



State of Utah

JON M. HUNTSMAN, JR.
Governor

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Lieutenant Governor

Department of Administrative Services

KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management

DAVID G. BUXTON
Director

ADDENDUM NO. 2

Date: April 30, 2009

To: Shortlisted General Contractors

From: Jim Russell, Project Manager, DFCM

Reference: New Cedar City Liquor and Wine Store
Department of Alcoholic Beverage Control
DFCM Project No. 08227030

Subject: **Addendum No. 2**

Pages	Addendum Cover Sheet	1 page
	ABC Liquor Store Addendum List	1 page
	<u>Architect's Addendum</u>	<u>17 pages</u>
	Total	19 pages

Note: *This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to Disqualification.*

While we contend that SB220 should only be potentially applicable to a contract issued after the effective date of said bill, this is to clarify that for purposes of this contract, regardless of the execution or effective dates of this contract, the status of Utah Law and remedies available to the State of Utah and DFCM, as it relates to any matter referred to or affected by said SB220, shall be the Utah law in effect at the time of the issuance of this Addendum.

2.1 SCHEDULE CHANGES: No schedule changes.

2.2 GENERAL ITEMS:

- 2.2.1 ABC Liquor Store Addendum List
- 2.2.2 Architect's Addendum.

ABC Liquor Store Addendum List

The General Contractor must have a designated Superintendent on site at all times work is being performed.

The General Contractor is responsible to vet all Subcontractors and Suppliers prior to bidding.

Unqualified Subcontractors and Suppliers will not be allowed.

The DFCM will not compensate for the removal of Unqualified Subcontractors and Suppliers.

The General Contractors are to become familiar with the site, as each site has different site issues including Excavation and Utilities.

The General Contractor is responsible to coordinate with all Utilities and the DFCM will approve and pay all necessary Connection Fees.

The Cities and Counties have no jurisdiction over State of Utah projects and as such are not due any permit fees except for those authorized and paid by the DFCM. However plans may be submitted to each requesting jurisdiction and an effort will be made to comply with requests that are deemed reasonable by the DFCM.

Department of Alcoholic Beverage Control
New Cedar City Liquor Store
Addendum A02

Addendum No. A02

Issued Thursday April 30, 2009

PROJECT

New Cedar City, UT Liquor Store
Department of Alcoholic Beverage Control
Cedar City, Utah
DFCM Project No. 08227030

ARCHITECT

Frank N Murdock Jr Architect & Associates
975 East 100 South
Salt Lake City, Utah 84102
(801) 532-4441

The original Contract Documents issued for the above noted project are amended as noted in this Addendum. It shall be the sole responsibility of the bidder to appropriately disseminate this data to all concerned, prior to the assigned bid time and date.

Receipt of this Addendum shall be acknowledged by inserting its number and date in the appropriate space provided on the bid form. This Addendum consists of four (4) 8 1/2" x 11" Addendum sheets, six (6) 30" x 42" re-issued drawing sheets, one (1) 8 1/2 x 11" drawing sheet and one new specification section comprising four (4) 8 1/2" x 11" sheets.

This document identifies changes made to the construction documents and may not be all-inclusive of the changes. Please refer to new drawings accompanying this Addendum.

DRAWINGS:

1. **Sheet AS101: Sheet AS101 is reissued with the following change:**
 - a. The building floor plan has been simplified on this sheet to clarify the overall drawing.
 - b. Thicknesses of concrete paving are noted on the drawing and notes relating to paving and the soils report are added to the drawing.
 - c. Clarification of the retaining wall adjacent to the dumpster enclosure.
 - d. A sanitary sewer manhole has been added at the northeast property corner.
 - e. A note has been added defining the site retaining wall at the dumpster area.
2. **Sheet AS102: Sheet AS102 is reissued with the following change:**
 - a. A note defining the site elevation and floor elevation relationship has been added to this sheet.
3. **Sheet AS103: Sheet AS103 is reissued with the following change:**
 - a. Notes and tags clarifying the dry sumps, catch basins and manholes have been added to this sheet.
 - b. A sanitary sewer manhole has been added at the northeast property corner.

4. **Sheet A101: Sheet A101 is reissued with the following changes:**
 - a. A "Wall Legend" has been added to the sheet.
 - b. 3/A101, an enlarged floor plan at the checkout counters, has been added to the sheet and is referenced on 1/A101.
 - c. Additional notes have been added to 1/A101, including notes regarding shelving, seismic bracing for shelving, corner guards, floor tile and steel columns.

5. **Sheets A201 and A202 are reissued with the following changes:**
 - a. All elevations: All concrete wall surfaces shall be sealed.
 - b. North, South and East elevations: Concrete wall surfaces, where more than six inches (6") of concrete is exposed, shall be architectural concrete.
 - c. West elevation: Concrete wall surfaces shall be sealed concrete only (no architectural concrete).
 - d. Notes referring to types of roofing have been corrected and the references to metal roofing have been removed and tile roofing noted.
 - e. A note has been added defining the site retaining wall at the dumpster area.

6. **Sheet A301:**
 - a. Section 3/A301: The correct top of CMU elevation is 120'-0" instead of 117'-0" as shown.

7. **Sheet E101:**
 - a. Electrical Contractor shall provide and install a 12" x 24" x 24" Site Communication junction box at the property line. Coordinate exact location with local telephone service provider.

8. **Sheet E201:**
 - a. Electrical contractor shall provide electric heat roof gutter melt system in the gutters and down spouts in the gutter around the upper roof and the gutters around the front canopy area. See the architectural drawings for gutter and down spout locations. Provide four (4) 120 volt circuits to the Roof Gutter Snow Melt cables routed via a six pole contractor above Panel P2, circuits P14, 16, 18 & 20. Contactor to be controlled by snow melt controller as per attached specifications.
 - b. Provide 120volt circuit to the snow melt controller and provide conduit and wire to the temperature and moisture sensors on roof and in the gutter.
 - c. Delete all of the room smoke detectors shown on the drawings with exception to a smoke detector above the fire alarm control panel as required by code.
 - d. Electrical contractor and fire alarm system contractor shall provide a duct smoke detector in each Roof Top Units RTU-1~7 and wire into the fire alarm system.
 - e. Provide a tamper and flow switch at the main fire sprinkler riser located in the Northeast corner of the Enclosed Dock. Provide 120volt circuit to fire bell on outside of the building and wire per fire sprinkler contractor's requirements.
 - f. Provide 120volt power from the local Power Circuit P2-3, in the Storage room to the irrigation controller on the north wall. Also provide a 2" conduit from the irrigation controller down through the floor slab and outside 2' clear of the building for the irrigation control wires.
 - g. Add Keyed Note #24 to read. Electrical conduits run under the roof deck shall not be supported directly from the roof deck unless an independent structural analysis is run to determine if the deck can support the addition weight of the conduit.

- h. Add Keyed Note #25 to read. All cables and raceways install under the roof decking shall be installed and supported a minimum of `1-1/2" below the nearest surface of the roof decking. In accordance with NEC Article 300.4 (E).
 - i. Mount all duplex receptacles in the outside walls in the liquor store areas at +54" AFF.
 - j. Provide and install a fire alarm break glass station in the Enclosed Dock on the North wall near the doorway.
 - k. Provide and install a weatherproof Horn/Strobe on the exterior of the building located between Grids B & C on the East wall.
9. **Sheet E301:**
- a. Add Keyed Note #10 to read. Electrical conduits run under the roof deck shall not be supported directly from the roof deck unless an independent structural analysis is run to determine if the deck can support the addition weight of the conduit.
 - b. Add Keyed Note #11 to read. All cables and raceways install under the roof decking shall be installed and supported a minimum of `1-1/2" below the nearest surface of the roof decking. In accordance with NEC Article 300.4 (E).
 - c. Provide and install two 8'-0" runs of pendent mounted lighting track above the liquor display case located just south of the Office as shown on the Architectural Reflected Ceiling Plan A 102. Provide track and fixture as manufactured by Halo. Track #L652 w/accessories Fixtures #LZR 1330 with 75watt Par 30 lamps. Provide 4 fixtures per track. Wire the tracks to Circuit P1-37 via a 1000 watt dimmer switch located next to the line voltage switch in the Office on the north wall.
 - d. Delete the exit sign shown along Grid C that notes the exit through the storage.
10. **Drawing AD-1 Revised Water Entry Location:**
- a. Drawing AD-1, showing the revised location of water entry and PVR station is attached to this addendum.

SPECIFICATIONS:

- 1. **Section 08211 – FLUSH WOOD DOORS:** Add the following to 1.2, A. Products:
 - a. Oshkosh Architectural Door Company.
- 2. **Section 08310 – ACCESS DOORS AND PANELS:** Add the following to PART 2, 2.1 MANUFACTURERS, A:
 - a. Elmdor/Stoneman Manufacturing, City of Industry, CA (800) 591-9181.
- 3. **Section: 16129 - Electric Heat Roof Gutter Melt System (NEW SECTION).** Provide a Roof gutter melt system in accordance with Specification section included. Include installation of self regulating heat cable in the gutter and down spouts with contactor panel, control panel, temperature and moisture sensors for a complete and functional system. This section is attached to this addendum.
- 4. **Section: 16900 – Fire Alarm and Security System.** Page 2 Acceptable manufactures to be amended to read Ademco Vista 32FB in lieu of number shown.

LIST OF PRIOR APPROVALS:

1. **List of prior approvals (Architectural):**

- a. The following items, trade names, products and manufacturers are approved for bidding:

Description:

Manufacturer:

Flush Wood Doors
Access Doors and Panels

Oshkosh Architectural Door Company
Elmdor/Stoneman Manufacturing

2. **List of prior approvals (Mechanical):**

- a. The following items, trade names, products and manufacturers are approved for bidding:

Description:

Manufacturer:

Rooftop Units
Exhaust Fan
Supply and Return Grilles

Lennox International
ILG American Coolair
Nailor

3. **List of prior approvals (Electrical):**

- a. The following items, trade names, products and manufactures are approved for bidding. Approval does not relieve the bidder from satisfying the intent of the requirements of the drawings, specifications, and addenda in every respect. Failure to conform to the design quality and standards specified, established and required may result in later disapproval. If equipment must be disapproved after bidding, supplier shall supply specified equipment at no extra cost to the owner.

Items are listed generally and specific model number, etc. shall be as submitted. Items submitted but not approved either did not satisfy the requirements, or showed insufficient data, or arrived after the 8 day deadline established for the submittal process.

Description:

Manufacturer:

Lighting Fixtures F1, F1E, F2,
F2E, F3, F4, F4E and F5
Lighting Fixture F7
Lighting Fixture F7
Lighting Fixtures SF1 & 2
Lighting Fixture F6
Lighting Fixture F8
Lighting Fixture F9
Lighting Fixtures F10, F12, F13,
F14, X1 & 2, SF1 & 2
Lighting Fixture F11
Lighting Control System

PMC Lighting, Prudential
Lam Lighting
Rebelle
Gardco Lighting
Omega, Pace
Gotham
SPI
Lithonia
Lithonia EJ
Leviton, PCI

QUESTIONS:

1. On plan sheet A202 there are two roofing systems called out metal and tile. Please clarify.
ANSWER: This has been corrected on Sheets A201 and A202.
2. Is it correct that all utility connections will be paid for by the State and all we will be required to do is make the arrangements?
ANSWER: The State will pay for all utility connections. The Contractor will make all contacts and submit required information to the utility providers
3. Will the new gas line and meter be paid for by the state?
ANSWER: The State will pay for all utility connections. The Contractor will make all contacts and submit required information to the utility providers.
4. What size is the sewer connection?
ANSWER: The existing sewer line is 6" and should be assume to be at a depth of 8'-0" for bidding purposes. A sanitary sewer manhole constructed per Cedar City Standards Sheet S2 has been added at the northeast property corner. The Contractor is to field verify the depth prior to ordering manhole.
5. What type of pipe is required for the storm drain (hdpe, sdr, rcp, etc.)?
ANSWER: HDPE and RCP pipe are acceptable for the storm drainage system.
6. What is the type of pipe for the 2" culinary line?
ANSWER: The 1 1/2" water line from the meter to the building is to be copper. The 2" water line from the meter to the main line connection is to be PVC.
7. Existing Cedar City water main shown on plans is 8", Cedar City as-builds show 16" water main. Are we reducing down to 8" from 16" or are we running new 16" line?
ANSWER: The 16" main ends on the west side of Providence Center Drive. The line east of Providence Center Drive is 8".
8. Is the fire line 8" going into the building or do we reduce to 6"? Also, where is the location of the valve going to be? Is a stainless steel fire riser required into the building? What type of valving is required in the vault?
ANSWER: The fire line can be reduced to 6" prior to entering the building. The fire riser is located in the north east corner of the Dock Area. A stainless steel fire riser is not required unless needed to meet NFPA requirements. Valves on the main lines are as required by Cedar City. See Specification Appendix "D". See Specifications Section 13900 Fire Suppression for additional requirements. A vault has not been called for.
10. Existing phone pedestal is located offsite on the property of home depot. Is the contractor required to run phone to state property or is it provided by Qwest?
Answer from PVE: The electrical contractor is responsible to run the telephone service conduit to the site junction box only; Qwest is responsible to bring the service to the junction box.
11. Concrete or asphalt paving in parking lot? Plans have option.
ANSWER: Concrete paving thicknesses are noted on Sheet AS101.

12. If asphalt is chosen, soils report has different cross sections for dock/heavy truck area and light traffic area. Where do these areas start and stop? This information is important for quantities of asphalt and road base.
ANSWER: Concrete paving areas are noted on Sheet AS101 with 6" concrete being hatched. Asphalt paving is to be installed per Cedar City Standards in disturbed roadway areas.
13. Who will be testing compaction: Will the contractor be working with local companies or will we be trying to schedule testing with a company from Salt Lake?
ANSWER: The testing company will be selected by DFCM from its approved list of testing companies. The Contractor is to schedule tests a minimum of 48 hours in advance.
14. The site plan shows a retaining wall coming off of the dumpster enclosure. There are no specs as to the depth of footing, size of footing or how high the wall is.
ANSWER: This is now referenced on sheet AS101, A201 and A202.
15. Can existing curb be cut to facilitate new driveways or do we need to remove curb along with the sidewalk and replace with new?
ANSWER: The existing curb and sidewalk are to be removed and replace as noted to facilitate the new drive approach.
16. Soils report also indicates are scarfing or removal of 6" of material of subgrade and re-compaction. It then indicates a removal of bad soils if found while proof rolling. Is this required for the 18' cut against the mountain? Also, will there be someone on site to determine if material needs to be removed or is it left up to the contractor's responsibility? The soils report seems general in this area and is open for interpretation amongst various contractors. All the local (in Cedar City) geo tech engineers spec out overexcavation as a standard. Further clarification would be beneficial for the purposes of equal bidding.
ANSWER: Scarification of and compaction of subsurface materials is required if the materials have been disturbed. A testing agency employed by the owner will determine if "bad soils" need to be removed and replaced and to what depth. Over excavation is not required on this site as per the Soils Investigation.
17. After going over the plans I have a couple of questions. What color are the frames, and do the restrooms need obs glass? (I think she means window frames)
ANSWER: The frames are to be anodized as selected from the Manufactures standard colors. (No premium color.)

End of Document

**DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NEW CEDAR CITY AND HURRICANE LIQUOR STORES**

SECTION 16129 - ELECTRIC HEAT

ROOF GUTTER MELT SYSTEM

PART 1 GENERAL

1.1 SUMMARY – Cedar City Store Only

- A. Section includes furnish and install a complete UL Listed, CSA Certified, and FM Approved system of specified heating cable, components, and controls listed specifically for keeping roof eaves, gutters, and downspouts from being clogged by ice and snow.

- B. Related Sections:
 - 1. Section 16060 – Grounding and Bonding
 - 2. Section 16070 – Electrical Hangers and Supports
 - 3. Section 16123 - Building Wire and Cable.
 - 4. Section 16130 - Raceway and Boxes.
 - 5. Section 16442 - Panelboards

1.2 SUBMITTALS

- A. Section 16001 - Submittal Procedures:

- B. Product Data: Submit heating cable manufacturer's catalog information showing dimensions, configurations, controls and construction.

- C. Manufacturer's installation instructions.

- D. Manufacturer's testing parameters and instructions.

- E. Manufactures warranty and guarantees for each componet.

1.3 CLOSEOUT SUBMITTALS

- A. Section 01700 - Execution Requirements: Submittal procedures.

- B. Project Record Documents: Record actual locations, lengths, and configurations of cable layouts.

**DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NEW CEDAR CITY AND HURRICANE LIQUOR STORES**

1.4 COORDINATION

- A. Section 01300 - Administrative Requirements: Coordination and project conditions.
- B. Obtain and review shop drawings, product data, manufacturer's wiring diagrams, and manufacturer's instructions for installation.
- C. Determine connection locations and requirements.
- D. Sequence installation to coordinate with installation of roof gutters and down spouts.

PART 2 PRODUCTS

2.1 HEATING CABLE

- A. Manufacturers:
 - 1 Raychem – Model GM-2XT.
 - 2 Thermon – Model RGS.
 - 3 Easyheat - Model SR52J.
 - 4 Chromalox - Model SRF-RG.
 - 5 Substitutions: Approved equals only.
- C. Description: Self-regulating heating cable consisting of two (2) 16 AWG nickel-coated copper bus wires embedded in a self-regulating polymer core that varies its power output to respond to temperature along its length, allowing the cable to be crossed over itself without overheating, to be used with wood, plastic, and asphalt building materials and to be cut-to-length in the field.
- D. Power: The heating cable shall operate on 120 volts AC.
- E. Components: All heating cable components shall be UL Listed, CSA Certified, or FM Approved for use as part of the system to provide roof and gutter de-icing. Component enclosure shall meet NEMA 4X requirements to prevent water ingress and corrosion.
- F. Power: Heating cable shall have a nominal power output of 12 watts per foot in snow and ice and 5 watts per foot in air, per IEEE 515-1997.
- G. Construction: heating-cable outer jacket shall be an abrasion-resistant fluoropolymer. The cable shall have a minimum impact resistance of 10 ft-lb at 0 deg. C installation temperature per IEEE 515-1997, and a crush resistance of 2000 lb per UL1588-1993.

**DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NEW CEDAR CITY AND HURRICANE LIQUOR STORES**

- H. UV Stability: Cable and components shall be qualified for prolonged exposure to the sun per IEEE 515.1-1995, Section 4.3.2, and UL1588-1993.
- I. Water Submersion: The cable and components shall be qualified to withstand continuous submersion in water for 2000 hours per IEEE 515.1-1995, Section 4.3.1.

2.1 CONTROLLER

B. Manufacturers:

- 1. Same as cable manufacturer listed in 2.1 A.

C. Description: Controller/sensor for snow and ice melting systems on roof eaves and in gutters and downspouts. Compact unit to provide automatic on/off control and will initiate operation of heaters between 38 deg F and 0 deg F. Once started, operation continues even if the temperature drops below this limit during deicing.

D. Power: 120 VAC with contact ampere rating as required for the length of cable powered. Provide a 30-mA trip ground-fault circuit breaker to feed each cable run.

2.2 ACCESSORIES

A. Manufacturers:

- 1. Same as cable manufacturer listed in 2.1 A.

B. Provide all necessary accessories required for a complete installation including, but not limited to:

- 1. Downspout cable hangers designed to secure the cable when entering along downspouts to prevent abrasion of the cable by the edge of the gutter/downspout. Hanger is to be secured to the building fascia in a similar manner to the gutters.
- 2. Power Feed: Provide one power feed connection boot and one end cap for cable termination and connection to power source. The connection shall be watertight and sealed with RTV sealant. Power connection must be made in a NEMA 4, UL Listed junction box.
- 3. Aluminum tape: Secure the cable to the bottom of the gutter with 2" wide aluminum tape designed to hold cable in place and prevent movement during heavy rains. Allow one foot of tape for each foot of heating cable.

PART 3 EXECUTION

3.1 EXAMINATION

A. Section 01300 - Administrative Requirements: Coordination and project conditions.

**DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NEW CEDAR CITY AND HURRICANE LIQUOR STORES**

- B. Verify equipment is ready for electrical connection, for wiring, and to be energized.
- C. Include all required maintenance information in the project Operation and Maintenance Manuals.

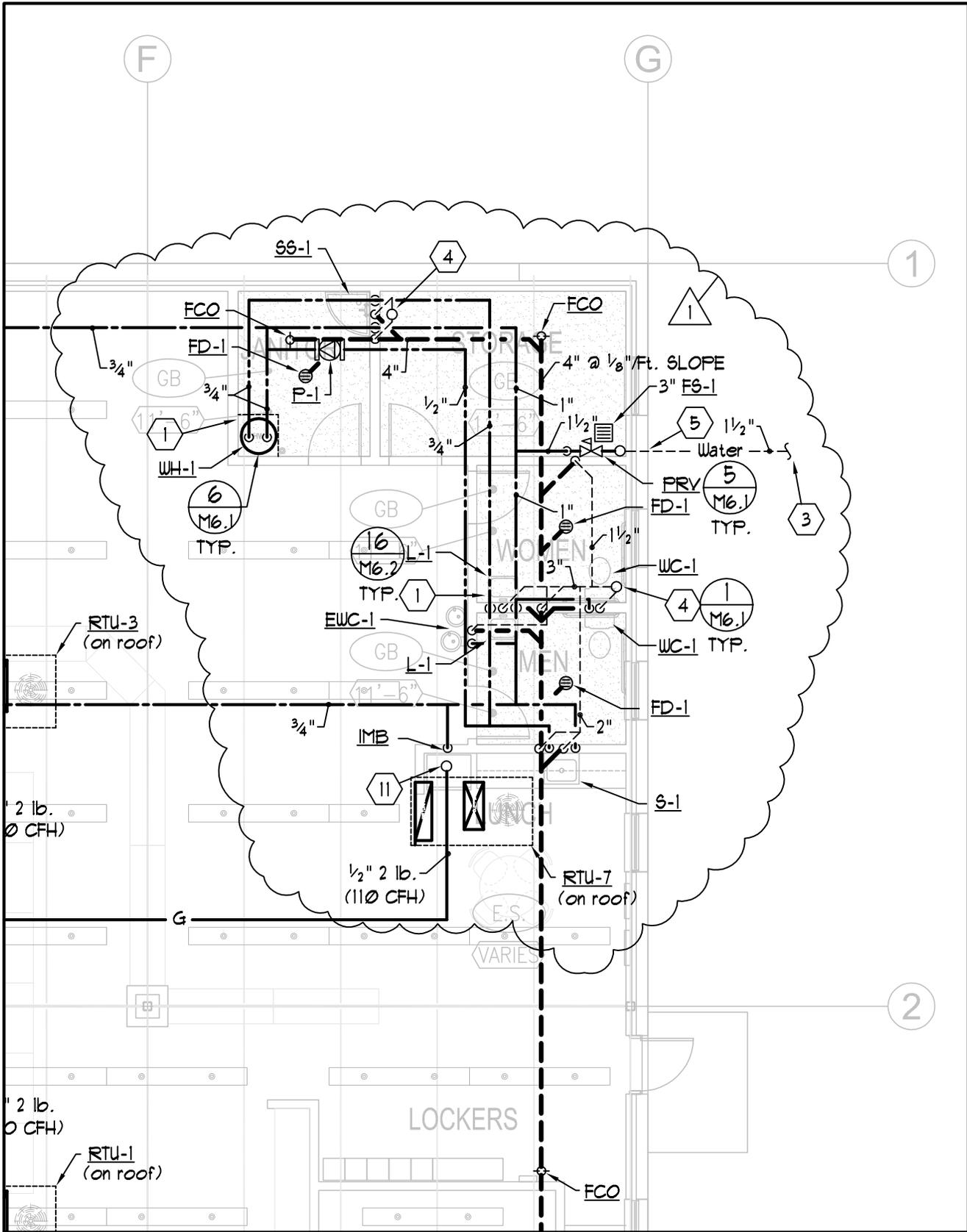
3.2 INSTALLATION

- A. Install cable lengths as indicated on the drawings and per the manufacturer's specifications.
- B. Install the heating cable in the bottom of the complete length of each gutter and down the complete length of each down spout, as indicated on the drawings, so that the cable comes out the end of the down spout as indicated on the drawings. Cable lengths shown on the plans including looping the cable down and back up inside the down spouts.
- C. Install a single cable controller on each cable to energize the heating cable when the temperature drops below 32 deg. F.
- D. Fasten the cable to the bottom of the entire length of each gutter with aluminum tape or adhesive as recommended by the manufacturer.
- E. Secure the cables in the down spouts with down spout hangers designed for the cable.

3.3 ADJUSTING AND TESTING

- A. Section 01700 - Execution Requirements: Testing, adjusting, and balancing.
- B. Test every run of heat cable and confirm it operates properly including the controller/sensor. Replace any system component that does not function properly.
- C. The heating cable shall be tested with at least a 500VDC megger. Do not use a megger with excess of 2500VDC or as required by the manufacturer.
 - 1. Minimum acceptable readings shall be as specified by the manufacturer.
 - 2. Provide a copy of the test results to the engineer and provide a copy in the Operation and Maintenance Manual.
 - 3. Replace any cable that does not test out as specified by the manufacturer.

END OF SECTION

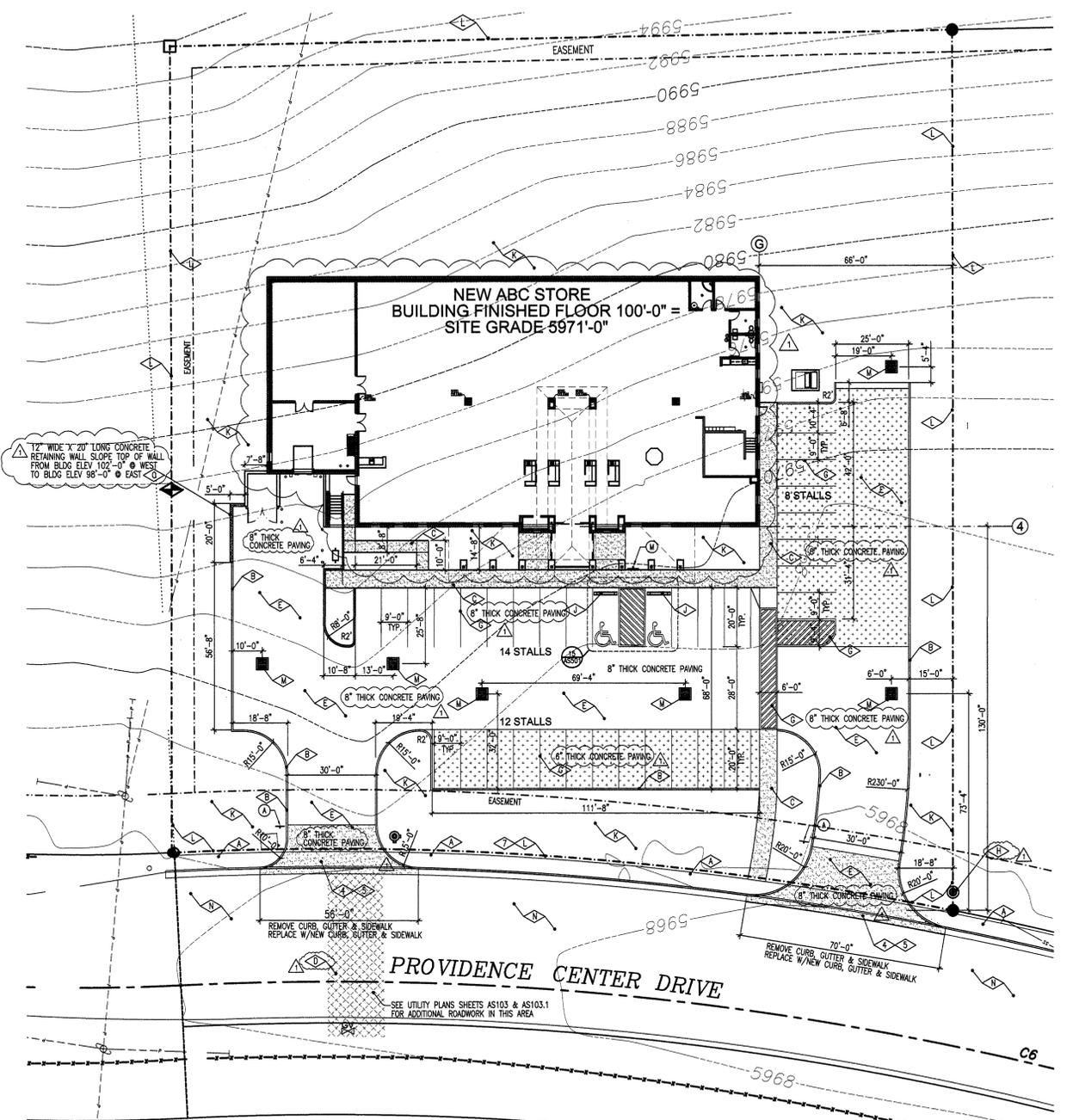
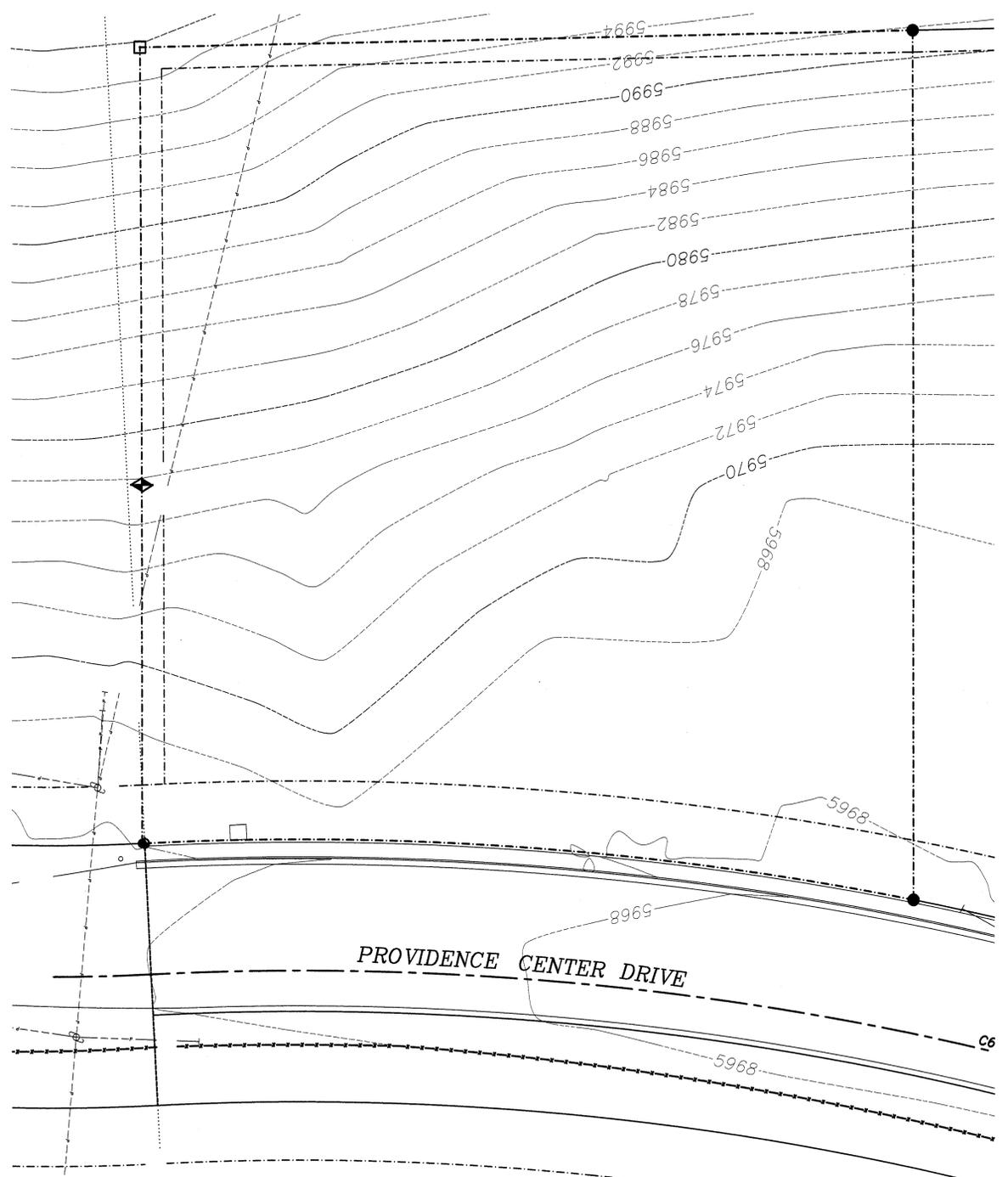


Project:
 DFCM PROJECT No.
 08227030
 CEDAR CITY
 Original Sheet No: M2.1

Sheet Title:
 REVISED WATER ENTRY LOCATION

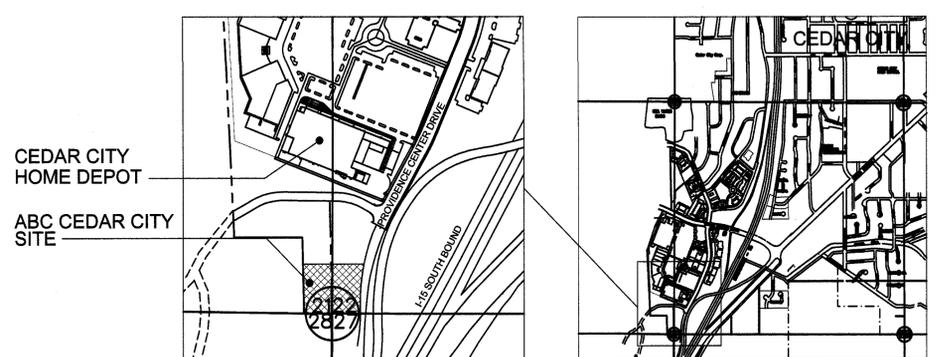


Date: 04-27-09 R.F.I. No.
 By: K. GIBBS
 Scale: not to scale Sheet:
 Job No: 08224.00 AD-1



NOTE: THE SCALE OF THIS DRAWING IS 1" = 20'
CEDAR CITY ABC SITE PLAN

CEDAR CITY ABC ALTA SURVEY
 SCALE: 1" = 20'



CEDAR CITY ABC VIINITY MAP

KEY NOTES

- ▲ MAINTAIN AND PROTECT EXISTING SITE ELEMENTS TO REMAIN INCLUDING EXISTING RETAINING WALLS, FENCES, STORM DRAIN BASIN AND CURBS AND GUTTERS.
- NEW CONCRETE CURB, SEE DETAIL 7/ASS01.
- NEW 4" THICK CONCRETE SIDEWALK, SEE DETAILS 11, 12 AND 13 ON SHEET ASS01. ALIGN WITH EDGES, WIDTH AND ELEVATIONS OF EXISTING SIDEWALKS WHERE NEW AND EXISTING SIDEWALKS MEET. JOINTS AS NOTED BELOW TYPICAL UNLESS NOTED OTHERWISE. CONTROL JOINT IN CONCRETE SIDEWALK: ○ 5'-0" O.C. - SEE DETAIL 12/ASS01. EXPANSION JOINT IN CONCRETE SIDEWALK ○ 20'-0" O.C. - SEE DETAIL 13/ASS01.
- NEW ASPHALT CONCRETE PAVING, NEW ASPHALT PER CEDAR CITY ROADWAY STANDARDS. SEE SOILS REPORT FOR DEPTH OF FILL AND COMPACTION REQUIREMENTS IN THIS AREA. ASSUME MINIMUM 4" ASPHALT OVER 12" COMPACTED ROAD BASE.
- NEW CONCRETE PAVING, SEE DETAIL 10/ASS01 FOR PAVEMENT SECTION. SEE SOILS REPORT FOR DEPTH OF FILL AND COMPACTION REQUIREMENTS IN THIS AREA.
- NEW CONCRETE TRANSFORMER PAD
- NEW PARKING STRIPING SEE DETAIL 3/ASS01
- (SANITARY SEWER MANHOLE)
- NEW CONCRETE WHEEL STOP.
- NEW LANDSCAPE AREA, SEE SHEET LS-101
- PROPERTY LINE
- NEW CATCH BASIN, REFER TO SITE DRAINAGE PLAN
- EXISTING ASPHALT ROADWAY, MAINTAIN AND PROTECT. KEEP CLEAR OF MUD AND DEBRIS FROM WORK UNDER THIS CONTRACT
- 12" WIDE X 20" LONG CONCRETE RETAINING WALL SLOPE TOP OF WALL FROM BLDG ELEV 102'-0" WEST TO BLDG ELEV 98'-0" EAST

REFERENCE NOTES

- 1 MAINTAIN AND PROTECT EXISTING SITE ELEMENTS TO REMAIN INCLUDING EXISTING LANDSCAPING, SIDEWALKS, STORM DRAIN BASIN, ASPHALT AND CURBS AND GUTTERS. MAINTAIN AND PROTECT EXISTING LANDSCAPING TO REMAIN DURING CONSTRUCTION.
 - 2 MAINTAIN AND PROTECT EXISTING SITE ELEMENTS ON ADJACENT PROPERTIES IMMEDIATELY REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTY CAUSED BY WORK ASSOCIATED WITH THIS CONTRACT.
 - 3 REMOVE AND PROPERLY DISPOSE OF EXISTING LANDSCAPING INCLUDING ALL TREES AND SHRUBS ON SITE. SEE SOILS REPORT FOR THE DEPTH OF GRUBBING IN THIS AREA.
 - 4 SAW CUT, REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND PREPARE FOR NEW CONCRETE DRIVE APPROACH.
 - 5 REMOVE AND PROPERLY DISPOSE OF ANY ASPHALT CONCRETE PAVING. REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION. SAW CUT ALL EDGES.
 - 6 EXISTING LIGHT POLE, MAINTAIN AND PROTECT.
 - 7 SILT FENCE LOCATION - SEE GENERAL NOTES
- 8" THICK CONCRETE PAVING IN AREAS SHOWN HATCHED, REFER TO SOILS REPORT AND 10/ASS01.
- REFER TO SOILS REPORT FOR INFORMATION REGARDING CONCRETE PAVING IN ALL AREAS.
- DESIGNATIONS OF PAVING THICKNESSES AND NOTES RELATING TO PAVING AND SOILS REPORT, NEW SANITARY SEWER MANHOLE LOCATION NOTED.
- BUILDING FLOOR PLAN SIMPLIFIED.
- 8" THICK CONCRETE PAVING AREAS SHOWN HATCHED.
- SITE RETAINING WALL DEFINED - SEE STRUCTURAL DRAWINGS FOR FOOTING SIZE - WALL RETAINS MAX 4'-0"

34 PARKING STALLS
GENERAL NOTES

1. REFER TO SITE DEVELOPMENT, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL SITE INFORMATION.
2. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES TO THE CONTRACT DOCUMENTS.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL POINTS.
4. CONTRACTOR SHALL NOT PARK, STORE EQUIPMENT, OR USE THE EXISTING ROAD FOR ANY PURPOSE OTHER THAN ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL NOT DISTURB OR USE ANY AREA OUTSIDE CONTRACT LIMIT LINE TO PARK OR STORE EQUIPMENT.
5. CONTRACTOR WILL MAINTAIN AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
6. ALL CUTTING, PATCHING, EXCAVATION AND BACKFILL DONE IN STREET SHALL BE DONE IN ACCORDANCE WITH UTAH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
7. PROVIDE PIPE SLEEVES WHERE SPRINKLER LINES PASS UNDER ASPHALT PAVEMENT OR RETAINING WALLS.
8. PROTECT ANY EXISTING STORM DRAINS FROM MUD AND DEBRIS DURING CONSTRUCTION.
9. PROVIDE AND INSTALL SILT FENCE AT INSIDE FACE OF WEST SIDEWALK AND NORTH AND SOUTH PROPERTY LINES FROM THE SIDE WALK TO 12' PAST THE WEST FACE OF THE STRUCTURE. SILT FENCE IS TO EXTEND MINIMUM 6" BELOW GRADE AND MINIMUM 18" ABOVE GRADE. PROVIDE A POLLUTION PREVENTION PLAN FOR OFF SITE WORK AND FOR WORK ON SITE IF REQUIRED BY GOVERNING JURISDICTION.

SITE INFORMATION

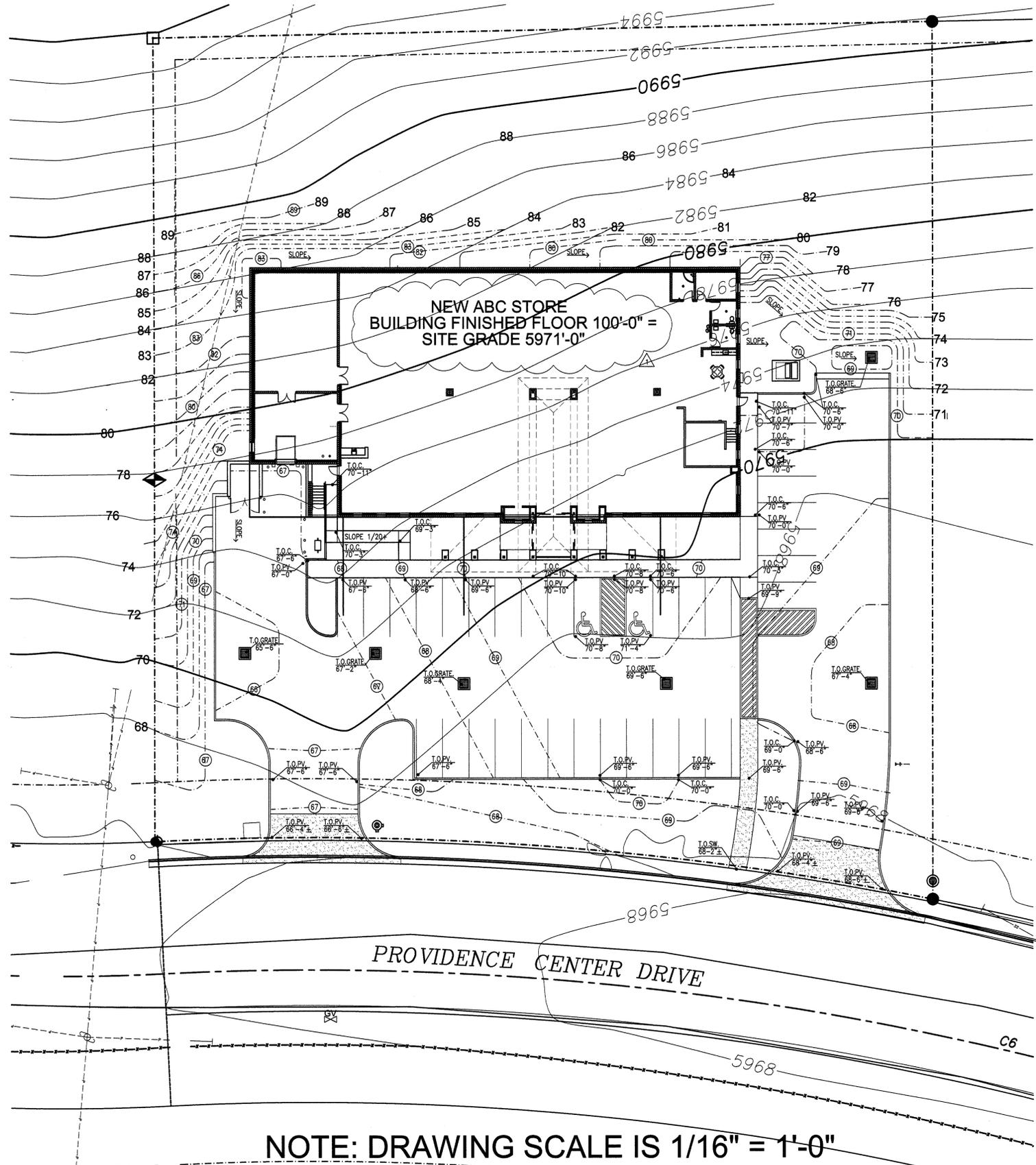
PARKING STALLS	32 STALLS
ACCESSIBLE STALLS	2 STALLS
PARKING TOTALS	34 STALLS

SITE DRAWINGS

SEE SHEET AS101 FOR GENERAL SITE INFORMATION AND DIMENSIONS
 SEE SHEET AS102 FOR SITE GRADING AND STORM SEWER INFORMATION
 SEE SHEET AS103 FOR SITE UTILITY INFORMATION
 SEE SHEET AS501 FOR SITE DETAIL INFORMATION

SITE PLAN LEGEND

- CATCH BASIN
- ⊗ STORM DRAIN MAN HOLE
- ⊕ POWER POLE
- ⊕ WATER VALVE
- ⊕ ELECTRIC BOX
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MAN HOLE
- LIGHT POST
- STREET LIGHT BOX
- GAS METER
- TELEPHONE BOX
- PL PROPERTY LINE
- L LANDSCAPE AREA
- SW SIDEWALK
- OVERHEAD TRANSMISSION LINE
- UNDERGROUND POWER
- SS SANITARY SEWER
- W WATER LINE
- T TELEPHONE LINE
- G GAS LINE
- C CABLE T.V.
- PARKING STALLS
- x FENCE
- 4434 EXISTING GRADE CONTOUR
- ① NEW GRADE CONTOUR
- CENTER LINE OF ROAD
- x-x NEW SECURITY FENCE - SEE 22/SD-4
- ⓐ SIGN TYPES - SEE 2/SD-4
- NEW CONCRETE PAVING AND SIDEWALKS
- ROADWAY, SERVICE AND DOCK AREA (ASPHALT)
- 2 - 4" PVC PIPE SLEEVE
- T.O.G TOP OF GRATE
- I.E. INVERT ELEVATION
- T.O.SW TOP OF SIDEWALK
- T.O.PV TOP OF PAVEMENT
- T.O.C TOP OF CONCRETE



NOTE: DRAWING SCALE IS 1/16" = 1'-0"



SITE GRADING PLAN

SCALE: 1" = 16' 0 8' 16' 32' 48' 64'

△ SITE GRADE AND FLOOR GRADE NOTE ADDED

NEW CEDAR CITY LIQUOR STORE
 DEPT OF ALCOHOLIC BEVERAGE CONTROL
 CEDAR CITY, UTAH

SITE GRADING PLAN

FRANK N MURDOCK JR ■ Architect & Associates
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REVISION # DATE:
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DFCM PROJECT NO.:
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 CONST. DOC.
 FILE NAME: ABCCC-AS102
 PLOT SCALE: 1:192
 DRAWN BY: STAFF
 CHECKED BY: FNM
 DATE: MARCH 2009

AS 102

GENERAL NOTES

- REFER TO SITE DEVELOPMENT, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL SITE INFORMATION.
- CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES TO THE CONTRACT DOCUMENTS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL POINTS.
- CONTRACTOR SHALL NOT PARK, STORE EQUIPMENT, OR USE THE EXISTING ROAD FOR ANY PURPOSE OTHER THAN ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL NOT DISTURB OR USE ANY AREA OUTSIDE CONTRACT LIMIT LINE TO PARK OR STORE EQUIPMENT.
- CONTRACTOR WILL MAINTAIN AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
- ALL CUTTING, PATCHING, EXCAVATION AND BACKFILL DONE IN STREET SHALL BE DONE IN ACCORDANCE WITH UTAH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- PROVIDE PIPE SLEEVES WHERE SPRINKLER LINES PASS UNDER ASPHALT PAVEMENT OR RETAINING WALLS.
- PROTECT ANY EXISTING STORM DRAINS FROM MUD AND DEBRIS DURING CONSTRUCTION.

SITE INFORMATION

PARKING:	
PARKING STALLS	32 STALLS
ACCESSIBLE STALLS	2 STALLS
PARKING TOTALS	34 STALLS

SITE DRAWINGS

SEE SHEET AS101 FOR GENERAL SITE INFORMATION AND DIMENSIONS
SEE SHEET AS102 FOR SITE GRADING AND STORM SEWER INFORMATION
SEE SHEET AS103 FOR SITE UTILITY INFORMATION
SEE SHEET AS501 FOR SITE DETAIL INFORMATION

SITE PLAN LEGEND

- CATCH BASIN
 - ⊗ STORM DRAIN MAN HOLE
 - ⊕ POWER POLE
 - ⊕ WATER VALVE
 - ⊕ ELECTRIC BOX
 - ⊕ FIRE HYDRANT
 - ⊕ SANITARY SEWER MAN HOLE
 - ⊕ LIGHT POST
 - ⊕ STREET LIGHT BOX
 - ⊕ GAS METER
 - ⊕ TELEPHONE BOX
 - ⊕ PROPERTY LINE
 - ⊕ LANDSCAPE AREA
 - ⊕ SIDEWALK
 - OVERHEAD TRANSMISSION LINE
 - UNDERGROUND POWER
 - SS SANITARY SEWER
 - W WATER LINE
 - T TELEPHONE LINE
 - G GAS LINE
 - C CABLE T.V.
 - PARKING STALLS
 - FENCE
 - 4434 EXISTING GRADE CONTOUR
 - NEW GRADE CONTOUR
 - CENTER LINE OF ROAD
 - NEW SECURITY FENCE - SEE 22/SD-4
 - SIGN TYPES - SEE 2/SD-4
 - NEW CONCRETE PAVING AND SIDEWALKS
 - ROADWAY, SERVICE AND DOCK AREA (ASPHALT)
 - 2 - 4" PVC PIPE SLEEVE
- T.O.G TOP OF GRATE
I.E. INVERT ELEVATION
T.O.SW TOP OS SIDEWALK
T.O.PV TOP OF PAVEMENT
T.O.C. TOP OF CONCRETE

CULINARY WATER AND FIRE LINE SERVICE NOTES

- ALL WATER SERVICE LINES AND CONNECTION CONSTRUCTION SHALL COMPLY WITH LOCAL WATER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION OF ANY SEWER LINES.
- INSTALL 1 1/2" T" FOR AUTOMATIC LANDSCAPE SPRINKLER SYSTEM CONNECTION PROVIDE AND INSTALL BACKFLOW PREVENTER AND VALVES AS REQUIRED BY UTILITY PROVIDER

STORM SEWER NOTES

- ALL SANITARY STORM CONSTRUCTION SHALL COMPLY WITH LOCAL STORM WATER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION OF ANY STORM SEWER LINES.

SANITARY SEWER NOTES

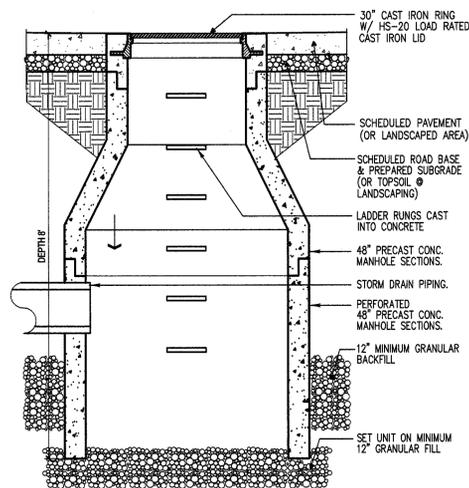
- ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH LOCAL SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION OF ANY SEWER LINES.

CEDAR CITY ENGINEERING STANDARDS AND DETAILS

- FOR CEDAR CITY ENGINEERING STANDARDS AND DETAILS ON THE WEB SEE: <http://ut-cedarcity.civicplus.com/index.asp?NID=126>

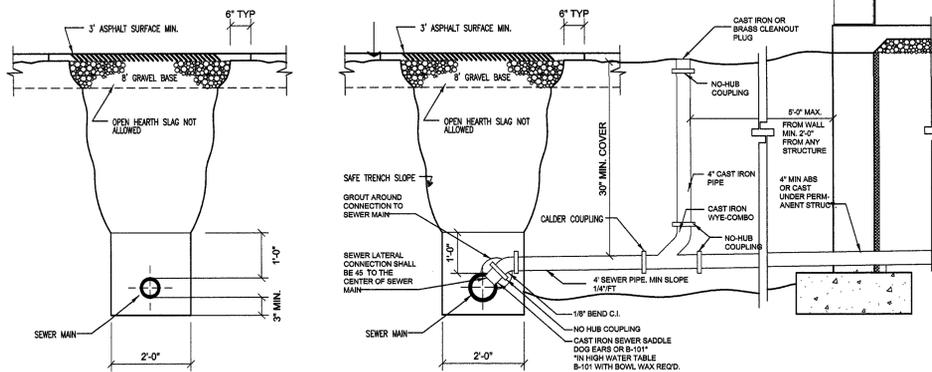
UTILITY FEES

- THE OWNER SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTION AND PERMIT FEES. CHARGES FOR IMPACT FEES BY UTILITIES OR MUNICIPALITIES ARE NOT TO BE CHARGED TO OR PAID BY THE CONTRACTOR OR THE STATE OF UTAH FOR STATE FACILITIES. PERMITTING BY LOCAL JURISDICTIONS IS ONLY REQUIRED FOR WORK PERFORMED OUTSIDE THE BOUNDARIES OF THE STATE PROPERTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTION AND PERMIT APPLICATIONS. THE CONTRACTOR SHALL PROVIDE TO THE OWNER COPIES OF THE INVOICES FOR UTILITY CONNECTIONS AND OFF SITE PERMITS.

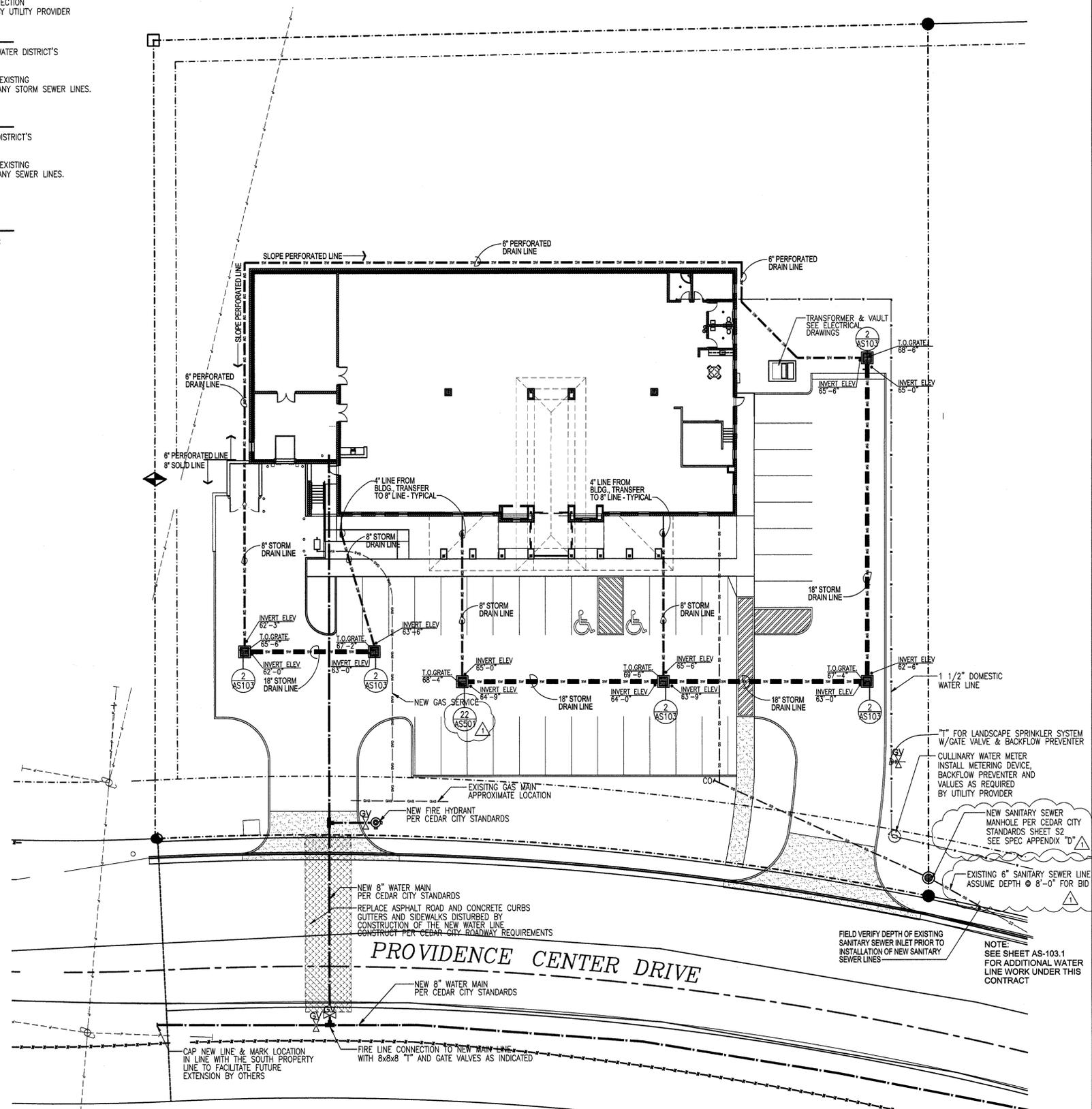


NOTE: DRY SUMP MUST BE INSTALLED IN AN AREA WITH SOIL OF GOOD PERCOLATION. COORDINATE DEPTH OF DRY SUMP w/ SOIL CONDITIONS AND FREE DRAINING SOIL STRATA.

2 DRY SUMP SECTION
SCALE: 3/4" = 1'-0"



1 STANDARD SEWER LATERAL CONNECTION
SCALE: NOT TO SCALE



NOTE: DRAWING SCALE IS 1/16" = 1'-0"



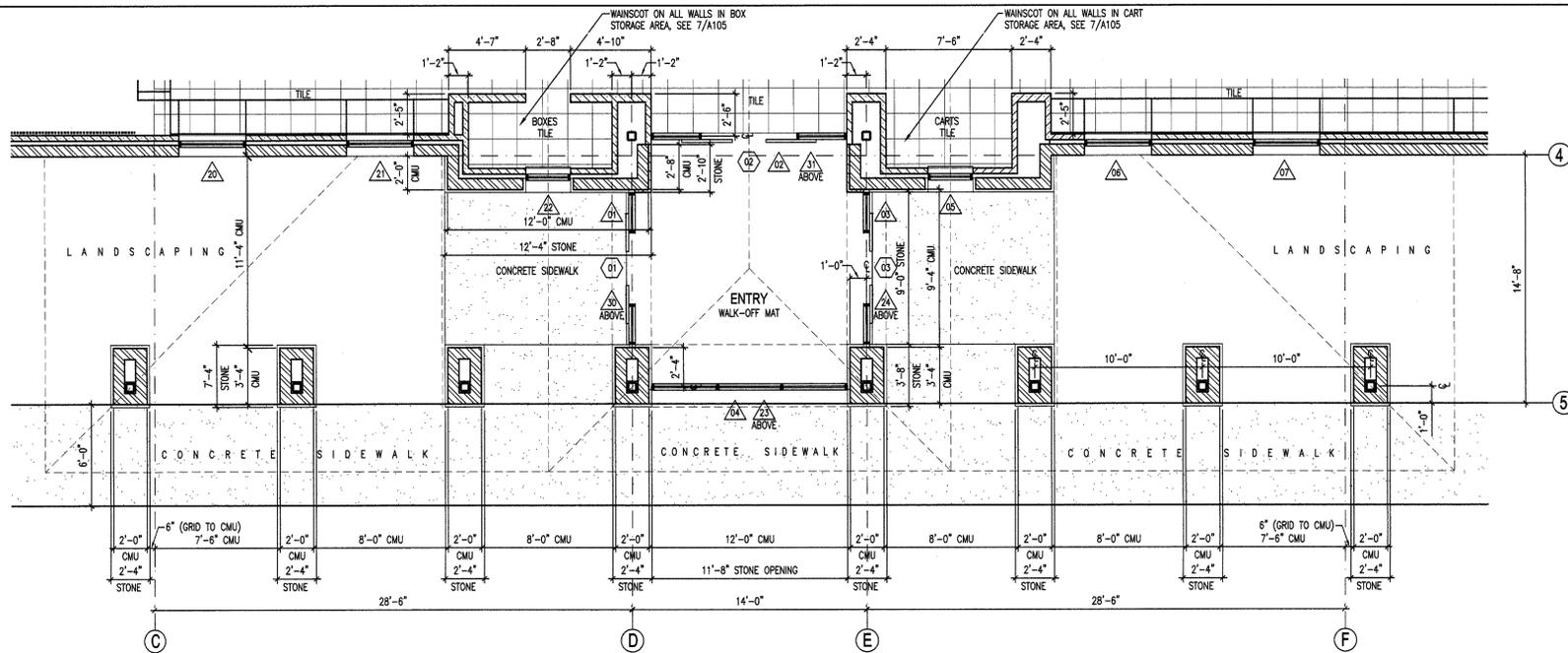
SITE UTILITY PLAN
SCALE: 1" = 16'

NOTE: SIZE OF EXISTING SEWER LINE NOTED DEPTH OF SEWER LINE FOR BIDDING LINE FOR ADDITIONAL WATER LINE WORK UNDER THIS CONTRACT
NEW SANITARY SEWER MANHOLE PER CEDAR CITY STANDARDS SHEET S2 SEE SPEC APPENDIX "D"
EXISTING 6" SANITARY SEWER LINE ASSUME DEPTH @ 8'-0" FOR BID
NOTE: SEE SHEET AS-103.1 FOR ADDITIONAL WATER LINE WORK UNDER THIS CONTRACT

NEW CEDAR CITY LIQUOR STORE
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 CEDAR CITY, UTAH
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 PLOT SCALE: 1:192
 DRAWN BY: STAFF
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AS 103



2 ENLARGED FLOOR PLAN AT FRONT ENTRANCE
 SCALE: 1/4" = 1'-0"

NOTES

1. PROVIDE SIGNAGE ABOVE ENTRY DOORS STATING "THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS".
2. PROVIDE SIGNAGE DESIGNATING "PUBLIC RESTROOMS" AT LOCATION TO BE DETERMINED BY ARCHITECT.
3. CONTRACTOR TO PROVIDE AND INSTALL FOUR (4) FIRE EXTINGUISHERS (SEE SPECIFICATIONS FOR TYPE) IN LOCATIONS TO BE DETERMINED BY ARCHITECT.

WALL TYPE

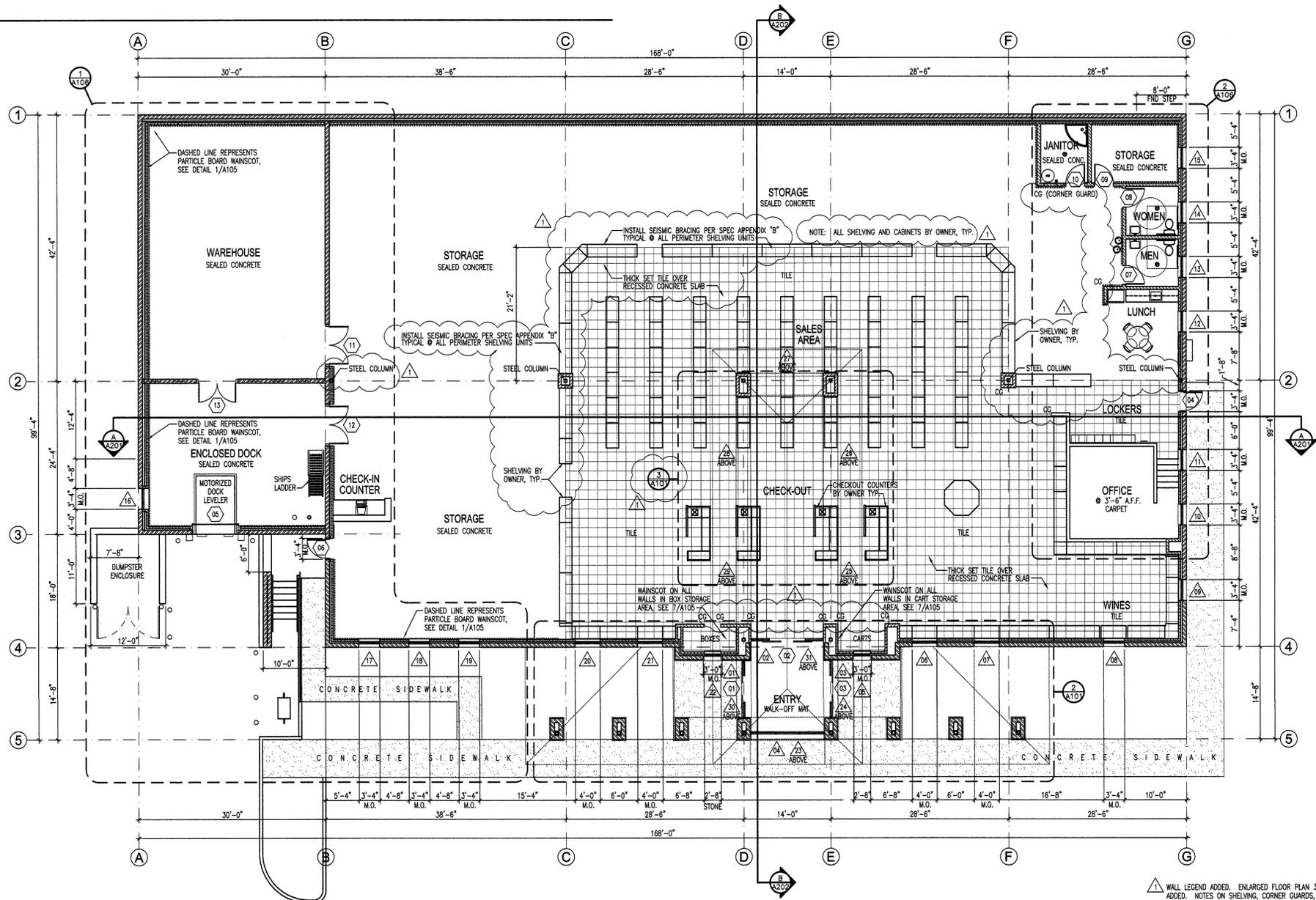
1 BRACE TO ROOF DECK @ 4' O.C.

3 5/8" STUD INTERIOR PARTITION WALL:
 PAINTED 5/8" GYPBOARD BOTH SIDES OF 3 5/8" METAL STUDS @ 16" ON CENTER, FROM FLOOR TO ROOF DECK OR TO 6" ABOVE CEILING WHERE CEILING OCCURS. PROVIDE DIAGONAL BRACING TO ROOF DECK @ 4' O.C. WHERE CEILING OCCURS. GYPBOARD @ WALL TO STOP @ GYPBOARD CEILING WHERE OCCURS. PROVIDE TILE WALLS AS SHOWN IN INTERIOR ELEVATIONS. INSTALL WATER-RESISTANT GYPBOARD @ ALL TOILET ROOMS. PROVIDE PROTECTIVE PARTICLE BOARD WANSKOT AS SHOWN ON FLOOR PLANS, REFER TO DETAIL 1/A106.

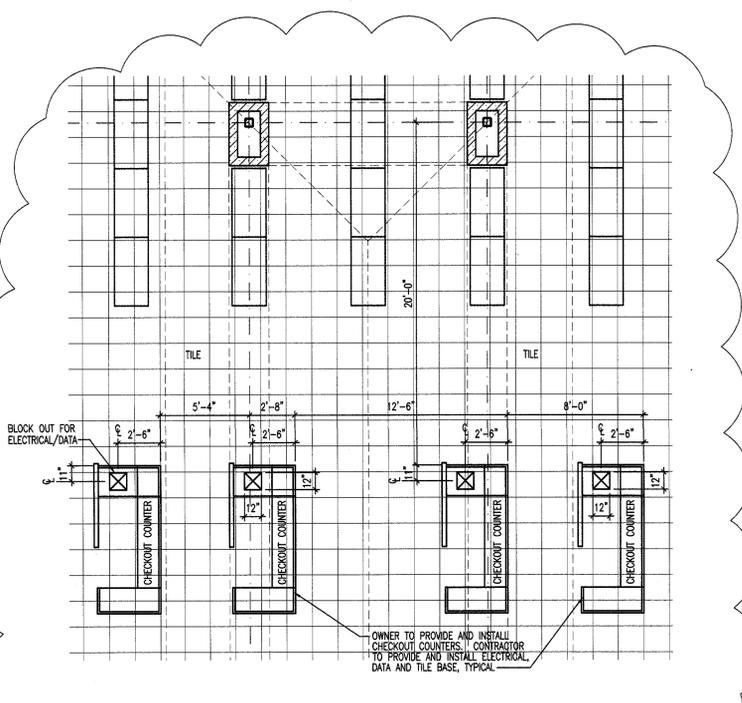
WALL LEGEND

REINFORCED CMU

PAINTED GYPBOARD OVER METAL STUDS



1 FLOOR PLAN CEDAR CITY ABC
 SCALE: 1/8" = 1'-0"



3 ENLARGED FLOOR PLAN AT CHECKOUT
 SCALE: 1/4" = 1'-0"

NEW CEDAR CITY LIQUOR STORE
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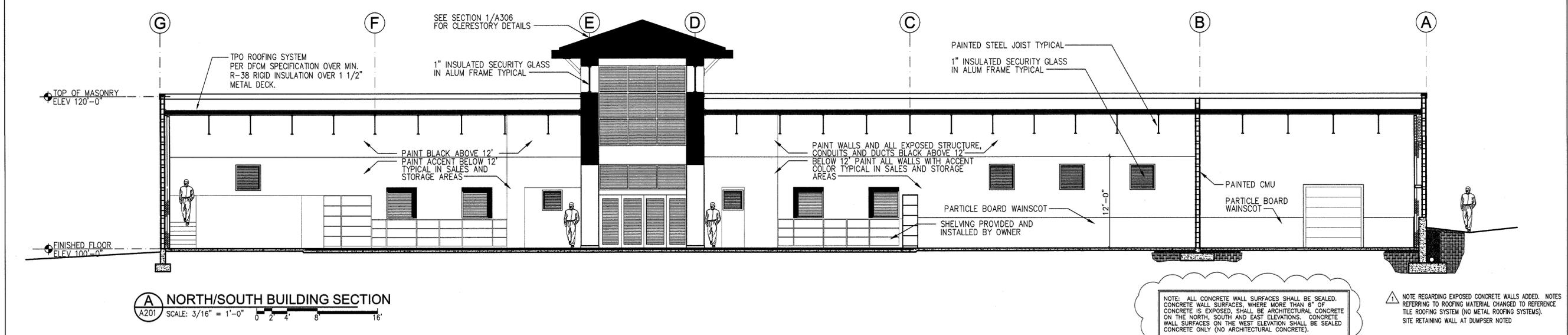
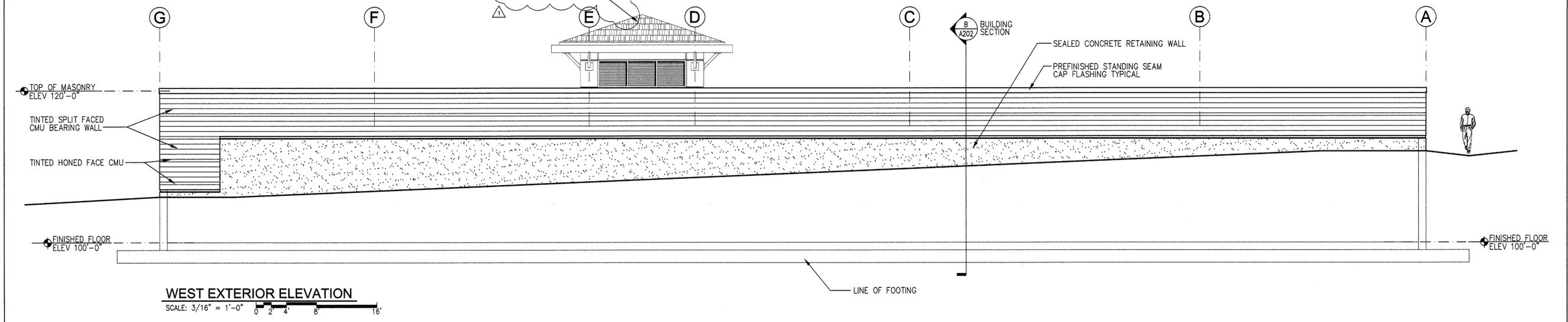
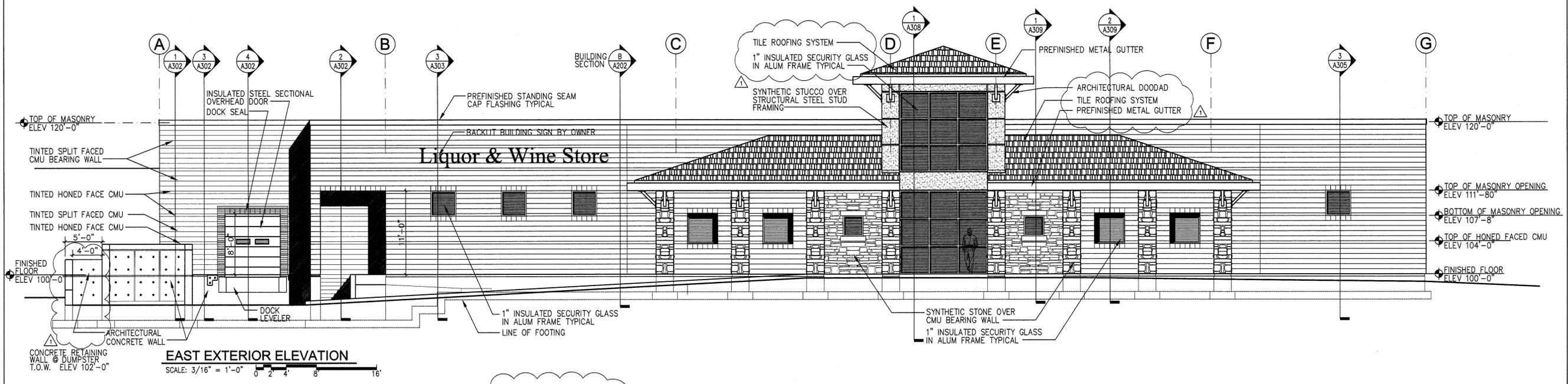
FLOOR PLAN AND ENLARGED FLOOR PLAN

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A 101



NOTE: ALL CONCRETE WALL SURFACES SHALL BE SEALED. CONCRETE WALL SURFACES, WHERE MORE THAN 6" OF CONCRETE IS EXPOSED, SHALL BE ARCHITECTURAL CONCRETE ON THE NORTH, SOUTH AND EAST ELEVATIONS. CONCRETE WALL SURFACES ON THE WEST ELEVATION SHALL BE SEALED CONCRETE ONLY (NO ARCHITECTURAL CONCRETE).

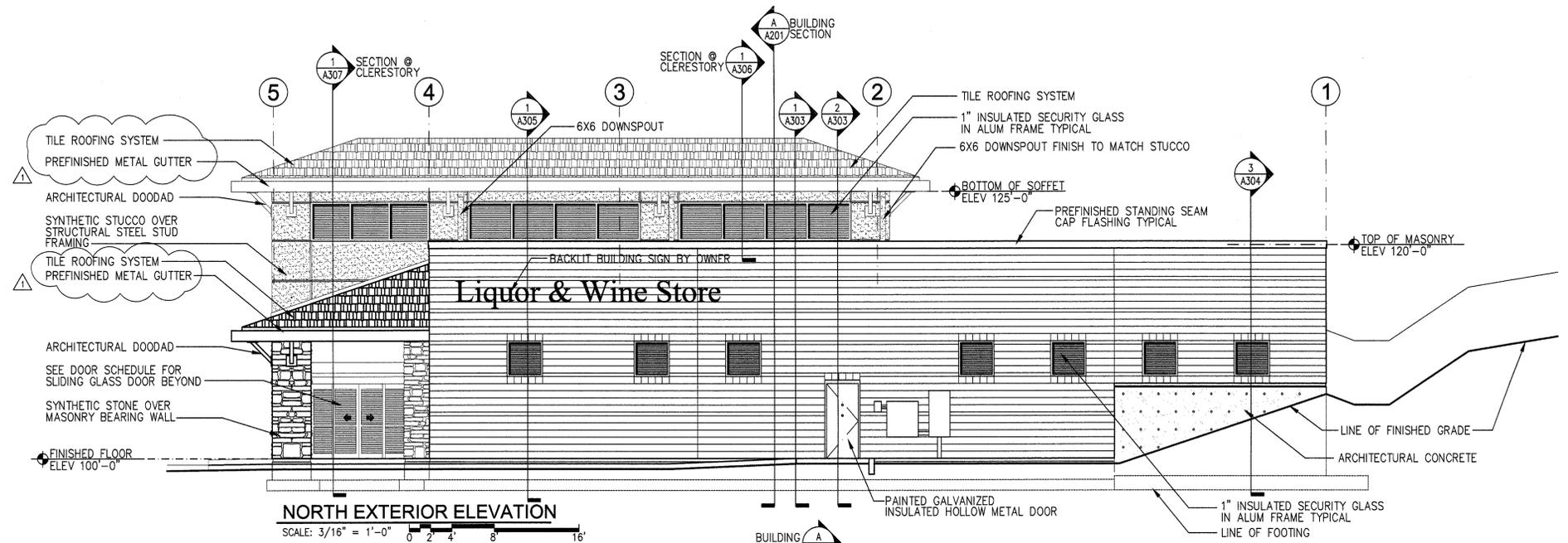
NOTE REGARDING EXPOSED CONCRETE WALLS ADDED. NOTES REFERRING TO ROOFING MATERIAL CHANGED TO REFERENCE TILE ROOFING SYSTEM (NO METAL ROOFING SYSTEMS). SITE RETAINING WALL AT DUMPSTER NOTED.

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REVISION # DATE:
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 FILE NAME: ABC00-A201
 PLOT SCALE: 3/16"
 DRAWN BY: STAFF
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 DATE: MARCH 2009

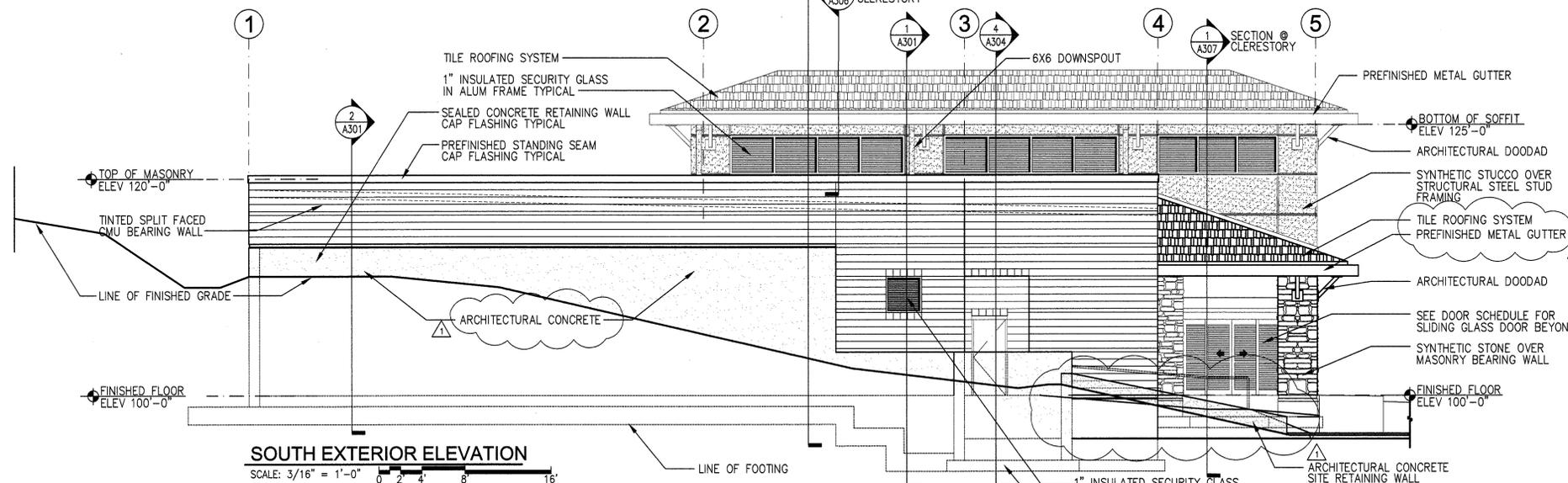
A
201

EAST & WEST EXTERIOR ELEVATIONS & BUILDING SECTION



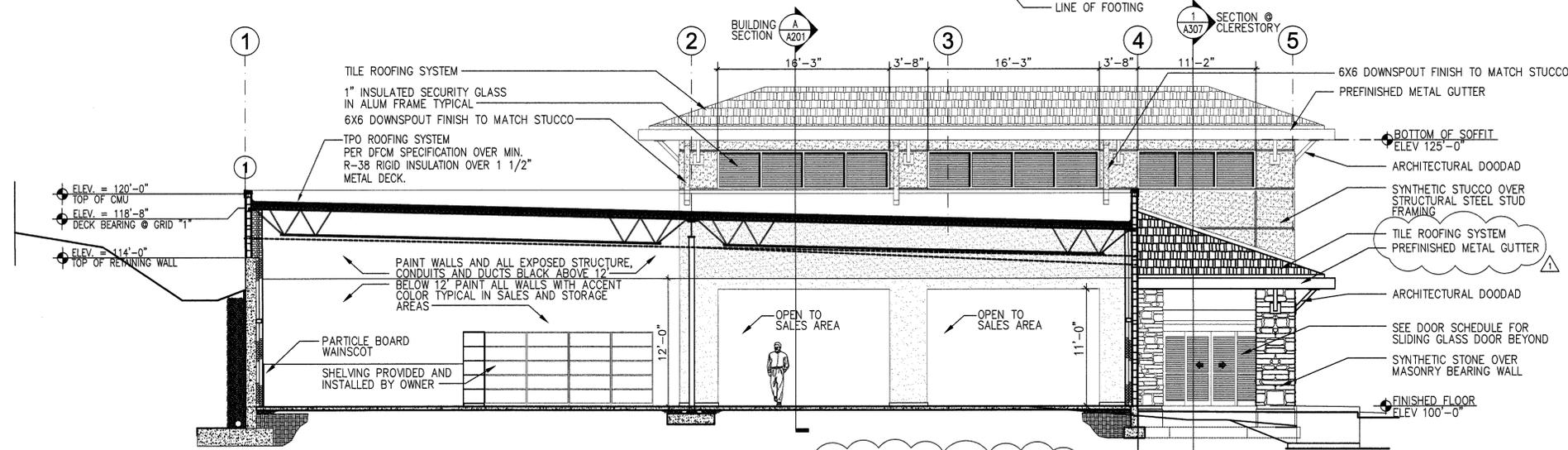
NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0" 0 2 4 8 16'



SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0" 0 2 4 8 16'



(B) EAST/WEST BUILDING SECTION

A202 SCALE: 3/16" = 1'-0" 0 2 4 8 16'

NOTE: ALL CONCRETE WALL SURFACES SHALL BE SEALED. CONCRETE WALL SURFACES, WHERE MORE THAN 6" OF CONCRETE IS EXPOSED, SHALL BE ARCHITECTURAL CONCRETE ON THE NORTH, SOUTH AND EAST ELEVATIONS. CONCRETE WALL SURFACES ON THE WEST ELEVATION SHALL BE SEALED CONCRETE ONLY (NO ARCHITECTURAL CONCRETE).

NOTE REGARDING EXPOSED CONCRETE WALLS ADDED. NOTES REFERRING TO ROOFING MATERIAL CHANGED TO REFERENCE TILE ROOFING SYSTEM (NO METAL ROOFING SYSTEMS). ARCHITECTURAL CONCRETE NOTE @ SOUTH WALL ADDED ARCHITECTURAL CONCRETE RETAINING WALL INDICATED @ DUMPSTER AREA.

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 CHECKED BY: FNM
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202

NORTH & SOUTH EXTERIOR ELEVATIONS & BUILDING SECTION