

# CONSTRUCTION PLANS FOR THE HOLIDAY INN EXPRESS

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LEHI CITY

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LEHI CITY

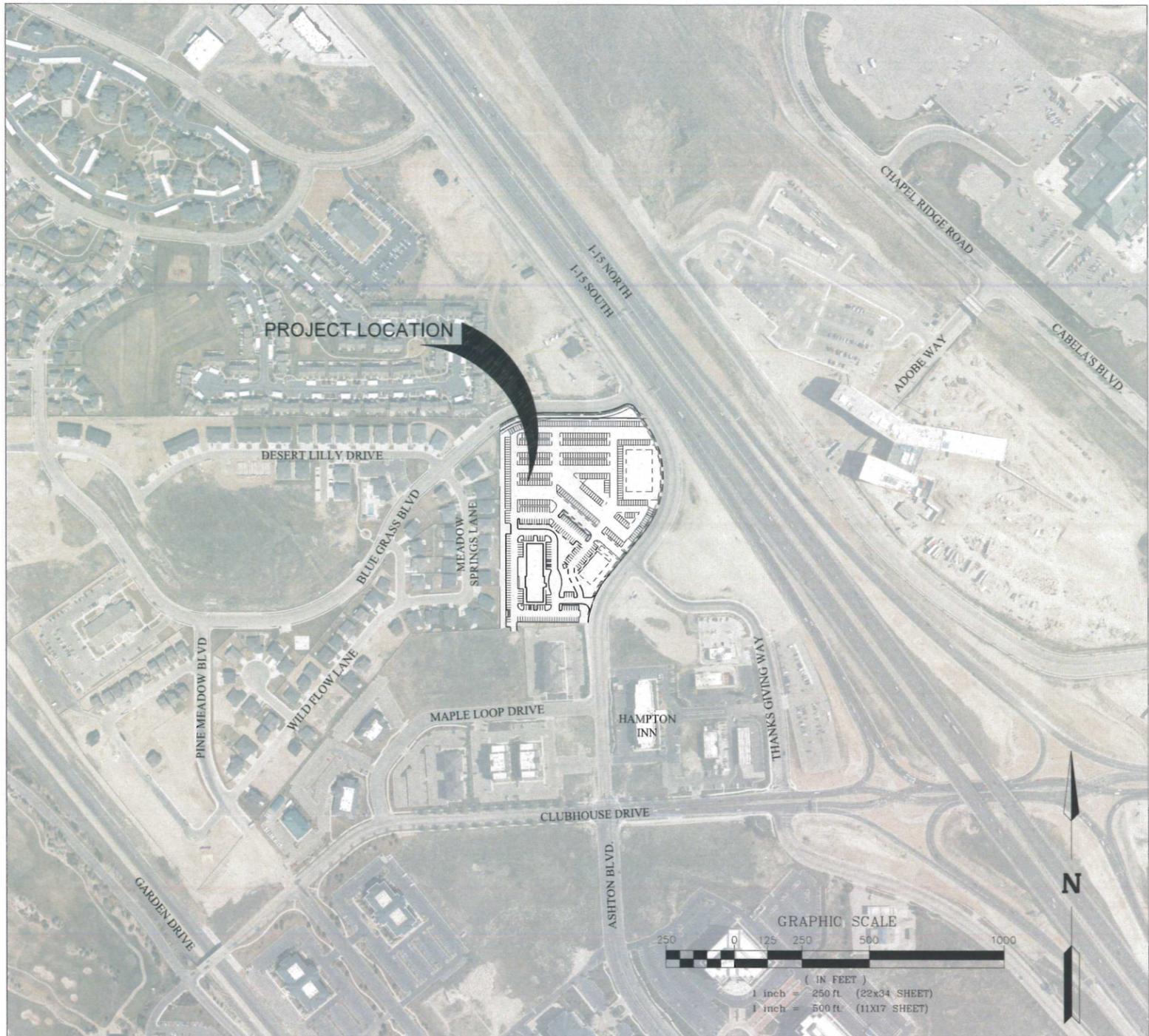
### GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS; THE CITY OF LEHI "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION"; ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL GOVERNMENT CODES AND ORDINANCES APPLICABLE.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATIONS DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. AN AIR QUALITY PERMIT IS ALSO REQUIRED IN ORDER TO PERFORM CONSTRUCTION. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION. CONTACT 1-385-201-1035.
- THE CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER. SIGN REQUIREMENTS ARE AS FOLLOWS:
  - THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES AND INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
  - THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT-TRIANGLE CLEARANCES.
  - THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
  - THE SIGN SHALL BE A MINIMUM SIZE OF 4'X4' AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.
 

##	4" UPPERCASE BOLD LETTERS
##	4" UPPERCASE BOLD LETTERS
FOR PROJECT SITE CONCERNS CONTACT:	6" UPPERCASE BOLD LETTERS
OFFICE PHONE CONTACT ###-###-####	4" BOLD NUMBERS
CELL PHONE CONTACT ###-###-####	4" BOLD NUMBERS
- THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
- THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON TRAILER IF IT MEETS THESE REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A PROFESSIONAL LAND SURVEYOR AT CONTRACTORS EXPENSE.

### LEHI CITY GENERAL NOTES

- ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS IN ACCORDANCE WITH SECTION 3 OF THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS INCLUDING WATER, SEWER, STORM DRAIN, AND POWER.
- ALL CONSTRUCTION IS TO BE DONE PER THE 2009 EDITION OF THE LEHI CITY STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
- ALL ADA ACCESSIBLE SIDEWALK RAMP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS.
- PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
- PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.



### SITE NOTES

**OWNER/DEVELOPER/APPLICANT**  
GLACIER INVESTMENTS LEHI, LLC  
ROBERT GRAY  
881 N NORTHSHORE DRIVE  
WASILLA, ALASKA 99654

**PLAN PREPARER**  
ALPHA ENGINEERING COMPANY  
43 SOUTH 100 EAST, SUITE 100  
ST. GEORGE, UTAH 84770  
PH (435) 628-6500  
FAX (435) 628-6553

**PROJECT LOCATION**  
3851 THANKSGIVING WAY  
LEHI, UTAH

### SHEET INDEX

- SHEET C1 - COVER SHEET
- SHEET C2 - EXISTING CONDITIONS
- SHEET C3 - SITE PLAN
- SHEET C4 - UTILITY PLAN
- SHEET C5 - GRADING PLAN
- SHEET C6 - GRADING PLAN 2
- SHEET C7 - DRAINAGE PLAN
- SHEET C8 - EROSION CONTROL PLAN
- SHEET C9 - DETAILS
- SHEET C10 - DETAILS
- SHEET C11 - DETAILS
- SHEET C12 - DETAILS
- SHEET C13 - DETAILS
- SHEET C14 - LEHI CITY BMP DRAWINGS
- SHEET A100 - ARCHITECTURAL ELEVATIONS
- SHEET A200 - ARCHITECTURAL ELEVATIONS
- SHEET A201 - ARCHITECTURAL ELEVATIONS
- SHEET E100-E103 - ELECTRICAL
- SHEET L1.1 - LANDSCAPE PLAN
- SHEET L1.2 - IRRIGATION PLAN



**NOTICE!**

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

Know what's below.  
Call before you dig.

NO.	DATE	DESCRIPTION



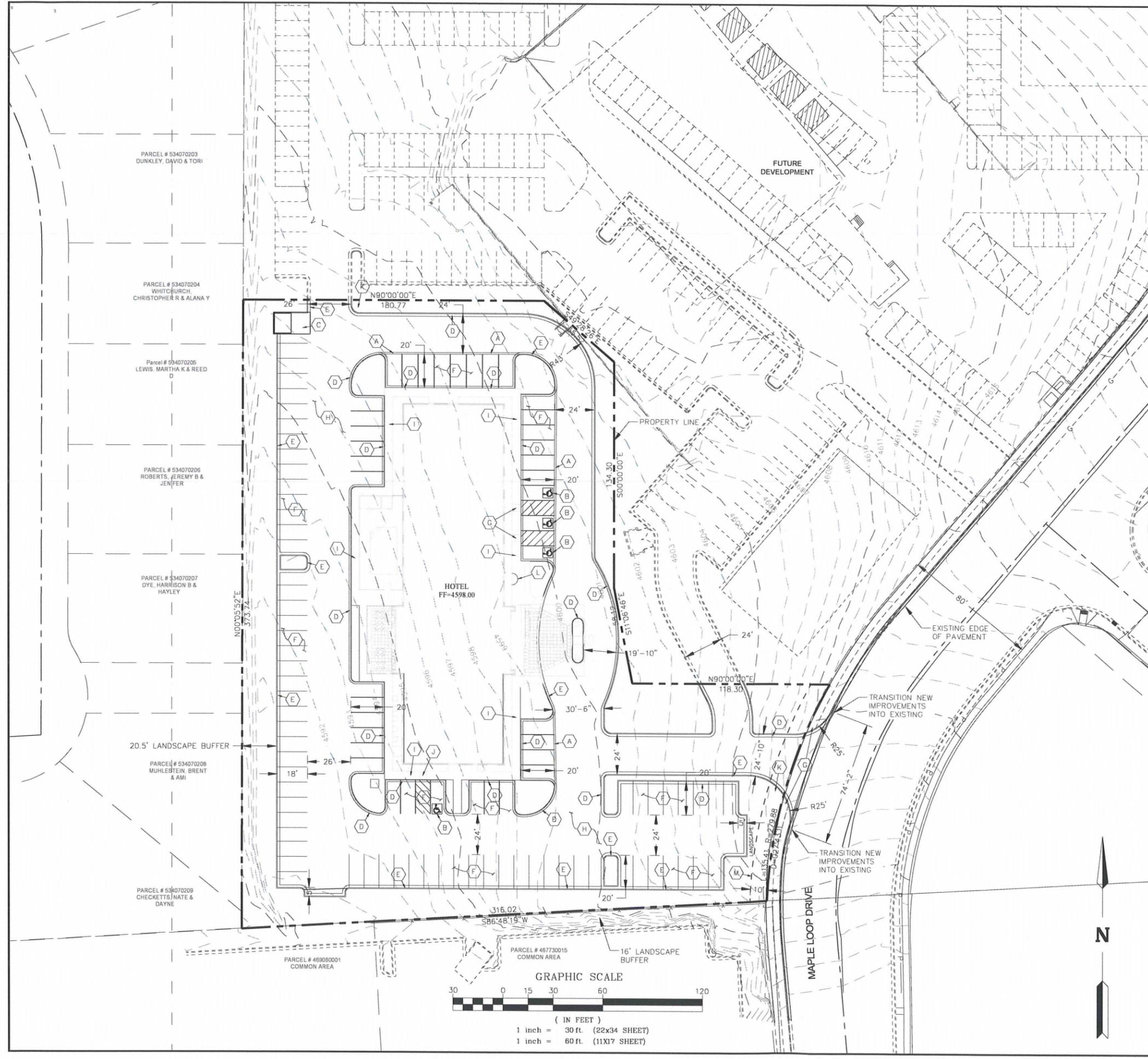
**ALPHA ENGINEERING**

43 South 100 East, Suite 100 • St. George, Utah 84770  
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

**COVER SHEET**

HOLIDAY INN EXPRESS  
LEHI, UTAH

PROJECT #	081-46
NAME	JRH
DATE	NOVEMBER 4, 2015
SCALE	AS NOTED
SHEET	C1
FILE	081-46 -MST.dwg



**NOTES**

- (A) INSTALL 4' DRAIN GUTTER (A/C9)
- (B) ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER LEHI CITY STANDARDS AND SPECIFICATIONS
- (C) INSTALL TRASH DUMPSTER (B/C9)
- (D) INSTALL REVERSE CURB & GUTTER (A/C9)
- (E) INSTALL CURB AND GUTTER (A/C9)
- (F) INSTALL PARKING AREA ASPHALT (C/C9)
- (G) INSTALL ADA RAMP (J/C10)
- (H) INSTALL DRIVEWAY AREA ASPHALT (D/C9)
- (I) INSTALL SIDEWALK (A/C9)
- (J) INSTALL ADA RAMP (J/C10)
- (K) INSTALL STOP SIGN (K/C10)
- (L) INSTALL BIKE RACK
- (M) 10' PUBLIC UTILITY EASEMENT

**SITE DATA & NOTES**

LOT AREA: 93,259 SF (2.14 ACRES)  
 BUILDING AREA: 13,582 SF ± 14%  
 PAVEMENT AREA: 66,749 SF ± 61%  
 LANDSCAPE AREA: 23,687 SF ± 25%

ZONING: C (COMMERCIAL)  
 PARCEL #: 58.006.0187

IBC CONSTRUCTION TYPE: V-B (GROUP E OCCUPANCY)  
 INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: V-B

HEIGHT OF BUILDING = 45'  
 REQ'D BUFFER = MINIMUM BUFFER WIDTH (12') + HEIGHT OF BUILDING OVER 20' (25') = 37'  
 PROVIDED BUFFER = 37' (20.5' LANDSCAPE WITH 17' HARD SURFACE)

AN EXCEPTION HAS BEEN MADE FOR THIS BUILDING TO BE SET BACK FROM THE STREET, TO ITS PROPOSED LOCATION. THE REMAINING BUILDINGS CONSTRUCTED ON THIS PARCEL MUST MEET COMMERCIAL DESIGN STANDARDS, WHICH REQUIRES THAT 50% OF BUILDINGS BE ALONG THE FRONTAGE OF THE PARCEL.

**PARKING REQUIREMENTS**

- HOTEL**
- ONE STALL PER EACH SLEEPING UNIT
  - ONE STALL PER EACH EMPLOYEE DURING REGULAR WORKING HOURS

TOTAL REQUIRED STALLS=99  
 PROVIDED STALLS=99

TOTAL REQUIRED ADA STALLS = 4  
 PROVIDED ADA STALLS = 4

**NOTICE!**

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

NO.	DATE	BY	DESCRIPTION

**REVISIONS**



**ALPHA ENGINEERING**

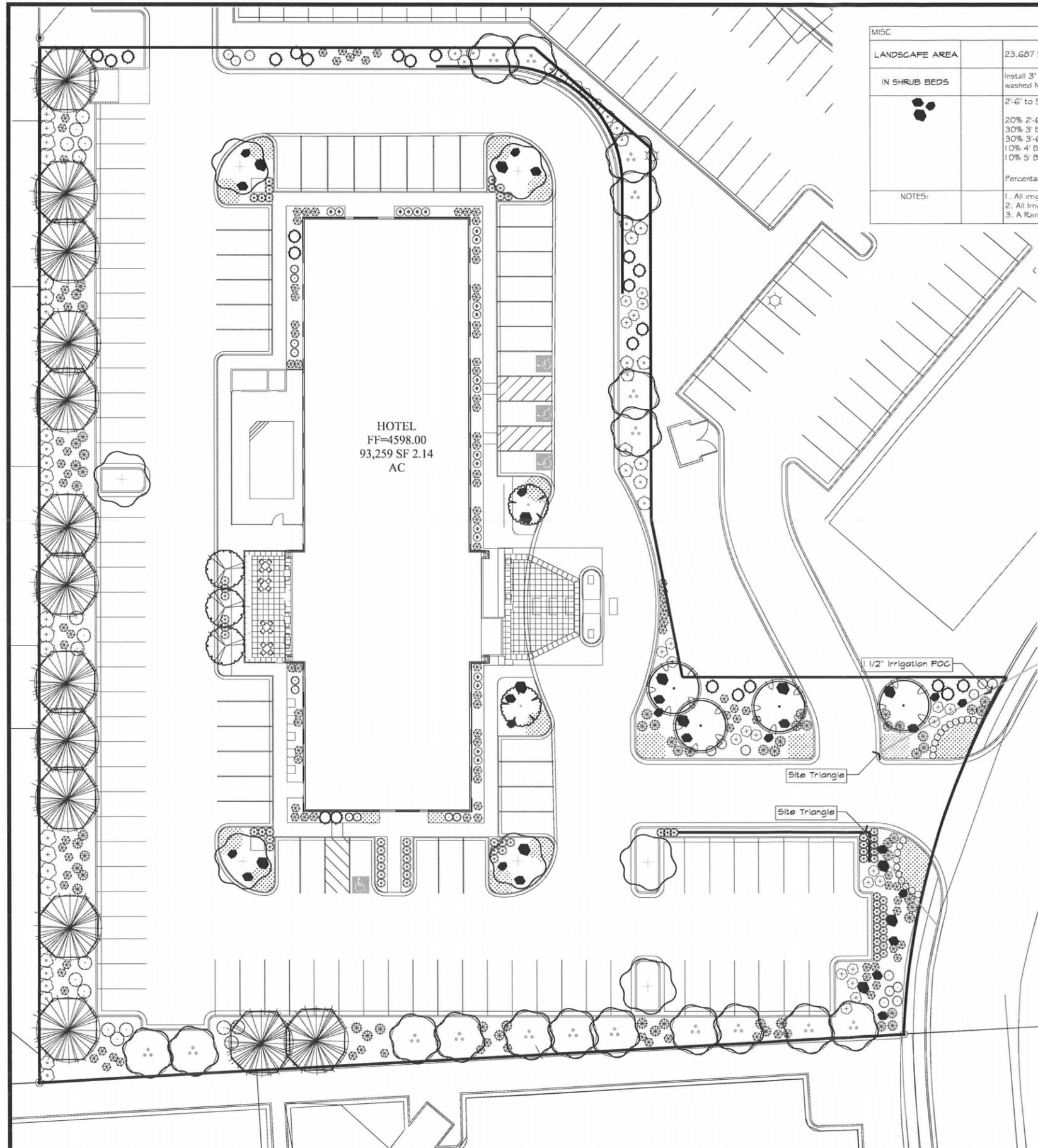
REGISTERED PROFESSIONAL ENGINEER  
 NO. 8215989  
 TODD BRENT GARDNER  
 11/4/15  
 STATE OF UTAH

43 South 100 East, Suite 100 • St. George, Utah 84770  
 T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

**SITE PLAN**

HOLIDAY INN EXPRESS  
 LEHI, UTAH

PROJECT #	081-46
NAME	JRH
DATE	NOVEMBER 4, 2015
SCALE	AS NOTED
SHEET	C3
FILE	081-46 -MST.dwg



MISC	
LANDSCAPE AREA	23,687 S.F.
IN SHRUB BEDS	Install 3" depth 3/4" - 1 1/4" washed Southtown Cobble (Utah Landscape Product) OR 3" depth 3/4" - 1 1/4" washed Nebo Cobble (Staker Parson). Install over: DeWitt Pro-5 Weed Barrier.
	2'-6" to 5' boulders from Brown's Canyon Quarry. Submit Sample To Landscape Architect For Approval. 20% 2'-6" Boulders 30% 3' Boulders 30% 3'-6" Boulders 10% 4' Boulders 10% 5' Boulders  Percentages are by quant by not weight
NOTES:	1. All irrigation will be point source to shrubs, in-line drip tubing to perennials and tree rings. 2. All Irrigation will be automated using a controller. 3. A Rain Sensor will be installed.



**E. A. Lyman**  
 Landscape Architecture  
 Land Planning  
 Urban Design

8188 South Highland Dr. - Suite D7  
 Sandy, Utah 84093  
 Telephone: 801.943.6564  
 Fax: 801.943.6526  
 E-mail: eric@ealyman.com



DATE: 11-3-2015  
 JOB: 14041  
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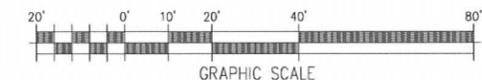
HOLIDAY INN EXPRESS  
 LEHI, UTAH



L1.1

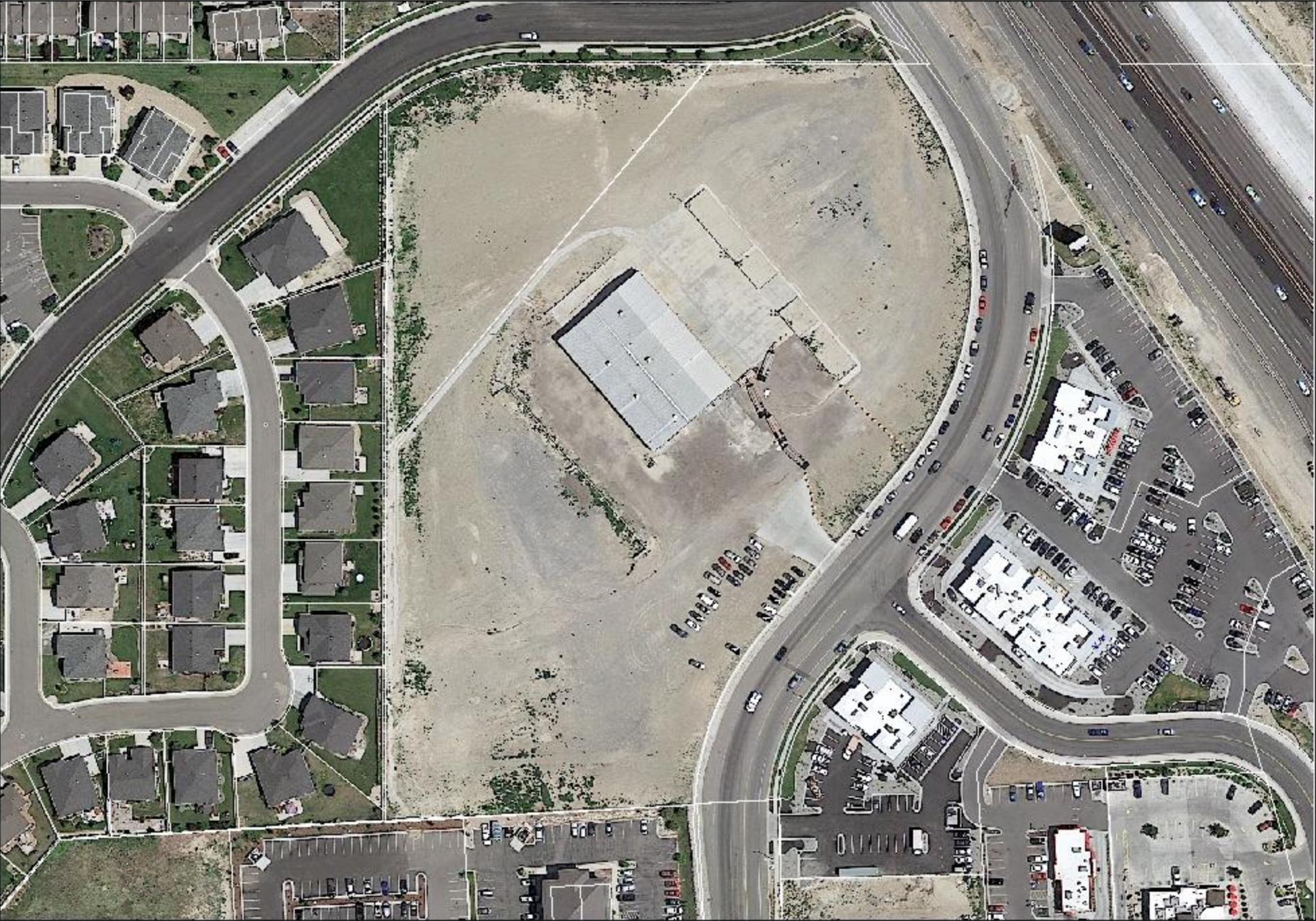
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	
	5	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2" Cal	
	2	Malus x 'Royal Raindrops'	Royal Raindrops Crab Apple	B & B	2" Cal	
	4	Malus x 'Spring Snow'	Spring Snow Crab Apple	5 gal	5 gal	
	7	Prunus virginiana 'Canada Red'	Canada Red Chokeberry	5 gal	5 gal	
	3	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	5 gal	5 gal	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	
	21	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	5 gal	5 gal	
	14	Pinus nigra	Austrian Black Pine	B & B	5'-6" HT	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	
	22	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	Container	5 gal	
	19	Chamaebataria millefolium 'Ferrisun'	Ferrisun	Container	2 gal	
	11	Cornus alba 'Elegantissima'	Silveredge Dogwood	Container	5 gal	
	20	Cornus sericea 'Kelsey'	Kelsey Dogwood	Container	5 gal	
	6	Forsythia x 'Northern Gold'	Northern Gold Forsythia	Container	5 gal	
	9	Juniperus chinensis 'Old Gold'	Old Gold Juniper	5 gal		
	8	Lonicera latianca 'Arnold's Red'	Tataran Honeysuckle	Container	5 gal	
	17	Physocarpus opulifolius 'Little Devil' TM	Dwarf Vnebark	Container	5 gal	
	17	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Container	5 gal	
	10	Viburnum opulus 'Nanum'	Dwarf European Viburnum	Container	5 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	
	85	Calamagrostis x acutiflora 'Karl Foerster'	Festner Reed Grass	Container	5 gal	
	117	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass	Container	5 gal	
ROSES	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	
	57	Rosa x 'Carefree Wonder'	Rose	5 gal		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING
	1,374 sf	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	Container	5 gal	18" OC

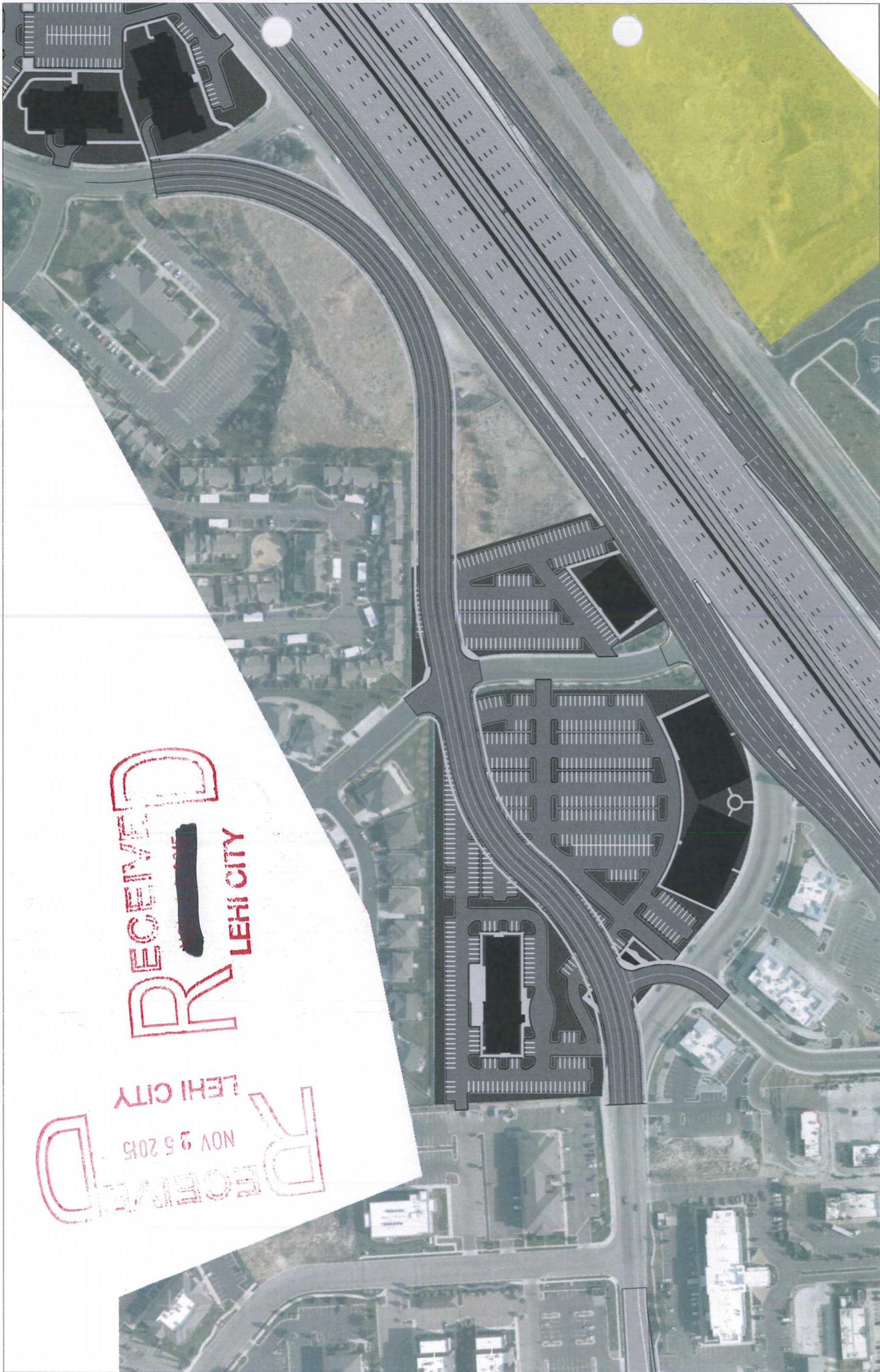
Landscape Plan



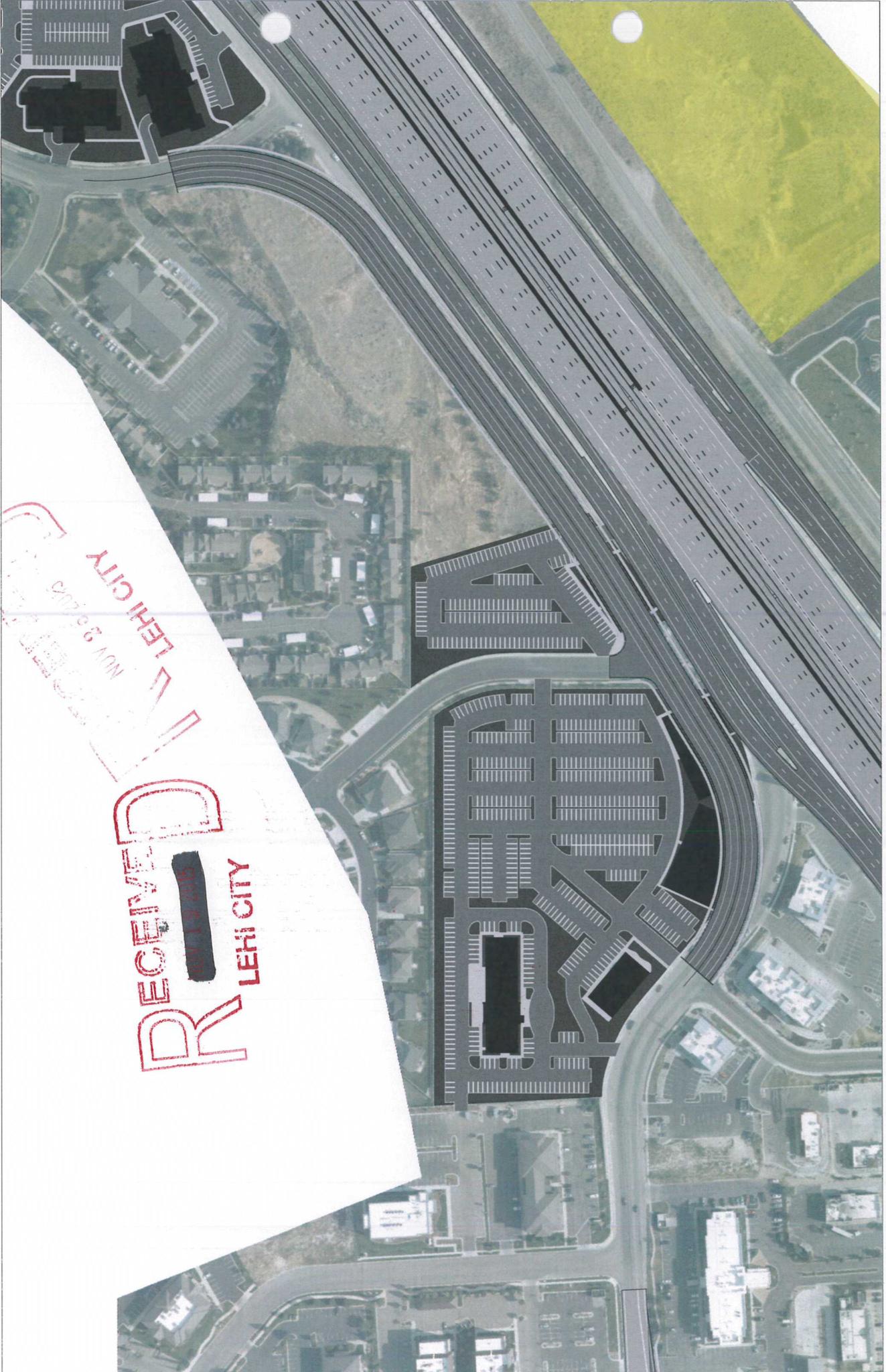
# Holiday Inn Express

Aerial





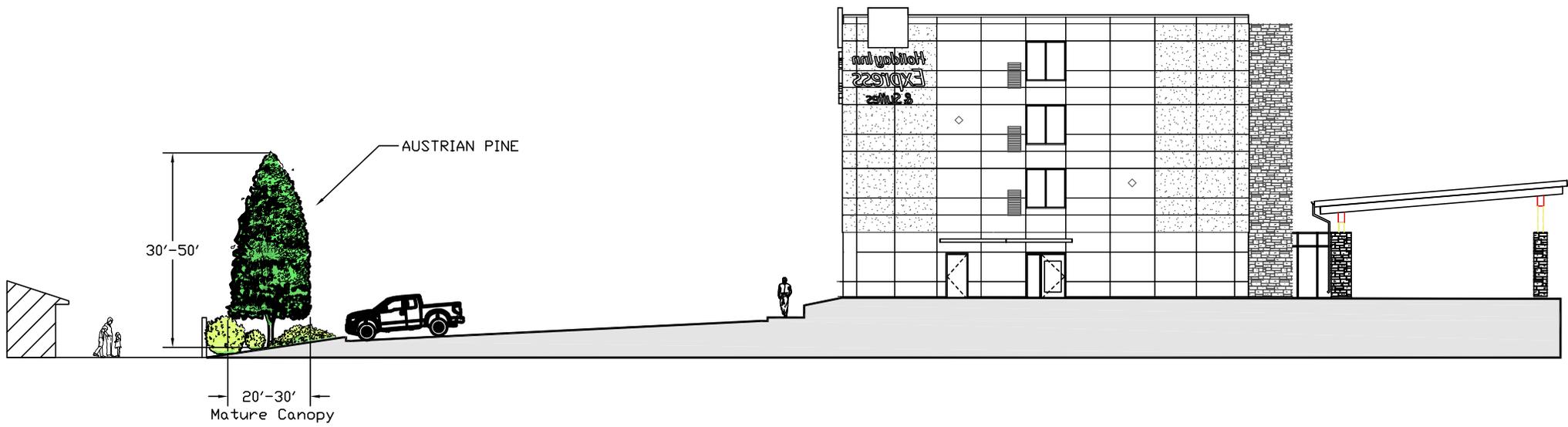
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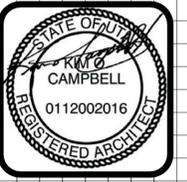
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 ARCHITECTS L.L.C.  
 ST. GEORGE, UTAH

DATE: \_\_\_\_\_  
 JOB: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 REVISIONS:  
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PROJECT:



LEHI, UTAH

**CAMPBELL & ASSOCIATES**  
 ARCHITECTS  
 45 WEST 100 SOUTH 100 WEST, ST. GEORGE, UTAH 84770  
 PHONE: (435) 633-1111 FAX: (435) 633-1112 WWW: CAMPBELLARCHITECTS.COM

SHEET NUMBER  
**G 1 0 0**



WEST ELEVATION MATERIALS  
 E.I.F.S. = 56%  
 FIBER CEMENT PANELS = 38%  
 STONE VENEER = 06%

TOTAL MATERIALS  
 E.I.F.S. = 38%  
 FIBER CEMENT PANELS = 52%  
 STONE VENEER = 10%

2 EXTERIOR ELEVATION, REARWEST  
 1/8" = 1'-0"

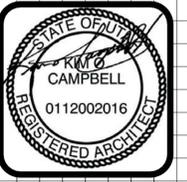


EAST ELEVATION MATERIALS  
 E.I.F.S. = 46%  
 FIBER CEMENT PANELS = 47%  
 STONE VENEER = 07%

1 EXTERIOR ELEVATION, FRONT/EAST  
 1/8" = 1'-0"

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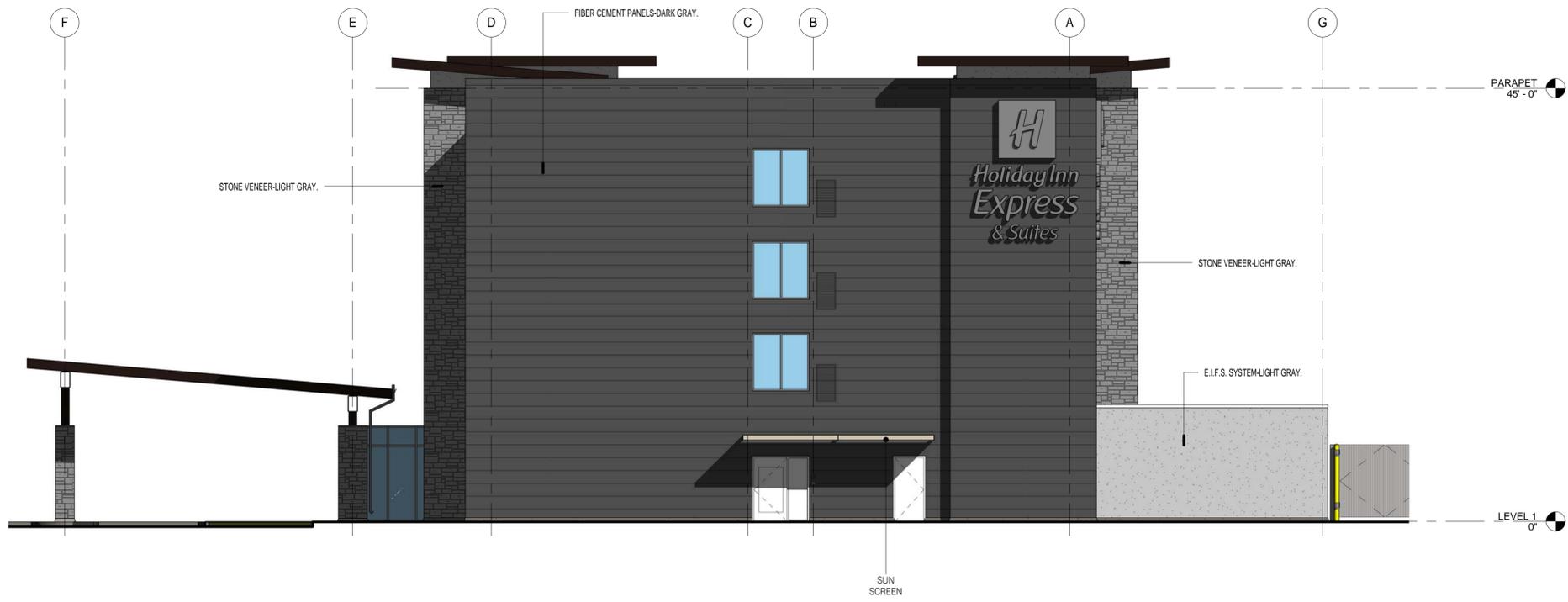
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 ST. GEORGE, UT 84770  
 PHONE: (435) 633-1111 FAX: (435) 633-1112  
 PROJECT: HOLIDAY INN EXPRESS & SUITES, LEHI, UTAH

SHEET NUMBER  
 A200



SOUTH ELEVATION MATERIALS  
 E.I.F.S. = 22%  
 FIBER CEMENT PANELS = 60%  
 STONE VENEER = 18%

2 EXTERIOR ELEVATION, SOUTH  
 1/8" = 1'-0"

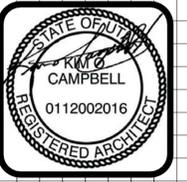


NORTH ELEVATION MATERIALS  
 E.I.F.S. = 08%  
 FIBER CEMENT PANELS = 82%  
 STONE VENEER = 10%

1 EXTERIOR ELEVATION, NORTH  
 1/8" = 1'-0"

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CAMPBELL & ASSOCIATES  
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STATE OF UTAH  
 KIM B.  
 CAMPBELL  
 0112002016  
 REGISTERED ARCHITECT

PROJECT:  
  
 LEHI, UTAH

**CAMPBELL & ASSOCIATES**  
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 45 NORTH 200 WEST, SUITE 100, ST. GEORGE, UTAH 84770  
 PHONE: (435) 633-1111 FAX: (435) 633-1112 WWW: CAMPBELLARCHITECTS.COM

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2 EXTERIOR ELEVATION, REARWEST  
1/8" = 1'-0"

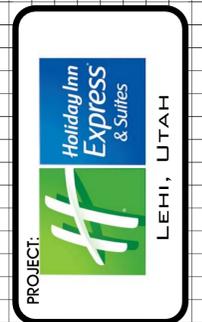
**MATERIALS**  
 E.I.F.S. = 40.9%  
 FIBER CEMENT PANELS = 39.2%  
 STONE VENEER = 19.9%



1 EXTERIOR ELEVATION, FRONT/EAST  
1/8" = 1'-0"

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DATE: \_\_\_\_\_  
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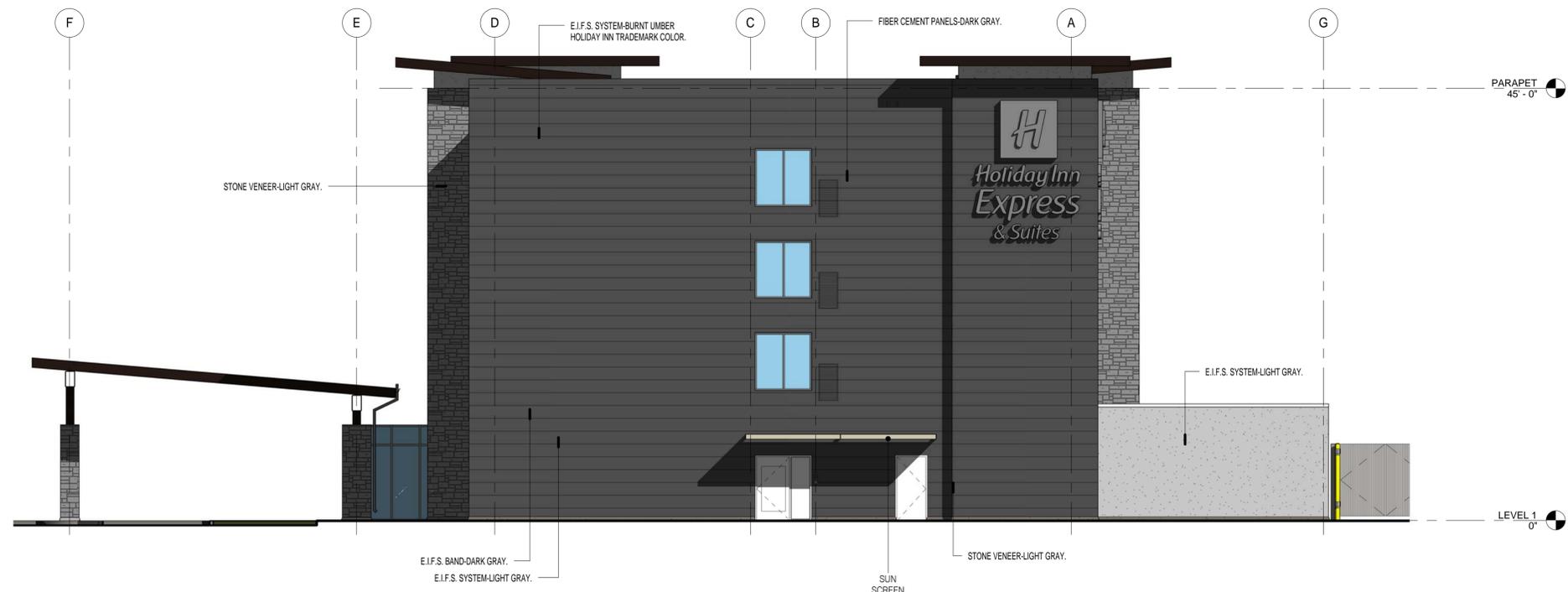
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 PHONE: (435) 633-1111 FAX: (435) 633-1112 WWW.CAMPBELLARCHITECTS.COM

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2 EXTERIOR ELEVATION, SOUTH  
1/8" = 1'-0"

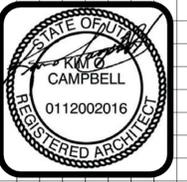
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1/8" = 1'-0"

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**CAMPBELL & ASSOCIATES**  
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**A201**







LONE PEAK  
TRAILERS  
801-768-8431

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