PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Buildings 1, 2, 3, & 4

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BUILDING 1

STRUCTURAL:
S1.1 Foundation Plan, General Structural Notes, Sections & Details
S3.1 Roof Framing Plan, Sections & Details

ARCHITECTURAL:
A3.0 Floor Plan, Code Research Summary, Planning and Zoning, Key Plan, Door and Frame Types/Schedule, Wall Types, Window Types, Notes, ADA Mounting Heights, Details
A3.1 Mechanical and Electrical Design-Build Plan, Notes, Enlarged Plan
A4.0 Elevations, Material Legend, Roof Plan, Notes
A4.1 Building Section, Wall Sections, Section Details

BUILDING 2

STRUCTURAL:
S1.1 Foundation Plan, General Structural Notes, Sections & Details
S3.1 Roof Framing Plan, Sections & Details

ARCHITECTURAL:
A3.0 Floor Plan, Code Research Summary, Planning and Zoning, Key Plan, Door and Frame Types/Schedule, Wall Types, Window Types, Notes, ADA Mounting Heights, Details
A3.1 Mechanical and Electrical Design-Build Plan, Notes, Enlarged Plan
A4.0 Elevations, Material Legend, Roof Plan, Notes
A4.1 Building Section, Wall Sections, Section Details

BUILDING 3

STRUCTURAL:
S1.1 Foundation Plan, General Structural Notes, Sections & Details
S3.1 Roof Framing Plan, Sections & Details

ARCHITECTURAL:
A3.0 Floor Plan, Typical Toilet Room, Plan Detail, Wall Types, Door and Frame Schedule, Window/Door/Frame Types, Planning and Zoning, Code Research Summary, Notes, Key Plan, Details
A3.1 Mechanical and Electrical Design-Build Plan, Notes, Enlarged Plan, ADA Mounting Heights
A4.0 Elevations, Material Legend, Roof Plan, Notes
A4.1 Building Section, Wall Sections, Section Details

BUILDING 4

STRUCTURAL:
S1.1 Foundation Plan, General Structural Notes, Sections & Details
S3.1 Roof Framing Plan, Sections & Details

ARCHITECTURAL:
A3.0 Floor Plan, Typical Toilet Room, Plan Detail, Wall Types, Door and Frame Schedule, Window/Door/Frame Types, Planning and Zoning, Code Research Summary, Notes, Key Plan, Details
A3.1 Mechanical and Electrical Design-Build Plan, Notes, Enlarged Plan, ADA Mounting Heights
A4.0 Elevations, Material Legend, Roof Plan, Notes
A4.1 Building Section, Wall Sections, Section Details

PROJECT DIRECTORY

Design - Builder	Civil Engineer	Structural Engineer
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Each set of drawings contains the above noted sheets. If any sheets are omitted, contact the office of Wild/CRG immediately for a replacement set of drawings.

wild | crg
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500 2nd Avenue North I Suite 514
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Phone 701 I 293 I 8106

wildcrg.com

DATE:	2/27/2024
PROJECT #:	2344
DRAWN:	APJ
CHECKED:	AEK
APPROVED:	AEK

ANDREW E. KOEDAM
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 2/27/2024 REGISTRATION NO. 2609

SIGNED: [illegible]

SHEET

COVER

PARADISE VALLEY BUSINESS CONDOS

3604 RUTLAND DRIVE
BISMARCK, BURLEIGH COUNTY, ND

OWNER'S REPRESENTATIVE
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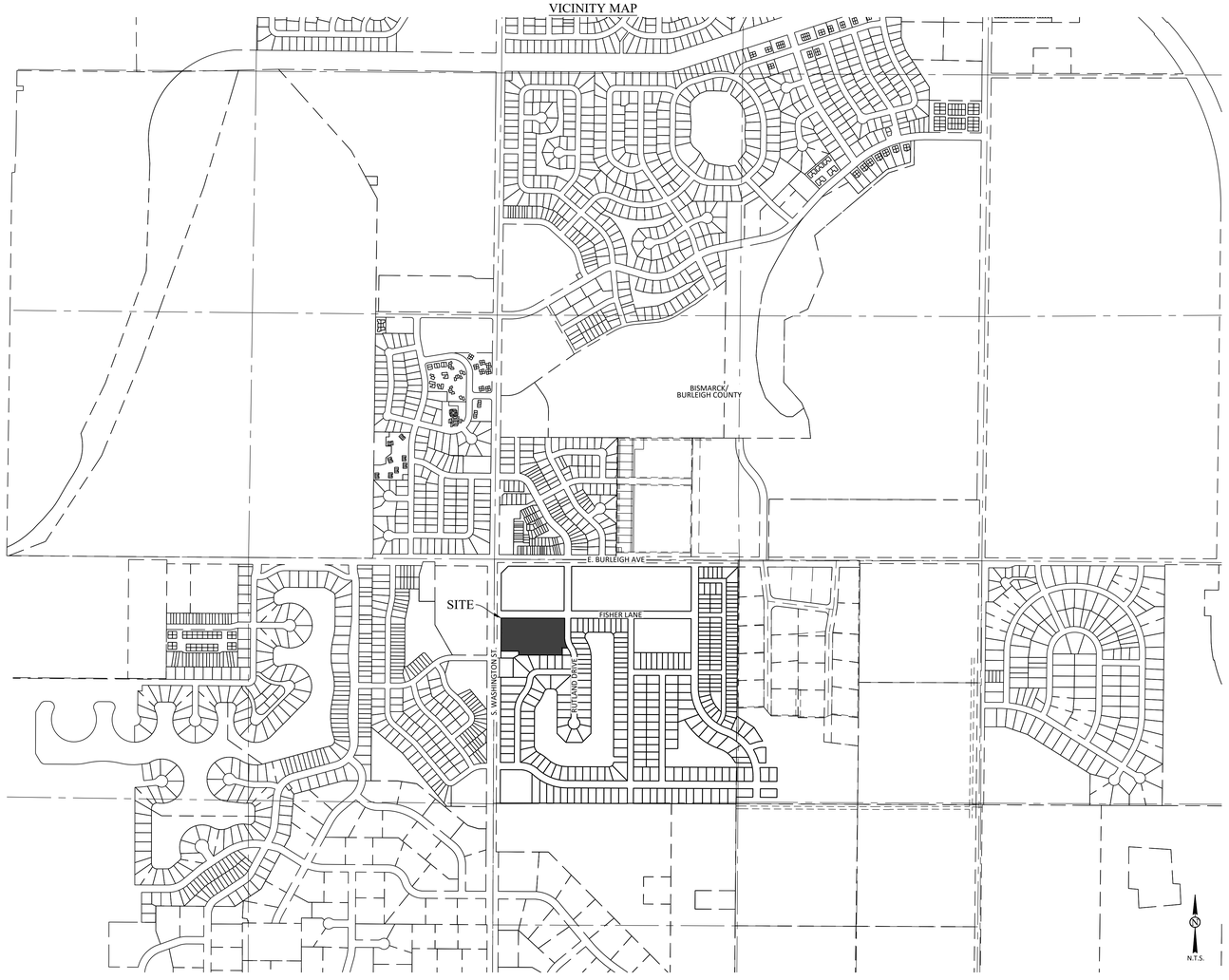
PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

SITE INFORMATION		
SITE COVERAGE		
ITEM	AREA (SF)	AREA (%)
BUILDING	91,012	34.12
PARKING & DRIVES	132,871	49.81
TOTAL IMPERVIOUS	223,883	83.94
GREEN SPACE	42,848	16.06
TOTAL AREA	266,731	100
PARKING		
STALL TYPE		NUMBER
9X18 STALLS OFF-STREET		211
ADA STALLS		7
10X20 STALLS ON-STREET, FISHER LANE		31
10X20 STALLS ON-STREET, RUTLAND DRIVE		14
TOTAL PROVIDED		263
TOTAL REQUIRED		257
ZONING INFORMATION		
CURRENT ZONE:		CG COMMERCIAL
DIMENSIONAL STANDARDS		
BUILDING SETBACKS		
FRONT YARD		15'
INTERIOR SIDE YARD		0'
STREET SIDE YARD		0'
REAR YARD		10'
SURVEY INFORMATION		
DATE OF SURVEY		
COORDINATE SYSTEM		NAD83 STATE PLANE SOUTH ZONE
DRAWING UNITS		INTERNATIONAL FEET
VERTICAL DATUM		NAVD 88

VICINITY MAP



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BENCHMARK: TOP NUT OF HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH WASHINGTON STREET AND E. BURLEIGH AVE.
ELEV=1640.98 (NAVD 88)
*THIS HYDRANT WILL LIKELY BE DISTURBED DURING THE SOUTH WASHINGTON STREET PROJECT. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON ALTERNATIVE BENCHMARK PRIOR TO STARTING CONSTRUCTION.

BASIS OF BEARING: ND STATE PLANE SOUTH ZONE NAD83 (3302) ADJUSTMENT 1986.

LOWRY ENGINEERING
2718 GATEWAY AVE, SUITE 302
BISMARCK, NORTH DAKOTA 58503
LE PROJECT #: 23005

REGISTERED PROFESSIONAL ENGINEER
HANNA BOESE
PE - 10017
DATE: 02/27/24
NORTH DAKOTA

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COVER SHEET

CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555

Date:	02/27/2024
Project Number:	2344
Drawn By:	PWB
Checked By:	AJT
Approved By:	HJB

Sheet
C-1

GENERAL NOTES:

1. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS, OR IN THE FIELD PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER & ENGINEER.
2. A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.
3. CHANGES TO APPROVED PLANS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER AND ENGINEER.
4. CHANGES TO APPROVED PLANS ON PUBLIC PROPERTY SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE CITY OF BISMARCK.
5. ALL SITE AND RIGHT-OF-WAY CONSTRUCTION SHALL MEET CITY OF BISMARCK STANDARD SPECIFICATIONS LATEST REVISION. IN THE CASE OF A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE PLANS SHALL GOVERN.
6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION & IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT THE LOCAL ONE-CALL SYSTEM AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.
7. ANY WORK ON EXISTING CITY OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY OF BISMARCK BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
8. THE CONTRACTOR SHALL COMPLY WITH ALL RULES & REGULATIONS OF FEDERAL, STATE, COUNTY, & LOCAL AUTHORITIES.
9. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE, AND LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
10. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED, ALL BONDS ARE POSTED, ALL FEES ARE PAID AND PROOF OF INSURANCE IS PROVIDED PRIOR TO THE START OF THE PROJECT.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEY AND RELATED COSTS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN MEASUREMENTS AND QUANTITIES. ENGINEER QUANTITIES ARE ESTIMATES ONLY.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF UNDERGROUND UTILITIES BY THE APPROPRIATE UTILITY ENTITY. PROPER COORDINATION WITH THE RESPECTIVE UTILITY ENTITIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY ENTITY STANDARDS FOR MATERIAL AND METHODS ARE MET. THE GENERAL CONTRACTOR SHALL OVERSEE INSTALLATION OF UTILITIES AND COORDINATE WITH ALL SUBCONTRACTORS TO AVOID CONFLICTS.
14. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
15. THE CONTRACTOR SHALL PROVIDE TESTING, INSPECTIONS, AS-BUILT DRAWINGS, CERTIFICATIONS AND ANY OTHER PROCEDURES OR DOCUMENTATION REQUIRED BY THE GOVERNING AGENCIES TO CLOSE OUT THE PROJECT.
16. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY. PAVEMENT, CURBS SIDEWALKS, LANDSCAPED ARES, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER/JURISDICTIONAL AUTHORITY.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL STRIPPING, RUBBISH, TRASH, DEBRIS, ORGANIC, AND EXCESS EXCAVATED MATERIAL IN A LAWFUL MANNER.
18. CONTRACTOR SHALL REFERENCE THE PROJECT GEOTECHNICAL REPORT AVAILABLE IN THE PROJECT MANUAL AND COMPLY WITH ALL REPORT REQUIREMENTS. IF A CONFLICT ARISES BETWEEN THE GEOTECHNICAL REPORT AND CIVIL DOCUMENTS, THE GEOTECHNICAL REPORT SHALL GOVERN.
19. FOR THE PURPOSES OF CONSTRUCTION SURVEY, ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH STRUCTURAL AND ARCHITECTURAL PLANS.
20. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS TO THE ENGINEER FOR REVIEW OF ALL APPLICABLE PRODUCTS AND MATERIALS BEING USED FOR CONSTRUCTION.
21. ALL UNDERGROUND WORK IN THE DIRECT VICINITY SHALL BE COMPLETED PRIOR TO COMPLETION OF SUBGRADE PREPARATION AND START OF ROADWAY WORK INCLUDING BUT NOT LIMITED TO INSTALLATION OF FABRIC, GRAVEL, PAVING, ETC.

GRADING NOTES:

1. LOCATION AND TOP ELEVATIONS OF INLETS AND STRUCTURES MAY NEED TO BE ADJUSTED IN THE FIELD BY THE CONTRACTOR WHERE NECESSARY AND SHALL BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL NOTE ANY CHANGES IN AS-BUILT DRAWINGS.
2. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT (FROM OFF-SITE BORROW MATERIAL) OF ALL UNSUITABLE MATERIAL TO CLASSIFIED AS MH, CH, OH, OL AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM, UNLESS APPROVED IN WRITING BY THE PROJECT GEOTECHNICAL ENGINEER. THE SITE ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING UNSUITABLE SUBGRADE MATERIAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS AND GRADING INCLUDING FURNISHING OFF-SITE BORROW AND DISPOSING OF EXCESS MATERIAL AS REQUIRED TO MEET PLAN GRADES. OFF SITE BORROW SHALL MEET ALL REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT (IF AVAILABLE) OR PER CITY OF BISMARCK STANDARD SPECIFICATIONS.
4. COMPACTION LIFTS AND TESTING SHALL BE PER CITY OF BISMARCK REQUIREMENTS IN TRENCHING, SUB-BASE, BASE, AND PAVING MATERIALS. SUB-BASE LIFTS SHALL NOT EXCEED 12". BASE LIFTS SHALL NOT EXCEED 6".
5. CONTRACTOR SHALL UNIFORMLY GRADE BEHIND CURBS TO MATCH EXISTING GRADES AT PROPERTY LINES.
6. GRADE TO ENSURE POSITIVE DRAINAGE. ALL FINISHED SURFACES SHALL BE FREE FROM SURFACE IRREGULARITIES.

PAVING NOTES:

1. ALL PAVEMENT SECTION MATERIALS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE CITY OF BISMARCK.
2. AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF THE CITY OF BISMARCK.
3. CONCRETE FOR FLAT WORK SHALL BE A BATCH PLANT MIX MEETING THE REQUIREMENTS OF THE CITY OF BISMARCK STANDARD SPECIFICATIONS. (MINIMUM 4,000 PSI)
4. PAINTED PARKING STRIPING SHALL BE WATER BASED 4" IN WIDTH YELLOW STRIPES AND BE LOCATED AS SHOWN ON THE PLANS. ACCESSIBLE PARKING STRIPING SHALL BE BLUE AND PER ADA REQUIREMENTS. GORE AREA LINES SHALL BE PAINTED AT 45 DEGREES AND SHALL HAVE A SPACING OF 3'. CURE COMPOUND SHALL BE REMOVED BY SANDBLASTING, GRINDING, OR OTHER APPROVED METHOD BEFORE INSTALLATION OF PAVEMENT MARKINGS ON CONCRETE TO ENSURE PROPER ADHESION OF THE PAINT. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BISMARCK REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR CONCRETE PAVEMENT TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. IF NO JOINTING PLAN IS SUBMITTED, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR JOINTING LAYOUT.

STORM SEWER & DRAINAGE NOTES:

1. HDPE STORM SEWER SHALL BE ADS N12 OR PRINSCO GOLDFLO OR APPROVED EQUAL.
2. INVERTS SHOWN ON PLAN DRAWINGS ARE PIPE INVERTS UNLESS NOTED OTHERWISE.
3. ANY SUBSTITUTION FOR MATERIALS OR PROCEDURES MUST HAVE PRIOR WRITTEN APPROVAL OF THE CITY OF BISMARCK AND THE PROJECT ENGINEER.
4. STORM SEWER NOT BURIED AT LEAST 6' BELOW FINISH GRADE IS SUBJECT TO FREEZING. HEAT TAPE MAY BE INSTALLED TO MITIGATE FUTURE MAINTENANCE.

SANITARY SEWER NOTES:

1. LOCATIONS AND TOP ELEVATIONS OF STRUCTURES MAY NEED TO BE ADJUSTED IN THE FIELD BY THE CONTRACTOR WHERE NECESSARY AND SHALL BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL NOTE ALL CHANGES ON AS-BUILT DRAWINGS.
2. CONSTRUCTION OF THE SANITARY SEWER SYSTEM AND CONNECTION TO THE EXISTING SEWER SYSTEM SHALL MEET THE REQUIREMENTS OF AND SHALL BE INSTALLED UNDER THE DIRECTION OF THE CITY OF BISMARCK.
3. PVC SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3034, LATEST REVISION IN SIZES SPECIFIED.
4. CONTRACTOR SHALL CONFIRM LOCATION AND INVERT ELEVATION OF SEWER TIE-IN POINT PRIOR TO ANY SITE OR BUILDING CONSTRUCTION.
5. ROOF DRAINS, FOUNDATION DRAINS OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

WATER NOTES:

1. CONSTRUCTION OF THE WATER SYSTEM AND CONNECTION TO THE EXISTING WATER SYSTEM SHALL MEET THE REQUIREMENTS OF AND SHALL BE INSTALLED UNDER THE DIRECTION OF THE CITY OF BISMARCK.
2. INSTALLATION OF THE PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA 24 AND THE REQUIREMENTS OF THE CITY OF BISMARCK.
3. PVC WATER PIPE AND FITTINGS 4" AND LARGER SHALL MEET AWWA C-900.
4. ALL WATER LINES SHALL BE BELOW THE FROST LINE 7.5' FROM FINISH GRADE TO TOP OF PIPE.
5. WATER METERS, BOXES, VAULTS AND BFP'S SHALL MEET ALL REQUIREMENTS OF THE UTILITY COMPANY. CONTRACTOR SHALL CONFIRM ALL ITEMS AGAINST CURRENT LIST OF APPROVED DEVICES PRIOR TO ORDERING.
6. WATER LINE CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUAL DISTANCE AND AS FAR FROM THE SEWER AS POSSIBLE, IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THE SPAN.
7. SITE CONTRACTOR IS RESPONSIBLE FOR MAKING TIE-IN TO WATER AND SANITARY SEWER CONNECTIONS AT BUILDING. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR EXACT LOCATIONS FOR BUILDING STUB OUTS AND FLOOR DRAINS.
8. CONTRACTOR SHALL TEST THE WATER MAIN IN THE PRESENCE OF THE ENGINEER USING AWWA C605 CRITERIA. PIPE SHALL BE BE PRESSURIZED TO 150 PSI FOR TWO HOURS WITH 0 PSI ALLOWABLE PRESSURE LOSS. ALL WATER SERVICE CURB STOPS ALONG THE MAIN BEING TESTED SHALL BE OPEN DURING THE TEST. CONTRACTOR IS RESPONSIBLE FOR CAPPING THE END OF WATER SERVICES WITH A SUITABLE PRESSURE RATED PLUG.
9. ALL WATER MAINS, FITTINGS, AND APPURTENANCES SHALL BE CHLORINATED AND TESTED IN ACCORDANCE WITH AWWA C651, AWWA 652, AND AS SET FORTH BY THE LATEST REVISION OF THE CITY OF BISMARCK SPECIFICATIONS. CHLORINATED WATER SHALL REMAIN IN THE PIPE LINE FOR AT LEAST 24 HOURS AND SHALL HAVE A RESIDUAL CHLORINE CONTENT OF AT LEAST 25 PARTS PER MILLION AT THAT TIME. A WATER SAMPLE WILL BE TAKEN AFTER THE MAIN IS FLUSHED AND SHALL SHOW THE ABSENCE OF BACTERIA BEFORE CONNECTIONS ARE ALLOWED TO THE WATERMAIN. CHLORINE DISINFECTION SHALL BE INCLUDED IN THE UNIT BID PRICE FOR THE PIPE.
10. ALL PRODUCTS (TREATMENT CHEMICALS AND MATERIALS) THAT MAY COME INTO CONTACT WITH WATER INTENDED FOR USE IN A PUBLIC WATER SYSTEM SHALL MEET ANSI/NSF INTERNATIONAL STANDARDS 60 & 61, AS APPROPRIATE.
11. FOR BACTERIOLOGICAL TEST, TWO (2) SETS OF SAMPLES SHALL BE COLLECTED AT LEAST 16 HOURS APART, OR TWO (2) SETS SHALL BE COLLECTED 15 MINUTES APART AFTER AT LEAST A 16-HOUR REST SETS SHALL BE COLLECTED EVERY 1,200 FT. OF NEW MAIN, PLUS ONE SET FROM THE END OF THE WATER MAIN AND AT LEAST ONE FROM EACH BRANCH GREATER THAN ONE (1) PIPE LENGTH. BACTERIOLOGICAL TEST MUST BE ANALYZED BY A NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFIED LAB.

DEMOLITION NOTES

1. CONCRETE CURB AND GUTTER TO BE REMOVED SHALL BE SAW CUT IN FULL SECTIONS.
2. CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT FOR REMOVAL. PAVEMENT SHALL BE REMOVED IN FULL SECTIONS.
3. LIMITS OF STREET PATCHING AND PATCHING REQUIREMENTS SHALL BE VERIFIED WITH THE CITY OF BISMARCK.

EROSION & SEDIMENT CONTROL / SWPPP NOTES

1. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN 1 ACRE, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION CONTROL PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY 7 DAYS PRIOR TO CONSTRUCTION. THIS NOTICE OF INTENT SHALL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION. CONTRACTOR IS RESPONSIBLE FOR NOI SUBMITTAL.
2. COPY OF NOI, COVERAGE LETTER FROM THE DOH AS WELL AS ALL MAINTENANCE AND INSPECTION RECORDS TO BE KEPT ON SITE AND AVAILABLE FOR REVIEW BY CITY, STATE OR FEDERAL OFFICIALS UPON REQUEST.
3. CONTRACTOR SHALL HAVE AN UPDATED SWPPP AVAILABLE ON SITE ANYTIME WORK IS BEING DONE. THIS DOCUMENT SHALL BE AVAILABLE FOR REVIEW BY CITY, STATE OR FEDERAL OFFICIALS UPON REQUEST. THE SWPPP SHALL BE IN ACCORDANCE WITH THE NORTH DAKOTA GENERAL PERMIT NO. NDR-11-0000 AND THE PLANS. THE ESC PLAN IS THE ENGINEER'S RECOMMENDATION FOR EROSION AND SEDIMENT CONTROL BASED ON THE DESIGN OF THE PROPOSED SITE. THIS DESIGN DOES NOT TAKE INTO EFFECT CONTRACTOR MEANS AND METHODS, CONSTRUCTION SCHEDULE, OR ORDER OF OPERATIONS. CONTRACTOR IS EXPECTED TO ADJUST DESIGN AS IS NECESSARY TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT.
4. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL ON THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO STORM WATER EROSION, EROSION FROM PUMPING OPERATIONS, OFF SITE TRACKING, DUST CONTROL AND CONTROL OF ANY CONCRETE GRINDINGS OR SAW CUT DUST. CONTRACTOR IS ALSO RESPONSIBLE FOR ALL OTHER ITEMS AS REQUIRED IN THE GENERAL PERMIT.
5. INSPECTIONS SHALL BE COMPLETED AND DOCUMENTED BY THE CONTRACTOR AT LEAST ONCE EVERY 14 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN ¼" IN 24 HOURS. A RAIN GAUGE SHALL BE ONSITE AND USED TO MAKE THIS DETERMINATION.
6. SITE SHALL BE STABILIZED WITHIN 14 DAYS OF COMPLETION OF WORK OR WITHIN 14 DAYS OF SUSPENSION OF WORK PER THE GENERAL PERMIT.
7. ALL EROSION AND SEDIMENT RELATED CONTROL AND ITEMS NEED TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE DICTATED IN THE PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL EXCESS TOPSOIL, EXCAVATED MATERIAL, RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL CONSISTENT WITH LOCAL LAW AND WITH THE GENERAL PERMIT.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DE-WATERING AS NECESSARY TO MEET REQUIRED EXCAVATIONS AND GRADES. MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR FILTERED PRIOR TO ITS DISCHARGE INTO SURFACE WATERS OR STORM DRAINAGE SYSTEMS. WATER MUST BE DISCHARGED THROUGH A PIPE, WELL GRASSED OR LINED CHANNEL, OR OTHER EQUIVALENT MEANS SUCH THAT DISCHARGE DOES NOT CAUSE EROSION OR SEDIMENTATION. THIS INCLUDES DE-WATERING OF RAINWATER, GROUND WATER, OR ANY OTHER WATER ON SITE CAUSING IMPACTS TO SITE CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE SEEDED AND HYDROMULCHED UNLESS SHOWN OTHERWISE IN THE PLANS.
11. TOP SOIL OR OTHER SOIL/CLAY STOCKPILES ARE NOT TO BE LOCATED WITHIN FLOW PATHS, BASES OF ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE.
12. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, SEDIMENT REMOVAL/CLEANING, AND REPLACEMENT AS REQUIRED FOR ALL EROSION AND SEDIMENT CONTROL ITEMS.
13. CONTRACTOR IS RESPONSIBLE FOR SWEEPING AND CLEANING ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS DURING CONSTRUCTION AS NEEDED TO KEEP STREETS CLEAR OF SEDIMENT.
14. EROSION CONTROL BLANKET SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS FOR LAYDOWN PATTERN, REQUIRED OVERLAP WIDTH, TRENCHING, STAPLE PATTERN, ETC.
15. CHEMICAL STORAGE ONSITE SHALL BE IN COMPLIANCE WITH THE GENERAL PERMIT.
16. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF INLET PROTECTION THROUGHOUT THE DIFFERENT PHASES OF CONSTRUCTION REGARDLESS OF THE TYPE OF PROTECTION. THE QUANTITY FOR ONE (1) INLET PROTECTION SHALL COVER INSTALLATION, CLEANING, REPLACEMENT, ETC. FROM THE TIME THE MANHOLE IS SET UNTIL FINAL STABILIZATION OF THE ENTIRE AREA DRAINING TO THE INLET. FOR EXAMPLE: ONE (1) INLET PROTECTION QUANTITY MAY COVER BUT IS NOT LIMITED TO: SILT FENCE AROUND MANHOLE PRIOR TO LID AND CASTING BEING INSTALLED, REMOVAL OF SILT FENCE AROUND MANHOLE AFTER CASTING HAS BEEN INSTALLED, INSTALLATION OF DEVICE SUCH AS DANDY SACK INSIDE CASTING, REMOVAL OF SEDIMENT FROM DANDY SACK, REMOVAL OF DANDY SACK FROM CASTING AFTER ALL UPSTREAM AREAS ARE STABILIZED.
17. OWNER SHALL REFER TO THE STORMWATER MANAGEMENT PLAN FOR MAINTENANCE REQUIREMENTS OF THE PERMANENT STORMWATER QUANTITY/QUALITY CONTROL MEASURES.

SEEDING NOTES:

1. ALL SEEDING MIX SHALL CONSIST OF THE FOLLOWING:
   - -KENTUCKY BLUEGRASS = 60% BY WEIGHT, 90% PURITY, 85% GERMINATION
   - -CREEPING RED FESCUE = 10% BY WEIGHT, 90% PURITY, 85% GERMINATION
   - -FINE LEAF PERENNIAL RYEGRASS = 30% BY WEIGHT, 95% PURITY, 90% GERMINATION
   - -PERCENT BY WEIGHT SHALL BE ± 5% ON ALL SEED TYPES.
   - -RATE OF SEEDING SHALL BE 220 POUNDS PER ACRE (5 POUNDS PER 1,000 SF)
2. CULTIVATE OR DISK TOPSOIL TO A DEPTH OF APPROXIMATELY 3".
3. REMOVE MATERIALS GREATER THAN 1" IN DIAMETER THAT CANNOT BE BROKEN UP.
4. PLANT SEEDS TO A DEPTH BETWEEN ½" AND ¾".
5. SEED ONLY WHEN WIND IS LESS THAN 15 MPH WHEN NOT USING A GRASS DRILL.
6. MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING TO PREVENT EROSION AND PROMOTE EARLIER VEGETATION COVER.
7. CONTRACTOR IS RESPONSIBLE FOR WATERING TO ESTABLISH GRASS GROWTH TO A HEIGHT OF 3".
8. FERTILIZER SHALL BE 12-24-12 AT AN APPLICATION RATE OF 220 POUNDS PER ACRE (5 POUNDS PER 1,000 SF)
9. CONTRACTOR SHALL FOLLOW STATE AND LOCAL LAWS REGARDING THE USE OF PHOSPHORUS FERTILIZER.

TEMPORARY TRAFFIC CONTROL NOTES:

1. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN ATSSA CERTIFIED TRAFFIC CONTROL SUPERVISOR (TCS) AND ANY NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES ON AND OFF-SITE INCLUDING OBTAINING ANY APPLICABLE PERMITS. THE CONTRACTOR SHALL IDENTIFY THE TCS AND PROVIDE PROOF OF CERTIFICATION AT A PRECONSTRUCTION MEETING.
2. UNLESS A TEMPORARY TRAFFIC CONTROL PLAN IS INCLUDED WITH THE DESIGN DOCUMENTS, CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED TRAFFIC CONTROL PLAN TO THE ENGINEER FOR REVIEW.
3. CONTRACTOR IS RESPONSIBLE TO INSTALL, INSPECT, MAINTAIN, AND REMOVE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE LATEST STANDARDS AND REQUIREMENTS OF THE MUTCD, STANDARD HIGHWAY SIGNS AND MARKINGS BOOK PUBLISHED BY THE FHWA, AND LOCAL REGULATIONS.
4. CHANGES TO THE TEMPORARY TRAFFIC CONTROL PLAN SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER, ENGINEER, AND PERMITTING AUTHORITY IF APPLICABLE.

LEGEND

- EX. LIGHT POLE
- NEW LIGHT POLE
- EX. POWER POLE
- EX. GUY-LINE
- EX. CLEAN OUT
- NEW CLEAN OUT
- EX. SANITARY MANHOLE
- NEW SANITARY MANHOLE
- EX. STORM MANHOLE
- NEW STORM MANHOLE
- EX. STORM CATCH BASIN
- NEW STORM CATCH BASIN
- EX. CULVERT FLARED END
- NEW CULVERT FLARED END
- DRAINAGE FLOW DIRECTION
- EX. GATE VALVE
- NEW GATE VALVE
- EX. WATERLINE FITTINGS
- NEW WATERLINE FITTINGS
- NEW TAPPING SLEEVE & VALVE
- EX. HYDRANT
- NEW HYDRANT & VALVE
- PIPE INSULATION
- EX. SIGN
- NEW SIGN
- EX. STUMP
- EX. SHRUB
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- EX. ELECTRICAL TRANSFORMER
- EX. UTILITY PEDISTAL
- ELEC MANHOLE EXIST
- NEW PROPERTY PIN SET
- EX. PROPERTY PIN FOUND
- RIGHT OF WAY MARKER
- PROJECT BENCHMARK
- BORING LOCATION
- HIGH WATER LINE
- PARKING COUNT
- DOWN SPOUT
- BOLLARD
- EX. FENCE
- NEW FENCE
- EX. GUARDRAIL
- SET BACK
- EX. EASEMENT
- NEW EASEMENT
- EX. PROPERTY LINE
- NEW ROW/PROPERTY LINE
- PROPERTY BOUNDARY LINE
- EX. CURB
- NEW CURB(INFLOW)
- NEW CURB(OUTFLOW)
- EX. RETAINING WALL
- NEW RETAINING WALL
- EX. SANITARY SEWER
- NEW SANITARY SEWER
- EX. SANITARY FORCE MAIN
- NEW SANITARY FORCE MAIN
- EX. WATER
- NEW WATER
- EX. STORM SEWER
- NEW STORM SEWER
- EX. DRAIN TILE
- NEW DRAIN TILE
- EX. STORM FORCE MAIN
- NEW STORM FORCE MAIN
- SILT FENCE
- EX. BUILDING FOOTPRINT
- NEW BUILDING FOOTPRINT
- EX. FIBER OPTIC
- EX. GAS LINE
- NEW GAS LINE
- EX. ELECTRIC
- NEW ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. CABLE TV
- EX. TELEPHONE
- EX. CONTOUR
- NEW CONTOUR
- GRADE BREAK/FLOW PATH
- CENTER LINE/SECTION LINE
- NEW TRACKS
- EX. TRACKS
- EX. ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
- EX. CONCRETE PAVEMENT
- NEW CONCRETE PAVEMENT
- EX. GRAVEL SURFACE
- NEW GRAVEL SURFACE
- EX. SIDEWALK/FLATWORK
- NEW SIDEWALK/FLATWORK
- ACCESSIBLE (ADA) RAMP WITH TRUNCATED DOME PANEL
- STRIPING CROSSWALK
- STRIPING ADA ACCESSIBLE
- STRIPING TURN ARROWS
- SEEDING & HYDROMULCH
- SEEDING & EROSION CONTROL BLANKET

ABBREVIATIONS

ADJ	ADJACENT
ALT	ALTERNATE
ARCH	ARCHITECT
ACP	ASBESTOS CEMENT PIPE
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCHMARK
B.O.	BY OWNER/BY OTHERS
B.O.P.	BEGINNING OF PROJECT
BV	BUTTERFLY VALVE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
C	CIVIL
B.P.	CAST IRON
CIP	CAST IRON PIPE
CU	COPPER
CMP	CORRUGATED METAL PIPE
CJ	CONTROL JOINT
CONC	CONCRETE
CF	CUBIC FEET
CS	CURB STOP
C.O.	CLEAN OUT
CNTR	CENTER
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CY	CUBIC YARD
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DEMO	DEMOLITION
DTL	DETAIL
DIM	DIMENSION
DOM	DOMESTIC
D.S.	DOWN SPOUT
DWG	DRAWING
DWL	DOWEL
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATION
ENCL	ENCLOSURE
E.O.P.	END OF PROJECT
E.J.	EXPANSION JOINT
EX.	EXISTING
EX.A.	EACH WAY
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
FD	FIRE DEPARTMENT
FFE	FIRST FLOOR ELEVATION
FO	FIBER OPTICS
FTG	FOOTING
G.C.	GENERAL CONTRACTOR
GALV	GALVANIZED
GAL	GALLON
GRAN	GRANULAR
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HORZ	HORIZONTAL
HB	HOSE BIB
HDCP	HANDICAPPED
HYD	HYDRANT
I	INLET
K	CURVATURE VALUE
M	MECHANICAL
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
M.J.	MECHANICAL JOINT
MISC.	MISCELLANEOUS
NC	NON-CORROSIVE
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OD	OUTSIDE DIMENSION
OCEW	ON CENTER EACH WAY
OC	ON CENTER
OHE	OVERHEAD ELECTRIC
P.C.	PRECAST CONCRETE
PVIE	POINT OF VERTICAL INTERSECTION ELEVATION
PVIS	POINT OF VERTICAL INTERSECTION STATION
PREFAB	PREFABRICATED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE PIPE
PP	POWER POLE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REQ'D	REQUIRED
RIM	RIM OF INLET OR CASTING
ROW	RIGHT OF WAY
SAN	SANITARY
SS	SANITARY SEWER
ST	STORM
STD	STANDARD
SB	SOIL BORING
STRUCT	STRUCTURAL
SF	SQUARE FEET
SCH	SCHEDULE
SW	SIDEWALK
T	TELEPHONE
TYP	TYPICAL
UNEX	UN-EXCAVATED
UE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
V	VERIFY
VCL	VERTICAL CURVE LENGTH
VOL	VOLUME
VCP	VITRIFIED CLAY PIPE
W/	WITH
W/O	WITH OUT
WTH	WIDTH
W	WATER

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

REGISTERED PROFESSIONAL ENGINEER
HANNA M. DOSE
PE-40017
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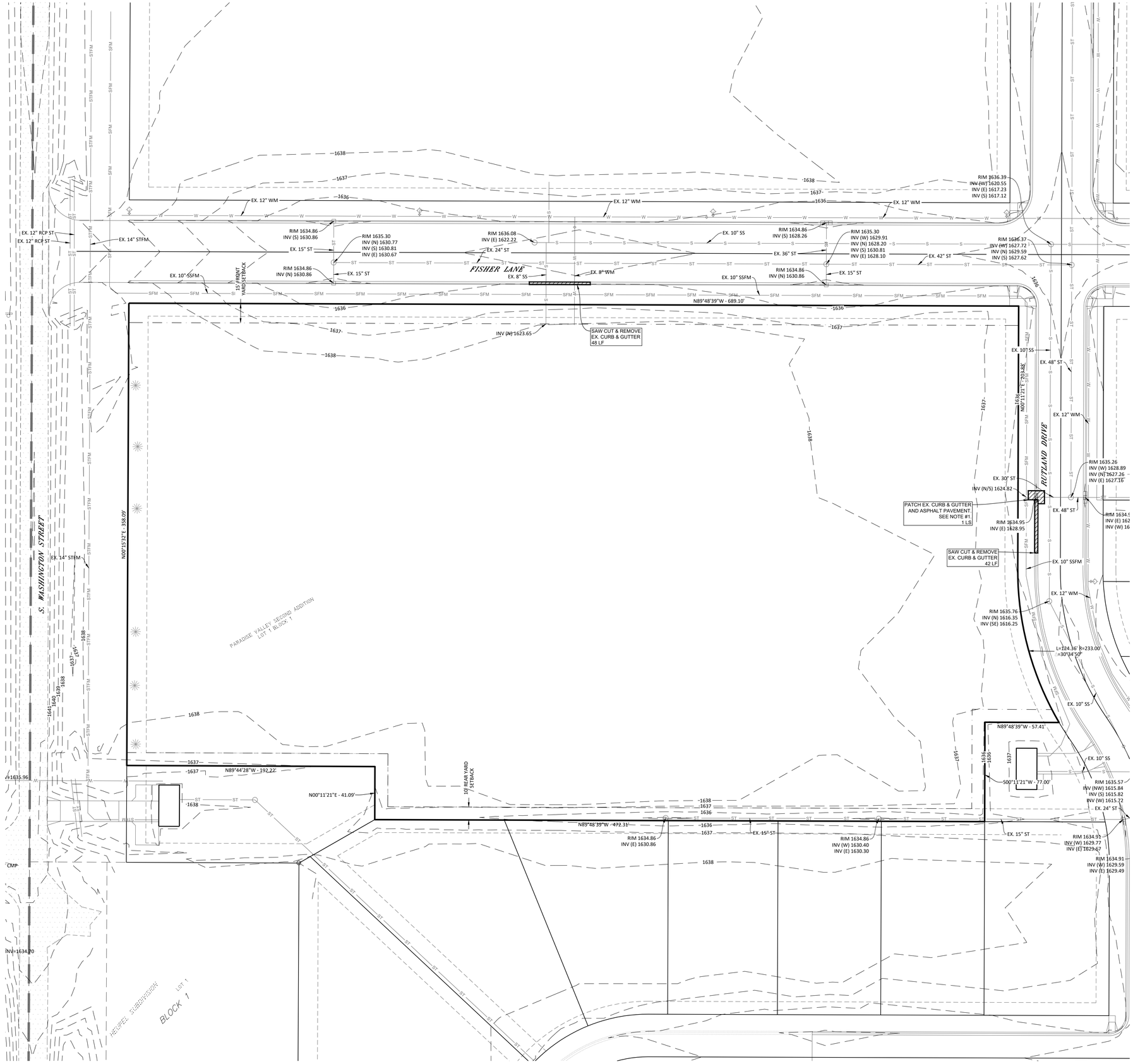
GENERAL
NOTES & LEGEND

Date:	02/27/2024
Project Number:	2344
Drawn By:	PWB
Checked By:	AJT
Approved By:	HJB

Sheet
C-2



- REMOVAL AREAS

DEMOLITION CALLOUTS		
ITEM	QUANTITY	UNIT
SAW CUT & REMOVE EX. CURB & GUTTER	90	LF
PATCH EX. CURB & GUTTER AND ASPHALT PAVEMENT	1	LS

NOTE:
1. CONTRACTOR SHALL DETERMINE HOW BIG REMOVAL / PATCHING AREA NEEDS TO BE FOR CONNECTION OF THE NEW 30" STORM SEWER TO THE EXISTING INLET IN RUTLAND DRIVE. AREA SHOWN ON PLANS IS FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT REPRESENT THE SIZE OF THE ACTUAL PATCH. PATCH ITEM SHALL INCLUDE CURB & GUTTER AND ASPHALT PAVEMENT REMOVAL, AS WELL AS GRAVEL, FABRIC, AND ASPHALT PAVEMENT REPLACEMENT.

BENCHMARK: TOP NUT OF HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH WASHINGTON STREET AND E. BURLEIGH AVE.
ELEV=1640.98 (NAVD 88)
*THIS HYDRANT WILL LIKELY BE DISTURBED DURING THE SOUTH WASHINGTON STREET PROJECT. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON ALTERNATIVE BENCHMARK PRIOR TO STARTING CONSTRUCTION.

BASIS OF BEARING: ND STATE PLANE SOUTH ZONE NAD83 (3302) ADJUSTMENT 1986.

N

0 30 60

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PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

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Lot 1, Block 1,
Paradise Valley Second Addition

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SURVEY OVERLAY
&
DEMOLITION PLAN

 WildCRG,Ltd.

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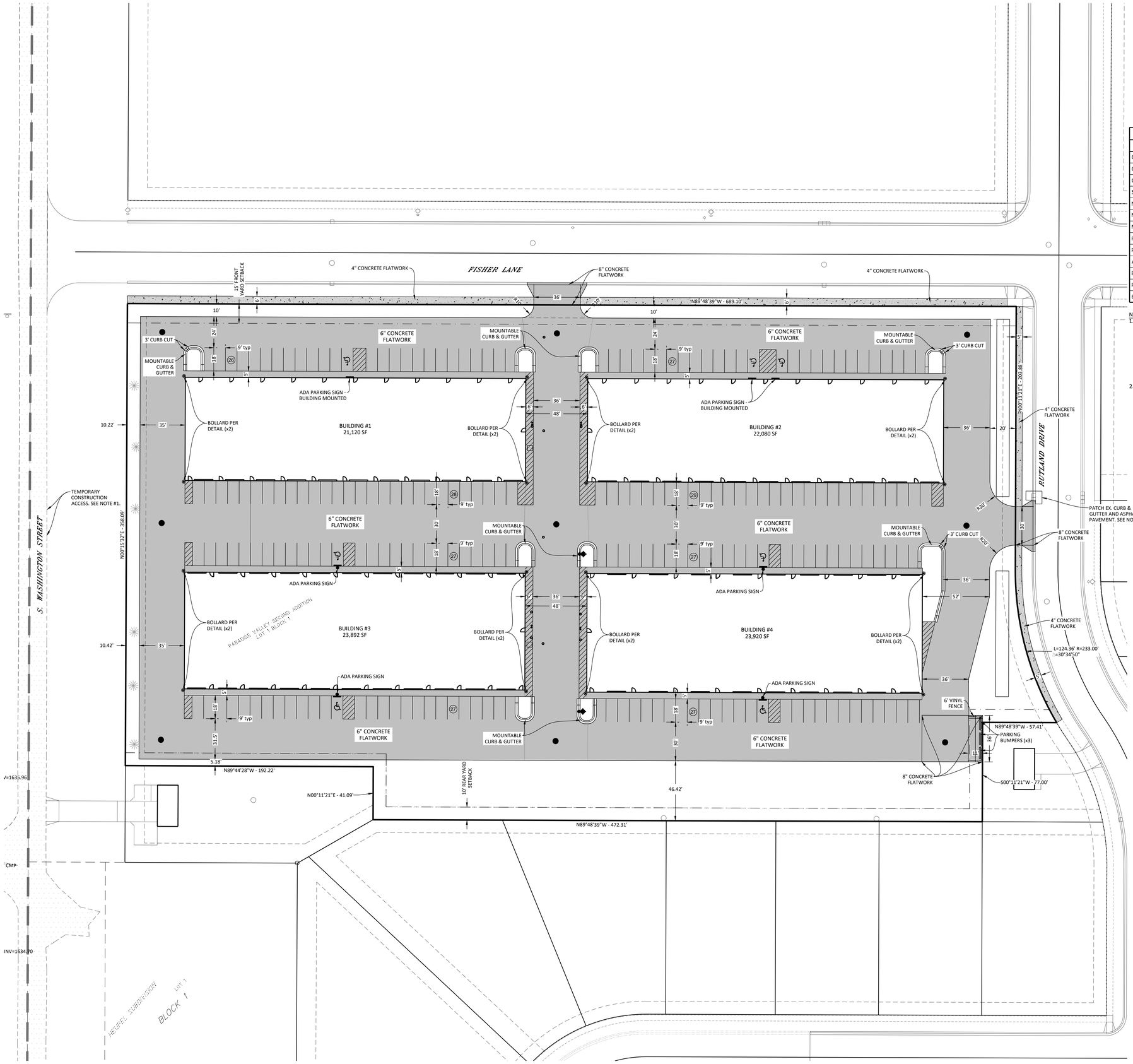
PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition



ESTIMATED SITE QUANTITIES

ITEM	QUANTITY	UNIT
CONCRETE FLATWORK - 4"	596	SY
CONCRETE FLATWORK - 6"	14,450	SY
CONCRETE FLATWORK - 8"	325	SY
SUBGRADE PREPARATION	15,260	SY
NDDOT GEOSYNTHETIC FARBBRIC TYPE R1	15,260	SY
NDDOT CLASS 5 OR CRUSHED CONCRETE	2,544	CY
MOUNTABLE CURB & GUTTER	421	LF
PAVEMENT MARKING - PAINTED 4" LINE	7,962	LF
PAVEMENT MARKING - ADA SYMBOL	7	EA
ADA PARKING SIGN	7	EA
BOLLARD	16	EA
PARKING BUMPER	3	EA
6' COMPOSITE FENCE FOR DUMPSTER ENCLOSURE	1	LS

NOTES:
1. DUE TO AN ADJACENT CONSTRUCTION PROJECT ON FISHER LANE AND RUTLAND DRIVE, CONTRACTOR SHALL CONSTRUCT TEMPORARY CONSTRUCTION ACCESS CENTERED ON MIDDLE OF SITE TO SOUTH WASHINGTON STREET. CONTRACTOR SHALL NOT ACCESS SITE FROM FISHER LANE OR RUTLAND DRIVE UNLESS GIVEN PERMISSION BY OWNER AND CITY. TEMPORARY ACCESS SHALL BE GRAVEL SURFACING AND SHALL INCLUDE A TEMPORARY CULVERT TO ALLOW FOR CONVEYANCE OF STORMWATER IN THE DITCHES ON THE EAST SIDE OF SOUTH WASHINGTON STREET. AT THE COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE THE TEMPORARY CONSTRUCTION ACCESS AND RESTORE THE AREA TO ITS ORIGINAL CONDITION.
2. CONTRACTOR SHALL DETERMINE HOW BIG REMOVAL / PATCHING AREA NEEDS TO BE FOR CONNECTION OF THE NEW 30" STORM SEWER TO THE EXISTING INLET IN RUTLAND DRIVE. AREA SHOWN ON PLANS IS FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT REPRESENT THE SIZE OF THE ACTUAL PATCH. PATCH ITEM SHALL INCLUDE CURB & GUTTER AND ASPHALT PAVEMENT REMOVAL, AS WELL AS GRAVEL, FABRIC, AND ASPHALT PAVEMENT REPLACEMENT.

N

0 30 60

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OVERALL
SITE
PLAN

Date:	02/27/2024
Project Number:	2344
Drawn By:	PWB
Checked By:	AJT
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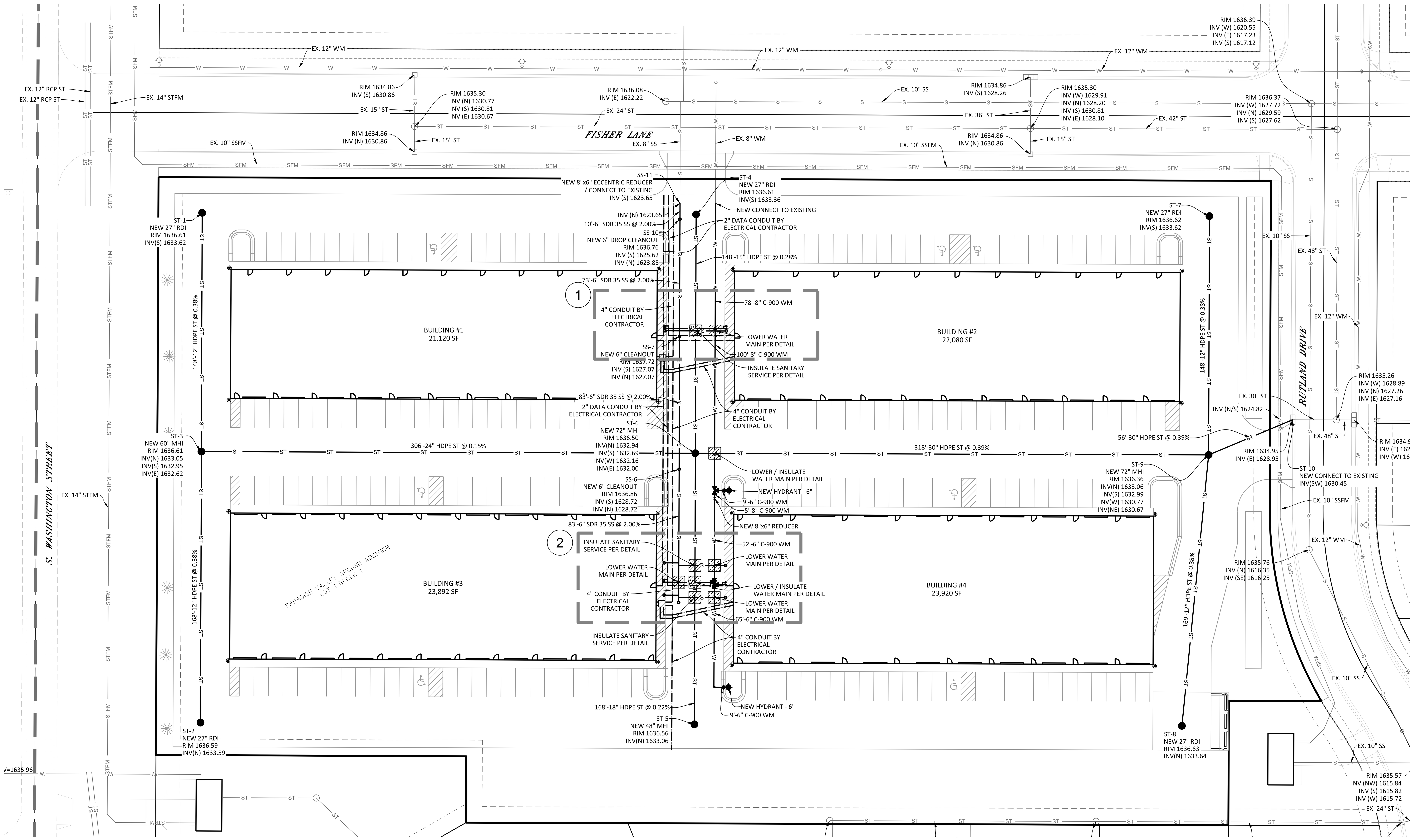


ESTIMATED WATER QUANTITIES		
ITEM	QUANTITY	UNIT
2" POLY CLASS 200 WS	16	LF
4" C-900 WM	76	LF
6" C-900 WM	135	LF
8" C-900 WM	183	LF
2" CURB STOP	4	EA
4" GATE VALVE	4	EA
6" GATE VALVE	2	EA
HYDRANT - 6"	2	EA
CONNECT TO EXISTING	1	EA

ESTIMATED SANITARY QUANTITIES		
ITEM	QUANTITY	UNIT
4" SCHD 40 SS	114	LF
6" SDR 35 SS	248	LF
4" CLEANOUT	6	EA
6" CLEANOUT	3	EA
6" DROP CLEANOUT	1	EA
8"x6" ECCENTRIC REDUCER / CONNECT TO EXISTING	1	EA

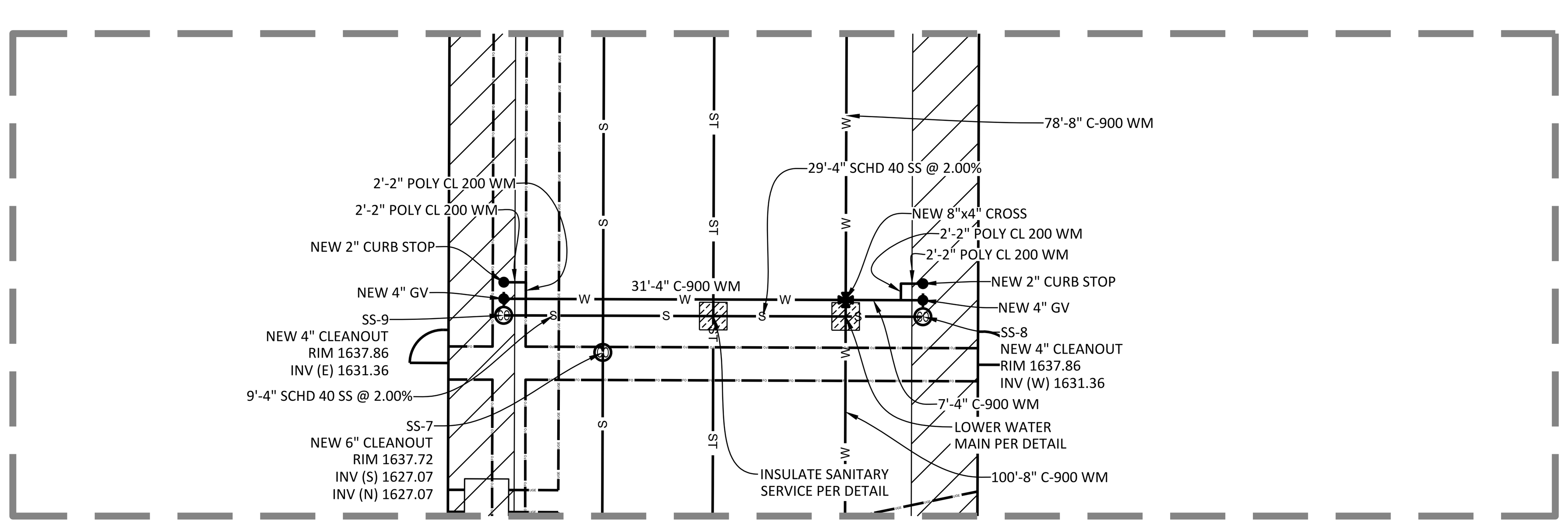
ESTIMATED STORM QUANTITIES		
ITEM	QUANTITY	UNIT
12" HDPE ST	633	LF
15" HDPE ST	148	LF
18" HDPE ST	168	LF
24" HDPE ST	306	LF
30" HDPE ST	374	LF
27" RDI	5	EA
48" MANHOLE INLET	1	EA
60" MANHOLE INLET	1	EA
72" MANHOLE INLET	2	EA
CONNECT TO EXISTING	1	EA

- INSULATE SANITARY SERVICE PER DETAIL

- LOWER / INSULATE WATER MAIN PER DETAIL

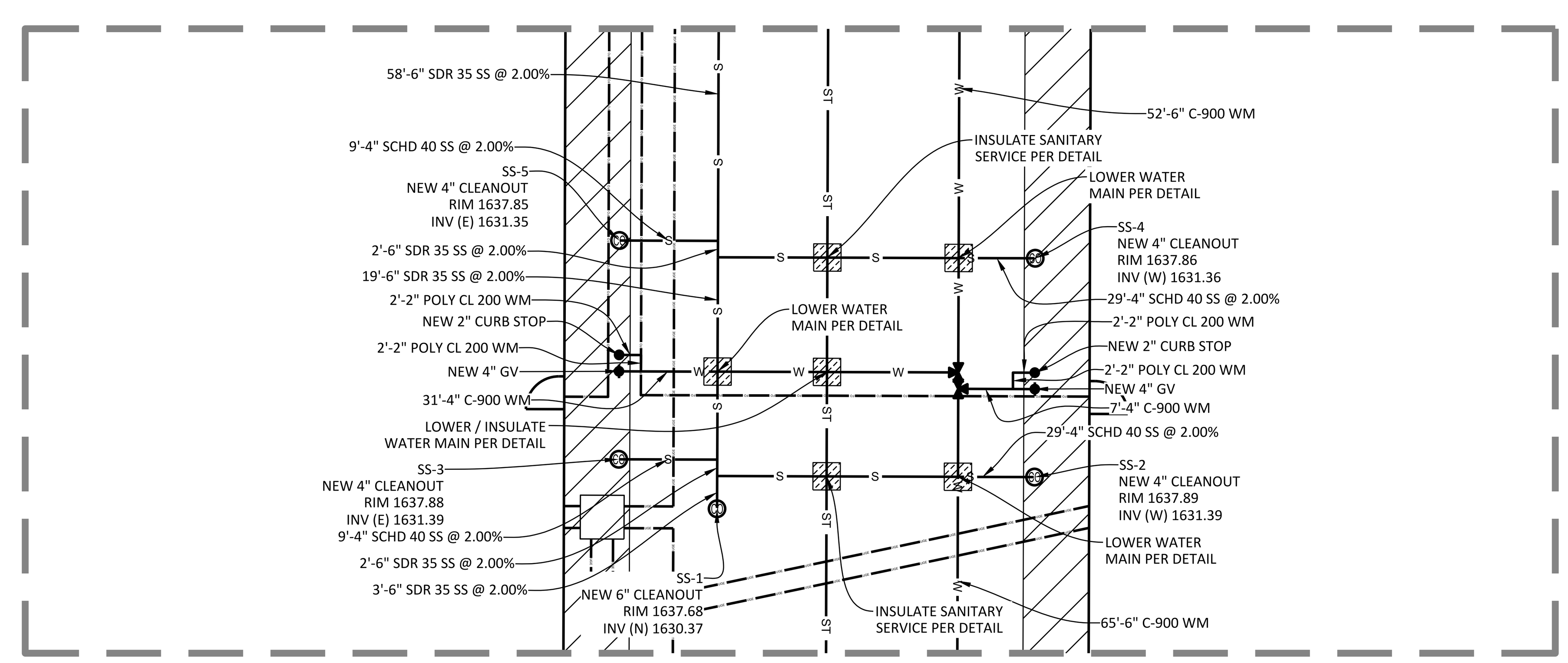
NOTES:

1. ALL EXISTING SANITARY, WATER, AND STORM UTILITIES ARE DRAWN PER THE ORIGINAL DESIGN FILE. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES.
2. THE WATER SERVICE, SANITARY SERVICE, AND STORM SEWER CONNECTIONS TO EXISTING SHALL NOT BE MADE UNTIL CONSTRUCTION OF CITY UTILITIES IN FISHER LANE AND RUTLAND DRIVE IS COMPLETE.
3. ALL STORM RDIS AND MANHOLES SHALL UTILIZE AN EJIW 1205 CASTING WITH A TYPE M FLAT GRATE OR APPROVED EQUAL.



BUILDING # 1 & 2
SERVICE CONNECTIONS DETAIL

1 — 1"=10'



BUILDING # 3 & 4
SERVICE CONNECTIONS DETAIL

2 — 1"=10'

N

0 30 60

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PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

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UTILITY
PLAN

Date:	02/27/2024
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PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
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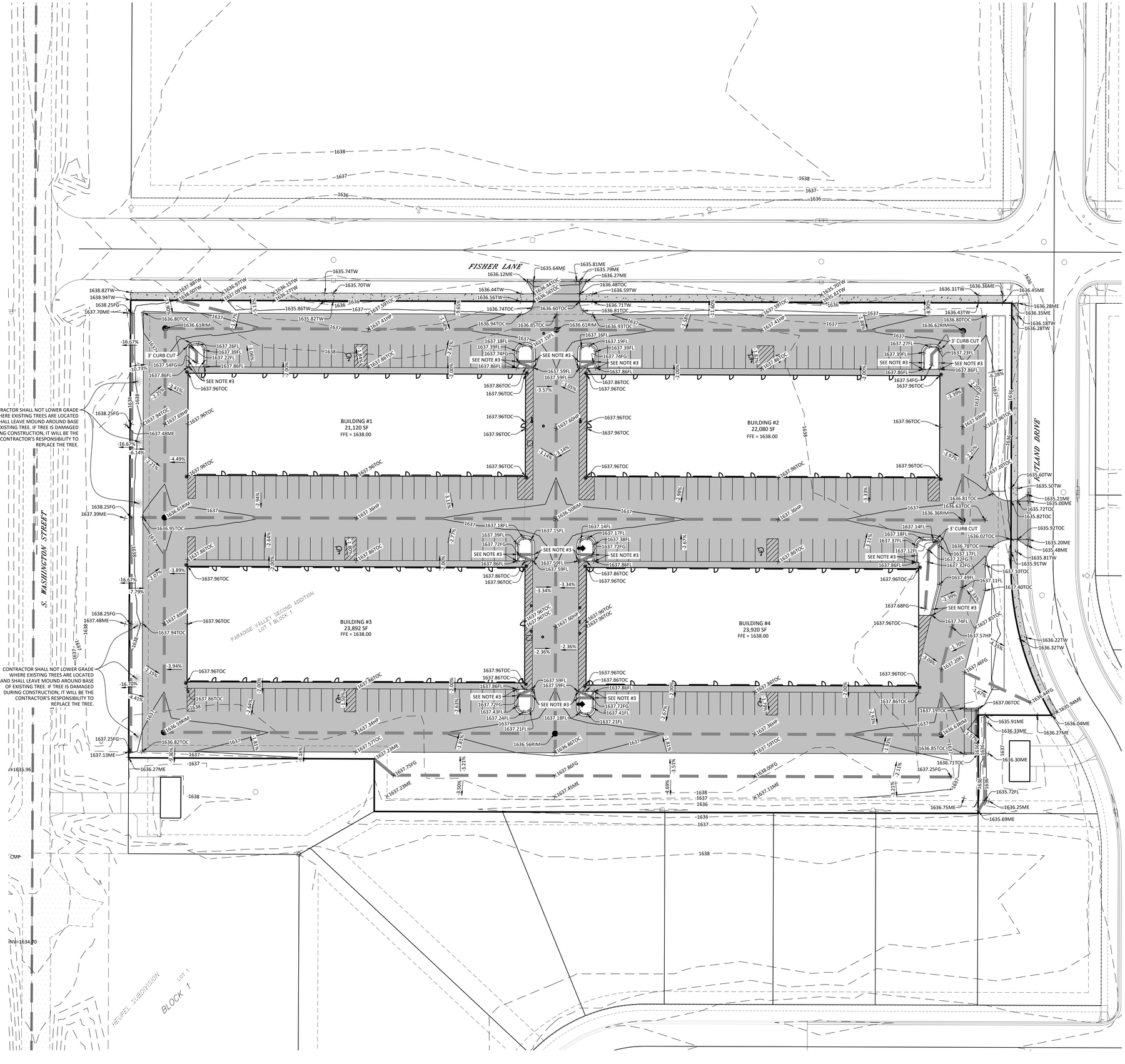
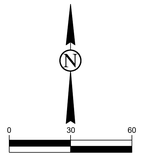
NOTES:
1. EXISTING SURFACE IS BASED ON ORIGINAL DESIGN FILE. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS AT TIE IN LOCATIONS PRIOR TO POURING CONCRETE.
2. SIDEWALK IN CITY RIGHT-OF-WAY SHALL NOT BE INSTALLED UNTIL PAVING PROJECTS IN FISHER LANE AND RUTLAND DRIVE ARE COMPLETE.
3. CONTRACTOR SHALL INSTALL 5' TRANSITION FROM MOUNTABLE CURB TO FLAT.
4. CONTRACTOR SHALL CONTACT ENGINEER TO DISCUSS LANDSCAPE ISLAND GRADING PRIOR TO CONSTRUCTING.

	NEW CURB(IN-FLOW)
	NEW CURB(OUT-FLOW)
	GRADE BREAK/FLOWLINE
FG	FINISH GROUND
FL	FLOWLINE
HP	HIGH POINT
INV	STRUCTURE INVERT ELEVATION
LP	LOW POINT
MC	MIDPOINT OF CURVE
ME	MATCH EXISTING GROUND
PC	POINT OF CURVATURE
RIM	STRUCTURE RIM ELEVATION
TC	TOP OF CURB/THICKENED EDGE
TOC	TOP OF CONCRETE
TW	TOP OF WALK
TOW	TOP OF WALL
BOW	BOTTOM OF WALL





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GRADING PLAN

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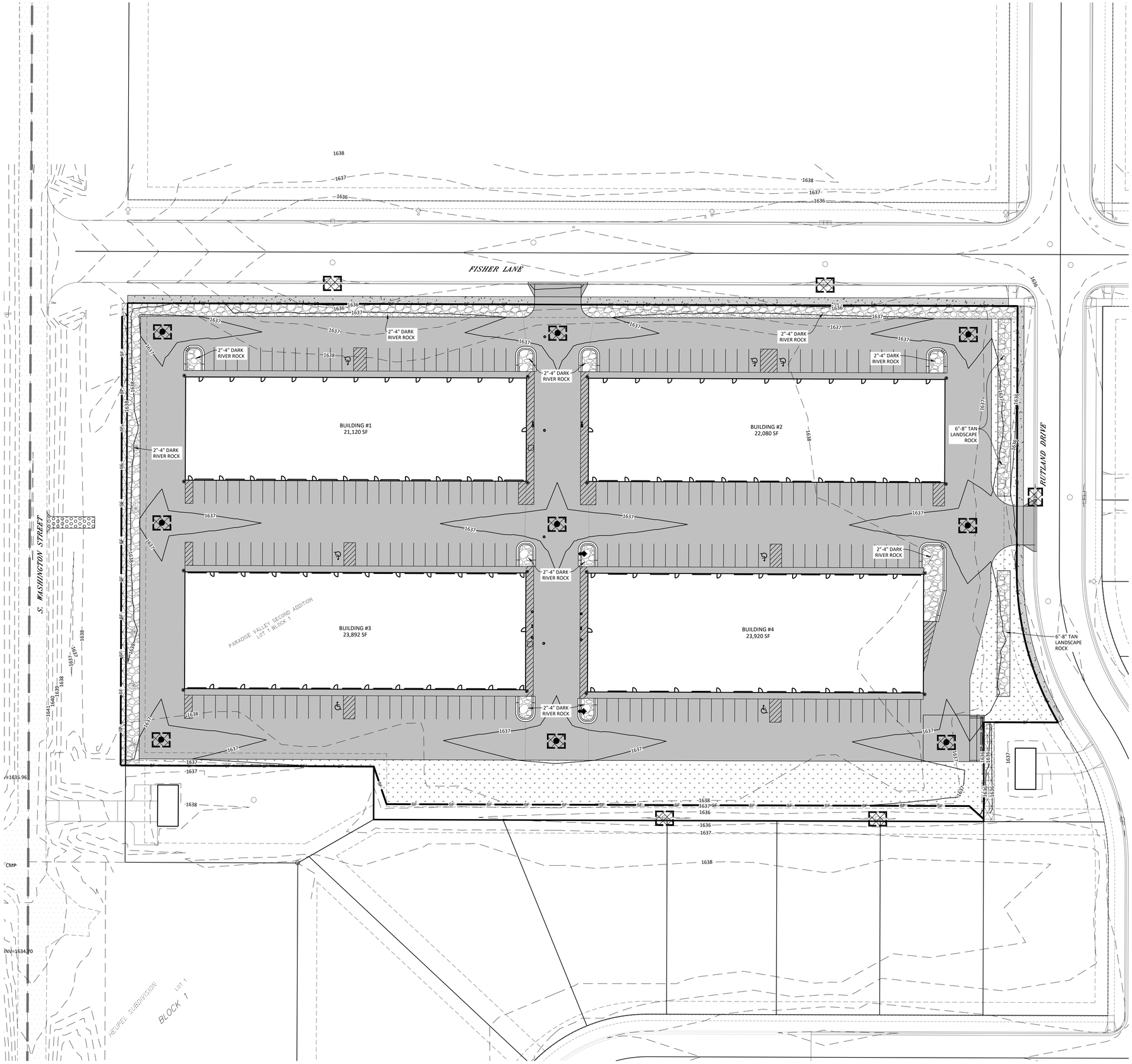

EROSION CONTROL LEGEND			
SF	SILT FENCE	2,005	LF
	SEEDING & HYDROMULCH	2,497	SY
	SEEDING WITH EROSION CONTROL BLANKET (NDDOT ECB 1)	231	SY
	STANDARD INLET PROTECTION	14	EA
	VEHICLE TRACKING PAD	1	EA
	LANDSCAPE ROCK	1	LS

NOTES:
1. CONTRACTOR SHALL FOLLOW NDDEQ STORMWATER POLLUTION PREVENTION STANDARDS FOR ALL EROSION CONTROL DURING CONSTRUCTION.
2. A FODS TRACKOUT CONTROL MAT MAY BE USED AS AN APPROVED EQUAL TO THE VEHICLE TRACKING PAD. CONTRACTOR SHALL SUBMIT PROPOSED MAT LAYOUT TO ENGINEER FOR REVIEW PRIOR TO INSTALLING.

N

0 30 60

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PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

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EROSION
&
SEDIMENT CONTROL
PLAN

Date:	02/27/2024
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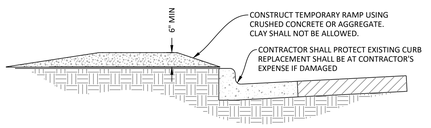
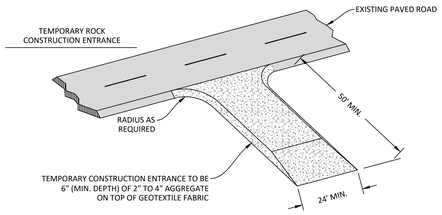
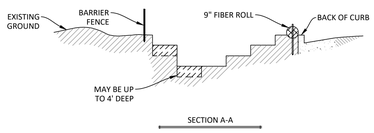


TEMPORARY ACCESS OVER CURB & GUTTER

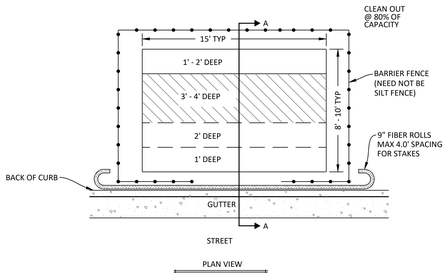


NOTES:
1. A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES OR EQUIPMENT ENTER OR EXIT THE CONSTRUCTION SITES.
2. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE THE TEMPORARY CONSTRUCTION ENTRANCE UNLESS NOTED OTHERWISE, AND THE SITE SHALL BE RESTORED TO ITS PREVIOUS CONDITION.
3. ENTRANCES SHALL BE MAINTAINED IN A MANNER TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PAVED SURFACES.
4. TEMPORARY ACCESS OVER EXISTING CURB AND GUTTER SHOULD BE LOCATED AT HIGH POINTS IN THE STREET IF POSSIBLE TO MAINTAIN STREET DRAINAGE.
5. REMOVE TOPSOIL BEFORE CONSTRUCTION OF STABILIZED CONSTRUCTION ACCESS.

1 VEHICLE TRACKING PAD
N.T.S.



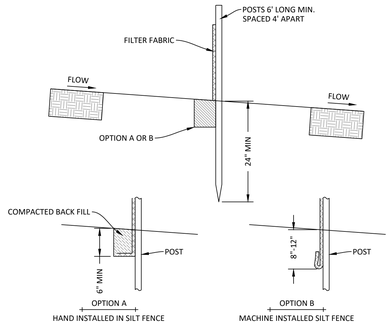
SECTION A-A



PLAN VIEW

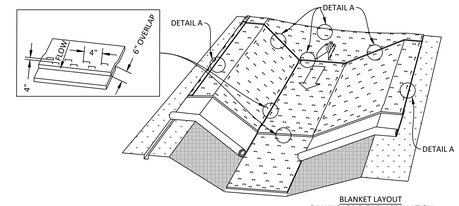
NOTE:
1. CONCRETE WASH OUT IS NOT REQUIRED IF CONTRACTOR IS PERFORMING WASHOUT ACTIVITIES OFF-SITE IN A LEGAL AND APPROPRIATE MANNER.

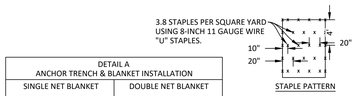
2 CONCRETE WASHOUT
N.T.S.

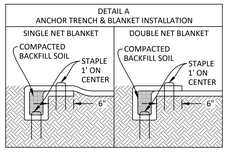


NOTES:
1. POSTS SHALL BE 2 INCH DIAMETER ROUND WOOD, 1.5 INCH RECTANGULAR WOOD, OR STEEL WITH A MINIMUM OF 0.95 POUNDS PER FOOT AND HAVE PROJECTIONS FOR FASTENING WIRE OR FABRIC.
2. FILTER FABRIC SHALL BE AS SPECIFIED IN AASHTO M 288 WITH A MINIMUM WIDTH OF 36 INCHES.
3. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOURS OF THE SITE SO WATER CANNOT FLOW AROUND THE END OF THE FENCE.
4. IF JOINING TWO SECTION OF FILTER FABRIC, OVERLAP AT SUPPORT POSTS A MINIMUM OF 18 INCHES IN SUCH A MANNER THAT PREVENTS SILT FROM PASSING THROUGH THE FENCE.
5. REMOVE SEDIMENT FROM SILT FENCE WHEN IT REACHES ½ OF THE EXPOSED HEIGHT OF ANY SECTION, OR AS DIRECTED BY THE ENGINEER. THE ENGINEER MAY DIRECT THE INSTALLATION OF ADDITIONAL SILT FENCE IF REMOVING THE SEDIMENT DEPOSIT IS NOT FEASIBLE.

3 SILT FENCE INSTALLATION
N.T.S.

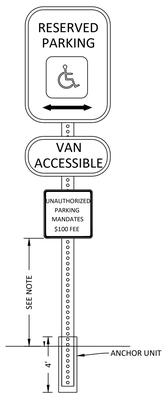






NOTES:
1. IF A SINGLE NET BLANKET IS USED THE SIDE WITH THE NETTING SHOULD BE ON THE TOP ONCE THE BLANKET IS INSTALLED.

4 EROSION CONTROL BLANKET
N.T.S.



NOTE:
1. VERIFY SIGNAGE WITH ALL STATE AND LOCAL CODES
2. USE ¾"PLYWOOD ON BACK OF ALL SIGNS ATTACHED TO BUILDINGS
3. SIGNS MUST BE PLACED A MINIMUM OF 60" HIGH MEASURED FROM THE GROUND TO BOTTOM OF SIGN. A MINIMUM OF 80" IS REQUIRED ABOVE CIRCULATION PATHS.
4. VERIFY AMOUNT OF FINE W/LOCAL AUTHORITY.
5. POST SHALL BE GALVANIZED TELESCOPING PERFORATED TUBE.

5 ADA PARKING SIGN - VAN ACCESSIBLE
N.T.S.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

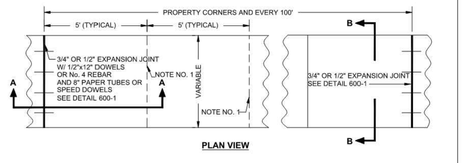
Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

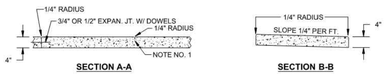
NOTE NO. 1 CONTRACTION JOINT SCORED 1" DEEP

NOTE NO. 2 LONGITUDINAL CONTRACTION JOINTS SHALL BE SPACED EQUIDISTANT, WITH 7' MAX. SPACING. SCORED 1/3 DEPTH OF CONCRETE.

NOTE NO. 3 SIGN & FLAG POLE HOLDERS, WHERE DESIGNATED BY THE ENGINEER, SHALL BE PLACED 2' BEHIND THE FACE OF THE CURB. ALL GATE VALVES, CURB STOP BOXES, HYDRANTS, TRAFFIC CONTROL FOUNDATIONS AND SIGN POSTS SHALL BE WRAPPED WITH APPROVED EXPANSION JOINT, OR APPROVED BOND BREAKER MATERIAL.

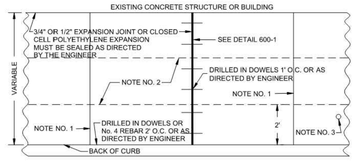


PLAN VIEW



SECTION A-A

SECTION B-B



COMMERCIAL SIDEWALK
PLAN VIEW

NOTE: AGGREGATE BASE AS PER SECTION 601

Bismarck ENGINEERING	COMMERCIAL CONCRETE SIDEWALK	SCALE: Not to Scale	DATE: 2/2023	STANDARD DETAIL NO. 600-2

NOTE NO. 1 CENTER JOINT TO BE USED ON ALL DRIVEWAYS 18' IN WIDTH OR LESS. JOINT SHALL BE A CONTRACTION JOINT SCORED OR SAWED, 1/3 THE DEPTH OF THE CONCRETE. JOINT SHALL BE SEALED. DRIVEWAYS 19' TO 30' IN TOP WIDTH SHALL BE DIVIDED INTO 3 PARTS. DRIVEWAYS 31' AND LARGER SHALL BE DIVIDED INTO 4 PARTS.

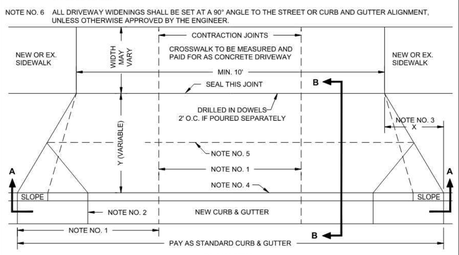
NOTE NO. 2 CONTRACTION JOINT SCORED OR SAWED 1/3 THE DEPTH OF THE CONCRETE. JOINT SHALL BE SEALED.

NOTE NO. 3 FLARE DROP TO ¾" LIP OF DRIVEWAY SHALL DROP @ ½ OF FLARE DISTANCE. SEE PLAN VIEW. FLARE WIDTHS (X) SHALL BE 3' FOR RESIDENTIAL, 5' FOR COMMERCIAL, OR AS DIRECTED BY THE ENGINEER.

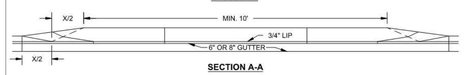
NOTE NO. 4 OPTIONAL JOINT WHEN POURED CONTINUOUS.

NOTE NO. 5 WHEN THE LENGTH (Y) IS 9.5' OR OVER, A HORIZONTAL CONTRACTION JOINT SHALL BE SCORED OR SAWED. JOINT SHALL BE SEALED.

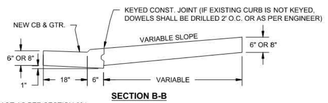
NOTE NO. 6 ALL DRIVEWAY WIDENINGS SHALL BE SET AT A 90° ANGLE TO THE STREET OR CURB AND GUTTER ALIGNMENT, UNLESS OTHERWISE APPROVED BY THE ENGINEER.



PLAN VIEW



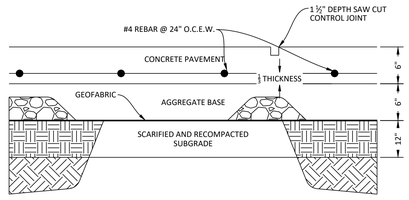
SECTION A-A



SECTION B-B

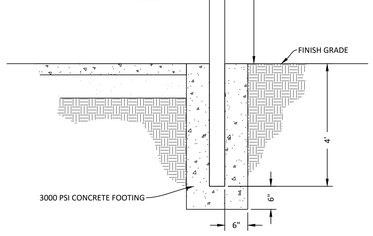
NOTE: AGGREGATE BASE AS PER SECTION 601

Bismarck ENGINEERING	DROP CURB DRIVEWAY RESIDENTIAL & COMMERCIAL	SCALE: Not to Scale	DATE: 2/2023	STANDARD DETAIL NO. 600-6



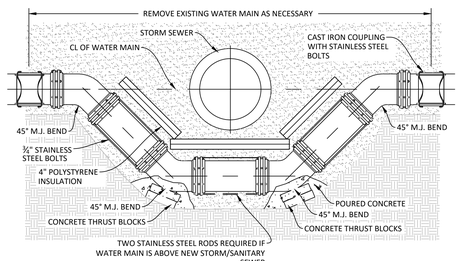
NOTES:
1. PROVIDE SAWCUT CONTROL JOINTS AT 12' MAXIMUM SPACING EACH WAY.
2. PROVIDE 18" EPOXY COATED #4 REBAR @ 24" O.C. AT CONNECTION TO CURB & GUTTER, THICKENED EDGE SIDEWALK, EXISTING CONCRETE, AND CONSTRUCTION JOINTS.
3. WHITE CONCRETE CURING COMPOUND SHALL BE APPLIED PER MANUFACTURERS INSTRUCTIONS ON ALL EXTERIOR CONCRETE SURFACES.
4. PROVIDE ½" EXPANSION MATERIAL ADJACENT TO BUILDINGS AND ANY OTHER FIXED OBJECTS SUCH AS LIGHT POLE BASES, SIGN FOUNDATIONS, ETC. AND AT CONNECTIONS TO EXISTING CONCRETE.
5. NDDOT TYPE R1 FABRIC SHALL BE PLACED UNDER AGGREGATE BASE PER NDDOT SPECIFICATIONS.
6. REBAR SHALL BE SUPPORTED BY CHAIRS.

6 REINFORCED CONCRETE CROSS SECTION - 6"
N.T.S.



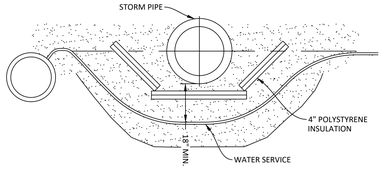
NOTES:
1. GALVANIZED PAINT SHALL BE USED ON ALL METAL: ONE COAT METAL PRIMER AND TWO COATS YELLOW METAL ENAMEL OR INSTALL EZ SLEEVE BY STRIKE PRODUCTS OR APPROVED EQUAL.
2. CONTRACTOR MAY INSTALL STEEL PIPE BY AUGURING TO A DEPTH OF 4' BELOW GRADE IN LIEU OF OVER-EXCAVATION WITH CONCRETE FOOTING.

7 BOLLARD DETAIL
N.T.S.



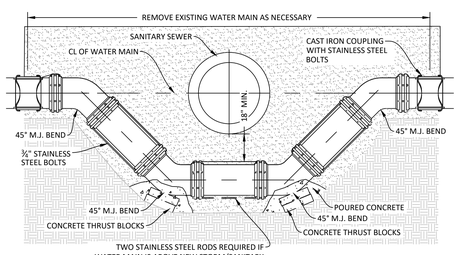
NOTE:
1. ALL FITTINGS TO BE WRAPPED IN POLYETHYLENE PLASTIC (8 MIL MIN.) AND BE SECURED WITH POLYETHYLENE TAPE (NOT DUCT TAPE).
2. BELLS AND BOLTS TO BE KEPT FREE OF CONCRETE.
3. A VERTICAL SEPARATION OF 18" MUST BE MAINTAINED BETWEEN WATER MAIN AND ANY STORM SEWER.
4. INSULATION SHALL BE RIGID AND RATED FOR A MINIMUM OF 40 PSI.
5. INSULATION SHALL BE LAID IN FULL 8' SHEETS PERPENDICULAR TO WATER MAIN. I.E. 6-4'x8' SHEETS WOULD BE USED FOR THE ABOVE CROSSING.
6. CONTRACTOR HAS THE OPTION OF GRADUALLY LOWERING THE MAIN BEFORE THE CONFLICT AND THEN GRADUALLY RAISING IS AFTER THE CONFLICT HAS BEEN CLEARED. THE 4-45 DEGREE BENDS WILL NOT BE PAID FOR IF THEY CHOOSE TO DO IT THIS WAY.

8 WATER/STORM SEWER CROSSING
N.T.S.



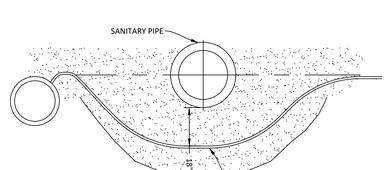
NOTES:
1. INSULATION REQUIRED ANYTIME WATER SERVICE CROSSING IS 3' OR CLOSER TO A STORM PIPE.
2. LOWERING WILL BE REQUIRED ANYTIME WATER SERVICE CROSSING IS 18" OR CLOSER TO A STORM PIPE.
3. WATER SERVICE SHALL AT NO TIME BE CLOSER THAN 18" TO STORM PIPE.
4. IF WATER SERVICE CLEARANCE TO STORM PIPE IS 18" TO 36", INSULATION SHALL BE PLACED BETWEEN THE PIPES.
5. INSULATION SHALL BE RIGID AND RATED FOR A MINIMUM OF 40 PSI.
6. INSULATION SHALL BE LAID IN FULL 8' SHEETS PERPENDICULAR TO WATER SERVICE. IE. 6-4X8 SHEETS WOULD BE USED FOR THE ABOVE CROSSING.
7. SERVICE PIPE MAY ONLY BE INSTALLED ABOVE STORM PIPE IF IT CAN MAINTAIN 18" OF CLEARANCE OVER THE TOP AND IS MORE THAN 5.5' FROM FINISHED GROUND. IF BETWEEN 5.5' AND 7.5' FROM FINISH GROUND, INSULATION WILL BE REQUIRED OVER SERVICE PIPE AS WELL.

9 WATER SERVICE/ STORM SEWER CROSSING
N.T.S.



NOTE:
1. ALL FITTINGS TO BE WRAPPED IN POLYETHYLENE PLASTIC (8 MIL MIN.) AND BE SECURED WITH POLYETHYLENE TAPE (NOT DUCT TAPE).
2. BELLS AND BOLTS TO BE KEPT FREE OF CONCRETE.
3. WATER LINE CROSSING ANY AND ALL SANITARY SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUAL DISTANCE AND AS FAR FROM THE SEWER AS POSSIBLE
4. CONTRACTOR HAS THE OPTION OF GRADUALLY LOWERING THE MAIN BEFORE THE CONFLICT AND THEN GRADUALLY RAISING IS AFTER THE CONFLICT HAS BEEN CLEARED. THE 4-45 DEGREE BENDS WILL NOT BE PAID FOR IF THEY CHOOSE TO DO IT THIS WAY.

10 WATER/SANITARY SEWER CROSSING
N.T.S.



NOTES:
1. LOWERING WILL BE REQUIRED ANYTIME WATER SERVICE CROSSING IS 18" OR CLOSER TO A SANITARY PIPE.

11 WATER SERVICE/SANITARY CROSSING
N.T.S.

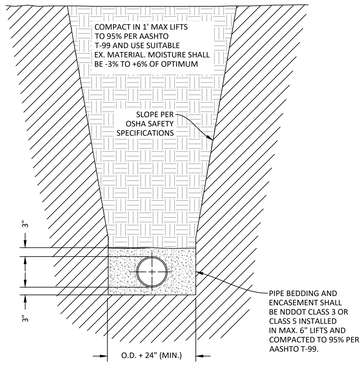
REGISTERED PROFESSIONAL ENGINEER
HANNA W. BOOE
PE – 10017
DATE: 02/27/24
NORTH DAKOTA

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

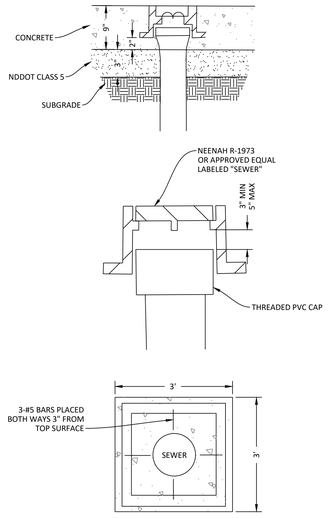
DETAILS

Date:	02/27/2024
Project Number:	2344
Drawn By:	PWB
Checked By:	AJT
Approved By:	HJB

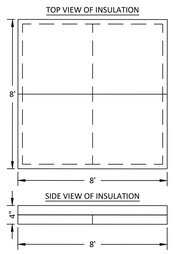
Sheet C-8



1 SANITARY TRENCH BACKFILL
N.T.S.

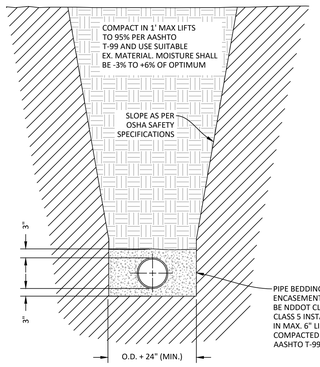


2 SANITARY SEWER CLEANOUT CASTING IN PAVEMENT
N.T.S.



NOTE:
1. 4" OF POLYSTYRENE INSULATION SHALL BE USED AT ANYTIME A SANITARY SEWER SERVICE IS WITHIN 3' VERTICALLY OF A STORM SEWER. INSULATION SHALL BE INSTALLED BETWEEN THE STORM PIPE AND THE SANITARY SERVICE AS SHOWN IN THE ADJACENT DETAIL.

3 INSULATION CROSS SECTION
N.T.S.



NOTE:
1. CONTRACTOR SHALL INSTALL RIBBON 18" ABOVE TOP OF CENTER OF PIPE.

4 WATER MAIN TRENCH DETAIL
N.T.S.

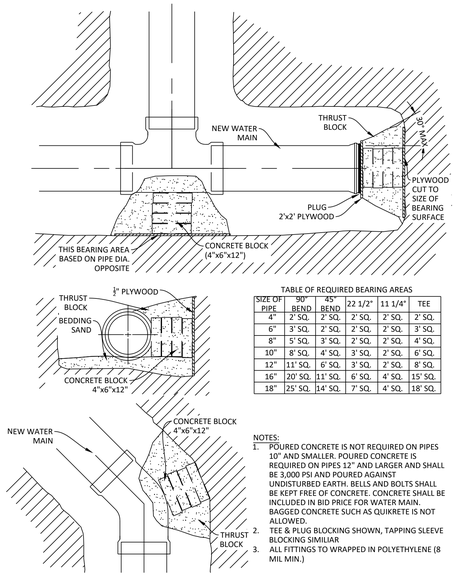
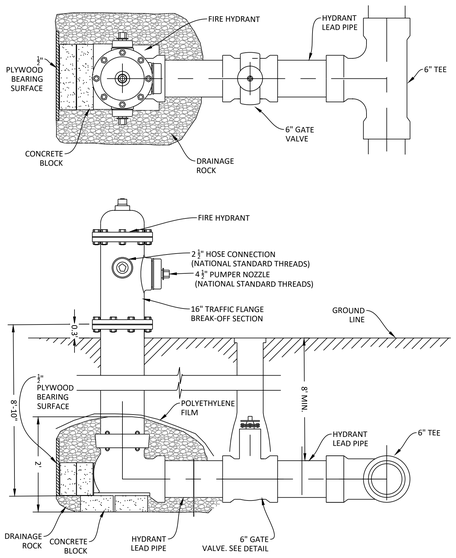


TABLE OF REQUIRED BEARING AREAS

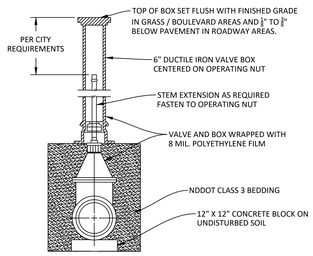
SIZE OF PIPE	90° BEND	45° BEND	22 1/2°	11 1/4°	TEE
4"	2' SQ.	2' SQ.	2' SQ.	2' SQ.	2' SQ.
6"	3' SQ.	2' SQ.	2' SQ.	2' SQ.	3' SQ.
8"	5' SQ.	3' SQ.	2' SQ.	2' SQ.	4' SQ.
10"	8' SQ.	4' SQ.	3' SQ.	2' SQ.	6' SQ.
12"	11' SQ.	6' SQ.	3' SQ.	2' SQ.	8' SQ.
16"	20' SQ.	11' SQ.	6' SQ.	4' SQ.	15' SQ.
18"	25' SQ.	14' SQ.	7' SQ.	4' SQ.	18' SQ.

NOTES:
1. POURED CONCRETE IS NOT REQUIRED ON PIPES 10" AND SMALLER. POURED CONCRETE IS REQUIRED ON PIPES 12" AND LARGER AND SHALL BE 3,000 PSI AND POURED AGAINST UNDISTURBED EARTH. BELLS AND BOLTS SHALL BE KEPT FREE OF CONCRETE. CONCRETE SHALL BE INCLUDED IN BID PRICE FOR WATER MAIN. BAGGED CONCRETE SUCH AS QUIKRETE IS NOT ALLOWED.
2. TEE & PLUG BLOCKING SHOWN, TAPPING SLEEVE BLOCKING SIMILIAR
3. ALL FITTINGS TO WRAPPED IN POLYETHYLENE (8 MIL MIN.)

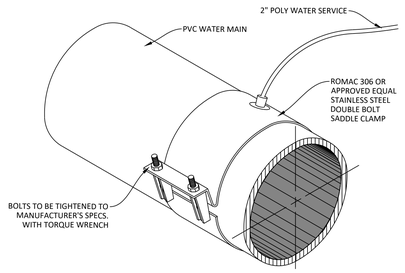
5 WATER MAIN THRUST BLOCKING
N.T.S.



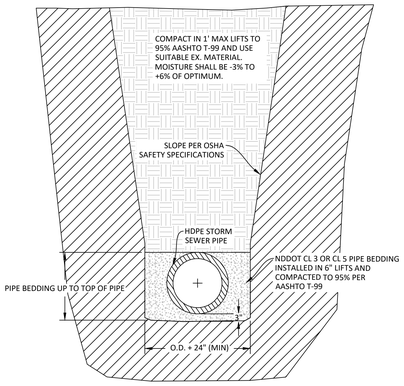
6 FIRE HYDRANT CONNECTIONS
N.T.S.



7 GATE VALVE DETAIL
N.T.S.

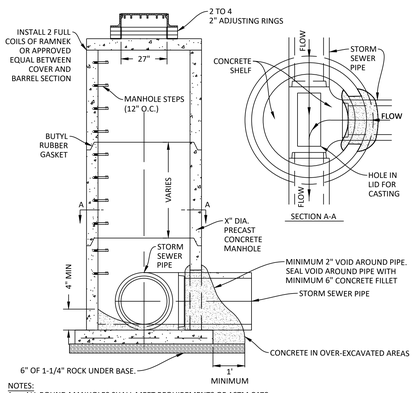


8 WATER MAIN TAPPING SADDLE
N.T.S.



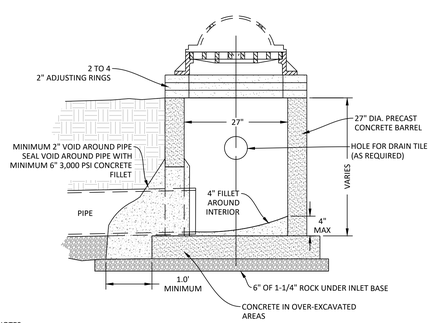
NOTES:
1. MAXIMUM TRENCH WIDTH FOR 60", 66" & 72" NOT TO EXCEED OUTSIDE DIAMETER OF PIPE + 12" FROM BOTTOM OF TRENCH TO A POINT 2' ABOVE PIPE.
2. IN CLAY SOILS, LAST 3' OF PIPE MEASURED FROM BACK OF FLARED END SECTION TO BE BEDDED IN CLAY AND NOT CLASS 5 OR CLASS 3 TO PREVENT SCOUR.

9 HDPE PIPE AND CULVERT TRENCH
N.T.S.



NOTES:
1. ALL ROUND MANHOLES SHALL MEET REQUIREMENTS OF ASTM C478.
2. LIFT HOLES TO BE MANUFACTURED WATER PROOF.
3. BACKFILL AROUND MANHOLE IN 1' MAX LIFTS TO 95% PER AASHTO T-99. USE EXISTING MATERIAL UNLESS NOTED OTHERWISE. MOISTURE SHALL BE -3% TO +6% OF OPTIMUM.
4. CASTING TYPE PER MANHOLE SCHEDULE.
5. SOLID COVERS SHALL BE CAST WITH THE WORD "STORM" IN THE CENTER OF THE COVER IN LETTERS 2" HIGH.
6. CONTRACTOR MAY USE CONCRETE OR HDPE RINGS. IF HDPE RINGS ARE UTILIZED, SILICONE SEAL SHALL BE USED IN BETWEEN RINGS PER MANUFACTURER RECOMMENDATIONS. IF CONCRETE RINGS ARE USED, GROUT SHALL BE USED BETWEEN, OUTSIDE, AND INSIDE OF RINGS. GROUT SHALL MEET REQUIREMENTS OF ASTM C270.
7. REBAR AND WALL THICKNESS PER MANUFACTURERS RECOMMENDATION.
8. IF MANHOLE IS USED AS A CURB & GUTTER INLET, THE MANHOLE SHALL HAVE HOLE AVAILABLE FOR CONNECTION TO CURB & GUTTER DRAIN TILE AS REQUIRED.
9. BUTYL RUBBER GASKET ON ALL JOINTS. GASKET SHALL MEET ASTM C443 REQUIREMENTS.
10. DOGHOUSE TO BE CONCRETED INSIDE AND OUT WITH 3,000 PSI CONCRETE. CONCRETE SHALL BE VIBRATED AND TROWEL FINISHED.
11. WHEN STRUCTURE IS INSTALLED IN THE CURB LINE, THE CONTRACTOR SHALL SET MANHOLE SO THAT BACK OF CASTING ALIGNS WITH CURB FLOW LINE.

10 ROUND STORM MANHOLE/INLET
N.T.S.



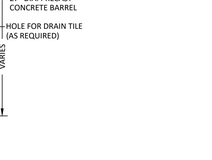
NOTES:
1. ALL ROUND MANHOLES SHALL MEET REQUIREMENTS OF ASTM C478.
2. LIFT HOLES TO BE MANUFACTURED WATER PROOF.
3. BACKFILL AROUND MANHOLE IN 1' MAX LIFTS TO 95% PER AASHTO T-99. USE EXISTING MATERIAL UNLESS NOTED OTHERWISE. MOISTURE SHALL BE -3% TO +6% OF OPTIMUM.
4. CASTING TYPE PER MANHOLE SCHEDULE.
5. CONTRACTOR MAY USE CONCRETE OR HDPE RINGS. IF HDPE RINGS ARE UTILIZED, SILICONE SEAL SHALL BE USED IN BETWEEN RINGS PER MANUFACTURER RECOMMENDATIONS. IF CONCRETE RINGS ARE USED, GROUT SHALL BE USED BETWEEN, OUTSIDE, AND INSIDE OF RINGS. GROUT SHALL MEET REQUIREMENTS OF ASTM C270.
6. REBAR AND WALL THICKNESS PER MANUFACTURERS RECOMMENDATION.
7. IF MANHOLE IS USED AS A CURB & GUTTER INLET, THE MANHOLE SHALL HAVE HOLE AVAILABLE FOR CONNECTION TO CURB & GUTTER DRAIN TILE AS REQUIRED.
8. BUTYL RUBBER GASKET ON ALL JOINTS. GASKET SHALL MEET ASTM C443 REQUIREMENTS.
9. DOGHOUSE TO BE CONCRETED INSIDE AND OUT WITH 3,000 PSI CONCRETE. CONCRETE SHALL BE VIBRATED AND TROWEL FINISHED.
10. WHEN STRUCTURE IS INSTALLED IN THE CURB LINE, THE CONTRACTOR SHALL SET MANHOLE SO THAT BACK OF CASTING ALIGNS WITH CURB FLOW LINE.

11 27" PAVEMENT/YARD INLET
N.T.S.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition



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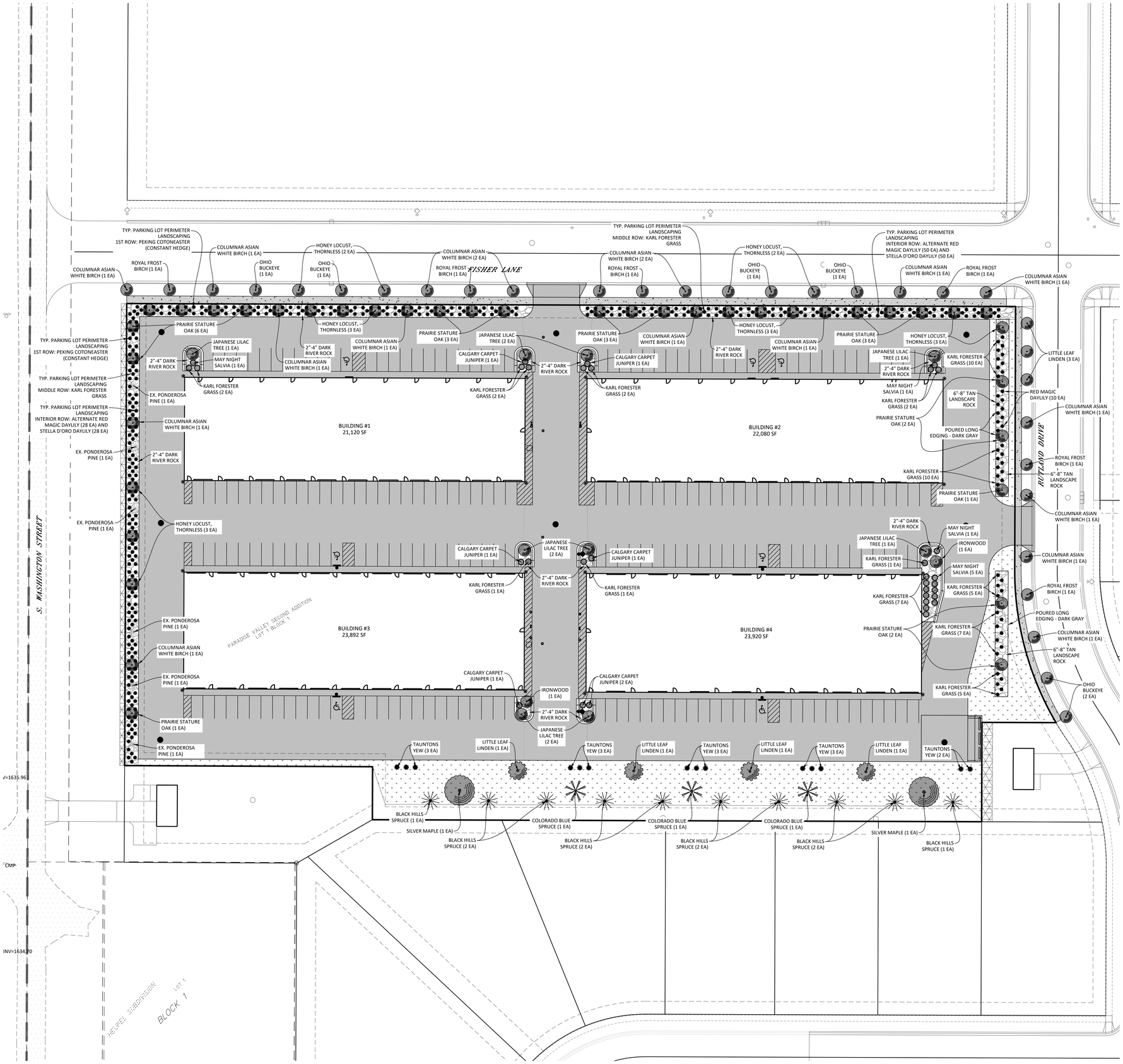
DETAILS

Date:	02/27/2024
Project Number:	2344
Drawn By:	PWB
Checked By:	AJT
Approved By:	HJB

Sheet
C-9



LANDSCAPING LEGEND

SYMBOL	TYPE OF PLANT MATERIAL	PLANTING SIZE
	LARGE DECIDUOUS TREE / SHADE TREE	1.5 TO 3-INCH CALIPER - >30 FOOT MATURE HEIGHT
	LARGE UPRIGHT CONIFEROUS TREE	5/6 FOOT HEIGHT - >30 FOOT MATURE HEIGHT
	ORNAMENTAL DECIDUOUS TREE	1.5 TO 3-INCH CALIPER - 12 TO 30 FOOT MATURE HEIGHT
	SMALL UPRIGHT CONIFEROUS TREE	3 TO 4 FOOT HEIGHT - 12 TO 30 FOOT MATURE HEIGHT
	MATURE SHRUB PERENNIAL PLANTS	2 GALLON 1 GALLON 2 GALLON

LANDSCAPING REQUIREMENTS

BUFFER YARD REQUIREMENTS

CITY REQUIREMENTS	SITE REQUIREMENTS	PROVIDED
2 SHADE TREES AND 4 ORNAMENTAL TREES AND 3 LARGE UPRIGHT CONIFEROUS TREES AND 10 SMALL UPRIGHT CONIFEROUS TREES AND 14 SHRUBS	2 SHADE TREES AND 4 ORNAMENTAL TREES AND 3 LARGE UPRIGHT CONIFEROUS TREES AND 10 SMALL UPRIGHT CONIFEROUS TREES AND 14 SHRUBS	2 SHADE TREES AND 4 ORNAMENTAL TREES AND 3 LARGE UPRIGHT CONIFEROUS TREES AND 10 SMALL UPRIGHT CONIFEROUS TREES AND 14 SHRUBS

STREET TREE REQUIREMENTS

CITY REQUIREMENTS	SITE REQUIREMENTS	PROVIDED
3 DECIDUOUS TREES PER 100 LF	(1,017 LF / 100) x 3 = 30.51 TREES	31 TREES

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS

CITY REQUIREMENTS	SITE REQUIREMENTS	PROVIDED
10 SQ. FT. PER PARKING SPACE 1 SHADE TREE AND 3 SHRUBS PER 20 PARKING SPACES	218 STALLS x 10 SQ. FT. = 2,180 SQ. FT & 11 SHADE TREES & 33 SHRUBS	2,190 SQ. FT. & 11 SHADE TREES & 33 SHRUBS

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS

CITY REQUIREMENTS	SITE REQUIREMENTS	PROVIDED
10' LANDSCAPING WIDTH = 4 SHADE TREES OR ORNAMENTAL TREES AND 40 SHRUBS PER 100 LF	(1,002 LF / 100)*4 = 40 SHADE TREES, (1,002 LF / 100)*40 = 400 SHRUBS	34 SHADE TREES, 6 EX. CONIFEROUS TREES & 400 SHRUBS
20' LANDSCAPING WIDTH = 2 SHADE OR ORNAMENTAL TREES AND 15 SHRUBS PER 100 LF	(309 LF / 100)*2 = 6 SHADE TREES, (309 LF / 100)*15 = 47 SHRUBS	6 SHADE TREES, 47 SHRUBS

LANDSCAPING NOTES:

1. AT THE TIME OF PLANTING TREES SHALL HAVE A MIN. OF 2" CALIPER TRUNK.
2. ALL STREET TREES SHALL HAVE A MINIMUM 3' RADIUS MULCH RINGS INSTALLED AT THE TIME OF PLANTING. THIS SHALL NOT APPLY TO TREES WITHIN THE SITE.
3. CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTY ON ALL LANDSCAPE MATERIAL TO INCLUDE WORKMANSHIP FOR INSTALLATION FROM DATE OF FINAL ACCEPTANCE.
4. CONTRACTOR TO COORDINATE WITH MECHANICAL REGARDING LANDSCAPING IN AND AROUND AIR INTAKE OR EXHAUST UNITS.
5. CONTRACTOR TO ALLOW 5' CLEARANCE FROM UNDERGROUND UTILITY PIPING TO PLANTINGS.
6. ALL OTHER PLANTING / LANDSCAPE REQUIREMENTS PER FRANCHISE REQUIREMENTS.
7. ALL TREES SHALL BE APPROVED BY CITY FORESTER.
8. CONTRACTOR SHALL PROVIDE SAMPLE AND RECEIVE APPROVAL OF COLOR OF DARK GRAY POURED LONG EDGING FROM ARCHITECT PRIOR TO POURING.

N

0 30 60

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PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

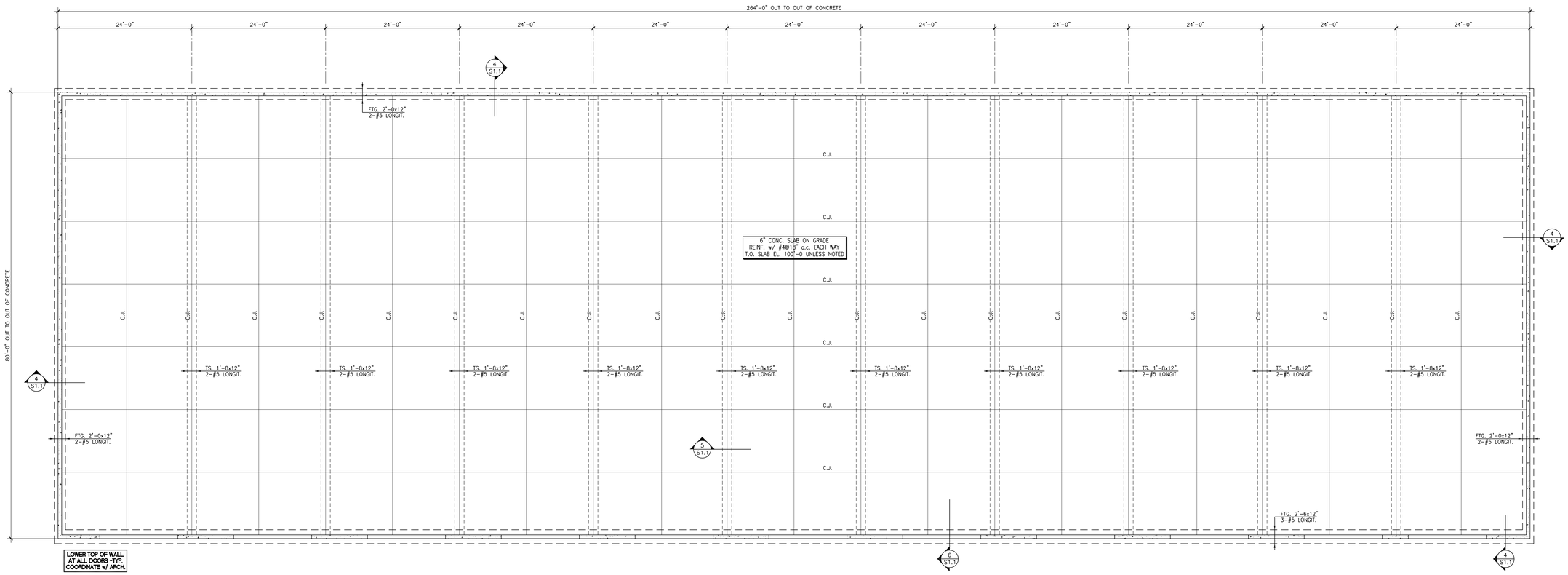
REGISTERED PROFESSIONAL ENGINEER
HANNA HOUSE
PE-4001
DATE: 02/27/24
NORTH DAKOTA

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

LANDSCAPING PLAN

Date:	02/27/2024
Project Number:	2344
Drawn By:	PWB
Checked By:	AJT
Approved By:	HJB

Sheet
L-1

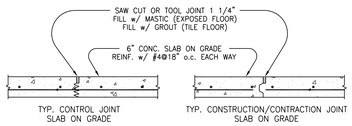


LOWER TOP OF WALL AT ALL DOORS -TYP. COORDINATE W/ ARCH.

FOUNDATION PLAN

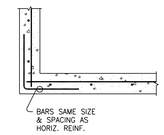
SCALE: 1/8"=1'-0

NOTE: 1). TOP OF FOOTING EL. = 96'-0 U.N.O.

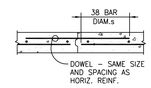


NOTE: SAW CUT JOINTS TO BE CUT AS SOON AS CONCRETE IS SET. (12 HOURS AFTER POUR MAXIMUM)

1 S1.1 SECTION



2 S1.1 DETAIL TYP. CORNER WALL REINF.



3 S1.1 DETAIL TYP. CONSTRUCTION JOINT AT FOUNDATION WALL

GENERAL STRUCTURAL NOTES

1. Design Codes Used:
   IBC 2021
   ACI Concrete Code
   AISC Code-ASD

2. Design Loads:
   Roof Snow Load: Ps = 27 PSF + Drift (Balanced) Unbalanced snow load as per ASCE 7-16 Section 7
   Pg = 35 PSF
   Ce = 1.0
   Is = 1.0
   Ct = 1.1
   Wind Load: V_{ULT} = 115 MPH Basic Wind Speed; Risk Category = II; Wind Exposure C; Internal Pressure Coefficient ±0.18

3. Design Stresses Used:

Concrete	
– Slabs on Grade	4500 PSI @ 28 days
– Footings and Foundation Walls	3000 PSI @ 28 days
– Exterior exposed	4500 PSI @ 28 days (air entrained)
– Structural Slabs	4000 PSI @ 28 days
– Masonry Strength	f'm = 1500 PSI
Steel	
– W Shapes	Fy = 50 KSI (ASTM A992)
– Tubes	Fy = 46 KSI (ASTM A500 Grade B)
– Angles, Channels, Bars	Fy = 36 KSI (ASTM A36)
– Pipes	Fy = 35 KSI (ASTM A53)
Reinforcing Steel	60 KSI (ASTM A615-60)
Soil Bearing Pressure	1500 PSF (Assumed, Verify w/ Geotechnical Engineer's review of Excavation)

4. CONCRETE COVERAGE for reinforcing shall be as follows:

Footings	3 inches
Columns and Piers	1 1/2 inches
Slabs on Grade	midheight for a single layer
Walls	1 1/2 inches @ exterior; 3/4 inch @ interior
Structural Slabs	3/4 inch unless noted

   PROVIDE BAR SUPPORTS AND SPACERS in accordance with the ACI Detailing Manual.

5. REINFORCING STEEL to be bent and placed in accordance with ACI code. All splices to be 38 db for #6 bar or smaller, 48db for #7 bar and larger.

6. FOOTINGS to rest on undisturbed soil or engineered backfill. It is recommended that the Soils Engineer inspect soil conditions prior to construction. All walls and piers to center on footing unless otherwise noted. All footing elevations are given to the top of footings.

7. ALL FOUNDATION WALLS to be laterally supported before backfilling. Vertical construction joints to be keyed.

8. OPENINGS in concrete FOUNDATION WALLS shall be reinforced with 2-#5 bars each side, extending 2'-0 past the face of the opening unless otherwise noted.

9. FOUNDATIONS SHALL BE BUILT from approved, fully dimensioned shop drawings coordinated with construction documents and field conditions. Foundation shop drawings shall consist of the anchor bolt setting plan, concrete mix design, and concrete reinforcement plan with wall & pier dimensions. All subsequent shop drawings shall be coordinated with approved foundation shop drawings.

10. SHOP DRAWINGS
    a. Submit electronic copies of the following shop drawings to the architect/engineer for review prior to fabrication.
       1. CONCRETE REINFORCING and mix designs for each class of concrete.
    b. The contractor shall review and accept full responsibility for dimensional correctness. All shop drawings must bear the approval stamp of the contractor (to include initials, date and disposition), prior to review by the Architect or Engineer. The Engineer will return all shop drawings, unreviewed, that do not bear the approval stamp of the contractor.

11. PORTLAND CEMENT to be ASTM C150, Type 1 & 1A.

12. CONCRETE to be in accordance with ACI 301. Maximum shale content shall not exceed 0.5% for exposed concrete.

13. CONTROL AND CONSTRUCTION JOINTS to be located as shown on the plan or at contractors option – not to exceed 12'-0 o.c. verify with future slab.

14. ROOF TRUSSES to be engineered by the fabricator under the supervision of a professional engineer. Shop drawings to be stamped by the professional engineer. All trusses to have roof sheathing, including areas with scabbed in wood framing above.

15. ROOF TRUSSES shall be secured to wall plates with H2.5T Anchors by Simpson or equal at every truss.

16. General Contractor shall provide all lateral roof bracing as required by truss plate institute manual "HIB-91" or as required by the truss design.

17. CARPENTRY

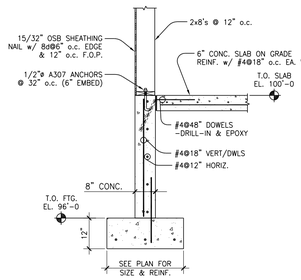
Wood Studs	MSR 1650f-1.5E
Beams	Hem Fir, SPF #2, or better
L.V.L.'s (Laminated Veneer Lumber)	Fb = 2600 psi
Glue-Lamanited Beams & Columns	Fb = 2400 psi (24F-V8 or better)

18. Refer to IBC table or MN Building Code for typical nailing not shown. Table 2304.10.2.

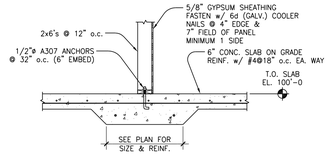
19. Contractor Field Verify all new lintels in existing walls have the correct plate width.

20. SEE MECHANICAL, ELECTRICAL & ARCHITECTURAL DRAWINGS for all openings and inserts not shown on the plan. All opening sizes and locations to be verified with mechanical and electrical contractors.

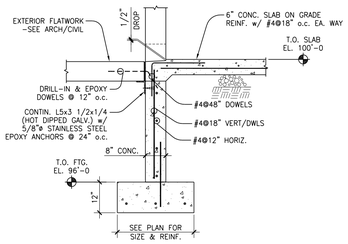
21. CONTRACTOR VERIFY all dimensions with Architectural Plan.



4 S1.1 SECTION SCALE: 1/2" = 1'-0



5 S1.1 SECTION SCALE: 1/2" = 1'-0



6 S1.1 SECTION SCALE: 1/2" = 1'-0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 1

REGISTERED PROFESSIONAL ENGINEER
STEVEN S. VONDAL
PE - 6694
DATE: 12/31/24
NORTH DAKOTA

SOLIEN & LARSON ENGINEERING
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Fargo, North Dakota 58102
Phone 701 | 293 | 8106
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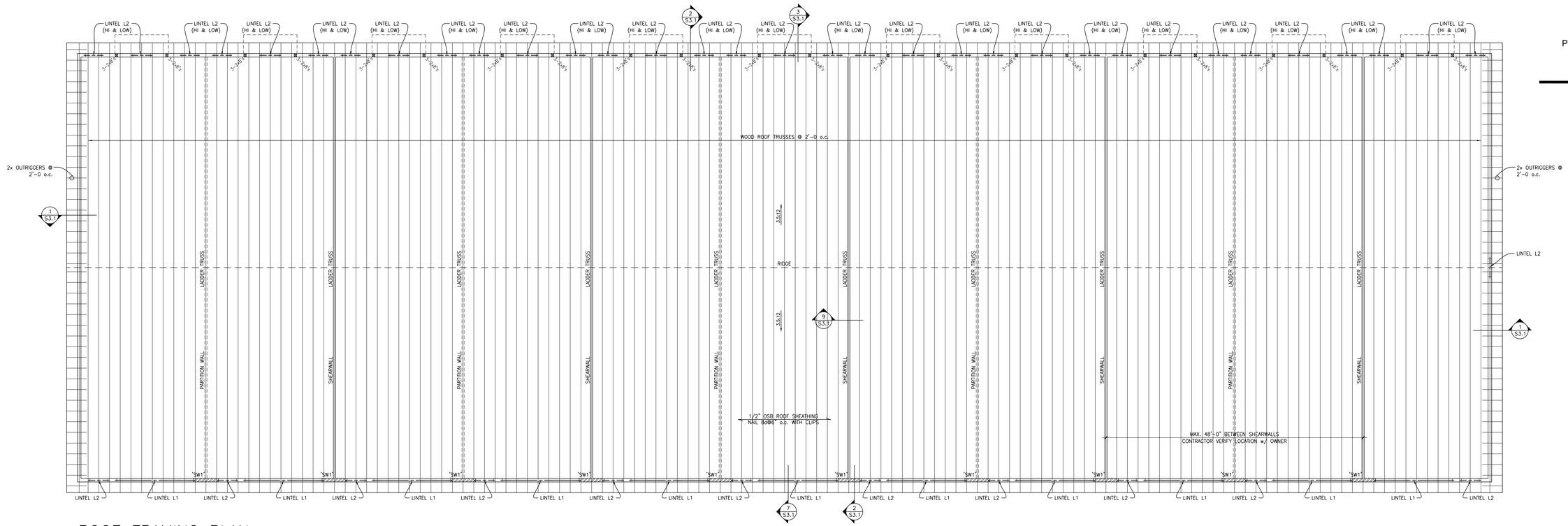
Foundation Plan
General Structural Notes
Sections & Details

Date:	12/31/2024
Project Number:	2344 S&L 23172
Drawn By:	LT
Checked By:	SV
Approved By:	SV

Sheet S1.1



ROOF FRAMING PLAN

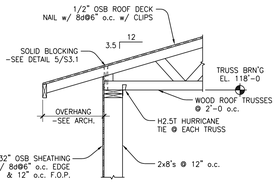
SCALE: 1/8"=1'-0

LINTEL SCHEDULE

MARK	LINTEL	R.O.	REMARKS
L1	4 – 1 3/4"x 14" LVL's @ TOP OF WALL 4 – 2x8's @ TOP OF OPENING	14'-0	LVL's : 3 TRIMMERS/2 KING POSTS – OR – SAWN: 3 TRIMMERS/3 KING POSTS
L2	4 – 2x8's	3'-0 TO 3'-4	1 TRIMMER/3 KING POSTS

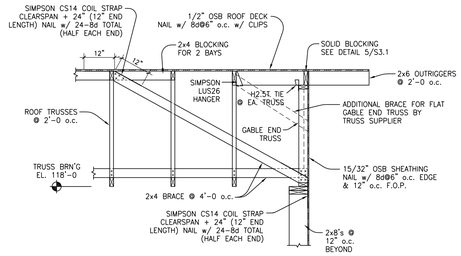
NOTE: 1). VERIFY ALL LINTEL OPENING WIDTHS, ELEVATIONS, AND LOCATIONS WITH THE ARCHITECTURAL PLANS.

2). HIGH/LOW LINTEL – COORDINATE WITH ARCHITECTURAL PLANS.



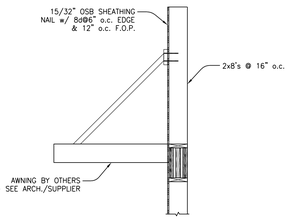
1 S3.1 SECTION

SCALE: 1/2" = 1'-0



2 S3.1 SECTION

SCALE: 1/2" = 1'-0



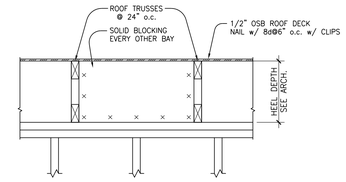
3 S3.1 SECTION

SCALE: 1/2" = 1'-0

** NOT USED **

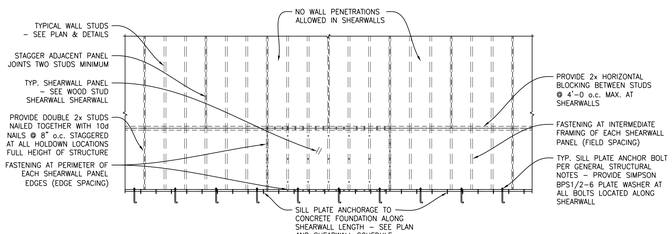
4 S3.1 DETAIL

SCALE: 1/2" = 1'-0



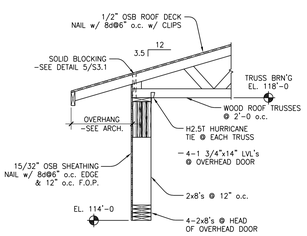
5 S3.1 TYP. SOLID BLOCKING DETAIL

SCALE: 1" = 1'-0



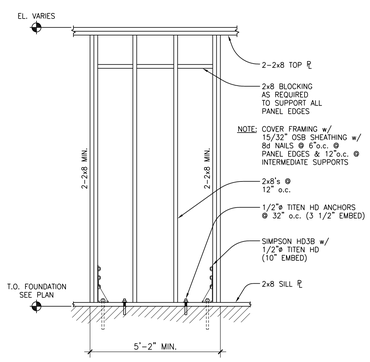
6 S3.1 SHEARWALL ELEVATION

SCALE: 1/4" = 1'-0



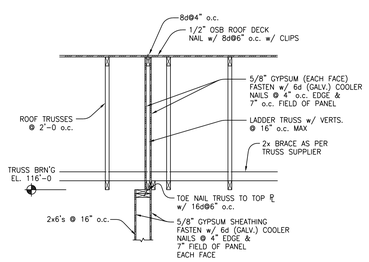
7 S3.1 SECTION

SCALE: 1/2" = 1'-0



8 S3.1 'SW1' SHEARWALL ELEVATION

SCALE: 1/2" = 1'-0



9 S3.1 SECTION

SCALE: 1/2" = 1'-0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 1

REGISTERED PROFESSIONAL ENGINEER
STEVEN S. VONDAL
PE – 6694
DATE: 12/31/24
NORTH DAKOTA

SOLIEN & LARSON ENGINEERING
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3330 FIECHTNER DRIVE SUITE 206
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500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
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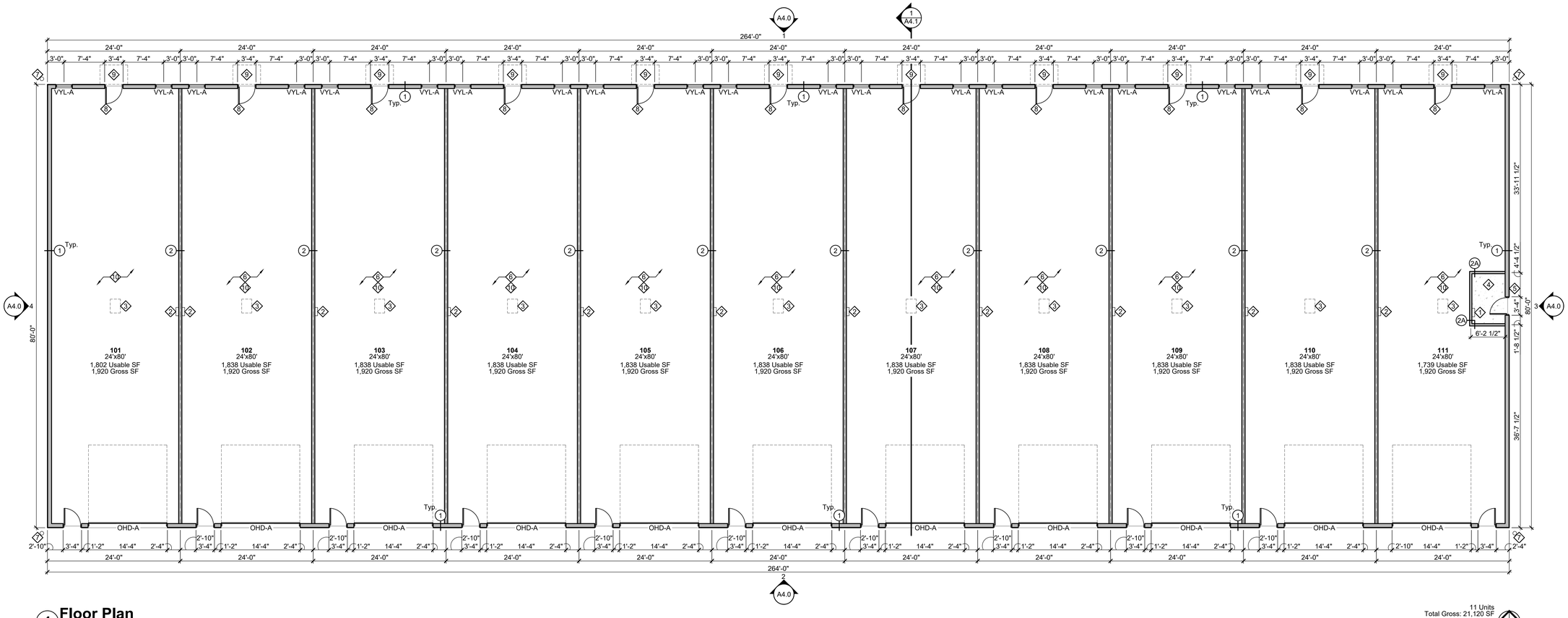
Roof Framing Plan
Sections & Details

Date:	12/31/2024
Project Number:	2344 S&L 23172
Drawn By:	LT
Checked By:	SV
Approved By:	SV

Sheet

S3.1



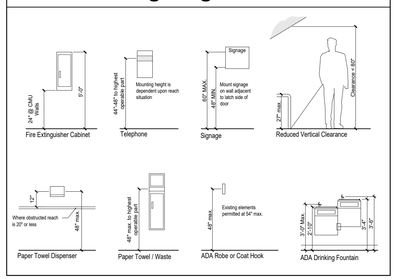
1 Floor Plan

1/8" = 1'-0"

11 Units
Total Gross: 21,120 SF

North

ADA Mounting Heights

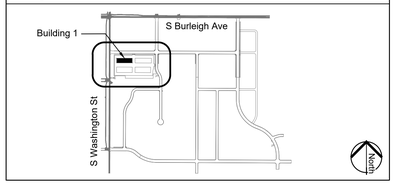


Planning and Zoning

Conditional CG - Conditional Heavy Commercial	
	Information
	See Civil Drawings
City Code Reference	Title 14 and Ordinance no. 6516
Lot Size	266,731
Building Size	21,120 sq ft (Building 1 of 4)
Zone	Conditional GC - Conditional Heavy Commercial
Maximum Building Coverage	80%
Maximum Lot Impervious Area	85%
Landscape Buffer	20' Along South and East property lines
Front Yard Setback	15'
Interior Yard Setback	0' as long as building is 2 stories or less
Street Side Setback	0' as long as building is 2 stories or less
Rear Yard Setback	10'
Building Height Limit	3 Stories or 50'
Parking Requirements for Development	
Total Development Size	91,012 sq ft
Parking Calc Factor (Business)	1 Stall per 360 sq ft - 220
On Street Parking	48 Stalls Allowed based on Ordinance and Layout
Number of Stalls Required	253
Total Parking Provided	268

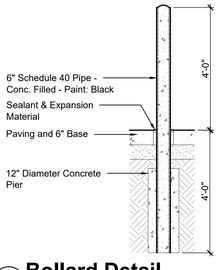
Key Plan

Bismarck, ND - Paradise Valley Development



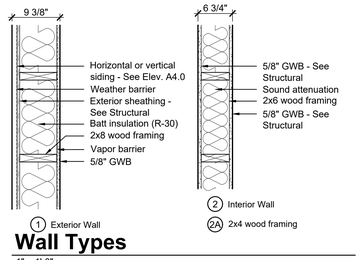
Code Research Summary

2021 International Building Code				
	Information			Reference
Occupancy	Mixed Use Group - "B" Business, "M" Mercantile, "S-1" Storage			Section 304, 309, 311
Total Square Footage	21,120 sq ft (Building 1 of 4)			See Floor Plans
Sprinkled	Yes			Section 903
General Building Information				
	"B" Business	"M" Mercantile	"S-1" Storage	
Height - Maximum Feet	60 ft	60 ft	60 ft	Table 504.3
Height - Maximum Stories	3 Stories	2 Stories	2 Stories	Table 504.4
Area - Base Allowable (S1)	36,000 sq ft	36,000 sq ft	36,000 sq ft	Table 506.2
Area - Base Allowable (SM)	27,000 sq ft	27,000 sq ft	27,000 sq ft	Table 506.2
Area - Frontage Increase	N/A			Section 506.3.3
Area - Factor Increase	N/A			Table 506.3.3
Allowable Area	N/A			Table 506.3.3
Total Allowable Area Per Floor	N/A			
Fire Separation Area	N/A			
Construction/ Fire Resistive Requirements				
Construction Type	Type V-B (sprinkled)			Table 601
Structural Frame	0 hours			Table 601
Exterior Bearing Wall	0 hours			Table 601
Interior Bearing Wall	0 hours			Table 601
Exterior Non-Bearing Wall	0 hours			Table 601
Interior Non-Bearing Wall	0 hours			Table 601
Floor/ Ceiling	0 hours			Table 601
Roof/ Ceiling	0 hours			Table 601
Fire Rated Resistive Construction				
Maximum Area of Exterior Wall Openings	Not Required since >30' Separation Distance			Section 705.8
Fire Barriers	As Required by Table 508 for Occupancy Separation No Separation Required Between "B", "M", and, "S-1"			Section 706 Section 706.4/ 707.3.10
Fire Barriers (Incidental Use Areas)	See Section 707 and 711			Section 509.4
Light, Ventilation, and Sanitation				
Minimum Facilities Required	Standard			
Water Closets	To Be Determined			Table 2902.1
Lavatories	To Be Determined			Table 2902.1
Urinals	To Be Determined			Table 2902.1
Drinking Fountains	To Be Determined			Table 2902.1
Service Sink	To Be Determined			Table 2902.1
Means of Egress				
Use	To Be Determined			
Occupant Load Factor	To Be Determined			Table 1004.5
Occupant Load - Net Area	To Be Determined			
Total Tenant Occupant Load	To Be Determined			
Number of Exits Required	2 Provided at Each Tenant Space			Section 1006
Minimum Exit Width Required	To Be Determined			
Means of Egress Minimum Height	7 ft 6 in			Section 1003.2
Exit Door Minimum Width	32 in Clear (3'-0" nominal); Maximum: 48"			Section 1010.1.1
Exit Door Minimum Height	6 ft 8 in			Section 1010.1.1
Maximum Exit Access Travel Distance	B - 300 ft	M and S-1 - 250 ft		Table 1017.2
Common Path of Egress Travel	B and S-1 - 100 ft	M - 75 ft		Table 1006.2.1
Dead Ends	50 ft			Section 1020.5
Project Description				
The Paradise Business Centre is located in the Paradise Valley Development in South Bismarck off of Fisher Lane and Rutland Drive. There are 4 buildings within the project. This code review reflects Building 1 only. The building is type V-B construction and is fully sprinkled. It is a Mixed-Use occupancy consisting of Business "B", Mercantile "M", and Storage "S-1". There are 11 total units in total. All work is to comply with Title 14 and Ordinance no. 6516. Off-street and on-street parking are being utilized to meet parking requirements.				



2 Bollard Detail

1/2" = 1'-0"

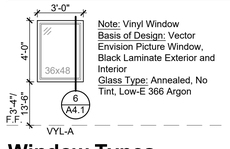


Wall Types

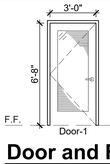
1" = 1'-0"

Door and Frame Schedule

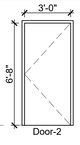
Door Location	Door			Frame	Hardware	Remarks
	Size	Type	Rating	Type		
All Units	3'-0" x 6'-8" x 1 3/4"	Door-1	-	Door-1	Entrance Function Lockset and Deadbolt Basis of Design: Schlage AL Jupiter	-
Utility Room	3'-0" x 6'-8" x 1 3/4"	Door-2	-	Door-2	Entrance Function Lockset and Deadbolt Basis of Design: Schlage AL Jupiter	-



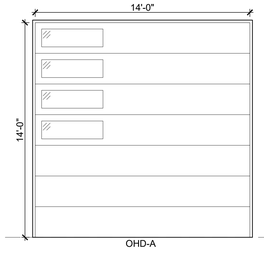
Note: Vinyl Window
Basis of Design: Vector Envision Picture Window, Black Laminate Exterior and Interior
Glass Type: Annealed, No Tint, Low-E 366 Argon



Note: Pre-hung Composite Door
Basis of Design: Therma-Tru Doors Smooth Star Full Glass Door with Integrated Mini Blinds. Frame to be Painted Black, Door to be Painted SW 7047 Porpoise



Note: Hollow Metal Frame and Door
Basis of Design: Mastercraft 36"Wx80"H Primed Steel Flush Exterior Door System. Frame to be Painted Black, Door to be Painted SW 7047 Porpoise



Note: Insulated Garage Door
Basis of Design: Midland ThermoGuard R18 2" Solid Panel Garage Door with 4 Landscape Accent Low-E Windows. Frame to be Painted Black, Door to be Tera-Bronze Finish.

Window Types

1/4" = 1'-0"

Door and Frame Types

1/4" = 1'-0"

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 1

Floor Plan General Notes

1. Rough carpentry contractor to provide & install all wood backing/blocking throughout.
2. Contractor to field verify all dimensions shown herein and alert Construction Manager of discrepancies.
3. All contractors to visit site to verify scope of work.
4. All walls to be framed, insulated, & sheathed to structure/structural deck above unless otherwise noted. See Wall Types & details for additional information.
5. Refer to Structural drawings for all shear wall locations.
6. All GWB to be painted SW 7667 (Zircon) with orange peel texture. Provide Level 3 finish at all GWB.
7. All products are basis of design UNO. Submit alternates to be approved by Owner/ Arch.

Floor Plan Keynotes

1. 100 amp panel at Utility 100.
2. 200 amp panel at each tenant space.
3. Access hatch in shop ceiling to vented attic. To be framed in drywall with insulated drywall panel - See Detail 8/A4.1.
4. Reinforced concrete slab to be poured at Utility 100. Reinforcement #4 bar 1'-6" on center each way - See Structural
5. Designated area for building services/equipment. Wall and ground mounted - See Civil
6. Reinforced concrete slab - See Structural. Allow for overhead door to close and seal properly to concrete slab.
7. Steel bollard - See detail 2/A3.0 - Located 1'-0" off each side of the building (Qty. 4).
8. Install exterior door to seal to foundation wall.
9. Pre-finished metal canopy by Owner installed by framing contractor - Refer to Detail 5/A4.1.
10. GWB at walls and ceilings to be Level 1 finish only - to get desired rating. No paint or mud.

ANDREW E. ADELMAN
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

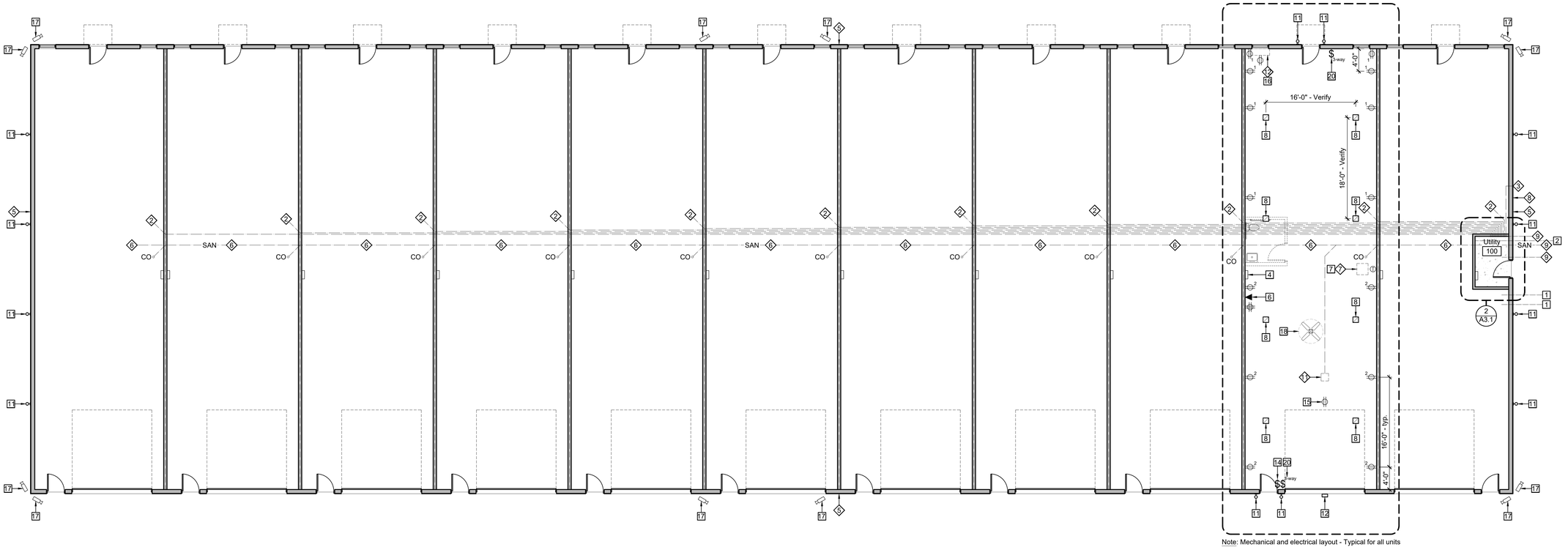
SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Floor Plan, Code Research Summary, Planning and Zoning, Key Plan, Door and Frame Schedule/ Types, Wall Types, Window Types, Notes, ADA Mounting Heights, Details

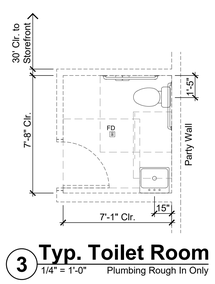
Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A3.0

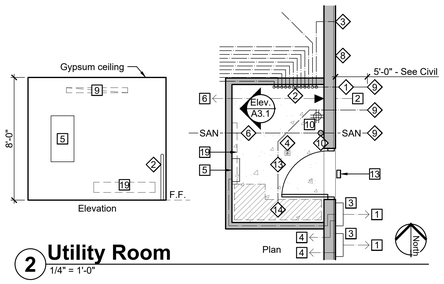


Note: Mechanical and electrical layout - Typical for all units

1 Mechanical / Electical Plan
1/8 " = 1'-0"



3 Typ. Toilet Room
1/4" = 1'-0" Plumbing Rough In Only



2 Utility Room
1/4" = 1'-0"

Mech/Plumbing Notes:

Note: Mechanical/Plumbing Contractor to review drawings and visit site prior to bidding. Mechanical/Plumbing Contractor to design-build: provide all materials, labor, taxes, and permitting to achieve scope of work indicated on drawings. Provide required information and drawings necessary for state and local code review/approval and construction coordination.

1. Provide (1) 2" C900 (Domestic) CW Line into Utility 100. Provide water meter as required by code - verify location with CM.
2. Provide (1) 1" (Domestic) CW Line as shown on plan underground per unit. Provide (1) shut off valve at each branch of 1" CW line in Utility 100. Stub 4" (Vertical) into each tenant space for future use. Verify location. Verify with City of Bismarck.
3. Provide (1) RPZ Back flow preventer at 1" CW line for irrigation system. Provide quick connection for system blowout. Building 1 to control irrigation for entire site.
4. Provide 2" Floor Drain at Utility 100.
5. Provide (4) exterior Hose Bibs as shown on plan.
6. Provide 4" PVC Sanitary Sewer line and cleanouts as shown on drawings. Stub 4" (Vertical) into each tenant space for future toilet room. Verify location with Arch/CM. Verify proper line slope - See Civil Drawings.
7. Provide ceiling-hung heater and thermostat for each unit. Basis of Design: Reznor UDX Natural Gas Unit Heater. Include all components to vent thru roof. Direct wired or plug in. Verify heater and thermostat location and height with Arch/CM. Verify total BTUs required per unit with mechanical contractor.
8. Gas Meters provided by utility company - verify location with Owner/CM. Provide gas lines as shown on Plan to each ceiling-hung heater.
9. Final connection to utilities by Mechanical Contractor. Verify locations with Civil Drawings.
10. Plumbing contractor to provide floor drain vent pipe through roof as required.
11. Provide 4" vertical stub for future floor drain and pipe to storm sewer at each tenant space.
12. Thru-wall HVAC/or cooling unit mounted below window. See Elevations for location. Basis of Design: Gree PTAC II GAE15AED3NRNB5GCP. Verify power requirements with Electrical Contractor. Verify condensate requirements with Mechanical Contractor. Provide custom color grill to be select by Architect/Owner.
13. Provide (1) 4" C900 (Domestic) CW Line into Utility 100. Provide water meter as required by code - verify location with CM.
14. Designated area for fire riser and components for complete NFPA 13 fire suppression system. Each unit to have open shell design. Allow for future build out by Owner.

Electrical Notes:

Note: Electrical Contractor to review drawings and visit site prior to bidding. Electrical Contractor to design-build: provide all materials, labor, taxes, and permitting to achieve scope of work indicated on drawings. Provide required information and drawings necessary for state and local code review/approval and construction coordination.

All electrical outlets to be 60" A.F.F. U.N.O. Electrical contractor to provide plywood backing at panels.

1. Provide Transition Cabinet including (1) 4" Conduit from Transformer to Transition Cabinet. Provide (2) main conduit from Transition Cabinet to Utility 100 feeding (2) 800 Amp Main Breaker/MDPs - See Civil drawings.

   Transformer and Transition Cabinet to be located adjacent to Building 1 and shared with Building 2. Provide (2) concrete filled steel bollards as required by utility company. Verify route and footage of conduit with utility company.
2. Provide (1) 2" PVC conduit from communication/data site pedestal to Utility 100. Daylight conduit into Utility 100 and daisy chain conduit to Building 3. Verify location of site pedestal with utility communication/data company - See Civil Drawings.
3. Provide (2) 800 Amp (208/240 Single Phase) main breakers, feeding (11) 200 Amp panels, individually metered. Meters to be located on either side of MDP outside Utility 100 - Verify with utility company and electrical contractor.
4. Each tenant space to receive (1) surface mounted 200 Amp panel. Provide required underground conduit to each tenant space, verify location of panel at each tenant space with CM/Owner.
5. Utility 100 to receive (1) surface mounted 100 Amp panel, verify location of panel with CM/Owner.
6. Provide (1) 3/4" conduit under ground from Utility 100 to each tenant space for future communication/data.
7. Provide power to ceiling hung heater. Verify with Mechanical contractor.
8. High bay light fixture for general interior shop lighting. Basis of Design: Lithonia Lighting CPHB 12LM MVOLT 50K Contractor Select Compact Pro LED High Bay. Provide minimum lumens requirements to meet code. All shop lighting to be on single circuit. Verify final quantity of fixtures and lighting layout with CM/Owner.
9. Provide (1) 4'-0" LED utility fixture surface mounted on wall in Utility 100. Basis of Design: Lithonia Lighting WL LED Wall Surface Mount Bracket, 3000 Lumens, 5000K.
10. Provide (1) quad outlet in Utility 100. Verify location with CM/Owner. See interior elevation.
11. Provide (2) wall sconce light fixtures at each walk-through door on the North and South elevations and the East and West elevation as shown. Basis of Design: LEONLITE Integrated LED Cylinder Up/Down Outdoor Wall Light, 100V-277V, 20W, 3000K. See A4.0 for locations. All exterior fixtures to be controlled in Utility 100 with single photoeye.
12. Provide (1) wall pack light fixture above each garage door on the South elevation. Basis of Design: RAB Lighting LED WP2XFU60, Color Selectable, Bronze Finish. See A4.0 for location. All exterior fixtures to be controlled in Utility 100 with single photoeye.
13. Provide (1) downlight light fixture above Utility 100 door on the East elevation. Basis of Design: Lithonia Lighting WPX0 LED Wall Mount, Model #WPX0 LED ALO SWW2 MVOLT PE DDBXD M2. See A4.0 for location. All exterior fixtures to be controlled in Utility 100 with single photoeye.
14. Overhead door control location. Provide functions for Open, Close, and Stop.
15. Receptacle for overhead door operator - ceiling mount.
16. Dedicated 208-220v receptacle for thru-wall HVAC/or cooling unit. Verify power requirements with Mechanical Contractor.
17. POE security camera layout at shown. Include Cat6 to location and 8TB hard drive in Utility 100. Product: Revo Surveillance Systems. Include wire shelf. Verify final camera selection and location with CM/Owner. See 2/A3.1.
18. 56" ceiling fan. Basis of Design: Westinghouse Jax Ceiling Fan, White Finish, Model #7812700, no light. Provide variable speed switch at shop door to control shop ceiling fan.
19. 4' electrical baseboard heater in Utility 100. Basis of Design: Cadet 48 in. 208-volt 1,000/750-watt Electric Baseboard Heater, Finish: White, Model #4F1000W.
20. Provide 3-way switch at each door to control all interior shop lighting.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 1

REGISTERED ARCHITECT 2609 — ALEX K. KIRCHER — NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO.: 2609

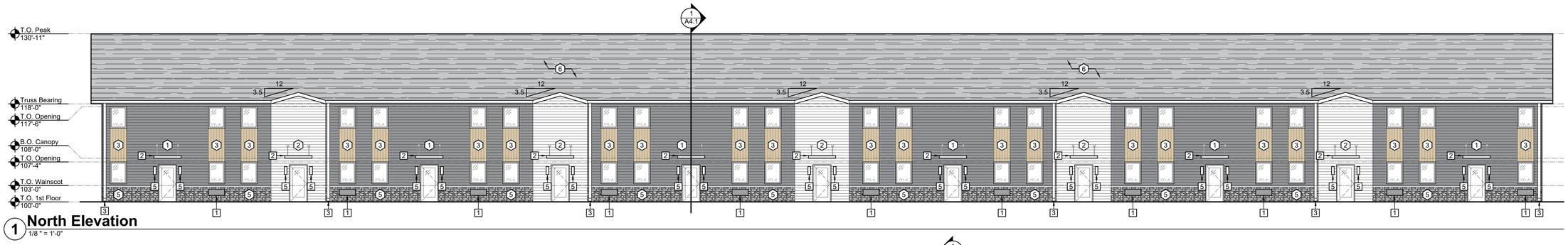
SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Mechanical and Electrical Design-Build Plan, Notes, Enlarged Plan

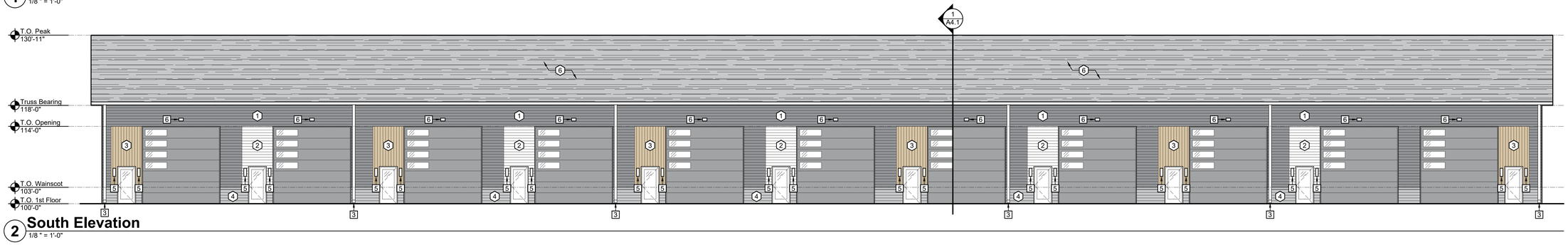
Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A3.1



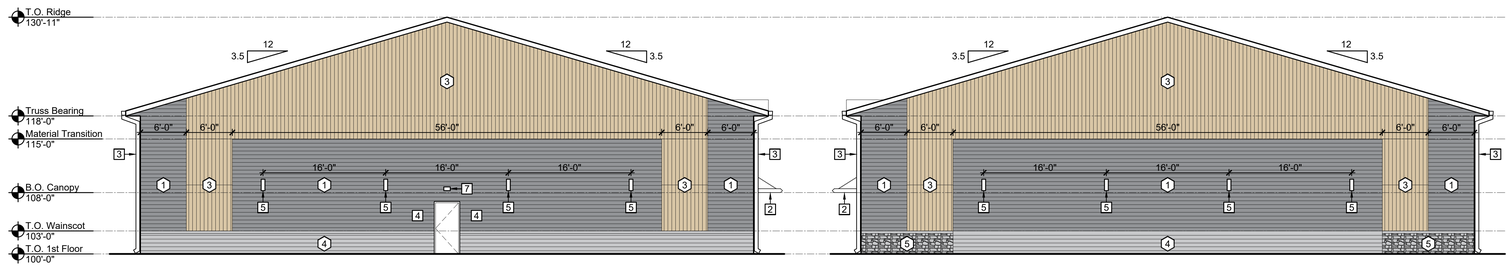
1 North Elevation

1/8 " = 1'-0"



2 South Elevation

1/8 " = 1'-0"

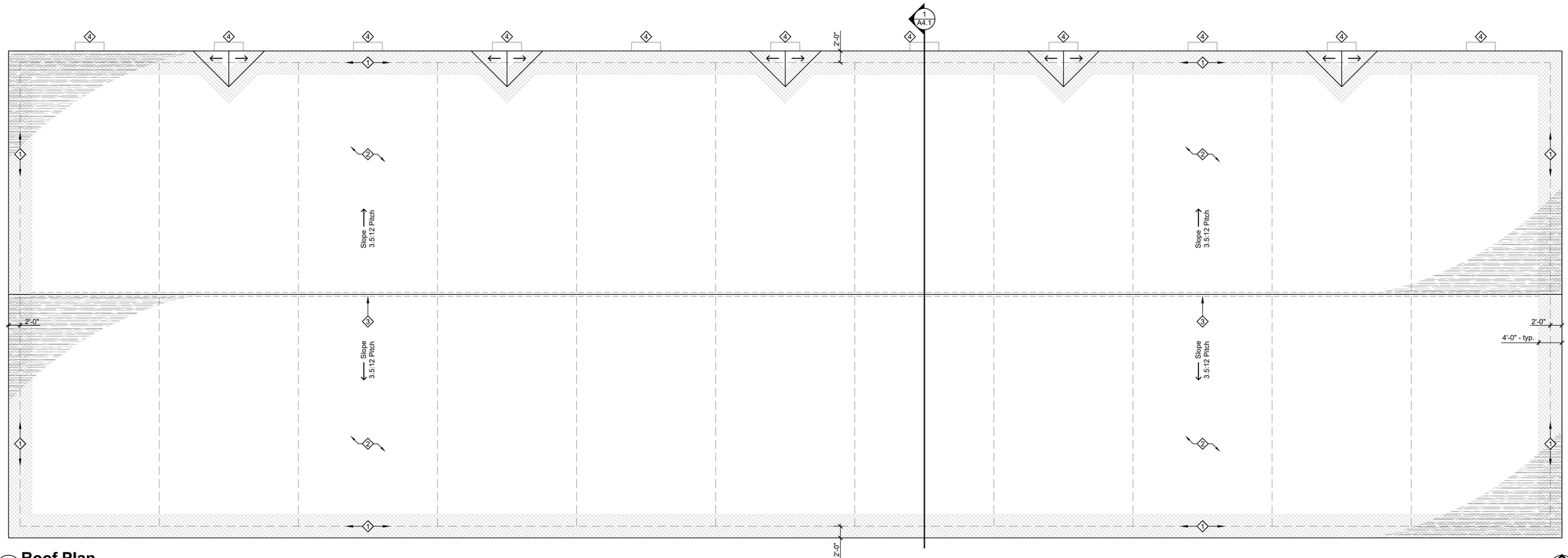


3 East Elevation

1/8 " = 1'-0"

4 West Elevation

1/8 " = 1'-0"



5 Roof Plan

1/8 " = 1'-0"

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 1

Material Legend

1 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 425 Statuary Bronze

2 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 469 Fresh Canvas

3 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: 6" Board & Batten (Vertical)
- Color: HD2 Woodgrain M16 Cider Mill

4 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 410 Thatch

5 - Stone Veneer
- Versetta Stone, Ledgestone
- Panel SIze: 36" x 8"
- Color: Sterling
- Include Stone Cap

6 - Asphalt Shingles
- CertainTeed Landmark
- Color: Moire Black

Elevation Keynotes

1. Thru-wall HVAC/or Cooling Unit Mounted Below Window. Verify Power Requirements with Electrical Contractor. Provide Custom Color Grill to be Select by Architect/Owner - See A3.1.
2. Pre-finished metal canopy by Owner installed by framing contractor - Refer to Detail 5/A4.1.
3. 6" Prefinished Metal Gutters and Downspouts. Basis of Design: Klauer Classic Rainware Collection - Color: Terra Bronze - Profile: Square.
4. Gas and Electric Meters - Verify with Owner for Mounting Locations. Minimize Visual Impact to Extent Possible.
5. Light Fixture - See A3.1.
6. Light Fixture - See A3.1.
7. Light Fixture - See A3.1.

Roof Plan General Notes

1. Coordinate with Mechanical Plan for Equipment Locations, Venting & Information.

Roof Plan Keynotes

1. Ice and water barrier where indicated by hatch [ ]: 4'-0" Min.
2. Asphalt shingles over underlayment and installed per manufacturer's recommendations - Basis of Design: Certainteed Landmark [ ].
3. Ridge Vent - Provide and install final quantity recommended by roofing contractor.
4. Pre-manufactured Canopy - See Detail 5/A4.1.

JENNIFER E. KOEHLER REGISTERED ARCHITECT 2609 STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Elevations, Material Legend, Roof Plan, Notes

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

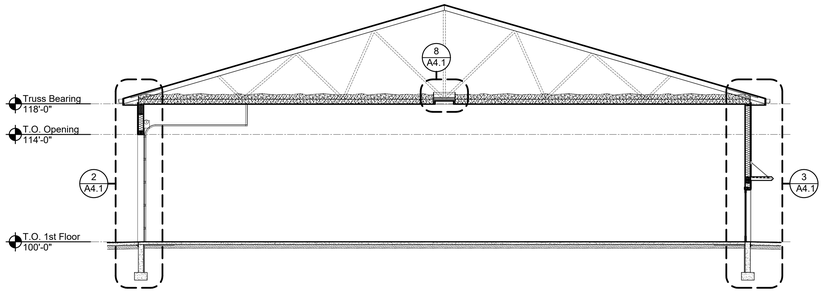
Sheet
A4.0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

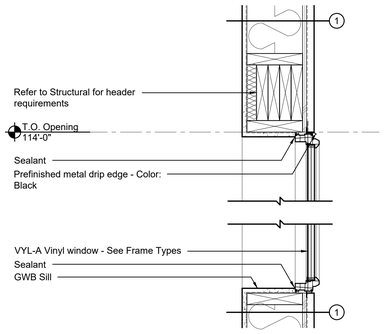
Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

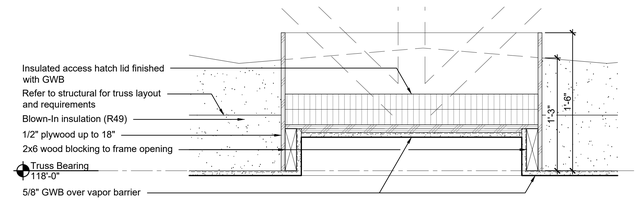
Building 1



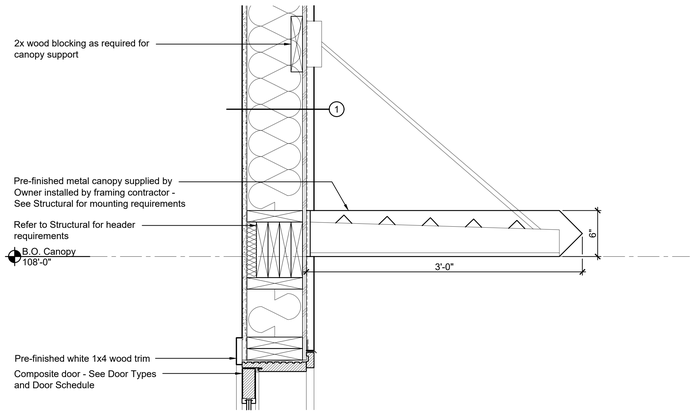
1 Building Section
1/8 " = 1'-0"



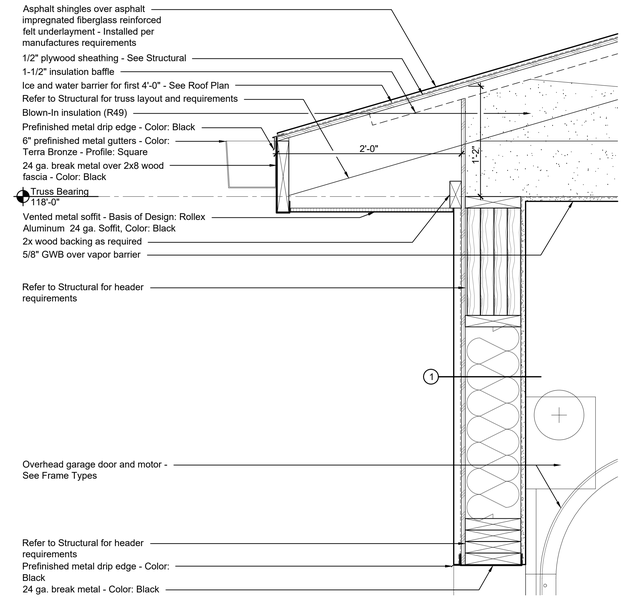
6 Head and Sill Detail
1 1/2" = 1'-0"



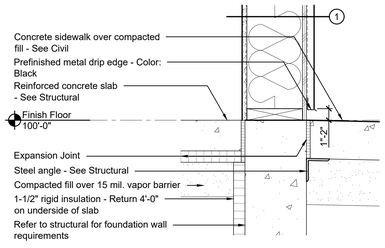
8 Typical Section Detail
1 1/2" = 1'-0"



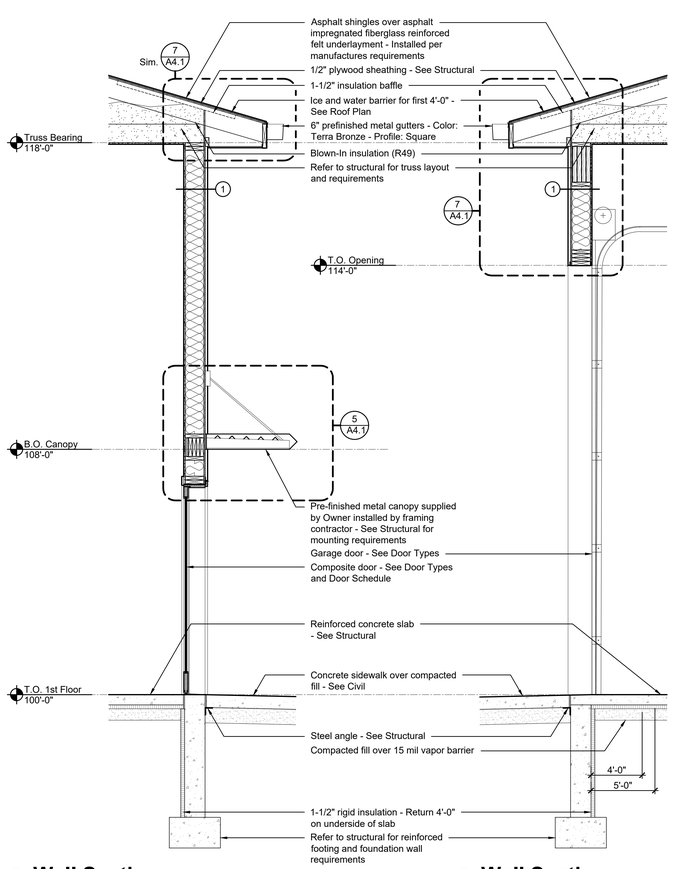
5 Section Detail
1 1/2" = 1'-0"



7 Section Detail
1 1/2" = 1'-0"



4 Typical Base Detail
1 1/2" = 1'-0"



3 Wall Section
1/2" = 1'-0"

2 Wall Section
1/2" = 1'-0"

AUBREY E. KRENZ
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

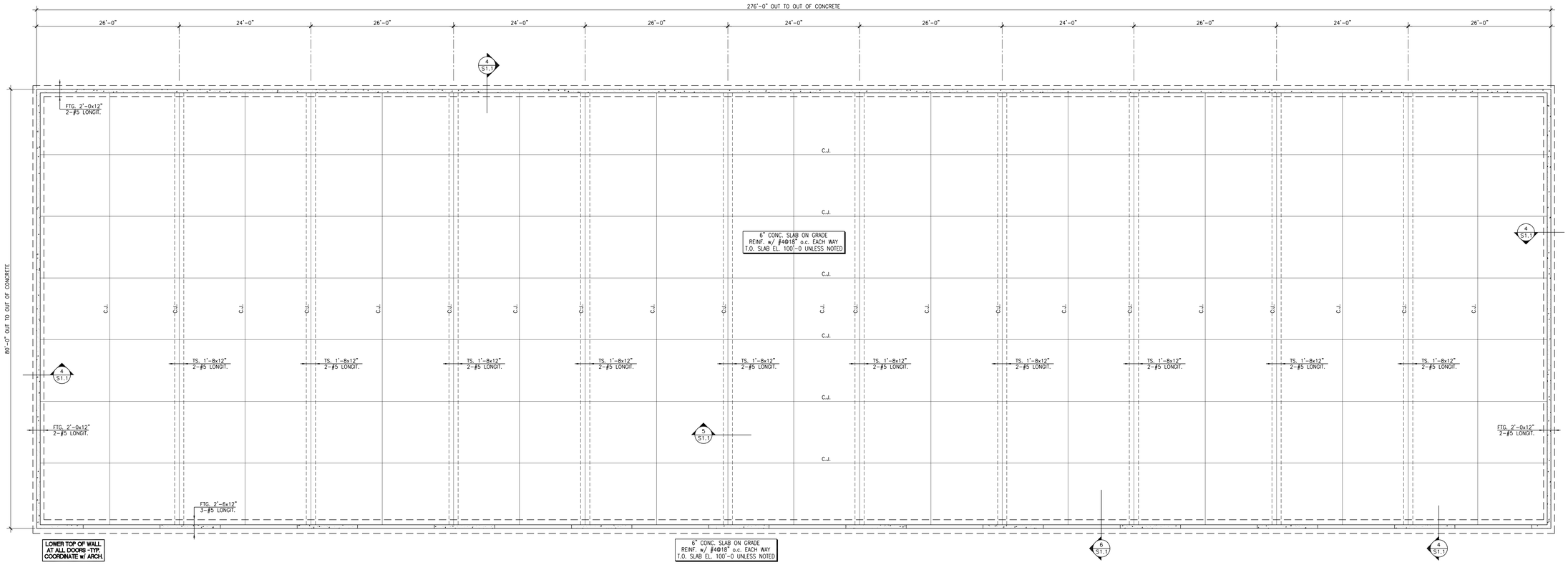
SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Building Section, Wall Sections, Section Details

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A4.1



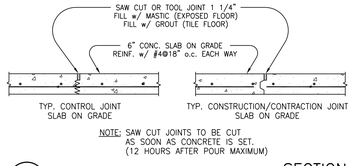
LOWER TOP OF WALL AT ALL DOORS -TYP. COORDINATE w/ ARCH.

6" CONC. SLAB ON GRADE REINF. w/ #4@18" o.c. EACH WAY T.O. SLAB EL. 100'-0 UNLESS NOTED

FOUNDATION PLAN

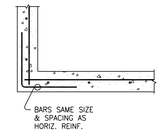
SCALE: 1/8"=1'-0

NOTE: 1). TOP OF FOOTING EL. = 96'-0 U.N.O.

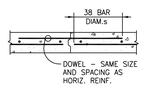


NOTE: SAW CUT JOINTS TO BE CUT AS SOON AS CONCRETE IS SET. (12 HOURS AFTER POUR MAXIMUM)

1 S1.1 SECTION



2 S1.1 DETAIL TYP. CORNER WALL REINF.



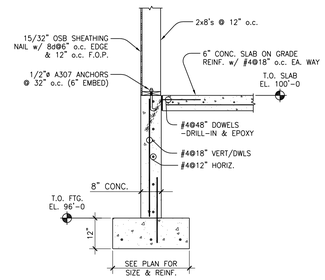
3 S1.1 DETAIL TYP. CONSTRUCTION JOINT AT FOUNDATION WALL

GENERAL STRUCTURAL NOTES

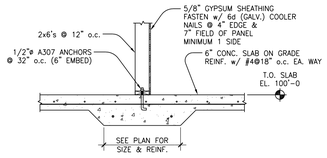
1. Design Codes Used:
   IBC 2021
   ACI Concrete Code
   AISC Code-ASD
2. Design Loads:
   Roof Snow Load: Ps = 27 PSF + Drift (Balanced) Unbalanced snow load as per ASCE 7-16 Section 7
   Pg = 35 PSF
   Ce = 1.0
   Is = 1.0
   Ct = 1.1
   Wind Load: V_{ULT} = 115 MPH Basic Wind Speed
   Risk Category = II
   Wind Exposure C
   Internal Pressure Coefficient ±0.18
3. Design Stresses Used:
   Concrete
   - Slabs on Grade 4500 PSI @ 28 days
   - Footings and Foundation Walls 3000 PSI @ 28 days
   - Exterior exposed 4500 PSI @ 28 days (air entrained)
   - Structural Slabs 4000 PSI @ 28 days
   - Masonry Strength f'm = 1500 PSI

   Steel
   - W Shapes Fy = 50 KSI (ASTM A992)
   - Tubes Fy = 46 KSI (ASTM A500 Grade B)
   - Angles, Channels, Bars Fy = 36 KSI (ASTM A36)
   - Pipes Fy = 35 KSI (ASTM A53)

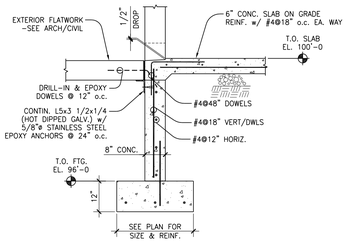
   Reinforcing Steel 60 KSI (ASTM A615-60)
   Soil Bearing Pressure 1500 PSF (Assumed, Verify w/ Geotechnical Engineer's review of Excavation)
4. CONCRETE COVERAGE for reinforcing shall be as follows:
   Footings 3 inches
   Columns and Piers 1 1/2 inches
   Slabs on Grade midheight for a single layer
   Walls 1 1/2 inches @ exterior
   3/4 inch @ interior
   Structural Slabs 3/4 inch unless noted
   PROVIDE BAR SUPPORTS AND SPACERS in accordance with the ACI Detailing Manual.
5. REINFORCING STEEL to be bent and placed in accordance with ACI code. All splices to be 38 db for #6 bar or smaller, 48db for #7 bar and larger.
6. FOOTINGS to rest on undisturbed soil or engineered backfill. It is recommended that the Soils Engineer inspect soil conditions prior to construction. All walls and piers to center on footing unless otherwise noted. All footing elevations are given to the top of footings.
7. ALL FOUNDATION WALLS to be laterally supported before backfilling. Vertical construction joints to be keyed.
8. OPENINGS in concrete FOUNDATION WALLS shall be reinforced with 2-#5 bars each side, extending 2'-0 past the face of the opening unless otherwise noted.
9. FOUNDATIONS SHALL BE BUILT from approved, fully dimensioned shop drawings coordinated with construction documents and field conditions. Foundation shop drawings shall consist of the anchor bolt setting plan, concrete mix design, and concrete reinforcement plan with wall & pier dimensions. All subsequent shop drawings shall be coordinated with approved foundation shop drawings.
10. SHOP DRAWINGS
    a. Submit electronic copies of the following shop drawings to the architect/engineer for review prior to fabrication.
       1. CONCRETE REINFORCING and mix designs for each class of concrete.
    b. The contractor shall review and accept full responsibility for dimensional correctness. All shop drawings must bear the approval stamp of the contractor (to include initials, date and disposition), prior to review by the Architect or Engineer. The Engineer will return all shop drawings, unreviewed, that do not bear the approval stamp of the contractor.
11. PORTLAND CEMENT to be ASTM C150, Type 1 & 1A.
12. CONCRETE to be in accordance with ACI 301. Maximum shale content shall not exceed 0.5% for exposed concrete.
13. CONTROL AND CONSTRUCTION JOINTS to be located as shown on the plan or at contractors option - not to exceed 12'-0 o.c. verify with future slab.
14. ROOF TRUSSES to be engineered by the fabricator under the supervision of a professional engineer. Shop drawings to be stamped by the professional engineer. All trusses to have roof sheathing, including areas with scabbed in wood framing above.
15. ROOF TRUSSES shall be secured to wall plates with H2.5T Anchors by Simpson or equal at every truss.
16. General Contractor shall provide all lateral roof bracing as required by truss plate institute manual "HIB-91" or as required by the truss design.
17. CARPENTRY
    Wood Studs MSR 1650f-1.5E
    Beams Hem Fir, SPF #2, or better
    L.V.L.'s (Laminated Veneer Lumber) Fb = 2600 psi
    Glue-Lamanited Beams & Columns Fb = 2400 psi (24F-V8 or better)
18. Refer to IBC table or MN Building Code for typical nailing not shown. Table 2304.10.2.
19. Contractor Field Verify all new lintels in existing walls have the correct plate width.
20. SEE MECHANICAL, ELECTRICAL & ARCHITECTURAL DRAWINGS for all openings and inserts not shown on the plan. All opening sizes and locations to be verified with mechanical and electrical contractors.
21. CONTRACTOR VERIFY all dimensions with Architectural Plan.



4 S1.1 SECTION SCALE: 1/2" = 1'-0



5 S1.1 SECTION SCALE: 1/2" = 1'-0



6 S1.1 SECTION SCALE: 1/2" = 1'-0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 2

REGISTERED PROFESSIONAL ENGINEER
STEVEN S. VONDAL
PE - 6694
DATE: 12/31/24
REVIEW DRAWINGS

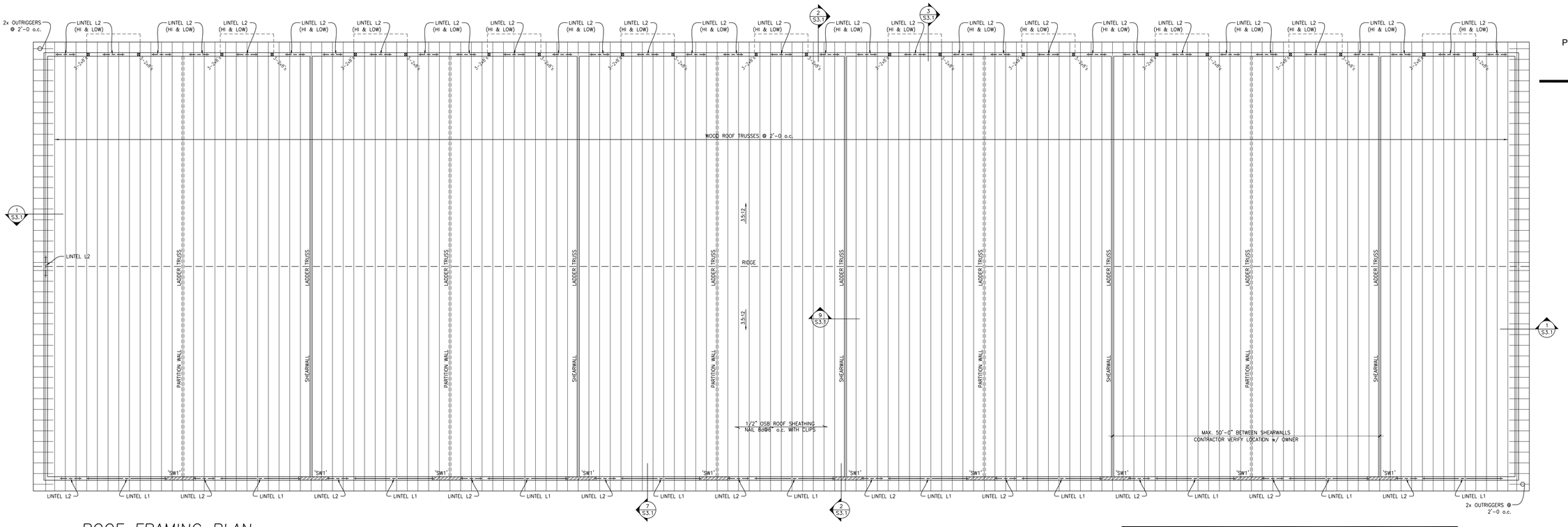
SOLIEN & LARSON ENGINEERING
CONSULTING STRUCTURAL ENGINEERS
3330 FIECHTNER DRIVE, SUITE 206
FARGO, NORTH DAKOTA 58103
TELEPHONE (701) 235-5593 FAX (701) 235-5594

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Foundation Plan
General Structural Notes
Sections & Details

Date:	12/31/2024
Project Number:	2344 S&L 23173
Drawn By:	LT
Checked By:	SV
Approved By:	SV

Sheet S1.1

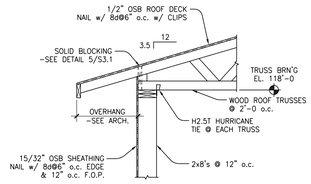


ROOF FRAMING PLAN

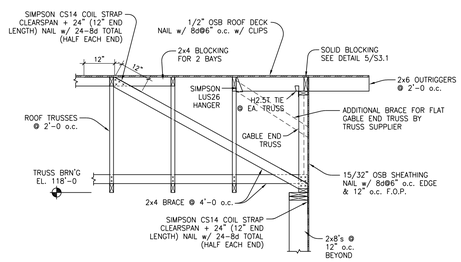
SCALE: 1/8"=1'-0

LINTEL SCHEDULE			
MARK	LINTEL	R.O.	REMARKS
L1	4 – 1 3/4"x 14" LVL's @ TOP OF WALL 4 – 2x8's @ TOP OF OPENING	14'-0	LVL's : 3 TRIMMERS/2 KING POSTS SAWN: 3 TRIMMERS/3 KING POSTS
L2	4 – 2x8's	3'-0 TO 3'-4	1 TRIMMER/3 KING POSTS

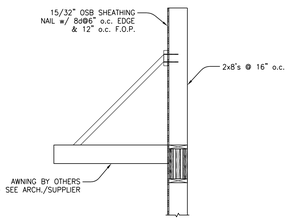
NOTE: 1). VERIFY ALL LINTEL OPENING WIDTHS, ELEVATIONS, AND LOCATIONS WITH THE ARCHITECTURAL PLANS.
– –
– –



1 S3.1 SECTION
SCALE: 1/2" = 1'-0



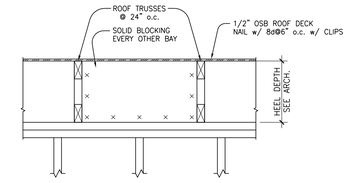
2 S3.1 SECTION
SCALE: 1/2" = 1'-0



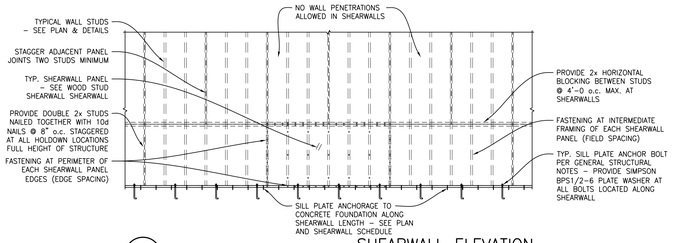
3 S3.1 SECTION
SCALE: 1/2" = 1'-0

** NOT USED **

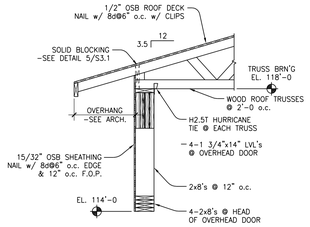
4 S3.1 DETAIL
SCALE: 1/2" = 1'-0



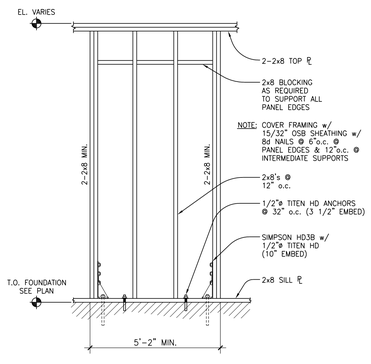
5 S3.1 TYP. SOLID BLOCKING DETAIL
SCALE: 1" = 1'-0



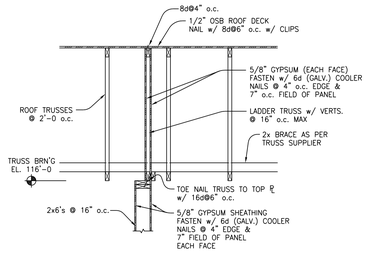
6 S3.1 SHEARWALL ELEVATION
SCALE: 1/4" = 1'-0



7 S3.1 SECTION
SCALE: 1/2" = 1'-0



8 S3.1 'SW1' SHEARWALL ELEVATION
SCALE: 1/2" = 1'-0



9 S3.1 SECTION
SCALE: 1/2" = 1'-0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 2

REGISTERED PROFESSIONAL ENGINEER
STEVEN S. VONDAL
PE – 6694
DATE: 12/31/24
NORTH DAKOTA

SOLIEN & LARSON ENGINEERING
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3330 FIECHTNER DRIVE, SUITE 206
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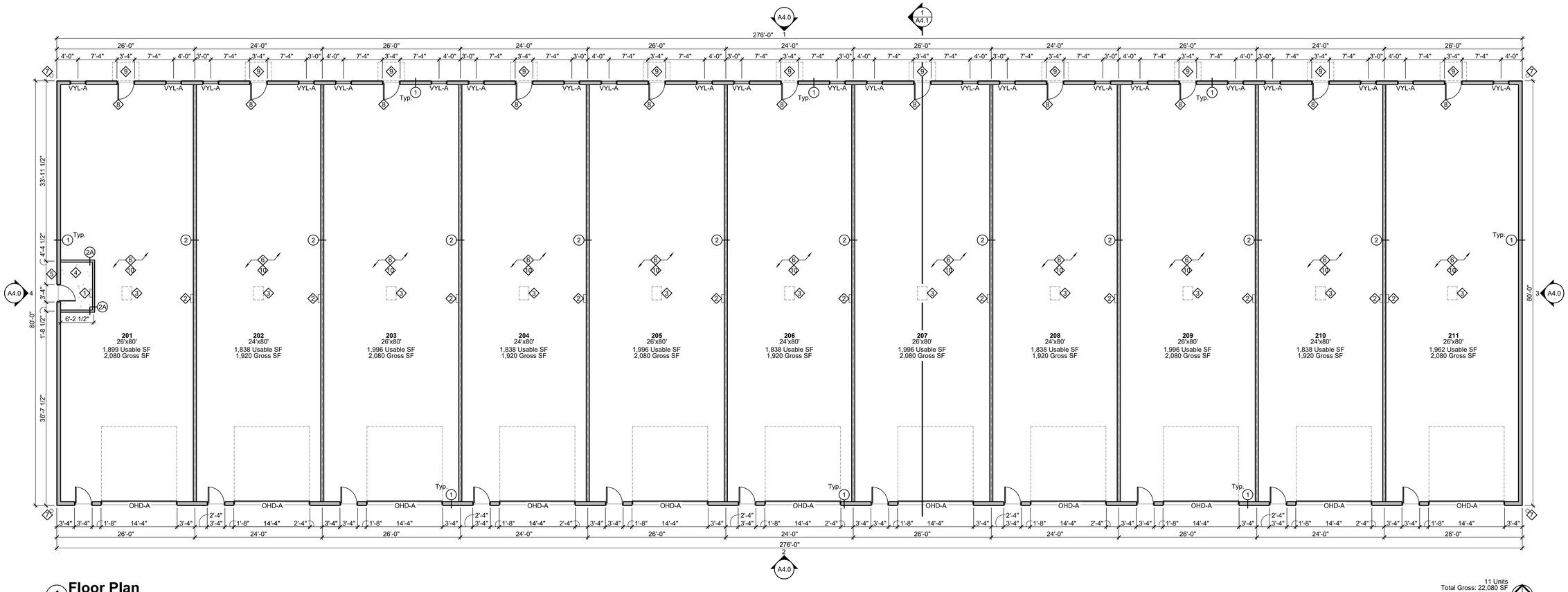
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Roof Framing Plan
Sections & Details

Date:	12/31/2024
Project Number:	2344 S&L 23173
Drawn By:	LT
Checked By:	SV
Approved By:	SV

Sheet
S3.1



1 Floor Plan

1/8 " = 1'-0"

11 Units
Total Gross: 22,080 SF

North

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 2

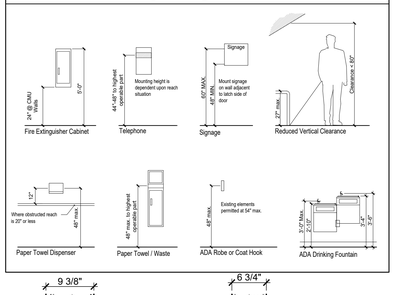
Floor Plan General Notes

1. Rough carpentry contractor to provide & install all wood backing/blocking throughout.
2. Contractor to field verify all dimensions shown herein and alert Construction Manager of discrepancies.
3. All contractors to visit site to verify scope of work.
4. All walls to be framed, insulated, & sheathed to structure/structural deck above unless otherwise noted. See Wall Types & details for additional information.
5. Refer to Structural drawings for all shear wall locations.
6. All GWB to be painted SW 7667 (Zircon) with orange peel texture. Provide Level 3 finish at all GWB.
7. All products are basis of design UNO. Submit alternates to be approved by Owner/ Arch.

Floor Plan Keynotes

1. 100 amp panel at Utility 100.
2. 200 amp panel at each tenant space.
3. Access hatch in shop ceiling to vented attic. To be framed in drywall with insulated drywall panel - See Detail 8/A4.1.
4. Reinforced concrete slab to be poured at Utility 100. Reinforcement #4 bar 1'-6" on center each way - See Structural
5. Designated area for building services/equipment. Wall and ground mounted - See Civil
6. Reinforced concrete slab - See Structural. Allow for overhead door to close and seal properly to concrete slab.
7. Steel bollard - See detail 2/A3.0 - Located 1'-0" off each side of the building (Qty. 4).
8. Install exterior door to seal to foundation wall.
9. Pre-finished metal canopy by Owner installed by framing contractor - Refer to Detail 5/A4.1.
10. GWB at walls and ceilings to be Level 1 finish only - to get desired rating. No paint or mud.

ADA Mounting Heights



Planning and Zoning

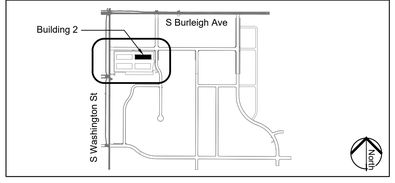
Conditional CG - Conditional Heavy Commercial	
	Information
	See Civil Drawings
City Code Reference	Title 14 and Ordinance no. 6516
Lot Size	266,731
Building Size	22,080 sq ft (Building 2 of 4)
Zone	Conditional GC - Conditional Heavy Commercial
Maximum Building Coverage	80%
Maximum Lot Impervious Area	85%
Landscape Buffer	20' Along South and East property lines
Front Yard Setback	15'
Interior Yard Setback	0' as long as building is 2 stories or less
Street Side Setback	0' as long as building is 2 stories or less
Rear Yard Setback	10'
Building Height Limit	3 Stories or 50'
Parking Requirements for Development	
Total Development Size	91,012 sq ft
Parking Calc Factor (Business)	1 Stall per 360 sq ft - 220
On Street Parking	48 Stalls Allowed based on Ordinance and Layout
Number of Stalls Required	253
Total Parking Provided	268

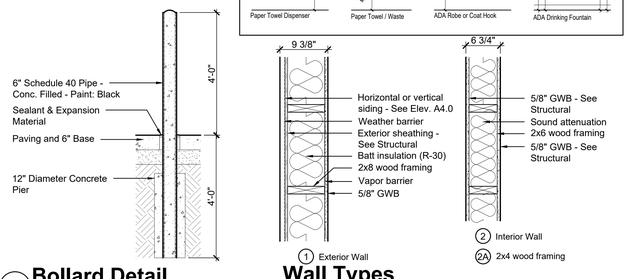
Code Research Summary

2021 International Building Code				
	Information			Reference
Occupancy	Mixed Use Group - "B" Business, "M" Mercantile, "S-1" Storage			Section 304, 309, 311
Total Square Footage	22,080 sq ft (Building 2 of 4)			See Floor Plans
Sprinkled	Yes			Section 903
General Building Information				
	"B" Business	"M" Mercantile	"S-1" Storage	
Height - Maximum Feet	60 ft	60 ft	60 ft	Table 504.3
Height - Maximum Stories	3 Stories	2 Stories	2 Stories	Table 504.4
Area - Base Allowable (S1)	36,000 sq ft	36,000 sq ft	36,000 sq ft	Table 506.2
Area - Base Allowable (SM)	27,000 sq ft	27,000 sq ft	27,000 sq ft	Table 506.2
Area - Frontage Increase	N/A			Section 506.3.3
Area - Factor Increase	N/A			Table 506.3.3
Allowable Area	N/A			Table 506.3.3
Total Allowable Area Per Floor	N/A			
Fire Separation Area	N/A			
Construction/ Fire Resistive Requirements				
Construction Type	Type V-B (sprinkled)			Table 601
Structural Frame	0 hours			Table 601
Exterior Bearing Wall	0 hours			Table 601
Interior Bearing Wall	0 hours			Table 601
Exterior Non-Bearing Wall	0 hours			Table 601
Interior Non-Bearing Wall	0 hours			Table 601
Floor/ Ceiling	0 hours			Table 601
Roof/ Ceiling	0 hours			Table 601
Fire Rated Resistive Construction				
Maximum Area of Exterior Wall Openings	Not Required since >30' Separation Distance			Section 705.8
Fire Barriers	As Required by Table 508 for Occupancy Separation No Separation Required Between "B", "M", and, "S-1"			Section 706 Section 706.4/ 707.3.10
Fire Barriers (Incidental Use Areas)	See Section 707 and 711			Section 509.4
Light, Ventilation, and Sanitation				
Minimum Facilities Required	Standard			
Water Closets	To Be Determined			Table 2902.1
Lavatories	To Be Determined			Table 2902.1
Urinals	To Be Determined			Table 2902.1
Drinking Fountains	To Be Determined			Table 2902.1
Service Sink	To Be Determined			Table 2902.1
Means of Egress				
Use	To Be Determined			
Occupant Load Factor	To Be Determined			Table 1004.5
Occupant Load - Net Area	To Be Determined			
Total Tenant Occupant Load	To Be Determined			
Number of Exits Required	2 Provided at Each Tenant Space			Section 1006
Minimum Exit Width Required	To Be Determined			
Means of Egress Minimum Height	7 ft 6 in			Section 1003.2
Exit Door Minimum Width	32 in Clear (3'-0" nominal); Maximum: 48"			Section 1010.1.1
Exit Door Minimum Height	6 ft 8 in			Section 1010.1.1
Maximum Exit Access Travel Distance	B - 300 ft	M and S-1 - 250 ft		Table 1017.2
Common Path of Egress Travel	B and S-1 - 100 ft	M - 75 ft		Table 1006.2.1
Dead Ends	50 ft			Sectoin 1020.5
Project Description				
The Paradise Business Centre is located in the Paradise Valley Development in South Bismarck off of Fisher Lane and Rutland Drive. There are 4 buildings within the project. This code review reflects Building 2 only. The building is type V-B construction and is fully sprinkled. It is a Mixed-Use occupancy consisting of Business "B", Mercantile "M", and Storage "S-1". There are 11 total units in total. All work is to comply with Title 14 and Ordinance no. 6516. Off-street and on-street parking are being utilized to meet parking requirements.				

Key Plan

Bismarck, ND - Paradise Valley Development





2 Bollard Detail

1/2" = 1'-0"

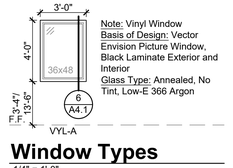
Wall Types

1" = 1'-0"

Door and Frame Schedule

Door Location	Door			Frame	Hardware	Remarks
	Size	Type	Rating	Type		
All Units	3'-0" x 6'-8" x 1 3/4"	Door-1	-	Door-1	Entrance Function Lockset and Deadbolt Basis of Design: Schlage AL Jupiter	-
Utility Room	3'-0" x 6'-8" x 1 3/4"	Door-2	-	Door-2	Entrance Function Lockset and Deadbolt Basis of Design: Schlage AL Jupiter	-

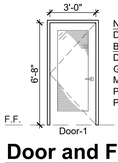
1. All Hardware to be Brushed Nickel finish unless otherwise noted.



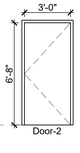
Note: Vinyl Window
Basis of Design: Vector Envision Picture Window, Black Laminate Exterior and Interior
Glass Type: Annealed, No Tint, Low-E 366 Argon

Window Types

1/4" = 1'-0"



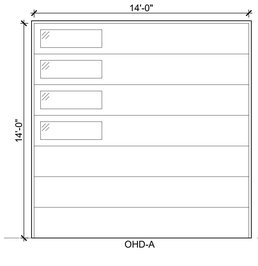
Note: Pre-hung Composite Door
Basis of Design: Therma-Tru Doors Smooth Star Full Glass Door with Integrated Mini Blinds. Frame to be Painted Black, Door to be Painted SW 7047 Porpoise



Note: Hollow Metal Frame and Door
Basis of Design: Mastercraft 36"Wx80"H Primed Steel Flush Exterior Door System. Frame to be Painted Black, Door to be Painted SW 7047 Porpoise

Door and Frame Types

1/4" = 1'-0"



Note: Insulated Garage Door
Basis of Design: Midland ThermoGuard R18 2" Solid Panel Garage Door with 4 Landscape Accent Low-E Windows. Frame to be Painted Black, Door to be Tera-Bronze Finish.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

SIGNED:

ANDREW E. KUEHN REGISTERED ARCHITECT 2609 STATE OF NORTH DAKOTA

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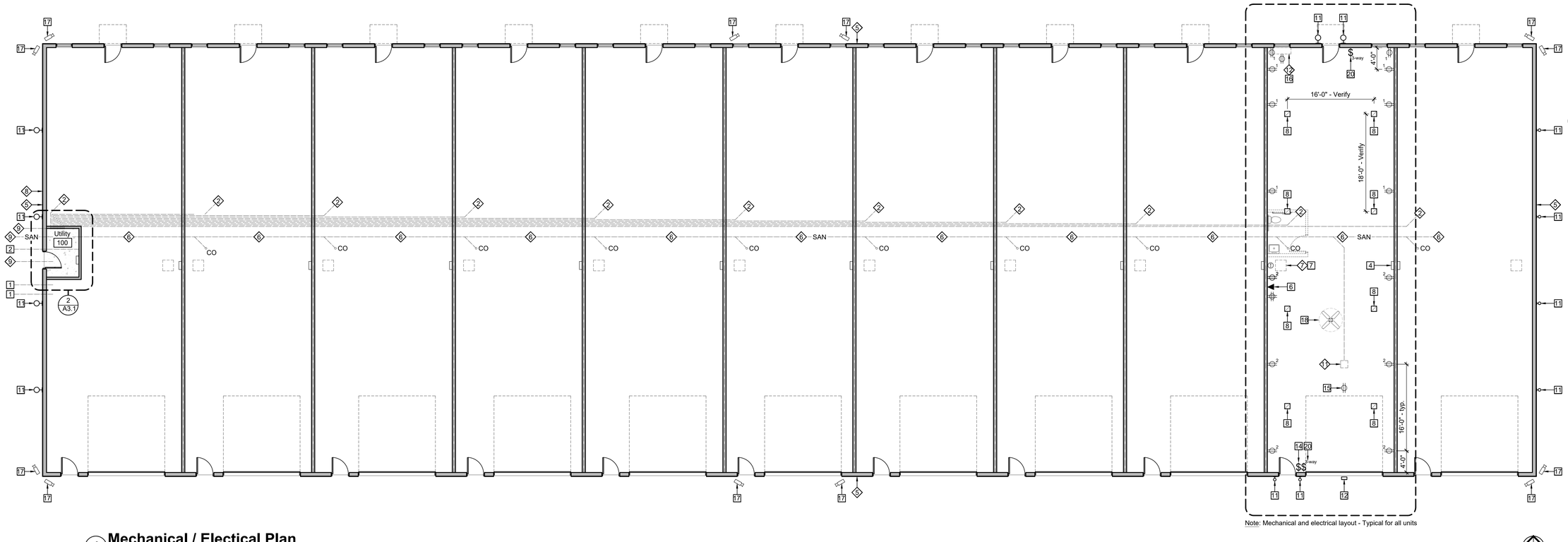
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Floor Plan, Code Research Summary, Planning and Zoning, Key Plan, Door and Frame Schedule/ Types, Wall Types, Window Types, Notes, Detaiils

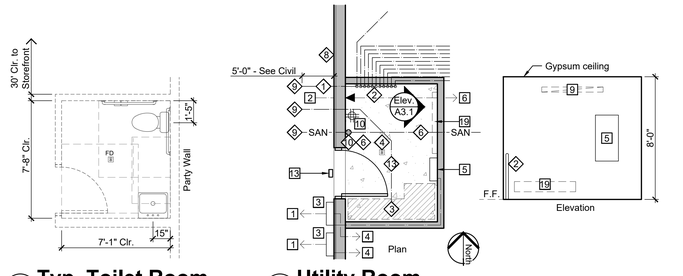
Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet

A3.0



1 Mechanical / Electical Plan
1/8 " = 1'-0"



3 Typ. Toilet Room
1/4" = 1'-0" Plumbing Rough In Only

2 Utility Room
1/4" = 1'-0"

Mech/Plumbing Notes:

Note: Mechanical/Plumbing Contractor to review drawings and visit site prior to bidding. Mechanical/Plumbing Contractor to design-build: provide all materials, labor, taxes, and permitting to achieve scope of work indicated on drawings. Provide required information and drawings necessary for state and local code review/approval and construction coordination.

1. Provide (1) 2" C900 (Domestic) CW Line into Utility 100. Provide water meter as required by code - verify location with CM.
2. Provide (1) 1" (Domestic) CW Line as shown on plan underground per unit. Provide (1) shut off valve at each branch of 1" CW line in Utility 100. Stub 4" (Vertical) into each tenant space for future use. Verify location. Verify with City of Bismarck.
3. Designated area for fire riser and components for complete NFPA 13 fire suppression system. Each unit to have open shell design. Allow for future build out by Owner.
4. Provide 2" Floor Drain at Utility 100.
5. Provide (4) exterior Hose Bibs as shown on plan.
6. Provide 4" PVC Sanitary Sewer line and cleanouts as shown on drawings. Stub 4" (Vertical) into each tenant space for future toilet room. Verify location with Arch/CM. Verify proper line slope - See Civil Drawings.
7. Provide ceiling-hung heater and thermostat for each unit. Basis of Design: Reznor UDX Natural Gas Unit Heater. Include all components to vent thru roof. Direct wired or plug in. Verify heater and thermostat location and height with Arch/CM. Verify total BTUs required per unit with mechanical contractor.
8. Gas Meters provided by utility company - verify location with Owner/CM. Provide gas lines as shown on Plan to each ceiling-hung heater.
9. Final connection to utilities by Mechanical Contractor. Verify locations with Civil Drawings.
10. Plumbing contractor to provide floor drain vent pipe through roof as required.
11. Provide 4" vertical stub for future floor drain and pipe to storm sewer at each tenant space.
12. Thru-wall HVAC/or cooling unit mounted below window. See Elevations for location. Basis of Design: Gree PTAC II GAE15AED3NRNB5GCP. Verify power requirements with Electrical Contractor. Verify condensate requirements with Mechanical Contractor. Provide custom color grill to be select by Architect/Owner.
13. Provide (1) 4" C900 (Domestic) CW Line into Utility 100. Provide water meter as required by code - verify location with CM.

Electrical Notes:

Note: Electrical Contractor to review drawings and visit site prior to bidding. Electrical Contractor to design-build: provide all materials, labor, taxes, and permitting to achieve scope of work indicated on drawings. Provide required information and drawings necessary for state and local code review/approval and construction coordination.

All electrical outlets to be 60" A.F.F. U.N.O. Electrical contractor to provide plywood backing at panels.

1. Provide Transition Cabinet including (1) 4" Conduit from Transformer to Transition Cabinet. Provide (2) main conduit from Transition Cabinet to Utility 100 feeding (2) 800 Amp Main Breaker/MDPs - See Civil drawings.

   Transformer and Transition Cabinet to be located adjacent to Building 1 and shared with Building 2. Provide (2) concrete filled steel bollards as required by utility company. Verify route and footage of conduit with utility company.
2. Provide (1) 2" PVC conduit from communication/data site pedestal to Utility 100. Daylight conduit into Utility 100 and daisy chain conduit to Building 4. Verify location of site pedestal with utility communication/data company - See Civil Drawings.
3. Provide (2) 800 Amp (208/240 Single Phase) main breakers, feeding (11) 200 Amp panels, individually metered. Meters to be located on either side of MDP outside Utility 100 - Verify with utility company and electrical contractor.
4. Each tenant space to receive (1) surface mounted 200 Amp panel. Provide required underground conduit to each tenant space, verify location of panel at each tenant space with CM/Owner.
5. Utility 100 to receive (1) surface mounted 100 Amp panel, verify location of panel with CM/Owner.
6. Provide (1) 3/4" conduit under ground from Utility 100 to each tenant space for future communication/data.
7. Provide power to ceiling hung heater. Verify with Mechanical contractor.
8. High bay light fixture for general interior shop lighting. Basis of Design: Lithonia Lighting CPHB 12LM MVOLT 50K Contractor Select Compact Pro LED High Bay. Provide minimum lumens requirements to meet code. All shop lighting to be on single circuit. Verify final quantity of fixtures and lighting layout with CM/Owner.
9. Provide (1) 4'-0" LED utility fixture surface mounted on wall in Utility 100. Basis of Design: Lithonia Lighting WL LED Wall Surface Mount Bracket, 3000 Lumens, 5000K.
10. Provide (1) quad outlet in Utility 100. Verify location with CM/Owner. See interior elevation.
11. Provide (2) wall sconce light fixtures at each walk-through door on the North and South elevations and the East and West elevation as shown. Basis of Design: LEONLITE Integrated LED Cylinder Up/Down Outdoor Wall Light, 100V-277V, 20W, 3000K. See A4.0 for locations. All exterior fixtures to be controlled in Utility 100 with single photoeye.
12. Provide (1) wall pack light fixture above each garage door on the South elevation. Basis of Design: RAB Lighting LED WP2XFU60, Color Selectable, Bronze Finish. See A4.0 for location. All exterior fixtures to be controlled in Utility 100 with single photoeye.
13. Provide (1) downlight light fixture above Utility 100 door on the East elevation. Basis of Design: Lithonia Lighting WPX0 LED Wall Mount, Model #WPX0 LED ALO SWW2 MVOLT PE DDBXD M2. See A4.0 for location. All exterior fixtures to be controlled in Utility 100 with single photoeye.
14. Overhead door control location. Provide functions for Open, Close, and Stop.
15. Receptacle for overhead door operator - ceiling mount.
16. Dedicated 208-220v receptacle for thru-wall HVAC/or cooling unit. Verify power requirements with Mechanical Contractor.
17. POE security camera layout at shown. Include Cat6 to location and 8TB hard drive in Utility 100. Product: Revo Surveillance Systems. Include wire shelf. Verify final camera selection and location with CM/Owner. See 2/A3.1.
18. 56" ceiling fan. Basis of Design: Westinghouse Jax Ceiling Fan, White Finish, Model #7812700, no light. Provide variable speed switch at shop door to control shop ceiling fan.
19. 4' electrical baseboard heater in Utility 100. Basis of Design: Cadet 48 in. 208-volt 1,000/750-watt Electric Baseboard Heater, Finish: White, Model #4F1000W.
20. Provide 3-way switch at each door to control all interior shop lighting.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 2

KAILEIN E. REINER
REGISTERED ARCHITECT 2609
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

SIGNED:

wild | crg
architecture | construction

500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102

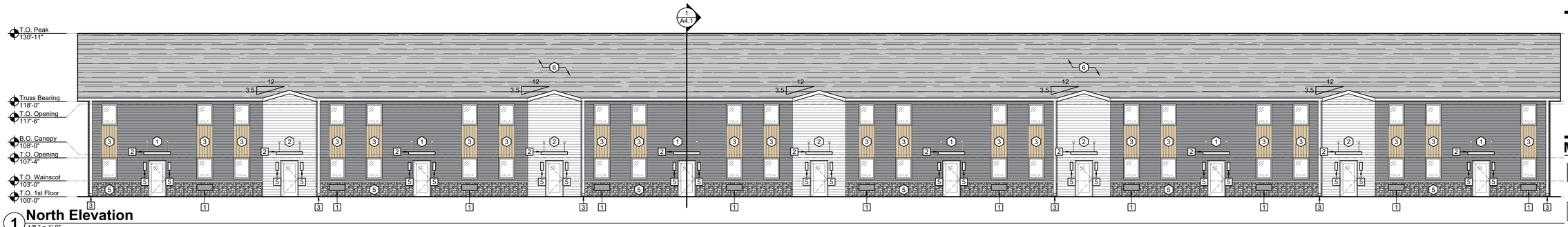
Phone 701 | 293 | 8106

wildcrg.com

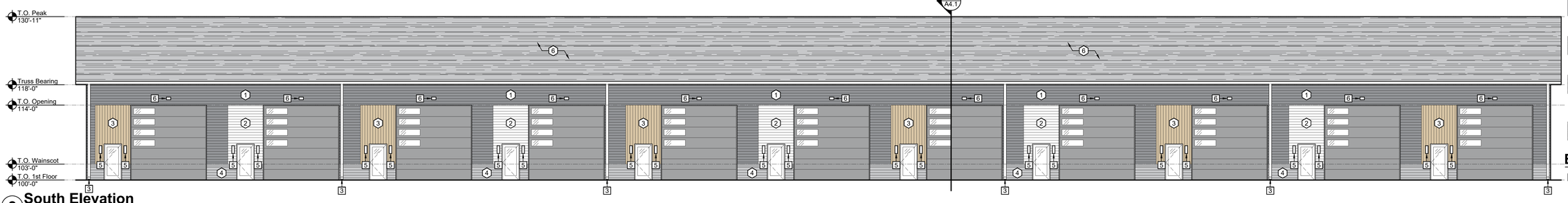
Mechanical and Electrical Design-Build Plan, Notes, Enlarged Plan

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A3.1



1 North Elevation
1/8 " = 1'-0"



2 South Elevation
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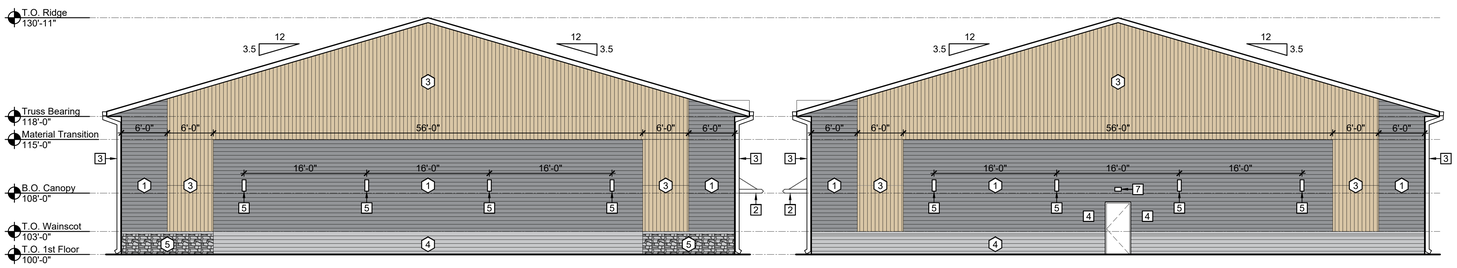
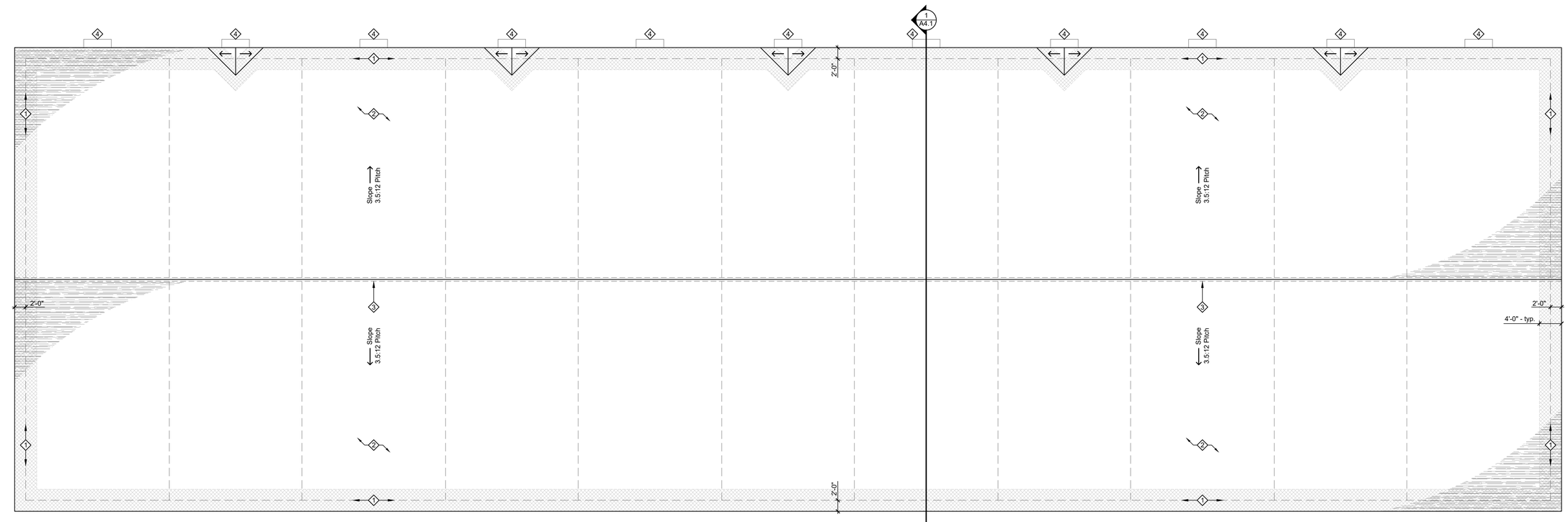


3 East Elevation
1/8 " = 1'-0"

4 West Elevation
1/8 " = 1'-0"



5 Roof Plan
1/8 " = 1'-0"

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 2

Material Legend

1 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 425 Statuary Bronze

2 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 469 Fresh Canvas

3 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: 6" Board & Batten (Vertical)
- Color: HD2 Woodgrain M16 Cider Mill

4 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 410 Thatch

5 - Stone Veneer
- Versetta Stone, Ledgestone
- Panel Size: 36" x 8"
- Color: Sterling
- Include Stone Cap

6 - Asphalt Shingles
- CertainTeed Landmark
- Color: Moire Black

Elevation Keynotes

1. Thru-wall HVAC/or Cooling Unit Mounted Below Window. Verify Power Requirements with Electrical Contractor. Provide Custom Color Grill to be Select by Architect/Owner - See A3.1.
2. Pre-finished metal canopy by Owner installed by framing contractor - Refer to Detail 5/A4.1.
3. 6" Prefinished Metal Gutters and Downspouts. Basis of Design: Klauer Classic Rainware Collection - Color: Terra Bronze - Profile: Square.
4. Gas and Electric Meters - Verify with Owner for Mounting Locations. Minimize Visual Impact to Extent Possible.
5. Light Fixture - See A3.1.
6. Light Fixture - See A3.1.
7. Light Fixture - See A3.1.

Roof Plan General Notes

1. Coordinate with Mechanical Plan for Equipment Locations, Venting & Information.

Roof Plan Keynotes

1. Ice and water barrier where indicated by hatch [ ] 4'-0" Min.
2. Asphalt shingles over underlayment and installed per manufacturer's recommendations - Basis of Design: Certainteed Landmark [ ].
3. Ridge Vent - Provide and install final quantity recommended by roofing contractor.
4. Pre-manufactured Canopy - See Detail 5/A4.1.

ANDREW E. KRENZLER REGISTERED ARCHITECT 2609 STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

SIGNED:

wild | crg
architecture | construction

500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102

Phone 701 | 293 | 8106

wildcrg.com

Elevations, Material Legend, Roof Plan, Notes

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

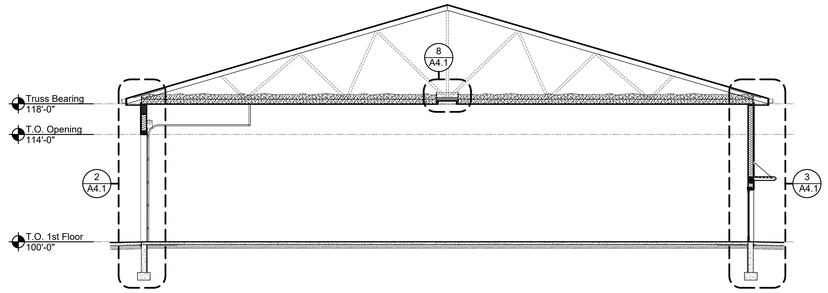
Sheet
A4.0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

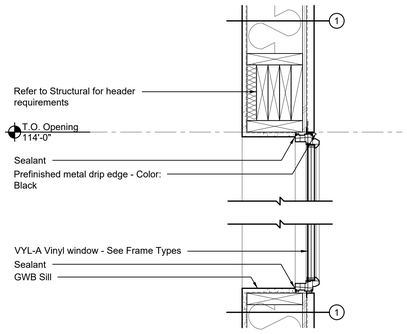
Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

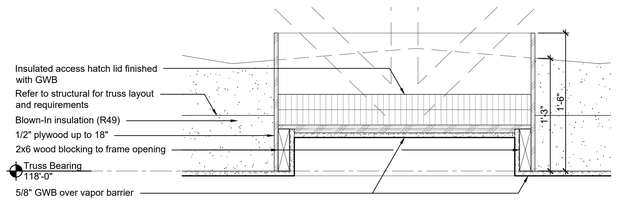
Building 2



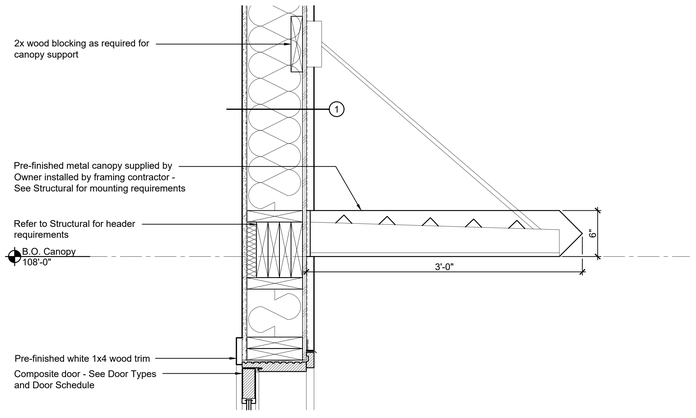
1 Building Section
1/8 " = 1'-0"



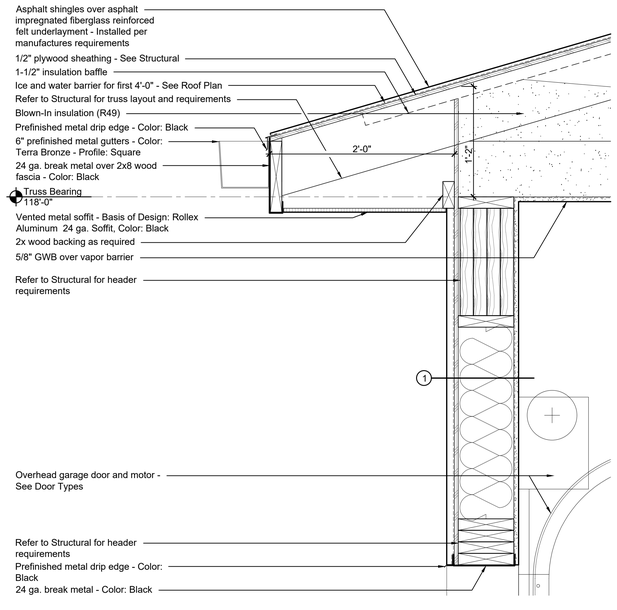
6 Head and Sill Detail
1 1/2" = 1'-0"



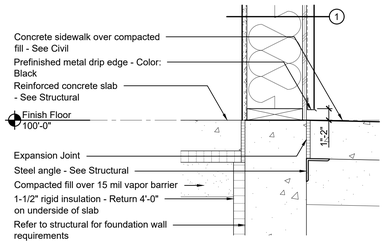
8 Typical Section Detail
1 1/2" = 1'-0"



5 Section Detail
1 1/2" = 1'-0"



7 Section Detail
1 1/2" = 1'-0"



4 Typical Base Detail
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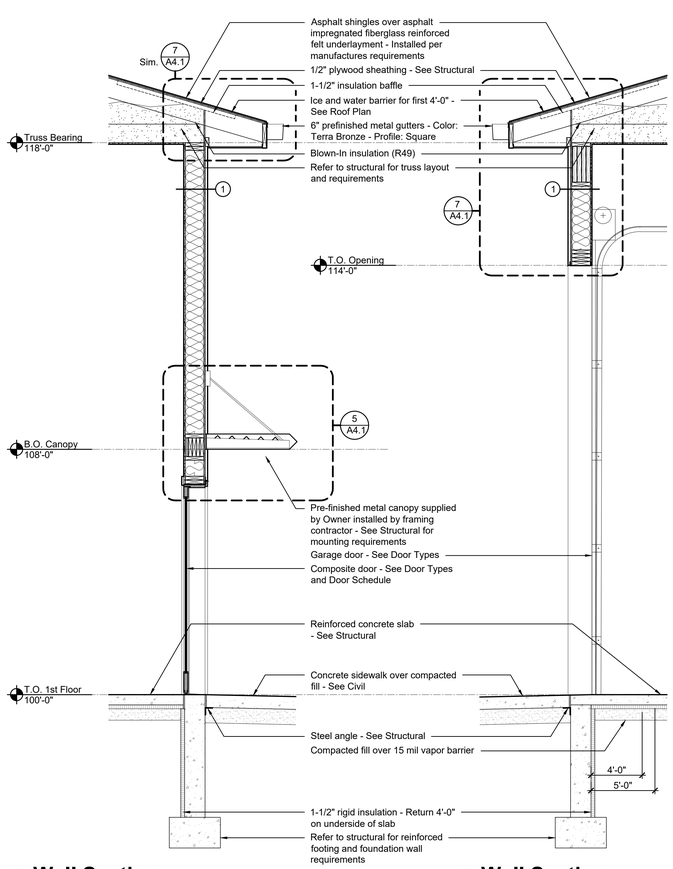

3 Wall Section
1/2" = 1'-0"

2 Wall Section
1/2" = 1'-0"

ALDEN E. REHDER
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

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DATE: 02/27/2024 REGISTRATION NO. 2609

SIGNED:

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architecture | construction

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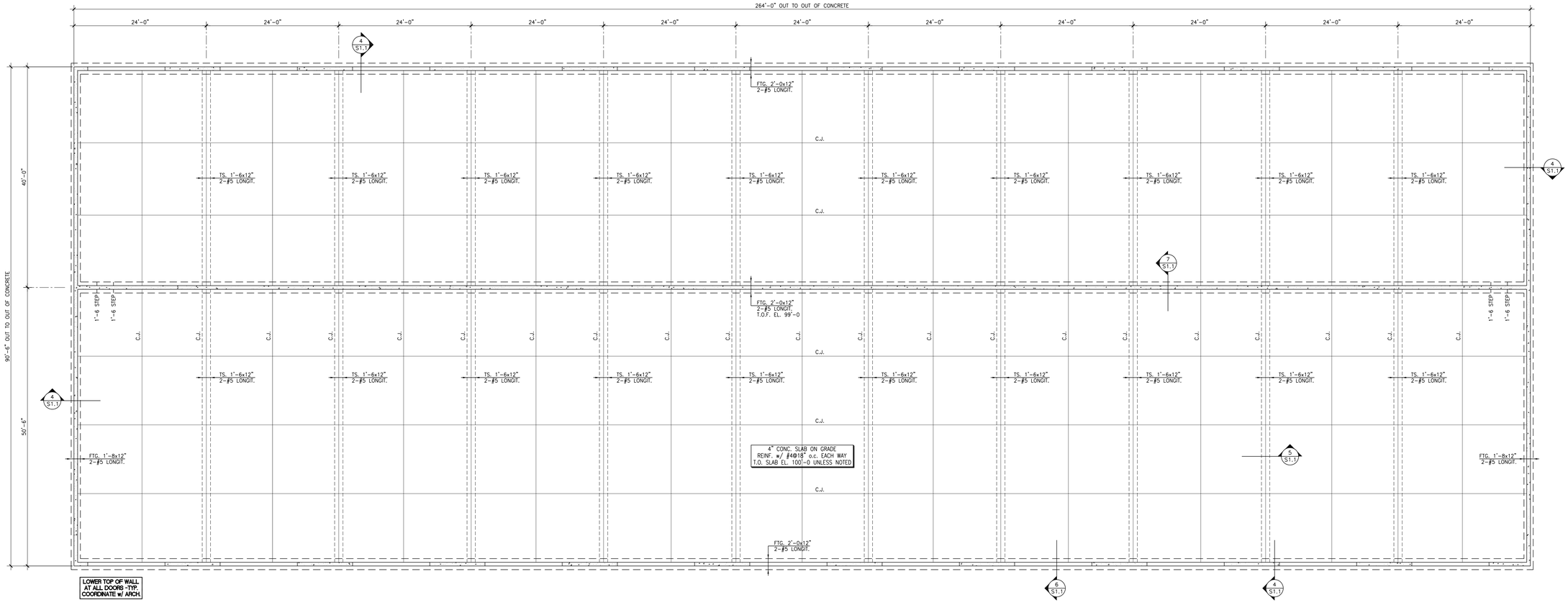
Phone 701 | 293 | 8106

wildcrg.com

Building Section, Wall Sections, Section Details

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A4.1



LOWER TOP OF WALL AT ALL DOORS -TYP. COORDINATE w/ ARCH.

FOUNDATION PLAN

SCALE: 1/8"=1'-0

NOTE: 1). TOP OF FOOTING EL. = 96'-0 U.N.O.

GENERAL STRUCTURAL NOTES

1. Design Codes Used:
   - IBC 2021
   - ACI Concrete Code
   - AISC Code-ASD

2. Design Loads:
   - Roof Snow Load: Ps = 27 PSF + Drift (Balanced); Unbalanced snow load as per ASCE 7-16 Section 7; Pg = 35 PSF; Ce = 1.0; Is = 1.0; Ct = 1.1
   - Wind Load: V_{ULT} = 115 MPH Basic Wind Speed; Risk Category = II; Wind Exposure C; Internal Pressure Coefficient ±0.18

3. Design Stresses Used:
   - Concrete
     - Slabs on Grade: 4500 PSI @ 28 days
     - Footings and Foundation Walls: 3000 PSI @ 28 days
     - Exterior exposed: 4500 PSI @ 28 days (air entrained)
     - Structural Slabs: 4000 PSI @ 28 days
     - Masonry Strength: f'm = 1500 PSI
   - Steel
     - W Shapes: Fy = 50 KSI (ASTM A992)
     - Tubes: Fy = 46 KSI (ASTM A500 Grade B)
     - Angles, Channels, Bars: Fy = 36 KSI (ASTM A36)
     - Pipes: Fy = 35 KSI (ASTM A53)
   - Reinforcing Steel: 60 KSI (ASTM A615-60)
   - Soil Bearing Pressure: 1500 PSF (Assumed, Verify w/ Geotechnical Engineer's review of Excavation)

4. CONCRETE COVERAGE for reinforcing shall be as follows:
   - Footings: 3 inches
   - Columns and Piers: 1 1/2 inches
   - Slabs on Grade: midheight for a single layer
   - Walls: 1 1/2 inches @ exterior; 3/4 inch @ interior
   - Structural Slabs: 3/4 inch unless noted

   PROVIDE BAR SUPPORTS AND SPACERS in accordance with the ACI Detailing Manual.

5. REINFORCING STEEL to be bent and placed in accordance with ACI code. All splices to be 38 db for #6 bar or smaller, 48db for #7 bar and larger.

6. FOOTINGS to rest on undisturbed soil or engineered backfill. It is recommended that the Soils Engineer inspect soil conditions prior to construction. All walls and piers to center on footing unless otherwise noted. All footing elevations are given to the top of footings.

7. ALL FOUNDATION WALLS to be laterally supported before backfilling. Vertical construction joints to be keyed.

8. OPENINGS in concrete FOUNDATION WALLS shall be reinforced with 2-#5 bars each side, extending 2'-0 past the face of the opening unless otherwise noted.

9. FOUNDATIONS SHALL BE BUILT from approved, fully dimensioned shop drawings coordinated with construction documents and field conditions. Foundation shop drawings shall consist of the anchor bolt setting plan, concrete mix design, and concrete reinforcement plan with wall & pier dimensions. All subsequent shop drawings shall be coordinated with approved foundation shop drawings.

10. SHOP DRAWINGS
    a. Submit electronic copies of the following shop drawings to the architect/engineer for review prior to fabrication.
       1. CONCRETE REINFORCING and mix designs for each class of concrete.
    b. The contractor shall review and accept full responsibility for dimensional correctness. All shop drawings must bear the approval stamp of the contractor (to include initials, date and disposition), prior to review by the Architect or Engineer. The Engineer will return all shop drawings, unreviewed, that do not bear the approval stamp of the contractor.

11. PORTLAND CEMENT to be ASTM C150, Type 1 & 1A.

12. CONCRETE to be in accordance with ACI 301. Maximum shale content shall not exceed 0.5% for exposed concrete.

13. CONTROL AND CONSTRUCTION JOINTS to be located as shown on the plan or at contractors option - not to exceed 12'-0 o.c. verify with future slab.

14. ROOF TRUSSES to be engineered by the fabricator under the supervision of a professional engineer. Shop drawings to be stamped by the professional engineer. All trusses to have roof sheathing, including areas with scabbed in wood framing above.

15. ROOF TRUSSES shall be secured to wall plates with H2.5T Anchors by Simpson or equal at every truss.

16. General Contractor shall provide all lateral roof bracing as required by truss plate institute manual "HIB-91" or as required by the truss design.

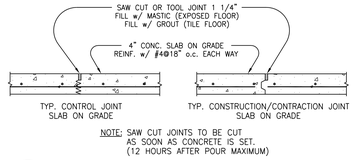
17. CARPENTRY
    - Wood Studs: MSR 1650f-1.5E
    - Beams: Hem Fir, SPF #2, or better
    - LVL's (Laminated Veneer Lumber): Fb = 2600 psi
    - Glue-Lamanited Beams & Columns: Fb = 2400 psi (24F-V8 or better)

18. Refer to IBC table or MN Building Code for typical nailing not shown. Table 2304.10.2.

19. Contractor Field Verify all new lintels in existing walls have the correct plate width.

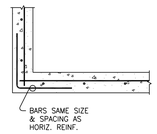
20. SEE MECHANICAL, ELECTRICAL & ARCHITECTURAL DRAWINGS for all openings and inserts not shown on the plan. All opening sizes and locations to be verified with mechanical and electrical contractors.

21. CONTRACTOR VERIFY all dimensions with Architectural Plan.

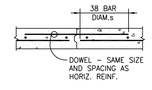


NOTE: SAW CUT JOINTS TO BE CUT AS SOON AS CONCRETE IS SET. (12 HOURS AFTER POUR MAXIMUM)

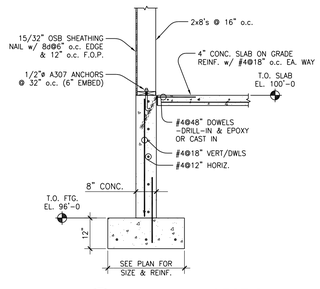
1 S1.1 — SECTION



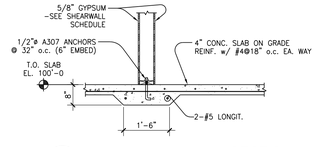
2 S1.1 — DETAIL — TYP. CORNER WALL REINF.



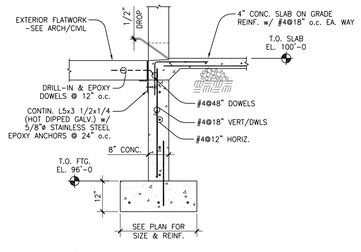
3 S1.1 — DETAIL — TYP. CONSTRUCTION JOINT AT FOUNDATION WALL



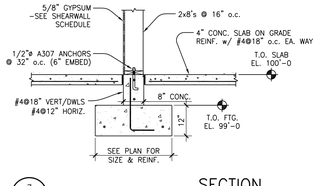
4 S1.1 — SECTION — SCALE: 1/2" = 1'-0



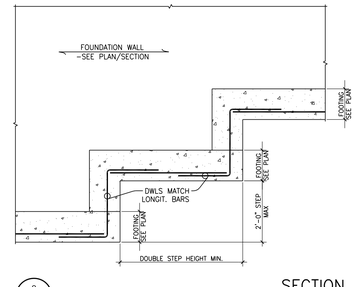
5 S1.1 — SECTION — TYPICAL THICKENED SLAB



6 S1.1 — SECTION — SCALE: 1/2" = 1'-0



7 S1.1 — SECTION — SCALE: 1/2" = 1'-0



8 S1.1 — SECTION — TYPICAL FOOTING STEP — SCALE: 1/2" = 1'-0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 3

REGISTERED PROFESSIONAL ENGINEER — STEVEN S. VONDAL PE - 6694 — DATE: 2/27/2024 — NORTH DAKOTA

SOLIEN & LARSON ENGINEERING
CONSULTING STRUCTURAL ENGINEERS
3330 FIECHTNER DRIVE, SUITE 206
FARGO, NORTH DAKOTA 58103
TELEPHONE (701) 235-5593 FAX (701) 235-5594

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500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
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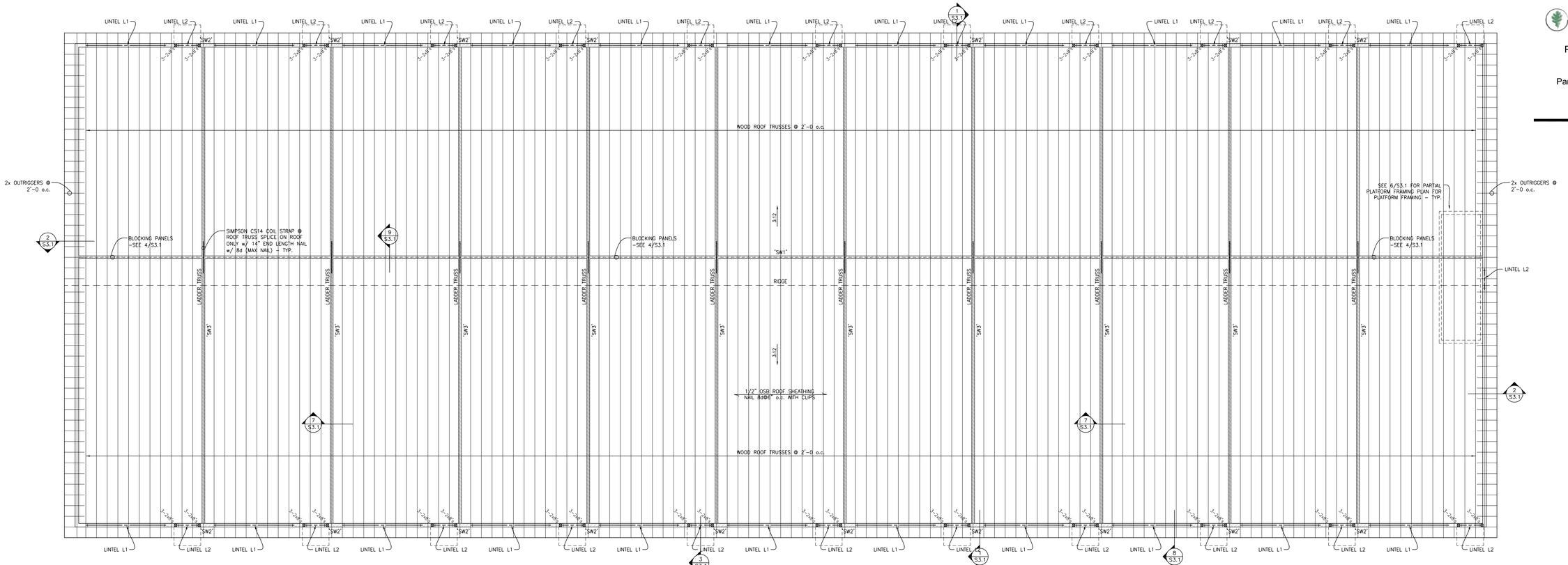
wildcrg.com

Foundation Plan
General Structural Notes
Sections & Details

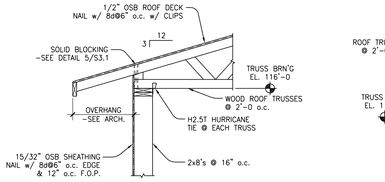
Date:	1/31/2024
Project Number:	2344 S&L 24002
Drawn By:	LT
Checked By:	SV
Approved By:	SV

Sheet S1.1



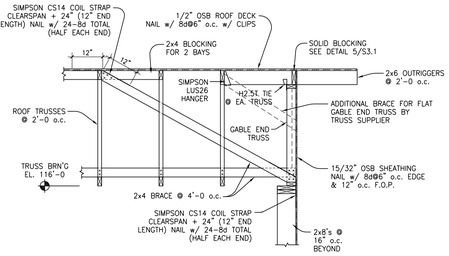
ROOF FRAMING PLAN

SCALE: 1/8"=1'-0



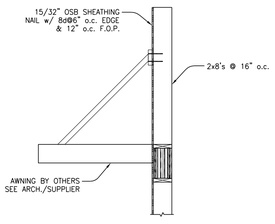
1 S3.1 SECTION

SCALE: 1/2" = 1'-0



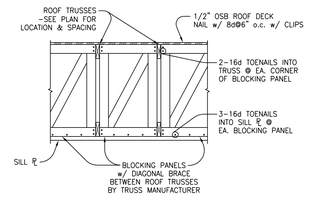
2 S3.1 SECTION

SCALE: 1/2" = 1'-0



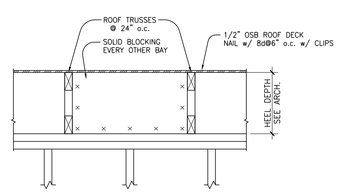
3 S3.1 SECTION

SCALE: 1/2" = 1'-0



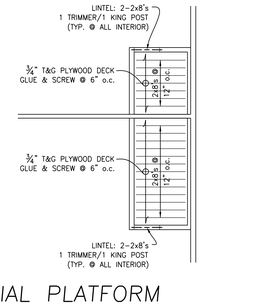
4 S3.1 TYP. BLOCKING PANEL DETAIL

SCALE: 1/2" = 1'-0



5 S3.1 TYP. SOLID BLOCKING DETAIL

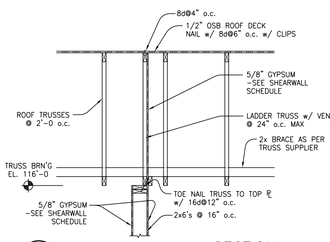
SCALE: 1" = 1'-0



6 S3.1 PARTIAL PLATFORM FRAMING PLAN – TYP.

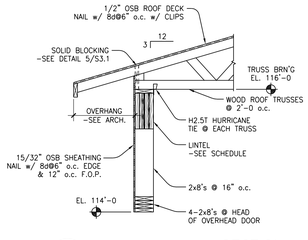
SCALE: 1/8"=1'-0

NOTE: 1). JOIST BRN'G EL. = 108'-0 U.N.O.



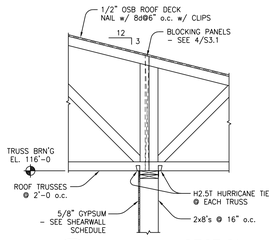
7 S3.1 SECTION

SCALE: 1/2" = 1'-0



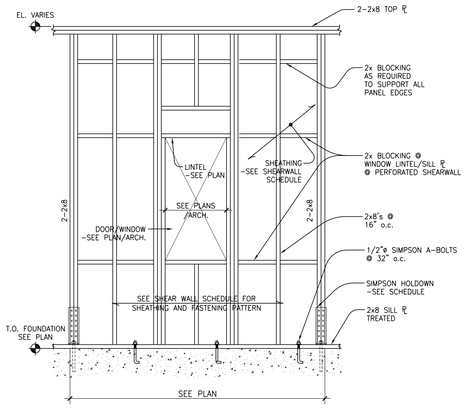
8 S3.1 SECTION

SCALE: 1/2" = 1'-0



9 S3.1 SECTION

SCALE: 1/2" = 1'-0



12 S3.1 PERFORATED SHEARWALL ELEVATION

SCALE: 1/2" = 1'-0

LINTEL SCHEDULE

MARK	LINTEL	R.O.	REMARKS
L1	4 – 1 3/4"x 14" LVL's @ TOP OF WALL 4 – 2x8's @ TOP OF OPENING	14'-0	LVL's : 2 TRIMMERS/2 KING POSTS SAWN: 2 TRIMMERS/2 KING POSTS
L2	4 – 2x8's	3'-0 TO 3'-4	1 TRIMMER/2 KING POSTS

NOTE: 1). VERIFY ALL LINTEL OPENING WIDTHS, ELEVATIONS, AND LOCATIONS WITH THE ARCHITECTURAL PLANS.

SHEAR WALL SCHEDULE

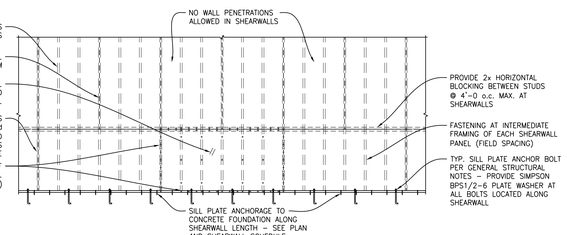
NOTATION	'SW1'	'SW2' (PERFORATED)	'SW3'
APPROXIMATE WIDTH (VERIFY w/ ARCH.)	264'-0	9'-3	90'-6
WALL PANEL AND FASTENING	5/8" GYPSUM-BLOCKED FASTEN w/ 6d (GALV.) COOLER NAILS @ 4" EDGE & 7" FIELD OF PANEL	15/32" O.S.B.-BLOCKED NAIL 8d@6" o.c. EDGE 12" o.c. FIELD OF PANEL	5/8" GYPSUM-BLOCKED FASTEN w/ 6d (GALV.) COOLER NAILS @ 4" EDGE & 7" FIELD OF PANEL
HOLDOWNS	NOT REQ'D	NOT REQ'D	NOT REQ'D
HOLDOWN ANCHOR	NOT REQ'D	NOT REQ'D	NOT REQ'D
ADDITIONAL ANCHOR BOLTS	1/2" SIMPSON A-BOLTS @ 32" o.c.	1/2" SIMPSON A-BOLTS @ 32" o.c.	1/2" SIMPSON A-BOLTS @ 32" o.c.
COMMENTS			

NOTE: 1). MINIMUM OF 3 ANCHOR BOLTS FOR EACH SHEAR WALL INCLUDING HOLDOWNS.
2). SIMPSON 1/2"ø TITEN HD ANCHOR BOLTS @ 32" o.c. ALL OTHER LOCATIONS UNLESS NOTED.
3). TYPICAL EXTERIOR SHALL BE 15/32" O.S.B. SHEATHING NAILED w/ 8d@6" o.c. EDGE & 12" o.c. FIELD OF PANEL. BLOCKED PANEL EDGES UNLESS NOTED OTHERWISE.

** NOT USED **

10 S3.1 SECTION

SCALE: 1/2" = 1'-0



11 S3.1 SHEARWALL FASTENING NOTES

SCALE: 1/4" = 1'-0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 3

REGISTERED PROFESSIONAL ENGINEER
STEVEN S. VONDAL
PE - 6694
DATE: 2/27/2024
NORTH DAKOTA

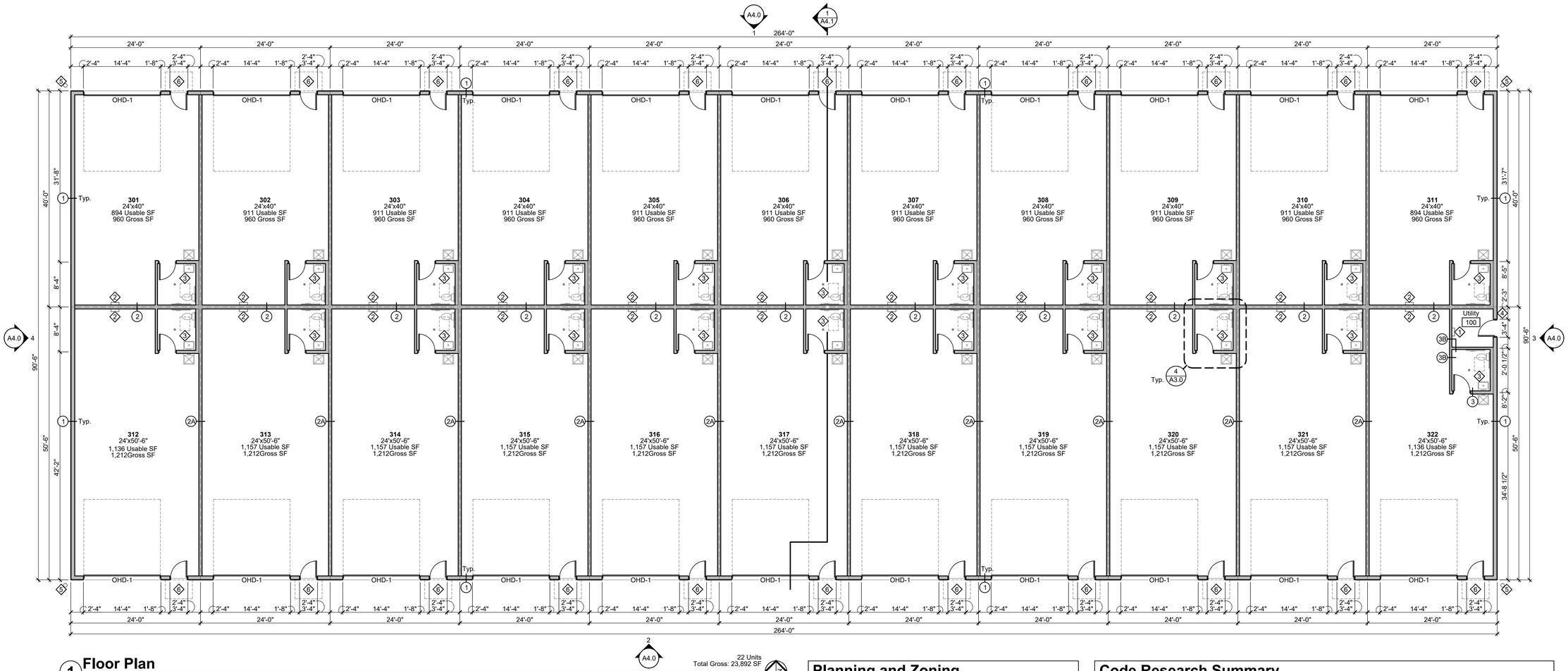
SOLIEN & LARSON ENGINEERING
CONSULTING STRUCTURAL ENGINEERS
3330 FIECHTNER DRIVE, SUITE 206
FARGO, NORTH DAKOTA 58103
TELEPHONE (701) 235-5593 FAX (701) 235-5594

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Roof Framing Plan
Sections & Details

Date:	1/31/2024
Project Number:	2344 S&L 24002
Drawn By:	LT
Checked By:	SV
Approved By:	SV

Sheet
S3.1



1 Floor Plan

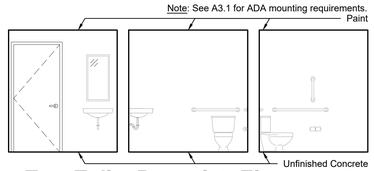
1/8" = 1'-0"

22 Units
Total Gross: 23,892 SF

NORTH

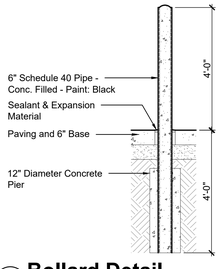
Fixtures

Toilet:
Mansfield Summit3 Elongated Smart Height Magna Flush Flush Toilets (White) CLS-1955 Open Front Toilet Seats (White)
Sink:
Mansfield 20"x18" Wall Hung Lavatory (White)
Faucet:
Delta 520 Lavatory Faucet (Chrome)
Grab Bars:
Bobrick (1) 18", (1) 42", and (1) 36"
Utility Sink Faucet:
American Standard #8344212.004 With Bucket Hook and Garden Hose Hook Up
Mirror:
Bobrick 18"x36" B-290 Series Welded-Frame Mirror



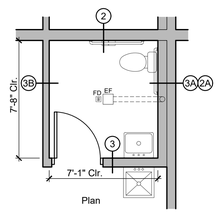
2 Typ. Toilet Room Int. Elev.

1/4" = 1'-0"



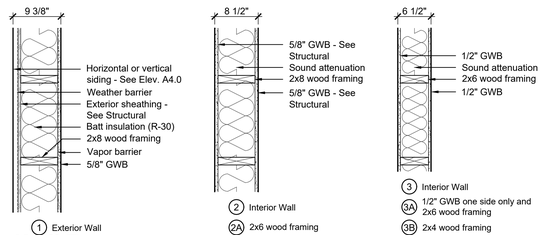
3 Bollard Detail

1/2" = 1'-0"



4 Typ. Toilet Room

1/4" = 1'-0"



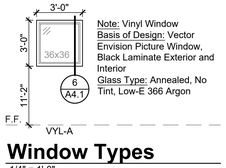
Wall Types

1" = 1'-0"

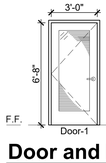
Door and Frame Schedule

Door Location	Door			Frame	Hardware	Remarks
	Size	Type	Rating	Type		
All Units	3'-0" x 6'-8" x 1 3/4"	Door-1	-	Door-1	Entrance Function Lockset and Deadbolt Basis of Design: Schlage AL Jupiter	-
Toilet Rooms	3'-0" x 6'-8" x 1 3/4"	Door-3	-	Door-3	Bathroom Function Lockset Basis of Design: Schlage AL Jupiter	-
Utility Room	3'-0" x 6'-8" x 1 3/4"	Door-2	-	Door-2	Entrance Function Lockset and Deadbolt Basis of Design: Schlage AL Jupiter	-

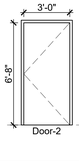
1. All Hardware to be Brushed Nickel finish unless otherwise noted.



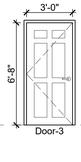
Note: Vinyl Window
Basis of Design: Vector Envision Picture Window, Black Laminate Exterior and Interior
Glass Type: Annealed, No Tint, Low-E 366 Argon



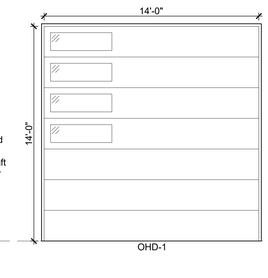
Note: Pre-hung Composite Door
Basis of Design: Therma-Tru Doors Smooth Star Full Glass Door with Integrated Mini Blinds. Frame to be Painted Black, Door to be Painted SW 7047 Porpoise



Note: Hollow Metal Frame and Door
Basis of Design: Mastercraft 36"Wx80"H Primed Steel Flush Exterior Door System. Frame to be Painted Black, Door to be Painted SW 7047 Porpoise



Note: Pre-hung Engineered Wood Door
Basis of Design: Mastercraft Woodgrain 6 Panel Interior Door, Prefinished White



Note: Insulated Garage Door
Basis of Design: Midland ThermoGuard R18 2" Solid Panel Garage Door with 4 Landscape Accent Low-E Windows. Frame to be Painted Black, Door to be Tera-Bronze Finish.

Window Types

1/4" = 1'-0"

Door and Frame Types

1/4" = 1'-0"

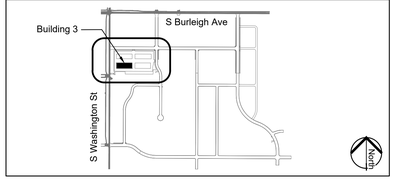
Planning and Zoning

Conditional CG - Conditional Heavy Commercial

	Information
	See Civil Drawings
City Code Reference	Title 14 and Ordinance no. 6516
Lot Size	266,731
Building Size	23,892 sq ft (Building 3 of 4)
Zone	Conditional GC - Conditional Heavy Commercial
Maximum Building Coverage	80%
Maximum Lot Impervious Area	85%
Landscape Buffer	20' Along South and East property lines
Front Yard Setback	15'
Interior Yard Setback	0' as long as building is 2 stories or less
Street Side Setback	0' as long as building is 2 stories or less
Rear Yard Setback	10'
Building Height Limit	3 Stories or 50'
Parking Requirements for Development	
Total Development Size	91,012 sq ft
Parking Calc Factor (Business)	1 Stall per 360 sq ft - 220
On Street Parking	48 Stalls Allowed based on Ordinance and Layout
Number of Stalls Required	253
Total Parking Provided	268

Key Plan

Bismarck, ND - Paradise Valley Development



Code Research Summary

2021 International Building Code

	Information			Reference
Occupancy	Mixed Use Group - "B" Business, "M" Mercantile, "S-1" Storage			Section 304, 309, 311
Total Square Footage	23,892 sq ft (Building 3 of 4)			See Floor Plans
Sprinkled	Yes			Section 903
General Building Information				
	"B" Business	"M" Mercantile	"S-1" Storage	
Height - Maximum Feet	60 ft	60 ft	60 ft	Table 504.3
Height - Maximum Stories	3 Stories	2 Stories	2 Stores	Table 504.4
Area - Base Allowable (S1)	36,000 sq ft	36,000 sq ft	36,000 sq ft	Table 506.2
Area - Base Allowable (SM)	27,000 sq ft	27,000 sq ft	27,000 sq ft	Table 506.2
Area - Frontage Increase	N/A			Section 506.3.3
Area - Factor Increase	N/A			Table 506.3.3
Allowable Area	N/A			Table 506.3.3
Total Allowable Area Per Floor	N/A			
Fire Separation Area	N/A			
Construction/ Fire Resistive Requirements				
Construction Type	Type V-B (sprinkled)			Table 601
Structural Frame	0 hours			Table 601
Exterior Bearing Wall	0 hours			Table 601
Interior Bearing Wall	0 hours			Table 601
Exterior Non-Bearing Wall	0 hours			Table 601
Interior Non-Bearing Wall	0 hours			Table 601
Floor/ Ceiling	0 hours			Table 601
Roof/ Ceiling	0 hours			Table 601
Fire Rated Resistive Construction				
Maximum Area of Exterior Wall Openings	Not Required since >30' Separation Distance			Section 705.8
Fire Barriers	As Required by Table 508 for Occupancy Separation No Separation Required Between "B", "M", and, "S-1"			Section 706 Section 706.4/ 707.3.10
Fire Barriers (Incidental Use Areas)	See Section 707 and 711			Section 509.4
Light, Ventilation, and Sanitation				
Minimum Facilities Required	Standard			
Water Closets	1 Provided, to be determined based on use			Table 2902.1
Lavatories	1 Provided, to be determined based on use			Table 2902.1
Service Sink	1 Provided, to be determined based on use			Table 2902.1
Means of Egress				
Use	To Be Determined			
Occupant Load Factor	To Be Determined			Table 1004.5
Occupant Load - Net Area	To Be Determined			
Total Tenant Occupant Load	To Be Determined			
Number of Exits Required	1 Provided at Each Tenant Space			Section 1006
Minimum Exit Width Required	To Be Determined			
Means of Egress Minimum Height	7 ft 6 in			Section 1003.2
Exit Door Minimum Width	32 in Clear (3'-0" nominal); Maximum: 48"			Section 1010.1.1
Exit Door Minimum Height	6 ft 8 in			Section 1010.1.1
Maximum Exit Access Travel Distance	B - 300 ft	M and S-1 - 250 ft		Table 1017.2
Common Path of Egress Travel	B and S-1 - 100 ft	M - 75 ft		Table 1006.2.1
Dead Ends	50 ft			Sectoin 1020.5
Project Description				

The Paradise Business Centre is located in the Paradise Valley Development in South Bismarck off of Fisher Lane and Rutland Drive. There are 4 buildings within the project. This code review reflects Building 3 only. The building is type V-B construction and is fully sprinkled. It is a Mixed-Use occupancy consisting of Business "B", Mercantile "M", and Storage "S-1". There are 22 total units in total. All work is to comply with Title 14 and Ordinance no. 6516. Off-street and on-street parking are being utilized to meet parking requirements.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 3

Floor Plan General Notes

1. Rough carpentry contractor to provide & install all wood backing/blocking throughout.
2. Contractor to field verify all dimensions shown herein and alert Construction Manager of discrepancies.
3. All contractors to visit site to verify scope of work.
4. All walls to be framed, insulated, & sheathed to structure/structural deck above unless otherwise noted. See Wall Types & Details for additional information.
5. Refer to Structural for all shear wall locations.
6. All GWB to be painted SW 7667 (Zircon) with orange peel texture. Provide Level 3 finish at all GWB.
7. Concrete floor throughout to be 4" reinforced concrete slab - See Structural Drawings

Floor Plan Keynotes

1. 100 amp panel at Utility 100.
2. 100 amp panel at each tenant space.
3. Access hatch in shop ceiling to vented attic. To be framed in drywall with insulated drywall panel - See Detail 8/A4.1.
4. Designated area for building services/equipment. Wall and ground mounted - See Civil/Mech./Elect.
5. Steel bollard - See Detail 3/A3.0 - Located 1'-0" off each corner of the building (Qty. 4).
6. Pre-finished metal canopy by Owner installed by framing contractor - Refer to Detail 5/A4.1.

JUSTIN E. ALBERTUS
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

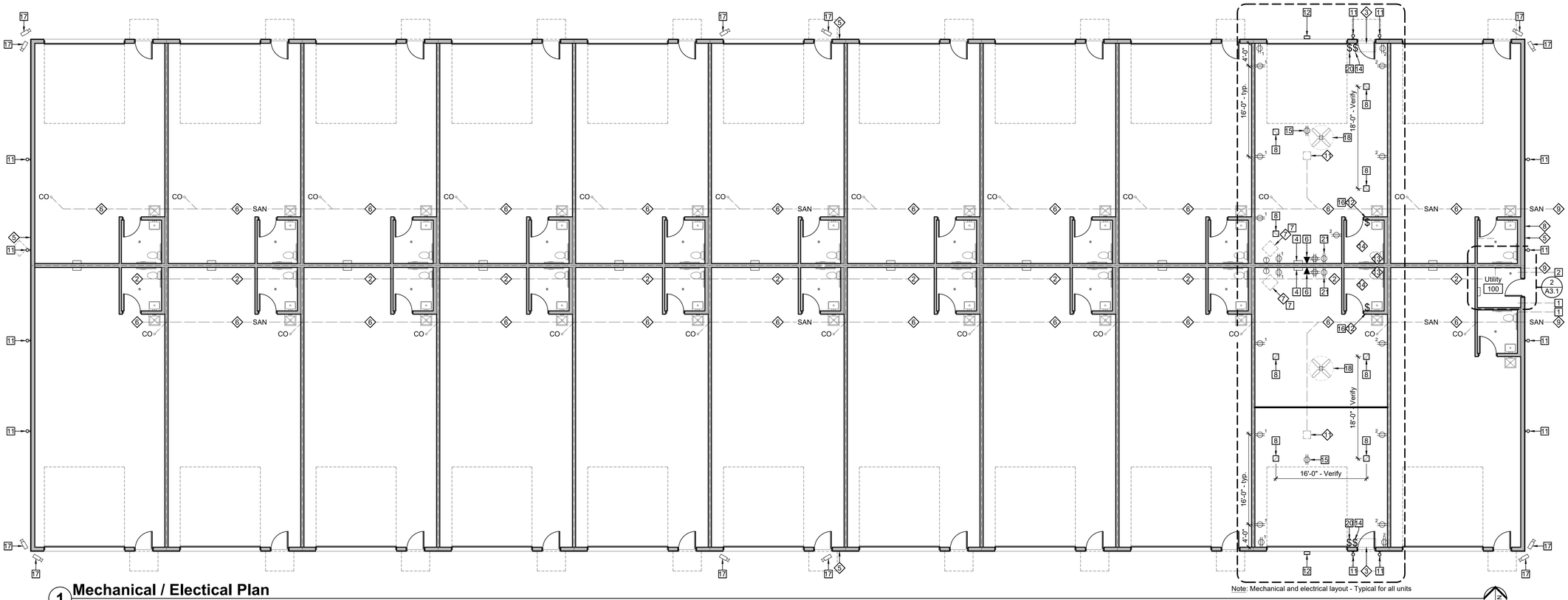
SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Floor Plan, Typ. Toilet Room, Plan Detail, Wall Types, Door and Frame Schedule, Window/ Door/ Frame Types, Planning and Zoning, Code Research Summary, Notes, Key Plan, Details

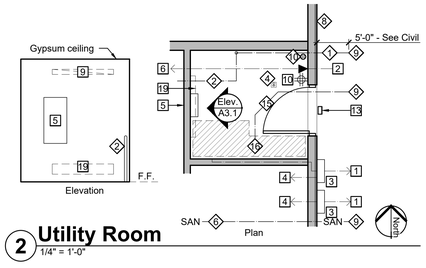
Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A3.0



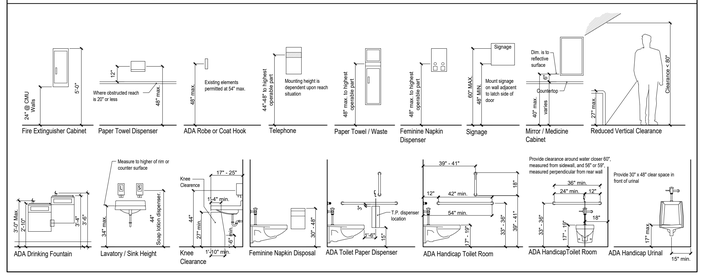
1 Mechanical / Electical Plan
1/8 " = 1'-0"

Note: Mechanical and electrical layout - Typical for all units



2 Utility Room
1/4" = 1'-0"

ADA Mounting Heights



Mech/Plumbing Notes:

Note: Mechanical/Plumbing Contractor to review drawings, and visit site prior to bidding. Mechanical/Plumbing Contractor to design-build; provide all materials, labor, taxes, and permitting to achieve scope of work indicated on drawings. Provide required information and drawings necessary for state and local code review/approval and construction coordination.

1. Provide (1) 2" C900 (Domestic) CW Line into Utility 100. Provide water meter as required by code - verify location with CM.
2. Provide (1) 2" (Domestic) CW Line as shown on plan underground. Provide (1) shut off valve at Utility 100. 2 back to back units to share branch off 2" CW main. Each unit to have separate shut off valves. Verify location. Verify with City of Bismarck.
3. Thru-wall HVAC/or cooling insert installed above canopy. See Elevations for location. Basis of Design for Future Unit: Gree PTAC II GAE15AED3NRNB5GCP. Electrical Contractor to provide dedicated circuit to location for future use and temporary infill enclosure for complete wall assembly. Custom color grill to match adjacent siding. Verify final color selection with Architect/Owner.

   Alternate #1: Provide alternate price to provide and install all 22 units for entire building.
4. Provide 2" Floor Drain at Utility 100.
5. Provide (4) exterior Hose Bibs as shown on plan.
6. Provide 4" PVC Sanitary Sewer line and cleanouts as shown on drawings. Cleanouts to be flush with concrete floor. Verify location with Arch/CM. Verify proper line slope - See Civil Drawings.
7. Provide ceiling-hung heater and thermostat for each unit. Basis of Design: Reznor UDX Natural Gas Unit Heater. Include all components to vent thru roof. Direct wired or plug in. Verify heater and thermostat location and height with Arch/CM. Verify total BTUs required per unit with mechanical contractor.
8. Gas Meters provided by utility company - verify location with Owner/CM. Provide gas lines as shown on Plan to each ceiling-hung heater.
9. Final connection to utilities by Mechanical Contractor. Verify locations with Civil Drawings.
10. Plumbing contractor to provide floor drain vent pipe through roof as required.
11. Provide 16"x16" floor drain with catch basin and pipe to storm sewer at each tenant space. Floor drain to be no more than 2" below finish floor elevation.
12. Residential exhaust fan - vent through bathroom wall up to roof - See 4/A3.0.
13. 20 gallon single element water heater on bathroom platform with water heater pan. Drain to be piped through wall to floor drain. Basis of Design: Westinghouse® 20 Gallon 6 Year Electric Water Heater, 2000W, Model Number: WER020A1X020N10. See 1/A4.1
14. 2" Floor drain to be no more than 1/4" below finish floor elevation.
15. Provide (1) 4" C900 (Domestic) CW Line into Utility 100. Provide water meter as required by code - verify location with CM.
16. Designated area for fire riser and components for complete NFPA 13 fire suppression system. Each unit to have open shell design. Allow for future build out by Owner.

Electrical Notes:

Note: Electrical Contractor to review drawings and visit site prior to bidding. Electrical Contractor to design-build; provide all materials, labor, taxes, and permitting to achieve scope of work indicated on drawings. Provide required information and drawings necessary for state and local code review/approval and construction coordination.

All electrical outlets to be 60" A.F.F. U.N.O. Electrical contractor to provide plywood backing at panels.

1. Provide Transition Cabinet including (1) 4" Conduit from Transformer to Transition Cabinet. Provide (2) main conduit from Transition Cabinet to Utility 100 feeding (2) 600 Amp Main Breaker/MDPs.

   Transformer and Transition Cabinet to be located adjacent to Building 3 and shared with Building 4. Provide (2) concrete filled steel bollards as required by utility company. Verify route and footage of conduit with utility company.
2. Provide (1) 2" PVC communication/data conduit daisy changed from Building 1 to Building 3. Daylight conduit into Utility 100 - See Civil Drawings.
3. Provide (2) 600 Amp (208/240 Single Phase) main breakers, feeding (22) 100 Amp panels, individually metered. Meters to be located on either side of MDP outside Utility 100 - Verify with utility company and electrical contractor.
4. Each tenant space to receive (1) surface mounted 100 Amp panel. Provide 1-1/4" underground conduit to each tenant space, verify location of panel at each tenant space with CM/Owner.
5. Utility 100 to receive (1) surface mounted 100 Amp panel, verify location of panel with CM/Owner.
6. Provide (1) 3/4" conduit under ground from Utility 100 to each tenant space for future communication/data.
7. Provide power to ceiling hung heater. Verify with Mechanical contractor.
8. High bay light fixture for general interior shop lighting. Basis of Design: Lithonia Lighting CPHB 12LM MVOLT 50K Contractor Select Compact Pro LED High Bay. Provide minimum lumens requirements to meet code. All shop lighting to be on single circuit. Verify final quantity of fixtures and lighting layout with CM/Owner.
9. Provide (1) 4'-0" LED utility fixture surface mounted on wall in Utility 100. Basis of Design: Lithonia Lighting WL LED Wall Surface Mount Bracket, 3000 Lumens, 5000K.
10. Provide (1) quad outlet in Utility 100. Verify location with CM/Owner. See interior elevation.
11. Provide (2) wall sconce light fixtures at each walk-through door on the North and South elevations and the East and West elevation as shown. Basis of Design: LEONLITE Integrated LED Cylinder Up/Down Outdoor Wall Light, 100V-277V, 20W, 3000K. See A4.0 for locations. All exterior fixtures to be controlled in Utility 100 with single photoeye.
12. Provide (1) wall pack light fixture above each garage door on the South elevation. Basis of Design: RAB Lighting LED WP2XFU60, Color Selectable, Bronze Finish. See A4.0 for location. All exterior fixtures to be controlled in Utility 100 with single photoeye.
13. Provide (1) downlight light fixture above Utility 100 door on the East elevation. Basis of Design: Lithonia Lighting WPX0 LED Wall Mount, Model #WPX0 LED ALO SWW2 MVOLT PE DDBXD M2. See A4.0 for location. All exterior fixtures to be controlled in Utility 100 with single photoeye.
14. Overhead door control location. Provide functions for Open, Close, and Stop.
15. Receptacle for overhead door operator - ceiling mount.
16. Exhaust fan and light to be controlled on same switch.
17. POE security camera layout at shown. Include Cat6 to location and 8TB hard drive in Utility 100. Product: Revo Surveillance Systems. Include wire shelf. Verify final camera selection and location with CM/Owner.
18. 56" ceiling fan. Basis of Design: Westinghouse Jax Ceiling Fan, White Finish, Model #7812700, no light. Provide variable speed switch at shop door to control shop ceiling fan.
19. 4' electrical baseboard heater in Utility 100. Basis of Design: Cadet 48 in. 208-volt 1,000/750-watt Electric Baseboard Heater, Finish: White, Model #4F1000W.
20. Provide switch at door to control all interior shop lighting.
21. 40 amp dedicated receptacle for RV Plug-in. Verify power requirements with CM/Owner.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 3

ROBERT E. WILDEN — REGISTERED ARCHITECT 2609 — STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

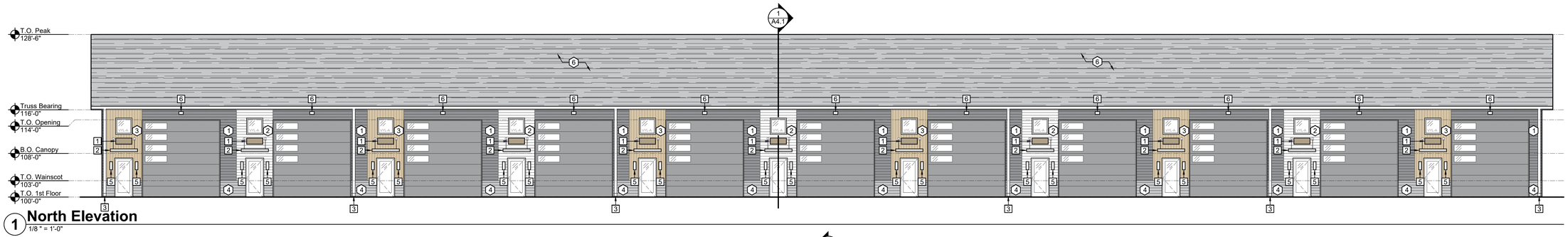
SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

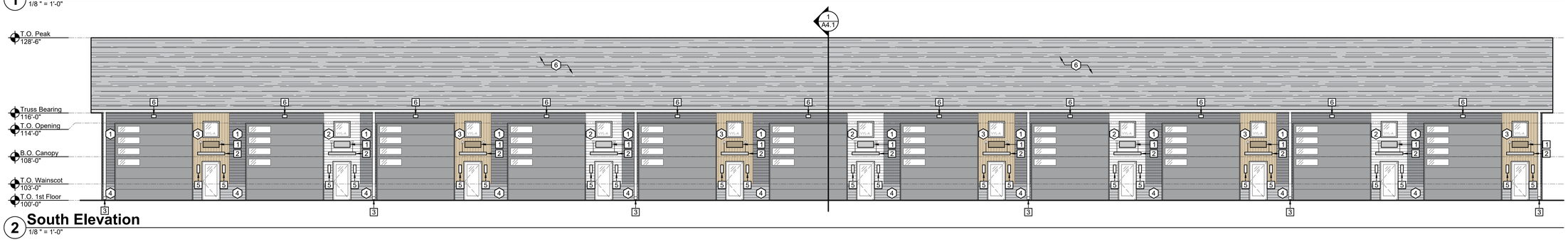
Mechanical and Electrical Design-Build Plan, Notes, Enlarged Plan, ADA Mounting Heights

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

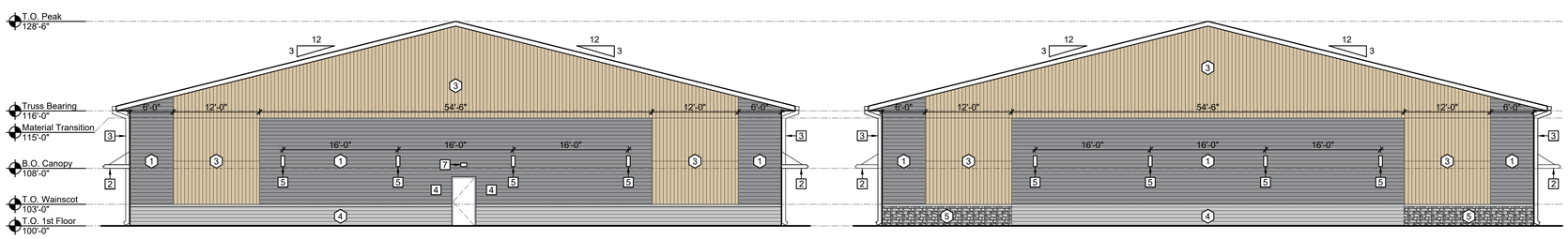
Sheet
A3.1



1 North Elevation
1/8 " = 1'-0"

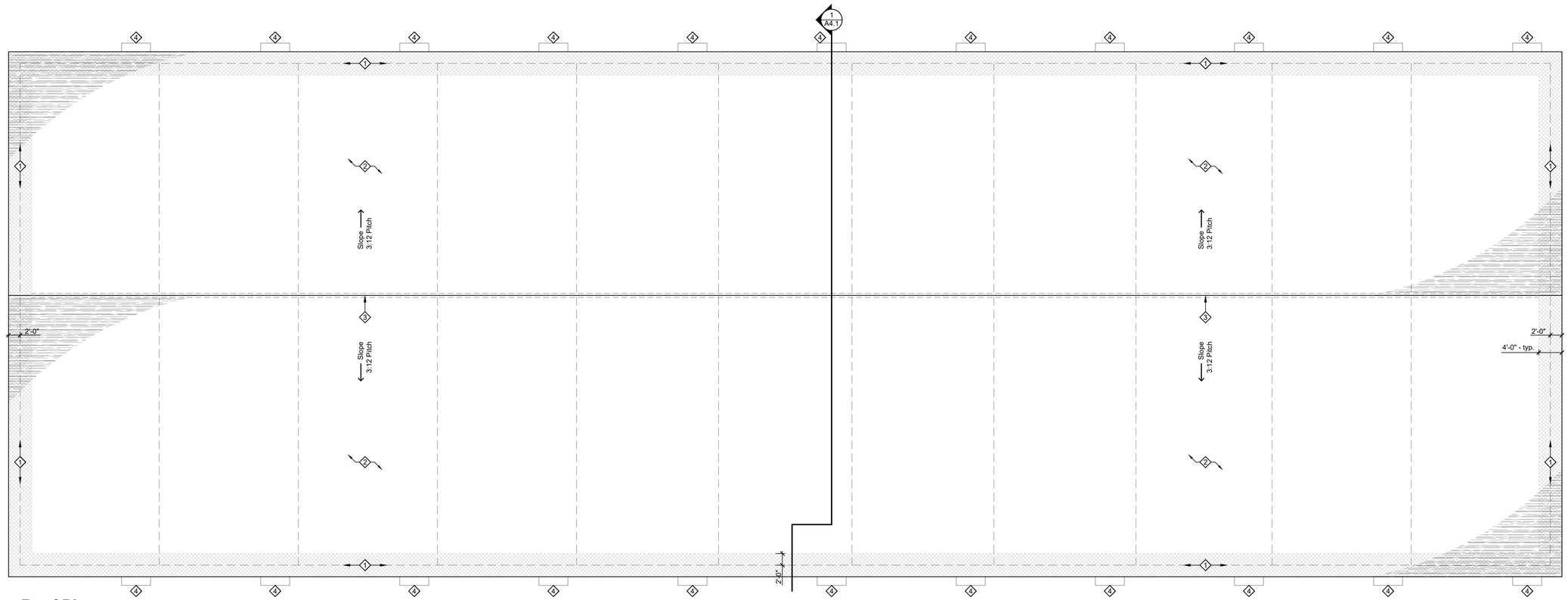


2 South Elevation
1/8 " = 1'-0"



3 East Elevation
1/8 " = 1'-0"

4 West Elevation
1/8 " = 1'-0"



5 Roof Plan
1/8 " = 1'-0"

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 3

Material Legend

1 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 425 Statuary Bronze

2 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 469 Fresh Canvas

3 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: 6" Board & Batten (Vertical)
- Color: HD2 Woodgrain M16 Cider Mill

4 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 410 Thatch

5 - Stone Veneer
- Versetta Stone, Ledgestone
- Panel Size: 36" x 8"
- Color: Sterling
- Include Stone Cap

6 - Asphalt Shingles
- CertainTeed Landmark
- Color: Moire Black

Elevation Keynotes

1. Prepare to Receive Thru-wall HVAC/or Cooling Unit Mounted Above Door and Caonpy. Verify Power Requirements with Electrical Contractor. Provide Custom Color Grill to be Select by Architect/Owner - See A3.1.
2. Pre-finished metal canopy by Owner installed by framing contractor - Refer to Detail 5/A4.1.
3. 6" Prefinished Metal Gutters and Downspouts. Basis of Design: Klauer Classic Rainware Collection - Color: Terra Bronze - Profile: Square
4. Gas and Electric Meters - Verify with Owner for Mounting Locations. Minimize Visual Impact to Extent Possible.
5. Light Fixture - See A3.1.
6. Light Fixture - See A3.1.
7. Light Fixture - See A3.1.

Roof Plan General Notes

1. Coordinate with Mechanical Plan for Equipment Locations, Venting & Information

Roof Plan Keynotes

1. Ice and water barrier where indicated by hatch [ ], 4'-0" Min.
2. Asphalt shingles over underlayment and installed per manufacturer's recommendations - Basis of Design: Certainteed Landmark [ ].
3. Ridge Vent - Provide and install final quantity recommended by roofing contractor.
4. Pre-manufactured Canopy - See Detail 5/A4.1.

KENNETH E. MORMAN
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Elevations, Material Legend, Roof Plan, Notes

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

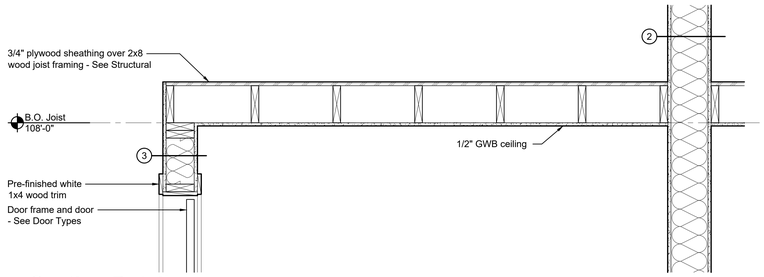
Sheet
A4.0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

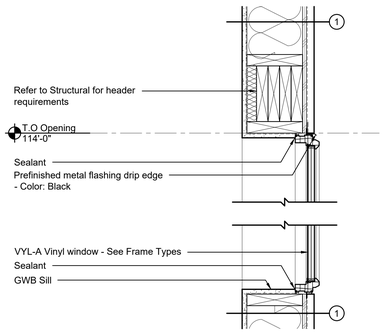
Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

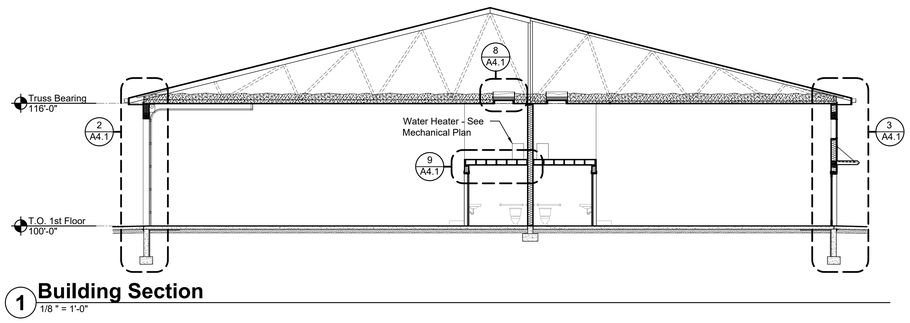
Building 3



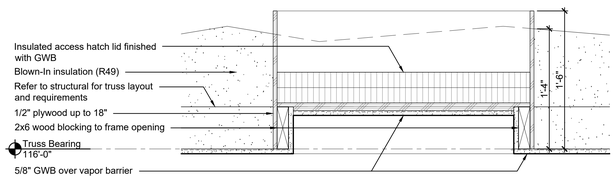
9 Section Detail
1" = 1'-0"



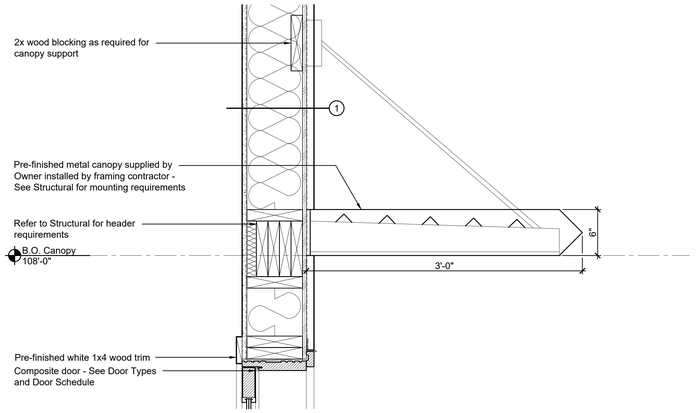
6 Head and Sill Detail
1 1/2" = 1'-0"



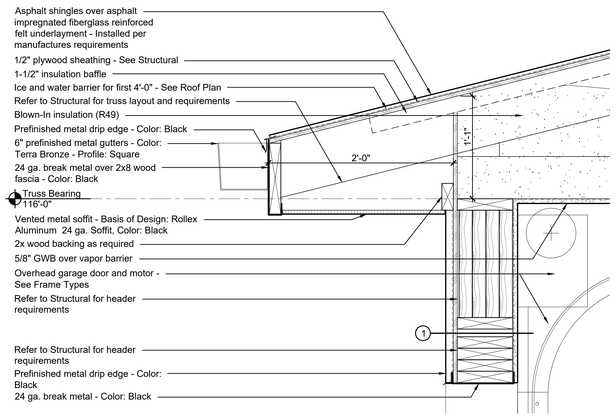
1 Building Section
1/8 " = 1'-0"



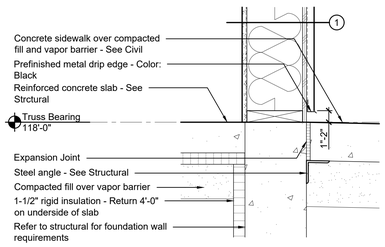
8 Typical Section Detail
1 1/2" = 1'-0"



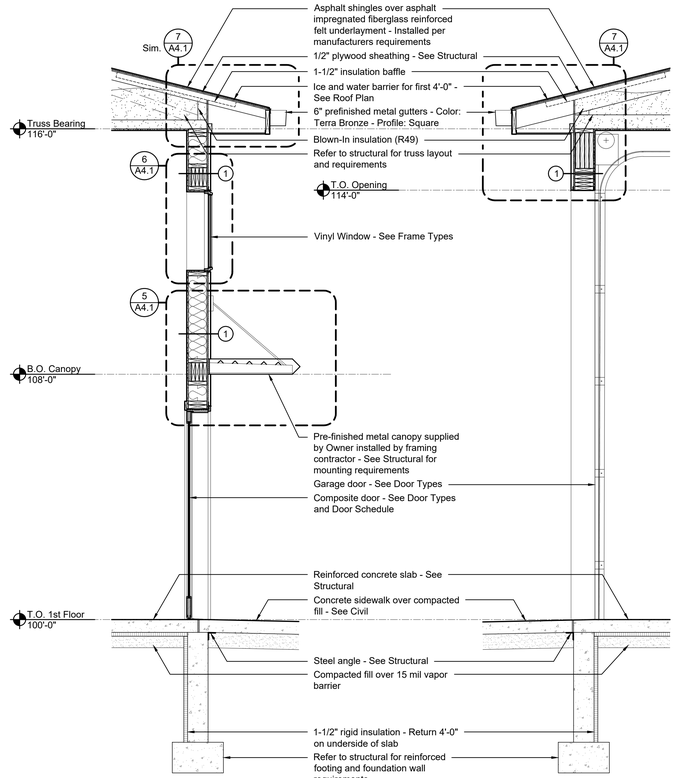
5 Section Detail
1 1/2" = 1'-0"



7 Section Detail
1 1/2" = 1'-0"



4 Typical Base Detail
1 1/2" = 1'-0"



3 Wall Section
1/2" = 1'-0"

2 Wall Section
1/2" = 1'-0"

ANDREW E. ANDERSEN
REGISTERED ARCHITECT
2809
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2809

SIGNED:

wild | crg
architecture | construction

500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102

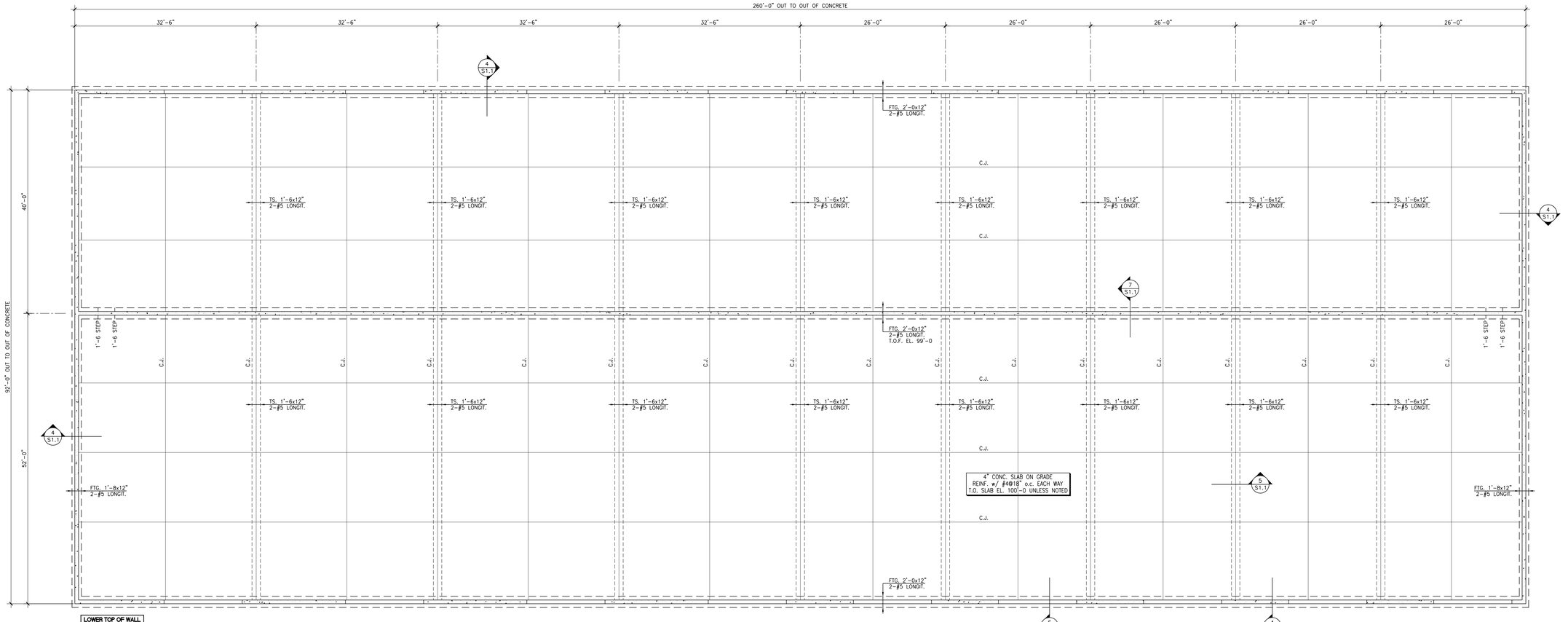
Phone 701 | 293 | 8106

wildcrg.com

Building Section, Wall Sections, Section Details

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A4.1



LOWER TOP OF WALL AT ALL DOORS -TYP. COORDINATE w/ ARCH.

FOUNDATION PLAN

SCALE: 1/8"=1'-0

NOTE: 1). TOP OF FOOTING EL. = 96'-0 U.N.O.

GENERAL STRUCTURAL NOTES

1. *Design Codes Used:*
   - IBC 2021
   - ACI Concrete Code
   - AISC Code-ASD
2. *Design Loads:*
   - *Roof Snow Load:* Ps = 27 PSF + Drift (Balanced); Unbalanced snow load as per ASCE 7-16 Section 7; Pg = 35 PSF; Ce = 1.0; Is = 1.0; Ct = 1.1
   - *Wind Load:* V_{ULT} = 115 MPH Basic Wind Speed; Risk Category = II; Wind Exposure C; Internal Pressure Coefficient ±0.18
3. *Design Stresses Used:*

Concrete	
– Slabs on Grade	4500 PSI @ 28 days
– Footings and Foundation Walls	3000 PSI @ 28 days
– Exterior exposed	4500 PSI @ 28 days (air entrained)
– Structural Slabs	4000 PSI @ 28 days
– Masonry Strength	f'm = 1500 PSI
Steel	
– W Shapes	Fy = 50 KSI (ASTM A992)
– Tubes	Fy = 46 KSI (ASTM A500 Grade B)
– Angles, Channels, Bars	Fy = 36 KSI (ASTM A36)
– Pipes	Fy = 35 KSI (ASTM A53)
Reinforcing Steel	60 KSI (ASTM A615-60)
Soil Bearing Pressure	1500 PSF (Assumed, Verify w/ Geotechnical Engineer's review of Excavation)

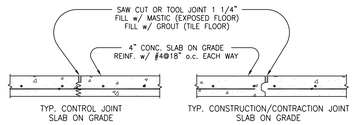
4. *CONCRETE COVERAGE* for reinforcing shall be as follows:

Footings	3 inches
Columns and Piers	1 1/2 inches
Slabs on Grade	midheight for a single layer
Walls	1 1/2 inches @ exterior; 3/4 inch @ interior
Structural Slabs	3/4 inch unless noted

   PROVIDE BAR SUPPORTS AND SPACERS in accordance with the ACI Detailing Manual.
5. *REINFORCING STEEL to be bent and placed in accordance with ACI code. All splices to be 38 db for #6 bar or smaller, 48db for #7 bar and larger.*
6. *FOOTINGS to rest on undisturbed soil or engineered backfill. It is recommended that the Soils Engineer inspect soil conditions prior to construction. All walls and piers to center on footing unless otherwise noted. All footing elevations are given to the top of footings.*
7. *ALL FOUNDATION WALLS to be laterally supported before backfilling. Vertical construction joints to be keyed.*
8. *OPENINGS in concrete FOUNDATION WALLS shall be reinforced with 2–#5 bars each side, extending 2'-0 past the face of the opening unless otherwise noted.*
9. *FOUNDATIONS SHALL BE BUILT from approved, fully dimensioned shop drawings coordinated with construction documents and field conditions. Foundation shop drawings shall consist of the anchor bolt setting plan, concrete mix design, and concrete reinforcement plan with wall & pier dimensions. All subsequent shop drawings shall be coordinated with approved foundation shop drawings.*
10. *SHOP DRAWINGS*
    a. *Submit electronic copies of the following shop drawings to the architect/engineer for review prior to fabrication.*
       1. *CONCRETE REINFORCING and mix designs for each class of concrete.*
    b. *The contractor shall review and accept full responsibility for dimensional correctness. All shop drawings must bear the approval stamp of the contractor (to include initials, date and disposition), prior to review by the Architect or Engineer. The Engineer will return all shop drawings, unreviewed, that do not bear the approval stamp of the contractor.*
11. *PORTLAND CEMENT to be ASTM C150, Type 1 & 1A.*
12. *CONCRETE to be in accordance with ACI 301. Maximum shale content shall not exceed 0.5% for exposed concrete.*
13. *CONTROL AND CONSTRUCTION JOINTS to be located as shown on the plan or at contractors option – not to exceed 12'–0 o.c. verify with future slab.*
14. *ROOF TRUSSES to be engineered by the fabricator under the supervision of a professional engineer. Shop drawings to be stamped by the professional engineer. All trusses to have roof sheathing, including areas with scabbed in wood framing above.*
15. *ROOF TRUSSES shall be secured to wall plates with H2.5T Anchors by Simpson or equal at every truss.*
16. *General Contractor shall provide all lateral roof bracing as required by truss plate institute manual "HIB–91" or as required by the truss design.*
17. *CARPENTRY*

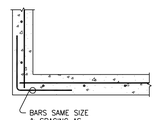
Wood Studs	MSR 1650–1.5E
Beams	Hem Fir, SPF #2, or better
L.V.L.'s (Laminated Veneer Lumber)	Fb = 2600 psi
Glue–Lamanited Beams & Columns	Fb = 2400 psi (24F–V8 or better)

18. *Refer to IBC table or MN Building Code for typical nailing not shown. Table 2304.10.2.*
19. *Contractor Field Verify all new lintels in existing walls have the correct plate width.*
20. *SEE MECHANICAL, ELECTRICAL & ARCHITECTURAL DRAWINGS for all openings and inserts not shown on the plan. All opening sizes and locations to be verified with mechanical and electrical contractors.*
21. *CONTRACTOR VERIFY all dimensions with Architectural Plan.*

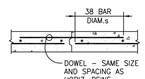


NOTE: SAW CUT JOINTS TO BE CUT AS SOON AS CONCRETE IS SET. (12 HOURS AFTER POUR MAXIMUM)

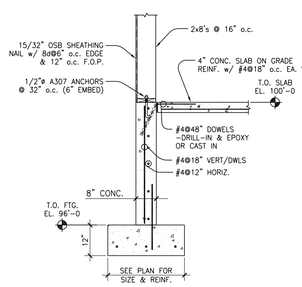
1 S1.1 SECTION



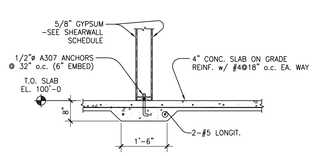
2 S1.1 DETAIL TYP. CORNER WALL REINF.



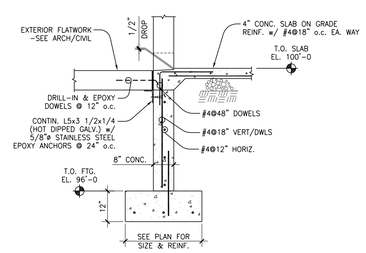
3 S1.1 DETAIL TYP. CONSTRUCTION JOINT AT FOUNDATION WALL



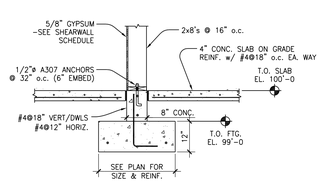
4 S1.1 SECTION SCALE: 1/2" = 1'-0



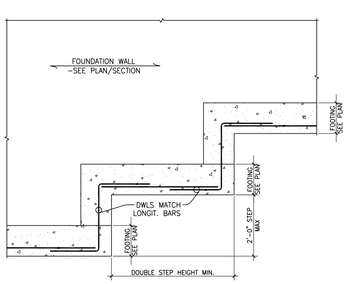
5 S1.1 SECTION TYPICAL THICKENED SLAB



6 S1.1 SECTION SCALE: 1/2" = 1'-0



7 S1.1 SECTION SCALE: 1/2" = 1'-0



8 S1.1 TYPICAL FOOTING STEP SECTION SCALE: 1/2" = 1'-0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 4

REGISTERED PROFESSIONAL ENGINEER
STEVEN S. VONDAL
PE – 6694
DATE: 2/27/2024
NORTH DAKOTA

SOLIEN & LARSON ENGINEERING
CONSULTING STRUCTURAL ENGINEERS
3330 FIECHTNER DRIVE, SUITE 204
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architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
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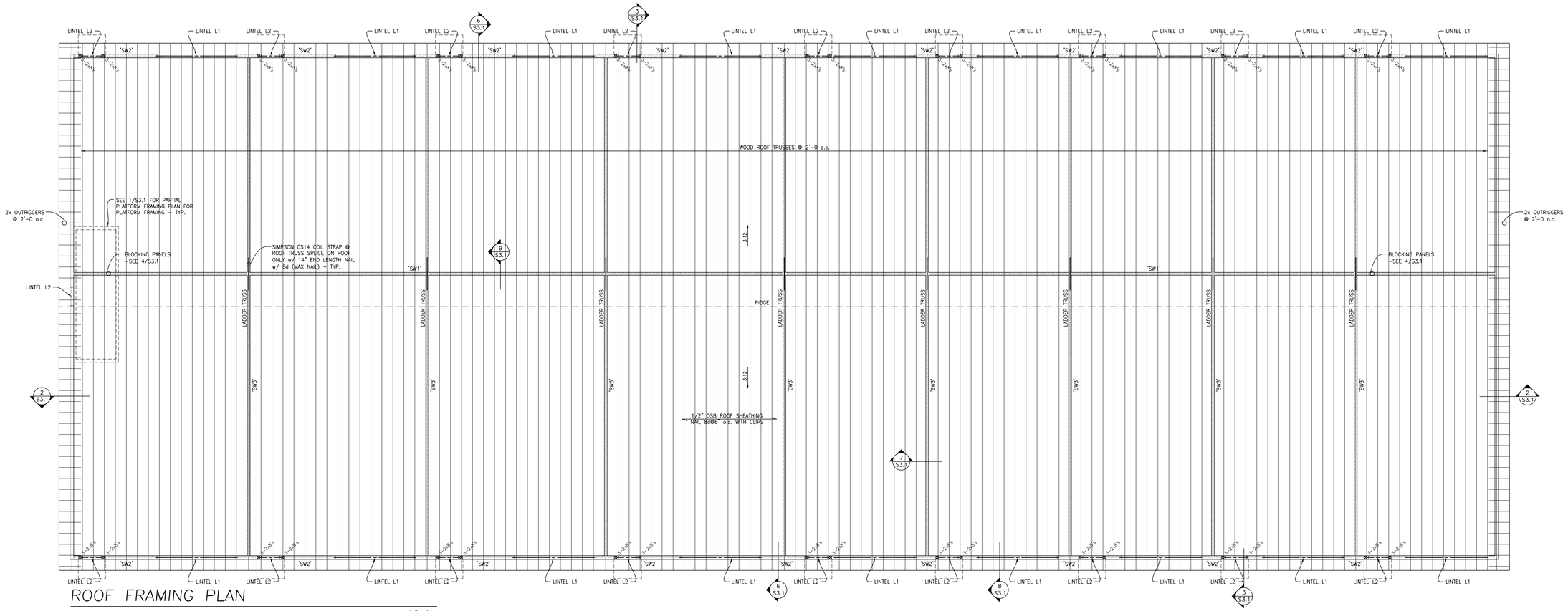
Foundation Plan
General Structural Notes
Sections & Details

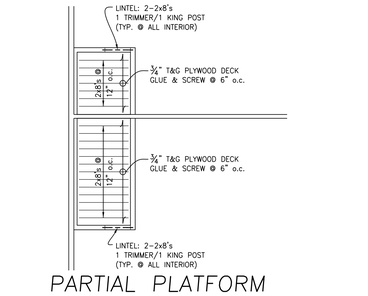
Date:	1/31/2024
Project Number:	2344 S&L 24003
Drawn By:	LT
Checked By:	SV
Approved By:	SV

Sheet S1.1



ROOF FRAMING PLAN

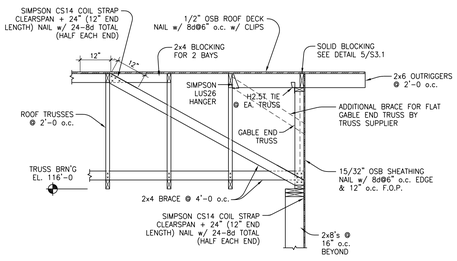
SCALE: 1/8"=1'-0



PARTIAL PLATFORM FRAMING PLAN - TYP.

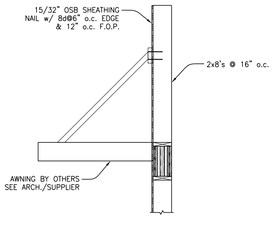
1 S3.1 — SCALE: 1/8"=1'-0

NOTE: 1). JOIST BRN'G EL. = 108'-0 U.N.O.



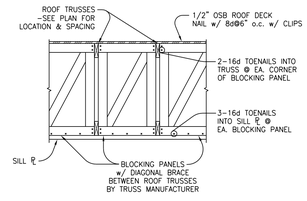
SECTION

2 S3.1 — SCALE: 1/2" = 1'-0



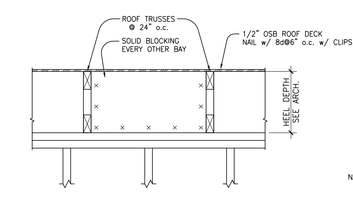
SECTION

3 S3.1 — SCALE: 1/2" = 1'-0



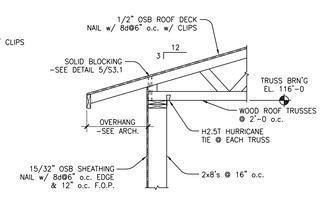
TYP. BLOCKING PANEL DETAIL

4 S3.1 — SCALE: 1/2" = 1'-0



TYP. SOLID BLOCKING DETAIL

5 S3.1 — SCALE: 1" = 1'-0



SECTION

6 S3.1 — SCALE: 1/2" = 1'-0

SECTION

7 S3.1 — SCALE: 1/2" = 1'-0

SECTION

8 S3.1 — SCALE: 1/2" = 1'-0

SECTION

9 S3.1 — SCALE: 1/2" = 1'-0

** NOT USED **

10 S3.1 — SECTION — SCALE: 1/2" = 1'-0

SHEARWALL FASTENING NOTES

11 S3.1 — SCALE: 1/4" = 1'-0

PERFORATED SHEARWALL ELEVATION

12 S3.1 — SCALE: 1/2" = 1'-0

LINTEL SCHEDULE

MARK	LINTEL	R.O.	REMARKS
L1	4 - 1 3/4"x 14" LVL's @ TOP OF WALL 4 - 2x8's @ TOP OF OPENING	14'-0	LVL's : 2 TRIMMERS/2 KING POSTS SAWN: 2 TRIMMERS/2 KING POSTS
L2	4 - 2x8's	3'-0 TO 3'-4	1 TRIMMER/2 KING POSTS

NOTE: 1). VERIFY ALL LINTEL OPENING WIDTHS, ELEVATIONS, AND LOCATIONS WITH THE ARCHITECTURAL PLANS.

SHEAR WALL SCHEDULE

NOTATION	'SW1'	'SW2' (PERFORATED)	'SW3'
APPROXIMATE WIDTH (VERIFY w/ ARCH.)	260'-0	12'-0	92'-0
WALL PANEL AND FASTENING	5/8" GYPSUM-BLOCKED FASTEN w/ 6d (GALV.) COOLER NAILS @ 4" EDGE & 7" FIELD OF PANEL	15/32" O.S.B.-BLOCKED NAIL 8d@6" o.c. EDGE 12" o.c. FIELD OF PANEL	5/8" GYPSUM-BLOCKED FASTEN w/ 6d (GALV.) COOLER NAILS @ 4" EDGE & 7" FIELD OF PANEL
HOLDOWNS	NOT REQ'D	NOT REQ'D	NOT REQ'D
HOLDOWN ANCHOR	NOT REQ'D	NOT REQ'D	NOT REQ'D
ADDITIONAL ANCHOR BOLTS	1/2" SIMPSON A-BOLTS @ 32" o.c.	1/2" SIMPSON A-BOLTS @ 32" o.c.	1/2" SIMPSON A-BOLTS @ 32" o.c.
COMMENTS			

NOTE: 1). MINIMUM OF 3 ANCHOR BOLTS FOR EACH SHEAR WALL INCLUDING HOLDOWNS.
2). SIMPSON 1/2"ø TITEN HD ANCHOR BOLTS @ 32" o.c. ALL OTHER LOCATIONS UNLESS NOTED.
3). TYPICAL EXTERIOR SHALL BE 15/32" O.S.B. SHEATHING NAILED w/ 8d@6" o.c. EDGE & 12" o.c. FIELD OF PANEL. BLOCKED PANEL EDGES UNLESS NOTED OTHERWISE.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 4

REGISTERED PROFESSIONAL ENGINEER
STEVEN S. VONDAL
PE - 6694
DATE: 2/27/2024
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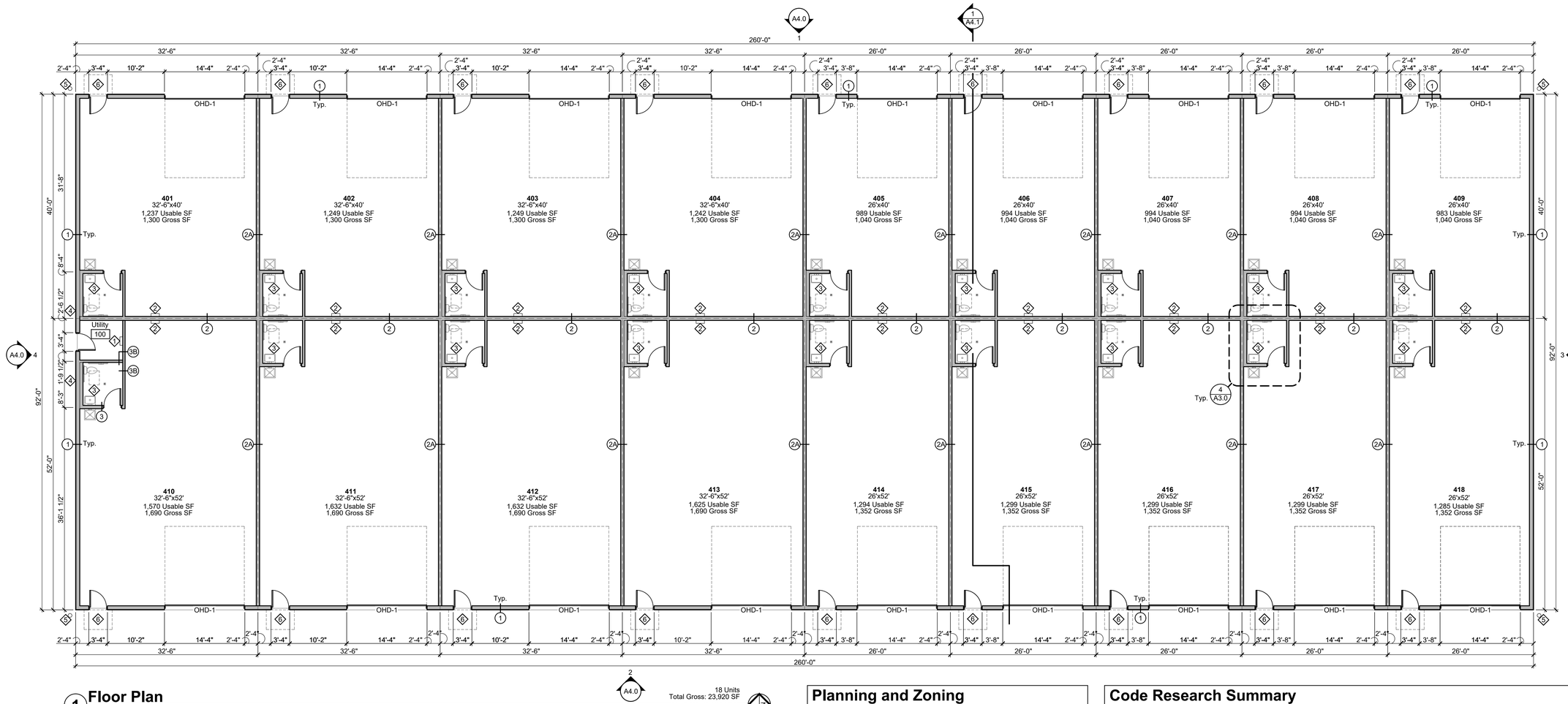
Foundation Plan
General Structural Notes
Sections & Details

Date:	1/31/2024
Project Number:	2344 S&L 24003
Drawn By:	LT
Checked By:	SV
Approved By:	SV

Sheet
S3.1



1 Floor Plan

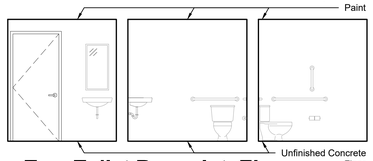
1/8 " = 1'-0"

18 Units
Total Gross: 23,920 SF

Fixtures

Toilet:
Mansfield Summit3 Elongated Smart Height Magna Flush Flush Toilets (White) CLS-1955 Open Front Toilet Seats (White)
Sink:
Mansfield 20"x18" Wall Hung Lavatory (White)
Faucet:
Delta 520 Lavatory Faucet (Chrome)

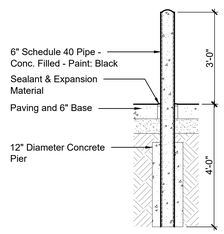
Grab Bars:
Bobrick (1) 18", (1) 42", and (1) 36"
Utility Sink Faucet:
American Standard #8344212.004 With Bucket Hook and Garden Hose Hook Up
Mirror:
Bobrick 18"x36" B-290 Series Welded-Frame Mirror



2 Typ. Toilet Room Int. Elev.

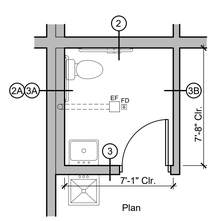
1/4" = 1'-0"

Note: See A3.1 for ADA mounting requirements.



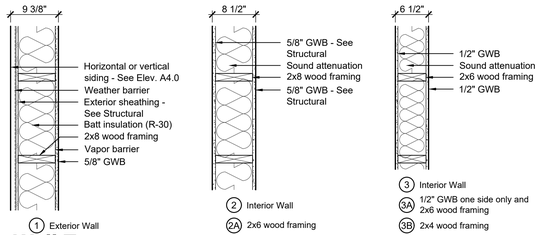
3 Bollard Detail

1/2" = 1'-0"



4 Typ. Toilet Room

1/4" = 1'-0"



Wall Types

1" = 1'-0"

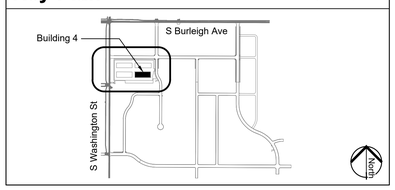
Planning and Zoning

Conditional CG - Conditional Heavy Commercial

	Information
	See Civil Drawings
City Code Reference	Title 14 and Ordinance no. 6516
Lot Size	266,731
Building Size	23,920 sq ft (Building 4 of 4)
Zone	Conditional GC - Conditional Heavy Commercial
Maximum Building Coverage	80%
Maximum Lot Impervious Area	85%
Landscape Buffer	20' Along South and East property lines
Front Yard Setback	15'
Interior Yard Setback	0' as long as building is 2 stories or less
Street Side Setback	0' as long as building is 2 stories or less
Rear Yard Setback	10'
Building Height Limit	3 Stories or 50'
Parking Requirements for Development	
Total Development Size	91,012 sq ft
Parking Calc Factor (Business)	1 Stall per 360 sq ft - 220
On Street Parking	48 Stalls Allowed based on Ordinance and Layout
Number of Stalls Required	253
Total Parking Provided	268

Key Plan

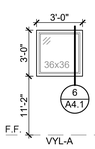
Bismarck, ND - Paradise Valley Development



Door and Frame Schedule

Door Location	Door			Frame	Hardware	Remarks
	Size	Type	Rating	Type		
All Units	3'-0" x 6'-8" x 1 3/4"	Door-1	-	Door-1	Entrance Function Lockset and Deadbolt Basis of Design: Schlage AL Jupiter	-
Toilet Rooms	3'-0" x 6'-8" x 1 3/4"	Door-3	-	Door-3	Bathroom Function Lockset Basis of Design: Schlage AL Jupiter	-
Utility Room	3'-0" x 6'-8" x 1 3/4"	Door-2	-	Door-2	Entrance Function Lockset and Deadbolt Basis of Design: Schlage AL Jupiter	-

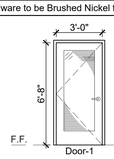
1. All Hardware to be Brushed Nickel finish unless otherwise noted.



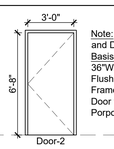
Note: Vinyl Window
Basis of Design: Vector Envision Picture Window, Black Laminate Exterior and Interior
Glass Type: Annealed, No Tint, Low-E 366 Argon

Window Types

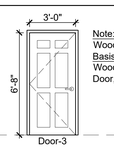
1/4" = 1'-0"



Note: Pre-hung Composite Door
Basis of Design: Therma-Tru Doors Smooth Star Full Glass Door with Integrated Mini Blinds. Frame to be Painted Black, Door to be Painted SW 7047 Porpoise



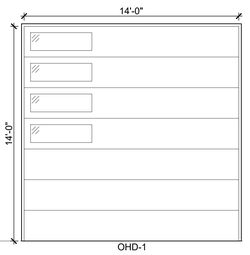
Note: Hollow Metal Frame and Door
Basis of Design: Mastercraft 36"Wx80"H Primed Steel Flush Exterior Door System. Frame to be Painted Black, Door to be Painted SW 7047 Porpoise



Note: Pre-hung Engineered Wood Door
Basis of Design: Mastercraft Woodgrain 6 Panel Interior Door, Prefinished White

Door and Frame Types

1/4" = 1'-0"



Note: Insulated Garage Door
Basis of Design: Midland ThermoGuard R18 2" Solid Panel Garage Door with 4 Landscape Accent Low-E Windows. Frame to be Painted Black, Door to be Tera-Bronze Finish.

Code Research Summary

2021 International Building Code

	Information			Reference
Occupancy	Mixed Use Group - "B" Business, "M" Mercantile, "S-1" Storage			Section 304, 309, 311
Total Square Footage	23,920 sq ft (Building 4 of 4)			See Floor Plans
Sprinkled	Yes			Section 903
General Building Information				
	"B" Business	"M" Mercantile	"S-1" Storage	
Height - Maximum Feet	60 ft	60 ft	60 ft	Table 504.3
Height - Maximum Stories	3 Stories	2 Stories	2 Stories	Table 504.4
Area - Base Allowable	36,000 sq ft	36,000 sq ft	36,000 sq ft	Table 506.2
Area - Base Allowable	27,000 sq ft	27,000 sq ft	27,000 sq ft	Table 506.2
Area - Frontage Increase	N/A			Section 506.3.3
Area - Factor Increase	N/A			Table 506.3.3
Allowable Area	N/A			Table 506.3.3
Total Allowable Area Per Floor	N/A			
Fire Separation Area	N/A			
Construction/ Fire Resistive Requirements				
Construction Type	Type V-B (sprinkled)			Table 601
Structural Frame	0 hours			Table 601
Exterior Bearing Wall	0 hours			Table 601
Interior Bearing Wall	0 hours			Table 601
Exterior Non-Bearing Wall	0 hours			Table 601
Interior Non-Bearing Wall	0 hours			Table 601
Floor/ Ceiling	0 hours			Table 601
Roof/ Ceiling	0 hours			Table 601
Fire Rated Resistive Construction				
Maximum Area of Exterior Wall Openings	Not Required since >30' Separation Distance			Section 705.8
Fire Barriers	As Required by Table 508 for Occupancy Separation No Separation Required Between "B", "M", and, "S-1"			Section 706 Section 706.4/ 707.3.10
Fire Barriers (Incidental Use Areas)	See Section 707 and 711			Section 509.4
Light, Ventilation, and Sanitation				
Minimum Facilities Required	Standard			
Water Closets	1 Provided, to be determined based on use			Table 2902.1
Lavatories	1 Provided, to be determined based on use			Table 2902.1
Service Sink	1 Provided, to be determined based on use			Table 2902.1
Means of Egress				
Use	To Be Determined			
Occupant Load Factor	To Be Determined			Table 1004.5
Occupant Load - Net Area	To Be Determined			
Total Tenant Occupant Load	To Be Determined			
Number of Exits Required	1 Provided at Each Tenant Space			Section 1006
Minimum Exit Width Required	To Be Determined			
Means of Egress Minimum Height	7 ft 6 in			Section 1003.2
Exit Door Minimum Width	32 in Clear (3'-0" nominal); Maximum: 48"			Section 1010.1.1
Exit Door Minimum Height	6 ft 8 in			Section 1010.1.1
Maximum Exit Access Travel Distance	B - 300 ft	M and S-1 - 250 ft		Table 1017.2
Common Path of Egress Travel	B and S-1 - 100 ft	M - 75 ft		Table 1006.2.1
Dead Ends	50 ft			Section 1020.5
Project Description				

The Paradise Business Centre is located in the Paradise Valley Development in South Bismarck off of Fisher Lane and Rutland Drive. There are 4 buildings within the project. This code review reflects Building 4 only. The building is type V-B construction and is fully sprinkled. It is a Mixed-Use occupancy consisting of Business "B", Mercantile "M", and Storage "S-1". There are 18 total units in total. All work is to comply with Title 14 and Ordinance no. 6516. Off-street and on-street parking are being utilized to meet parking requirements.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 4

Floor Plan General Notes

1. Rough carpentry contractor to provide & install all wood backing/blocking throughout.
2. Contractor to field verify all dimensions shown herein and alert Construction Manager of discrepancies.
3. All contractors to visit site to verify scope of work.
4. All walls to be framed, insulated, & sheathed to structure/structural deck above unless otherwise noted. See Wall Types & Details for additional information.
5. Refer to Structural for all shear wall locations.
6. All GWB to be painted SW 7667 (Zircon) with orange peel texture. Provide Level 3 finish at all GWB.
7. Concrete floor throughout to be 4" reinforced concrete slab - See Structural Drawings

Floor Plan Keynotes

1. 100 amp panel at Utility 100.
2. 100 amp panel at each tenant space.
3. Access hatch in shop ceiling to vented attic. To be framed in drywall with insulated drywall panel - See Detail 8/A4.1.
4. Designated area for building services/equipment. Wall and ground mounted - See Civil/Mech./Elect.
5. Steel bollard - See Detail 3/A3.0 - Located 1'-0" off each corner of the building (Qty. 4).
6. Pre-finished metal canopy by Owner installed by framing contractor - Refer to Detail 5/A4.1.

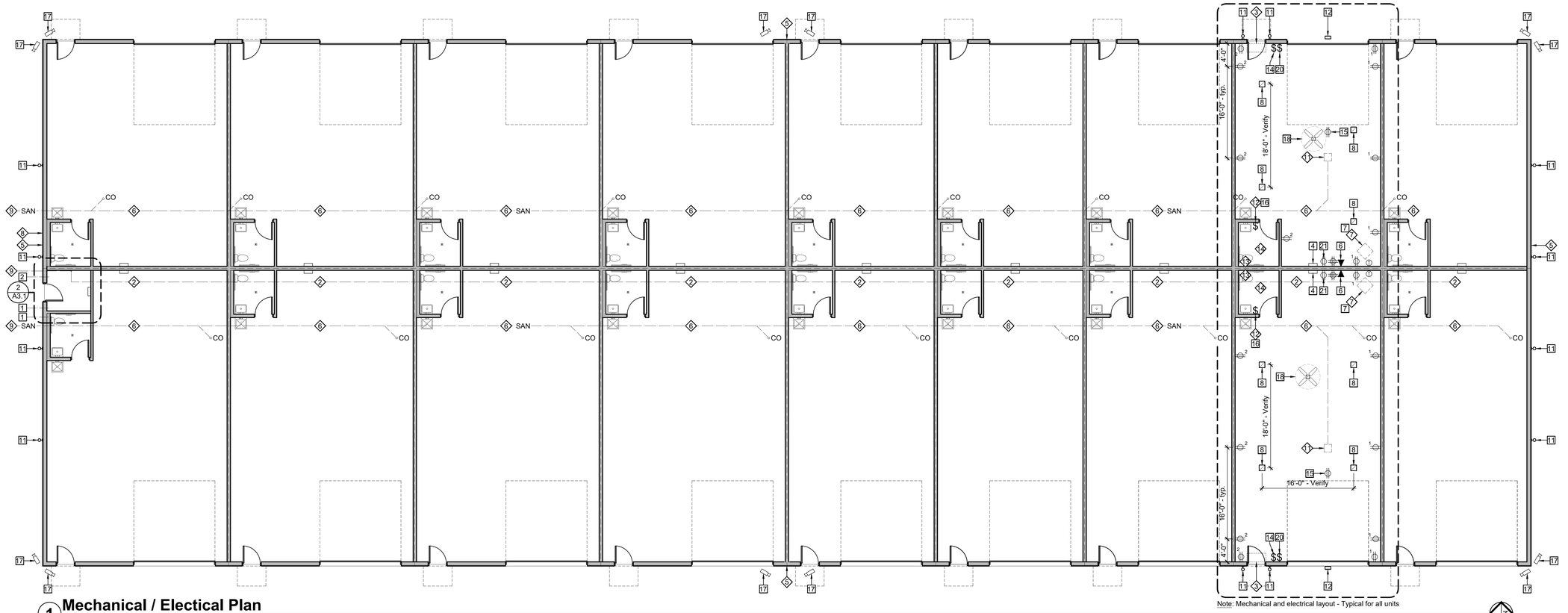
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.
DATE: 02/27/2024 REGISTRATION NO.: 2609
SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

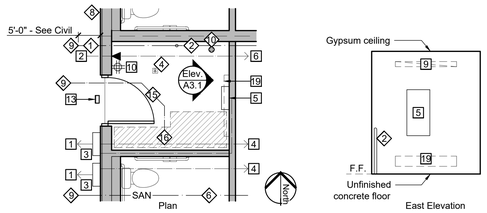
Floor Plan, Typ. Toilet Room, Plan Detail, Wall Types, Door and Frame Schedule, Window/ Door/ Frame Types, Planning and Zoning, Code Research Summary, Notes, Key Plan, Details

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A3.0

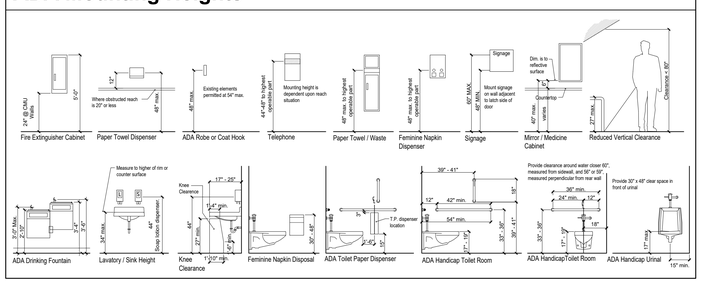


1 Mechanical / Electical Plan
1/8 " = 1'-0"



2 Utility Room
1/4" = 1'-0"

ADA Mounting Heights



Mech/Plumbing Notes:

Note: Mechanical/Plumbing Contractor to review drawings, and visit site prior to bidding. Mechanical/Plumbing Contractor to design-build: provide all materials, labor, taxes, and permitting to achieve scope of work indicated on drawings. Provide required information and drawings necessary for state and local code review/approval and construction coordination.

1. Provide (1) 2" C900 (Domestic) CW Line into Utility 100. Provide water meter as required by code - verify location with CM.
2. Provide (1) 2" (Domestic) CW Line as shown on plan underground. Provide (1) shut off valve at Utility 100. 2 back to back units to share branch off 2" CW. Each unit to have separate shut off valves. Verify location. Verify with City of Bismarck.
3. Thru-wall HVAC/or cooling insert installed above canopy. See Elevations for location. Basis of Design for Future Unit: Gree PTAC II GAE15AED3NRNB5GCP. Electrical Contractor to provide dedicated circuit to location for future use and temporary infill enclosure for complete wall assembly. Custom color grill to match adjacent siding. Verify final color selection with Architect/Owner.

   Alternate #1: Provide alternate price to provide and install all 18 units for entire building.
4. Provide 2" Floor Drain at Utility 100.
5. Provide (4) exterior Hose Bibs as shown on plan.
6. Provide 4" PVC Sanitary Sewer line and cleanouts as shown on drawings. Cleanouts to be flush with concrete floor. Verify location with Arch/CM. Verify proper line slope - See Civil Drawings.
7. Provide ceiling-hung heater and thermostat for each unit. Basis of Design: Reznor UDX Natural Gas Unit Heater. Include all components to vent thru roof. Direct wired or plug in. Verify heater and thermostat location and height with Arch/CM. Verify total BTUs required per unit with mechanical contractor.
8. Gas Meters provided by utility company - verify location with Owner/CM. Provide gas lines as shown on Plan to each ceiling-hung heater.
9. Final connection to utilities by Mechanical Contractor. Verify locations with Civil Drawings.
10. Plumbing contractor to provide floor drain vent pipe through roof as required.
11. Provide 16"x16" floor drain with catch basin and pipe to storm sewer at each tenant space. Floor drain to be no more than 2" below finish floor elevation.
12. Residential exhaust fan - vent through bathroom wall up to roof.
13. 20 gallon single element water heater on bathroom platform with water heater pan. Drain to be piped through wall to floor drain. Basis of Design: Westinghouse® 20 Gallon 6 Year Electric Water Heater, 2000W, Model Number: WER020A1X020N10. See 1/A4.1
14. 2" Floor drain to be no more than 1/4" below finish floor elevation.
15. Provide (1) 4" C900 (Domestic) CW Line into Utility 100. Provide water meter as required by code - verify location with CM.
16. Designated area for fire riser and components for complete NFPA 13 fire suppression system. Each unit to have open shell design. Allow for future build out by Owner.

Electrical Notes:

Note: Electrical Contractor to review drawings, and visit site prior to bidding. Electrical Contractor to design-build: provide all materials, labor, taxes, and permitting to achieve scope of work indicated on drawings. Provide required information and drawings necessary for state and local code review/approval and construction coordination.

All electrical outlets to be 60" A.F.F. U.N.O. Electrical contractor to provide plywood backing at panels.

1. Provide Transition Cabinet including (1) 4" Conduit from Transformer to Transition Cabinet. Provide (2) main conduit from Transition Cabinet to Utility 100 feeding (2) 600 Amp Main Breaker/MDPs.

   Transformer and Transition Cabinet to be located adjacent to Building 3 and shared with Building 4. Provide (2) concrete filled steel bollards as required by utility company. Verify route and footage of conduit with utility company.
2. Provide (1) 2" PVC communication/data conduit daisy changed from Building 2 to Building 4. Daylight conduit into Utility 100 - See Civil Drawings.
3. Provide (2) 600 Amp (208/240 Single Phase) main breakers, feeding (18) 100 Amp panels, individually metered. Meters to be located on either side of MDP outside Utility 100 - Verify with utility company and electrical contractor.
4. Each tenant space to receive (1) surface mounted 100 Amp panel. Provide 1-1/4" underground conduit to each tenant space, verify location of panel at each tenant space with CM/Owner.
5. Utility 100 to receive (1) surface mounted 100 Amp panel, verify location of panel with CM/Owner.
6. Provide (1) 3/4" conduit under ground from Utility 100 to each tenant space for future communication/data.
7. Provide power to ceiling hung heater. Verify with Mechanical contractor.
8. High bay light fixture for general interior shop lighting. Basis of Design: Lithonia Lighting CPHB 12LM MVOLT 50K Contractor Select Compact Pro LED High Bay. Provide minimum lumens requirements to meet code. All shop lighting to be on single circuit. Verify final quantity of fixtures and lighting layout with CM/Owner.
9. Provide (1) 4'-0" LED utility fixture surface mounted on wall in Utility 100. Basis of Design: Lithonia Lighting WL LED Wall Surface Mount Bracket, 3000 Lumens, 5000K.
10. Provide (1) quad outlet in Utility 100. Verify location with CM/Owner. See interior elevation.
11. Provide (2) wall sconce light fixtures at each walk-through door on the North and South elevations and the East and West elevation as shown. Basis of Design: LEONLITE Integrated LED Cylinder Up/Down Outdoor Wall Light, 100V-277V, 20W, 3000K. See A4.0 for locations. All exterior fixtures to be controlled in Utility 100 with single photoeye.
12. Provide (1) wall pack light fixture above each garage door on the South elevation. Basis of Design: RAB Lighting LED WP2XFU60, Color Selectable, Bronze Finish. See A4.0 for location. All exterior fixtures to be controlled in Utility 100 with single photoeye.
13. Provide (1) downlight light fixture above Utility 100 door on the East elevation. Basis of Design: Lithonia Lighting WPX0 LED Wall Mount, Model #WPX0 LED ALO SWW2 MVOLT PE DDBXD M2. See A4.0 for location. All exterior fixtures to be controlled in Utility 100 with single photoeye.
14. Overhead door control location. Provide functions for Open, Close, and Stop.
15. Receptacle for overhead door operator - ceiling mount.
16. Exhaust fan and light to be controlled on same switch.
17. POE security camera layout at shown. Include Cat6 to location and 8TB hard drive in Utility 100. Product: Revo Surveillance Systems. Include wire shelf. Verify final camera selection and location with CM/Owner.
18. 56" ceiling fan. Basis of Design: Westinghouse Jax Ceiling Fan, White Finish, Model #7812700, no light. Provide variable speed switch at shop door to control shop ceiling fan.
19. 4' electrical baseboard heater in Utility 100. Basis of Design: Cadet 48 in. 208-volt 1,000/750-watt Electric Baseboard Heater, Finish: White, Model #4F1000W.
20. Provide switch at door to control all interior shop lighting.
21. 40 amp dedicated receptacle for RV Plug-in. Verify power requirements with CM/Owner.

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 4

ANDREW E. KUEHN
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

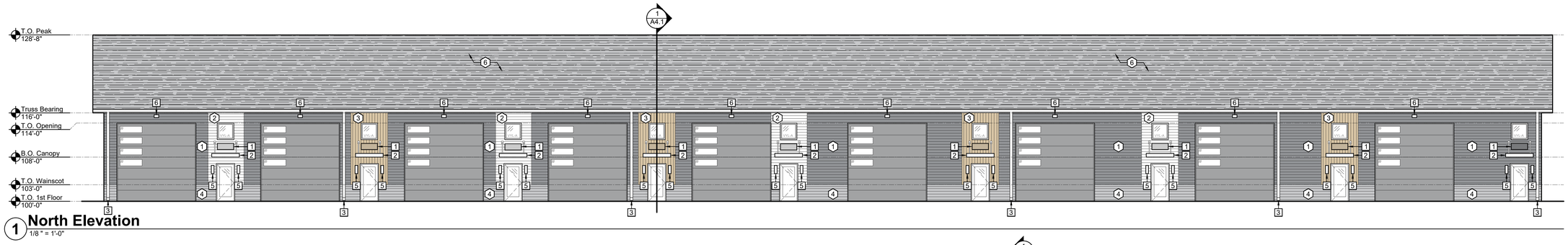
SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

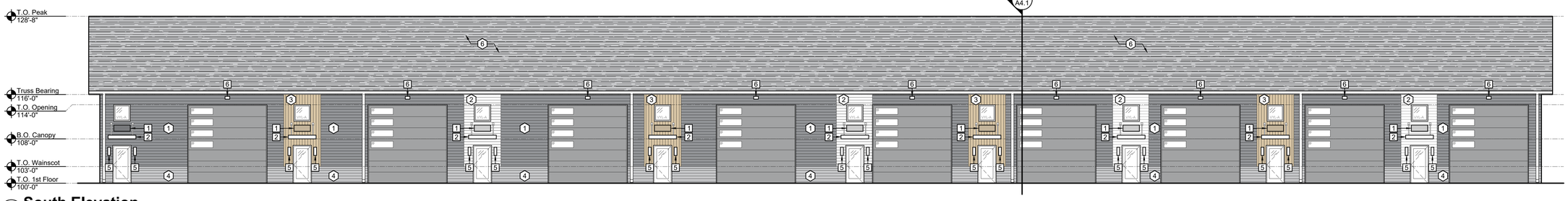
Mechanical and Electrical Design-Build Plan, ADA Mounting Heights, Enlarged Plan, Notes

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

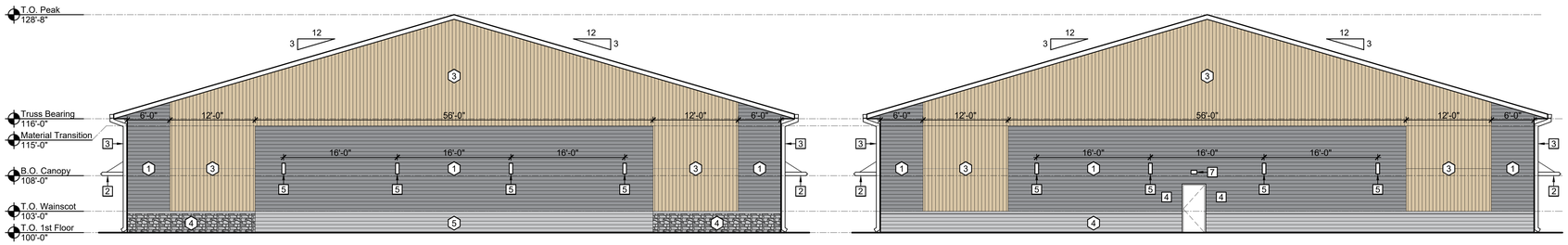
Sheet
A3.1



1 North Elevation
1/8 " = 1'-0"

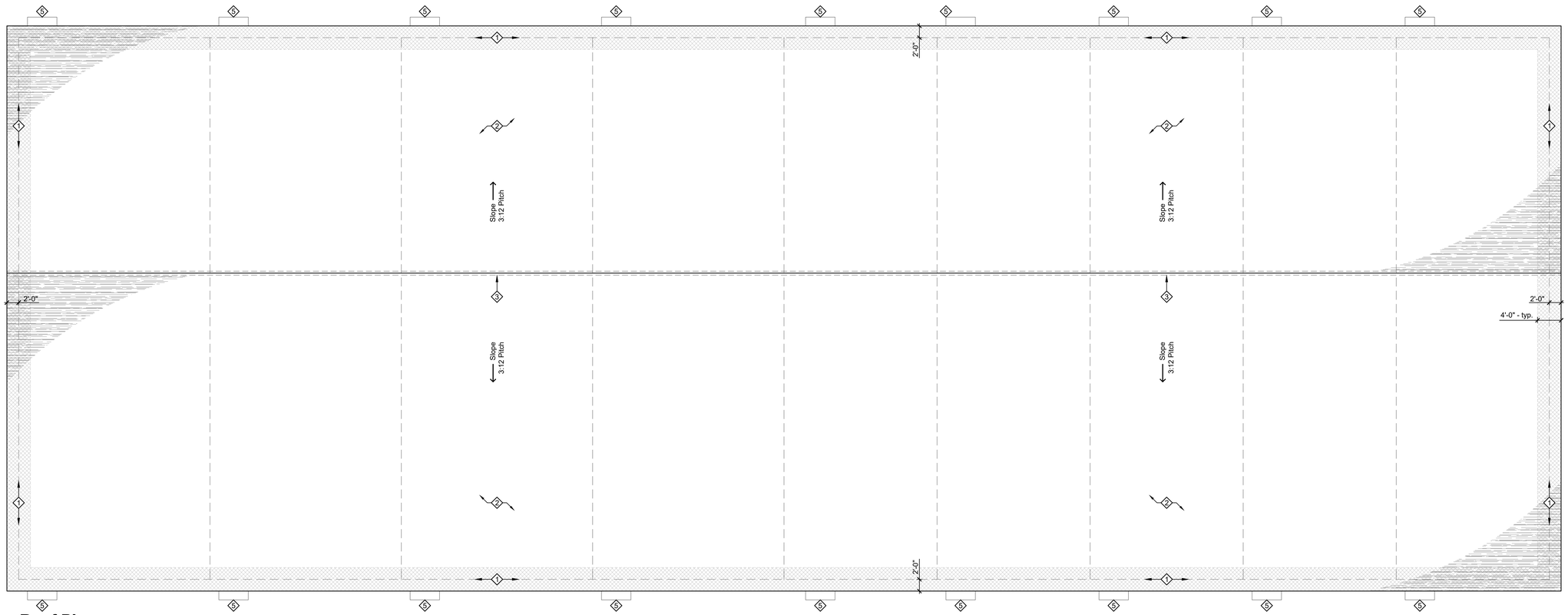


2 South Elevation
1/8 " = 1'-0"



3 East Elevation
1/8 " = 1'-0"

4 West Elevation
1/8 " = 1'-0"



5 Roof Plan
1/8 " = 1'-0"

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

Building 4

Material Legend

1 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 425 Statuary Bronze

2 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 469 Fresh Canvas

3 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: 6" Board & Batten (Vertical)
- Color: HD2 Woodgrain M16 Cider Mill

4 - Metal Lap Siding
- Quality Edge, TruCedar Steel Siding
- Profile: Single 6" (Horizontal)
- Color: Solid 410 Thatch

5 - Stone Veneer
- Versetta Stone, Ledgestone
- Panel Size: 36" x 8"
- Color: Sterling
- Include Stone Cap

6 - Asphalt Shingles
- CertainTeed Landmark
- Color: Moire Black

Elevation Keynotes

1. Prepare to Receive Thru-wall HVAC/or Cooling Unit Mounted Above Door and Caonpy. Verify Power Requirements with Electrical Contractor. Provide Custom Color Grill to be Select by Architect/Owner - See A3.1.
2. Pre-finished metal canopy by Owner installed by framing contractor - Refer to Detail 5/A4.1.
3. 6" Prefinished Metal Gutters and Downspouts. Basis of Design: Klauer Classic Rainware Collection - Color: Terra Bronze - Profile: Square
4. Gas and Electric Meters - Verify with Owner for Mounting Locations. Minimize Visual Impact to Extent Possible.
5. Light Fixture - See A3.1.
6. Light Fixture - See A3.1.
7. Light Fixture - See A3.1.

Roof Plan General Notes

1. Coordinate with Mechanical Plan for Equipment Locations, Venting & Information

Roof Plan Keynotes

1. Ice and water barrier where indicated by hatch [ ]: 4'-0" Min.
2. Asphalt shingles over underlayment and installed per manufacturer's recommendations - Basis of Design: Certainteed Landmark [ ].
3. Ridge Vent - Provide and install final quantity recommended by roofing contractor.
4. Pre-manufactured Canopy - See Detail 5/A4.1.

ANDREW E. KUEHN
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

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DATE: 02/27/2024 REGISTRATION NO. 2609

SIGNED:

wild | crg
architecture | construction
500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102
Phone 701 | 293 | 8106
wildcrg.com

Elevations, Material Legend, Roof Plan, Notes

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

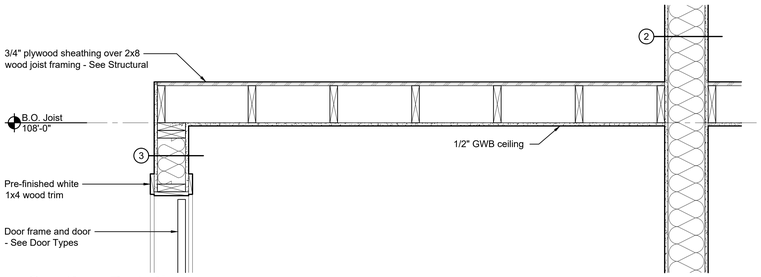
Sheet
A4.0

PARADISE VALLEY
BISMARCK'S PREMIER DEVELOPMENT

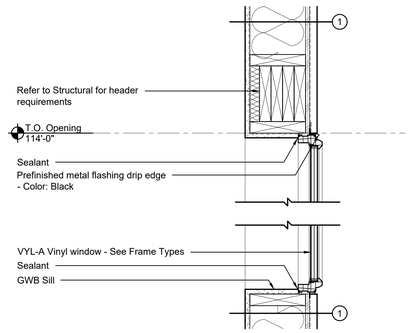
Paradise Business Centre

Lot 1, Block 1,
Paradise Valley Second Addition

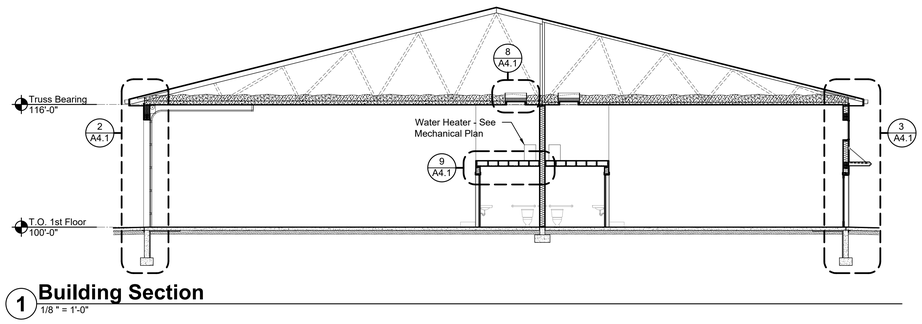
Building 4



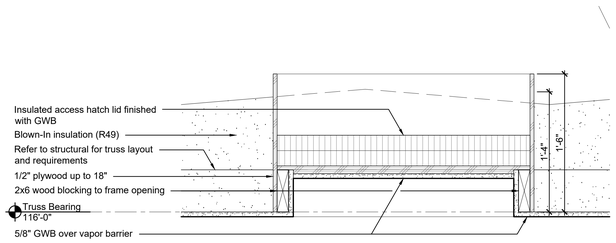
9 Section Detail
1" = 1'-0"



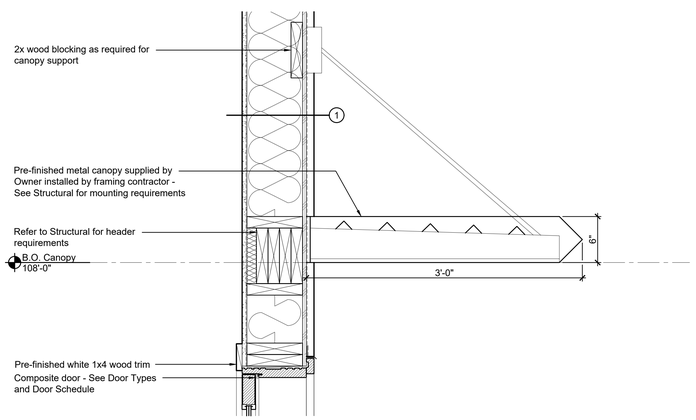
6 Head and Sill Detail
1 1/2" = 1'-0"



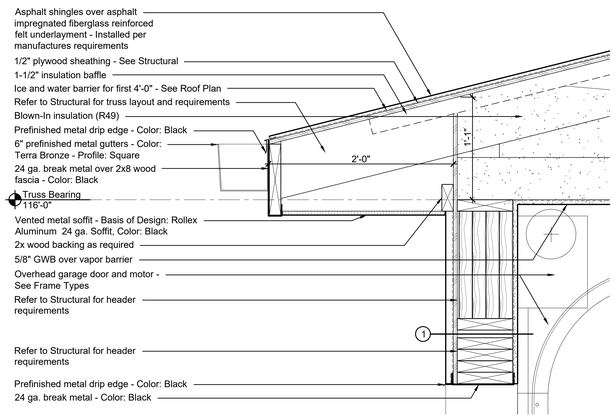
1 Building Section
1/8 " = 1'-0"



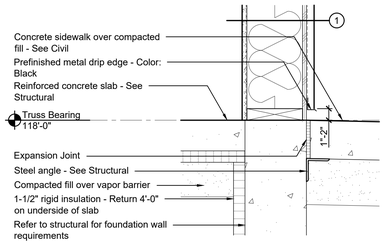
8 Typical Section Detail
1 1/2" = 1'-0"



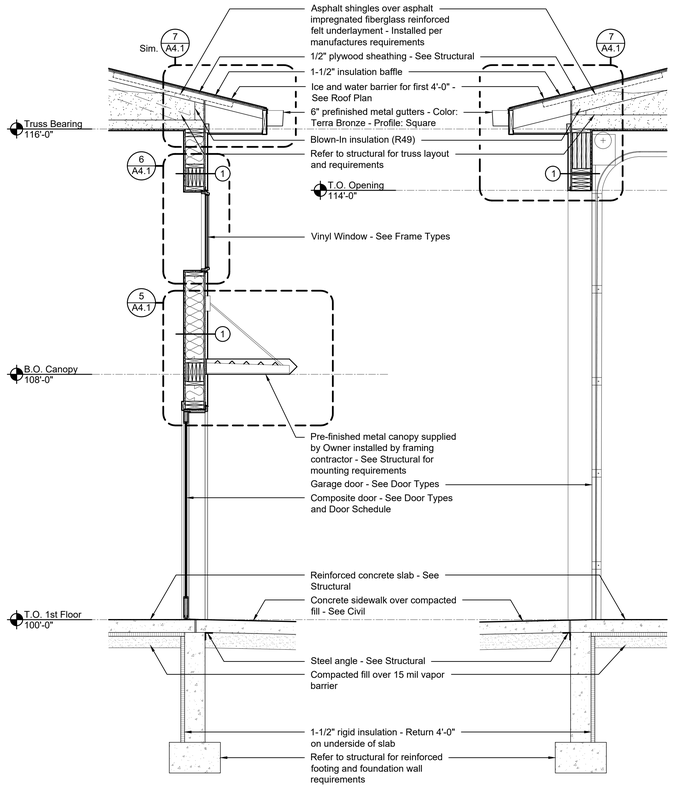
5 Section Detail
1 1/2" = 1'-0"



7 Section Detail
1 1/2" = 1'-0"



4 Typical Base Detail
1 1/2" = 1'-0"



3 Wall Section
1/2" = 1'-0"

2 Wall Section
1/2" = 1'-0"

ANDREW E. KUSLER
REGISTERED ARCHITECT
2609
STATE OF NORTH DAKOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

DATE: 02/27/2024 REGISTRATION NO. 2609

SIGNED:

wild | crg
architecture | construction

500 2nd Avenue North | Suite 514
Fargo, North Dakota 58102

Phone 701 | 293 | 8106

wildcrg.com

Building Section, Wall Sections, Section Details

Date:	02/27/2024
Project Number:	2344
Drawn By:	APJ
Checked By:	AEK
Approved By:	AEK

Sheet
A4.1