



Memorandum

To: Mayor, Town Council
From: Rick Wixom
Date: February 6, 2015
Re: **February 12, 2015 Town Council Meeting**
Discussion and Direction on Ball Field Restroom Bidding

We have been working on plans for the construction of a new restroom facility at the ball field. This project was budgeted for construction in the current fiscal year.

Plans have been completed and the building design has been reviewed and approved by the Planning Commission on January 20th. Some of the discussion at the Planning Commission meeting involved whether or not the Town needed additional restrooms, and if the building was appropriate to be constructed at this time.

Currently the old park restroom (originally constructed sometime prior to 1989) has two restroom stalls (one each for men and women). The new restroom facility would have four restroom stalls on either side, a storage space and a concession space that could be used for either concessions or tickets for an event or activity at the ball field. While originally intended to be a benefit for Town events like the music festival, other events and activities would benefit from the increased restroom capacity. These include the Red Rock Relay, 24th of July celebration, Rocky Mountain baseball tournament and other sports, weddings and reunions.

A copy of a portion of the construction bid set is included for your information. A full set of the bid package is available at the town hall if you would like to view it.

The Council has discussed and budgeted for bidding and constructing this new restroom this year. Based on the discussion at the Planning Commission meeting, I felt it was important to have a discussion with the Council about the building and get direction on whether to move forward with bidding now, or hold off the construction to some future point.

Archer: Aye

Motion passed unanimously.

Mr. Taylor asked what was settled with the Holiday Inn Express sign. Mr. Marriott said they changed the color to be in compliance. Mr. Dansie told the Commissioners he would email a picture. It was now halo-lit rather than internally lit. The issue that conflicted with the ordinance was resolved.

Design/Development Review: Public restrooms at the Springdale Town Park, 126 Lion Boulevard:

Mr. Dansie said the Town wanted to install restrooms by the ball field for some time. Finally it has funding to construct. It will have the same architecture as the Community Center to tie the two buildings together visually and look integrated. Size of the structure is fairly modest, with a low profile roof and minimal exterior lighting. It is intended to fill a need not currently being met for users of the ball field.

Mr. Taylor asked about the total rough area and if it included the covered picnic area. Mr. Dansie said 'no' and this was a good point. He said the Town had two different ways to measure building size; one for the residential zones and one for everybody else. In residential zones, anything covered that is a functional area is included in your building square footage. In commercial and public use zones, building size is measured from outside of wall to outside of wall and does not include overhangs, patios or covered roofs. So building size for this project does not include the roof canopy.

Mr. Pitti asked if these restrooms would be locked and used only when the ball field was open. Mr. Dansie said this was a question best directed at Zac Martin. He thought they were intended to always be open. Mr. Pitti noted that the restrooms by the tennis courts appear to always be in disrepair. If the Town can't take care of these then he had concern about the addition of more. Mr. Dansie said much of that had to do with the original construction. The new restrooms will take some pressure off the others and therefore won't have as many issues.

Mr. Archer asked how often the ball field was being used outside the Music Festival. Mr. Dansie indicated it is used for three to four other large events a year. Also used frequently for smaller events such as weddings and parties.

Mr. Marriott asked if these would eliminate the need to rent porta-potties for big events. There will still be a need to bring in porta-potties but not as many. Mr. Pitti said the quantity is determined by a math equation tied to the number of proposed attendees.

Mr. Taylor asked about the concession stand. Mr. Dansie said it was not the intent to have a fully operational concession stand all the time. If there is an event, it can be used during these times.

Mr. Archer asked if it was set up for the American Disabilities Act, to which Mr. Dansie indicated the plans were ADA compliant.

Motion made by Randy Taylor to approve the Design/Development Review for the Town Park restrooms and concession stand. It complies with all applicable codes including building height, setbacks, landscaping, lighting, colors and materials to match the Community Center; seconded by Jack Archer.

Taylor: Aye

Staker: Aye

Pitti: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Consent Agenda

Motion made by Jack Archer to approve the consent agenda; seconded by Mike Marriott.

Taylor: Aye

Staker: Aye

Pitti: Aye

Archer: Aye

Marriott: Aye

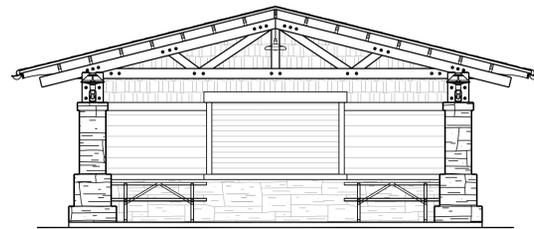
Motion passed unanimously.

Adjourn

TOWN OF SPRINGDALE PARK RESTROOMS

118 LION BLVD.
SPRINGDALE, UTAH 84767

PROJECT NUMBER: B13-052



WASHINGTON COUNTY
197 EAST TABERNACLE
ST. GEORGE, UT 84770

TOWN OF SPRINGDALE
112 LION BLVD.
SPRINGDALE, UTAH 84767

SHEET INDEX

SHEET	DESCRIPTION
	GENERAL
GI001	GENERAL INFORMATION & SHEET INDEX
GI002	GENERAL INFORMATION & CODE ANALYSIS
	ARCHITECTURAL SITE
AS101	ARCHITECTURAL SITE PLAN
	STRUCTURAL
S0.00	STRUCTURAL NOTES
S1.00	FOOTING AND FOUNDATION, ROOF FRAMING PLAN
S5.00	STRUCTURAL DETAILS
S5.01	STRUCTURAL DETAILS
	ARCHITECTURAL
AE101	FLOOR PLAN
AE102	WALL FRAMING PLAN
AE103	REFLECTED CEILING PLAN
AE104	ROOF PLAN
AE201	EXTERIOR ELEVATIONS
AE301	BUILDING SECTIONS
AE302	WALL SECTIONS
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AE401	INTERIOR ELEVATIONS
AE501	COLUMN DETAILS
AE502	TYPICAL DETAILS
AE601	FINISH SCHEDULE, DOOR & WINDOW TYPES & DOOR SCHEDULE
	MECHANICAL
M001	MECHANICAL LEGEND
M101	MECHANICAL FLOOR MECHANICAL PLAN
M201	MECHANICAL DETAILS
M301	MECHANICAL SCHEDULES AND REPORT
	ELECTRICAL
E001	ELECTRICAL SYMBOLS AND NOTES
E002	ELECTRICAL SPECIFICATIONS
E003	LIGHTING COMPLIANCE
E101	ELECTRICAL SITE PLAN
E201	MAIN FLOOR LIGHTING PLAN
E301	MAIN FLOOR POWER PLAN
E401	ONE-LINE DIAGRAM, SCHEDULES AND DETAILS



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PARK RESTROOMS

SPRINGDALE, UTAH
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SPRINGDALE, UTAH

84767

PROJECT NO:	FILE NAME: gi001 general information.dwg
DRAWN BY:	CHECKED BY:

GENERAL
INFORMATION

GI001

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SYMBOLS LEGEND

<p>DETAIL NUMBER — C5 SHEET NUMBER — AE502</p> <p>EXTERIOR ELEVATION REFERENCE A1 AE202</p> <p>SECTION REFERENCE A4 AE301</p> <p>INTERIOR ELEVATION REFERENCE (SINGLE) B2 AE401</p> <p>DETAIL NUMBER — B2 INTERIOR ELEVATION REFERENCE (MULTIPLE) B3 AE401 B4</p>	<p>DETAIL REFERENCE C5</p> <p>EXTERIOR ELEVATION REFERENCE A1</p> <p>SECTION REFERENCE A4</p> <p>INTERIOR ELEVATION REFERENCE (SINGLE) B2</p> <p>INTERIOR ELEVATION REFERENCE (MULTIPLE) B3 B4</p>	<p>REFERENCE NOTE 1</p> <p>WALL TYPE A</p> <p>FINISH TYPE W1</p> <p>WINDOW TYPE A</p> <p>ROOM NOTE NAME 101</p> <p>DOOR # FRAME TYPE DOOR NOTE DOOR TYPE</p> <p>CEILING TYPE C-1 8'-0"</p> <p>FURNITURE NOTE A</p> <p>REVISION NOTE 1</p> <p>ELEVATION MARKER</p>	<p>CONCRETE</p> <p>CONCRETE BLOCK</p> <p>MASONRY</p> <p>STEEL</p> <p>BATT INSULATION</p> <p>RIGID INSULATION</p> <p>FINISH GRADE WOOD</p> <p>PLYWOOD</p> <p>DEMOLITION</p> <p>NOTE: ALL MATERIALS REFERENCED ARE NEW UNLESS NOTED OTHERWISE</p>
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BID PACKAGE #1
AUGUST 15, 2014



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PARK RESTROOMS

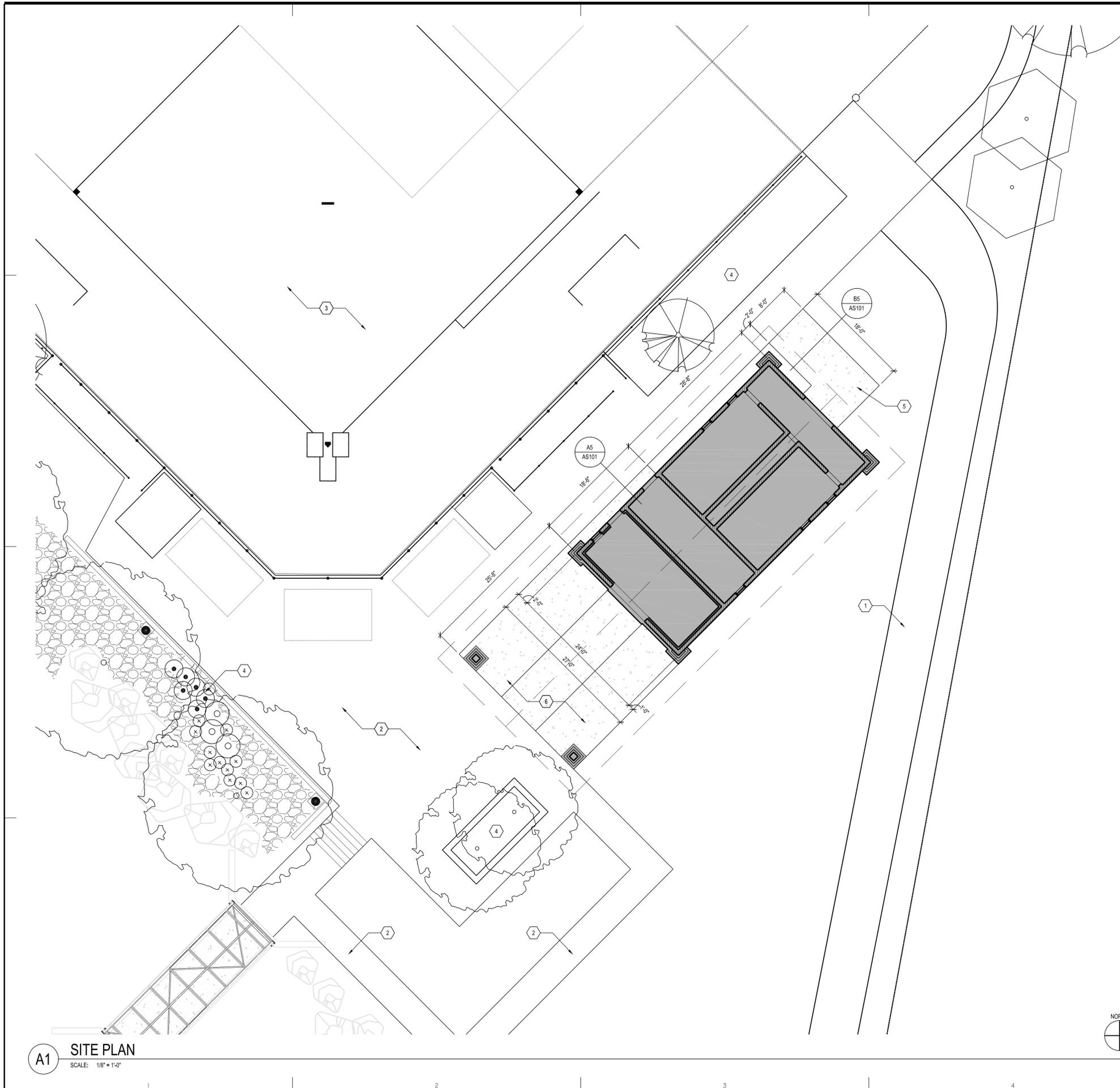
SPRINGDALE, UTAH
118 LION BLVD.
SPRINGDALE, UTAH

84767

CODE & DESIGN CRITERIA

TYPE OF CONSTRUCTION FIRE SPRINKLERS: NOT PROVIDED OCCUPANCY TYPE: A-5		ACTUAL FLOOR AREA MAIN LEVEL: 1,118 S.F.		BUILDING ACTUAL 1,118 S.F.		MEANS OF EGRESS EXIT TRAVEL DIST.: 200 FT (TABLE 1016.2 - WITHOUT SPRINKLER) COMMON PATH OF EGRESS TRAVEL: 75 FT (TABLE 1014.3 - WITHOUT SPRINKLER) EXITS REQUIRED: 1 (TABLE 1015.1)		OCCUPANCY SEPARATIONS NONE		PLUMBING FACILITIES (IBC TABLE 2902.1) OCCUPANCY		APPLICABLE CODES 2012 INTERNATIONAL BUILDING CODE 2014 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL PLUMBING CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE	
ALLOWABLE FLOOR AREA USE: A-5 (BLEACHERS, GRANDSTANDS)		ALLOWABLE AREA UL IBC TABLE 503		ALLOWABLE HEIGHT 40' IBC TABLE 503		ALLOWABLE STORIES UL IBC TABLE 503		ROOF COVERING REQUIREMENTS (IBC TABLE 1505.1A,B) CLASS 'C'		ROOF VENTILATION SUMMARY (1203.2)		ACCESSIBILITY KEY NOTES 1. ACCESSIBLE EGRESS ROUTE	
OCCUPANCY LOAD & CLASSIFICATIONS		OCCUPANT LOAD FACTOR (IBC TABLE 1004.1.2)		OCCUPANT LOAD		EXITS REQ. (TABLE 1005.1)		EXITS PROV.		OTHER CODE REQ. 1008.1.2 DOOR SWING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY		PROJECT NO: FILE NAME: g1002 - general information - cd	
ROOM #	ROOM NAME	S.F.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EXITS REQ.	EXITS PROV.	ROOF VENTILATION SUMMARY (1203.2)		UPPER PORTION RIDGE VENTS (S.F.)		LOWER PORTION SOFFIT VENTS (S.F.)		
100	CONCESSIONS	209 S.F.	200 (KITCHEN)	3	1 (0.6')	1 (36')	ATTIC AREA (S.F.) 2,496 SF		MINIMUM VENTILATED AREA (S.F.) 8.3 SQ. FT. (1/300 - 1203.2, EXCEPTION 2)		MAX. VENTILATION AREA (S.F.) 8.55 SQ. FT.		
101	STORAGE	162 S.F.	300 (ACCESSORY)	1	1 (0.2')	1 (36')	UPPER PORTION RIDGE VENTS (S.F.) 105 - 3" VENT HOLES IN RIDGE = 5.15 SQ. FT. (60%)		LOWER PORTION SOFFIT VENTS (S.F.) 156 - 2" VENT HOLES IN TRUSS BLOCKING = 3.4 SQ. FT. (40%)				
102	WOMENS	187 S.F.	0 (UNOCCUPIED)	0	0	1 (36')							
103	PLUMBING CHASE	39 S.F.	300 (ACCESSORY)	1	1 (0.2')	1 (24')							
104	MENS	187 S.F.	0 (UNOCCUPIED)	0	0	1 (36')							

GI002



A1 SITE PLAN
SCALE: 1/8" = 1'-0"

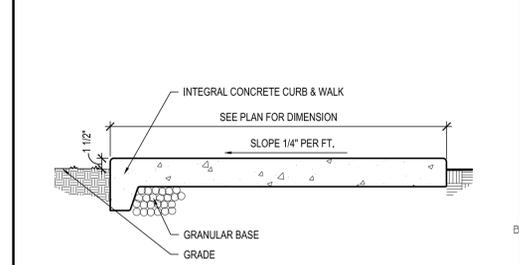
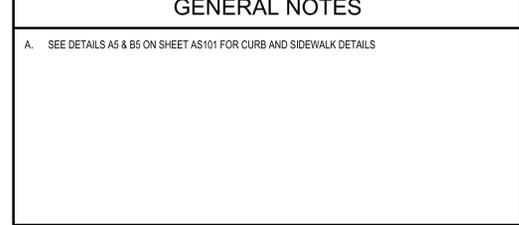
- REFERENCE NOTES**
- EXISTING GRAVEL DRIVE
 - EXISTING CONCRETE PAVING
 - EXISTING SOFTBALL FIELD
 - EXISTING LANDSCAPING
 - NEW CONCRETE SIDEWALK - MATCH EXISTING
 - NEW CONCRETE PAD. SLOPE 1% AWAY FROM BUILDING

LEGEND

NEW CONCRETE PAVING

GENERAL NOTES

A. SEE DETAILS A5 & B5 ON SHEET AS101 FOR CURB AND SIDEWALK DETAILS



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PROJECT NO: 000-000	FILE NAME: as101 arch site plan.dwg
DRAWN BY:	CHECKED BY:

ARCH SITE PLAN

AS101

GENERAL NOTES

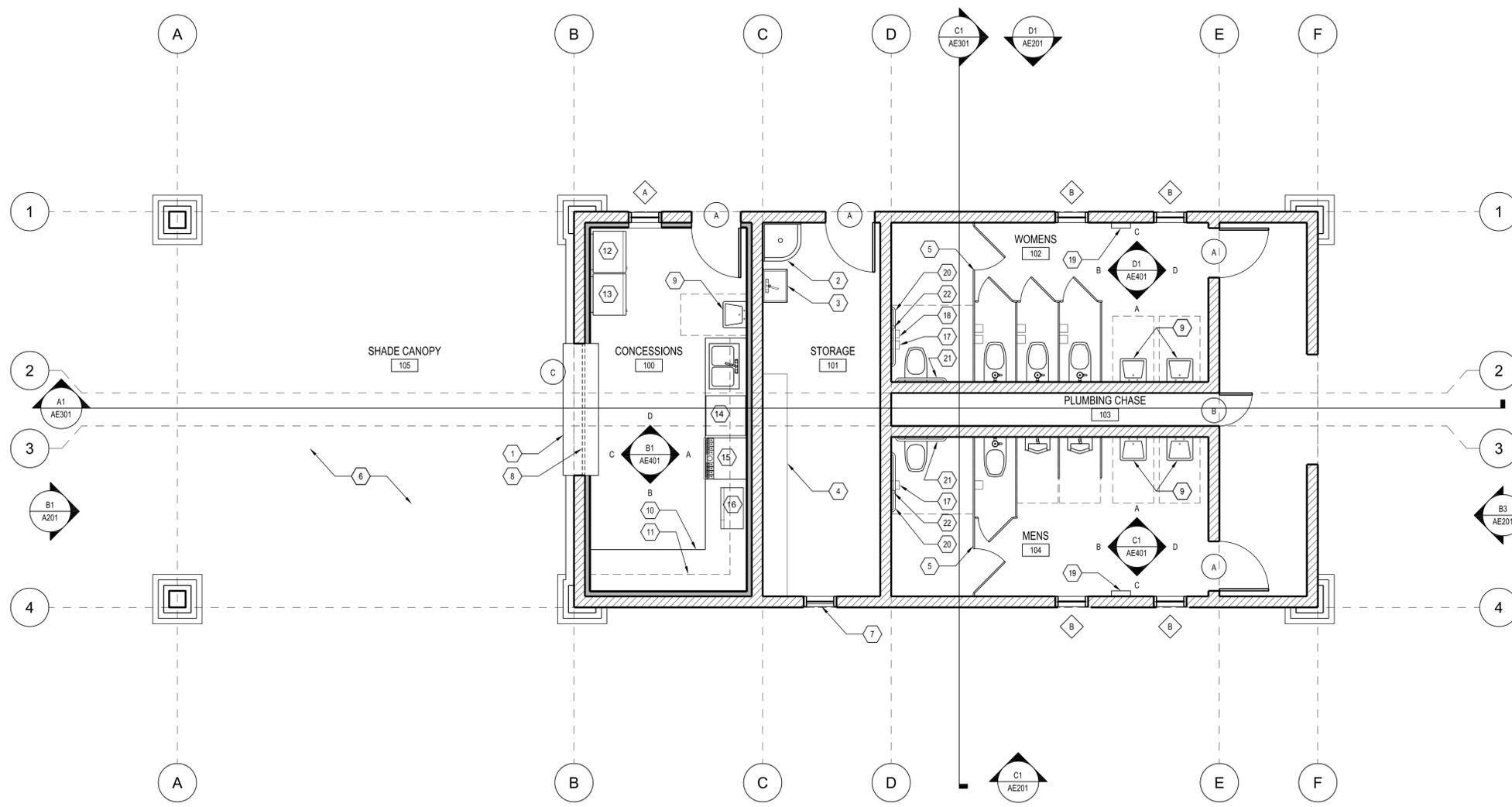
- A. SEE AE102 FOR DIMENSIONS AND WALL TYPES.
- B. SEE AE601 FOR DOOR & WINDOW TYPES.
- C. SEE AE601 FINISH SCHEDULES FOR FINISHES.

REFERENCE NOTES

- 1. PRECAST CONCRETE COUNTERTOP.
- 2. MOP SINK.
- 3. UTILITY SINK.
- 4. WALL MOUNTED 18" DEEP STORAGE SHELVES.
- 5. TOILET PARTITION. SEE SPEC.
- 6. CONCRETE PAD. SEE SHEET AS101.
- 7. 24" X 24" VENT.
- 8. OVERHEAD ROLL-UP DOOR. SEE DOOR SCHEDULE SHEET AE601.
- 9. WALL MOUNTED LAVATORY.
- 10. 30" DEEP BASE CABINET. SEE INTERIOR ELEVATIONS SHEET AE401.
- 11. 12" DEEP UPPER CABINET. SEE INTERIOR ELEVATIONS SHEET AE401.
- 12. FREEZER. OWNER TO PROVIDE.
- 13. REFRIGERATOR. OWNER TO PROVIDE.
- 14. UNDER COUNTER ICE MACHINE. OWNER TO PROVIDE.
- 15. SODA MACHINE. OWNER TO PROVIDE.
- 16. MICROWAVE. OWNER TO PROVIDE.
- 17. TOILET PAPER DISPENSER.
- 18. FEMININE PRODUCT DISPOSAL.
- 19. PAPER TOWEL DISPENSER.
- 20. 42" HORIZONTAL GRAB BAR.
- 21. 36" HORIZONTAL GRAB BAR.
- 22. 18" VERTICAL GRAB BAR.



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A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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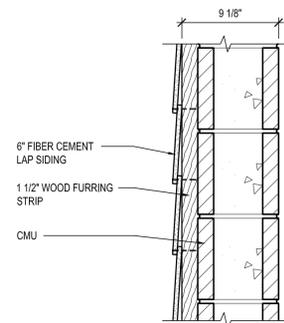
TOWN OF SPRINGDALE -
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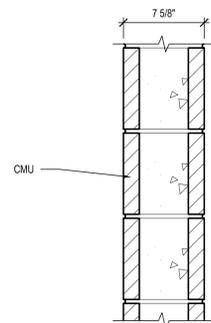
PROJECT NO: 000-000	FILE NAME: ae101 floor plan.dwg
DRAWN BY:	CHECKED BY:

FLOOR PLAN

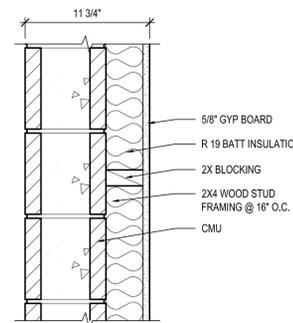
AE101



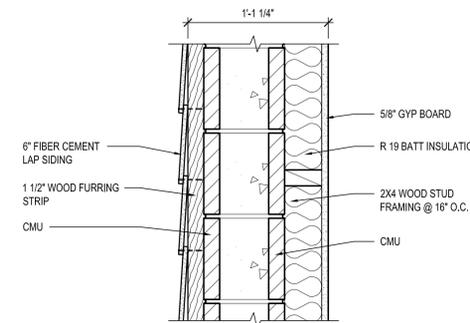
D1 WALL TYPE A
1-1/2"=1'-0"



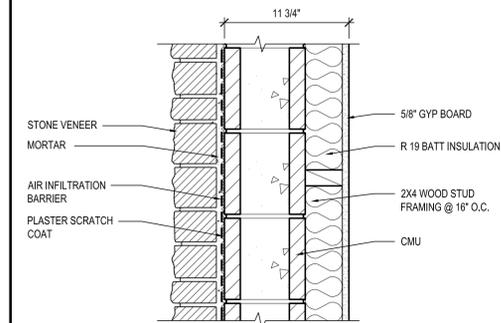
D2 WALL TYPE B
1-1/2"=1'-0"



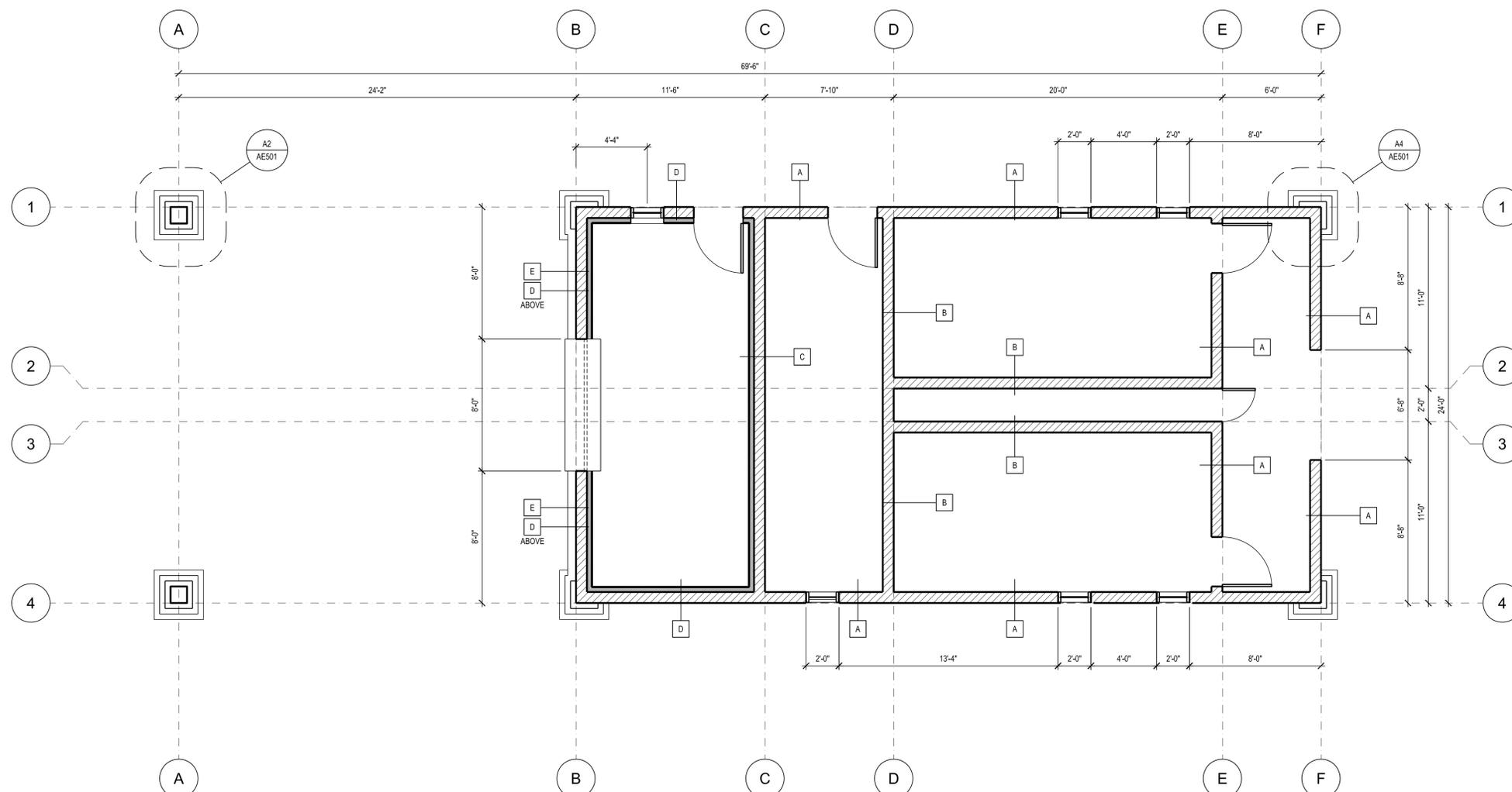
D3 WALL TYPE C
1-1/2"=1'-0"



D4 WALL TYPE D
1-1/2"=1'-0"



D5 WALL TYPE E
1-1/2"=1'-0"



A1 WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"



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PROJECT NO: 000-000	FILE NAME: ae102 wall framing plan.dwg
DRAWN BY:	CHECKED BY:

WALL FRAMING PLAN

AE102



GENERAL NOTES

- A. CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN BUILDING CODE.
- B. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR PRECISE LOCATIONS AND ORIENTATION OF LIGHT FIXTURES.

CEILING LEGEND

 5/8" GYPSUM BOARD  3/8" BEAD BOARD  SUPPLY AIR DIFFUSER - COORDINATE WITH MECHANICAL FOR TYPE & SIZE  RETURN AIR GRILLE - COORDINATE WITH MECHANICAL FOR TYPE & SIZE  VENT FAN - COORDINATE WITH MECHANICAL & ELECTRICAL FOR TYPE & SIZE  CEILING SENSOR - COORDINATE WITH ELECTRICAL FOR TYPE & SIZE	 RECESSED DOWN LIGHT - COORDINATE WITH ELECTRICAL FOR TYPE & SIZE  STEM MOUNTED RLM WITH GLASS GLOBE - COORDINATE WITH ELECTRICAL FOR TYPE & SIZE  WALL MOUNTED LIGHT FIXTURE - COORDINATE WITH ELECTRICAL FOR TYPE & SIZE  24x 48 FLUORESCENT LIGHT - COORDINATE WITH ELECTRICAL FOR TYPE & SIZE  12x 48 FLUORESCENT LIGHT - COORDINATE WITH ELECTRICAL FOR TYPE & SIZE  FLUORESCENT STRIP LIGHT - COORDINATE WITH ELECTRICAL FOR TYPE & SIZE  ROOF ATTIC ACCESS HATCH BETWEEN RAFTERS
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CEILING TYPES

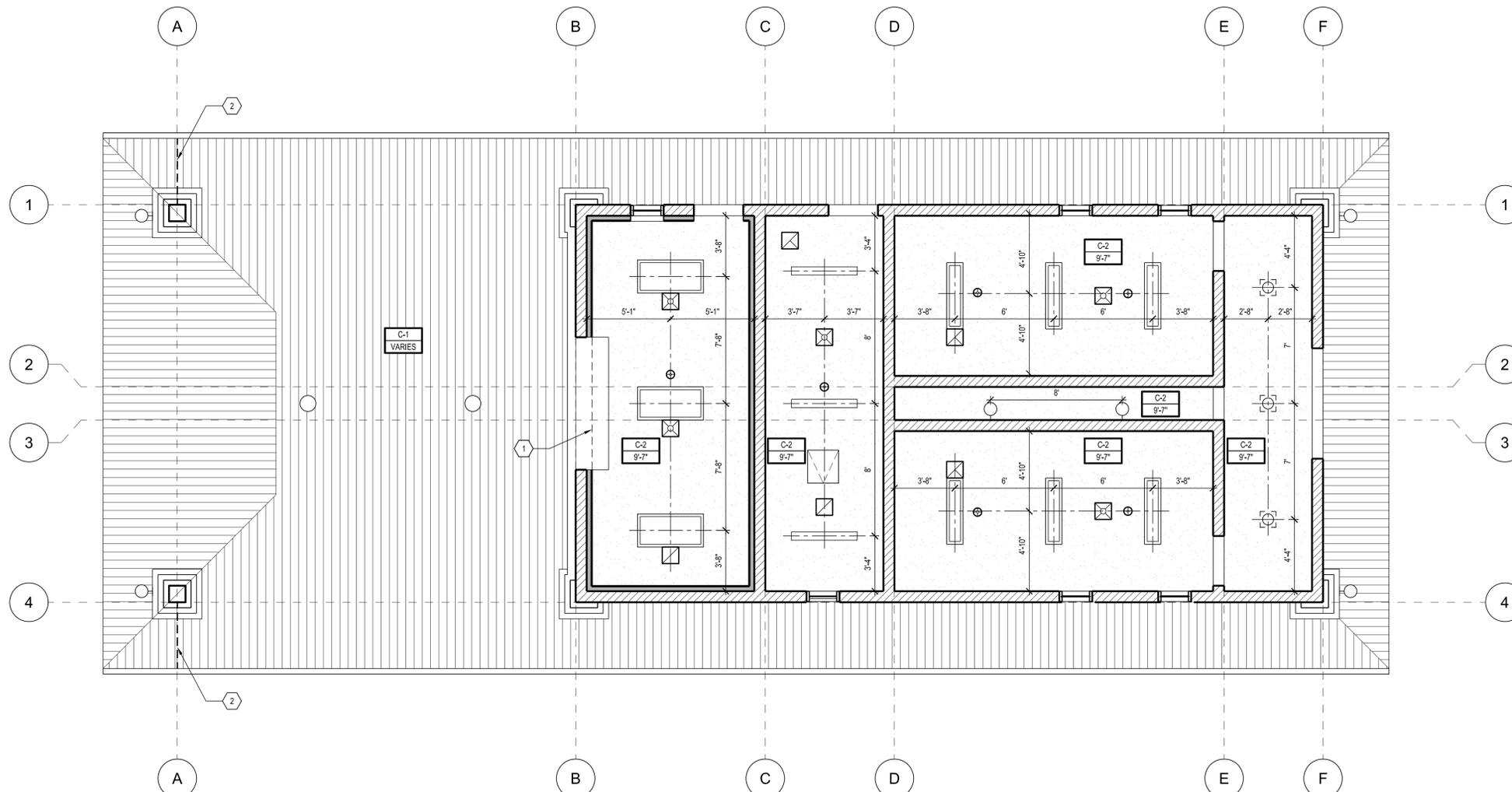
C-1 HEIGHT	BEAD BOARD BETWEEN TRUSS STRUCTURE, PAINTED - SW 7035 AESTHETIC WHITE
C-2 HEIGHT	GYPSUM BOARD OVER STRUCTURE, TEXTURED PAINTED - SW 7035 AESTHETIC WHITE

REFERENCE NOTES

1. OVERHEAD ROLL-UP DOOR SYSTEM.
2. PRE-FINISHED RAINGUTTER DOWNSPOUT CONNECTED TO TUBE IN COLUMN.



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A1 REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

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PROJECT NO: 000-000	FILE NAME: ae103 reflected ceiling plan.dwg
DRAWN BY:	CHECKED BY:

REFLECTED CEILING PLAN

AE103

GENERAL NOTES

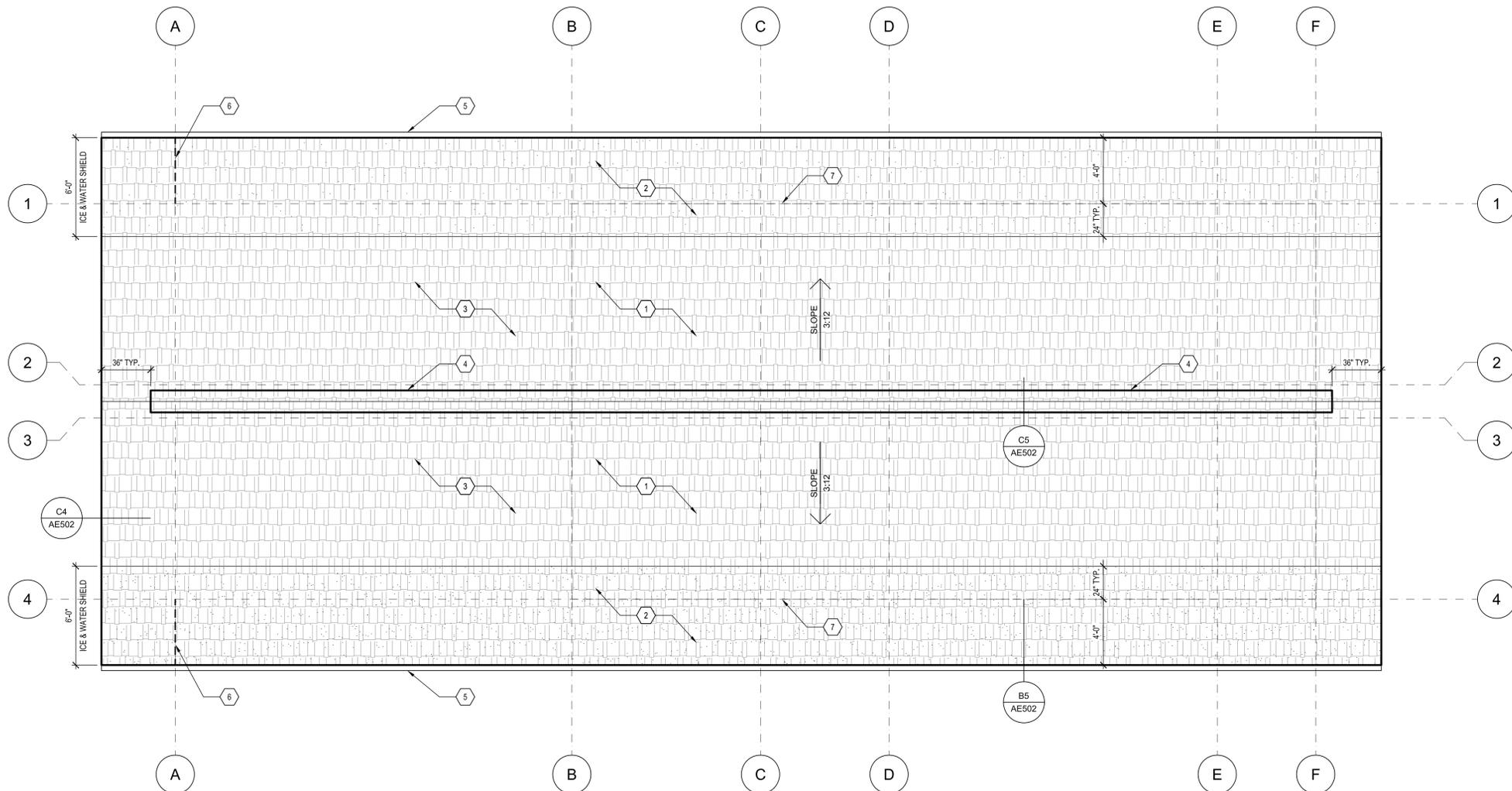
REFERENCE NOTES



1. ARCHITECTURAL ASPHALT SHINGLES.
2. ICE AND WATER SHIELD.
3. UNDERLAYMENT.
4. CONTINUOUS RIDGE VENT - SEE DETAIL C5/AE502.
5. CUSTOM ALUMINUM RAIN GUTTER - SEE DETAIL D2/AE502.
6. PREFINISHED RAINGUTTER DOWNSPOUT CONNECTED TO TUBE IN COLUMN.
7. FACE OF EXTERIOR WALL BELOW.



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PROJECT NO: 000-000	FILE NAME: ae104 roof plan.dwg
DRAWN BY:	CHECKED BY:

ROOF PLAN

AE104

A1 ROOF PLAN
SCALE: 1/4" = 1'-0"



