

SPECIFICATION AND GENERAL NOTES:

SECTION 01
 CONTRACTOR IS TO SIGN AN AIA CONTRACT OR SIMILAR TO THE AIA CONTRACT. RETENTION OF 5% WILL BE REQUIRED BY CONTRACT. ALL PAY REQUESTS ARE TO BE ACCOMPANIED BY LEAD WORKERS FOR THAT PARTICULAR PAY REQUEST. NO PAY REQUESTS WILL BE ACCEPTED WITHOUT LEAD WORKERS.
 CONTRACTOR IS TO PROVIDE OWNER WITH A COMPLETE SCHEDULE OF THE PROJECT AND IS TO PLACE OWNER SUBCONTRACTOR DATES ON THIS SCHEDULE TO ALLOW COORDINATION OF ALL PROJECT INSTALLS.
 FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES DURING THE PRELIMINARY SURVEY. SURVEY MAY VISIT SITE AT ANY TIME DURING BUSINESS HOURS BUT MUST NOTIFY MANAGER AT ENTRY TO BUILDING.
 CONTRACTOR TO PROVIDE WRITTEN WARRANTIES FOR ALL WORK FOR THE PERIOD OF ONE YEAR UNLESS OTHERWISE SPECIFIED.
 CONTRACTOR TO PROVIDE O&M MANUAL AT END OF PROJECT WHICH CONTAINS ALL WARRANTIES, USERS MANUALS, INSTRUCTION BOOKLETS...ETC. FOR PRODUCTS INSTALLED IN THE PROJECT.
 ALL WORK IS TO BE IN ACCORDANCE WITH ALL LATEST APPLICABLE CODES AND ORDINANCES.
 CONTRACTOR IS RESPONSIBLE FOR TURNING PLANS IN FOR PERMITTING AND PLAN CHECK. FEES TO BE BILLED AS REBURSABLE TO THE OWNER WITH NO OVERHEAD ATTACHED.

SECTION 02
 CONSTRUCTION VEHICLES, TRAILERS AND DUMPSTERS ARE TO BE PLACED SET PER BUILDING OWNER/ PROPERTY MANAGER APPROVED LOCATION. ANY DAMAGE CAUSED BY DUMPSTERS, OR TRAILERS IS TO BE REPAIRED.

SECTION 03
 NEW CONCRETE FLATWORK IS TO BE 4000 PSI.
 NEW FORMED CONCRETE IS TO BE PER STRUCT. DRWG.

SECTION 04
 MASONRY TO MATCH EXISTING ON SITE
 MORTAR TO BE COLORED TO MATCH EXISTING MATCH JOINT FINISH
 NO SPECIAL INSPECTION REQUIRED.
 ALL CMU IS TO BE PLACED AS VENEERS WITH GALVANIZED ANCHORS AT 16" O.C. E.A.W. TO FRAMED WALL.
 PROVIDE DRAINAGE SPACE BEHIND VENEERS CLEAR FOR WATER DRAINAGE AND FLASH X CONT. WITH DRIP ALONG BOTTOM. PROVIDE WEEPS AT 32" O.C.

SECTION 05
 METAL STUDS TO BE 20GA. FOR NON-STRUCTURAL USES. FOR STRUCTURAL USE GAUGE IS TO BE INDICATED ON THE DRAWINGS AND SPECS.
 ALL PAINTED STEEL IS TO BE SHOP WELDED, GROUND SMOOTH AND SHOP PRIME.

SECTION 06
 ALL WOOD TO BE AS SPECIFIED IN THE STRUCTURAL NOTES FOR SPECIES AND GRADE OF STRUCTURAL WALLS
 ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED FOR CONTACT WITH WET SURFACES.
 ALL EXTERIOR PLYWOOD IS TO BE APA RATED FOR EXTERIOR USE.

SECTION 07
 CAULK AND SEAL ALL CRACKS. PLACE BACKER ROOS IN CRACKS 1/4". CAULK TO SMOOTH AND CONCAVE FINISH.
 CAULK IS TO MATCH ADJOINING SUBSTRATE.

SECTION 08
 ALUMINUM STOREFRONT IS TO BE ANODIZED TO MATCH EXISTING FINISH AND COLOR. TEMPER GLASS PER SEC. SEE DOOR AND WINDOW TYPES. SEE WINDOW TYPES & DETAILS
 DOOR LOCKSETS TO BE HEAVY DUTY BY CORBIN, SCHLAGE OR BEST OR APPROVED EQUAL.
 DOOR HARDWARE OTHER THAN LOCKSET TO BE BY STANLEY, DORMA, LON, OR APPROVED EQUALS AND ARE TO BE HEAVY DUTY COMMERCIAL TYPE HARDWARE. US28 FINISH
 ALL NEW GLASS IS TO MATCH EXISTING TINT AND FINISH FOR EXISTING WINDOWS IN BUILDING
 PLACE WEATHERSTRIP AND THRESHOLD ON ALL EXTERIOR TYPE DOORS.
 NEW HINGES ARE TO BE BALL BEARING HEAVY DUTY TYPE US26 FINISH.

SECTION 09
 FINISH ALL GYP. BRD. SMOOTH AND PREP FOR PAINTED FINISH - SEE SCHEDULE FOR FINISHES.
 ALL EDGES ARE TO HAVE METAL CORNER BEADS AND BE MUDDED AND FINISHED INTO WALL.
 ALL GYPSUM BOARD IS TO BE 5/8" UNLESS OTHERWISE NOTED ON PLANS.
 DEMISING WALLS ARE TO PART OF FUTURE T.1.

SECTION 10
 PAINT GYP. BRD. OF UTILITY ROOM
 PROTECT CONCRETE FLOOR FROM DAMAGE OR STAINING TO ALLOW FOR SEALED CONCRETE FINISH IF DESIRED BY FUTURE TENANTS

SECTION 15
 ALL PLUMBING WORK IS TO BE DONE IN ACCORDANCE WITH ALL CODES AND ORDINANCES.
 PROVIDE SLEEVE FOR GAS SERVICE TO BUILDING - SEE CIVIL PLANS.
 ROOF DRAIN SYSTEM IS TO BE INCLUDED IN BUILDING - SEE ROOF PLAN FOR MAIN AND SECONDARY DRAIN LOCATIONS. THE ROOF DRAINS INTO STORM SYSTEM ON SITE. COORDINATE WITH CIVIL.
 INSULATE ROOF DRAIN LINE TO PREVENT CONDENSATE BUILD-UP.
 ALL SUPPLY LINES ARE TO BE MALLEABLE COPPER. SEWER TO BE ABS.

SECTION 16
 SEE ELECTRICAL PLANS FOR PANEL AND SUPPLY PLACEMENT
 ALL ELECTRICAL LINES TO BE RUN IN CONDUIT. CONDUIT TO BE 3/4" MINIMUM CONNECT HOUSE POWER TO EXTERIOR LIGHTING. SEE ELECTRICAL
 PLACE NEW PHONE BRD AT LOCATION SHOWN ON PLANS AND RUN 1" CONDUIT
 ALL WORK IS TO MEET ALL APPLICABLE CODES AND ORDINANCES

NEW BUILDING FOR: PONY EXPRESS DENTAL

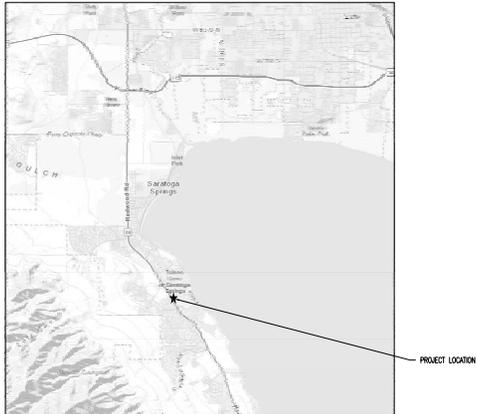
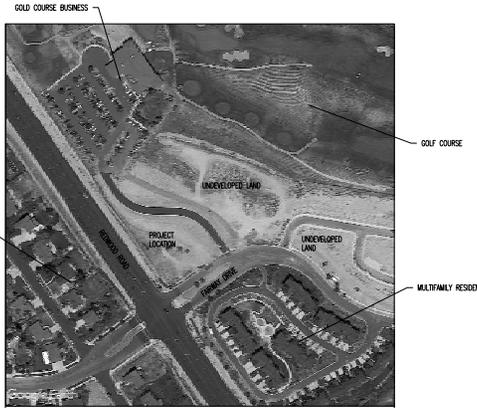
2253 SOUTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH

VINCENT DESIGN GROUP INC.

401 EAST 1700 SOUTH
 SALT LAKE CITY, UTAH
 (801) 484-2046

CONSULTING ENGINEERS :

CIVIL: WARD ENGINEERING (801) 487-8040
 STRUCTURAL : WARD ENGINEERING (801) 487-8040
 MECHANICAL : ADVANCED CONCEPT ENGINEERING (801) 572-3055
 ELECTRICAL : EPIC ENGINEERING (801) 955-5605



APPLICABLE CODES			
	Year	Year	
International Building Code	2018	National Electrical Code	2017
International Mechanical Code	2018	Uniform Code for Building Conservation	N/A
International Fuel Gas Code	2018		
International Plumbing Code	2018		
International Fire Code	2018	ANSI Guidelines	ICC A117.1-2009
International Energy Conservation Code	2018		

LEGEND & SYMBOLS					
ACQST.	ADJUST.	ADJUSTABLE	ACQST.	ADJUST.	ADJUSTABLE
ALUM.	ALUMINUM	T.J.	TRESS JOIST		
CER TILE	CERAMIC TILE	REQ.	REQUIRED		
CONC.	CONCRETE	W.C.	WATER CLOSET		
CONT.	CONTINUOUS	U.N.O.	UNLESS NOTED OTHERWISE		
DET.	DETAIL				
ELEV.	ELEVATION				
EXIST/EX.	EXISTING				
EXP.	EXPANSION				
F.L.B.	FLOOR	P/L	PROPERTY LINE		
F.D.	FLOOR DRAIN	FGE	FINISH GRADE ELEVATION		
GALV.	GALVANIZED	TBC	TOP OF CURB ELEVATION		
GA.	GAUGE	TCE	TOP OF CONCRETE ELEVATION		
GYP. BRD.	GYPSUM BOARD	FTE	FINISH FLOOR ELEVATION		
INSUL.	INSULATION	G	GAS LINE		
MAX.	MAXIMUM	SS	SANITARY SEWER LINE		
MIN.	MINIMUM	W	WATER LINE		
MFL.	METAL	T	TELEPHONE LINE		
N. T. C.	NOT IN CONTRACT	P	POWER LINE		
OPENING	OPENING				
REINF.	REINFORCED				
SHT.	SHEET				
O.C.	ON CENTER				

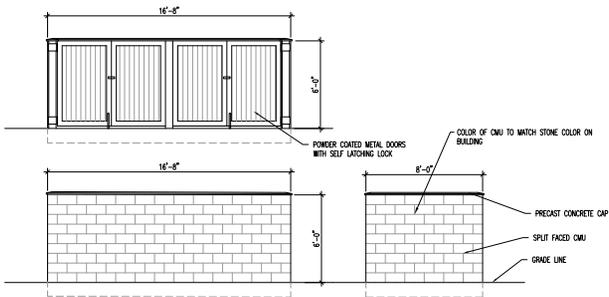
DRAWING INDEX	
NUMBER	TITLE
T-1.00	TITLE SHEET
SD-1.00	SITE PLAN AND DETAILS
C-001	PROJECT NOTES
C-002	NOTES AND ABBREVIATIONS
-	ALTA SURVEY
-	ALTA SURVEY
C-100	DEMO PLAN
C-200	SITE PLAN
C-300	UTILITY PLAN
C-400	GRADING PLAN
C-500	TYPICAL SECTIONS
C-600	TYPICAL DETAILS
C-601	TYPICAL DETAILS
C-602	TYPICAL DETAILS
C-603	TYPICAL DETAILS
LA-100	LANDSCAPE & IRRIGATION NOTES
LA-200	LANDSCAPE PLAN
LA-300	LANDSCAPE DETAILS
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IR-200	IRRIGATION PLAN
IR-201	ROOT ZONE IRRIGATION PLAN
IR-300	IRRIGATION DETAILS
IR-301	LANDSCAPE DETAILS
A-1.00	PROPOSED FLOOR PLAN
A-2.00	PROPOSED ELEVATIONS
E-1.20	PHOTOMETRIC PLAN
E-6.10	ELECTRICAL DETAILS

VINCENT DESIGN GROUP, INC.
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VDPG
 401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

PROPOSED NEW DENTAL OFFICE FOR:
PONY EXPRESS DENTAL
SARATOGA BRANCH
 2253 SOUTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH
 TITLE SHEET

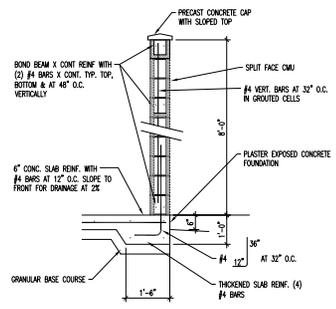
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 DATE: 7/23/19
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 DESIGNED BY:
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 DATE: 7/23/19
 V.D.G. UPDATED PLANS
 SHEET TITLE
T-1.00
 COVER 1 of 1

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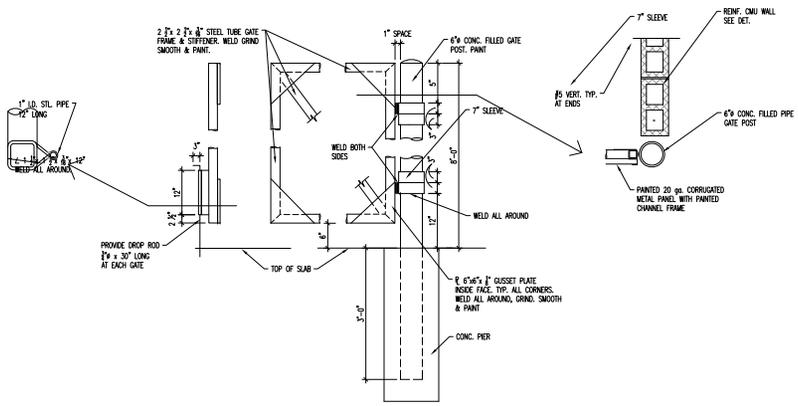
TRASH ENCLOSURE ELEVATIONS

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



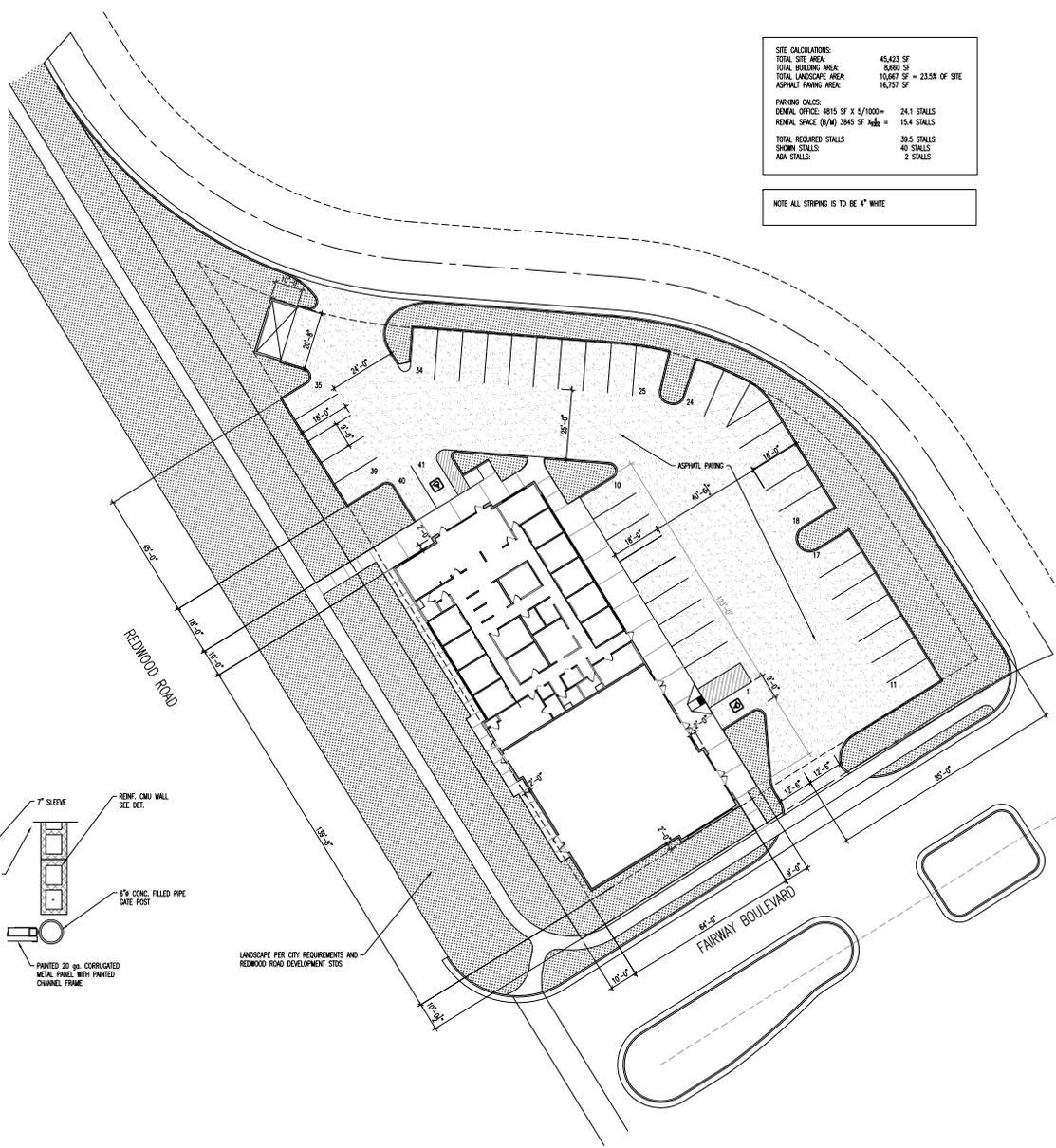
WALL SECTION

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



HINGE AND DOOR DETAILS

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



SITE CALCULATIONS:	
TOTAL SITE AREA:	45,423 SF
TOTAL BUILDING AREA:	8,660 SF
TOTAL LANDSCAPE AREA:	10,667 SF = 23.5% OF SITE
ASPHALT PAVING AREA:	16,737 SF
PARKING CALC:	
DENTAL OFFICE: 4815 SF x 5/1000 =	24.1 STALLS
RENTAL SPACE (R/N): 3845 SF x 1/100 =	15.4 STALLS
TOTAL REQUIRED STALLS	39.5 STALLS
SHOWING STALLS:	40 STALLS
ADA STALLS:	2 STALLS

NOTE ALL STRIPING IS TO BE 4" WHITE

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



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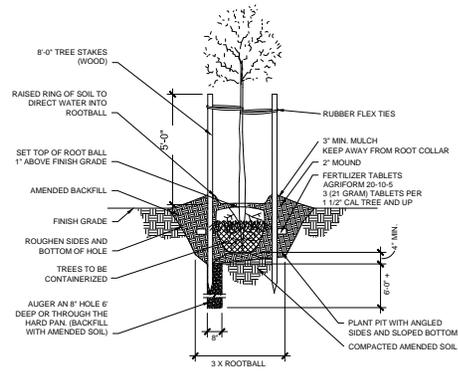
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PROPOSED SITE PLAN

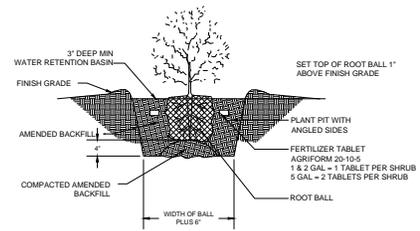
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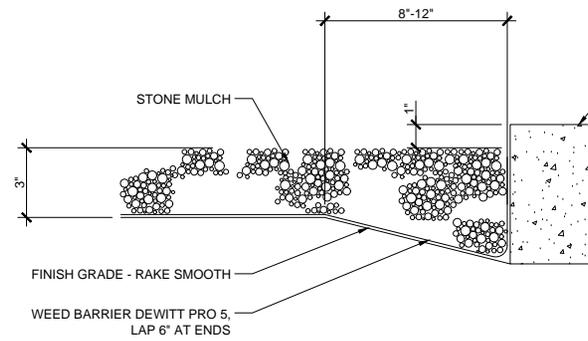
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1 SINGLE TRUNK TREE PLANTING N.T.S.



2 SHRUB PLANTING N.T.S.



3 EDGE TREATMENT N.T.S.

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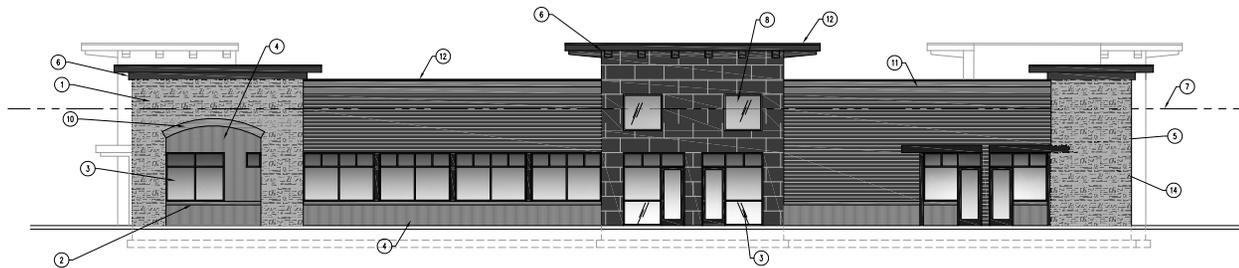


FAIRWAY OFFICE PARK
BUILDING 1
2232 SOUTH TALONS COVE DR.
SARATOGA SPRINGS, UTAH
LANDSCAPE DETAILS

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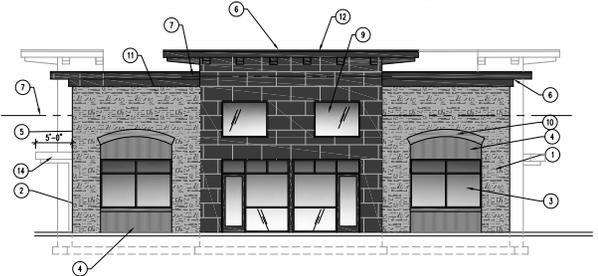
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LA-300
LANDSCAPE & IRRIGATION 3 OF 8

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WEST ELEVATION

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



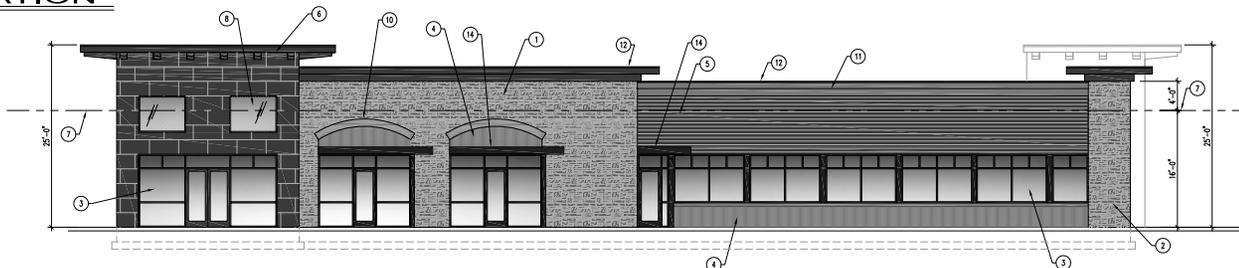
NORTH ELEVATION

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

ELEVATIONAL NOTES:

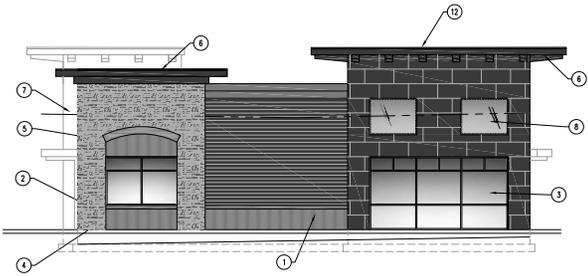
- ALL SIGNAGE IS UNDER SEPARATE PERMIT
- ALL ROOF DRAINAGE ARE TO BE INTERIOR NON-EXPOSED AND CONNECT INTO SITE DRAINAGE SYSTEM

- KEYED NOTES:**
1. SYNTHETIC STONE OVER 3/8" FELT ON TYPICAL AIR BARRIER.
 2. EPS TONK OVER 1" RIGID INSULATION AND TYPICAL AIR BARRIER.
 3. ALUMINUM STOREFRONT MATERIAL, BRONZE ALUM WITH LOW "E" INSULATED GLAZING.
 4. GALVALUME SIDING OVER TYPICAL AIR BARRIER.
 5. CEMENT BOARD SIDING OVER TYPICAL AIR BARRIER.
 6. PREFINISHED METAL FASCIA AND SOFFIT MATERIAL, SOFFIT TO BE WOOD GRAIN SERIES OR EQUAL, FASCIA TO BE ZOCA PREFINISHED METAL.
 7. ROOF LINE.
 8. SPANNER PANELS IN THESE UPPER WINDOWS.
 9. CLEARESTORY WINDOWS IN DETAIL OFFICE ENTRY.
 10. EPS OVER 3" RIGID INSULATION OVER WINDOWS.
 11. EPS CROWN OVER 1" RIGID AND 3" RIGID INSULATION.
 12. PREFINISHED METAL FLASHING WITH CRP.
 13. PRIMARY & SECONDARY EXTERIOR LIGHTED SIGNAGE LOCATIONS - SUBMITTED TO & APPROVED BY CITY UNDER A SEPARATE PERMIT. SEE SIGNAGE DRAWINGS BY OTHERS.
 14. POWDER COATED STEEL AWNINGS OVER ENTRIES.



EAST ELEVATION

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



SOUTH ELEVATION

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

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2253 SOUTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH

EXTERIOR ELEVATIONS

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