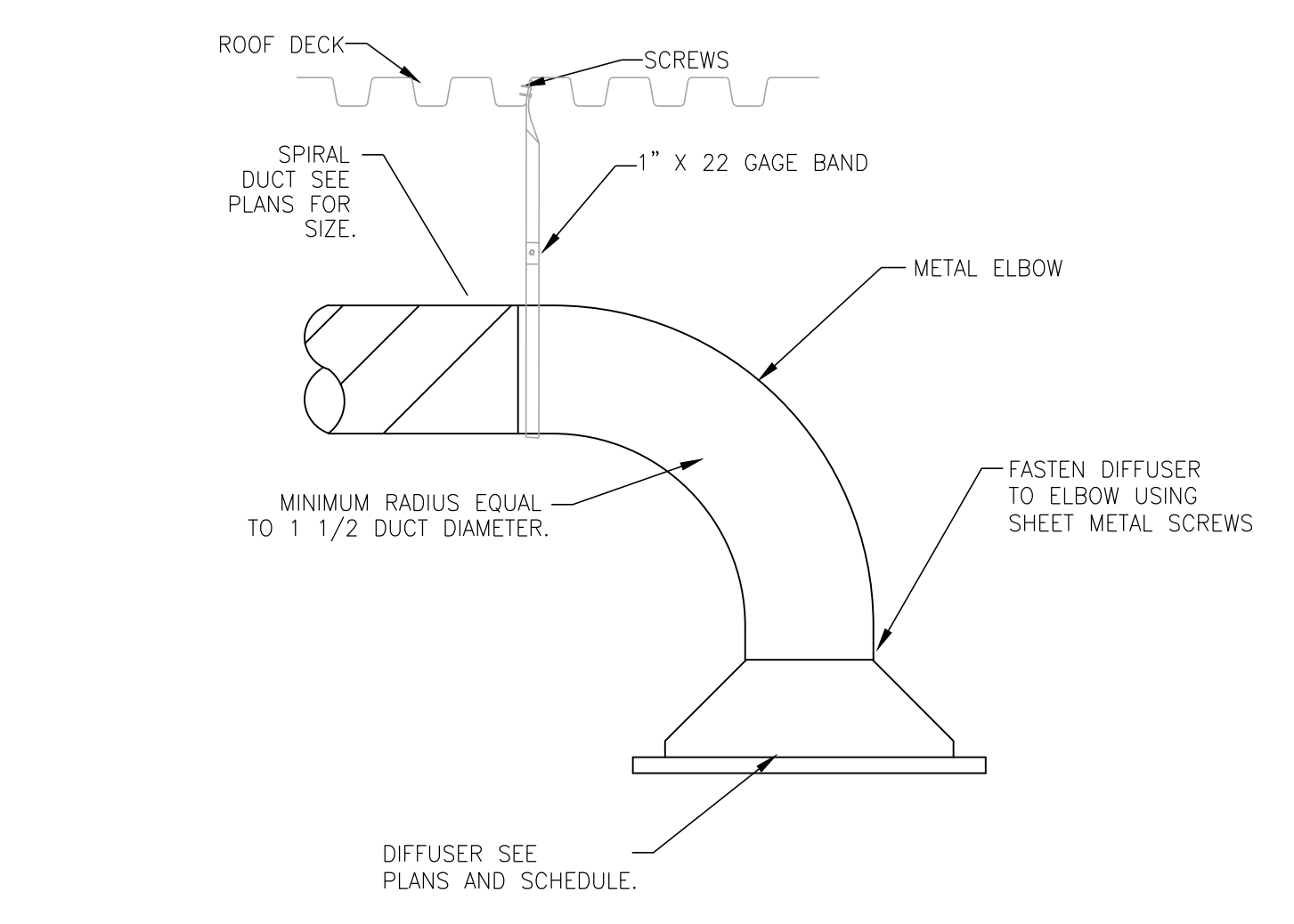
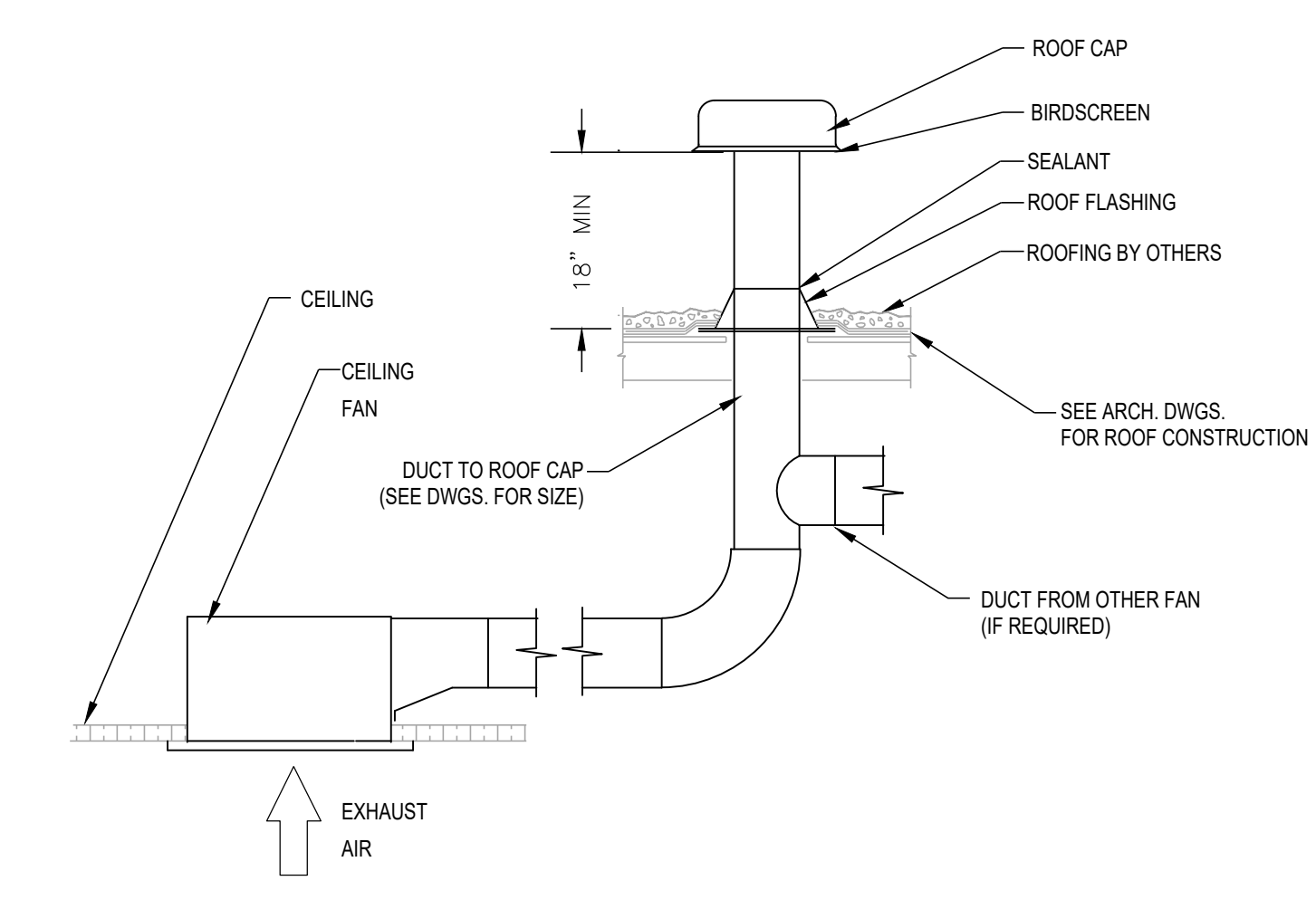
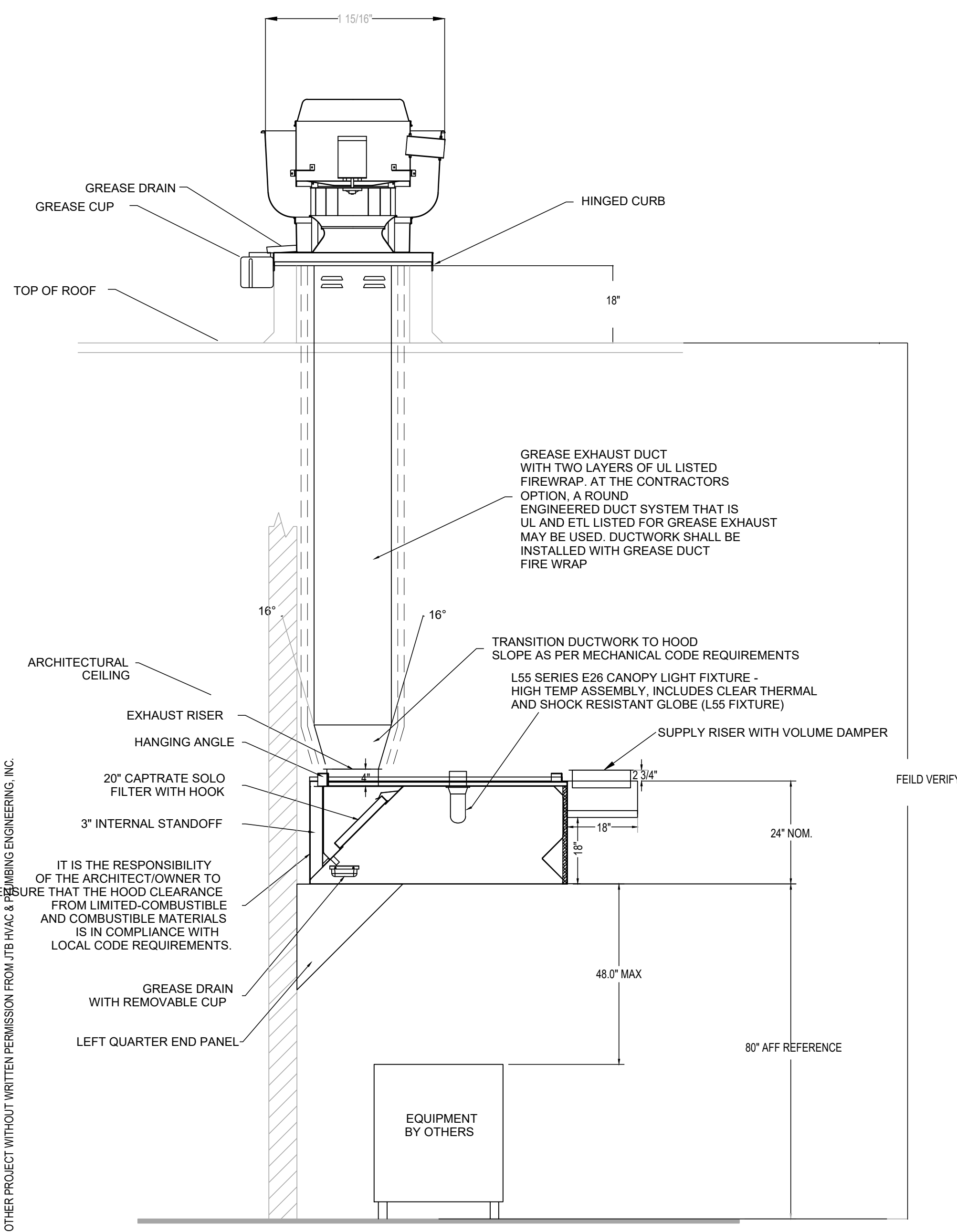


PROJECT NAME:
SEVEN BROTHERS DINER
 ADDRESS:
 4952 WEST 12600 SOUTH, LOT 7
 HERRIMAN, UTAH

DRAWING TITLE:
MECHANICAL AIR BALANCE

JOB NO.:	22.133	SHEET NUMBER
DATE:	04/25/2024	M301
DRAWN BY:	JH	
SCALE:	NTS	

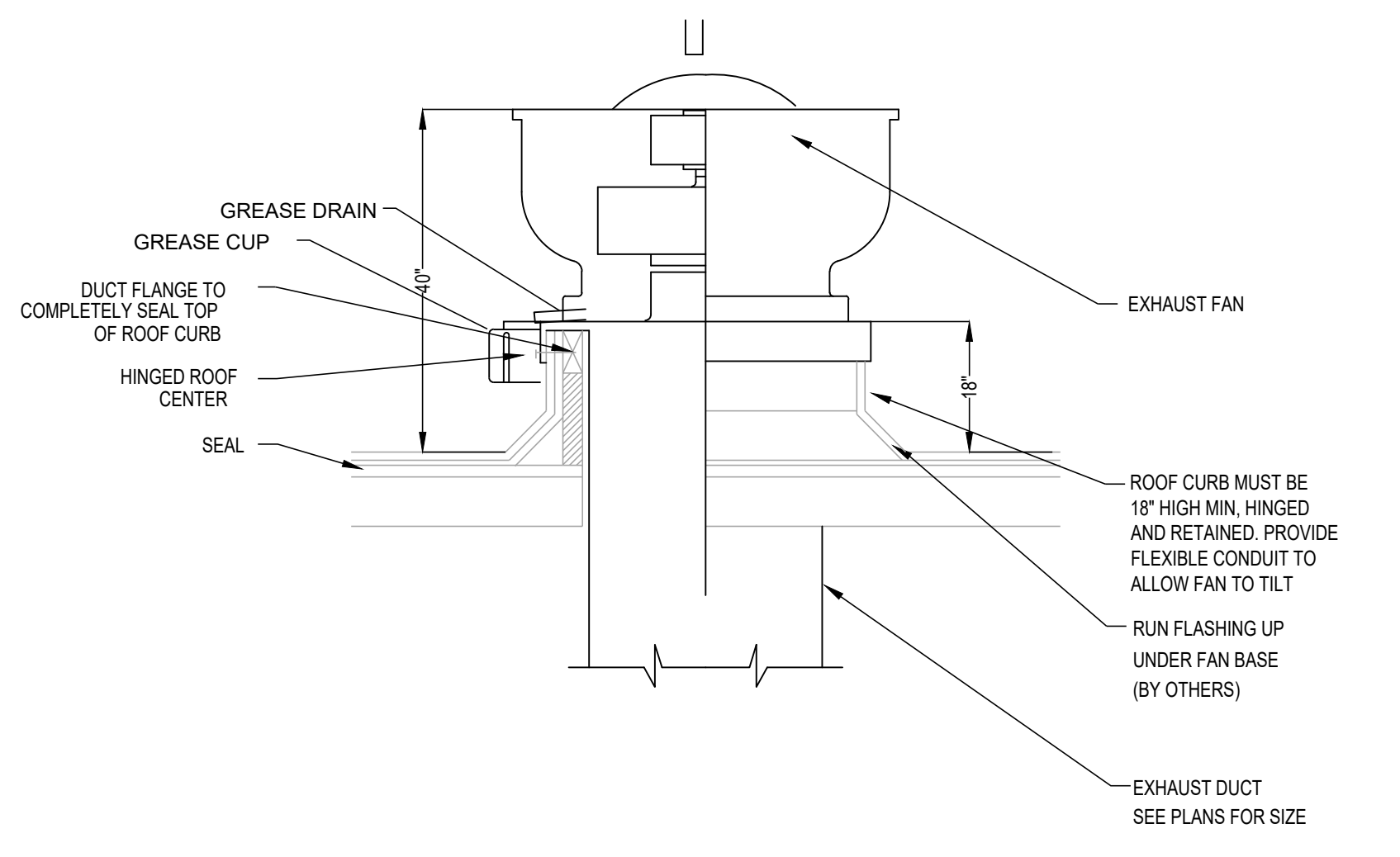
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A KITCHEN HOOD DETAIL
NTS

B RESTROOM EXHAUST FAN DETAIL
NTS

C DUCT MOUNTED DIFFUSER DETAIL
NTS

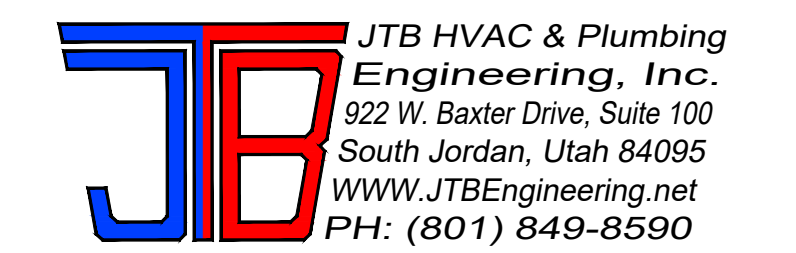


D GREASE EXHAUST FAN DETAIL
NTS



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REV.	DATE	DESCRIPTION
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-	-	-
-	-	-
-	-	-
-	-	-
A	05/23/2022	RELEASE FOR PERMIT



PROJECT NAME:
SEVEN BROTHERS DINER
ADDRESS:
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

DRAWING TITLE:
MECHANICAL DETAILS

JOB NO.:	22.133	SHEET NUMBER
DATE:	05/23/2022	M501
DRAWN BY:	JH	
SCALE:	NTS	

ELECTRIC HEATER SCHEDULE

TAG	HEATER LOCATION AREA SERVED	AIR FLOW (CFM)	HEATING		ELECTRICAL		OVERALL DIMENSIONS H x W x D INCHES	ACCESSORIES	OPER. WEIGHT LBS.	HEATER MANUFACTURER MODEL NUMBER
			KW	BTU/HR	POWER V/PH/Hz	STEPS				
EH 1	WALL MOUNTED RESTROOM	-	1.0	3,142	120/1/60	1	BY EC NA	WALL BOX	-	QMARK CWH1101

REGISTER, GRILLE, AND DIFFUSER SCHEDULE

TAG	RGD MOUNTING LOCATION RGD USE	RGD BORDER SIZE INCHES	RGD NECK SIZE INCHES	RGD FACE STYLE	CEILING TYPE	RGD AIR PATTERN	RGD CONNECTION SIZE INCHES	RGD FINISH COLOR	OPTIONS AND ACCESSORIES	RGD MANUFACTURER MODEL NUMBER
1	CEILING MOUNTED SUPPLY AIR	19"0	10"0	ROUND	DUCT MOUNT	360°	10"0	WHITE	-	KRUEGER RM1/SRM1
2	CEILING MOUNTED SUPPLY AIR	24x24	12"0	LOUVER	T- BAR	PERFOR- ATED	12"0	WHITE	-	KRUEGER 6300
3	CEILING MOUNTED SUPPLY AIR	24x24	10"0	LOUVER	T- BAR	PERFOR- ATED	10"0	WHITE	-	KRUEGER 6300
4	CEILING MOUNTED SUPPLY AIR	48x12	46x10	PERF.	T-BAR/ GYP	-	46x10	WHITE	-	KRUEGER 6790

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION		
EF 1	GRIDDLE	1	GREASE BOX.		
		1	FAN BASE CERAMIC SEAL - SHIP LOOSE - FOR GREASE DUCTS.		
EF 2	FRYER	1	2 YEAR PARTS WARRANTY.		
		1	GREASE BOX.		
DOAS 1	KITCHEN	1	FAN BASE CERAMIC SEAL - SHIP LOOSE - FOR GREASE DUCTS.		
		1	2 YEAR PARTS WARRANTY.		
DOAS 1	KITCHEN	1	SINGLE POINT ELECTRICAL CONNECTION FOR RTU. QNTY 1 750VA TRANSFORMER USED. IF A NON-DCV PREWIRE CONTROLS THIS UNIT, THE #28, #47, "MA", OR "E2" OPTION PREWIRE MUST BE SELECTED. DO NOT PROVIDE SUPPLY STARTER IN PREWIRE.		
		1	CASLINK BUILDING MONITORING SYSTEM - INTERNET OR CELLULAR CONNECTION REQUIRED.		
		1	RTU SIZE 2 DOWN DISCHARGE.		
		1	2" MERV 13 FILTERS FOR SIZE 2 RTU. QTY. 4.		
		1	2" MERV 8 FILTERS SIZE 2 RTU. QTY. 4.		
		1	OVERHEAT STAT.		
		1	TOTAL CFM MONITORING FOR DOAS.		
		1	VFD FACTORY MOUNTED AND WIRED IN COMMERCIAL CONTROL VESTIBULE FOR RTU.		
		1	SPECIAL ORIFICES FOR IF HEATERS ABOVE 2,000'.		
		1	INLET PRESSURE GAUGE, 0-35".		
		1	SIZE 2 RTU CURB DUCT HANGER.		
		1	COMMERCIAL SMOKE DETECTOR/ALARM INTERLOCK (SUPPLIED BY OTHERS).		
		1	CLOGGED FILTER SWITCH WITH NOTIFICATION ON HMI.		
		1	8 TON MODULATING COOLING OPTION, 208/230V. R410A REFRIGERANT, VARIABLE SPEED COMPRESSOR, ECM CONDENSING FANS.		
		1	8 TON MODULATING REHEAT OPTION. SPACE DEWPOINT CONTROL.		
		1	RTU SIZE 2 DOWN RETURN.		
		1	VAV PACKAGE W/ MANUAL/DDC CONTROL (571 VFD INCLUDED).		
		1	FREEZE/STAT.		
		1	RTU MANUAL INTAKE/RETURN DAMPER CONTROL VIA HMI.		
		1	HIGH TURNDOWN OPTION FOR DOAS UNITS.		
		1	MANIFOLD PRESSURE GAUGE, 0 TO 10" WC, 2 FURNACES.		
		1	5 YEAR ENTIRE UNIT PARTS WARRANTY, 10 YEAR ENTIRE UNIT PARTS WARRANTY WITH REMOTE MONITORING AND CAPTIVEAIRE SERVICE CONTRACT, 25 YEAR STAINLESS STEEL FURNACE PARTS WARRANTY (SEE ADDITIONAL DETAILS).		
		DOAS 2	DINNING	1	SINGLE POINT ELECTRICAL CONNECTION FOR RTU. QNTY 1 750VA TRANSFORMER USED. IF A NON-DCV PREWIRE CONTROLS THIS UNIT, THE #28, #47, "MA", OR "E2" OPTION PREWIRE MUST BE SELECTED. DO NOT PROVIDE SUPPLY STARTER IN PREWIRE.
				1	CASLINK BUILDING MONITORING SYSTEM - INTERNET OR CELLULAR CONNECTION REQUIRED.
				1	RTU SIZE 2 DOWN DISCHARGE.
				1	2" MERV 13 FILTERS FOR SIZE 2 RTU. QTY. 4.
				1	2" MERV 8 FILTERS SIZE 2 RTU. QTY. 4.
1	OVERHEAT STAT.				
1	TOTAL CFM MONITORING FOR DOAS.				
1	VFD FACTORY MOUNTED AND WIRED IN COMMERCIAL CONTROL VESTIBULE FOR RTU.				
1	SPECIAL ORIFICES FOR IF HEATERS ABOVE 2,000'.				
1	INLET PRESSURE GAUGE, 0-35".				
1	SIZE 2 RTU CURB DUCT HANGER.				
1	COMMERCIAL SMOKE DETECTOR/ALARM INTERLOCK (SUPPLIED BY OTHERS).				
1	HIGH TURNDOWN OPTION FOR DOAS UNITS.				
1	MANIFOLD PRESSURE GAUGE, 0 TO 10" WC, 2 FURNACES.				
1	CLOGGED FILTER SWITCH WITH NOTIFICATION ON HMI.				
1	10 TON MODULATING COOLING OPTION, 208/230V. R410A REFRIGERANT, VARIABLE SPEED COMPRESSOR, ECM CONDENSING FAN(S).				
1	10 TON MODULATING REHEAT OPTION. SPACE DEWPOINT CONTROL.				
1	RTU OA PERCENTAGE INTAKE/RETURN DAMPER CONTROL.				
1	RTU SIZE 2 DOWN RETURN.				
1	VAV PACKAGE W/ MANUAL/DDC CONTROL (571 VFD INCLUDED).				
1	5 YEAR ENTIRE UNIT PARTS WARRANTY, 10 YEAR ENTIRE UNIT PARTS WARRANTY WITH REMOTE MONITORING AND CAPTIVEAIRE SERVICE CONTRACT, 25 YEAR STAINLESS STEEL FURNACE PARTS WARRANTY (SEE ADDITIONAL DETAILS).				

DOAS UNIT SCHEDULE

TAG	ROOFTOP LOCATION AREA SERVED	COOLING			HEATING			FAN			ELECTRICAL			RT OPER. WEIGHT LBS.	ROOFTOP MANUFACTURER MODEL NUMBER				
		TONAGE/ EFF	BTUH		DESIGN COND. deg F DB/WB			BTUH		CFM at 2.178'	EXT. SP INCHES	HP	O.A. CFM			POWER V/PH/Hz	MCA	FUSE	DISCON- NECT/ STARTER
			SENSIBLE	TOTAL	EAT	CLAT	OAT	INPUT	OUTPUT at 4.178'										
DOAS 1	ROOF KITCHEN	10 20.2	-	144,000	75	55.4	98	262,006	212,225	3,150	0.5	3	3,150	208/3/60	60.3	70	BY EC NA	1980	CAPTIVEAIRE CASRTU2-1.300-18-10T-DOAS
DOAS 2	ROOF DINNING	10 18.6	-	144,000	75	55.4	98	262,006	212,225	3,150	0.5	3	3,150	208/3/60	60.3	70	BY EC NA	1980	CAPTIVEAIRE CASRTU2-1.300-18-10T-DOAS

KITCHEN HOOD SCHEDULE

TAG	KITCHEN HOOD LOCATION AREA SERVED	TYPE	OVERALL DIMENSIONS L x W x D inches	MAX COOK TEMP	EXHAUST AIR			SUPPLY AIR			WEIGHT Lbs.	COMMENTS AND ACCESSORIES	KITCHEN HOOD MANUFACTURER MODEL NUMBER
					CFM	SP DROP IN.	CONN. SIZE inches	CFM	SP DROP IN.	CONN. SIZE inches			
KH 1	WALL MOUNTED FRYER - KITCHEN	I	108 X 54 X 24	600	1,980	-0.081	14"0	-	-	-	494	-	CAPTIVEAIRE 5424 ND-2
KH 2	WALL MOUNTED GRIDDLE : A- KITCHEN	I	108 X 54 X 24	600	1,980	-0.081	14"0	-	-	-	507	-	CAPTIVEAIRE 5424 ND-2
KH 3	WALL MOUNTED GRIDDLE : B- KITCHEN	I	108 X 54 X 24	600	1,980	-0.081	14"0	-	-	-	899	-	CAPTIVEAIRE 6024 ND-2

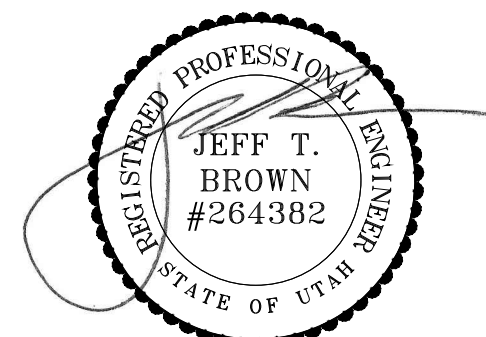
EXHAUST FAN SCHEDULE

TAG	EXHAUST FAN LOCATION AREA SERVED	FAN				ELECTRICAL				FAN OPER. WEIGHT LBS.	OPTIONS AND ACCESSORIES	EXHAUST FAN MANUFACTURER MODEL NUMBER
		CFM @ ALT.	ESP INCHES W.C.	FAN WHEEL RPM	SONES/ DB	POWER V/PH/Hz	PWR	MOTOR RPM	DISCON- NECT/ STARTER			
EF 1	ON ROOF GRIDDLE HOOD - KITCHEN	3,960	1.6	940	17.4	208/3/60	5 HP	-	BY EC NA	313	INTERLOCK WITH DOAS-1	CAPTIVEAIRE DU200HFA
EF 2	ON ROOF FRYER HOOD - KITCHEN	1,980	1.3	1,181	14.6	208/3/60	1.5 HP	-	BY EC NA	184	INTERLOCK WITH DOAS-1	CAPTIVEAIRE DU180HFA
EF 3	CEILING MOUNTED RESTROOM	75	0.25	1,115	0.5	120/1/60	6.9 WATT	1,115	BY EC NA	-	INTERLOCK WITH LIGHTS BDD AT FAN OUTLET	PANASONIC FV-0511VK2

ROOFTOP UNIT SCHEDULE

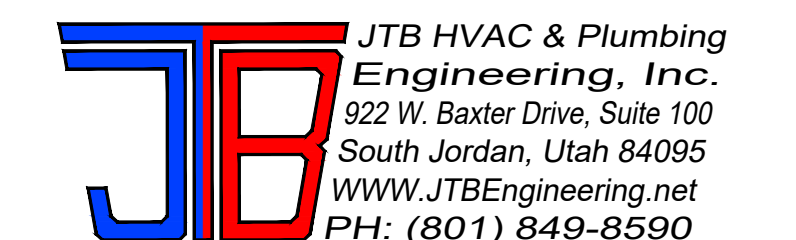
TAG	ROOFTOP LOCATION AREA SERVED	COOLING			HEATING			FAN			ELECTRICAL			RT OPER. WEIGHT LBS.	ROOFTOP MANUFACTURER MODEL NUMBER				
		TONAGE/ EFF	BTUH		DESIGN COND. deg F DB/WB			BTUH		CFM at 2.178'	EXT. SP INCHES	HP	O.A. CFM			POWER V/PH/Hz	MCA	FUSE	DISCON- NECT/ STARTER
			SENSIBLE	TOTAL	EAT	CLAT	OAT	INPUT	OUTPUT at 4.178'										
RT 1	ROOF MOUNTED FUTURE SPACE	5 14	-	60,000	75	55.4	112	150,000	120,000	2,000	0.6	1	400	208/3/60	29	40	BY EC NA	800	CARRIER 48FCEB06A

1 PROVIDE 1 YR MANUFACTURE WARRANTY, FACTORY 14" ROOF CURB, ECONOMIZER WITH BAROMETRIC RELIEF, 2" PLEATED FILTERS, RETURN AIR SMOKE DETECTOR (FACTORY INSTALLED), AND 7-DAY PROGRAMMABLE AUTO-CHANGE OVER THERMOSTAT.



PERMIT SET

REV.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
B	04/25/2024	REV 1
A	05/23/2022	RELEASE FOR PERMIT



PROJECT NAME:
**SEVEN BROTHERS
DINER**
ADDRESS
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

DRAWING TITLE:
**MECHANICAL
SCHEDULES**

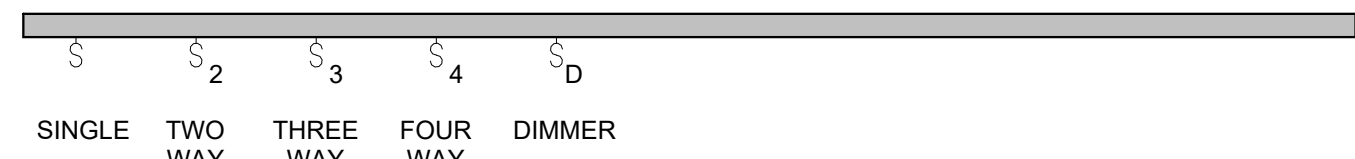
JOB NO.:	22.133	SHEET NUMBER
DATE:	04/25/2024	M701
DRAWN BY:	JH	
SCALE:	NTS	

ELECTRICAL LEGEND

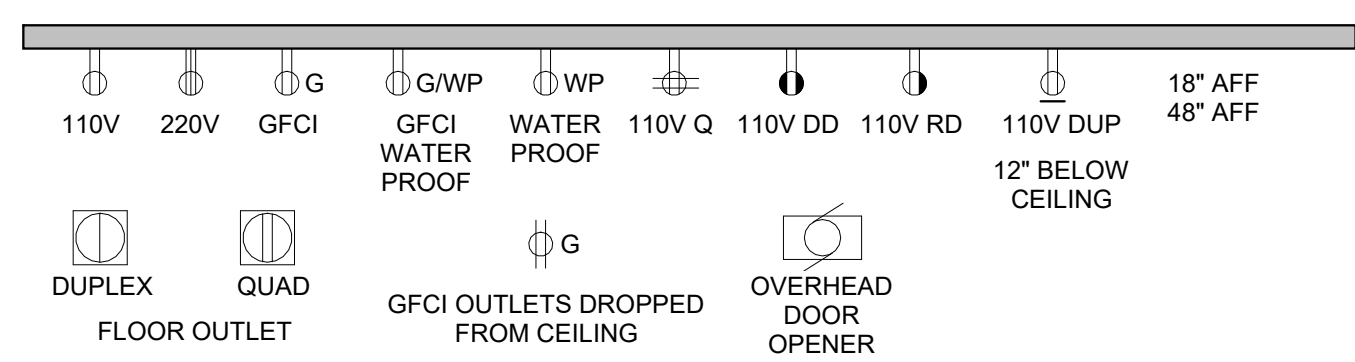
ABBREVIATIONS

Table with columns for symbol, description, and abbreviation. Includes items like AFF (Above Finished Floor), 2 (2 Way Switch), 3 (3 Way Switch), 4 (4 Way Switch), D (Dimmer Switch), 110V D (110V Duplex Outlet), 220V (220V Outlet), GFCI (110V Duplex Ground Fault Interrupter Outlet), WPGFCI (110V Duplex Water Proof Ground Fault Interrupter Outlet w/ Weather Proof In-Use Type Cover), 110V Q (110V Quadruplex Outlet), 110V DD (110V Dedicated Duplex Outlet), and 110V RD (110V Duplex Outlet (1) Receptacle Dedicated).

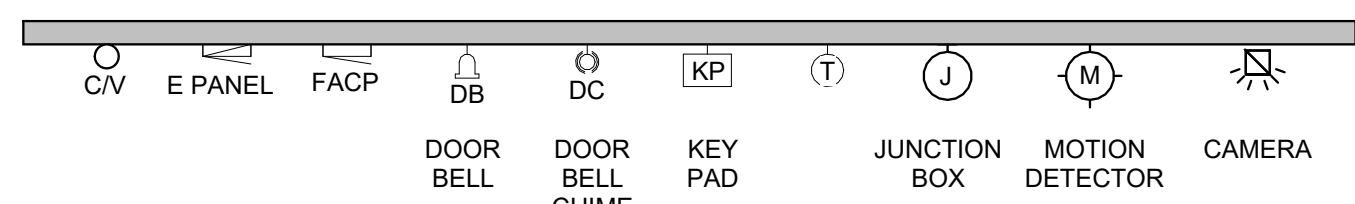
SWITCHES



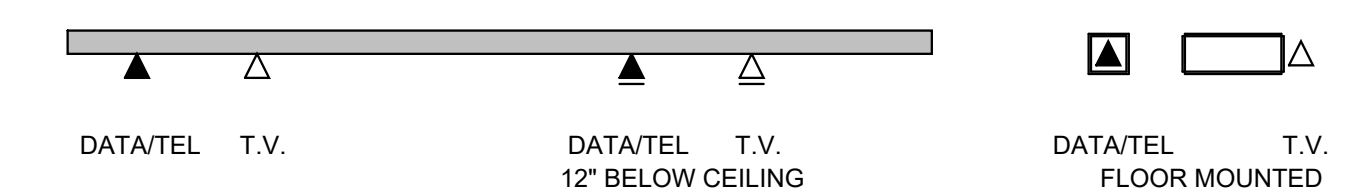
OUTLETS



MISCELLANEOUS



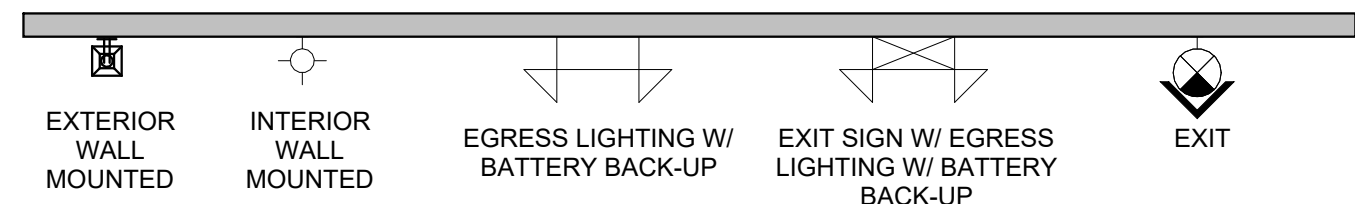
DATA



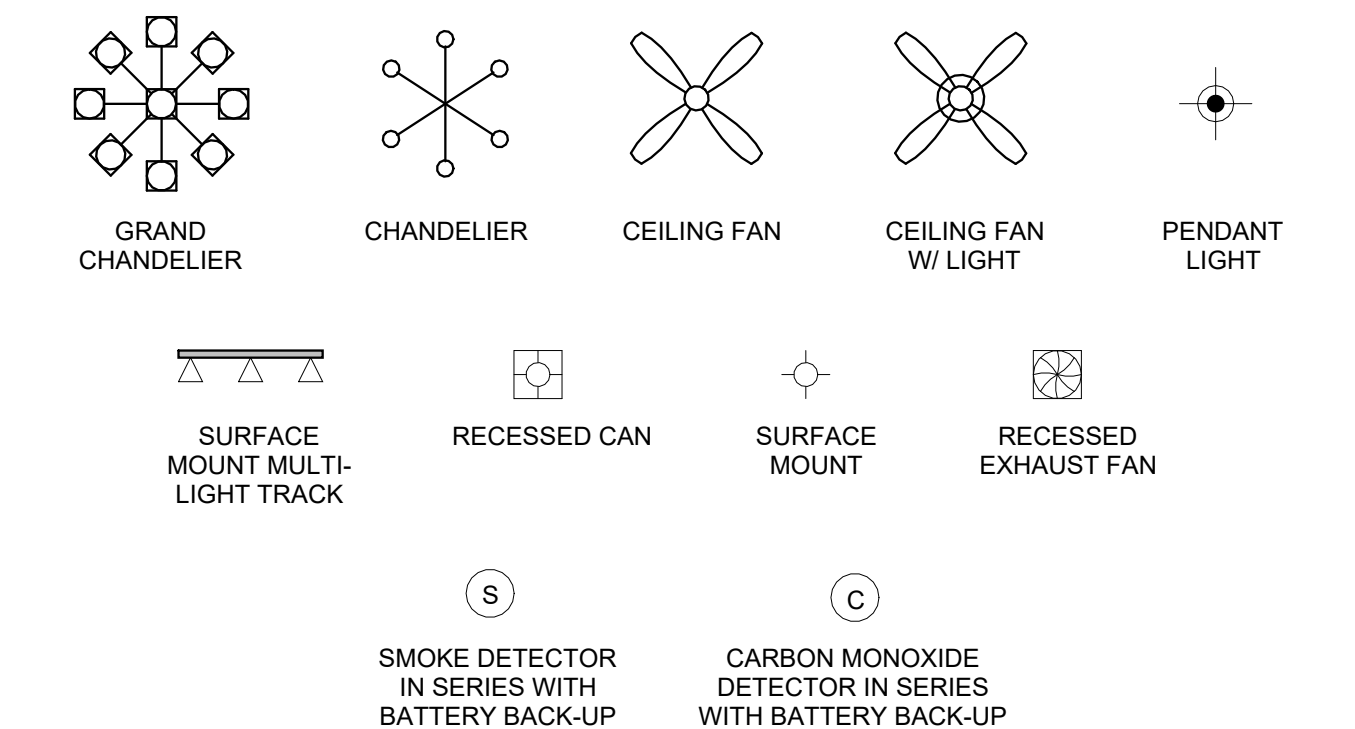
NOTE: NOT ALL SYMBOLS MAY BE USED IN PLANS

LIGHTING LEGEND

WALL MOUNTED



CEILING MOUNTED



NOTE: NOT ALL SYMBOLS MAY BE USED IN PLANS

ABBREVIATIONS & ACRONYMS

Table with columns for symbol, description, and abbreviation. Includes items like 1P (Single Pole), 1PH (Single-Phase), 1WAY (One-Way), 2/C (Two-Conductor), 2/WAY (Two-Way), 3/C (Three-Conductor), 3/WAY (Three-Way), 4OUT (Quadruple Receptacle Outlet), 4POT (Four-Pole Double Throw), 4PST (Four-Pole Single Throw), 4W (Four-Wire), 4WAY (Four-Way), L (LED), LEM (Light Emitting Diode), LFMC (Liquid Tight Flexible Metal Conduit), LFNC (Liquid Tight Flexible Nonmetallic Conduit), LPS (Low Pressure Sodium), LRA (Locked Rotor Amps), LTG (Lighting), LV (Low Voltage), M (MATV - Master Antenna Television System), MAX (Maximum), MC (Metal Clad), MCA (Minimum Circuit Amps), MCB (Main Circuit Breaker), MCC (Motor Control Center), MCP (Motor Circuit Protection), MDP (Main Distribution Panel), MG (Motor Generator), MH (Manhole), MIN (Minimum), MLO (Main Lugs Only), MOCP (Maximum Overcurrent Protection), MTS (Manual Transfer Switch), N (Not Applicable), NA (Normally Closed), NC (National Electrical Code), NEC (National Electrical Code), NEMA (National Electrical Manufacturers Association), NFPA (National Fire Protection Association), NIC (Not in Contract), NL (Night Light), NO (Normally Open), NTS (Not to Scale), O (On Center), OCP (Over Current Protection), OE (Owner Electronics), OF/CI (Owner Furnished/ Contractor Installed), OF/OI (Owner Furnished/ Owner Installed), OFP (Obtain From Plans), OHD (Overhead), OL (Overload), P (Pushbutton), PB (Power Factor), PH (Phase), PNL (Panel), PNM (Plenum), PR (Pair), PS (Power Supply), PT (Potential Transformer), PTZ (Pan/Tilt/Zoom), Q (Quantity), QTY (Quantity), R (Remove), RCP (Reflected Ceiling Plan), RMC (Rigid Metal Conduit), RNC (Rigid Nonmetal Conduit), RPM (Revolutions Per Minute), RPP (Riser Patch Panel), RR (Remove and Relocate), S (Start/Stop), S/S (Short Circuit Amps), SCA (Standard Color as Selected by Architect), SCBA (Square Foot (Feet)), SF (Standard Finish as Selected by Architect), SPD (Surge Protective Device), SPDT (Single Pole, Double Throw Specification), SPP (Station Patch Panel), SPST (Single Pole, Single Throw), ST (Single Throw), SWBD (Switchboard), SWGR (Switchgear), T (Twist Lock), TL (Telephone Pole), TP (Twisted Pair), TR (Telecommunications Room), TTB (Telephone Terminal Board), TV (Television), TVSS (Transient Voltage Surge Suppressor), TYP (Typical), U (Underfloor), UGND (Underground), UPS (Uninterruptible Power Supply), V (Volts), VA (Volt Ampere), VFC/VF (Variable Frequency Motor), VWM (Vertical Wire Management), W (With), W/O (Without), WP (Weatherproof), WPP (Wireless Patch Panel), X (XFMR - Transformer).

ABBREVIATIONS & ACRONYMS ARE USED IN THESE DOCUMENTS SPARINGLY AND WITH CAUTION. THEY ARE USED WHEN, WELL KNOWN, AND TO MAKE TEXT EASIER TO READ AND TO CONSERVE SPACE

ELECTRICAL DEFINITIONS

Table with columns for definition and CODE/ TOPIC. Includes definitions for INDICATED, DIRECTED, APPROVED, FURNISH, INSTALL, PROVIDE, and INSTALLER.

SITE COORDINATION CONTACT INFO

THE LOCATION, CAPACITY AND VOLTAGE OF THE LINES ARE ALL IN ACCORDANCE WITH DATA GIVEN THIS OFFICE BY THE UTILITY COMPANY. COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE INSTALLATION OF THE ELECTRICAL SERVICE. COMPLY WITH UTILITY REFUTATIONS. REPORT DISCREPANCIES TO THE ENGINEER.

ELECTRICAL UTILITY:

Table for Electrical Utility contact info with columns: COMPANY NAME, PERSON CONTACTED, ADDRESS, CITY, STATE, ZIP, DATE, PHONE #, EMAIL.

TELEPHONE UTILITY:

Table for Telephone Utility contact info with columns: COMPANY NAME, PERSON CONTACTED, ADDRESS, CITY, STATE, ZIP, DATE, PHONE #, EMAIL.

CABLE UTILITY:

Table for Cable Utility contact info with columns: COMPANY NAME, PERSON CONTACTED, ADDRESS, CITY, STATE, ZIP, DATE, PHONE #, EMAIL.

OTHER UTILITY:

Table for Other Utility contact info with columns: COMPANY NAME, PERSON CONTACTED, ADDRESS, CITY, STATE, ZIP, DATE, PHONE #, EMAIL.

GOVERNING CODES

NOTE: LOCAL ORDINANCES & BUILDING CODES CONSIDERED IN DESIGN

Table with columns for code number, code name, and code version. Includes codes like 1. INTERNATIONAL BUILDING CODE (2021 IBC), 2. INTERNATIONAL MECHANICAL CODE (2021 IMC), 3. INTERNATIONAL ELECTRICAL CODE (2020 NEC), 4. INTERNATIONAL PLUMBING CODE (2021 IPC), 5. INTERNATIONAL FIRE CODE (2021 IFC), 6. INTERNATIONAL CONSERVATION CODE (ENERGY) (2021 IECC), 7. ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ ANSII A117.1-2009), 8. ADA STD'S FOR ACCESSIBLE DESIGN (2010 ADA STD'S), 9. MIN DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES (SEI/ASCE 7-05), 10. INTERNATIONAL EXISTING BUILDING CODE (2021 IEBC), 11. INTERNATIONAL FUEL GAS CODE (2021 IFGC), 12. ASHRAE STANDARD 90.1 (2022).

Iridium AE logo and text: ALL RIGHTS RESERVED. IRI... PRESERVED ID... FORM, ARRANGEMENTS AND COMPOSITIONS OF SPACES ELEMENTS IN THE DESIGN... GRAPHICAL... WORKS ARE AND SHALL REMAIN THE PROPERTY OF THE AUTHOR. USE SPECIFICALLY DEFINED IN SEPARATE WRITTEN AGREEMENT.

Table for revision notes with columns: NO., DATE, REVISION NOTES, BY, CHK, APP.

SEVEN BROTHERS DINER, 4952 WEST 12600 SOUTH, LOT 7 HERRIMAN, UTAH. ELECTRICAL INDEX, GENERAL NOTES AND INFO.

LIST OF DRAWINGS

Table with columns: SHEET NUMBER, SHEET NAME, CURRENT REVISION, CURRENT REVISION DATE. Includes sheets E-000 to E-1701.

AAA SECURITY logo and text: DRAWN BY: C.J.H. WSH, CHECKED BY: JAK, KCM, JAK, C.J.H. DESIGN TEAM.

Table for issue date and revision number: ISSUE DATE: 09 MAY 2024, REV. 0.

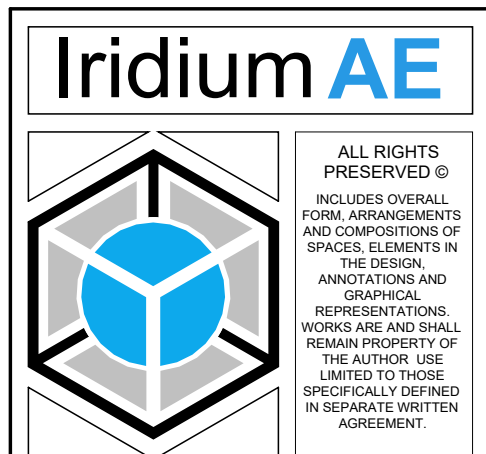
SHEET NO.: E-000, PROJECT NO.: 24-012

NO.	ELECTRICAL NOTES	CODE/ TOPIC
	GENERAL	
1.	<p>DESCRIPTION OF WORK: EXTENT OF ELECTRICAL WORK IS INDICATED ON DRAWINGS. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND SERVICE NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM. WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING ITEMS:</p> <p>ELECTRICAL CONNECTIONS FOR EQUIPMENT CONDUIT RACEWAYS RACEWAYS SYSTEMS CONDUCTORS AND CABLES ELECTRICAL BOXES AND FITTINGS SUPPORTING DEVICES WIRING DEVICES MOTOR STARTERS SWITCHBOARDS AND PANELBOARD'S MOTOR AND CIRCUIT DESCONNECTS OVERCURRENT PROTECTIVE DEVICES GROUNDING INTERIOR AND EXTERIOR BUILDING LIGHTING TELEPHONE/DATA SYSTEMS</p>	
2.	<p>QUALITY ASSURANCE: PERFORM WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND INTERNATIONAL BUILDING CODE (IBC), COMPLY WITH REQUIREMENTS OF STATE AND LOCAL ORDINANCES. OBTAIN ALL PERMITS, INSPECTIONS, ETC. BY AUTHORITY HAVING JURISDICTION. EMPLOY ONLY QUALIFIED CRAFTSMEN WITH AT LEAST THREE YEARS EXPERIENCE. WORKMANSHIP SHALL BE NEAT, HAVE A GOOD MECHANICAL APPEARANCE AND CONFORM TO BEST ELECTRICAL CONSTRUCTION PRACTICES. CONTRACTOR SHALL HAVE A CURRENT STATE CONTRACTOR LICENSE. PROVIDE EQUIPMENT AND MATERIALS THAT ARE UNDER WRITERS' LABORATORIES (UL) LISTED AND LABELED.</p>	
3.	<p>WORKMANSHIP SHALL COMPLY W/ THE LATEST ADOPTED ELECTRICAL CODE, THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC) & ALL OTHER STATE & LOCAL CODES & ORDINANCES & ADA REQUIREMENTS.</p>	
4.	<p>CODES, FEES, PERMITS AND REGULATIONS: OBTAIN AND ARRANGE FOR ALL PERMITS, EASEMENTS, LICENSES, AND INSPECTIONS REQUIRED FOR WORK IN THIS CONTRACT. ALL COSTS FOR REQUIRED PERMITS, EASEMENT, LICENSES AND INSPECTION AND CHARGES BY THE UTILITY COMPANIES FOR THEIR RELATED WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE INCLUDED IN HIS BID.</p>	
5.	<p>GUARANTEE/ WARRANTY: THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK DONE UNDER DIVISION 26 TO BE FREE FROM DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS WORK. THE CONTRACTOR WILL, AT HIS OWN EXPENSE, REPAIR AND REPLACE ALL DEFECTIVE MATERIALS AND WORK AND ALL OTHER WORK DAMAGED THEREBY, WHICH BECOMES DEFECTIVE DURING THE WARRANTY PERIOD.</p>	
6.	<p>SUBMITTALS: AFTER THE CONTRACT IS AWARE BUT PRIOR TO MANUFACTURE OR INSTALLATION OF ANY EQUIPMENT, PREPARE COMPLETE SHOP DRAWINGS. SUBMITS SETS FOR REVIEW OF THE FOLLOWING:</p> <p>LIGHT FIXTURES WIRING DEVICES SWITCHBOARDS AND PANELBOARD'S RACEWAYS SYSTEMS MOTOR STARTERS MOTOR AND CIRCUIT DISCONNECTS</p> <p>APPROVAL OF THE SHOP DRAWINGS AND LITERATURE SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS, NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS IN THE SHOP DRAWINGS OR LITERATURE.</p>	
7.	<p>CONTRACTOR AND ELECTRICIAN WILL VERIFY FINAL PLACEMENT OF ALL ELECTRICAL W/ OWNER AND TENANT PRIOR TO INSTALLATION</p>	
8.	<p>COORDINATE ALL WORK W/ OTHER TRADES.</p>	
9.	<p>VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.</p>	
10.	<p>CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED UNDER DIVISION 23 (15) WITH APPROVED MECHANICAL SHOP DRAWINGS BEFORE BEGRIMING ROUGH IN.</p>	
11.	<p>THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.</p>	
12.	<p>MAIN PANEL IS TO BE GROUNDED TO THE EXISTING UNIFIED BUILDING GROUND SYSTEM USING COPPER CONDUCTOR NOT SMALLER THAN #4.</p>	
13.	<p>MAIN PANEL WILL HAVE (2) #4 COPPER GROUND WIRES ATTACHED TO THE BUILDING GROUND PLANE AS PER NEC.</p>	
14.	<p>SEISMIC BRACING SHALL BE INSTALLED FOR ALL ELECTRICAL SYSTEMS AND FIXTURES PER APPLICABLE ADOPTED CODES.</p>	
15.	<p>ANY DAMAGE TO FLOOR, WALLS, CEILING OR STRUCTURE AS A RESULT OF INSTALLING THIS EQUIPMENT IS THE RESPONSIBILITY OF THE VENDOR PROVIDING EQUIPMENT AND/OR SERVICES.</p>	
16.	<p>WIRE FOR THE DATA SYSTEM WILL BE RUN IN A NEAT AND UNIFORM MANOR</p>	
17.	<p>ELECTRICAL PANELS SHALL HAVE A 30 INCH X 36 INCH MIN WORKING SPACE AND 6 FT 6 INCH MIN HEADROOM.</p>	
18.	<p>ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMP CIRCUITS IN LIVABLE SPACE SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.</p>	
19.	<p>ARTIFICIAL ILLUMINATION SHALL BE PROVIDED FOR ALL WORKING SPACES FOR SERVICE EQUIPMENT AND PANELBOARD'S INSTALLED INDOORS AND SHALL NOT BE CONTROLLED BY AUTOMATIC MEANS.</p>	
20.	<p>ALL MANUALS AND SPECIFICATION SHEETS FOR THE EQUIPMENT MUST BE PRESENTED TO END USER UPON COMPLETION ALONG WITH TRAINING ON USE AND MAINTENANCE.</p>	
21.	<p>RECORD DRAWINGS-MAINTAIN A COMPLETE SET OF RECORD DRAWINGS, TO INCLUDE AN ACCURATE DIMENSIONAL RECORD OF ALL BURIED OR CONCEALED WORK. MARK RECORD DRAWINGS TO SHOW THE PRECISE LOCATION OF CONCEALED WORK AND EQUIPMENT INCLUDING CONCEALED OR EMBEDDED CONDUIT AND JUNCTION BOXES AND ALL CHANGES AND DEVIATION IN THE WORK FROM THAT SHOWN ON THE CONTRACT DOCUMENTS. TX</p>	
22.	<p>CLARIFICATION METHODS: AT THE TIME OF BIDDING, BIDDERS SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND SPECIFICATIONS. ANY QUESTIONS, MISUNDERSTANDINGS, CONFLICTS, DELETIONS, DISCONTINUED PRODUCTS, CATALOG NUMBER DISCREPANCIES, DISCREPANCIES BETWEEN THE EQUIPMENT SUPPLIED AND THE INTENT OR FUNCTION OF THE EQUIPMENT, ETC. SHALL BE SUBMITTED TO THE ARCHITECT/ ENGINEER IN WRITING FOR CLARIFICATION PRIOR TO ISSUANCE OF THE FINAL ADDENDUM AND BIDDING OF THE PROJECT. WHERE DISCREPANCIES OR MULTIPLE INTERPRETATIONS OCCUR, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNIZED AS THE MOST COSTLY) THAT MEETS THE INTENT OF THE DOCUMENTS SHALL BE ENFORCED.</p>	
23.	<p>EXPOSED STRUCTURE AREAS (EXCLUDING MECHANICAL, ELECTRICAL AND COMMUNICATION SPACES): INSTALL RACEWAYS BETWEEN DECK AND STRUCTURE WHEREVER POSSIBLE IN EXPOSED STRUCTURE CEILING AREAS, ROUTE RACEWAYS IN CONCEALED AREAS WHEREVER POSSIBLE. REFER ALL CONDITIONS WHERE RACEWAYS MUST BE INSTALLED WHICH CANNOT COMPLY WITH THESE REQUIREMENTS TO THE ARCHITECT.</p>	
24.	<p>SUBMITTALS: PROVIDE ORIGINAL ELECTRONIC PDF FORMAT, BOUND, BOOKMARKED (EACH SECTION AND PRODUCT) AND HIGHLIGHTED. JOB NAME AND SUBCONTRACTOR SHALL BE ON THE FRONT COVER. PREPARE INDEX OF EQUIPMENT SUBMITTED IN EACH TAB.</p>	
25.	<p>REFLECTED CEILING PLANS: COORDINATE THE LOCATION OF LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. REFER ALL DISCREPANCIES TO THE ARCHITECT AND ENGINEER.</p>	
26.	<p>ALL WORK SHALL BE DONE ACCORDING TO THE CURRENT NATIONAL ELECTRIC CODE (NEC), IBC, NFPA, AND IFC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.</p>	

NO.	ELECTRICAL NOTES	CODE/ TOPIC
	GENERAL CONT...	
27.	<p>OWNER FURNISHED ITEMS: THE OWNER WILL FURNISH MATERIAL AND EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS TO BE INCORPORATED INTO THE WORK. THESE ITEMS ARE ASSIGNED TO THE INSTALLER AND COSTS FOR RECEIVING, HANDLING, STORAGE, IF REQUIRED AND INSTALLATION ARE INCLUDED IN THE CONTRACT SUM:</p> <p>A. THE INSTALLER'S RESPONSIBILITIES ARE THE SAME AS IF THE INSTALLER FURNISHED THE MATERIALS OR EQUIPMENT.</p> <p>B. THE OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER FURNISHED ITEMS FREIGHT ON BOARD JOB SITE AND THE INSTALLER WILL INSPECT DELIVERIES FOR DAMAGE. IF OWNER FURNISHED ITEMS ARE DAMAGE, DEFECTIVE OR MISSING, DOCUMENT DAMAGED ITEMS WITH THE TRANSPORT COMPANY AND THE OWNER WILL ARRANGE FOR REPLACEMENT, THE OWNER WILL ALSO ARRANGE FOR MANUFACTURER'S FIELD SERVICES, AND THE DELIVER OF THE MANUFACTURER'S WARRANTIES AND BONDS TO THE INSTALLER.</p> <p>C. THE INSTALLER IS RESPONSIBLE FOR DESIGNATING THE DELIVERY DATED OF OWNER FURNISHED ITEMS AND FOR RECEIVING, UNLOADING AND HANDLING OWNER FURNISHED ITEMS AT THE SITE. THE INSTALLER IS RESPONSIBLE FOR PROTECTING OWNER FURNISHED ITEMS FROM DAMAGE, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS, AND TO REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS OPERATIONS.</p>	
28.	<p>CONTRACTOR IS RESPONSIBLE FOR ALL LINE VOLTAGE AS PART OF THIS 1 EXISTING XFMR SERVING OTHER SIDE OF BUILDING TO REMAIN. PROJECT. PROVIDE LINE VOLTAGE REQUIRED TO ALL SYSTEMS PROVIDED AS PART OF THIS PROJECT. COORDINATE WITH ALL OTHER DISCIPLINES AND DRAWINGS.</p>	
29.	<p>CONTRACTOR IS RESPONSIBLE FOR ALL DEVICES, GEAR, CABLE, CONDUCTORS, TERMINATIONS, OVERCURRENT PROTECTION DEVICES, AND HEAD END EQUIPMENT AS PART OF THIS PROJECT.</p>	
30.	<p>VERIFY FLOOR BOX, POWER POLE, AND POKE-THROUGH DEVICE LOCATIONS WITH ARCHITECT/OWNER PRIOR TO ROUGH IN OR INSTALLATION.</p>	
31.	<p>ALL RACEWAYS SHALL BE CONCEALED IN WALLS, FLOORS, AND CEILING UNLESS OTHERWISE NOTED. INSTANCES WHERE EXPOSED OR SURFACE MOUNTED RACEWAYS IS REQUIRED A ROUTING SKETCH SHALL BE PROVIDED TO ARCHITECT AND ENGINEER. RACEWAY TYPE SHALL BE SELECTED BY ENGINEER. FINISH OF RACEWAY SHALL BE SELECTED BY ARCHITECT.</p>	
32.	<p>PROVIDE NEW CIRCUIT BREAKERS IN EXISTING PANEL FOR ALL NEW CIRCUITS. FIELD VERIFY PANELBOARD TYPE AND BREAKER TYPE.</p>	
33.	<p>COORDINATE EXACT LOCATION OF ELECTRICAL CONNECTION POINT TO ROOF TOP UNITS AND ALL OTHER MECHANICAL EQUIPMENT TO ENSURE APPROPRIATE ROOF PENETRATION LOCATIONS.</p>	
34.	<p>PROVIDE ELECTRICAL CONNECTION TO MOTORIZED DOORS WITH ALL POWER AND CONTROL WIRING PER MANUFACTURES WRITTEN INSTRUCTIONS. COORDINATE OPERATION OF DOORS WITH SECURITY, FIRE, AND SMOKE CONTROL SEQUENCES OF OPERATION.</p>	
35.	<p>WHENEVER POSSIBLE, ELECTRICAL CONDUIT SHALL BE RUN TO THE UNIT INSIDE THE ROOF CURB.</p>	
36.	<p>ELECTRICAL CONDUIT CONNECTIONS MADE TO EXPOSED JUNCTION BOXES ON UNITS SHOULD BE MADE ON THE BOTTOM OF THE BOX. INSTALLATION SHOULD COMPLY WITH LOCAL CODE REQUIREMENTS. THE INSTALLATION SHOULD BE MADE WATERTIGHT.</p>	
37.	<p>WHERE AN EXTERNAL ELECTRICAL JUNCTION BOX IS NOT USED, WATERTIGHT FITTINGS SHOULD BE USED AT THE PANEL JOINT. IF ELECTRICAL CONDUIT PASSES THROUGH A HOLE IN THE PANEL, THAT JOINT SHOULD BE MADE WATERTIGHT.</p>	
38.	<p>INSTALLATION SHOULD BE IN ACCORDANCE WITH THE NFPA "NATIONAL ELECTRICAL CODE."</p>	
	BELOW GRADE	
1.	<p>TRENCHING AND BACKFILL: LOCATE AND PROTECT EXISTING UTILITIES AND OTHER UNDERGROUND WORK IN MANNER WHICH WILL ENSURE THAT NO DAMAGE OR SERVICE INTERRUPTION WILL RESULT FROM EXCAVATING AND BACKFILLING. PERFORM EXCAVATION IN A MANNER WHICH PROTECTS WALLS, FOOTINGS, AND OTHER STRUCTURAL MEMBERS FROM BEING DISTURBED OR DAMAGED IN ANY WAY. BURIAL DEPTHS MUST COMPLY WITH NEC SECTION 300-5 (OR STATE OF UTAH REQUIREMENT, WHICHEVER IS MORE STRINGENT), UNLESS NOTED OTHER WISE.</p>	
2.	<p>PROTECT PERSONS FROM INJURY AT EXCAVATIONS, BY BARRICADES, WARNINGS AND ILLUMINATION. COORDINATE EXCAVATIONS WITH WEATHER CONDITIONS, TO MINIMIZE POSSIBILITY OF WASHOUTS, SETTLEMENTS AND OTHER DAMAGES AND HAZARDS.</p>	
3.	<p>PROVIDE TEMPORARY COVERING OR ENCLOSURE AND TEMPORARY HEAT AS NECESSARY TO PROTECT BOTTOMS OF EXCAVATIONS FROM FREEZING AND FROST ACTION. DO NOT INSTALL ELECTRICAL WORK ON FROZEN EXCAVATION BASES OR SUB-BASES.</p>	
4.	<p>DO NOT EXCAVATE FOR ELECTRICAL WORK UNTIL THE WORK IS READY TO PROCEED WITHOUT DELAY, SO THAT TOTAL TIME LAPSE FROM EXCAVATION TO COMPLETION OF BACKFILLING WILL BE MINIMUM. SEE OTHER SECTIONS OF SPECIFICATION FOR ADDITIONAL REQUIREMENTS FOR EXCAVATING.</p>	
5.	<p>STORE EXCAVATED MATERIAL (TEMPORARILY) NEAR EXCAVATION, IN MANNER WHICH WILL NOT INTERFERE WITH OR DAMAGE EXCAVATION OR OTHER WORK. DO NOT STORE UNDER TREES (WITHIN DRIP LINE).</p>	
6.	<p>RETAIN EXCAVATED MATERIAL WHICH COMPLIES WITH REQUIREMENTS FOR BACKFILL MATERIAL. DISPOSE OF EXCAVATED MATERIAL WHICH IS EITHER IN EXCESS OF QUANTITY NEEDED FOR BACKFILLING OR DOES NOT COMPLY WITH REQUIREMENTS FOR BACKFILL MATERIAL. REMOVE UNUSED MATERIAL FROM PROJECT SITE, AND DISPOSE OF IN LAWFUL MANNER.</p>	
7.	<p>FOR BURIED CONDUIT OR CABLE (OTHER THAN BELOW SLAB-ON-GRADE, OR CONCRETE ENCASED) - 2" THICKNESS OF WELL GRADED SAND ON ALL SIDES OF CONDUIT OR CABLE.</p>	
8.	<p>FOR TRENCH BACKFILL TO WITHIN 6" OF FINAL GRADE- SOIL MATERIAL SUITABLE FOR COMPACTING TO REQUIRED DENSITIES.</p>	
9.	<p>FOR TOP 6" OF EXCAVATION - TOP SOIL.</p>	
10.	<p>BURIAL DEPTHS MUST COMPLY WITH NEC SECTION 300-5 BUT IN NO CASE BE LESS THAN 24".</p>	
11.	<p>ENCASE ALL UNDERGROUND CONDUIT IN CONCRETE. ANY CONDUIT, ABOVE GRADE SHOULD BE RIGID CONDUIT, EXCEPT WHERE CONDUIT IS CONCEALED WITHIN WALLS/CEILINGS, EMT IS ACCEPTABLE.</p>	
12.	<p>BACKFILL EXCAVATIONS IN 8" HIGH COURSES OF BACKFILL MATERIAL, UNIFORMLY COMPACTED TO THE FOLLOWING DENSITIES (PERCENT OF MAXIMUM DENSITY, ASTM D 1557), USING POWER-DRIVEN-HAND-OPERATED COMPACTION EQUIPMENT.</p>	
13.	<p>LAWN/LANDSCAPED AREAS: 85 PERCENT FOR COHESIVE SOILS, 95 PERCENT FOR COHESIONLESS SOILS.</p>	
14.	<p>PAVED AREAS: OTHER THAN ROADWAYS (90 PERCENT FOR COHESIVE SOILS, 95 PERCENT FOR COHESIONLESS SOILS).</p>	
15.	<p>SUBSIDENCE: WHERE SUBSIDENCE IS MEASURABLE OR OBSERVABLE ARE ELECTRICAL WORK EXCAVATIONS DURING GENERAL PROJECT WARRANTY PERIOD, REMOVE SURFACE (PAVEMENT, LAWN OR OTHER FINISH), ADD BACKFILL MATERIAL, COMPACT, AND REPLACE SURFACE TREATMENT, RESTORE APPEARANCE, QUALITY AND CONDITION OF THE SURFACE OR FINISH TO MATCH ADJACENT WORK, AND ELIMINATE EVIDENCE OF RESTORATION TO GREATEST EXTENT POSSIBLE.</p>	

NO.	ELECTRICAL NOTES	CODE/ TOPIC
	BELOW GRADE CONT...	
5.	<p>STORE EXCAVATED MATERIAL (TEMPORARILY) NEAR EXCAVATION, IN MANNER WHICH WILL NOT INTERFERE WITH OR DAMAGE EXCAVATION OR OTHER WORK. DO NOT STORE UNDER TREES (WITHIN DRIP LINE).</p>	
6.	<p>RETAIN EXCAVATED MATERIAL WHICH COMPLIES WITH REQUIREMENTS FOR BACKFILL MATERIAL. DISPOSE OF EXCAVATED MATERIAL WHICH IS EITHER IN EXCESS OF QUANTITY NEEDED FOR BACKFILLING OR DOES NOT COMPLY WITH REQUIREMENTS FOR BACKFILL MATERIAL. REMOVE UNUSED MATERIAL FROM PROJECT SITE, AND DISPOSE OF IN LAWFUL MANNER.</p>	
7.	<p>FOR BURIED CONDUIT OR CABLE (OTHER THAN BELOW SLAB-ON-GRADE, OR CONCRETE ENCASED) - 2" THICKNESS OF WELL GRADED SAND ON ALL SIDES OF CONDUIT OR CABLE.</p>	
8.	<p>FOR TRENCH BACKFILL TO WITHIN 6" OF FINAL GRADE- SOIL MATERIAL SUITABLE FOR COMPACTING TO REQUIRED DENSITIES.</p>	
9.	<p>FOR TOP 6" OF EXCAVATION - TOP SOIL.</p>	
10.	<p>BURIAL DEPTHS MUST COMPLY WITH NEC SECTION 300-5 BUT IN NO CASE BE LESS THAN 24".</p>	
11.	<p>ENCASE ALL UNDERGROUND CONDUIT IN CONCRETE. ANY CONDUIT, ABOVE GRADE SHOULD BE RIGID CONDUIT, EXCEPT WHERE CONDUIT IS CONCEALED WITHIN WALLS/CEILINGS, EMT IS ACCEPTABLE.</p>	
12.	<p>BACKFILL EXCAVATIONS IN 8" HIGH COURSES OF BACKFILL MATERIAL, UNIFORMLY COMPACTED TO THE FOLLOWING DENSITIES (PERCENT OF MAXIMUM DENSITY, ASTM D 1557), USING POWER-DRIVEN-HAND-OPERATED COMPACTION EQUIPMENT.</p>	
13.	<p>LAWN/LANDSCAPED AREAS: 85 PERCENT FOR COHESIVE SOILS, 95 PERCENT FOR COHESIONLESS SOILS.</p>	
14.	<p>PAVED AREAS: OTHER THAN ROADWAYS (90 PERCENT FOR COHESIVE SOILS, 95 PERCENT FOR COHESIONLESS SOILS).</p>	
15.	<p>SUBSIDENCE: WHERE SUBSIDENCE IS MEASURABLE OR OBSERVABLE ARE ELECTRICAL WORK EXCAVATIONS DURING GENERAL PROJECT WARRANTY PERIOD, REMOVE SURFACE (PAVEMENT, LAWN OR OTHER FINISH), ADD BACKFILL MATERIAL, COMPACT, AND REPLACE SURFACE TREATMENT, RESTORE APPEARANCE, QUALITY AND CONDITION OF THE SURFACE OR FINISH TO MATCH ADJACENT WORK, AND ELIMINATE EVIDENCE OF RESTORATION TO GREATEST EXTENT POSSIBLE.</p>	
	CONDUCTORS	
	ELECTRICAL BOXES AND FITTINGS	
1.	<p>LABEL ALL BREAKERS.</p>	
	SUPPORTING DEVICES	
	CONDUIT	
1.	<p>MC, EMT OR RIGID CONDUIT USED THROUGHOUT CONSTRUCTION FOR ALL CONDUCTORS. UNDERGROUND OR UNDER SLAB CONDUIT SHALL BE ASPHALT OR PVC COATED RIGID CONDUIT.</p>	
2.	<p>CONTRACTORS SHALL INSTALL RIGID METAL CONDUIT WRAPPED W/ 3-M CORROSIVE RESISTANT TAPE WHEN CONVERTING FROM UNDERGROUND OR UNDER SLAB PVC CONDUIT TO ABOVE GROUND METAL CONDUIT.</p>	
3.	<p>PROVIDE SEAL OFFS IN ALL CONDUIT RUNS WHERE REQUIRED BY CODE.</p>	
4.	<p>OUTLET BOXES TO BE 4 " SQUARE WITH SINGLE GANG, RAISED PLASTER RING ON SHEETROCK WALLS.</p>	
5.	<p>ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.</p>	
6.	<p>KEEP ALL CONDUIT STRAIGHT AND CLEAN</p>	
	WIRE	
1.	<p>ELECTRICAL CONTRACTOR TO MAKE ALL FINAL CONNECTIONS TO ELECTRICAL & MECHANICAL EQUIPMENT.</p>	
2.	<p>ALL CONDUCTORS TO BE COPPER TYPE THHN, TW OR THW. ONLY THHN WILL BE ACCEPTABLE FOR BRANCH CIRCUITS AND INTO FIXTURES.</p>	
3.	<p>CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 165' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH MINIMUM #10 CONDUCTORS TO END OF CIRCUIT.</p>	
4.	<p>WIRE FOR OUTLETS TO BE NOT SMALLER THAN 12 GA. COPPER CONDUCTORS.</p>	
5.	<p>ALL DATA WIRING, JACKS AND PATCH PANELS WILL BE CAT 6.</p>	
6.	<p>ALL GROUNDING CONDUCTORS TO BE IN COMPLIANCE WITH MEC. ARTICLE 250.</p>	
7.	<p>KEEP ALL WIRING STRAIGHT AND CLEAN</p>	
	FINISHES	
1.	<p>PATCH ALL CUTTING OR DRILLING OF EXISTING FINISHED WALLS, CEILINGS, OR FLOORS. SEAL ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS AND CEILINGS WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED</p>	
2.	<p>CLEANUP - UPON COMPLETION OF WORK, CLEAN EQUIPMENT OF ALL DIRT AND DEBRIS, INCLUDING LIGHT FIXTURES, OUTLET BOXES, INTERIOR OF SWITCHBOARDS, PANELS, ETC. LEAVE ALL INTERIOR SPACES AND SITE CLEAN OF ALL ELECTRICAL SCRAPS OR DEBRIS</p>	
3.	<p>TENANT SHALL FURNISH BREAKER SWITCHES AS NEEDED FOR ANY FUTURE CIRCUITS.</p>	
4.	<p>SWITCHES, OUTLETS AND DEVICES SHALL BE COMMERCIAL GRADE. NOT LESS THAN 20A RATED.</p>	
5.	<p>PLATES: UNBREAKABLE THERMOPLASTIC, OR NYLON, WHITE OR IVORY, AS SELECTED BY THE OWNER.</p>	
6.	<p>VERIFY CIRCUITS FOR EXTERIOR SIGNS. SIGN BY TENANT. COORDINATE W/ OWNER/ TENANT FOR ANY ADDITIONAL ELECTRICAL REQUIREMENTS. DISPLAY LIGHTING, SITE LIGHTING, PHONE ITEMS, OUTLETS, ETC. AND FOR THEIR LOCATION AND THE LOCATION OF SWITCHES. (COST FOR ADDITIONAL LIGHTING BY TENANT)</p>	
7.	<p>ELECTRICAL FIXTURES, DEVICES, AND VISIBLE COMPONENTS: COLORS, MATERIALS AND FINISHES SHALL BE SELECTED/APPROVED BY OWNER/TENANT.</p>	
8.	<p>EXTENSIONS AND MODIFICATIONS TO ELECTRICAL FIXTURES, DEVICES AND VISIBLE COMPONENTS SHALL BE PROVIDED TO ACCOMMODATE FINAL FINISHES BY OTHERS.</p>	

NO.	HOUSEKEEPING NOTES	CODE/ TOPIC
1.	SEE G-010 HOUSE KEEPING NOTES.	
2.	COVER AND PROTECT ELECTRICAL PANELS AT ALL TIMES DURING CONSTRUCTION UNLESS WORKING IN THE IMMEDIATE AREA.	
3.	ELECTRICAL PANEL BOXES SHALL BE KEPT CLEAN OF DEBRIS.	
	DATA/ VOICE SYSTEM NOTES	CODE/ TOPIC
1.	ALL DATA WIRING, JACKS AND PATCH PANELS WILL BE CAT 6.	
2.	EACH DATA LOCATION SHOWN ON PLAN WILL HAVE 4 PORTS. UNLESS OTHERWISE CALLED OUT ON THE ACTUAL DRAWING.	
3.	EACH DATA LOCATION WILL HAVE A BOX MOUNTED IN THE WALL TO SUPPORT USE OF THE JACKS.	
4.	ALL DATA WIRING FOR BOTH FLOORS WILL ORIGINATE IN THE DESIGNATED DATA ROOM.	
5.	PATCH PANELS WILL BE MOUNTED ON A 19" STANDARD FREE WALL MOUNT BRACKET RACK SECURELY MOUNTED TO THE WALL. OR A STANDING RACK OR CABINET AS CALLED OUT ON THE ACTUAL DRAWING.	
6.	PATCH PANEL WILL HAVE NO MORE THAN 2, 48 PORT PATCH PANELS BETWEEN EACH HORIZONTAL WIRE MANAGEMENT PANEL.	
7.	VERTICAL WIRE MANAGEMENT HOOKS, CLIPS OR DUCT WILL BE MOUNTED TO THE SIDE OF THE BRACKET.	
8.	ALL MANUALS AND SPECIFICATION SHEETS FOR THE EQUIPMENT MUST BE PRESENTED TO END USER UPON COMPLETION ALONG WITH TRAINING ON USE AND MAINTENANCE.	
9.	ANY DAMAGE TO FLOOR, WALLS, CEILING OR STRUCTURE AS A RESULT OF INSTALLING THIS EQUIPMENT IS THE RESPONSIBILITY OF THE VENDOR PROVIDING EQUIPMENT AND/OR SERVICES.	
10.	WIRE FOR THE DATA SYSTEM WILL BE RUN IN A NEAT AND UNIFORM MANOR	
	COMBUSTIBLE INSULATION CLEARANCE	CODE/ TOPIC
1.	<p>COMBUSTIBLE INSULATION SHALL BE SEPARATED A MIN OF 3" FROM RECESSED LUMINARIES, FAN MOTORS AND OTHER HEAT PRODUCING DEVICES.</p> <p>EXCEPTION: WHERE HEAT-PRODUCING DEVICES ARE LISTED OR LESSER CLEARANCES, COMBUSTIBLE INSULATION COMPLYING WITH THE LISTING REQUIREMENTS SHALL BE SEPARATED IN ACCORDANCE WITH THE CONDITIONS STIPULATED IN THE LISTING.</p>	
2.	<p>RECESSED LUMINARIES INSTALLED IN THE <i>BUILDING THERMAL ENVELOPE</i> SHALL MEET THE REQUIREMENTS OF SECTION N1102.4.5</p>	



NO.	DATE	RELEASED FOR PERMITTING	BY	CHK	APP
0	05/08/2024				

**SEVEN BROTHERS
DINER**
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

**GENERAL ELECTRICAL
INFORMATION**

**AAA
SECURITY**
"Protecting What's Important"

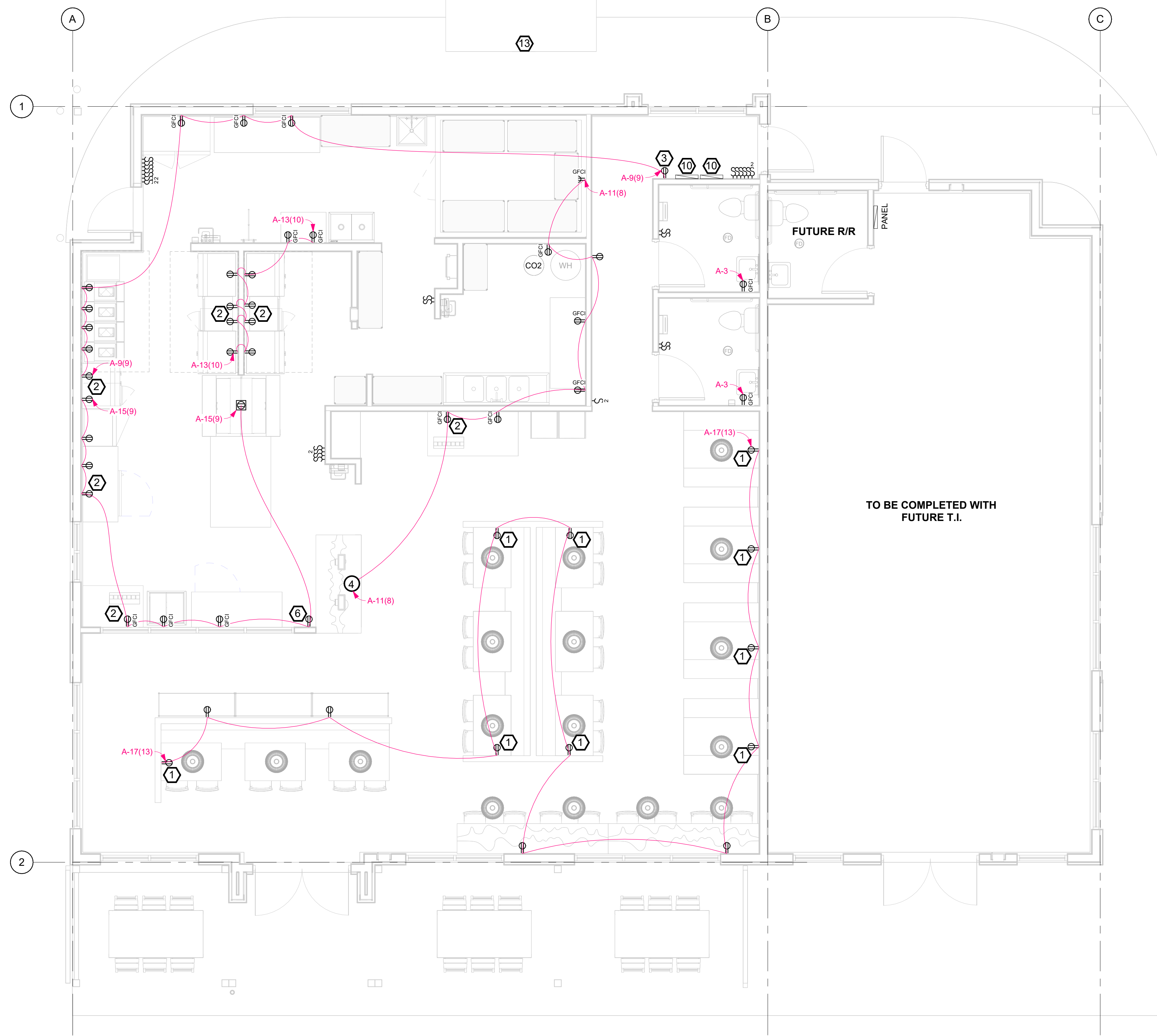
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404 E. 4500 S # 810
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Author _____
Checker _____
Designer _____

**DESIGN
TEAM**

ISSUE DATE: 09 MAY 2024	REV. 0
SHEET NO.: E-001	PROJECT NO.: 24-012



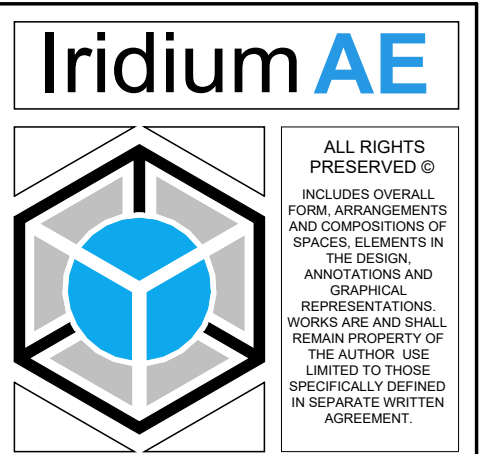
TO BE COMPLETED WITH FUTURE T.I.

ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL KEYED NOTES	
1	OUTLETS ABOVE TABLE (3 FT) CENTERED AT EACH TABLE (CKT # A-17)
2	OUTLETS ABOVE COUNTER (4 FT) (CKT # A-??)
3	INSTALL OUTLET ABOVE SHELF FOR DATA (7 FT) (CKT # A-9)
4	INSTALL OUTLETS AT 108" ON WALL FOR TELEVISION TYPE MENU (COORDINATE ON-SITE)
5	INSTALL OUTLET AT 72" FOR DRIVE THROUGH MONITOR.
6	INSTALL OUTLETS AT 72" ON WALL FOR POS SYSTEM.
7	INSTALL WPGFCI FOR HOLIDAY LIGHTING ABOVE ROOF IN PARAPET ON SOUTH AND NORTH END OF BUILDING.
8	PROVIDE JUNCTION BOX ABOVE CEILING FOR SIGNAGE.
9	PROVIDE JUNCTION BOX IN ROOF FOR MAIN SIGN
10	ELECTRICAL PANEL LOCATION
11	OUTLET TO HOLIDAY LIGHT OUTLET ON ROOF (CKT # A-??)
12	JUNCTION BOX FOR SIGNAGE
13	PROVIDE CONDUIT(S) AND CONNECTIONS FOR MENU BOARD AND SPEAKER POLE, ETC.

EQUIPMENT ELECTRICAL NEEDS		NOTE: REFER TO SHEET A-400 FOR EQUIPMENT LOCATION	
MANUFACTURER	DESCRIPTION	ELECTRICAL	
4	MENU BOARD		CKT # A-11
16	SOUTHBEND MODEL NO. HDG-60	GAS GRIDDLE (60"W)x24"D)	POWER TYPE: FIELD CONVERTIBLE NATURAL GAS BTU: 180,000
16	TURBO AIR REFRIGERATION MODEL NO. TCBE-72SDR-N	REFRIGERATED CHEF BASE	VOLTAGE: 115 AMPS: 4.5 Hz: 60 PHASE: 1
17	SOUTHBEND MODEL NO. HDG-24	GAS COUNTER TOP GRIDDLE (24"W)x24"D) (BUN GRIDDLE) / EQUIPMENT STAND BELOW (24"W)x30"D) (PLUG TYPE - NEMA 5-15P)	VOLTAGE: 115; (R) 1/0 (F) 1/4 HP AMPS: (R) 2.0 (F) 2.5 Hz: 60 PHASE: 1
18	CAPTIVE-AIRE	EXHAUST HOOD (96"W)x54"D)	-
19	Atoosa USA, Inc. Model No. MPF8202GR	PIZZA PREPARATION REFRIGERATOR (PLUG TYPE - NEMA 5-15P)	VOLTAGE: 115 AMPS: 7.8 Hz: 60 PHASE: 1
5	HOSHIZAKI MODEL NO. F-450MAJ-C	ICE MACHINE AND SODA DISPENSER	VOLTAGE: 115 AMPS: 10.8 Hz: 60 PHASE: 1
24	HATCO MODEL NO. TF-4619	FOOD FINISHER	VOLTAGE: 240; 7,300 W AMPS: 17.6 Hz: 60 PHASE: 3
OR (COORDINATE WITH TENANT)			
STAR MODEL NO. UM1833A	CONVEYOR OVEN	VOLTAGE: 240; 3,600 W AMPS: 15 Hz: 60 PHASE: 1	CKT # A-31, A-33
25	STAR MODEL NO. GX141G	SANDWICH/ PANINI GRILL (PLUG TYPE - NEMA 5-15P)	VOLTAGE: 120; 1,800 W AMPS: 15 Hz: 60 PHASE: 1
27	ANETS MODEL NO. 35AS	(6) GAS FLOOR FRYER	POWER TYPE: LIQUID PROPANE BTU: 90,000
28	CAPTIVE-AIRE	EXHAUST HOOD (108"W)x54"D)	-
31	Summit Commercial Model No. NOVAZ2	ICE CREAM NOVELTY MERCHANDISER	VOLTAGE: 115 AMPS: 1.3 Hz: 60 PHASE: 1
36	Atoosa USA, Inc. Model No. MBF8503GR	REACH-IN FREEZER (PLUG TYPE - NEMA 5-15P)	VOLTAGE: 115 AMPS: 8.6
37	Nor-Lake Model No. KLB74810-C	WALK IN COOLER, MODULAR, SELF-CONTAINED 2.4A	VOLTAGE: 208/230 Hz: 60 PHASE: 1

ELECTRICAL NOTES		COORDINATE WITH TENANT
1.	ROUGH INTERCOM SYSTEM WIRING WITH CONDUIT AND OTHER NECESSARY WORK.	
2.	INSTALL 4 GANG BOX DATA CABLE WIRED IN FOR CAT 5 OR JUST A GANG BOX WITH CONDUIT THAT CONNECTS CAT 5 CABLE FROM THE OFFICE TO THE DRIVE THROUGH WINDOW AND THEN REPEATED FROM THE OFFICE TO THE FRONT COUNTER FOR REGISTER WIRING.	
3.	WHERE THE POWER COMES IN ON EACH SIDE OF THE FRONT COUNTER, PROVIDE A MIN OF 4 FEET FLEX CONDUIT ON EACH SIDE THAT IS WIRED BUT NOT LIVE. PULL THE FLEX CONDUIT UNDER THE COUNTER TO WIRE THE OUTLETS AND HAVE A STRAIGHT SHOT FOR POS POWER NEEDS.	
4.	CONDUITS NEEDED FOR HME DRIVE THROUGH SYSTEM ARE AS FOLLOWS:	
A.	ONE 1/2" CONDUIT WILL NEED TO BE RUN FROM 4X4 HME DEDICATED JUNCTION BOX TO LOCATION IN DRIVE THROUGH WHERE CAR WILL DRIVE OVER TO NOTIFY THAT A CAR IS ENTERED THE DRIVE THROUGH.	
B.	TWO 1" CONDUIT WILL NEED TO BE RUN FROM JUNCTION BOX PANEL TO MENU/ SPEAKER POST (ONE FOR DIGITAL SIGNAGE AND ONE FOR DEDICATED HME COMMUNICATIONS).	
C.	ONE 1/2" CONDUIT WILL NEED TO BE RUN FROM JUNCTION BOX PANEL TO MENU/ SPEAKER POST (FOR POWER)	
D.	ONE 1/2" CONDUIT WILL NEED TO BE RUN FROM MENU/ SPEAKER POST TO IN-GROUND MENU/ SPEAKER POST LOOP	
E.	ONE 1/2" CONDUIT WILL NEED TO BE RUN FROM 4X4 HME DEDICATED JUNCTION BOX TO LOCATION IN DRIVE THROUGH WHERE CAR WILL SIT WHILE PAYING AND PICKING UP THEIR ORDER.	



NO.	DATE	BY	CHK	APP
B	05-17-2022			
A	03-18-2022			
0	05-24-2022			

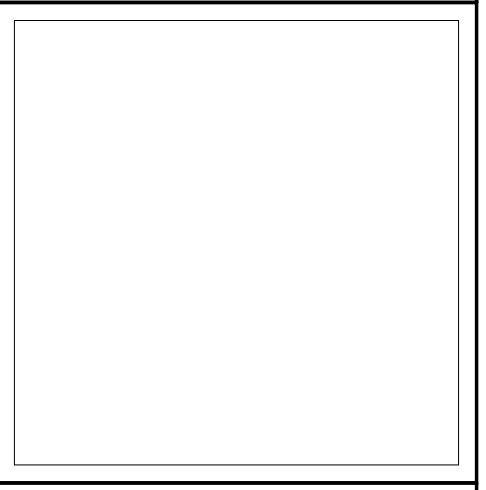
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

ELECTRICAL FLOOR PLAN

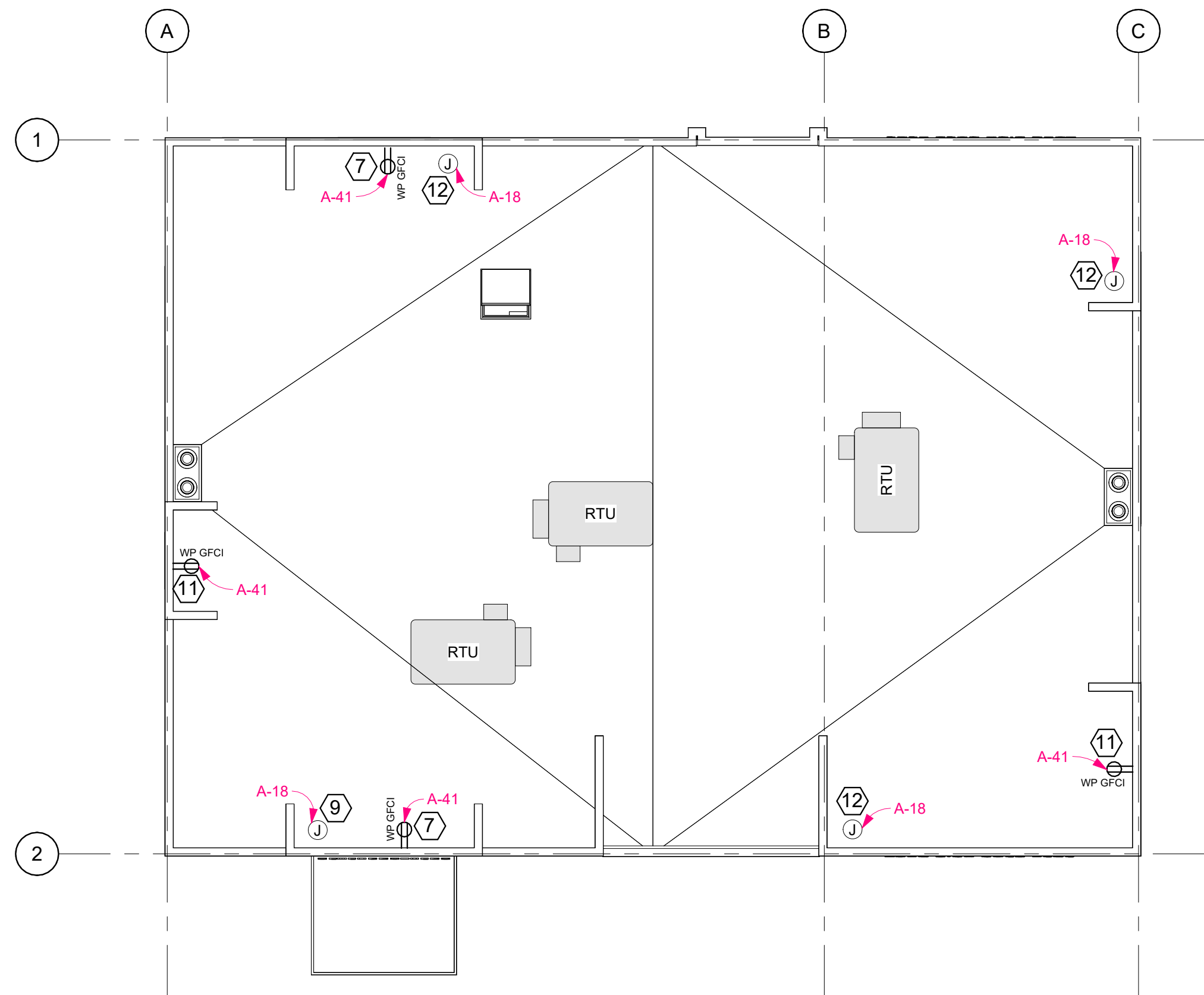
AAA SECURITY
"Protecting What's Important"

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DRAWN BY: C.J.H. WSH
CHECKED BY: JAK
DESIGN TEAM: JAK, C.J.H.



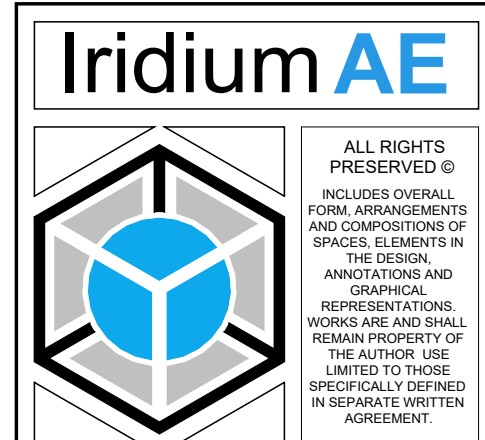
ISSUE DATE: 09 MAY 2024	REV. 0
SHEET NO.: E-101	PROJECT NO.: 24-012



ROOF ELECTRICAL PLAN
1/8" = 1'-0"

- ELECTRICAL NOTES** COORDINATE WITH TENANT
- ROUGH INTERCOM SYSTEM WIRING WITH CONDUIT AND OTHER NECESSARY WORK.
 - INSTALL 4 GANG BOX DATA CABLE WIRED IN FOR CAT 5 OR JUST A GANG BOX WITH CONDUIT THAT CONNECTS CAT 5 CABLE FROM THE OFFICE TO THE DRIVE THROUGH WINDOW AND THEN REPEATED FROM THE OFFICE TO THE FRONT COUNTER FOR REGISTER WIRING.
 - WHERE THE POWER COMES IN ON EACH SIDE OF THE FRONT COUNTER, PROVIDE A MIN OF 4 FEET FLEX CONDUIT ON EACH SIDE THAT IS WIRED BUT NOT LIVE. PULL THE FLEX CONDUIT UNDER THE COUNTER TO WIRE THE OUTLETS AND HAVE A STRAIGHT SHOT FOR POS POWER NEEDS.
 - CONDUITS NEEDED FOR HME DRIVE THROUGH SYSTEM ARE AS FOLLOWS:
 - ONE 1" CONDUIT WITH SWEEP ELBOWS WILL NEED TO BE RUN FROM 4X4 HME DEDICATED JUNCTION BOX TO LOCATION IN DRIVE THROUGH WHERE CAR WILL DRIVE OVER TO NOTIFY THAT A CAR IS ENTERED THE DRIVE THROUGH.
 - TWO 2" CONDUIT WITH SWEEP ELBOWS WILL NEED TO BE RUN FROM JUNCTION BOX PANEL TO MENU/ SPEAKER POST (ONE FOR DIGITAL SIGNAGE AND ONE FOR DEDICATED HME COMMUNICATIONS)
 - ONE 1" CONDUIT WITH SWEEP ELBOWS WILL NEED TO BE RUN FROM JUNCTION BOX PANEL TO MENU/ SPEAKER POST (FOR POWER)
 - ONE 1" CONDUIT WITH SWEEP ELBOWS WILL NEED TO BE RUN FROM MENU/SPEAKER POST TO IN-GROUND MENU/SPEAKER POST LOOP
 - ONE 1" CONDUIT WITH SWEEP ELBOWS WILL NEED TO BE RUN FROM 4X4 HME DEDICATED JUNCTION BOX TO LOCATION IN DRIVE THROUGH WHERE CAR WILL SIT WHILE PAYING AND PICKING UP THEIR ORDER.

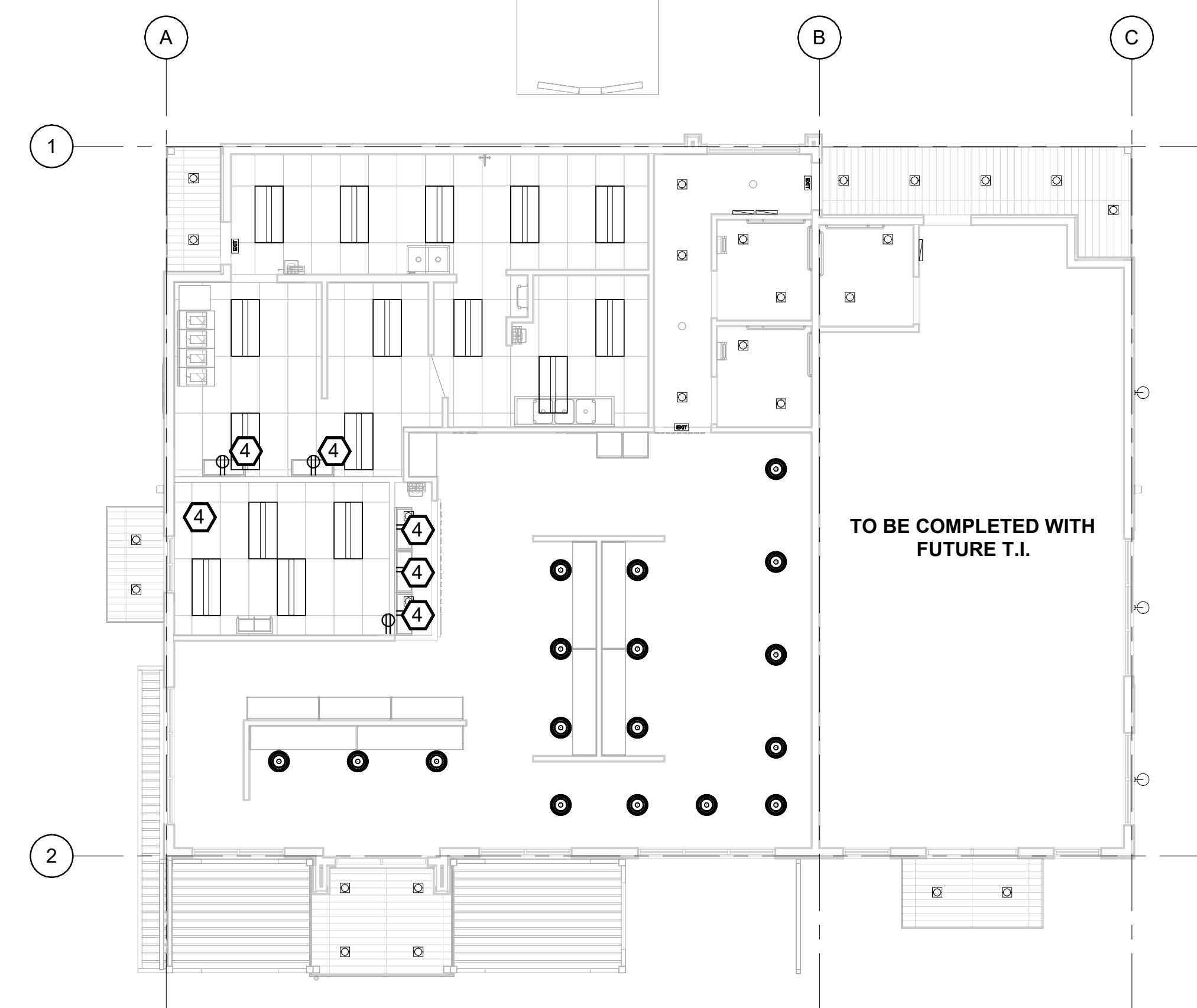
SEE KEYED NOTES ON SHEET E-101.



NO.	DATE	RELEASED FOR PERMITTING	BY	CHK	APP
B	05-17-2022	CLIENT FINAL REVIEW	CJK	KCM	
0	05-24-2022	RELEASED FOR PERMITTING	CJK	KCM	

SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

ELEC. & LOW VOLTAGE



CEILING ELECTRICAL PLAN
1/8" = 1'-0"

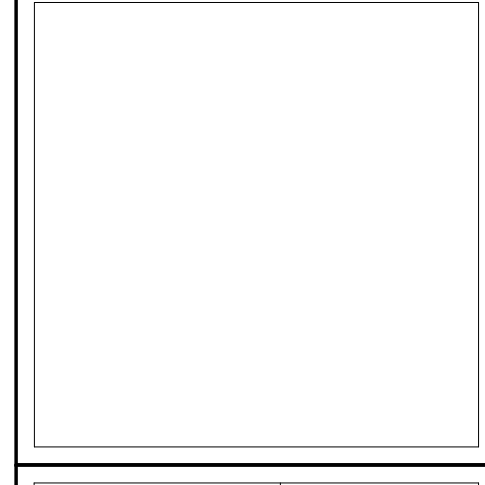


DATA PLAN
1/8" = 1'-0"

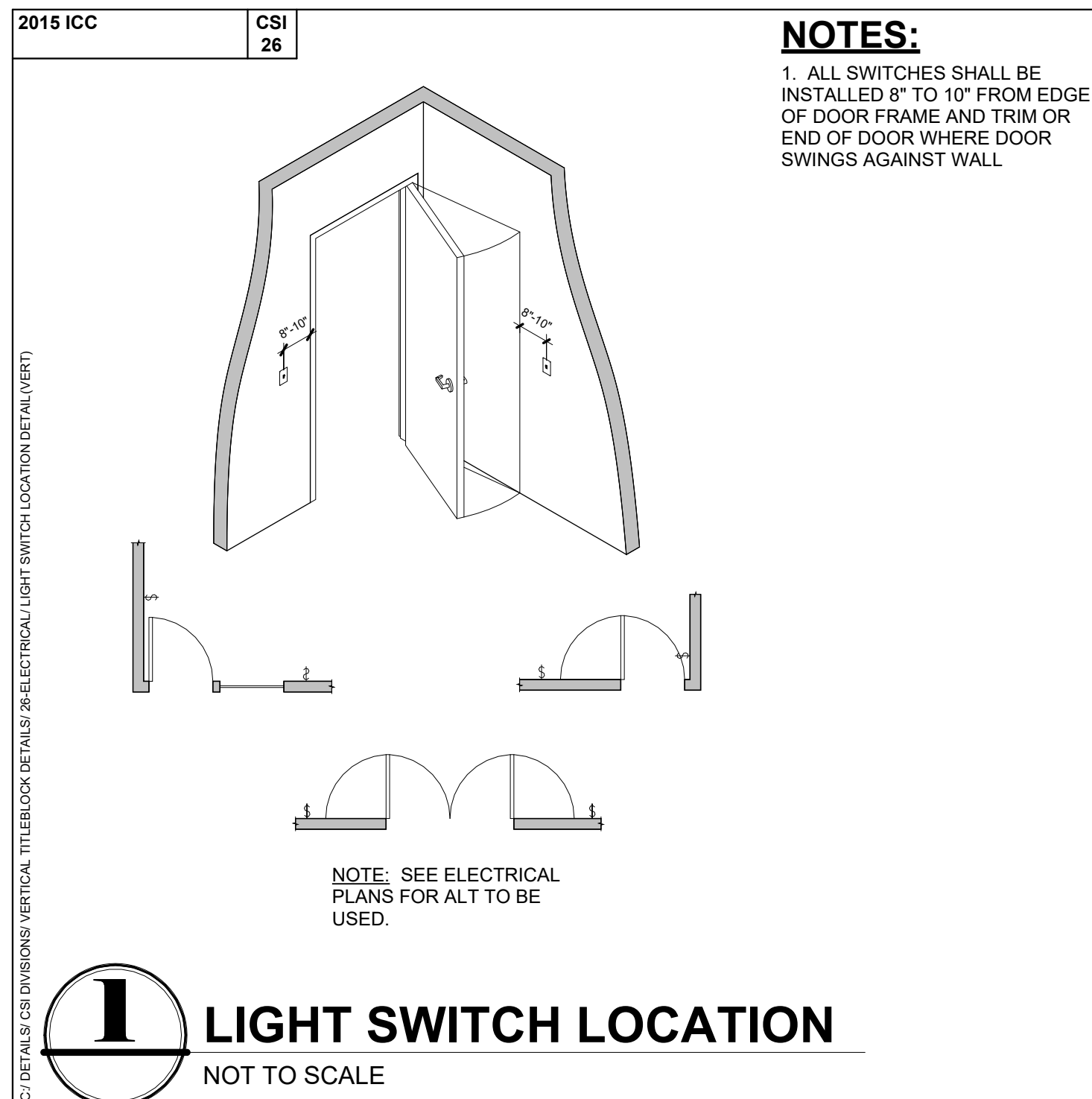
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CHECKED BY: JAK
JAK, CJH

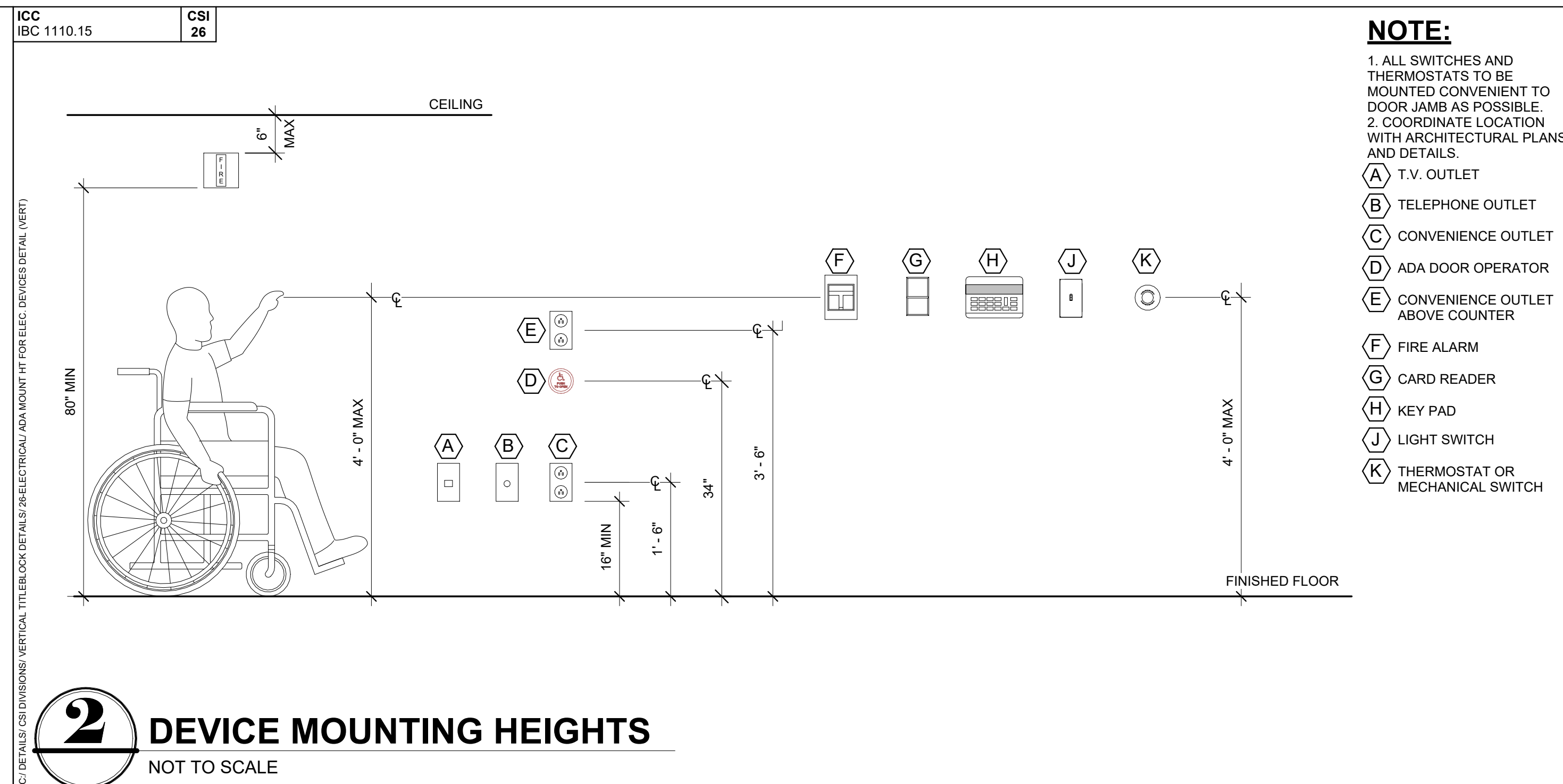
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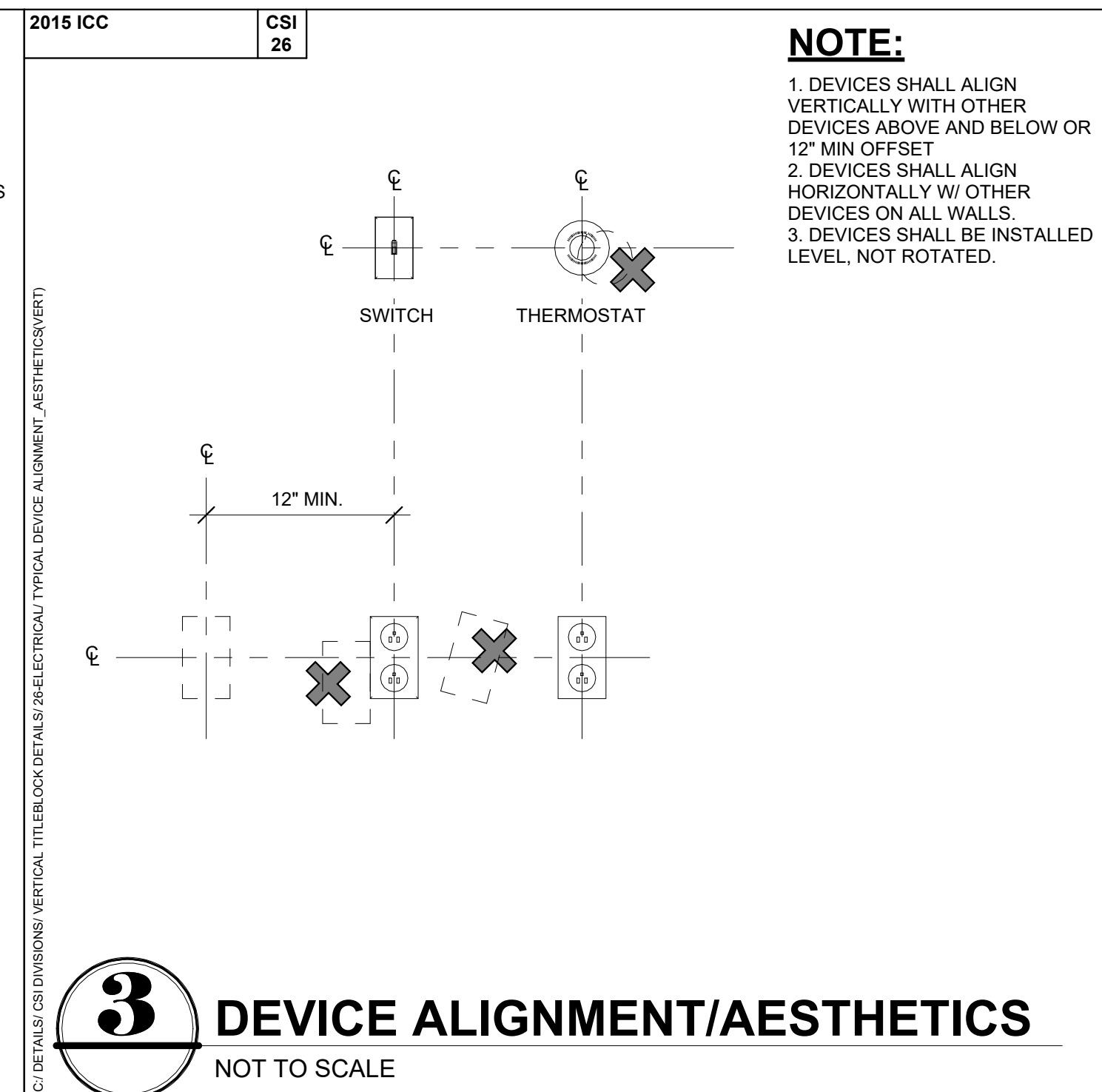
ISSUE DATE: 09 MAY 2024	REV. 0
SHEET NO. E-102	PROJECT NO. 24-012



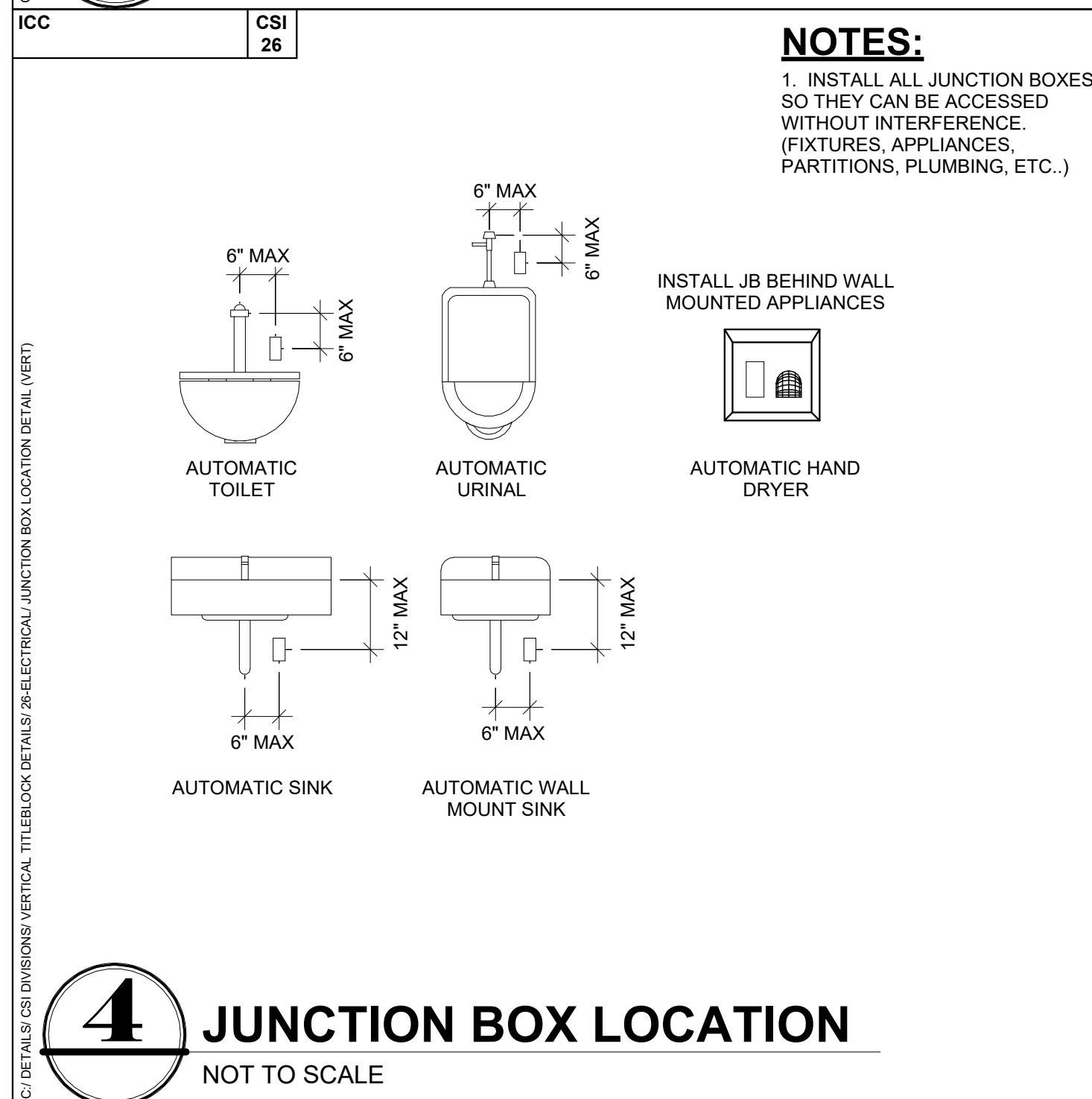
1 LIGHT SWITCH LOCATION
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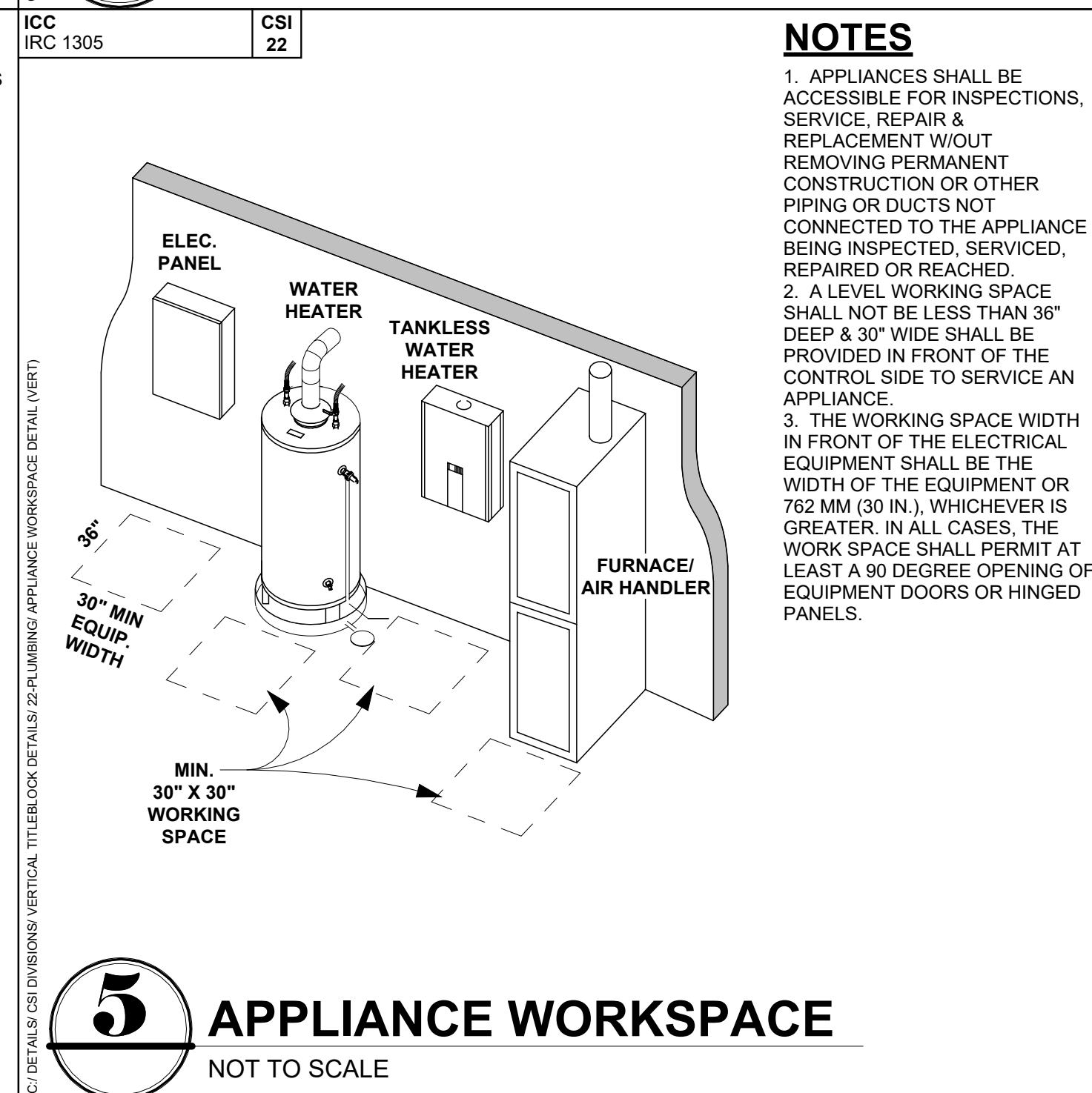
2 DEVICE MOUNTING HEIGHTS
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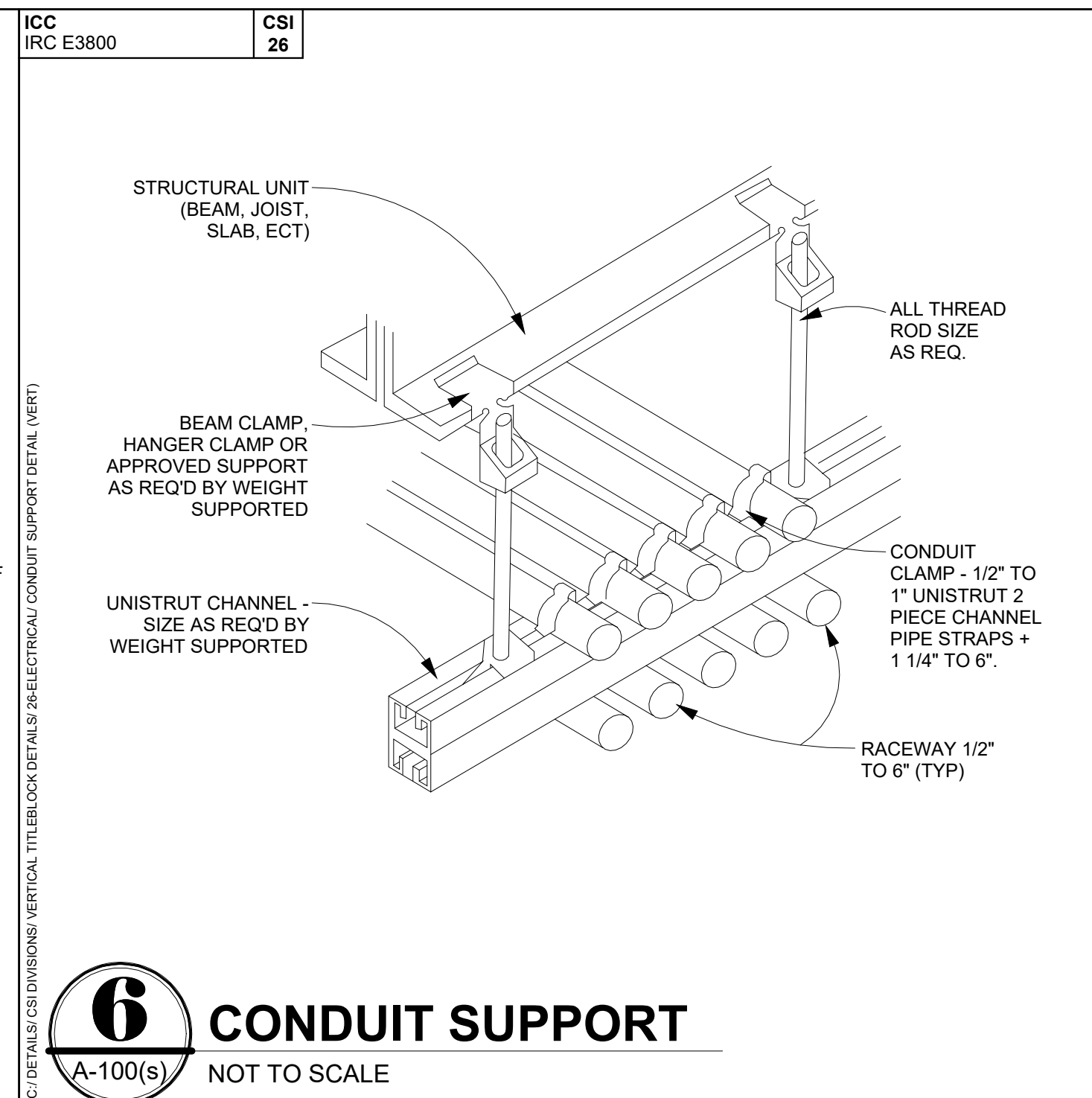
3 DEVICE ALIGNMENT/AESTHETICS
NOT TO SCALE



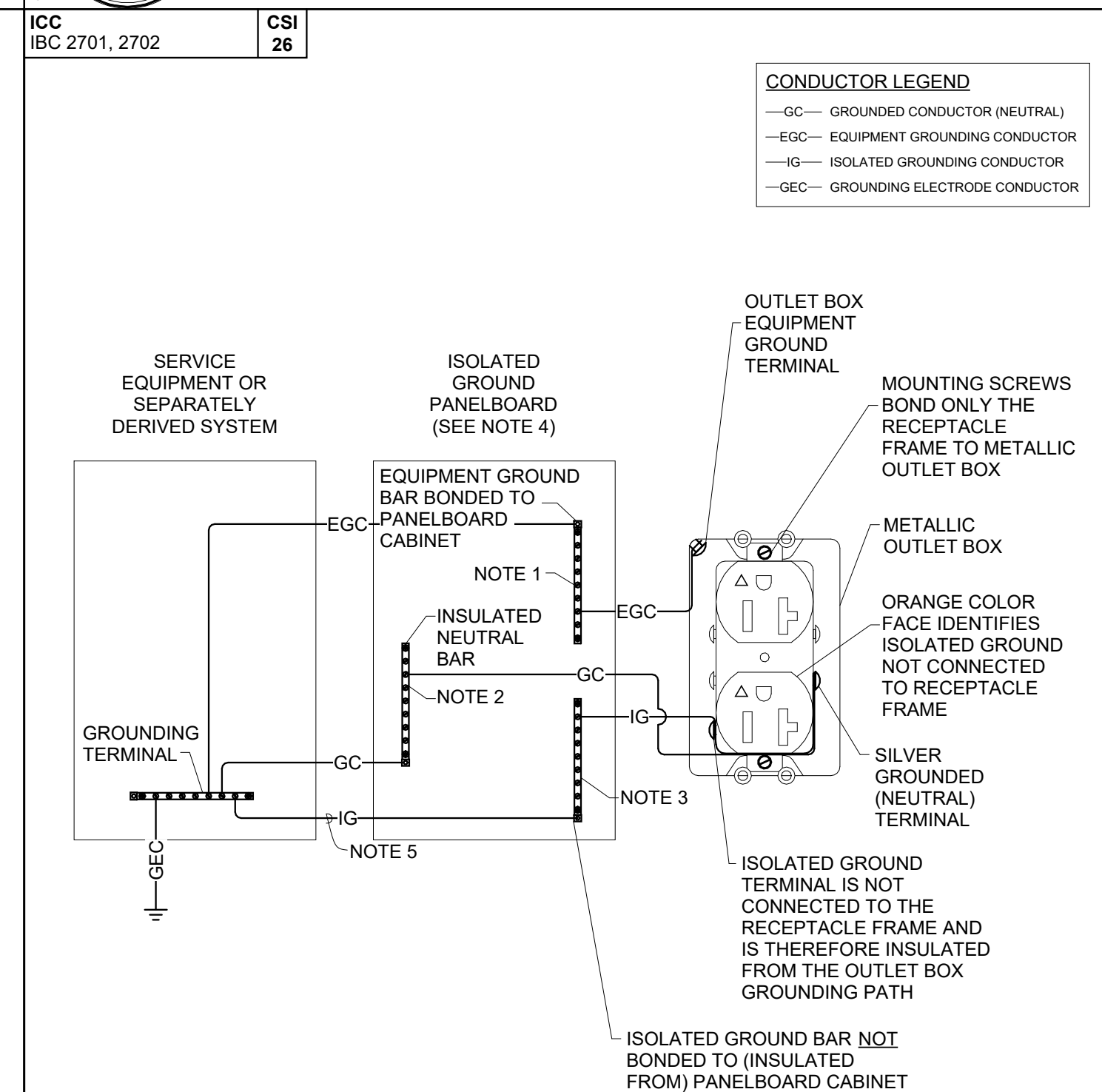
4 JUNCTION BOX LOCATION
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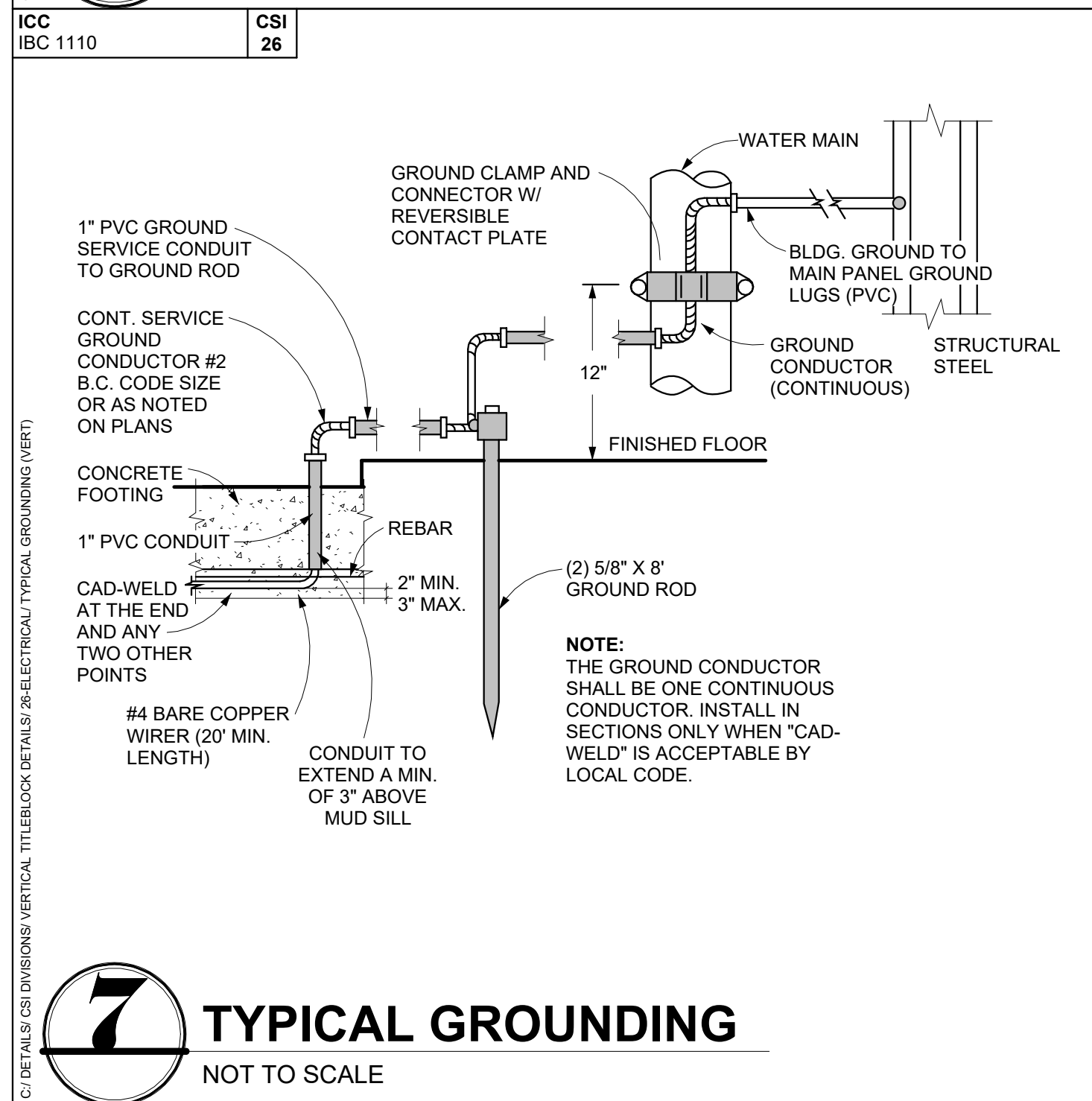
5 APPLIANCE WORKSPACE
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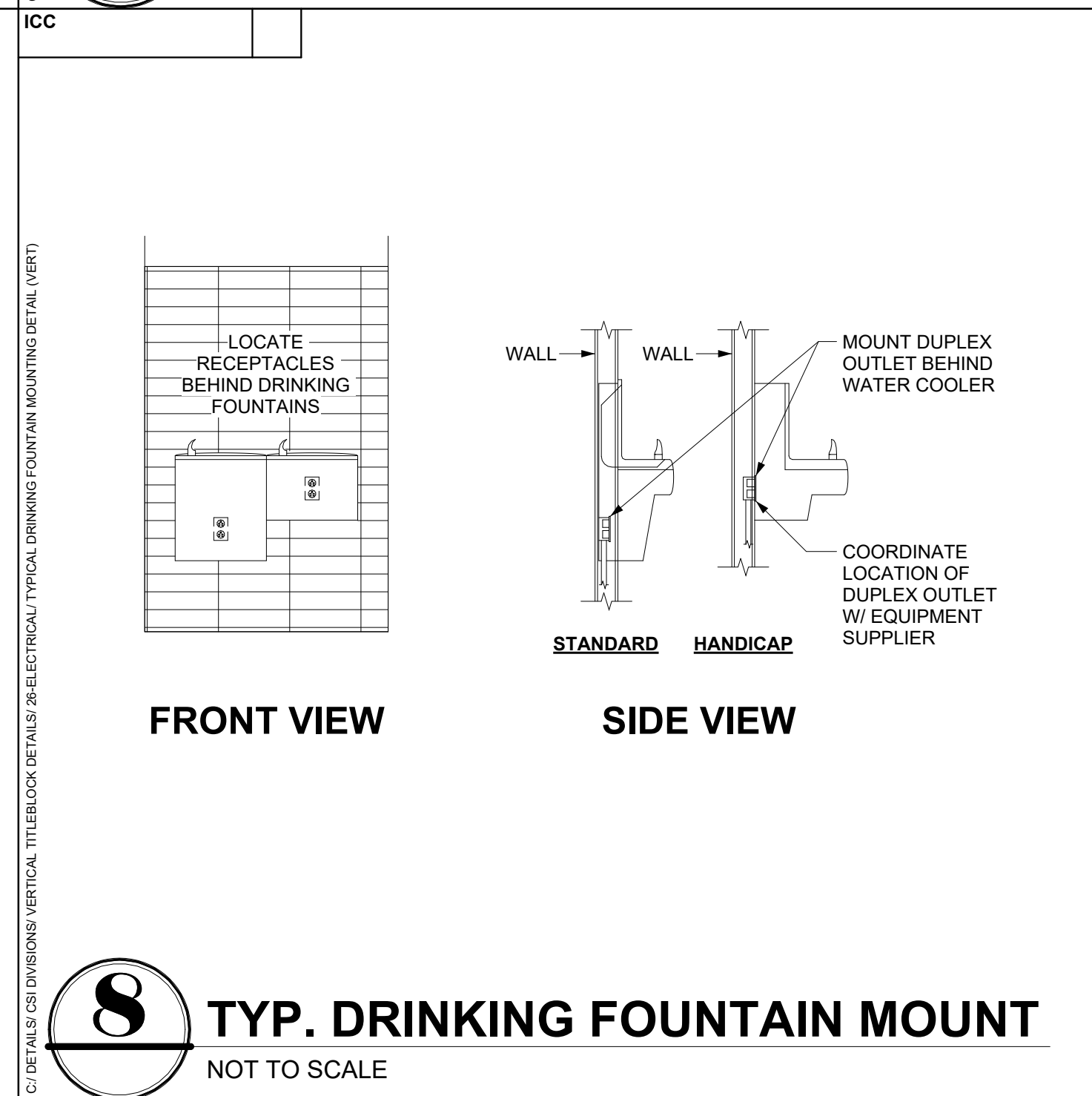
6 CONDUIT SUPPORT
A-100(s) NOT TO SCALE



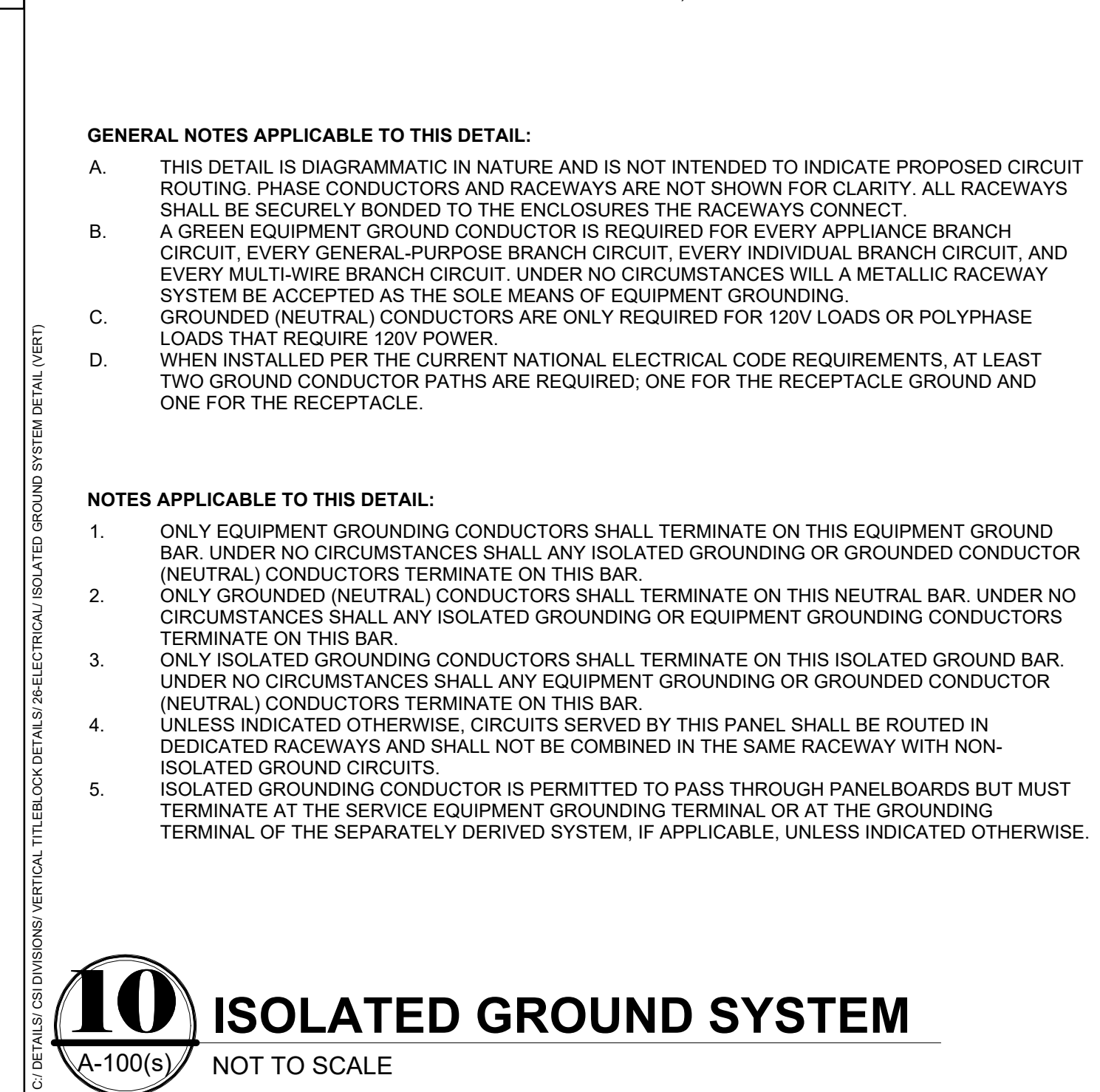
7 TYPICAL GROUNDING
NOT TO SCALE



8 TYP. DRINKING FOUNTAIN MOUNT
NOT TO SCALE



9 TYP. DEVICE MOUNT ALIGNMENT
NOT TO SCALE



10 ISOLATED GROUND SYSTEM
A-100(s) NOT TO SCALE

Iridium AE

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NO.	0	DATE	05/09/2024
BY	CHK	KCM	APP
REVISION	NOTES		

SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

ELECTRICAL DETAILS

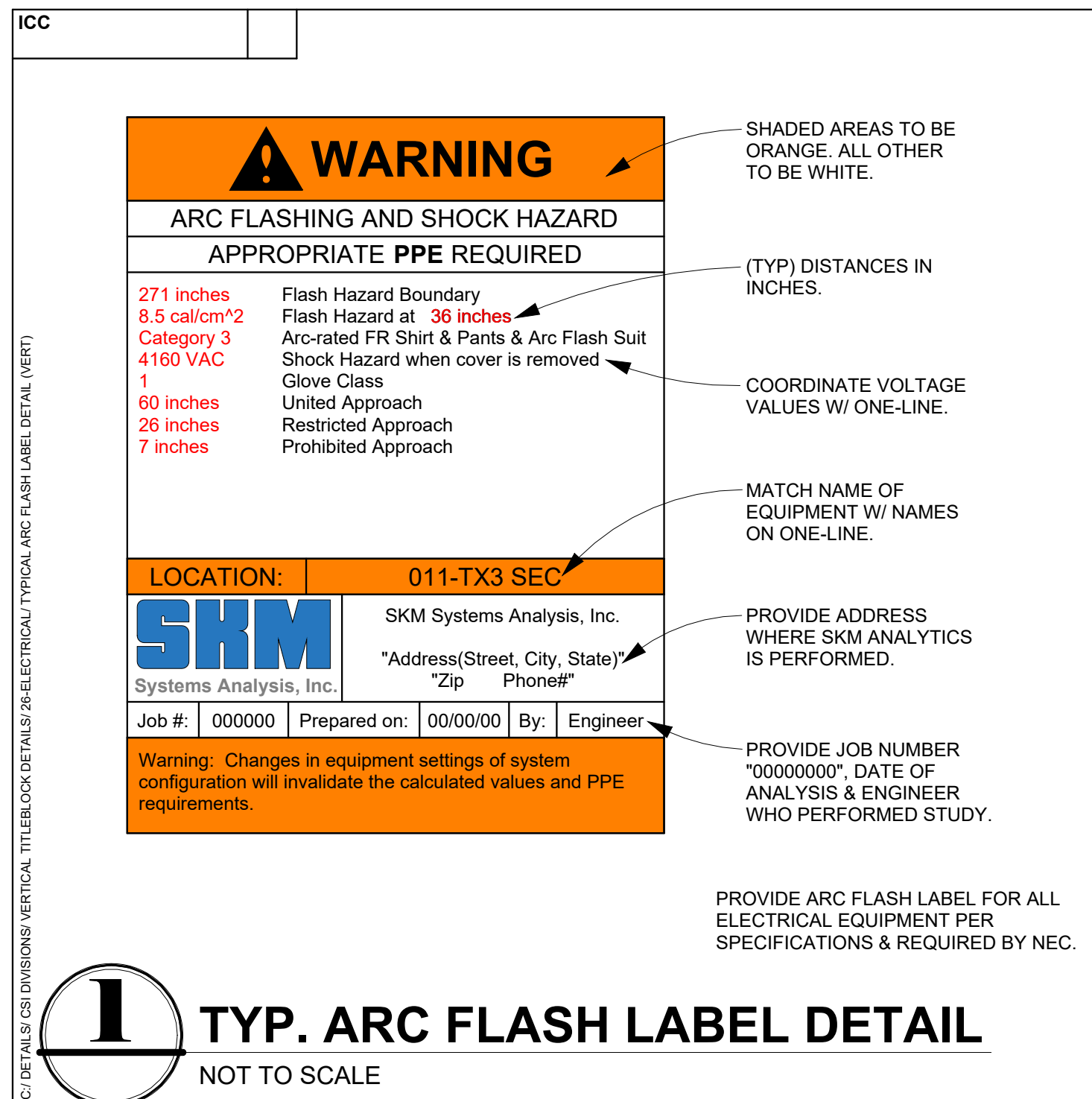
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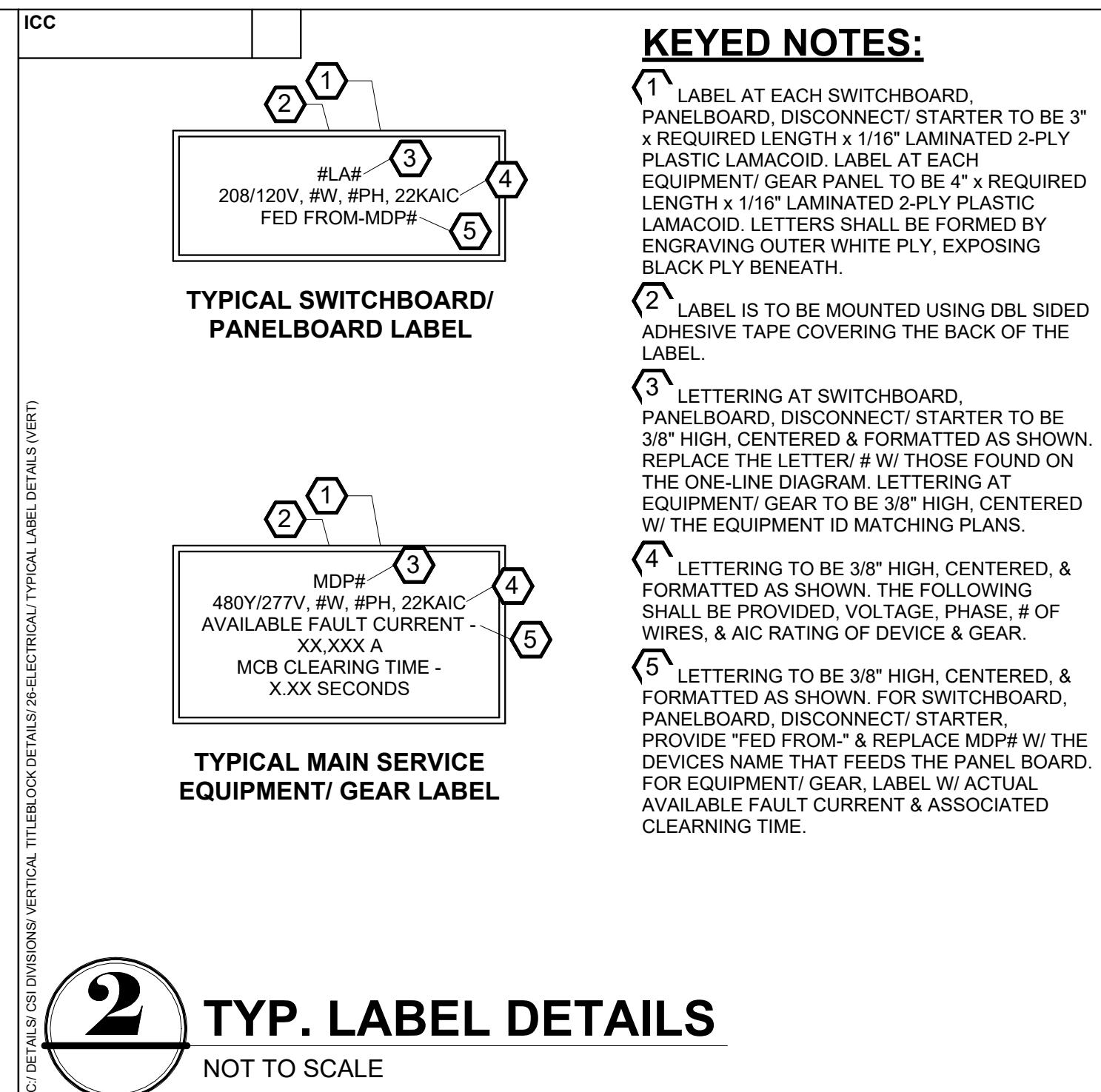
DESIGN TEAM
DRAWN BY: C.J.H. WSH
CHECKED BY: JAK, KCM
PROJECT NO.: E-500

ISSUE DATE: 09 MAY 2024
REV. 0

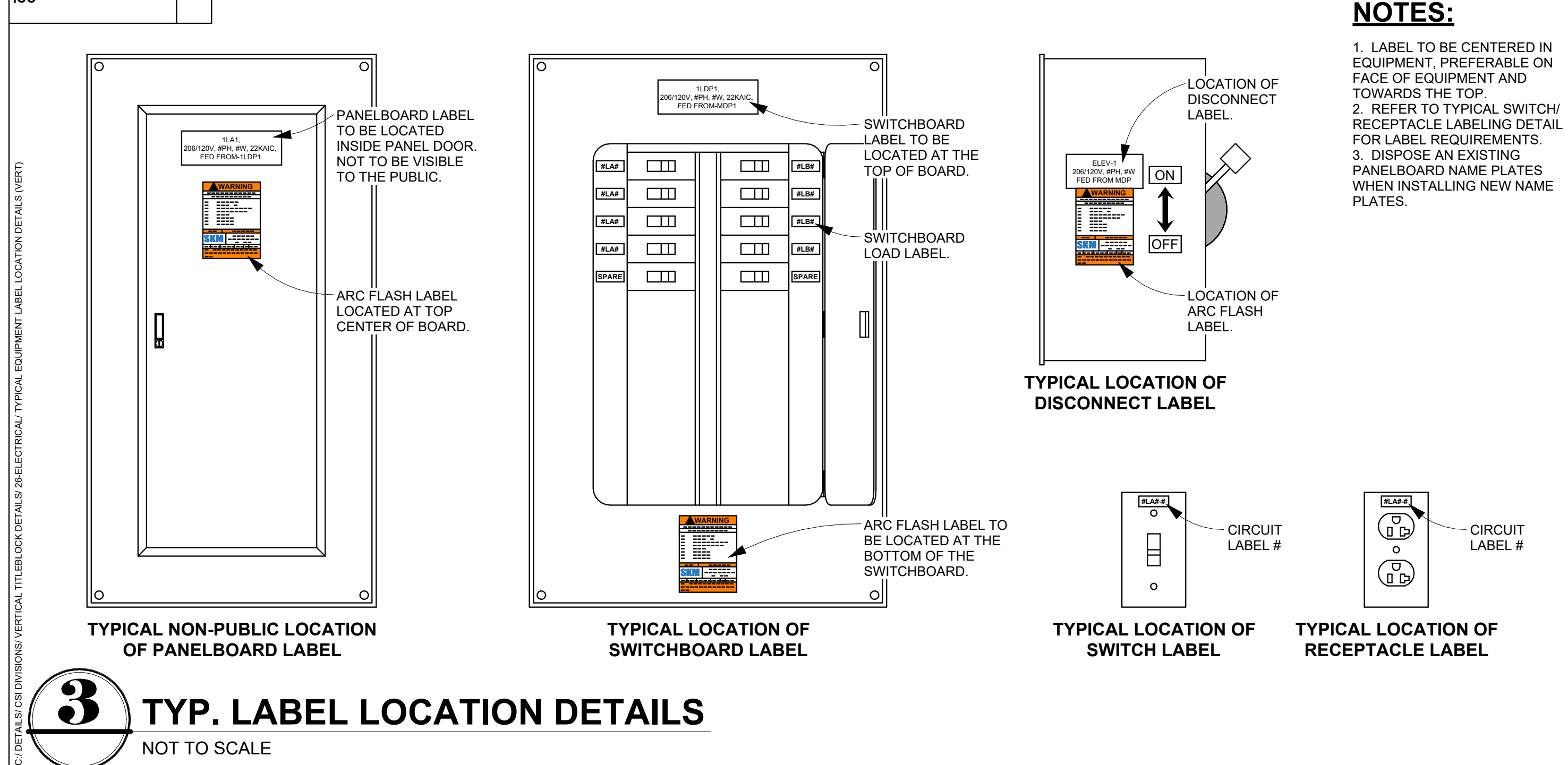
SHEET NO.: E-500
PROJECT NO.: 24-012



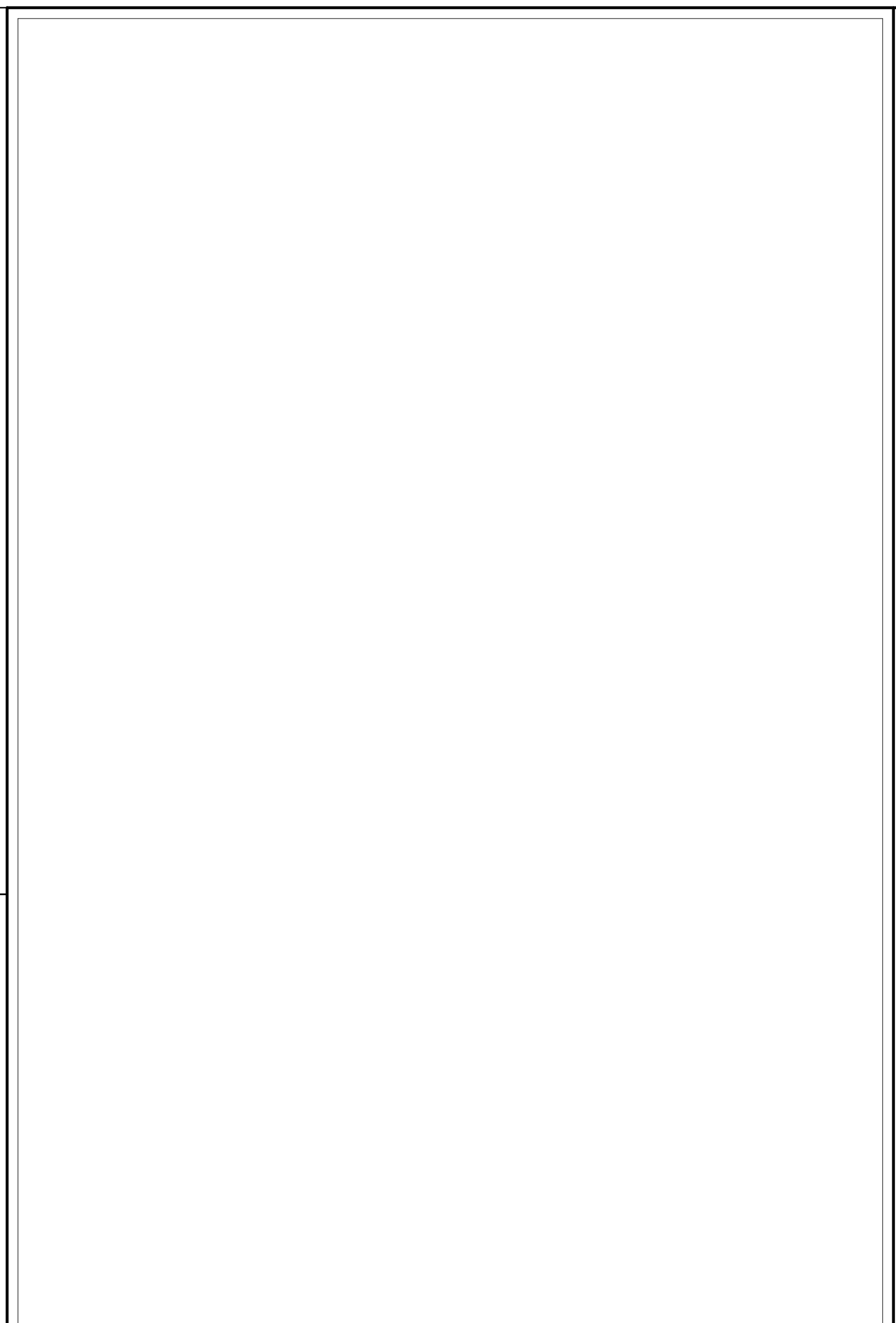
1 TYP. ARC FLASH LABEL DETAIL NOT TO SCALE



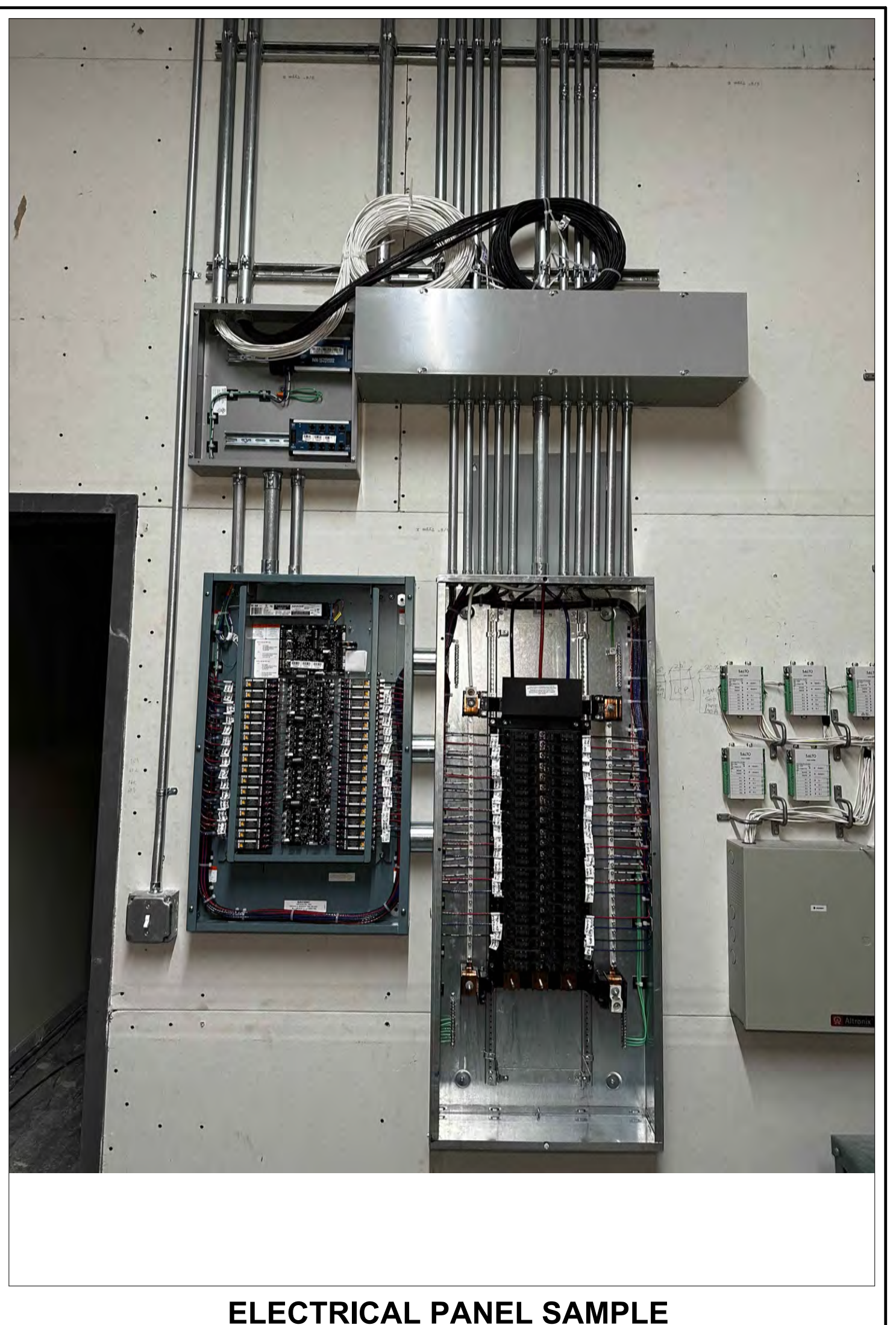
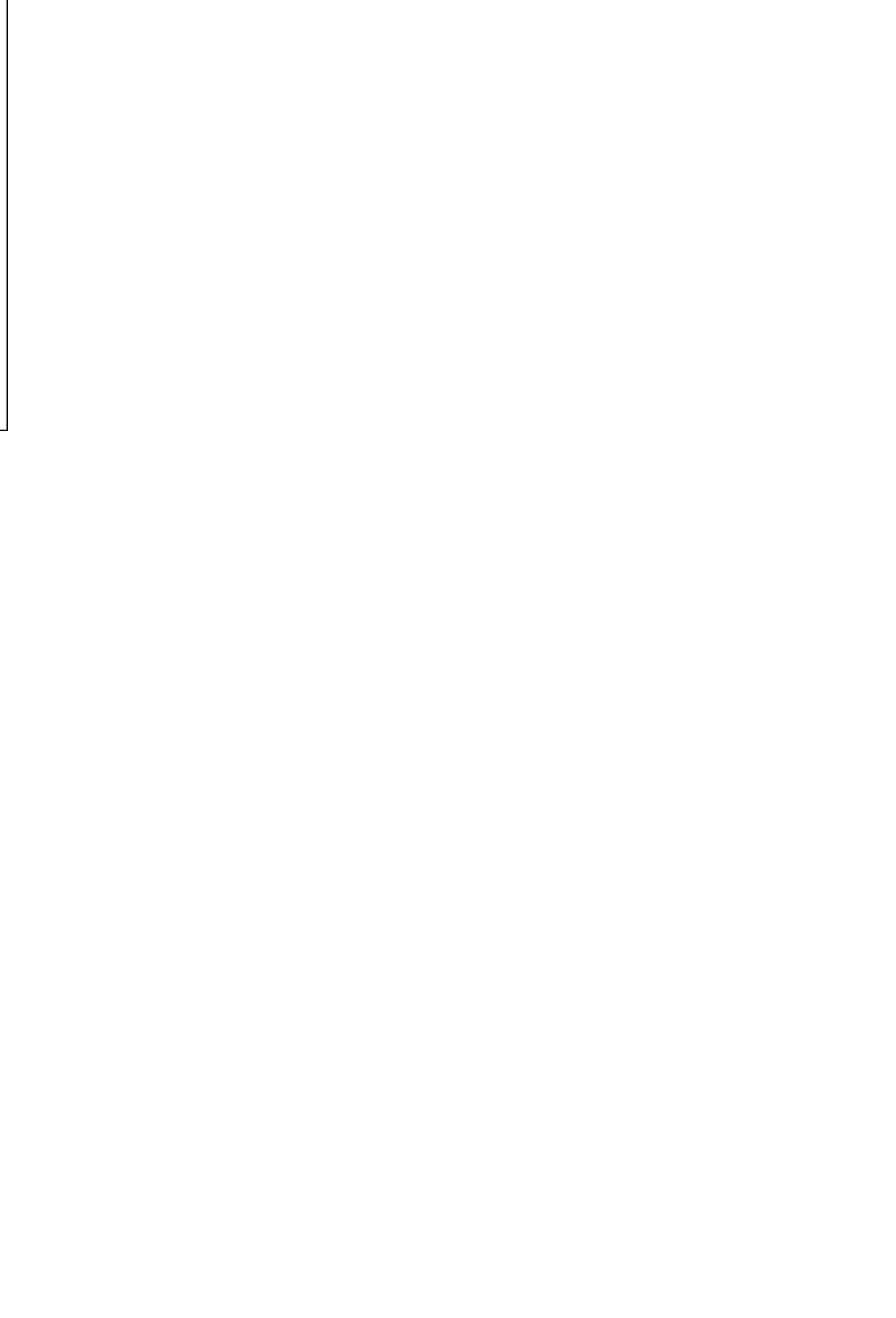
2 TYP. LABEL DETAILS NOT TO SCALE



3 TYP. LABEL LOCATION DETAILS NOT TO SCALE



ELECTRICAL PANEL SAMPLE



ELECTRICAL PANEL SAMPLE



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NO.	DATE	RELEASED FOR PERMITTING	BY	CHK	APP
0	05/08/2024				

SEVEN BROTHERS DINER
 4952 WEST 12600 SOUTH, LOT 7
 HERRIMAN, UTAH

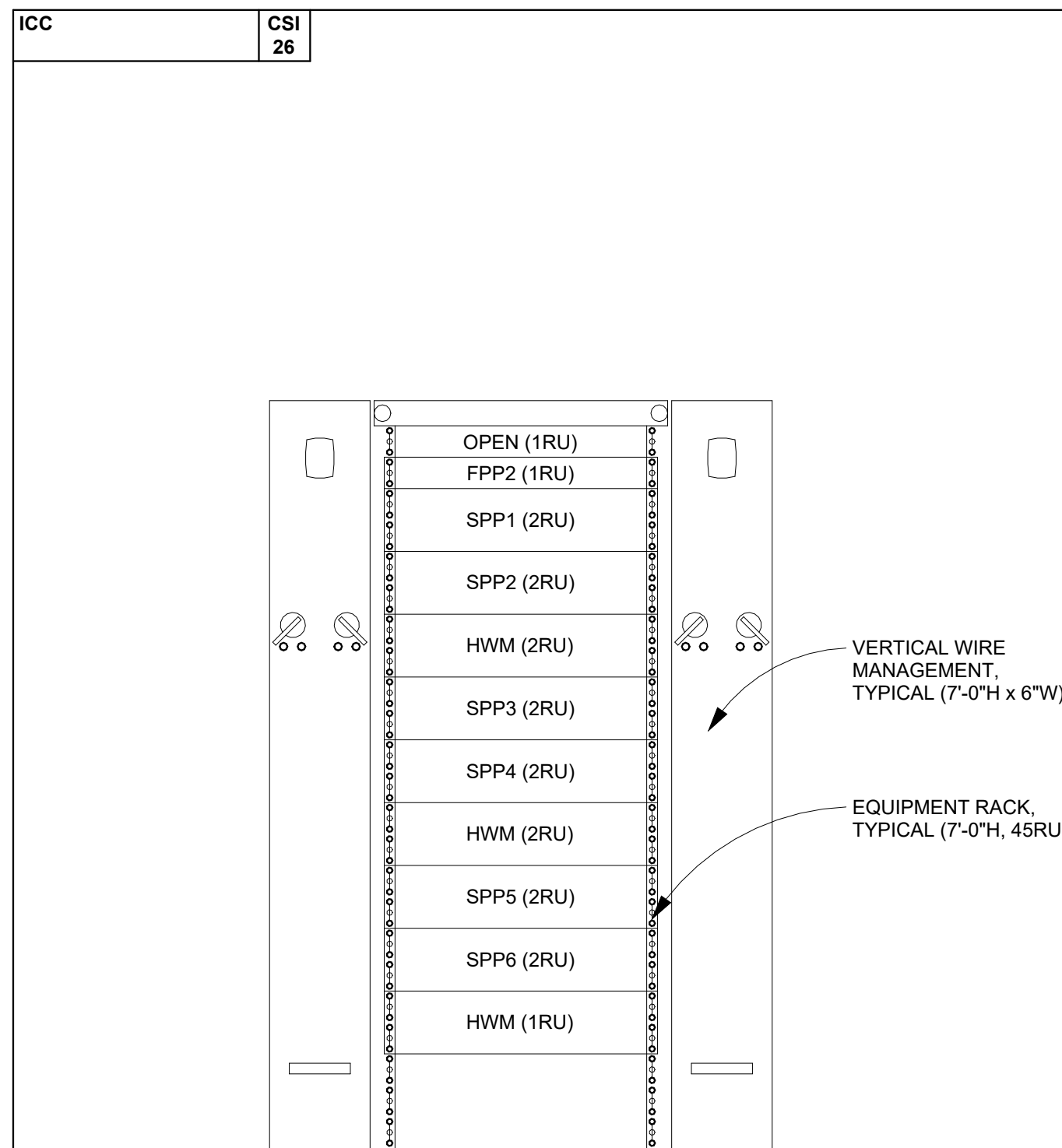
ELECTRICAL PANEL DETAILS

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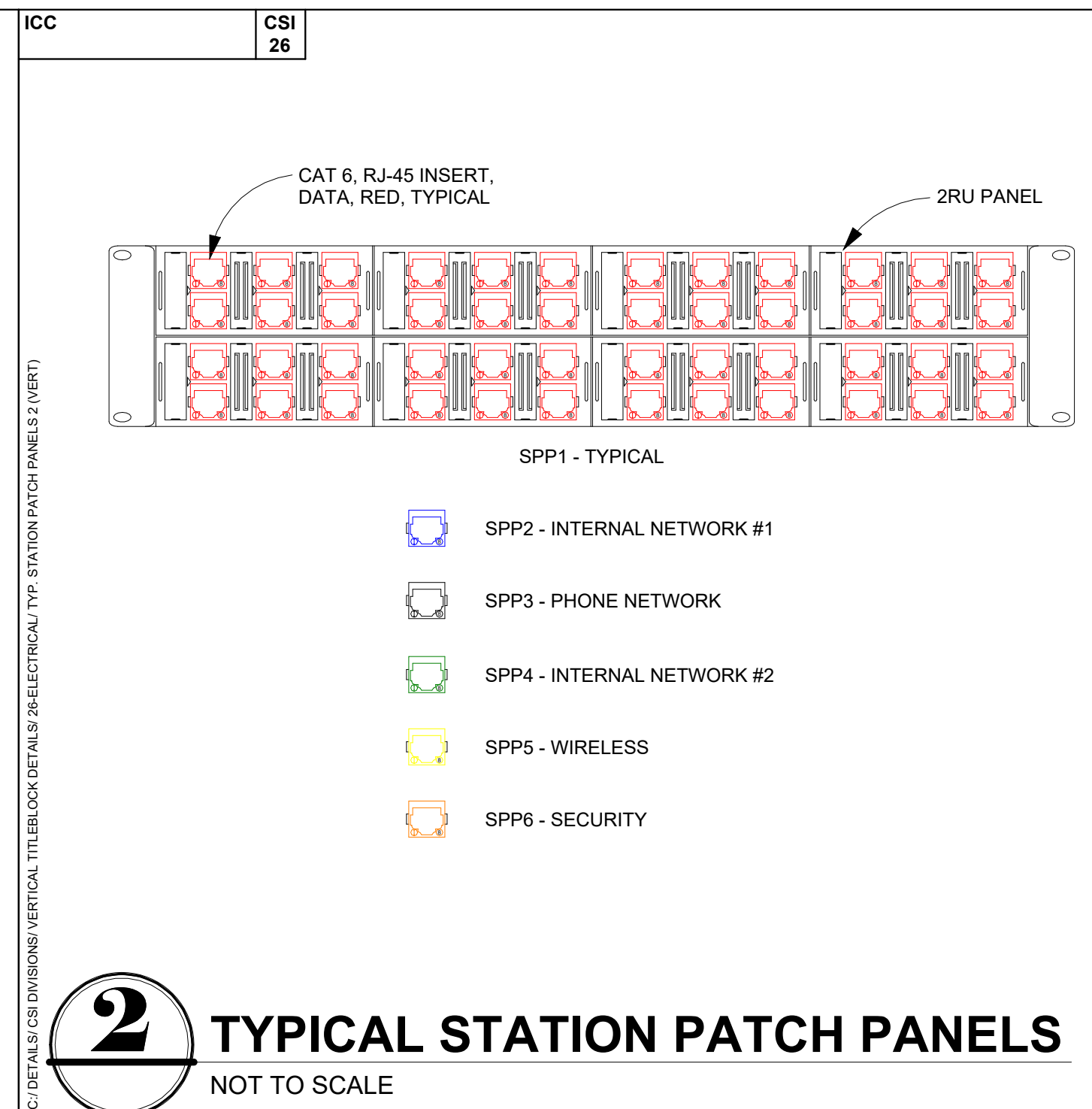
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DESIGN TEAM

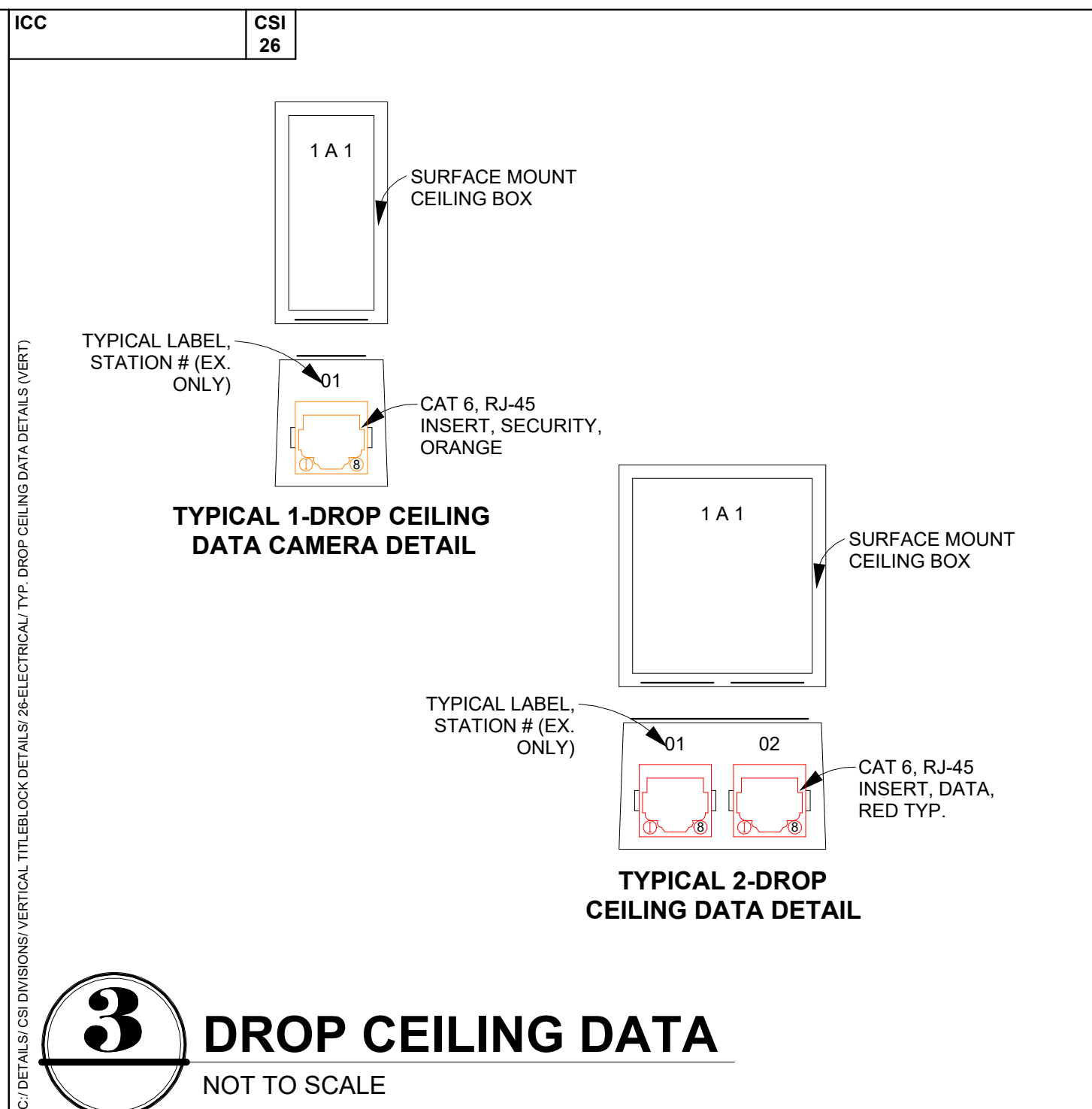
ISSUE DATE: 09 MAY 2024	REV. 0
SHEET NO.: E-501	PROJECT NO.: 24-012



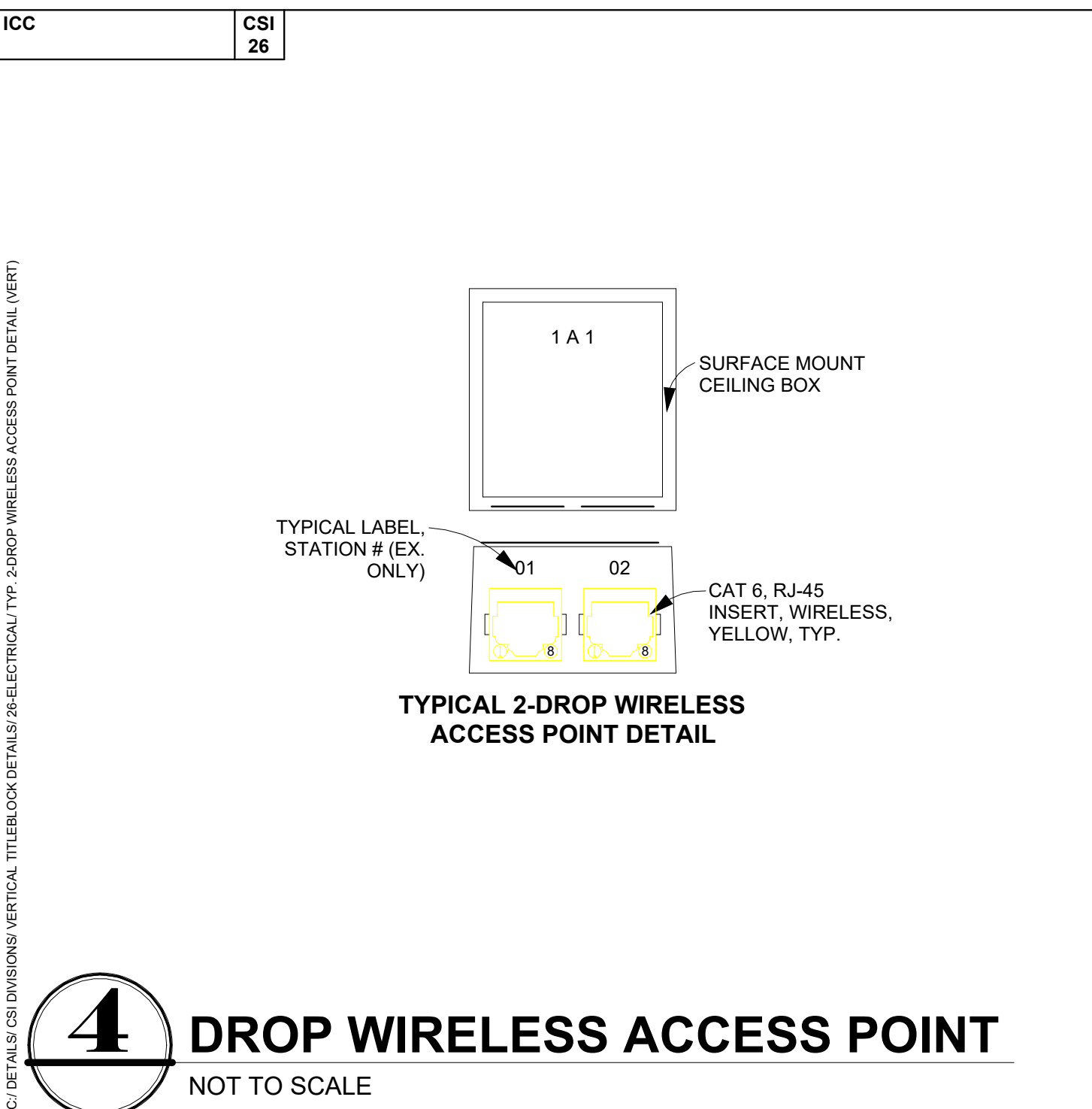
1 TYPICAL RACK ELEVATION
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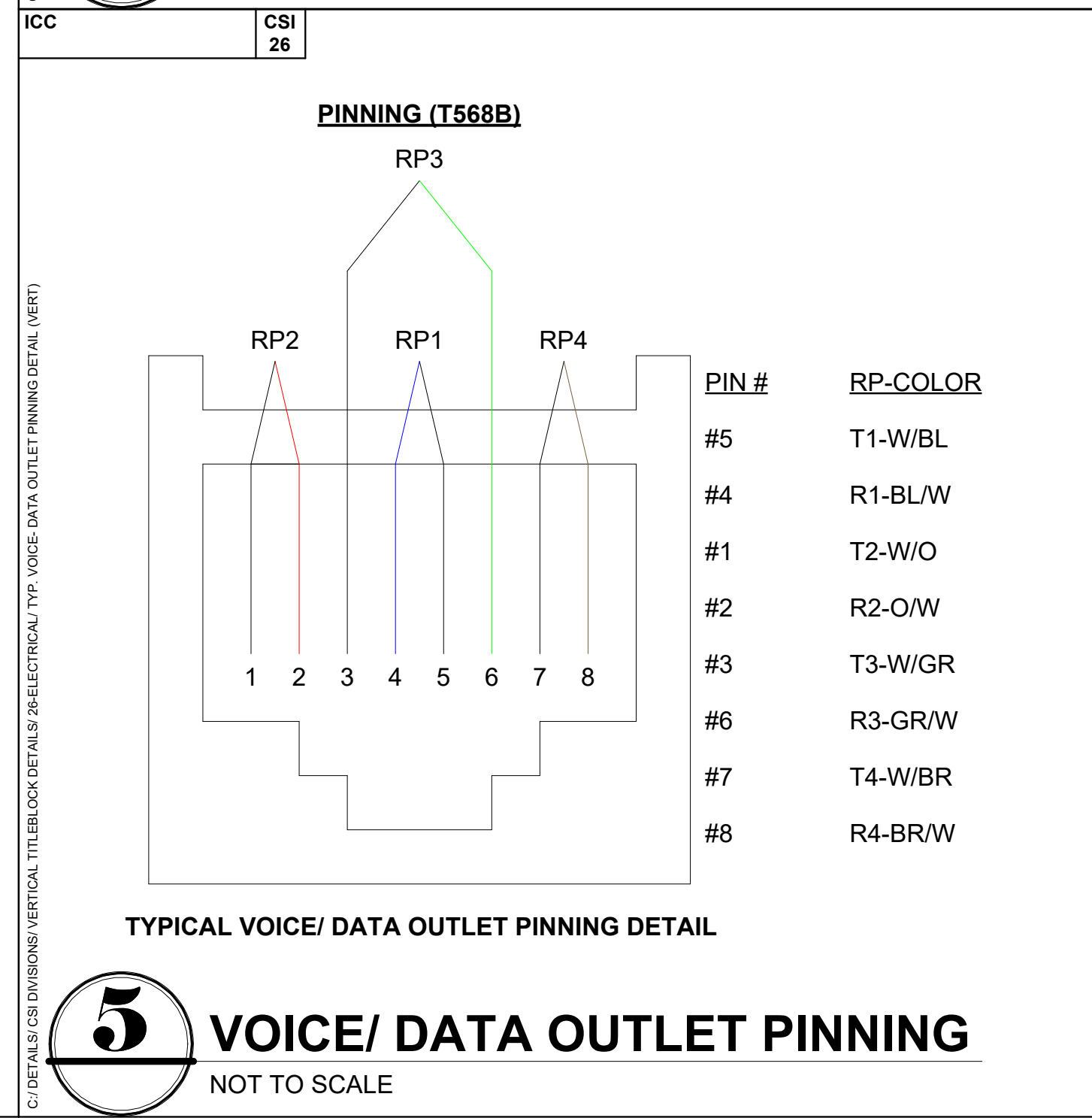
2 TYPICAL STATION PATCH PANELS
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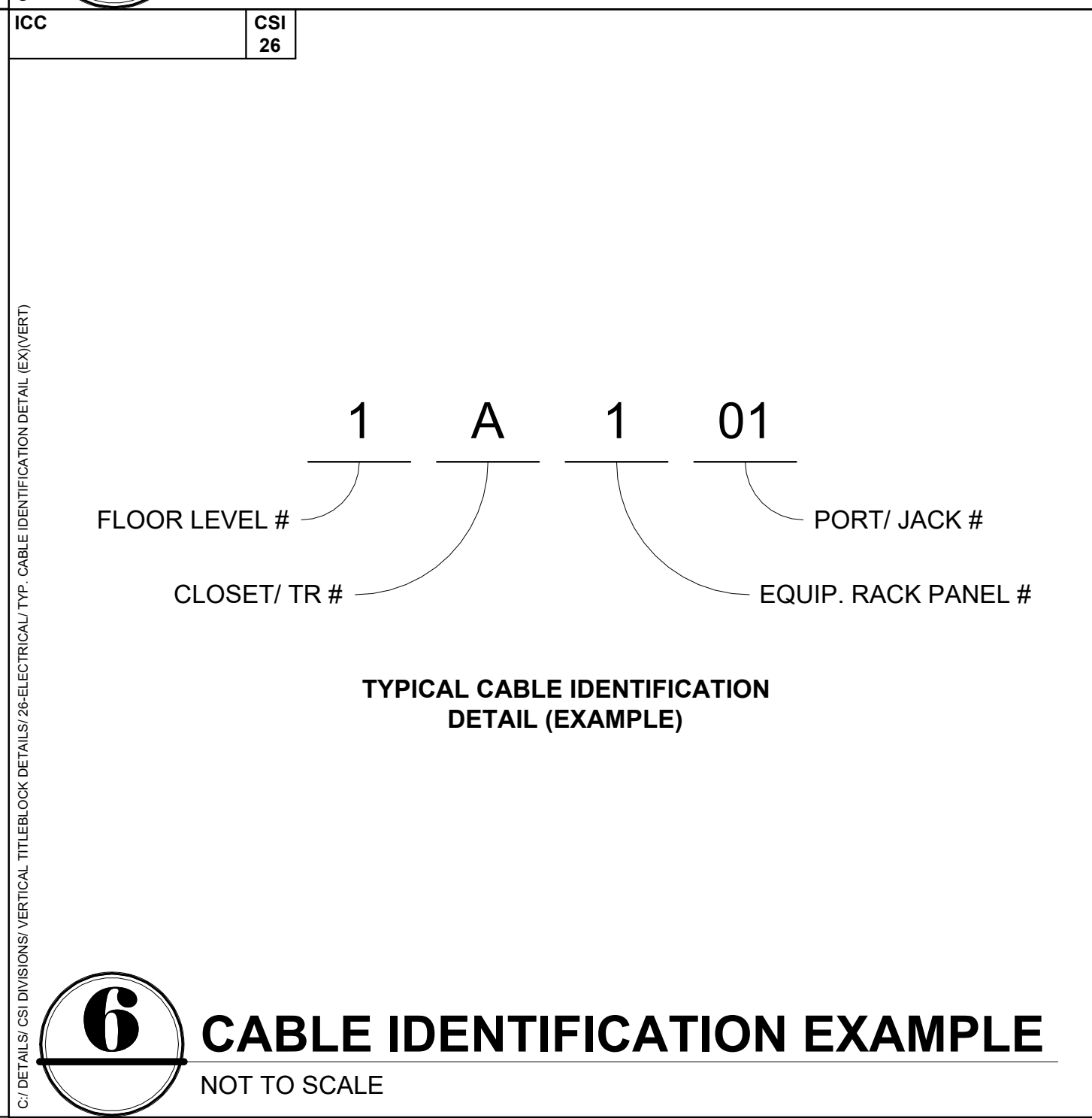
3 DROP CEILING DATA
NOT TO SCALE



4 DROP WIRELESS ACCESS POINT
NOT TO SCALE



5 VOICE/ DATA OUTLET PINNING
NOT TO SCALE



6 CABLE IDENTIFICATION EXAMPLE
NOT TO SCALE



NO.	DATE	RELEASED FOR PERMITTING	BY	CHK	APP
0	05/08/2024				

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ELECTRICAL RACK DETAILS

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WSH
DESIGN TEAM

ISSUE DATE: 09 MAY 2024	REV. 0
SHEET NO.: E-502	PROJECT NO.: 24-012

NO.	DATE	BY	CHK	APP
B	05-17-2022		CJK	KCM
A	03-18-2022		CJK	KCM
0	05-24-2022		CJK	KCM

CLIENT FINAL REVIEW
CONCEPT PLANS - REV A
RELEASED FOR PERMITTING
REVISION NOTES

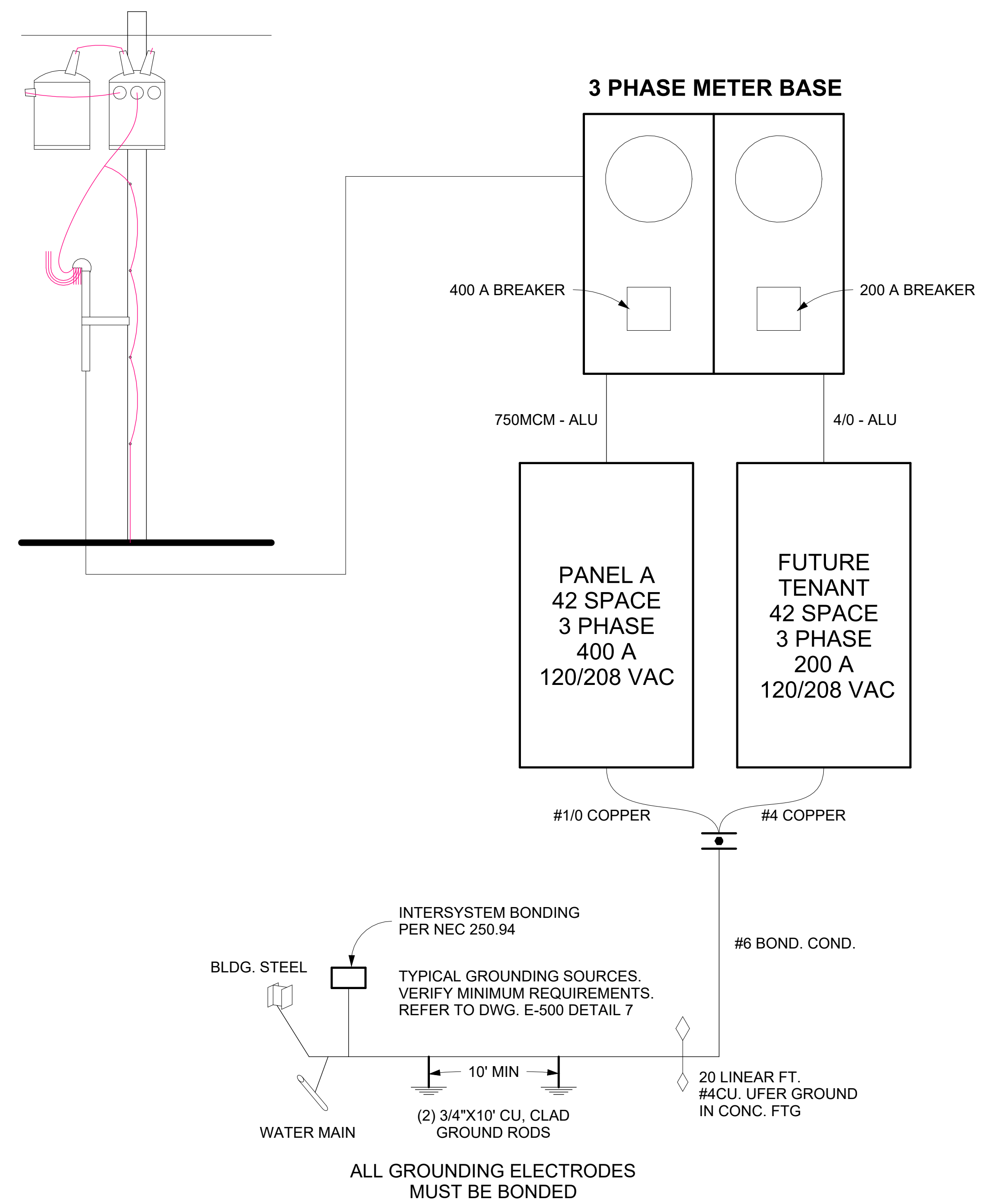
SEVEN BROTHERS DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

1-LINE DIAGRAM ELEC.
PANEL SCHEUDLE

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DESIGN TEAM

DRAWN BY: CJH, WSH
CHECKED BY: JAK
JAK, CJH



1-LINE DIAGRAM

LOAD CALCULATIONS			
	New Equipment	AMPS	Load KW
1	Signage	18	1.98
2	RTU HVAC	180	39.60
1	Food Prep Machines	68.2	7.50
66	Lighting	0.2	1.45
57	Receptacles	1.5	9.41
1	Refrigeration	15.5	1.71
1	Fans	67.8	7.46
TOTAL			69.102

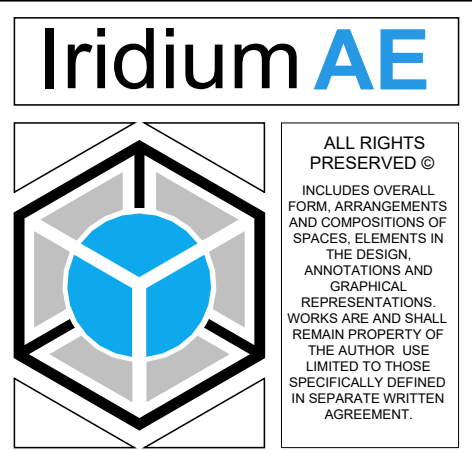
PANEL A

CKT #	Load Description	Quantity		Device Currant	Over Current Protection	Wire Size	Branch Load		Total A Phase		Total B Phase		Total C Phase		Branch Load		Wire Size	Over Current Protection	Device Current	Quantity		Load Description	CKT #										
		Lights	Outlets				Amps	KW	Amps	KW	Amps	KW	Amps	KW	Amps	KW				Amps	KW			Outlets	Lights								
		1	Back Area Lighting				19		0.3	20	12	5.7	0.627	13.5	1.485										0.858	7.8	12	20	7.8	1		Pizza Prep Refrigerator	2
		3	Bathroom Lighting & Fan & Receptacles				4	2	0.2	20	12	4.2	0.462			21.8				2.398					1.936	17.6	10	30	17.6	1			4
5	Front Area & Hallway Lighting	22		0.2	20	12	4.4	0.484					22	2.42	1.936	17.6	10	30	17.6	1			6										
7	Outdoor & Holiday Lighting	17		0.3	20	12	5.1	0.561	22.7	2.497					1.936	17.6	10	30	17.6	1			8										
9	Back Area South & East Receptacles		9		20	12	13.5	1.485			14.3	1.573			0.088	0.8	12	20	0.2				10										
11	Back Area Receptacles		10		20	12	15	1.65					31.7	3.487	1.837	16.7	10	30	16.7	1			12										
13	Back Area Middle Receptacles		10		20	12	15	1.65	31.7	3.487					1.837	16.7	10	30	16.7	1			14										
15	Counter Area Receptacles		9		20	12	13.5	1.485			30.2	3.322			1.837	16.7	10	30	16.7	1			16										
17	Customer Area Receptacles		13		20	12	19.5	2.145					26.1	2.871	0.726	6.6	12	20	6.6	1			18										
19	Signage Outlets		4	4.5	30	10	18	1.98	24.6	2.706					0.726	6.6	12	20	6.6	1			20										
21	Bathroom Heaters		2	8.3	20	12	16.6	1.826			23.2	2.552			0.726	6.6	12	20	6.6	1			22										
23	Ice and Soda Dispenser		1	10.8	20	12	10.8	1.188			10.8	1.188			0	0								24									
25	Gas Counter Top Grill HDG-24		1	2	20	12	2	0.22	2	0.22					0	0								26									
27	Refrigerated Chef Base		1	4.5	20	12	4.5	0.495			4.5	0.495			0	0								28									
29	Sandwich Panini Grill		1	15	20	12	15	1.65			15	1.65			0	0								30									
31			1	15	20	12	15	1.65	75.3	8.283					6.633	60.3	8	70	60.3	1				32									
33	Conveyor Oven		1	15	20	12	15	1.65			75.3	8.283			6.633	60.3	8	70	60.3	1				34									
35			1	2.4	20	12	2.4	0.264					62.7	6.897	6.633	60.3	8	70	60.3	1				36									
37	Walk In Cooler		1	2.4	20	12	2.4	0.264	62.7	6.897					6.633	60.3	4	70	60.3	1				38									
39	Reach In Freezer		1	8.6	20	12	8.6	0.946			68.9	7.579			6.633	60.3	4	70	60.3	1				40									
41	Holiday Receptacles On the Roof		4		20	12	6	0.66							66.3	7.293	6.633	60.3	4	70	60.3	1			42								
Totals		62	57	17			212.2	23.342	232.5	25.575	238.2	26.202	234.6	25.806	54.241	493.1				16	0	4											

Notes 1

NO.	LIGHTING PRODUCT NOTES
1.	SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2.	SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
3.	ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
4.	VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5.	COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6.	ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7.	CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

NO.	GENERAL LIGHTING NOTES	CODE/ TOPIC
1.	CENTER ALL CEILING MOUNTED LIGHT FIXTURES AND DEVICES SHALL BE CENTERED IN CEILING TILE, UNLESS OTHERWISE NOTED.	
2.	CIRCUIT ALL EXIT SIGNS TO NEAREST UNSWITCHED LEG OF EMERGENCY LIGHTING CIRCUIT.	
3.	ALL ENCLOSED SPACES SHALL HAVE MANUAL ON LIGHTING CONTROL WITH AUTOMATIC OFF VIA DUAL TECHNOLOGY SENSOR OR TIME CLOCK. SENSOR(S) SHALL PROVIDE A MINIMUM OF 90 PERCENT COVERAGE IN SPACE. PROVIDE ADDITIONAL SENSORS AS REQUIRED. COMPLY WITH 2018 IECC SECTION C405.	
4.	PROVIDE DAYLIGHTING CONTROL FOR ALL LIGHTING WITH IN DAYLIGHT ZONE AS DEFINED BY THE 2018 IECC. PROVIDE DIMMING LIGHTING FIXTURES AND DAYLIGHT SENSOR PHOTOCELL.	
5.	INSTALL LIGHT FIXTURES INLINE AND CENTERED.	
6.	COORDINATE ALL LIGHT FIXTURE MOUNTING HEIGHTS WITH ARCHITECT.	
7.	ARCHITECT TO SELECT ALL LIGHT FIXTURE FINISHES.	
8.	COVE/CLOUD LIGHTING SHALL HAVE EVEN ILLUMINATION THE ENTIRE LENGTH OF THE COVE/CLOUD. PROVIDE THE NUMBER OF FIXTURES REQUIRED TO EVENLY ILLUMINATE THE COVE/CLOUD. STAGGER COVE/CLOUD LIGHTING OR PROVIDE DIFFERENT LENGTHS OF THE FIXTURE TO ILLUMINATE THE ENTIRE COVE/CLOUD.	
9.	LOCATE ALL VACANCY/OCCUPANCY SENSORS MINIMUM OF 6 FEET FROM SUPPLY AIR DIFFUSERS AND 3 FEET FROM RETURN AIR DIFFUSERS.	
10.	ALL CEILING AND WALL MOUNTED SENSORS SHALL BE DUAL TECHNOLOGY WITH BUILT IN LIGHT LEVEL SENSOR AND BAS/HVAC ISOLATED RELAY.	
11.	ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED SURFACE/ASSEMBLY SHALL B IN A FIRE RATED ENCLOSURE OR BE PROVIDED WITH A FIRE RATED ASSMBLY (LISTED PUTTY PADS) TO MAINTAIN A FIRE RATING OR SURFACE PENETRATED.	
12.	LOCATE ALL ROOM CONTROLLER IN ACCESSIBLE CEILINGS OR IN THE ELECTRICAL ROOM.	
13.	COORDINATE INITIAL PROGRAMMING WITH OWNER AND MODIFY CONTROL TIMES AND OPERATION AS REQUESTED BY OWNER.	
14.	PROVIDE FINE TUNING PROGRAMMING AND ADJUSTMENTS UPON REQUEST BY OWNER WITHIN FIRST 6 MONTHS AFTER SUBSTANTIAL COMPLETION.	
15.	PROVIDE CUSTOMIZED ENGRAVED PERMANENT BUTTON LABELS ON EACH SWITCH, LABEL TO MATCH BUTTON LABEL ID OR AS DIRECTED BY OWNER.	
16.	PART NUMBERS SHOWN ARE BASED ON WATTSTOPPER AS THE BASIS OF DESIGN. ALL APPROVED MANUFACTURERS ARE SUBJECT TO MEETING ALL FUNCTIONS AND CAPABILITIES OF THE BASIS OF DESIGN SYSTEM AND PRODUCTS. FAILURE TO MEET THESE SHALL REQUIRE THE CONTRACTOR TO PROVIDE A SYSTEM THAT DOES AT NOT ADDITIONAL COST.	
17.	REFER TO PLANS FOR LOCATIONS AND QUANTITIES OF DEVICES.	
18.	INSTALL ONE OF EACH CONTROL TYPE WITH PROGRAMMING, ADJUST, AND OBTAIN OWNERS APPROVAL PRIOR TO PROGRAMMING THE REMAINING CONTROLS.	
19.	WIRING MAY VARY BETWEEN MANUFACTURERS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE REQUIRED WIRING THAT WILL BOTH MEET THE MANUFACTURERS REQUIREMENTS AND MATCH WITH THE SHOWN SYSTEM.	
20.	PROVIDE COMPLETE SHOP DRAWING SUBMITTALS INCLUDING OCCUPANCY SENSOR LAYOUT AND COVERAGE PATTERNS. PROVIDE ADDITIONAL SENSORS AS REQUIRED FOR 100% COVERAGE OF SPACES WITH OCCUPANCY SENSOR CONTROL.	



NO.	DATE	RELEASED FOR PERMITTING	BY	CHK	APP
0	05/09/2024				

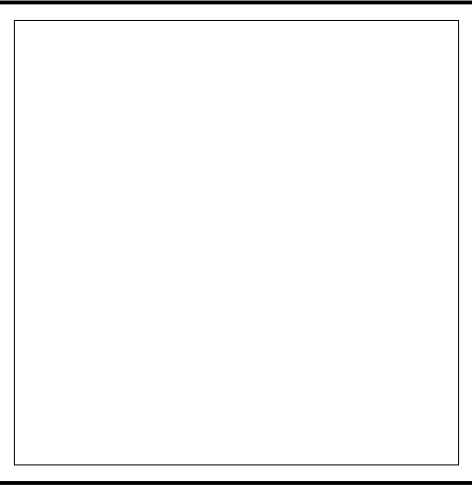
**SEVEN BROTHERS
DINER
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH**

**GENERAL LIGHTING NOTES
& DETAILS**

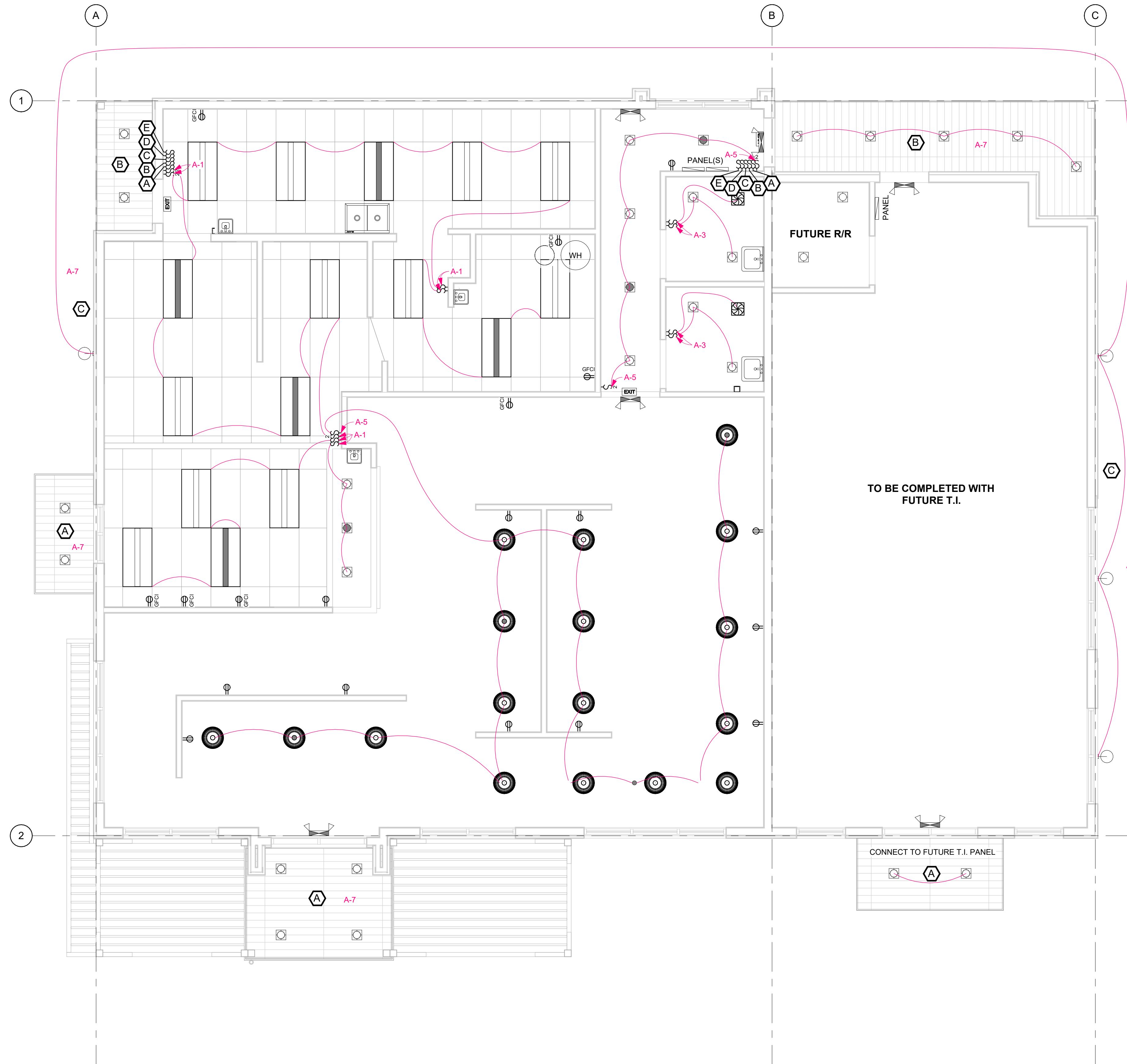
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DESIGN TEAM	DRAWN BY: _____ CHECKED BY: _____	Author Checker Designer
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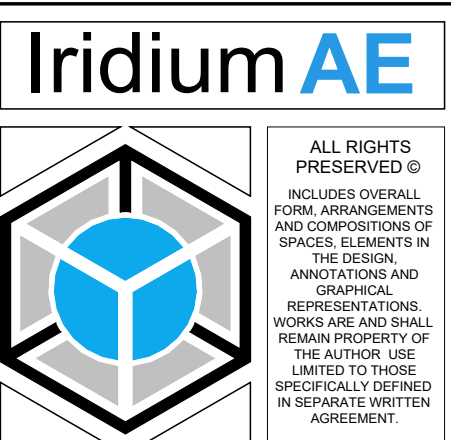


ISSUE DATE: 09 MAY 2024	REV. 0
SHEET NO.:	PROJECT NO.:
EL500	24-012



No.		LIGHTING KEYED NOTES
A		TO COVERER EXTERIOR ENTRY LIGHTS (FRONT) (CKT # A-7)
B		TO COVERED EXTERIOR ENTRY LIGHTS (BACK) (CKT # A-7)
C		TO EXTERIOR LIGHTING (SIDES) (CKT # A-7)
D		TO EXTERIOR LIGHTING (SIDES) (CKT # A-7)
D		SWITCH TO HOLIDAY LIGHT OUTLET ON ROOF (CKT # A-7)
E		SWITCH TO LIGHTING JUNCTION BOX (CKT # A-7)

REFLECTIVE CEILING LEGEND	
 2X4 RECESSED TROFFER STYLE LIGHT FIXTURE (LED 2200 LUMENS)	 2X4 SURFACE MOUNTED LIGHT FIXTURE (LED 2200 LUMENS)
 EMERGENCY LED LIGHTING W/ BATTERY BACKUP	 EXIT SIGN W/ EMERGENCY LED LIGHTING W/ BATTERY BACKUP ARROW LEFT, RIGHT OR BOTH WAYS.
 RECESSED LIGHT FIXTURE (LED 1100 LUMENS)	 WALL MOUNTED LIGHT FIXTURE (LED 1100 LUMENS)



NO.	DATE	REVISION NOTES	BY	CHK	APP
B	05-17-2022	CLIENT FINAL REVIEW	CJK	KCM	
1	06-28-2023	CITY REVIEW #1	CJK	KCM	
0	05-24-2022	RELEASED FOR PERMITTING	CJK	KCM	

**SEVEN BROTHERS
DINER**
4952 WEST 12600 SOUTH, LOT 7
HERRIMAN, UTAH

LIGHTING PLAN

AAA SECURITY
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DESIGN TEAM

DRAWN BY: C.J.H. WSH
CHECKED BY: JAK
JAK, C.J.H.

ISSUE DATE: 09 MAY 2024	REV. 1
SHEET NO.:	PROJECT NO.:

EL701

PROJECT NO. **24-012**

LIGHTING PLAN
1/4" = 1'-0"