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Landscape Architect

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Electrical Engineer

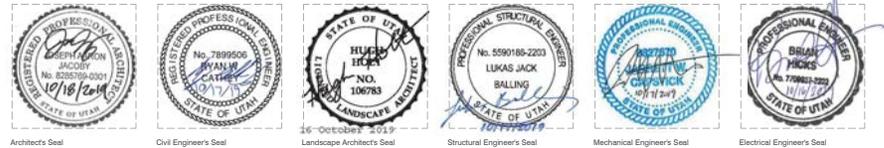
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# Saratoga Springs Liquor Store

DFCM & DABC  
DFCM Project No. 19045030

## BID DOCUMENTS

November 21, 2019



DFCM Approval Stamp



**GENERAL NOTES**

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER, AND UTILITY DEPARTMENTS OF TRANSPORTATION (DOT). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT UDOT TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNERS.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DEVICES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTAINED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF/HERSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE/SHE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND THE SITE OF WORK. DURING THE COURSE OF HIS/HER EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM/HER TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS/HER BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT HE/SHE HAS AWARDED THE CONTRACT, HE/SHE HAS RELIED AND IS RELYING ON HIS/HER OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS/HER OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE/SHE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS/HER BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED, THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. THE COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHenever existing facilities are removed, damaged, broken, or cut in the installation of the work covered by these plans or specifications, said facilities shall be replaced at the contractor's expense with materials equal to or better than the materials used in the original existing facilities. The finished product shall be subject to the approval of the owner, the engineer, and/or respective regulatory agency.

**GENERAL NOTES CONT.**

- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REHEMED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTING IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECTION WORK WITH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. ALL EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY REGULATIONS SECTION 69 AND SECTION 69 - TRENCHES, ALONG WITH ALL LOCAL, COUNTY OR ORDINANCES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- UNCLASSIFIED EXCAVATION SHALL BE PROPERLY DISPOSED OF PER GOVERNMENT REGULATIONS.
- IF ANYTHING IS NOTED OTHERWISE IN THE PLANS & CONSTRUCTION DOCUMENTS, USE SARATOGA SPRINGS STANDARD DETAILS.
- THE IMPROVEMENTS SHOULD BE CONSTRUCTED BASED ON SURVEY OF EXISTING CONSTRUCTION USED AS BASIS OF DESIGN. CONTRACTOR TO USE STANDARD RFI PROCESS IF HE DISCOVERS A DISCREPANCY IN THE ACTUAL CONDITION OR NOT AS SURVEYED.

**UTILITY NOTES**

- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT TAP OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE CLEANED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO GRADED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE PROTECTED SO THE PIPE LAYING MALEY PLACE IN DETERIORATED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXTERIOR.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS, UNLESS OTHERWISE SPECIFIED IN THE PLANS.

**LEGEND**

SYMBOL/LINETYPE	DESCRIPTION	HATCH LEGEND
●	REBAR (PROPERTY CORNER)	EXISTING CONCRETE
⊠	EXISTING WATER VALVE	PROPOSED BUILDING
⊠	EXISTING WATER METER	PROPOSED ASPHALT
⊠	EXISTING FIRE HYDRANT	PROPOSED CONCRETE
⊠	EXISTING ELECTRICAL BOX	PROPOSED HEAVY DUTY CONCRETE
⊠	EXISTING LIGHT POLE	PROPOSED LANDSCAPING
⊠	EXISTING TELECOMMUNICATIONS VAULT	EXISTING STORM WATER POND
⊠	MISCELLANEOUS MANHOLE	PROPOSED DRAINAGE AREA
⊠	EXISTING SANITARY SEWER MANHOLE	DRAINAGE DITCH TO BE DEMOLISHED
⊠	EXISTING GAS METER	CLEAR AND GRUB
⊠	EXISTING STORM DRAIN DROP INLET	
⊠	EXISTING SEWER PIPE	
⊠	EXISTING STORM DRAIN PIPE	
---	PROPERTY LINE	
---	EXISTING POWER POLE	
---	EXISTING QUI WIRE	
---	EXISTING SIGN	
---	EXISTING TREE	
---	PROPOSED STOP SIGN	
---	PROPOSED CATCH BASIN	
18" SB	PROPOSED STORM DRAIN LINE	
6" W	PROPOSED WATER PIPE	
G	PROPOSED GAS PIPE	
4" SS	PROPOSED SANITARY SEWER PIPE	
---	TRENCH DRAIN	
18" W	FUTURE WATER	
21" SS	FUTURE SEWER	
---	EXISTING DRAINAGE DITCH	
---	EXISTING DRAINAGE DITCH FLOW LINE	
---	PROPOSED DRAINAGE DITCH	
---	PROPOSED DRAINAGE DITCH CENTERLINE	

**UTILITY NOTES CONT.**

- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BULGED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 36" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, OUTER SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
- ALL IRRIGATION SYSTEMS ARE TO REMAIN FUNCTIONAL DURING CONSTRUCTION. CAP BROKEN LINES UNTIL REPAIR, SO THAT SYSTEM IS FUNCTIONAL.

**VICINITY MAP**



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 801 363 1434  
 Project Number: 2019-05

**TALISMAN**  
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 SUITE 200  
 SALT LAKE CITY, UT 84115  
 801.743.1300

**NOTE TO CONTRACTOR**  
 It is the responsibility of the contractor and sub-contractors to review these plans and specifications included on the construction documents and to ensure that all work is done in accordance with the requirements and standards of the applicable codes, regulations, and specifications. In the event of a conflict, the contractor's responsibility to comply with applicable laws and regulations shall prevail over the contract documents.

**CONSULTANTS**  
 Architectural: Jacoby Architects, Inc.  
 Civil: Tallman Civil Consultants  
 Landscape: Landscape Design  
 Structural: TBSE Inc.  
 Mechanical: Caska Engineering Associates, Inc.  
 Electrical: BNA Consulting



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**SHEET DATA**  
 Drawn by: JB  
 Checked by: RC

**PROJECT**  
 Saratoga Springs Liquor Store  
 Saratoga Springs, UT  
 DFCM # 1904530



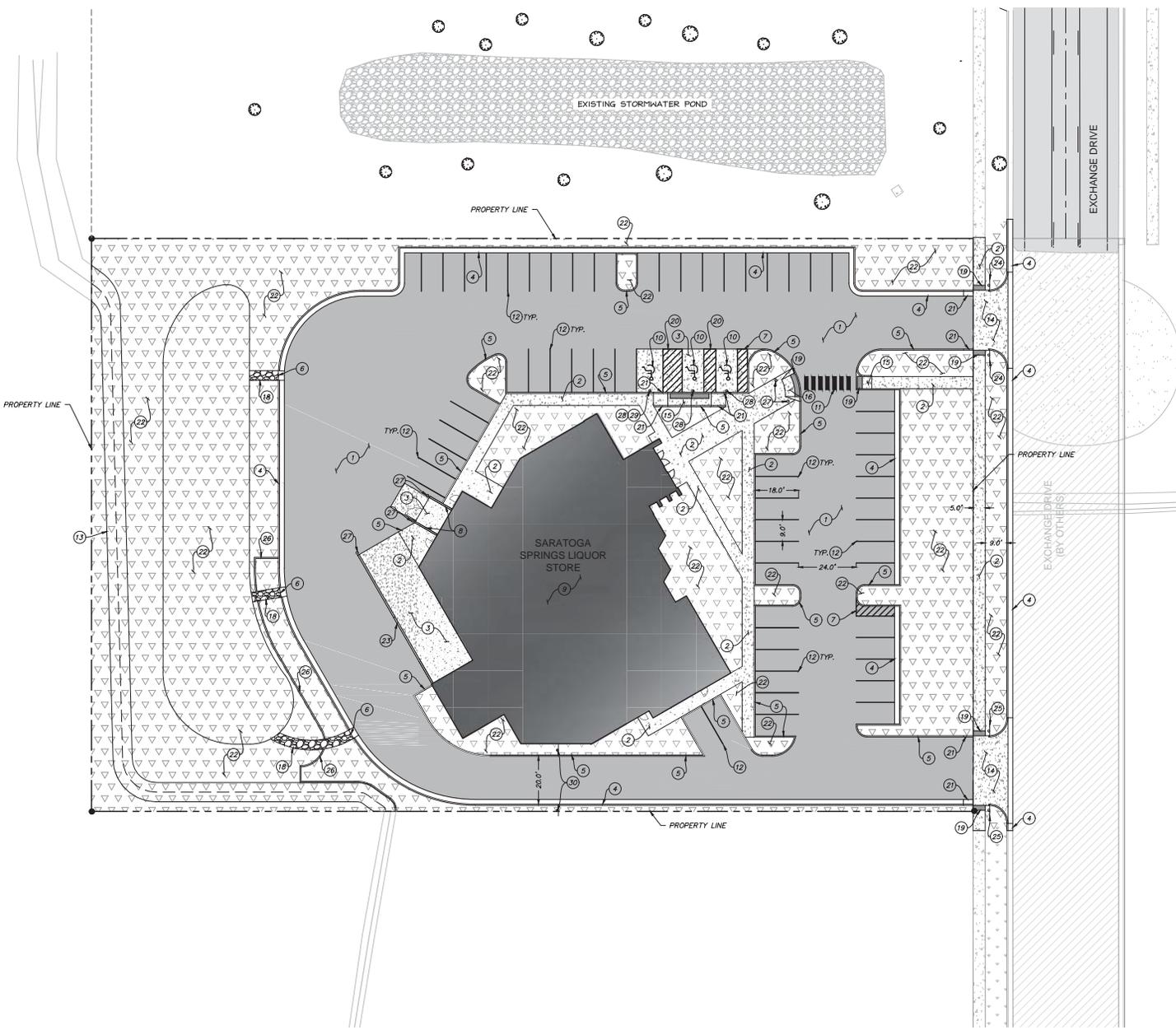
**REVISION**

**ISSUE/PHASE**  
 2019 07 03 Schematic Design  
 2019 08 07 Design Development  
 2019 10 18 Construction Document Review  
 2019 11 21 Bid Documents

**CONSTRUCTION DOCUMENTS**  
**GENERAL NOTES**

**CN1-01**





- CONSTRUCTION NOTES:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 INSTALL ASPHALT PAVEMENT PER DETAIL C SHEET CD1-00.
  - 2 INSTALL CONCRETE SIDEWALK PER DETAIL A SHEET CD1-00.
  - 3 INSTALL HEAVY CONCRETE PER DETAIL B SHEET CD1-00.
  - 4 CURB AND CUTTER PER SARATOGA SPRINGS STANDARD DETAIL ST-2A SHEET CD1-00.
  - 5 6" CURB WALL PER SARATOGA SPRINGS STANDARD DETAIL ST-2C SHEET CD1-00.
  - 6 INSTALL CURB CUT PER DETAIL C SHEET CD1-04.
  - 7 WHITE DIAGONAL CROSS-HATCH STRIPING PER LATEST VERSION OF M.U.T.C.D. DIMENSION PER PLAN.
  - 8 TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS.
  - 9 PROPOSED BUILDING. SEE ARCHITECTURAL DRAWINGS.
  - 10 INSTALL ADA STRIPING PER M.U.T.C.D. FIGURE 3B-17.
  - 11 INSTALL CROSSWALK MARKINGS PER M.U.T.C.D. SECTION 3B-18.
  - 12 INSTALL 4" WHITE PARKING STRIPE PER M.U.T.C.D. STANDARDS. DIMENSION PER PLAN.
  - 13 RE-ROUTED DRAINAGE DITCH. SEE GRADING PLAN AND DETAIL D SHEET CD1-00.
  - 14 COMMERCIAL DRIVE APPROACH PER SARATOGA SPRINGS DETAIL ST-4B SHEET CD1-00.
  - 15 PARALLEL ADA ACCESSIBLE RAMP PER SARATOGA SPRINGS DETAIL ST-5B SHEET CD1-00.
  - 16 ADA ACCESSIBLE RAMP PER SARATOGA SPRINGS DETAIL ST-5C SHEET CD1-01.
  - 17 NOT USED.
  - 18 INSTALL DRAINAGE DITCH PER DETAIL D SHEET CD1-00. SEE GRADING PLAN FOR ELEVATIONS.
  - 19 INSTALL DETECTABLE WARNING SURFACE PER APWA PLAN NO. 239 SHEET CD1-01.
  - 20 INSTALL LOADING ZONE STRIPING PER M.U.T.C.D. SECTION 3B-17.
  - 21 TRANSITION FROM CURB WALL/CURB & CUTTER TO 0" INTERFACE.
  - 22 LANDSCAPING. SEE LANDSCAPE DRAWINGS.
  - 23 CONCRETE WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS. SEE GRADING PLAN FOR ELEVATIONS.
  - 24 INSTALL M.U.T.C.D. R14-5 SIGN PER DETAIL ST-2B SHEET CD1-04 AND PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
  - 25 INSTALL M.U.T.C.D. R14-1 "TRUCK ROUTE" SIGN PER DETAIL ST-2B SHEET CD1-04 AND PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
  - 26 LANDSCAPE CURBS. SEE LANDSCAPE DRAWINGS FOR DETAIL.
  - 27 INSTALL BOLLARD PER DETAIL A SHEET CD1-04.
  - 28 INSTALL BOLLARD WITH ADA PARKING SIGN PER DETAIL B SHEET CD1-04 AND M.U.T.C.D. DETAIL R7-8.
  - 29 INSTALL ADA VAN ACCESSIBLE SIGN PER M.U.T.C.D. DETAIL R7-8.
  - 30 INSTALL NO PARKING RB-3A SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.



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**NOTE TO CONTRACTOR**  
 It is the responsibility of the contractor and sub-contractors to review all plans and specifications included in the construction documents and to ensure full compliance with all applicable laws, codes, regulations and the specifications. In the event of a conflict, it is the contractor's responsibility to seek clarification during the bidding process as the intent may be clarified.

**CONSULTANTS**  
 Architectural - Jacoby Architects, Inc.  
 Civil - Tallman Civil Consultants  
 Landscape - Landmark Design  
 Structural - TBSE Inc.  
 Mechanical - Corus Engineering Associates, Inc.  
 Electrical - BNA Consulting



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**SHEET DATA**  
 Drawn By: JB  
 Checked By: RC

**PROJECT**  
 Saratoga Springs Liquor Store  
 Saratoga Springs, UT  
 DFCM # 19045030

**DFCM APPROVAL STAMP:**



**REVISION**

**ISSUE/PHASE**  
 2019 07 03 Schematic Design  
 2019 08 07 Design Development  
 2019 10 18 Construction Document Review  
 2019 11 21 Bid Documents

**CONSTRUCTION DOCUMENTS**  
**SITE PLAN**

**CS1-01**



**NOTE TO CONTRACTOR**  
 It is the responsibility of the contractor and sub-contractors to review all notes and specifications included in the construction documents and to coordinate with the architect to verify that the construction is in accordance with the specifications. It is the contractor's responsibility to verify that the construction is in accordance with the specifications. It is the contractor's responsibility to verify that the construction is in accordance with the specifications.

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 Landscape - Landmark Design  
 Structural - TOSI, Inc.  
 Mechanical - Colvin Engineering Associates, Inc.  
 Electrical - BNA Consulting

**STAMP**



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**SHEET DATA**  
 Drawn By:  
 Checked By:

**PROJECT**  
 Saratoga Springs Liquor Store  
 Saratoga Springs, UT

DCFM # 1904500

**DCFM APPROVAL STAMP:**



**REVISION**

**ISSUE/PHASE**  
 2019 07 03 Schematic Design  
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 2019 11 21 Bid Documents

**CONSTRUCTION DOCUMENTS**

Landscape Site Plan

LS1-01

**LANDSCAPE NOTES:**

1. THE LANDSCAPE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
2. BEFORE ANY EXCAVATION CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.
3. THE LANDSCAPE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS. COORDINATE WITH GENERAL CONTRACTOR FOR ROUGH GRADING ELEVATIONS. ALLOW FOR 3" OF STONE MULCH.
5. MULCH TO BE STONE AS SPECIFIED. GEOTEXTILE LANDSCAPE FABRIC REQUIRED IN ALL STONE MULCH AREAS.
6. ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED OF THE PROJECT.
7. ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS.
8. TOPSOIL IS REQUIRED; 6" MINIMUM DEPTH IN SEEDED AREAS AND 8" MINIMUM DEPTH IN ALL SHRUB, GROUNDCOVER, GRASS, AND PERENNIAL AREAS.
9. ALL TREES AND SHRUBS TO BE IRRIGATED WITH BUBBLERS AND DRIP SYSTEMS. RAIN SENSOR TO BE INSTALLED.

WaterSense Water Budget Tool v1.02 (HPBS)  
 DFCM - Saratoga Springs Liquor Store  
 Near Crossroads Blvd and Exchange Drive  
 Saratoga Springs, Utah, 84045

Peak Water Month - July  
 An Irrigation System is being installed on this Site.

Baseline Water Allowance = Eto x A x Cu  
 Eto = Local reference evapotranspiration (inches/month)  
 Eto Saratoga Springs, July = 5.82 inches ET peak water month (per EPA)  
 A = Landscape Area SF = 39,775 Square Feet  
 Cu = Conversion Factor (0.6233 for gallons/month)  
**BASELINE = 243,656 Gallons/Month**

Landscape Water Allowment (LWA) = 0.70 x Baseline  
**LWA = 170,428 Gallons/Month**

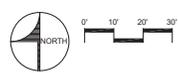
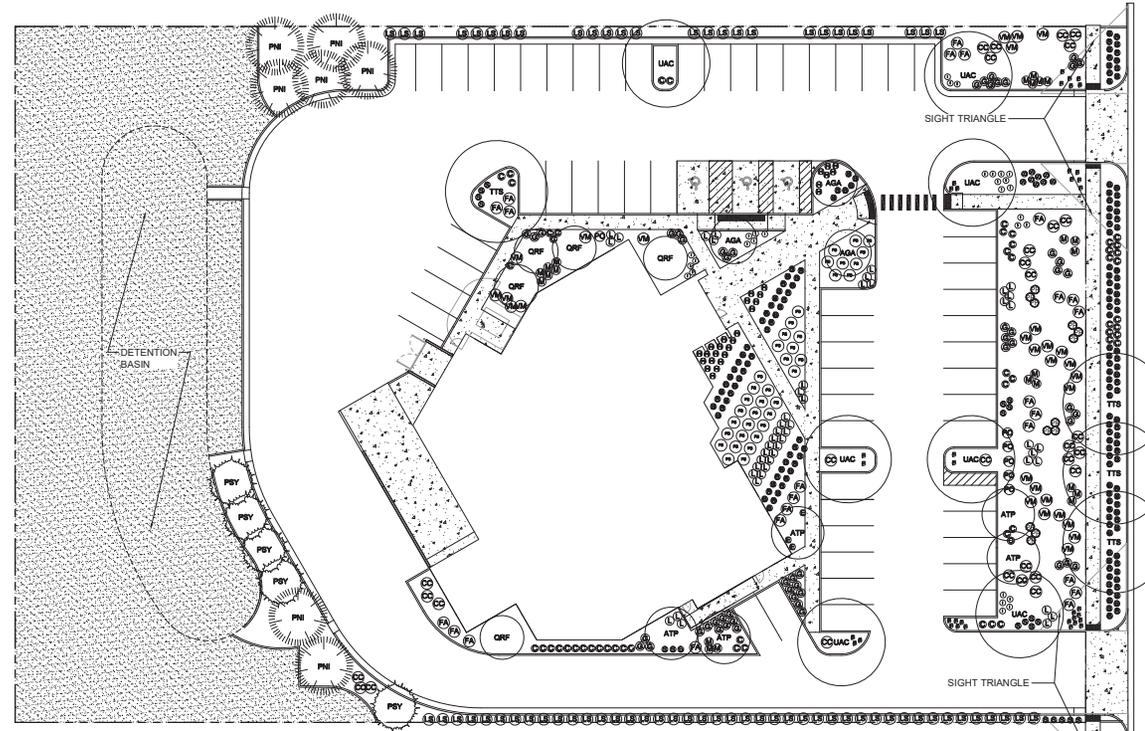
Landscape Water Requirement

Hydrozone	Plant	Landscape	Irrigation	Distribution	LWR
Area	Type	Coefficient (Kf)	Type	Uniformity	(Gal/Month)
17,825	Shrubs - Med	0.5	Drip	70%	75,515
21,950	Grass - Med	0.5	Rotor	70%	92,950

Output - Water Requirement for the Site (LWR)  
 168,504 Monthly landscape water requirement (gallons/month) based on the site's peak watering month.

LWA = 170,428 gallons/month  
 LWR = 168,504 gallons/month  
 The designed landscape contains 0 SF of turfgrass  
 This is 0% of the landscape area.

The designed landscape DOES meet the water budget.  
 The designed landscape water requirement is a 31% reduction in water use from the baseline calculated.



**PLANT SCHEDULE**

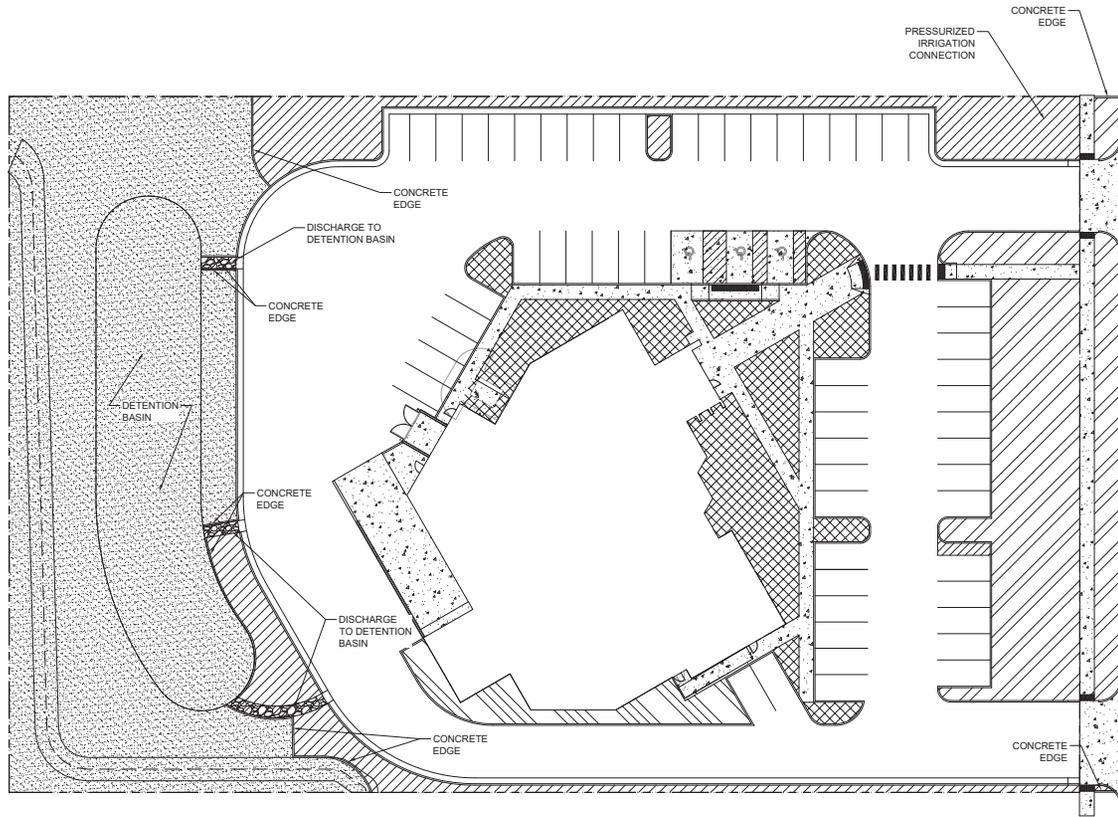
Note: All plants are considered low or moderate drought tolerant.

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT./SIZE
ATP	5	Acer tataricum 'Pattern Perfect'	Pattern Perfect Tatarian Maple	2" Cal.
AGA	3	Ametancher x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.
PNI	7	Pinus nigra	Austrian Black Pine	6"
PSY	5	Pinus sylvestris	Scotch Pine	6"
GRF	4	Quercus robur 'Fastigata'	Pyramidal English Oak	2" Cal.
TTS	4	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	7	Ulmus x 'Accotade'	Accotade Elm	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
CC	30	Caryopteris x candensis 'Blue Mist'	Blue Mist Shrub	5 gal
FA	24	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
LS	69	Ligustrum vulgare 'Swift'	Swagit Task Privet	5 gal
PO	6	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PP	12	Pinus mugo 'Pumilio'	Mugo Pine	5 gal
PO	5	Prunus besseyi 'Plumiere Buttes'	Sand Cherry	5 gal
VM	29	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
B	154	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal
C	54	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
E	3	Echinacea purpurea 'Butterfly Julia'	Butterfly Julia Coneflower	1 gal
F	36	Festuca ovina glauca	Blue Fescue	1 gal
G	54	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	1 gal
H	29	Hemerocallis x 'Always Afternoon'	Always Afternoon Daylily	1 gal
L	47	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal
L	29	Linum lewisii 'Blue Flax'	Blue Flax	1 gal
M	23	Mirabilis multiflora	Desert Four O'Clock	1 gal
I	30	Schizanthus lycoparium	Little Bluestem Grass	1 gal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
NSH	19,364 sf	Short Grass Seed Mix	Short Grass Seed Mix	SEED

Plant Type	Total Qty	Location
Trees	36	located in planting beds & park strips
Shrubs	208	located in planting beds
Ornamental Grasses	274	located in planting beds & park strips
Perennials	185	located in planting beds
Planting Beds (with 3" Bark Mulch)	Total SF	Percent of Landscape
Planting Beds (with 3" Stone Mulch)	15,830	40%
Turf	0	0%
Short Grass Seed Mix	19,394	50%
Total Developed/Irrigated Landscape	35,224	
Total Site (Approximate)	87,455	
Landscape Percent of Total Site	40%	
Drought Tolerant Species	24 total species (7 trees, 7 shrubs, 4 ornamental grass, 6 perennials)	
	94% of these species are drought tolerant (either low or moderate water)	
Short Grass Seed Mix	Plants are adapted to the low valleys and foothills regions on the Intermountain West with 7 grasses and three perennials.	

SHORT GRASS SEED MIX					
BOTANICAL NAME	COMMON NAME	LBS PLS PER ACRE	% OF MIX BY WEIGHT	SEEDS PER SQ FT	% OF SEEDS IN MIX
Achnatherum hymenoides	Indian Ricegrass	4.25	14%	13.8	5%
Festuca ovina glauca	Blue Fescue	2.00	7%	22.4	9%
Koeleria macrantha	Prairie June Grass	0.50	2%	26.6	11%
Poa secunda ssp canbyi	Canby Bluegrass	1.50	6%	31.0	13%
Poa secunda ssp sandbergii	Sandberg Bluegrass	1.50	5%	36.1	14%
Puccinellia distans	Alkaligrass	1.00	3%	27.5	11%
Sporobolus cryptandrus	Sand dropseed	0.25	1%	30.4	12%
Astragalus cicer	Cicer Milkvetch	5.00	17%	16.6	7%
Linum lewisii	Blue Flax	5.00	17%	19.5	8%
Eschscholzia californica	California Poppy	4.00	13%	26.9	11%
<b>SUB TOTAL SEEDS</b>		<b>25.00</b>	<b>83%</b>	<b>251.7</b>	<b>100%</b>
Giomus intraradices	Mycorrhizal inoculum	5.00	17%		
<b>TOTAL</b>		<b>30.00</b>	<b>100%</b>		

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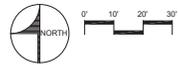


**LEGEND**

- MULCH (TYPE 1) - STONE LIGHT GRAY 0.5 - 1 INCH DIAMETER
- MULCH (TYPE 2) - STONE LIGHT GRAY 2 - 3 INCH DIAMETER
- MULCH (TYPE 3) - STONE DARK GRAY 0.5 - 1 INCH DIAMETER
- MULCH (TYPE 4) - STONE DARK GRAY 2 - 3 INCH DIAMETER
- SHORT GRASS SEED MIX - SEE SHEET LS-01 FOR SEED MIX
- CONCRETE EDGING - AS NOTED
- DETENTION BASIN - SEE CIVIL ENGINEERING DRAWINGS

**NOTE:**

1. THE MATERIALS PLAN REFLECTS THE LANDSCAPE SURFACE MATERIALS AND CONCRETE EDGING LOCATIONS. SEE THE CIVIL SITE DRAWINGS FOR CONCRETE AND ASPHALT HARDSCAPE.
2. TOPSOIL IS REQUIRED IN ALL PLANTING AREAS, 6" DEEP IN SEEDED AREAS AND 8" DEEP IN SHRUB AREAS. TOPSOIL MAY BE STOCKPILED FROM ON-SITE.
3. ALL MULCHED AREAS TO HAVE GEOTEXTILE FABRIC, AND STONE MULCH (3" DEEP). (TWO DIFFERENT COLORS AND TWO DIFFERENT SIZES OF MULCH)
4. CONCRETE EDGE (6" X 6") TO BE BETWEEN PLANTING (STONE MULCH) AND SEEDED AREAS.
5. COORDINATE RIP-RAP WITH CIVIL. STONE TO BE SIMILAR COLOR AND TEXTURE.



**SARATOGA SPRINGS LIQUOR STORE PRELIMINARY LANDSCAPE ESTABLISHMENT AND MAINTENANCE (Include Maintenance Schedule in Operations and Maintenance Manual)**

**SUMMARY**

- A. The landscape for the Liquor Store in Saratoga Springs has areas of shrubs and trees with mulch and a large area of short natural grasses in a detention basin. The irrigation for the large grass area is by overhead spray and rotor systems. The shrubs and trees are irrigated with drip irrigation and bubblers.
- B. All landscapes require maintenance.
- C. Information sources: Utah State University Extension Service

**ESTABLISHMENT AND MAINTENANCE**

- A. Establishment of the landscape may require additional maintenance and care. Irrigation adjustments will be required during establishment and thereafter.
- B. Routine landscape and irrigation maintenance after establishment is described in this document. Employees and staff at the facility should have a reporting system to notify maintenance staff of concerns that can be fixed in a timely manner.
- C. This outline of establishment and maintenance is a guide of routine tasks.

**ESTABLISHMENT**

- A. Replace any plant that dies or is unacceptable during the establishment period with an identical plant. This is often covered under warranty by the contractor.
- B. Contractor shall not be held responsible for plants damaged due to acts of God, vandalism, or errant vehicles.
- C. Irrigation schedules should be set and adjusted by the contractor. Modification may void the contractor warranty. Coordination with the contractor is advised. As the plant material begins to be established watering times can be adjusted to be generally longer and less frequent. Specific soil conditions and plant root zones will determine water schedule.

**MAINTENANCE - CARE OF PLANTS**

- A. Watering: Set the controller to apply the appropriate amount of water and make seasonal adjustments as necessary. See Maintenance - Irrigation section below.
- B. Shrub Areas
  1. Maintain weed-free plant basins and planting beds.
  2. Prune broken, dead, or diseased branches using proper horticultural practices.
  3. Repair any non-functional water basins or graded areas where necessary.
  4. Maintain pre-emergent herbicide application throughout period as per manufacturer's label and directions.
- C. Natural Grass Areas
  1. Mow grass 4-6 inches in height once in the spring, summer, and fall (3 times). Depending on growing conditions and other conditions mowing frequency may vary. Remove any debris

**prior to cutting.**

2. Do not collect clippings if possible. Mulch clippings if possible.
3. Fertilization - soil testing the first couple of years is recommended to determine the fertilizer need. Generally lawns in Utah require 2-5 lbs of nitrogen per 1000 square feet per year. This is usually done with three small applications in the spring, summer, and early fall.
4. Unique grass areas will require unique maintenance patterns.

**MAINTENANCE - IRRIGATION**

- A. Maintain the irrigation systems in good working condition at all times during the growing season. Visually inspect filter and sump. Adjust and repair as required.
- B. Repair or replace any component that does not allow the irrigation system to operate properly.
- C. Repair any erosion caused by leaking or broken irrigation equipment.
- D. Repair any settling occurring around valve boxes or trenches.
- E. If irrigation breaks or subsequent repairs damage installed plants replace according to plan.
- F. Winterize the system in the fall by turning off the water and blowing out all supply, main and lateral lines using an air compressor with a maximum 650 Mpa, and following establishment procedures.
- G. Replace any line that breaks.
- H. Start-up the system in the spring by turning on the water, checking all valves, heads, and lines for leaks or breakage,

**and repair any damage.**

- I. At system start-up turn on each valve and observe each spray and rotor head. Verify that they are functioning properly. Observe drip areas and verify that they are functioning properly.
- J. Verify that the controller is working and set for the proper schedule. Seasonally adjust water schedule as required throughout the spring, summer, and fall. This may be automatic depending on controller connectivity to weather data.

**EXAMPLE SCHEDULE**

- March - Remove Trash and Debris from Planting and Grass Areas  
Mow Grass Areas as Needed  
Weed as Required
- April - Start-up Irrigation  
Inspect and Repair Irrigation as Required  
Fertilize Landscape as needed  
Weed as Required
- May - Verify Irrigation is Working Properly  
Weed as Required
- June - Verify Irrigation is Working Properly  
Weed as Required

- July - Verify Irrigation is Working Properly  
Mow Grass Areas as Needed  
Weed as Required
- August - Verify Irrigation is Working Properly  
Weed as Required
- September - Verify Irrigation is Working Properly  
Weed as Required
- October - Verify Irrigation is Working Properly  
Winterize Irrigation System  
Mow Grass Areas as Needed  
Weed as Required
- November - Weed as Required

**JACOBY ARCHITECTS**  
425 South 400 East  
Salt Lake City  
Utah 84111  
801.363.1434  
Project Number: 2019-05

**LANDMARK DESIGN**  
LANDSCAPE ARCHITECTURE  
414 FARMWOOD  
ARAPAHO SOLE GARDENS  
850 South 400 West, Suite 104  
Salt Lake City, Utah 84111  
801.478.0200

**NOTE TO CONTRACTOR**  
It is the responsibility of the contractor and sub-contractors to review all drawings and specifications included in the construction documents and identify any omissions or errors. It is the contractor's responsibility to coordinate with the architect to clarify any questions or omissions. It is the contractor's responsibility to coordinate with the architect to clarify any questions or omissions. It is the contractor's responsibility to coordinate with the architect to clarify any questions or omissions.

**CONSULTANTS**  
Architectural - Jacoby Architects, Inc.  
Civil - Tolman Civil Consultants  
Landscape - Landmark Design  
Structural - TDS Inc.  
Mechanical - Colvin Engineering Associates, Inc.  
Electrical - BNA Consulting

**STAMP**  
Professional Engineer Seal for Jacoby Architects, Inc. dated 12/15/2013.

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**SHEET DATA**  
Drawn By:  
Checked By:

**PROJECT**  
Saratoga Springs Liquor Store  
Saratoga Springs, UT

DFCM 1904500  
**DFCM APPROVAL STAMP:**

Professional Engineer Seal for Saratoga Springs Liquor Store dated 10/29/2019.

**REVISION**

NO.	DATE	DESCRIPTION
1	2019 07 03	Schematic Design
2	2019 08 07	Design Development
3	2019 10 18	Construction Document Review
4	2019 11 21	Bid Documents

**CONSTRUCTION DOCUMENTS**

Materials Site Plan

**LS1-02**

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**NOTE TO CONTRACTOR**

It is the responsibility of the contractor and sub-contractors to review all details and specifications included in the construction documents and identify any omissions or errors. Great care is taken to align the documents and the responsibility is on the contractor to verify the information's accuracy. It is the contractor's responsibility to seek clarification during the bidding process as the intent may be clarified.

**CONSULTANTS**

Architectural - Jacoby Architects, Inc.  
 Civil - Tolman Civil Consultants  
 Landscape - Landmark Design  
 Structural - TDS Inc.  
 Mechanical - Cowi Engineering Associates, Inc.  
 Electrical - BNA Consulting

**STAMP**



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**SHEET DATA**

Drawn By:  
 Checked By:

**PROJECT**  
 Saratoga Springs Liquor Store  
 Saratoga Springs, UT

DFCM # 1904500

**DFCM APPROVAL STAMP:**



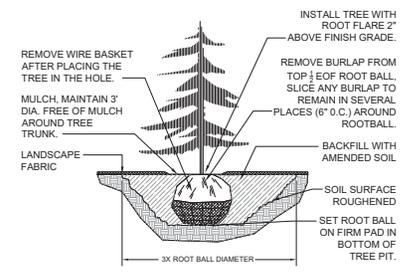
**REVISION**

ISSUE/PHASE	DATE	DESCRIPTION
2019.07.03	Schematic Design	
2019.08.07	Design Development	
2019.10.18	Construction Document Review	
2019.11.21	Bid Documents	

**CONSTRUCTION DOCUMENTS**

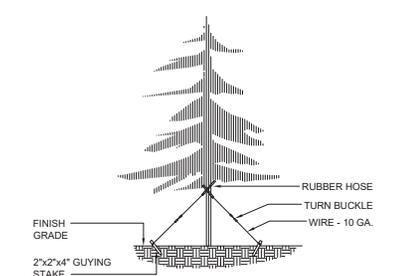
Landscape  
 Details

**LS5-01**



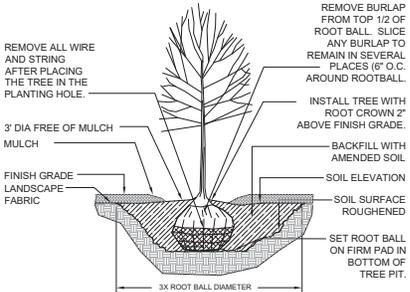
**NOTE:**  
 1. STAKING IS NOT GENERALLY REQUIRED. FOR ALL TREE PLANTING, IF CONDITIONS ARE PRESENT WHERE THE CONTRACTOR DEEMS IT NECESSARY TO STAKE TREES IN ORDER TO ENSURE VIABILITY THROUGH THE GUARANTEE PERIOD, THE CONTRACTOR MAY STAKE THE TREES AT NO ADDITIONAL COST TO THE OWNER.  
 2. STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. STAKING OF EVERGREEN TREES WILL BE WITH TREE ROOT BALL ANCHORING SYSTEM.

**1 EVERGREEN TREE PLANTING** P-SSLS-02



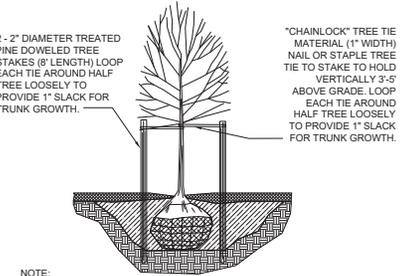
**NOTE:**  
 1. STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. STAKING OF TREES WILL BE WITH WOODEN STAKES PLACED OUTSIDE OF THE ROOT BALL.  
 2. THREE EQUALLY SPACED WIRES ARE TO BE USED IN GUYING.  
 3. ALL TREE STAKING SHALL BE INCLUDED.  
 4. SEE DETAILS FOR TREE PLANTING.

**2 TREE GUYING (EVERGREEN)** P-SSLS-04



THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING. MIX EXISTING EXCAVATED SOIL WITH 5 CU FT OF ORGANIC MULCH AMENDMENT THROUGHOUT ENTIRE TREE PIT.

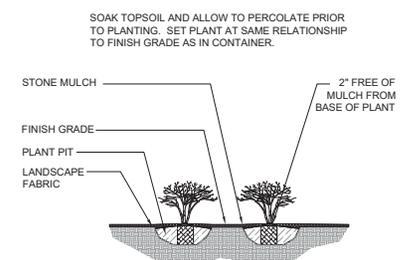
**3 DECIDUOUS TREE PLANTING** P-SSLS-05



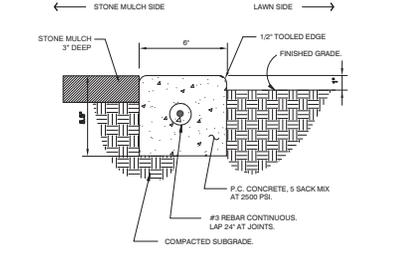
**NOTE:**  
 ANY STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. STAKING OF TREES WILL BE WITH WOODEN STAKES PLACED OUTSIDE OF THE ROOT BALL.  
 SEE DETAILS FOR TREE PLANTING

**4 TREE STAKING (DECIDUOUS)** P-SSLS-03

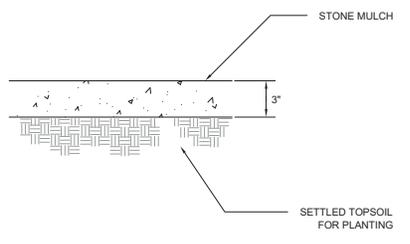
MIX EXISTING EXCAVATED SOIL WITH ORGANIC AMENDMENT FOR BACKFILL AT THE FOLLOWING RATES:  
 5 GALLON 0.25 CU FT AMENDMENT  
 1 GALLON 0.10 CU FT AMENDMENT



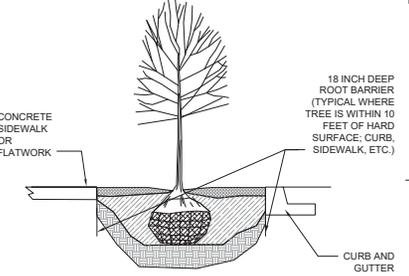
**5 SHRUB PLANTING** P-SSLS-01



**6 6\"/>**



**7 CRUSHED STONE MULCH** P-SSLS-06



**NOTE:** SEE DETAILS FOR TREE PLANTING

**8 TREE WITH ROOT BARRIER** P-SSLS-08

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