ABBREVIATIONS

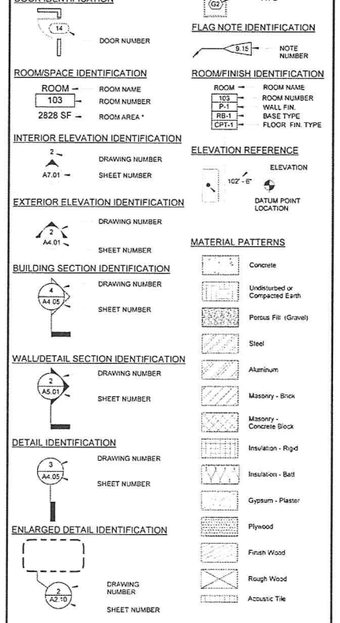
#	POUND(S) or NUMBER
&	AND
<	ANGLE
@	AT
AV	AUDIO/VISUAL
AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN or ACCESS DOOR
ADD	ADDENDUM
ADJ	ADJACENT or ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ASPH	ASPHALT
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
AWP	ACOUSTICAL WALL PANEL
B	BASE
B.O.	BY OWNER
B.O.F.	BY OWNER, FUTURE
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM or BENCH MARK
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
C	CAULKING
C.L.	CENTERLINE
CAB	CABINET
CATV	CABLE TELEVISION
CCD	CONSTRUCTION CHANGE DIRECTIVE
CCTV	CLOSED CIRCUIT TELEVISION
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CEM	CEDIMENTIOUS
CFL	COUNTERFLASHING
CG	CORNER GUARD
CIP	CAST IN PLACE
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT
CK	CORK TILE
CL	COLUMN LINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CM	CONTRACTORS
CMU	CONCRETE MASONRY UNIT
CO	CHANGE ORDER or CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR or CORRUGATED
CPT	CARPET
CT	CERAMIC TILE
CTR	COUNTER
CU	CUBIC
CY	CUBIC YARD
DAMP	DAMPROOFING
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH or DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
EB	EXPANSION BOLT
ED	EXHAUST DUCT
EF	EXHAUST FAN or EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENGR	ENGINEER
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EST	ESTIMATE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXT	EXTERIOR
F	FAREHEIT
FA	FIRE ALARM
FAC	FIRE ALARM CABINET
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHER(S)
FD	FLOOR DRAIN or FIRE DAMPER
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFL	FINISHED FLOOR LINE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHMS	FLAT HEAD MACHINE SCREW
FHV	FIRE HOSE VALVE
FHWS	FLAT HEAD WOOD SCREW
FIN	FINISH(ED)
FIXT	FIXTURE
FLG	FLASHING
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RESISTIVE or FIRE RATED
FRP	FIBERGLASS REINFORCED PANEL(ING)
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
FURN	FURNISH(ED)
FURR	FURRED or FURRING
FUT	FUTURE
FVC	FIRE VALVE CABINET
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONCRETE MASONRY UNIT(S)
GI	GALVANIZED IRON
GL	GLASS or GLAZING
GND	GROUND
GR	GRADE
GRT	GROUT
GT	GLASS TILE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP. BD	GYPSUM BOARD
HAS	HEADED ANCHOR STUD
HB	HOSE BIB
HC	HOLLOW CORE or HANDICAPPED
HDAS	HEADED DEFORMED ANCHOR STUD
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
HWY	HIGHWAY
IBC	INTERNATIONAL BUILDING CODE or INSTALLATION CONTRACTOR
ID	INSIDE DIAMETER
IN	INCH(ES)
INCAND	INCANDESCENT
INCL	INCLUDE(D)
INFO	INFORMATION
INSUL	INSULATION or INSULATED
INT	INTERIOR
INTMED	INTERMEDIATE
INV	INVERT
JC	JANITOR CLOSET
JST	JOIST
JT	JOINT
KD	KNOCKDOWN
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LBL	LABEL
LDR	LEADER
LH	LEFT HAND
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL or LIGHT PROOF
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
MACH	MACHINERY
MAG	MAGNETIC
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MOISTURE BARRIER
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MM	MILLIMETERS
MO	MASONRY OPENING
MTD	MOUNT(ED)
MTL	METAL
MUL	MULLION
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFF	OFFICE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OTO	OUTS/DE/TO-OUTSIDE
P	PAINT(ED)
PAL	PROPERTY LINE
PAC	PREVIOUSLY AWARDED CONTRACT
PAR	PARALLEL
PBO	PROVIDED BY OTHERS
PC	PRECAST
PERF	PERFORATED
PERIM	PERIMETER
PKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR or PROPOSAL REQUEST
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRESTR	PRESTRESSED
PRIM	PRIMARY
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED or PORCELAIN TILE
PT	POINT OF TANGENCY
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
QTY	QUANTITY
(R)	REMOVE
R	RISER
RAD	RADIUS
RB	RUBBER BASE
RBC	RUBBER BASE COVE
RBS	RUBBER BASE STRAIGHT
RBT	RUBBER TILE
RD	ROOF DRAIN or ROAD
RE	REFER TO or REFERENCE
RECD	RECESSED
RECPT	RECEPTACLE
REF	REFRIGERATOR or REFRIGERATED
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISE, REVISED or REVISION(S)
RF	RESILIENT FLOORING
RFG	ROOFING
RFL	REFLECTED
RH	RIGHT HAND
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
ROW	RIGHT OF WAY
RPM	REVOLUTIONS PER MINUTE
RVS	REVERSE(-SIDE)
RWC	RAIN WATER CONDUCTOR
S	SOUTH or SEALED
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SEC	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SNC	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOFF	SOFFIT
SPECS	SPECIFICATION(S)
SPKL	SPRINKLER
SPKR	SPEAKER
SPRT	SUPPORT
SQ	SQUARE
SR	SINK RECEPTACLE
SS	STAINLESS STEEL or SOLID SURFACE
SSK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TBC	TOP OF BACK OF CURB
TELE	TELEPHONE
TEMP	TEMPORARY or TEMPERATURE
TG	TEMPERED GLASS
THERM	THERMOSTAT
THK	THICK or THICKNESS
THLD	THRESHOLD
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UOS	UNLESS OTHERWISE SPECIFIED
UR	URINAL
USGS	U.S. GEOLOGICAL SURVEY
V	VOLT
VAR	VARY or VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERI	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL or SHEET VINYL
VOL	VOLUME
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	WEST or WIDE
W/O	WHERE OCCURS
W	WITH
WC	WATER CLOSET
W/O	WITHOUT
WR	WATER RESISTANT
WC	WALL COVERING
WD	WOOD
WDO	WINDOW
WF	WIDE FLANGE or WOOD FLOORING
WGL	WIRE GLASS
WP	WATERPROOF(ING)
WPT	WORKING POINT
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

GENERAL NOTES

PROJECT NOTES

1. THE TERM "GC" SHALL MEAN THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS
2. THE GC SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND THE SITE. SHOULD THE GC FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS, SHOULD THE GC BE IN DOUBT AS TO THEIR INTENT OR MEANING, OR HAS QUESTIONS CONCERNING CONSTRUCTABILITY OR CODE COMPLIANCE, THE GC SHALL SEEK CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SHOULD A CONFLICT OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THAT IMPLYING GREATER QUANTITY OR QUALITY SHALL PREVAIL.
3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO PROVIDE A COMPLETE PROJECT EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, SYSTEMS AND EQUIPMENT SHALL BE COMPLETELY OPERATIONAL. PROVIDE INCIDENTAL, ACCESSORY, AND ANY OTHER ITEMS NOT SPECIFIED, BUT REQUIRED, FOR A COMPLETE AND FINISHED ASSEMBLY.
4. THE ENTIRE SET OF CONTRACT DOCUMENTS IS REPRESENT THE PROJECT AS A WHOLE THE GC IS RESPONSIBLE FOR PROVIDING SUFFICIENT INFORMATION TO HIS SUB-CONTRACTORS TO DETERMINE AND PERFORM THEIR SCOPE OF WORK.
5. ANY ELECTRONIC CAD AND/OR BUILDING INFORMATION MODELING (BIM) FILES PROVIDED BY THE ARCHITECT OR HIS CONSULTANTS IS SOLELY TO ASSIST THE GC IN PREPARATION OF SHOP DRAWINGS AND/OR LAYOUT OF THE PROJECT. CAD AND BIM FILES ARE NOT A PART OF THE CONTRACT DOCUMENTS AND ANY INFORMATION CONTAINED THEREIN DOES NOT SUPERSEDE ANY INFORMATION ON THE CONTRACT DOCUMENTS.
6. THE GC IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION OF TRADES, AND SCHEDULING OF THE WORK.
7. THE GC SHALL NOT REVISE, SUBSTITUTE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
8. NOT EVERY CONDITION MAY BE DRAWN OR DETAILED. CONDITIONS SIMILAR TO DETAILED CONDITIONS SHALL BE CONSTRUCTED TO THE SAME SIZE AND CHARACTER AS THOSE FOR SIMILAR CONDITIONS.
9. THE GC SHALL FOLLOW THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL CONSULTANT. SHOULD THE GC FIND DISCREPANCIES WITH THE CONTRACT DOCUMENTS, THE GC SHALL SEEK CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. DO NOT SCALE DRAWINGS.
11. PROVIDE NECESSARY BLOCKING IN WALLS, PARTITIONS, AND CEILINGS FOR ITEMS INCLUDING, BUT NOT LIMITED TO: CEILING AND PARTITION-MOUNTED FIXTURES, GRAB BARS, HANDRAILS, TOILET ACCESSORIES, CABINETRY, PANELING, COUNTERTOPS, SHELVES, CLOSET RODS, WHITE BOARDS, AND DECORATIVE ELEMENTS.
12. THE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF OZ ARCHITECTURE, INC. AND IT'S CONSULTANTS AND ARE TO BE USED AS INSTRUMENTS OF SERVICE FOR CONSTRUCTION OF THIS PROJECT ONLY. USE OF THESE DOCUMENTS BY THE GC FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF OZ ARCHITECTURE IS PROHIBITED.

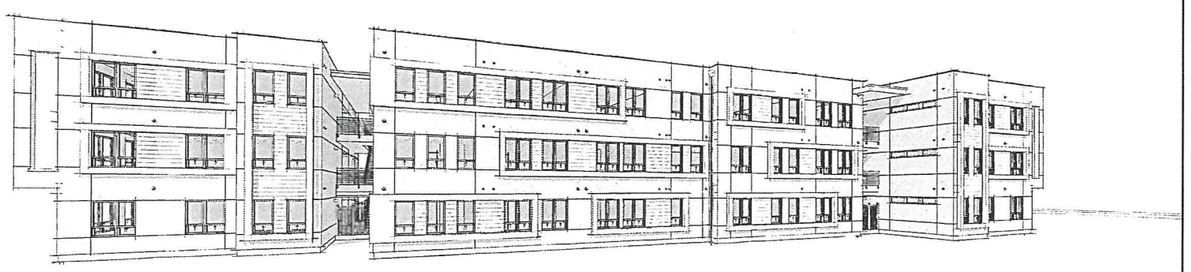
GRAPHIC STANDARDS



* ROOM AREAS: VERIFY BASIS OF MEASUREMENT USED BY ARCHITECT. MAY BE CALCULATED TO CENTERLINE OF SURROUNDING PARTITIONS OR TO INSIDE FINISH SURFACES

ROCKY VISTA UNIVERSITY STUDENT HOUSING

50% DESIGN DEVELOPMENT
04.15.2016



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VICINITY MAP



N. 200E AND E. CENTER STREET
IVINS, UTAH

TRUE NORTH

DRAWING INDEX

Sheet Number	Sheet Name
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G-201	SIGN TYPES
G-401	STANDARD MOUNTING HEIGHTS - ANSI 2009
G-501	STANDARD ASSEMBLIES
G-503	INTERIOR PARTITION TYPES
CIVIL	
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LANDSCAPE	
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L-401	PLANTING DETAILS
L-402	ROOT BARRIER DETAILS
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A-102	LEVEL 3 & ROOF PLAN
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A-141	TYPICAL FLOOR FINISH PLAN & SCHEDULE
A-201	BUILDING ELEVATIONS
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A-301	BUILDING SECTIONS
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A-440	ENLARGED PUBLIC SPACES (PLAN/RCP/ FINISH/ELEVATION'S)
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A-621	WINDOW TYPES & DETAILS
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A-712	UNIT 1.2 (PLAN/RCP/FINISH/CODE)
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A-714	UNIT 2.1 (PLAN/RCP/FINISH/CODE)
A-715	UNIT 2.2 (PLAN/RCP/FINISH/CODE)
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Sheet Number	Sheet Name
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E-601	ENLARGED ELECTRICAL PLANS
E-602	ENLARGED ELECTRICAL PLANS
E-801	ELECTRICAL DETAILS

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RVU STUDENT HOUSING
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RVU STUDENT HOUSING

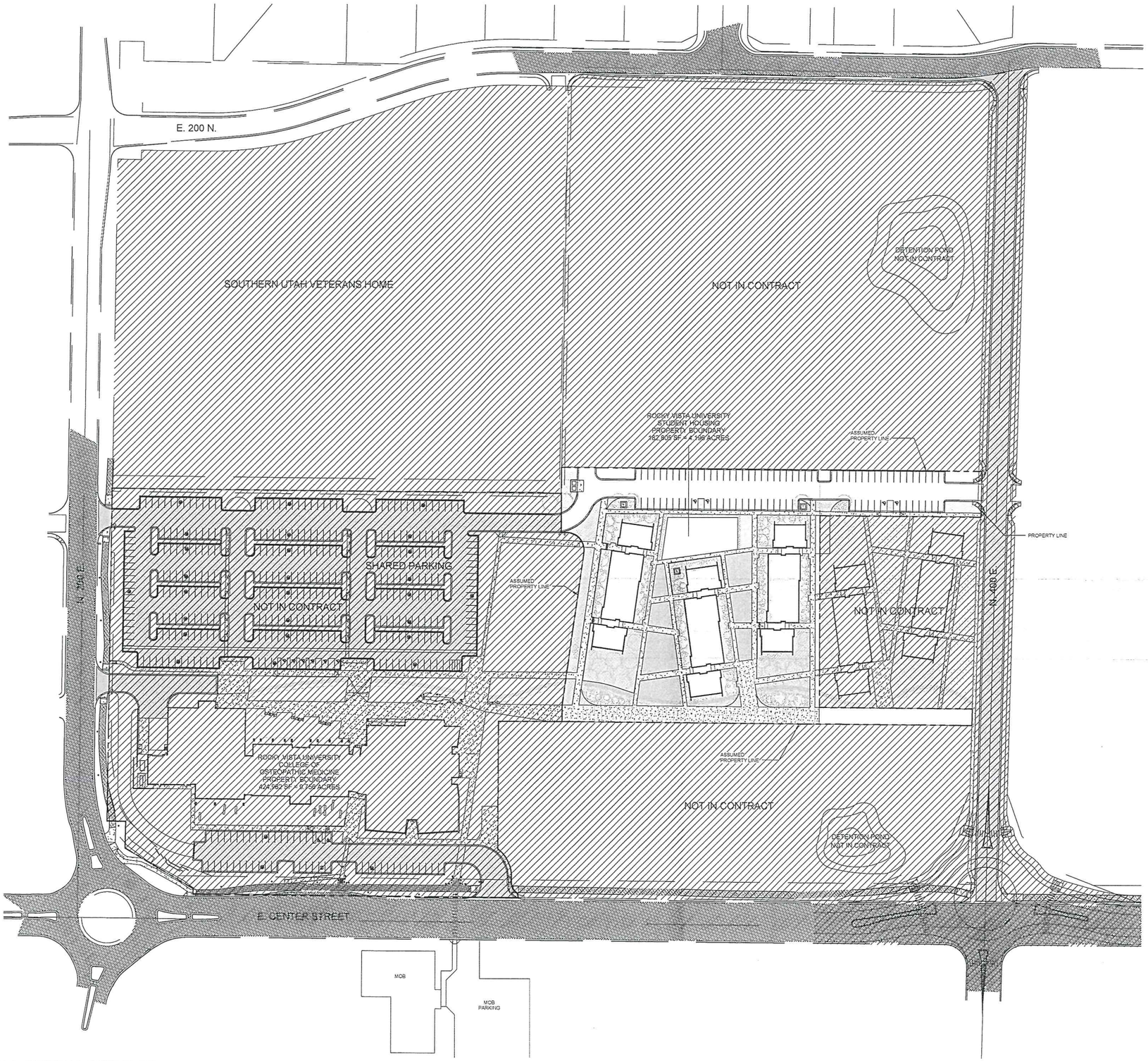
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COVER

SCALE:

SHEET NUMBER
G-000

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1 OVERALL SITE PLAN
1" = 60'-0"

0' 30' 60' 120' 240'

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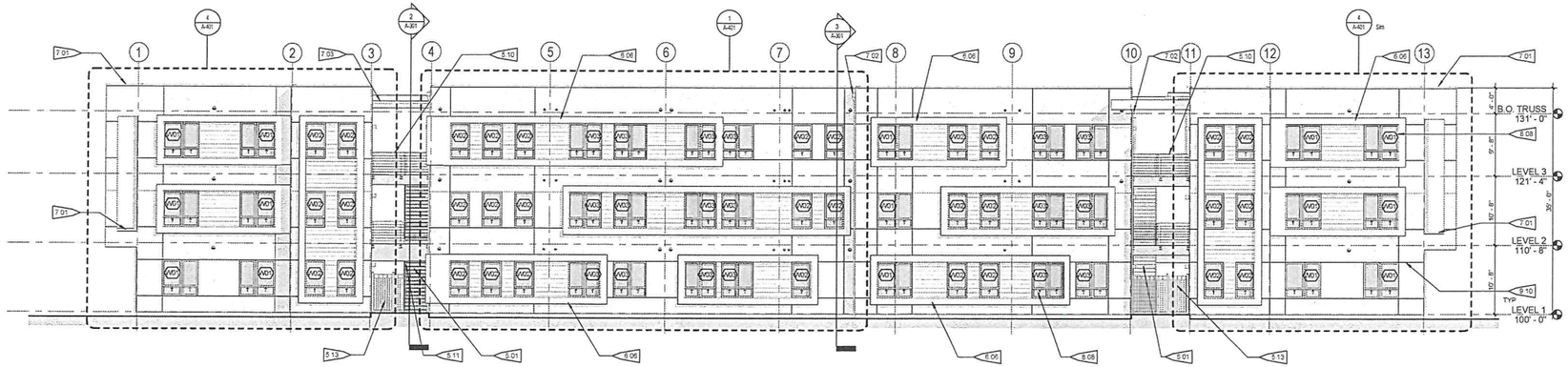
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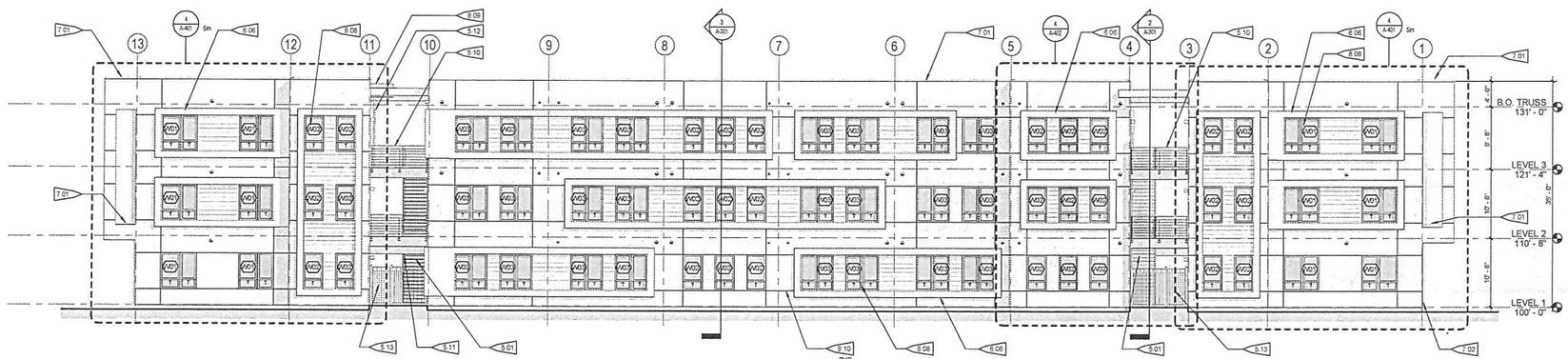
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OVERALL SITE PLAN

SCALE: 1" = 60'-0"
SHEET NUMBER
A-001

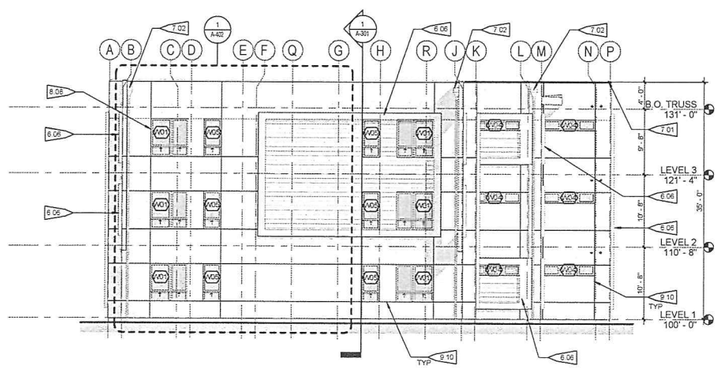
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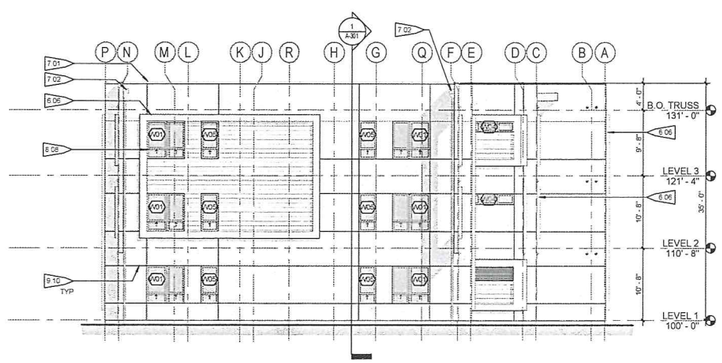
4 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION / SECTION GENERAL NOTES	
1	SEE SHEET G-501 FOR EXTERIOR WALL, FLOOR AND ROOF ASSEMBLY TYPES
2	SEE SHEET A-621 FOR WINDOW TYPES

EXTERIOR MATERIALS LEGEND	
	EW-01 STUCCO ON WOOD STUD
	EW-02 CEMENT BOARD PANEL ON WOOD STUD
	SEE SHEET G-501 FOR EXTERIOR WALL TYPES

PROJECT FLAGNOTES	
NO.	FLAGNOTE
5.01	STEEL STAIR W/PRECAST CONC TREADS
5.10	STEEL GUARDRAIL, FACIA MOUNTED
5.11	STEEL GUARDRAIL W/STEEL HANDRAIL
5.12	STEEL ACCESS LADDER TO ROOF HATCH
5.13	STEEL SECURITY FENCE AND GATE, 6'-0"H. W/KEYCARD ACCESS
6.06	2X WOOD FRAMED WINDOW SURROUND; STUCCO FINISH
7.01	METAL COPING CAP
7.02	METAL SCUPPER & DOWNSPOUT
7.03	METAL GUTTER
8.08	VINYL WINDOW
8.09	ROOF ACCESS HATCH
9.10	1" STUCCO FRY REGLET REVEAL

OZ ARCHITECTURE
3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

RVU STUDENT HOUSING
04.15.2016

PROJ. NO. 115191.01
DRAWN: MF
CHECKED: EJ
APPROVED: OZ
DATE: 04.15.2016

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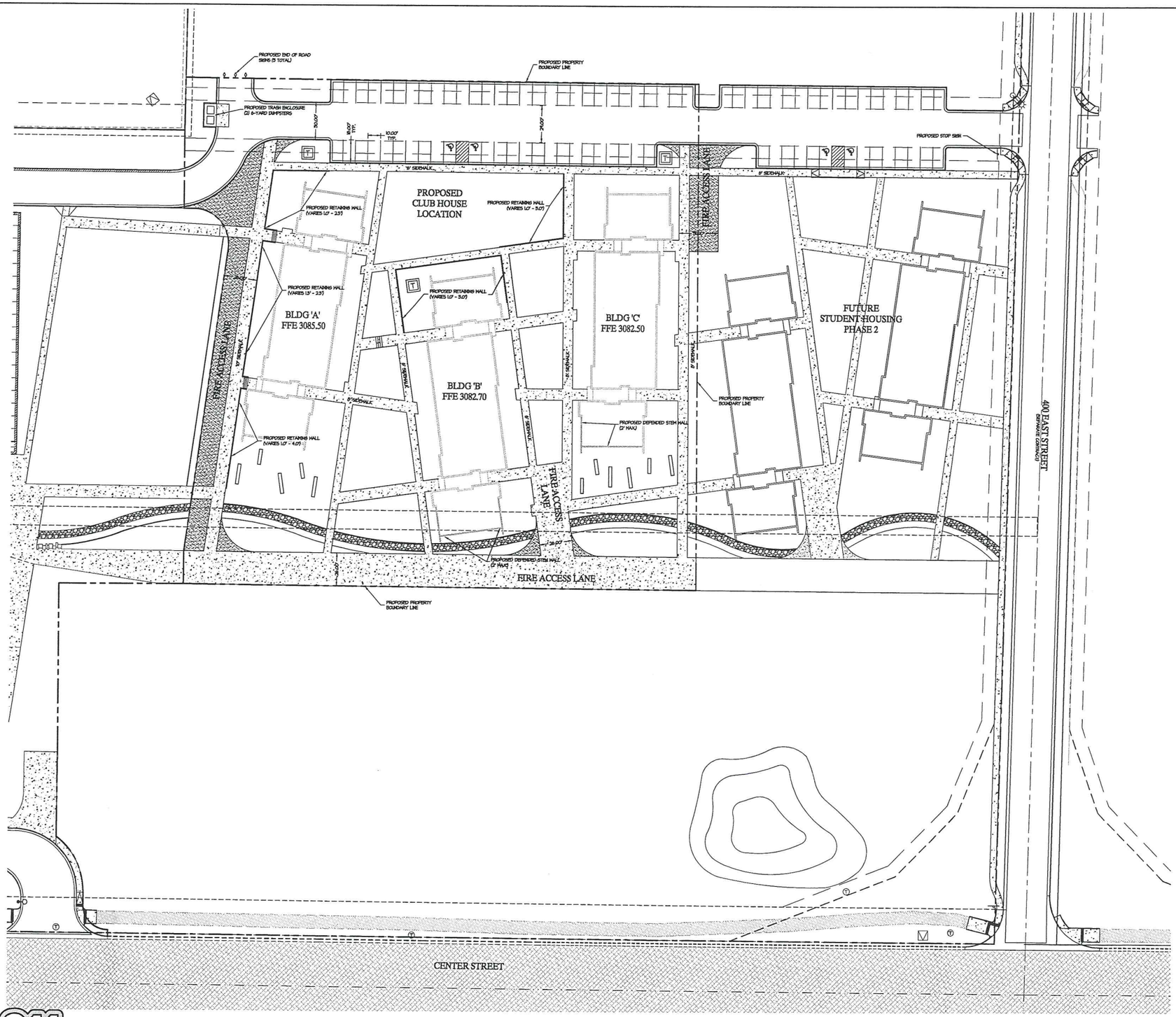
RVU STUDENT HOUSING

ISSUED FOR:
50% DESIGN DEVELOPMENT

SHEET TITLE:
BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"
SHEET NUMBER
A-201

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LEGEND

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

PROPOSED CONCRETE/SIDEWALK (REFER TO GEOTECHNICAL REPORT)

Know what's **below.** **Call** before you dig.

NOTICE:
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SCALE: 1"=30'

DATE: 04/15/16
JOB NO.: 4141-16-003
DESIGNED BY: PMD
CHECKED BY: RAR
DWG: CONCEPT DESIGN

DATE | DESCRIPTION

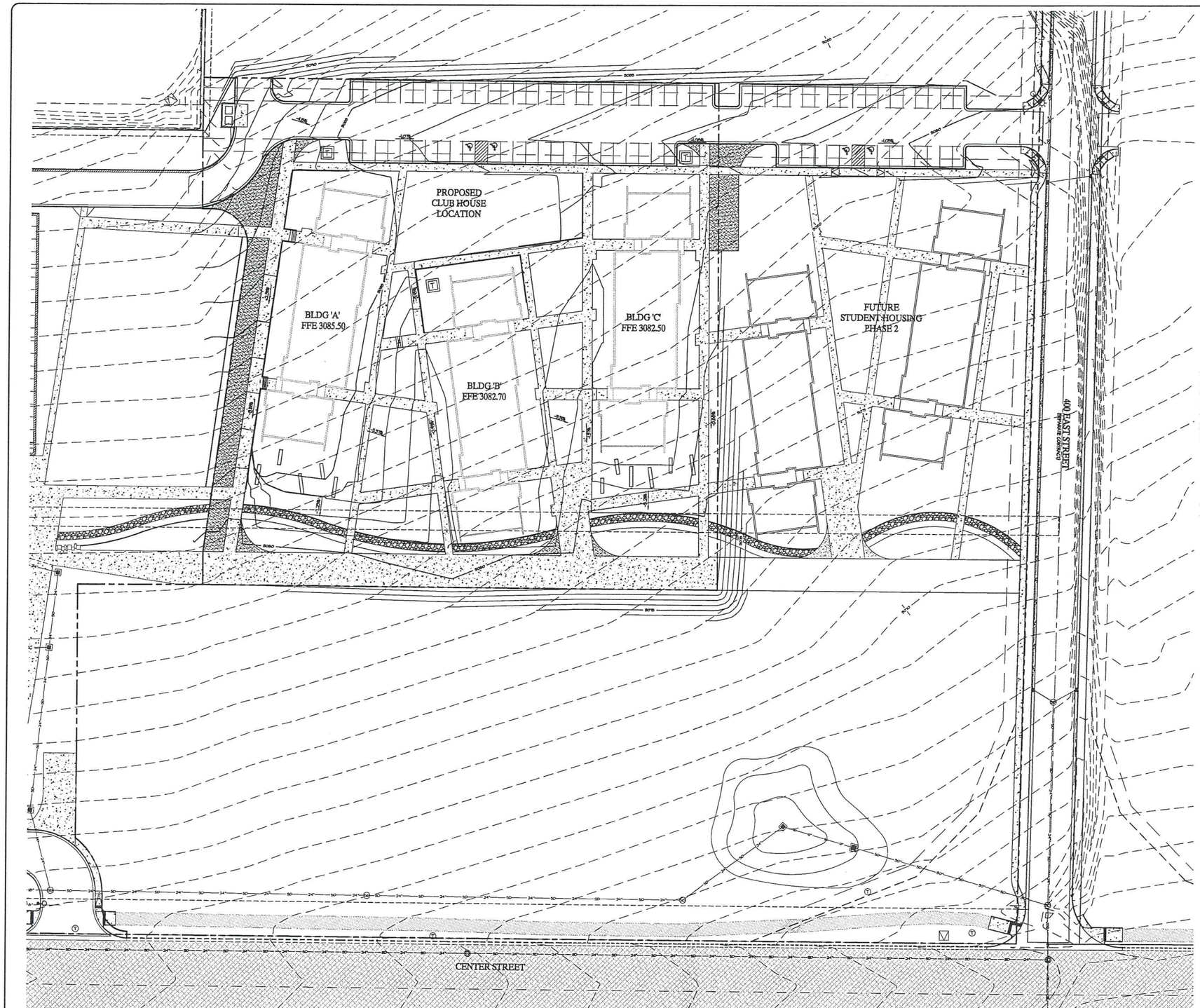
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8587
www.rasch2.com

CONCEPTUAL SITE PLAN
FOR
RVU STUDENT HOUSING - PHASE 1
95 NORTH 400 EAST
IVINS, UTAH

50% DESIGN DEVELOPMENT

SHEET
C-100
1 OF 3 SHEETS



GRADING NOTES:

1. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THE PROPOSED STUDENT HOUSING, PREPARED BY ROSENBERG ASSOCIATES, DATED APRIL 15, 2016.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM EIGHT-INCH LOOSE LIFTS AND COMPACTED ON A HORIZONTAL PLANE. GRANULAR SOILS IN COMPACTED FILLS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. UNLESS SHOWN OTHERWISE ON THESE PLANS AND APPROVED BY IVINS CITY, ALL CONSTRUCTION SHALL CONFORM TO IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION LATEST EDITIONS AS ADMINISTERED BY IVINS CITY. (APWA 2012)
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
7. OWNER IS RESPONSIBLE FOR ALL ON-SITE DETENTION AND DRAINAGE.

EARTHWORK VOLUMES:

4,936	(C) CU. YD. CUT
10,205	(F) CU. YD. FILL
5,268	(F) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES. THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GRADE SURFACE. THE CONTRACTOR IS TO CALCULATE THE PROPOSED FINISHED SUB-GRADE SURFACE BY SUBTRACTING THE VOLUME OF THE PROPOSED IMPROVEMENTS, ASPHALT, CURB AND GUTTER, SIDEWALK, WATERWAYS, HANDICAP RAMPS, AND BASE COURSE FROM VOLUME OF THE PROPOSED FINISHED GROUND SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING MORE DETAILED EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEOTECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED SUB-GRADE SURFACES, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

ACCESSIBLE NOTES:

1. ALL LANDINGS AT DOORWAYS AND STAIRWAYS TO COMPLY WITH IBC 1008.3 - 1008.6
2. THE RUNNING SLOPE OF WALKING SURFACES AT ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 1:20 (5.00%) AND THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.08%).
3. ALL SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A 2.00% CROSS SLOPE.

LEGEND

- EXISTING 1' CONTOUR
- 5000 EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- 5000 PROPOSED 5' CONTOUR
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING ASPHALT PAVEMENT/TRAIL
- PROPOSED PAVEMENT (REFER TO GEOTECHNICAL REPORT)
- PROPOSED CONCRETE/SIDEWALK (REFER TO GEOTECHNICAL REPORT)
- SD EXISTING STORM DRAIN
- SD PROPOSED STORM DRAIN, (SIZE INDICATED ON PLAN)
- 5.56% GRADING SLOPES

Know what's **below.** **Call** before you dig.

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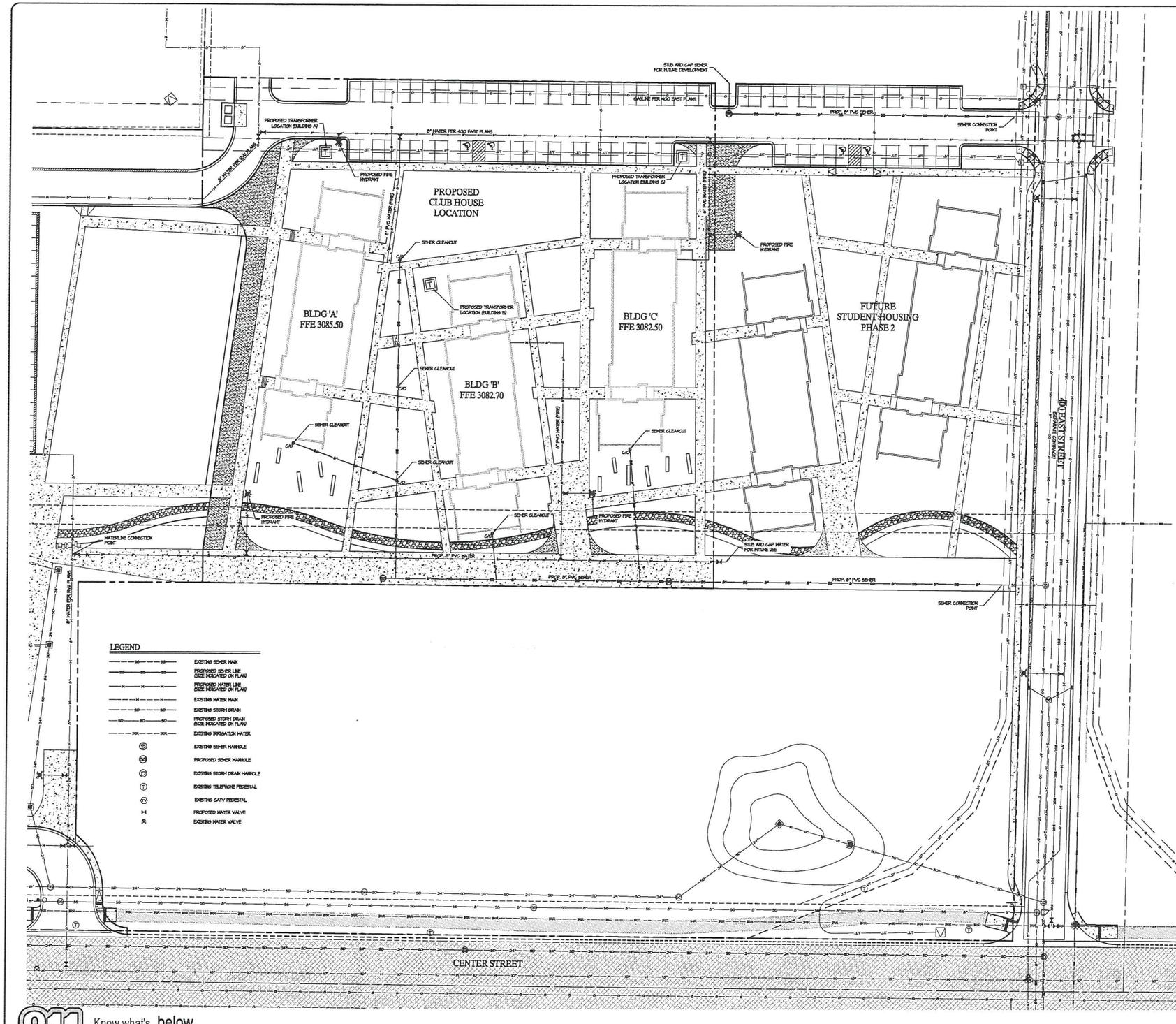
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CONCEPTUAL GRADING & DRAINAGE PLAN
FOR
RVU STUDENT HOUSING - PHASE 1
95 NORTH 400 EAST
IVINS, UTAH

50% DESIGN DEVELOPMENT

SHEET
C-101
2 OF 5 SHEETS



811 Know what's **below.** **Call** before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

QUESTAR GAS NOTES:

1. DEVELOPER NEEDS TO CONTACT QUESTAR GAS MARKETING DEPARTMENT, PRIOR TO BREAKING GROUND, FOR HAS SIGN UP - 3 BILL SORENSEN @ 435-674-563
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. 8" GASMAINS/SIDEWALKS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT QUESTAR GAS FOR CASING LOCATIONS (80 E 1150 N - ST. GEORGE).
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE HAS LINES WILL BE INSTALLED. **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF BURN AND GRADE MUST BE STAKED BY DEVELOPER BEFORE HAS WILL BE INSTALLED.
7. WATER AND SEWER LINES, GUYWIRES OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
9. CONTACT CRIS ANDERSON @ 435-674-6444 AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ******IMPORTANT NOTICE****** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN PICHER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: JERIC JONES @ 435-680-4648 OR CORDELL WATLOR @ 435-664-2281

CENTURYLINE TELEPHONE NOTES (COMMERCIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH AND 4" CONDUIT.
2. DEVELOPER TO PLACE PULL STRING IN ALL CONDUIT.
3. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEAREST ENTRANCE TERMINATION. DEVELOPER TO PROVIDE 30"X30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
4. CONTACT CENTURYLINK ENGINEER AT 435-673-1691 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP AND REPORT ANY CHANGES TO J.U.C APPROVED PLANS.
5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 4 WEEKS IN ADVANCE.
6. TELEPHONE TO BE BROUGHT FROM EXISTING BUILDING.

INTERLINKS / TONAQUINT NETWORKS:

1. CONTACT MATT HEATON (801) 450-0444 FOR QUESTIONS.
2. TO SCHEDULE SITE VISIT CONTACT MATT HEATON (801) 450-0444 OR IRENE MORRIS (435) 705-4471 (45 DAY ADVANCE NOTICE)
3. TGN WILL PROVIDE CONDUIT IN EXISTING OPEN TRENCH. PLEASE CONTACT MATT OR IRENE 10 DAYS BEFORE TRENCH OPENS.

TDS TELECOM CATV NOTES:

1. DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH.
2. TDS TELECOM WILL PROVIDE 3" CONDUITS. PLEASE CONTACT DAVID JORDAN @ 435-691-1468 AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. THE DEVELOPER SHALL PROVIDE ALL STREET NAMES AND ADDRESSES AFTER FINAL J.U.C APPROVAL.
4. FAILURE TO COMPLETE 1-3 ABOVE COULD CAUSE DELAYS IN SERVICE.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO DAVID JORDAN WITH TDS TELECOM @ 435-691-1468.
6. RELOCATION OF NEW OR EXISTING TDS TELECOM FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
7. ANY MODIFICATIONS AFTER CONSTRUCTABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", THE UNIFORM PLUMBING CODE, AND THE UNIFORM BUILDING CODE LATEST EDITION AS ADMINISTERED BY IVINS CITY.
6. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY, STORM DRAIN AND FIRE SERVICE LINES SHOWN OR NOT SHOWN ON UTILITY PLAN.
7. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL INVESTIGATION FOR THE PROPOSED TUACAHN ART CENTER ADDITION, PREPARED BY AGEC, DATED JULY 31, 2014.

WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY IVINS CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF IVINS STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY IVINS CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER IPC) 608.16.4.
5. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED FOR ALL IRRIGATION AND PRIVATE FIRE SERVICE.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN OR THE DETAILS. USE MEGA-LUG OR THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT, CAP, AND CAP, BACK AT THE WATER MAIN, ALL EXISTING SERVICE LINES OR UNUSED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY IVINS CITY WATER SERVICES ENGINEER.
11. FIRE HYDRANTS AND WATER METERS SHALL BE INSTALLED 5 FT. BEHIND BACK OF CURB.
12. CONSTRUCT WATERLINE TO HAVE MINIMUM 3.5 FT COVER FROM EXISTING GROUND.

WASTE WATER NOTES:

1. NO SEWER UNDER 4' DEEP UNLESS APPROVED BY IVINS CITY.
2. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.
4. ALL SEWER MANHOLES SHALL HAVE IVINS CITY LOGO LIDS FOR FINAL INSPECTION.
5. 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
6. PRIVATE SEWER LINES TO BE MAINTAINED BY OWNER.

POWER NOTES:

1. PRIMARY POWER FROM SWITCH TO SWITCH SHALL BE 750 MCM IN 3" CONDUIT.
2. PRIMARY POWER FROM VAULT TO TRANSFORMER SHALL BE 1/0 MCM IN 2" CONDUIT UNLESS OTHERWISE NOTED.
3. SECONDARY POWER FROM TRANSFORMER TO METER SHALL BE:
   100-60 AMPS=#2 IN 2" CONDUIT
   200 AMPS = 4/0 IN 3" CONDUIT
   400 AMPS = 350 MCM IN 3" CONDUIT
   600 AMPS = 500 MCM IN 3" CONDUIT
4. CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS.
5. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY ROCKY MOUNTAIN POWER ENERGY SERVICES AS PRELIMINARY AND NON-BIDABLE UNTIL ACCOMPANIED BY A J.U.C APPROVAL STAMP.
6. ALL PRIMARY UNDERGROUND POWER WORK/INSTALLATION MUST BE COMPLETED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY ROCKY MOUNTAIN POWER STANDARDS. ALL OVER-HEAD WORK/INSTALLATION MUST BE COMPLETED BY ROCKY MOUNTAIN POWER.
7. ALL WORK DONE BY ROCKY MOUNTAIN POWER WILL BE PREPAID BY THE DEVELOPER.
8. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PROVIDE LOCATION AND ELEVATION OF ALL EXISTING AND DESIGN UNDER-GROUND/OVER-HEAD UTILITIES AND STRUCTURES THAT WILL IMPACT THE ROCKY MOUNTAIN POWER DESIGN.
9. ALL J.U.C TRENCHES WILL BE BACKFILLED AND COMPACTED IN 6" TO 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALK. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
10. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION.
11. ANY IN FIELD CHANGES TO J.U.C APPROVED POWER DESIGN WILL BE AT THE DEVELOPERS EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY ROCKY MOUNTAIN POWER PRIOR TO INSTALLATION.

0 30' 60'
SCALE: 1"=30'

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50% DESIGN DEVELOPMENT

SHEET
C-102
3 OF 3 SHEETS

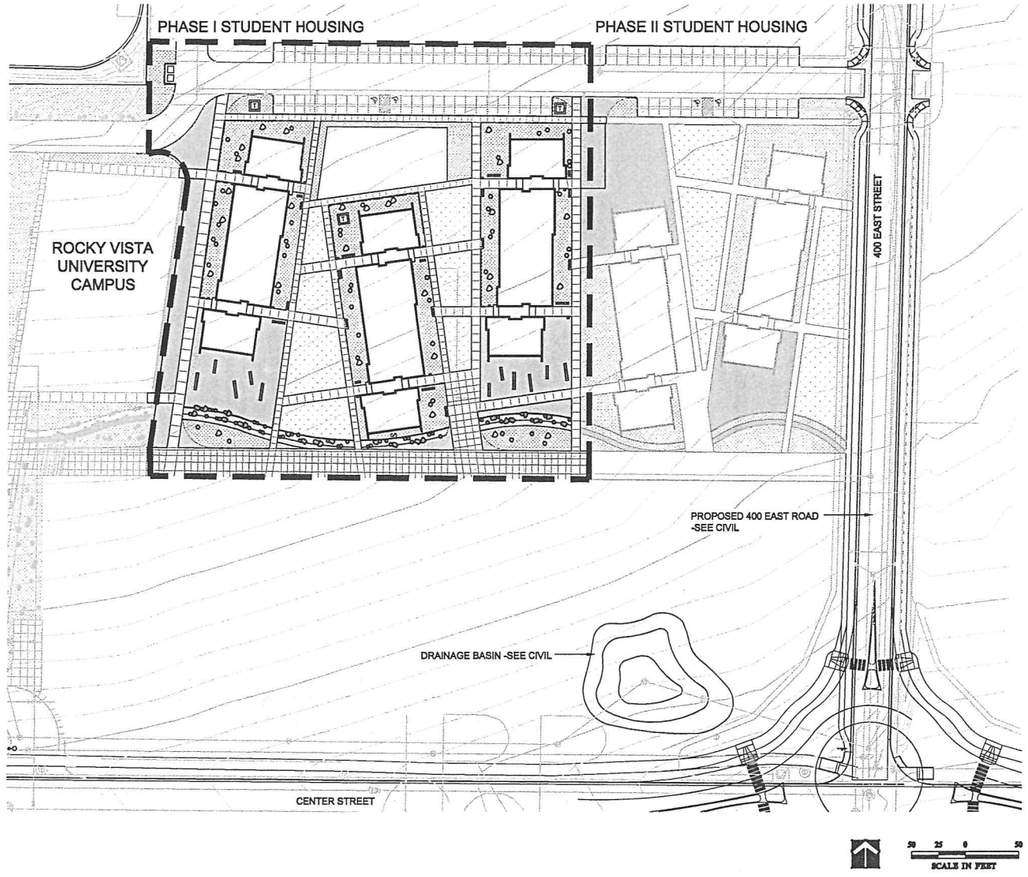
GENERAL NOTES

1. WORK AND MATERIALS SHALL CONFORM TO CITY OF IVINS' STANDARDS, REGULATIONS, AND CODES FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. CONSTRUCTION SHALL BE PER PROJECT SPECIFICATIONS AND CITY OF IVINS' IRRIGATION AND LANDSCAPE STANDARDS. ANY DIFFERENCES BETWEEN THE PROJECT'S SPECIFICATIONS AND THE CITY STANDARDS SHALL BE COMPLETED PER THE MORE STRINGENT STANDARDS.
2. TOPOGRAPHIC SURVEY WAS SUPPLIED BY ROSENBERG ASSOCIATES. SITE GRADING AND DRAINAGE DESIGN WAS COMPLETED BY ROSENBERG ASSOCIATES AND PROVIDED TO DHM FOR USE IN THE PREPARATION OF DHM'S PLANS.
3. LOCATIONS OF UTILITIES ARE GRAPHIC ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF UTAH 1-800-662-4111 TO LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL VERIFY LOCATIONS AND BURY DEPTHS OF ALL UTILITIES ON SITE. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. CONTRACTOR SHALL MAINTAIN THROUGH TRAFFIC ON ROADWAYS AT ALL TIMES, VIA FLAGGING IF NECESSARY, EXCEPT FOR TEMPORARY CLOSURES WITH THE PERMISSION OF THE OWNER'S REPRESENTATIVE. REFER TO TRAFFIC CONTROL PLAN.
6. LAYOUT AND STAKING OF IMPROVEMENTS SHALL BE REVIEWED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF IMPROVEMENTS. REQUESTS FOR REVIEW OF FIELD STAKING SHALL BE MADE A MINIMUM OF 48 HOURS IN ADVANCE.
7. PROPOSED PAVING SURFACES SHALL MATCH EXISTING TOP OF CURB AND PAVEMENT IN BOTH LINE AND GRADE. FINISHED GRADES THAT WILL RECIEVE MULCH, TOPSOIL OR ARE TO BE SODDED SHALL BE KEPT BELOW GRADE THE APPROPRIATE DEPTH TO ACCOMODATE THE MATERIALS.
8. MAX SLOPE FOR LANDSCAPE AREAS SHALL BE 4:1, UNLESS OTHERWISE NOTED. SEE CIVIL FOR ALL SITE GRADING AND DRAINAGE.
9. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. ANY EXISTING IMPROVEMENTS THAT HAVE BEEN, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANTING NOTES

1. FINISH GRADING TO BE COMPLETED, AND ACCEPTED BY THE LANDSCAPE CONTRACTOR AND OWNER'S REPRESENTATIVE, PRIOR TO THE START OF PLANT INSTALLATION.
2. PLANT CALIPER AND CONTAINER SIZE SHALL BE IN CONFORMANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK NUMBERS AND GRADE.
3. BOXED TREES AND PLANTS TO BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.
4. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE WORK BEGINS.
6. IF THERE ARE CONFLICTS BETWEEN UTILITIES AND PLANTINGS THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE TO COORDINATE FIELD ADJUSTMENTS.
7. FIELD STAKE IRRIGATION MAINLINE AND TREE LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE. TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES, UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
8. LANDSCAPE/IRRIGATION CONTRACTOR(S) TO COORDINATE WITH GENERAL CONTRACTOR TO ON INSTALLATION OF IRRIGATION AND LIGHTING SLEEVING PRIOR TO PLACEMENT OF PAVING.
9. LOCATIONS OF TREES/SHRUBS TO BE STAKED AND REVIEWED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
10. INSTALL BOULDERS WHERE SHOWN. SIZES AND QUANTITIES INDICATED SHALL BE PROVIDED. SUBMIT PHOTOGRAPHS AND SAMPLE FOR APPROVAL.
11. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO PLANT MATERIAL BEING DELIVERED TO THE SITE.
12. NOTIFY OWNER'S REPRESENTATIVE FOR INSPECTION AND/OR APPROVAL OF LANDSCAPE MATERIALS AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
13. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PURCHASE ALL PLANT MATERIALS LISTED ON THE PLANT LEGEND. CONTRACTOR SHALL SECURE ALL PLANTS EARLY OR CONTRACT WITH A NURSERY TO GROW PLANTS FOR THE PROJECT. ALL PLANT SUBMITTALS SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE 6 MONTHS PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
14. IF ANY PLANT SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR, THEN NOTICE SHALL BE GIVEN TO THE OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO DESIRED DELIVERY TO THE SITE. WHEN SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR, SUGGESTED AVAILABLE REPLACEMENTS ARE REQUIRED TO BE PROVIDED BY THE CONTRACTOR FOR PROPER REVIEW BY THE OWNER'S REPRESENTATIVE.
15. THE FOLLOWING SUBMITTALS SHALL BE DELIVERED TO OWNER'S REPRESENTATIVE FOR APPROVAL:
    - 15.1. ALL PLANT MATERIALS INFORMATION
    - 15.2. SOIL AMENDMENTS
    - 15.3. ROCK MULCH AND BOULDER SELECTIONS (INCLUDING SAMPLES)
    - 15.4. WEED BARRIER AND PRE-EMERGENT INFORMATION
16. THE OWNER'S REPRESENTATIVE HAS THE RIGHT TO REFUSE PLANT MATERIAL AT ANY TIME.
17. PLANTS ARE TO BE PURCHASED BY THEIR BOTANICAL NAMES. THEY ARE TO BE REPRESENTATIVE OF THEIR SPECIES AND IN VIGOROUS GROWING CONDITION.
18. FIELD ADJUST PLANTINGS FOR TRANSFORMERS, CURB CUTS, AND OTHER FUTURE IMPROVEMENTS. LOCATE PLANTS AWAY FROM PERMANENT FIXTURES (LIGHTS, SPRINKLER HEADS, HEADERS, WALLS, DRAIN INLETS, BUILDINGS, ETC.) TO ALLOW SPACE FOR MATURE GROWTH. STAKE LOCATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ANY INSTALLATION.
19. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALL-OUTS ON THE PLANS & THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS DEPICTED ON THE PLANS.
20. ALL PLANTS SHOWN ON PLANS SHALL BE LOCATED IN-FIELD AS PER PLANS BY CONTRACTOR FOR OWNER'S REPRESENTATIVE REVIEW PRIOR TO PLANTING. CONTRACTOR SHALL GIVE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS NOTICE PRIOR TO REVIEW SITE VISIT.
22. ALL AREAS DISTURBED OUTSIDE THE ORIGINAL GRADING/SEEDING LIMITS, SHOWN ON CIVIL DRAWINGS, TO BE REPAIRED, REGRADED AND RESEEDED (WITH NATIVE SEEDING MIX OR EROSION CONTROL MEASURES), AS DIRECTED BY OWNER'S REPRESENTATIVE AT CONTRACTOR'S EXPENSE. HAND GRADE EDGES OF DISTURBED AREAS TO BLEND INTO EXISTING NATIVE SURFACE.
23. ALL SHRUB BEDS TO BE CONTAINED BY A CONCRETE EDGE SUCH AS WALKS, CURBS AND WALLS SHALL HAVE A MIN. OF 4" DEPTH OF SPECIFIED GRAVEL MULCH. ALL GROUNDCOVER BEDS SHALL HAVE 3" DEPTH OF SPECIFIED MULCH.
24. INSTALL A 3" TO 4" LAYER OF CHAT (50% FINES AND 50% GRAVEL) CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP THE TOP OF THE CRUSHED ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW THE CRUSHED ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
25. CHAT SHALL BE NON-SEDIMENTARY ROCK APPROVED BY OWNER'S REPRESENTATIVE. SUBMIT SAMPLE FOR APPROVAL.
26. BACKFILL PLANTING PITS OF TREES, SHRUBS AND GROUND COVERS WITH NATIVE, FREE-DRAINING SOIL. DO NOT USE MULCH FOR BACKFILL.
27. FERTILIZE PLANTING PITS WITH A TIME RELEASE CAPSULE (I.E. 'AGRIFORM TABLETS') AT THE FOLLOWING RATES: 1 GAL.=1 TABLET; 5 GAL.=2 TABLETS; 15 GAL.=3 TABLETS; BOXED TREES=4 TABLETS.
28. ALL WEEDS ON-SITE ARE TO BE ELIMINATED BY TREATING INDIVIDUAL PLANTS WITH A NON-SELECTIVE SYSTEMIC HERBICIDE (SUCH AS 'ROUND-UP') AS PER MANUFACTURER'S INSTRUCTIONS.
29. ALL SOD LAWN AREAS SHALL BE PREPARED WITH 150 LBS/1,000 SF OF GRO-POWER PLUS AND 4 CY/1000SF COMPOST AS PER SPECIFICATIONS. ALL OTHER AREAS SHALL BE AMENDED WITH SPECIFIED BACKFILL AT PLANTING LOCATIONS ONLY. REFER TO SPECIFICATION.
30. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS, WORKMANSHIP, & IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR. ALL NATIVE SEED SHALL BE GUARANTEED FOR TWO FULL GROWING SEASONS. CONTRACTOR SHALL INSTALL 6" WIDE CONCRETE MOWEDGE FOR LAWN EDGE TREATMENT.
31. TREES AND CACTI ARE TO BE GUARANTEED FOR A PERIOD OF ONE YEAR. SHRUBS AND OTHER PLANTS ARE TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER. IF IT IS NECESSARY TO REPLACE PLANTS, A NEW GUARANTEE PERIOD WILL APPLY TO THE REPLACED PLANTS.
32. THE CONTRACTOR SHALL INSTALL WILDLIFE PROTECTION ABOVE AND BELOW GRADE AND AROUND ALL TREE PLANTINGS AS REQUIRED BY LOCAL CONDITIONS. WILDLIFE PROTECTION WILL NOT BE MEASURED SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PLANTS.
33. ALL AREAS TO BE SODDED WILL HAVE 6" DEPTH SANDY LOAM TOPSOIL INSTALLED. THE TURF AREAS WILL THEN BE TILLED TO A MINIMUM 8" DEPTH INCORPORATING A-1 ORGANICS BIOCOMP CLASS 1 COMPOST (OR APPROVED EQUAL) AT A MINIMUM RATE OF 4 C.Y. PER 1000 S.F. THE DISTURBED AREAS OF THE SITE WILL BE FINE GRADED IN PREPARATION FOR SEEDING, SODDING OR PLANTING AS SPECIFIED IN THE PLANS AND SPECIFICATIONS. SOIL PREPARATION AND AMENDMENTS WILL NOT BE MEASURED SEPARATELY BUT WILL BE INCLUDED IN THE COST OF THE PLANTS. NATIVE SEEDED AREAS (IF REQUIRED) WILL HAVE NATIVE TOPSOIL BUT DO NOT REQUIRE ORGANIC SOIL AMENDMENT.
34. SEED ANY DISTURBED AREAS THAT DO NOT HAVE GRAVEL MULCH WITH AN EROSION CONTROL SEED MIX.
36. TREES TO BE CENTERED IN LANDSCAPE STRIPS, UNLESS OTHERWISE NOTED, ALL OTHER TREES TO BE A MINIMUM OF 5' FROM HARDSCAPE.
37. ALL TREES WITHIN 10' OF SIDEWALKS/PLAZA TO RECEIVE 20 LF OF ROOT BARRIER ON HARDSCAPE SIDE OF TREE.

SHEET KEY



TABULATION OF BOULDER QUANTITIES

TYPE	1.5'-2.0' DIA.	2.5'-3.0' DIA.	3.5'-4.0' DIA.
LAVA BOULDER	17	35	17
RED/BUFF SANDSTONE BOULDER (USE NO MORE THAN ⅔ OF ONE COLOR)	19	37	19

NOTES:
1. USE LOCALLY AVAILABLE STONE.
2. INSTALL BOULDERS AS PER THE FOLLOWING INSTRUCTIONS. EXCAVATE SO THAT 10% OF THE BOULDER IS BURIED. PLACE ALL BOULDERS IN RANDOM PATTERNS AT LOCATIONS SHOWN ON PLANS FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION. 25% OF THE BOULDERS SHOULD BE 1.5'-2' IN DIAMETER. 50% OF THE BOULDERS SHOULD BE 2.5'-3' IN DIAMETER. 25% OF THE BOULDERS SHOULD BE 3.5'-4' IN DIAMETER. BOULDERS WITHIN 10' OF TBC CANNOT EXCEED 18" IN HEIGHT.

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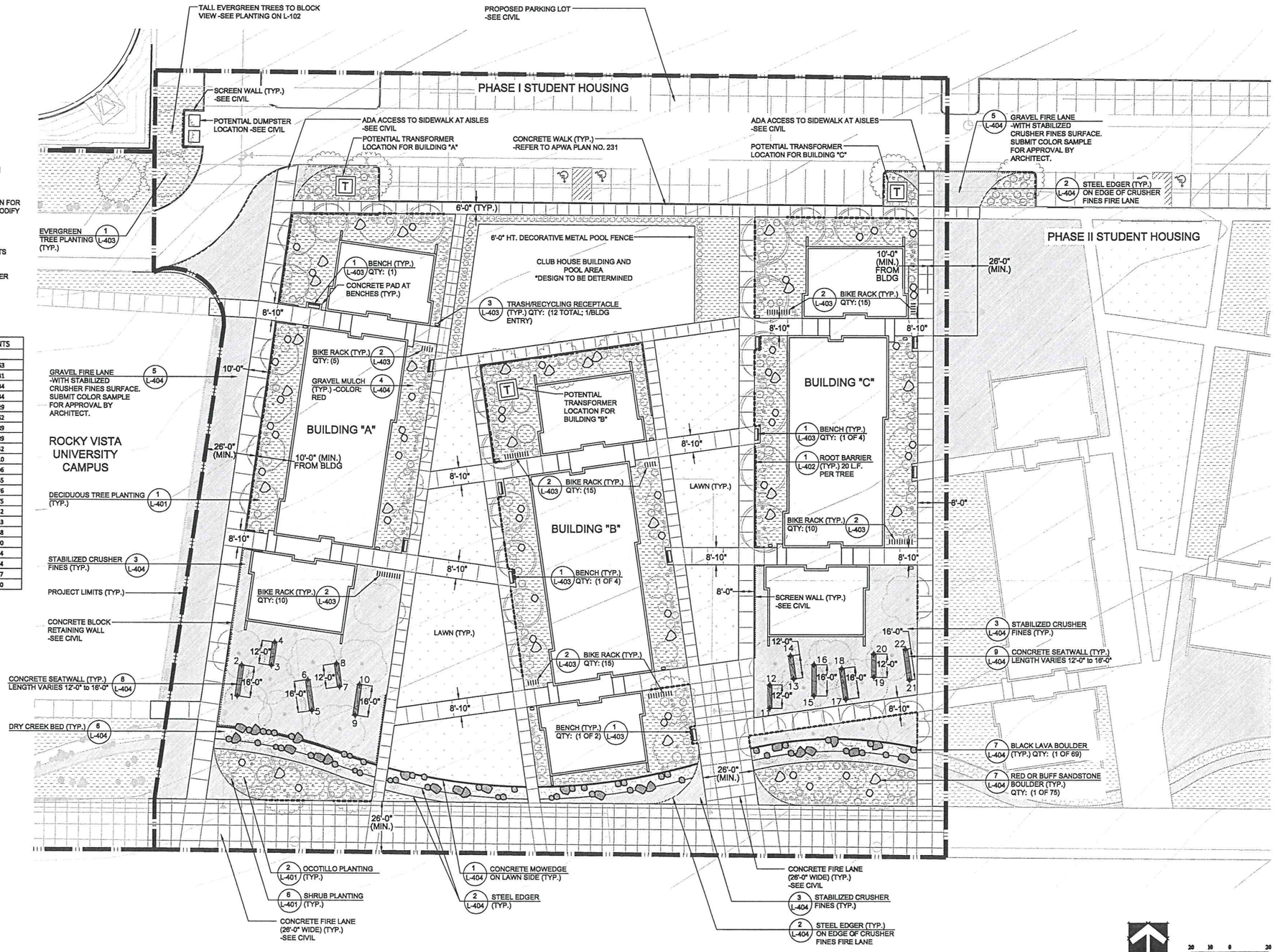
LEGEND

- BENCH
- TRASH/RECYCLING RECEPTACLE
- BIKE RACK
- RED OR BUFF SANDSTONE BOULDER
- BLACK LAVA BOULDER
- CRUSHER FINES
- GRAVEL MULCH
- DRY CREEK BED
- LAWN
- ROOT BARRIER

NOTES:

1. SPACE BENCHES A MIN. OF 3'-0" FROM OTHER FURNISHINGS OR VERTICAL OBSTRUCTIONS.
2. CONCRETE JOINTING PATTERN SHOWN FOR DESIGN INTENT. CONTRACTOR MAY MODIFY PATTERN WITH APPROVAL BY THE OWNER'S REPRESENTATIVE.
3. PROVIDE EXPANSION JOINTS WHERE FLATWORK ABUTS VERTICAL ELEMENTS SUCH AS THE BUILDING, ETC.
4. ALL SIDEWALKS AND PAVING TO BE PER CITY OF IVINS' DETAILS AND SPECIFICATIONS.

CONCRETE SEATWALL COORDINATE POINTS		
POINT	NORTHING	EASTING
1	N 10032941.7859	E 1007513.0163
2	N 10032957.6302	E 1007515.2431
3	N 10032957.4817	E 1007530.5334
4	N 10032969.3649	E 1007532.2034
5	N 10032934.3659	E 1007551.4929
6	N 10032950.2102	E 1007549.2662
7	N 10032946.7134	E 1007565.6989
8	N 10032958.5966	E 1007564.0289
9	N 10032932.0866	E 1007573.8042
10	N 10032947.9309	E 1007576.0310
11	N 10032935.8627	E 1007787.4496
12	N 10032947.8626	E 1007787.4255
13	N 10032950.8824	E 1007799.9776
14	N 10032962.7657	E 1007798.3075
15	N 10032942.2331	E 1007810.5242
16	N 10032958.2331	E 1007810.5243
17	N 10032940.4031	E 1007826.9258
18	N 10032956.2474	E 1007824.6990
19	N 10032951.8086	E 1007841.3264
20	N 10032963.8086	E 1007841.3264
21	N 10032950.3613	E 1007859.8177
22	N 10032966.2056	E 1007857.5910



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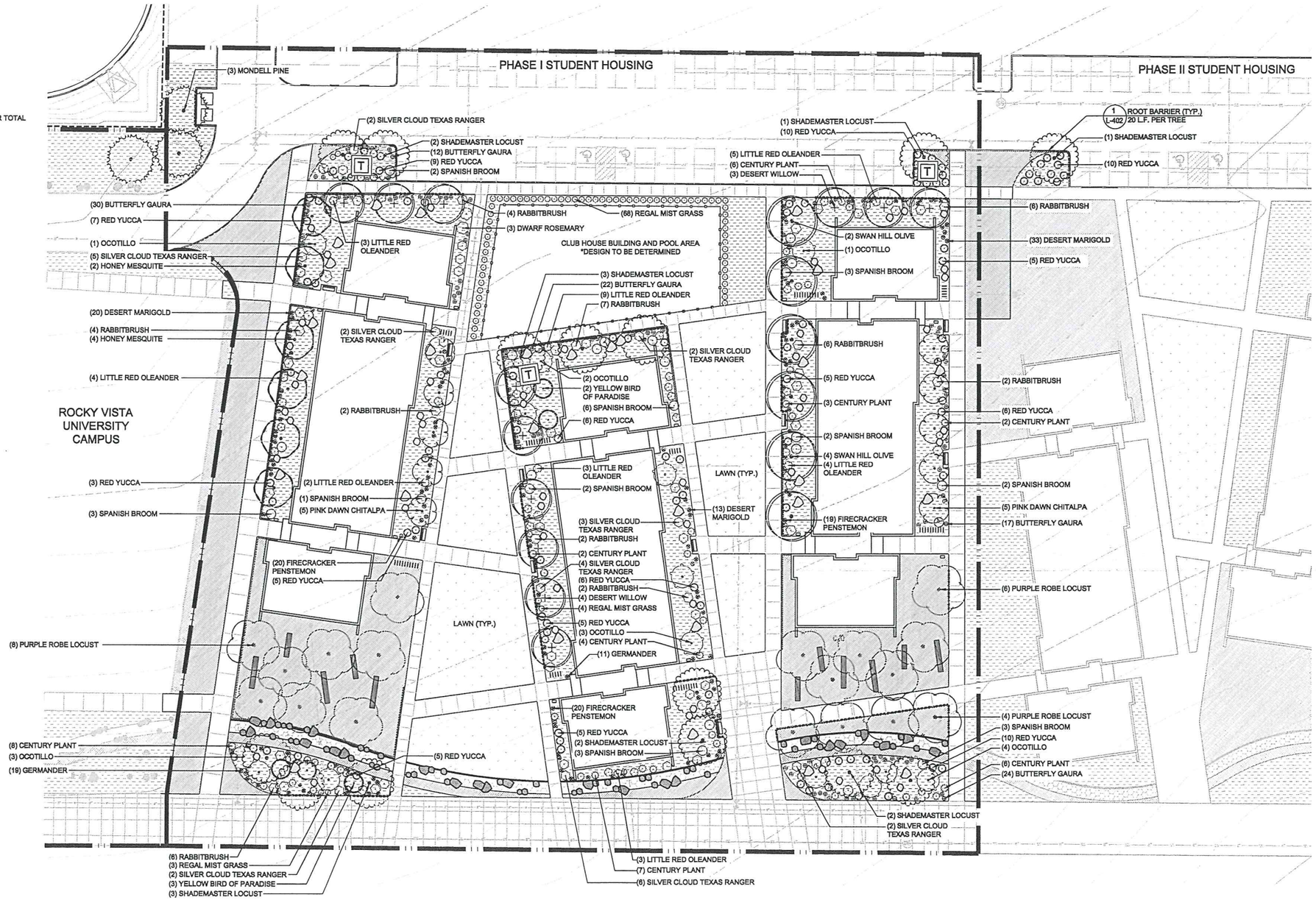
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LEGEND

- BENCH
- TRASH/RECYCLING RECEPTACLE
- BIKE RACK
- RED OR BUFF SANDSTONE BOULDER
- BLACK LAVA BOULDER
- CRUSHER FINES
- GRAVEL MULCH
- DRY CREEK BED
- LAWN
- ROOT BARRIER

NOTES:

1. SEE PLANT SCHEDULE ON L-302 FOR TOTAL PLANT QUANTITIES.



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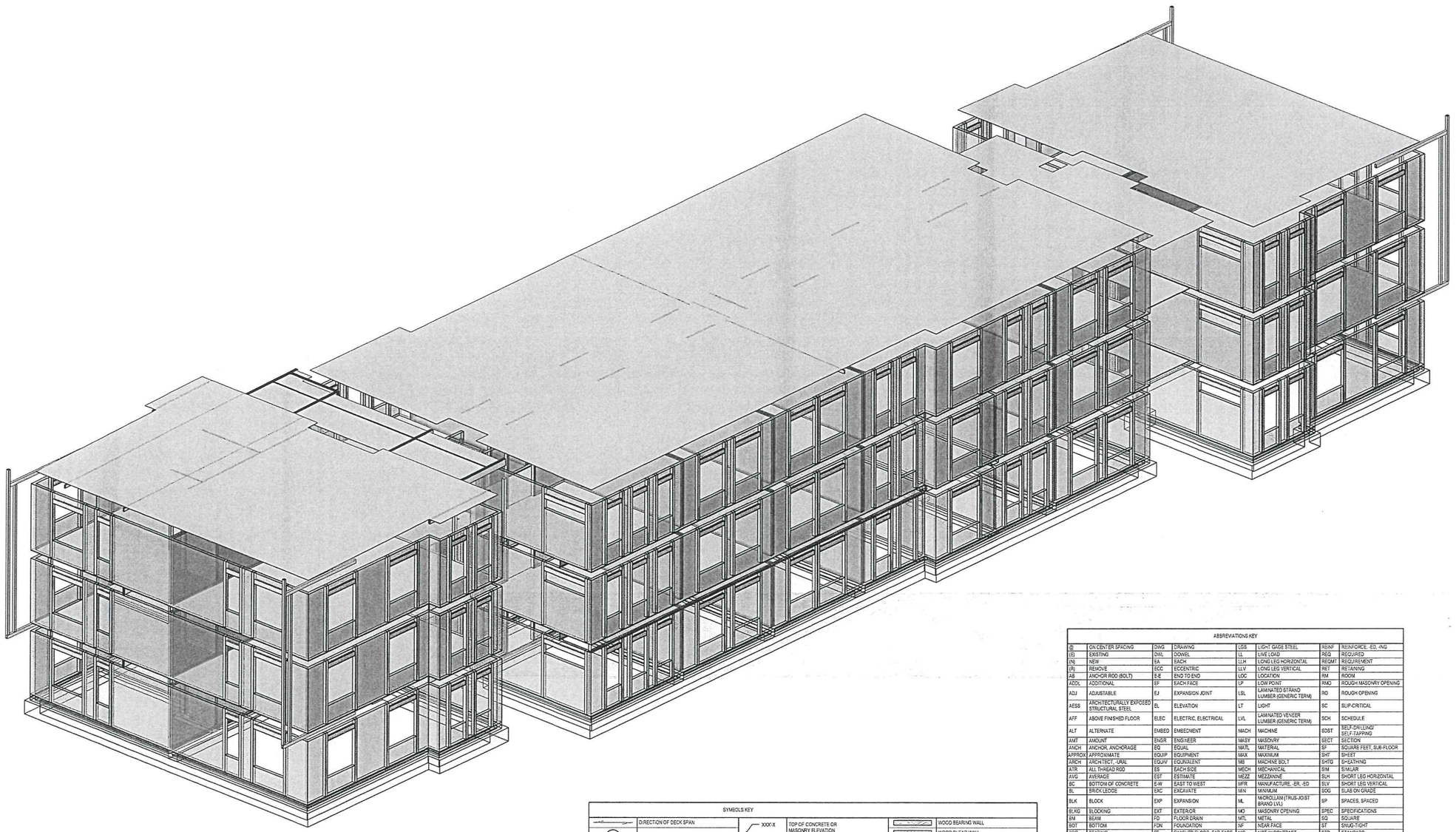
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SYMBOLS KEY			
DIRECTION OF DECK SPAN	XXX'-X	TOP OF CONCRETE OR MASONRY ELEVATION	WOOD BEARING WALL
GRID DESIGNATION	[XXX'-X]	TOP OF BEAM ELEVATION	WOOD SHEAR WALL
REVISION	JB XXX'-X	JOIST BEARING ELEVATION	COLUMN ABOVE
SHEAR WALL	BL XXX'-X	BRICK LEDGE ELEVATION	COLUMN OR OTHER ELEMENT BELOW SEE SCHEDULES & NOTES Cx = COLUMN BPx = BASE PLATE EPx = EMBED PLATE ABx = ANCHOR BOLT HOx = HOLDOWN
SHORING	(XXX'-X)	TOP OF FOOTING ELEVATION	COLUMN CONTINUOUS FROM LEVEL BELOW
STEP IN FLOOR ELEVATION	XXX'-X	TOP OF FLOOR ELEVATION	"X" NUMBER OF KING STUDS BELOW "Y" NUMBER OF TRIMMER STUDS BELOW
CMU (CONCRETE MASONRY UNIT)	FX.X	ISOLATED SPREAD FOOTING MARK	"X" NUMBER OF BUILT-UP 2x6 STUDS IN COLUMN BELOW
BRICK	FXX	SPREAD FOOTING MARK	"X" NUMBER OF BUILT-UP 2x4 STUDS IN COLUMN BELOW
CIP CONCRETE	STEP	STEP IN BOTTOM OF WALL/GRADE BEAM	HOLDOWN
PRECAST CONCRETE	XX:12	ROOF SLOPE	WOOD HEADER
EXISTING CONCRETE	SLOPE	DIRECTION OF SLOPE (DOWN)	WOOD JOIST OR BEAM SUPPORTED BY METAL HANGER
EARTH	DN UP	STAIR OR RAMP DIRECTION	WOOD JOIST CONTINUOUS OVER INTERMEDIATE SUPPORT
			WOOD JOIST BEARING ON TOP OF SUPPORT

BUILDING COLUMN DESIGNATIONS

ABBREVIATIONS KEY							
@	ON CENTER SPACING	DWG	DRAWING	LGS	LIGHT GAGE STEEL	REINF	REINFORCE -ED, -ING
(E)	EXISTING	DWL	DOWEL	LL	LIVE LOAD	REQ	REQUIRED
(N)	NEW	EA	EACH	LLH	LONG LEG HORIZONTAL	REQMT	REQUIREMENT
(R)	REMOVE	ECC	ECCENTRIC	LLV	LONG LEG VERTICAL	RET	RETAINING
AB	ANCHOR ROD (BOLT)	E-E	END TO END	LOC	LOCATION	RM	ROOM
ADDL	ADDITIONAL	EF	EACH FACE	LP	LOW POINT	RMO	ROUGH MASONRY OPENING
ADJ	ADJUSTABLE	EJ	EXPANSION JOINT	LSL	LAMINATED STRAND LUMBER (GENERIC TERM)	RO	ROUGH OPENING
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	EL	ELEVATION	LT	LIGHT	SC	SLIP-CRITICAL
AFF	ABOVE FINISHED FLOOR	ELEC	ELECTRIC, ELECTRICAL	LVL	LAMINATED VENEER LUMBER (GENERIC TERM)	SCH	SCHEDULE
ALT	ALTERNATE	EMBED	EMBEDMENT	MACH	MACHINE	SDST	SELF-DRILLING/ SELF-TAPPING
AMT	AMOUNT	ENGR	ENGINEER	MASY	MASONRY	SECT	SECTION
ANCH	ANCHOR, ANCHORAGE	EQ	EQUAL	MATL	MATERIAL	SF	SQUARE FEET, SUB-FLOOR
APPROX	APPROXIMATE	EQUIP	EQUIPMENT	MAX	MAXIMUM	SHT	SHEET
ARCH	ARCHITECT, -URAL	EQUIV	EQUIVALENT	MB	MACHINE BOLT	SHTG	SHEATHING
ATR	ALL THREAD ROD	ES	EACH SIDE	MECH	MECHANICAL	SIM	SIMILAR
AVG	AVERAGE	EST	ESTIMATE	MEZZ	MEZZANINE	SLH	SHORT LEG HORIZONTAL
BC	BOTTOM OF CONCRETE	E-W	EAST TO WEST	MFR	MANUFACTURE, -ER, -ED	SLV	SHORT LEG VERTICAL
BL	BRICK LEDGE	EXC	EXCAVATE	MIN	MINIMUM	SOG	SLAB ON GRADE
BLK	BLOCK	EXP	EXPANSION	ML	MICRO=LAM (TRUS-JOIST BRAND LVL)	SP	SPACES, SPACED
BLKG	BLOCKING	EXT	EXTERIOR	MO	MASONRY OPENING	SPEC	SPECIFICATIONS
BM	BEAM	FD	FLOOR DRAIN	MTL	METAL	SQ	SQUARE
BOT	BOTTOM	FDN	FOUNDATION	NF	NEAR FACE	ST	SNUG-TIGHT
BRG	BEARING	FF	FINISHED FLOOR, FAR FACE	NIC	NOT IN CONTRACT	STD	STANDARD
BW	BOTTOM OF WALL	F-F	FACE TO FACE	NS	NEAR SIDE	STIFF	STIFFENER
CB	COUNTERBORE	FIG	FIGURE	N-S	NORTH TO SOUTH	STL	STEEL
CF	CUBIC FOOT	FL	FLUSH	NTS	NOT TO SCALE	STRUCT	STRUCTURE, -AL
CG	CENTER OF GRAVITY	FLG	FLANGE	OCJ	OSHA COLUMN JOIST	SUPT	SUPPORT
CIP	CAST-IN-PLACE	FLR	FLOOR	OD	OUTSIDE DIAMETER	SY	SQUARE YARD
CJ	CONSTRUCTION JOINT, CONTROL JOINT	FO	FACE OF	OH	OPPOSITE HAND	SYM	SYMMETRICAL
CJP	COMPLETE JOINT PENETRATION	FP	FULL PENETRATION	OPNG	OPENING	T&B	TOP AND BOTTOM
CL	CENTER LINE	FS	FOOT STEP, FAR SIDE	OPP	OPPOSITE	T&G	TONGUE AND GROOVE
CLG	CEILING	FTG	FOOTING	OSB	ORIENT ED STRAND BOARD	TB	TOP OF BEAM
CLR	CLEAR	GA	GAGE, GAUGE	PAF	POWDER ACTUATED FASTENER	TC	TOP OF CONCRETE
CM	CONSTRUCTION MANAGER, -MENT	GALV	GALVANIZED	PC	PRECAST	TCA	TORQUE-CONTROLLED ANCHOR
CMU	CONCRETE MASONRY UNIT	GC	GENERAL CONTRACTOR	PCF	POUNDS PER CUBIC FOOT	TD	TOP OF DECK
COL	COLUMN	GEN	GENERAL	PE	PRE-ENGINEERED	THD	THREAD
COM	COMMON	GL	GLUED LAMINATED, GLULAM	PEN	PENETRATION	THK	THICK, -NESS
COMB	COMBINATION	GND	GROUND	PERP	PERPENDICULAR	TJ	TOP OF JOIST
CONC	CONCRETE	GR	GRADE	PJP	PARTIAL JOINT PENETRATION	TL	TOTAL LOAD
CONN	CONNECTION	GT	GIRDER TRUSS	PL	PLATE, PROPERTY LINE	TPG	TOPPING
CONT	CONTINUOUS, CONTINUE	GYP BD	GYPSUM BOARD	PLF	POUND PER LINEAR FOOT	TRANS	TRANSVERSE
COORD	COORDINATE, COORDINATION	HAS	HEADED ANCHOR STUD	PNL	PANEL	TW	TOP OF WALL
CS	COUNTERSINK	HDG	HOT-DIP GALVANIZED	PP	PANEL POINT	TYP	TYPICAL
CTR	CENTER	HDR	HEADER	PS	PRESTRESSED	ULT	ULTIMATE
CY	CUBIC YARD	HORIZ	HORIZONTAL	PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
DAB	DEFORMED ANCHOR BAR	HP	HIGH POINT	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
DET	DETAIL	HT	HEIGHT	PSL	PARALLEL STRAND LUMBER (GENERIC TERM)	VIF	VERIFY IN FIELD
DEV	DEVELOP	ID	INSIDE DIAMETER	PT	POST TENSIONED, PRESSURE TREATED	WP	WORK POINT
DIAG	DIAGONAL	INT	INTERIOR, INTERMEDIATE	PTN	PARTITION	WT	WEIGHT
DIM	DIMENSION	IT	INVERTED TEE	PWD	PLYWOOD	WWF	WELDED WIRE FABRIC
DL	DEAD LOAD	JB	JOIST BEARING	QTY	QUANTITY	XS	EXTRA STRONG
DN	DOWN	JST	JOIST	R	RADIUS	XSECT	CROSS SECTION
DP	DRILLED PIER	JT	JOINT	RE	REFERENCE, REFER TO	XXS	DOUBLE EXTRA STRONG
DT	DOUBLE TEE	K	KIP (1,000 LBS)	RECT	RECTANGLE		

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SHEET TITLE:
3D VIEW, ABBREVIATIONS & SYMBOLS

SCALE: 12" = 1'-0"
SHEET NUMBER

S-002

JVA #17707.2

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