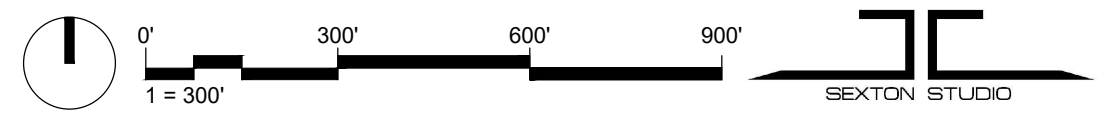
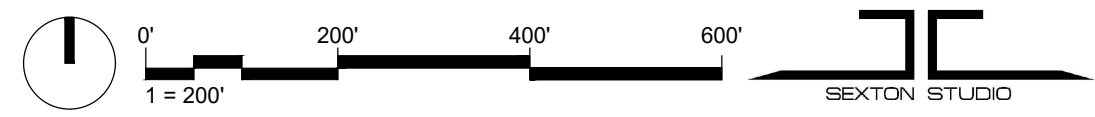


LA SAL JUNCTION EXISTING RUNWAY





LA SAL JUNCTION EXISTING RUNWAY



GENERAL DESIGN NOTES:

- Note:** Tenant = "Owner" When Project Scope is Tenant Specific And Not Contracted Directly With The Building Owner
- 1- Contractor shall be governed by the current edition of all codes and regulations having jurisdiction over aspects of this construction project.
 - 2- Written dimensions and existing conditions shall be verified in the field by the contractor and/or the Sub-Contractors. Do not scale drawings. If further clarification is required, contact Sexton Studios and provide field dimensions as required to assist with clarification.
 - 3- Any discrepancy in dimensions and/or drawings and/or graphic representation and/or field measurements shall be brought to the attention of Sexton Studios prior to the commencement of work.
 - 4- These drawings and specifications are the property and copyright © of Sexton Studios and shall not be used on other work except by written agreement with Sexton Studios.
 - 5- Duty of Cooperation Release of these plans anticipates further cooperation among the Owner, Contractor, and Sexton Studios. Although Sexton Studios and its consultants have performed their services with due care and diligence, they cannot guarantee perfection. Any ambiguity or discrepancy discovered shall be reported in writing to Sexton Studios within ten (10) working days. Failure to cooperate by simple notice to Sexton Studios shall not relieve the Contractor from responsibility for all consequences. Changes made from the plans without the consent of Sexton Studios are unauthorized, and shall relieve Sexton Studios of responsibility for all consequences arising out of such changes.
 - 6- If Sexton Studios, as a claimant or a defending party, is at anytime a party to litigation involving any claim related to work contained in these drawings, and should claimant not prevail substantially against defending party in such litigation, all litigation expenses, witness fees, court costs and attorneys fees incurred by the defending party in defending against such a claim, shall be paid by the claimant.
 - 7- All products shall be installed per manufacturer's recommendations.
 - 8- The Contractor shall include any work required to make the end result building operative and occupiable. If equipment, material, and/or intent are not detailed in drawings or specifications but are obviously required as industry standard for operative conditions, this work shall be included in base bid. If the Owner does not accept the Contractor's selection, the additional cost (to the Contractor) of that equipment or materials chosen by the Owner or Sexton Studios will be offset by a change order.
 - 9- Do not use cadmium plated products or products containing cadmium for work in place.
 - 10- Do not use asbestos or asbestos containing products or any other hazardous material for work in place. No materials or products which off-gas toxic fumes shall be installed.
 - 11- Typographical errors or errors of spelling shall be brought to the attention of Sexton Studios for clarification. Interpretation of the meaning of mis-typed or misspelled words without clarification from Sexton Studios will be done by the Contractor with acceptance of responsibility for that interpretation and all consequences arising therefrom.
 - 12- Notes: All dimensions are to face of stud or concrete wall or center line of construction as indicated (typical unless otherwise indicated).
 - 13- The term "provide" as used herein shall mean that Contractor shall furnish and install said item, construction, equipment, materials, etc. for a complete finished installation.
 - 14- General Contractor shall be responsible for coordination of all trades doing work for the purpose of coordination with Owner and Owner's Sub-Contractors regarding installation and provisions for all equipment, materials, and construction indicated by "Owner" or by "Others" on these documents.
 - 15- Sexton Studios accepts no responsibility for any structural information contained in these plans. Contractor shall, prior to construction, verify all structural engineering information and requirements with a licensed structural engineer. Failure to do so indicates the Contractor's acceptance of responsibility for all consequences arising therefrom. Contractor shall be responsible for providing the structural engineer of record with all structural designs done by truss manufacturers, engineered floor joist designers and other specialized engineering services. The structural engineer of record shall be responsible for reviewing and approving such information and for notifying designer of any required modifications.
 - 16- The Contractor warrants to Sexton Studios that they possess the particular competence and skill in construction necessary to build this project with the plans and specifications contained herein. In the event additional detail or guidance is needed by the Contractor, he shall immediately notify Sexton Studios. Failure to give a simple notice shall relieve the designer of responsibility for the consequences.
 - 17- Any correspondence between Owner/ Contractor/ Agent and any Permitting Agency (City, County, Etc.) must be brought to the attention of Sexton Studios, LLC. immediately. Changes to the construction sets may be required. Failure to do so releases Sexton Studios, LLC. from any responsibility or liability.
 - 18- Contractor or Owner shall confirm, with a licensed surveyor, prior to construction that plans and elevations comply with all applicable setbacks, allowable maximum height and drainage standards as outlined in the soils report and/or subdivision guidelines, etc.. Contractor/ Owner shall confirm that Permitting Agency informed of all such information or additional information contained in construction plans or any subsequent revisions. Failure to do so releases Sexton Studios, LLC. from any responsibility or liability. Any location (setback) or height survey required by the permitting agency shall be performed immediately after construction of the element in question (foundation or framing height and location). Said survey shall be delivered to the permitting agency prior to proceeding with construction.
 - 19- Delivery and storage of materials and equipment staging areas are to be coordinated with owner.
 - 20- The construction site is to be kept free of debris.
 - 21- Contractor shall provide electrolytic protection between dissimilar metals where they occur to prevent electrolysis/ corrosion.
 - 22- Contractor shall take care to provide protection for newly installed and existing work and finishes.
 - 23- Contractor shall comply with all directives listed in Owner's Tenant Finish Guidelines. Contractor to notify Designer through written notice if any discrepancies occur between Sexton Studios Drawings and notes, and the Owner's directives.

APPLICABLE CODES:

Jurisdiction Having Authority: **San Juan County, Utah**

Work shall conform to the following work standards:

- 2015 International Residential Code (IRC)
 - Appendix E of 2015 IRC
 - Appendix Q of 2018 IRC
- 2017 National Electrical Code (NEC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 National Fuel Gas Code (IFGC)
- 2015 International Energy Conservation Code (IECC)
- All applicable regulations and ordinances of San Juan County

DESIGN LOADS:

Elevation:	5923
Frost Depth:	24"
Ground Snow Load:	31 psf
Wind Load:	115 mph Exposure 'C'
Seismic Zone:	B

PROJECT TEAM:

OWNER:
Contact:
Rusty Robinson
ph: (901) 949-0502
email: 1ubtsllc@gmail.com

Sarah Day:
ph: (313) 610-7272
email: sday@titanbrands.com

PROJECT MANAGER:
Contact: Micah Sexton
ph. 720.487.8600

Contact: Casey Bynum
ph. 720.272.0605
email: caseybynum@aol.com

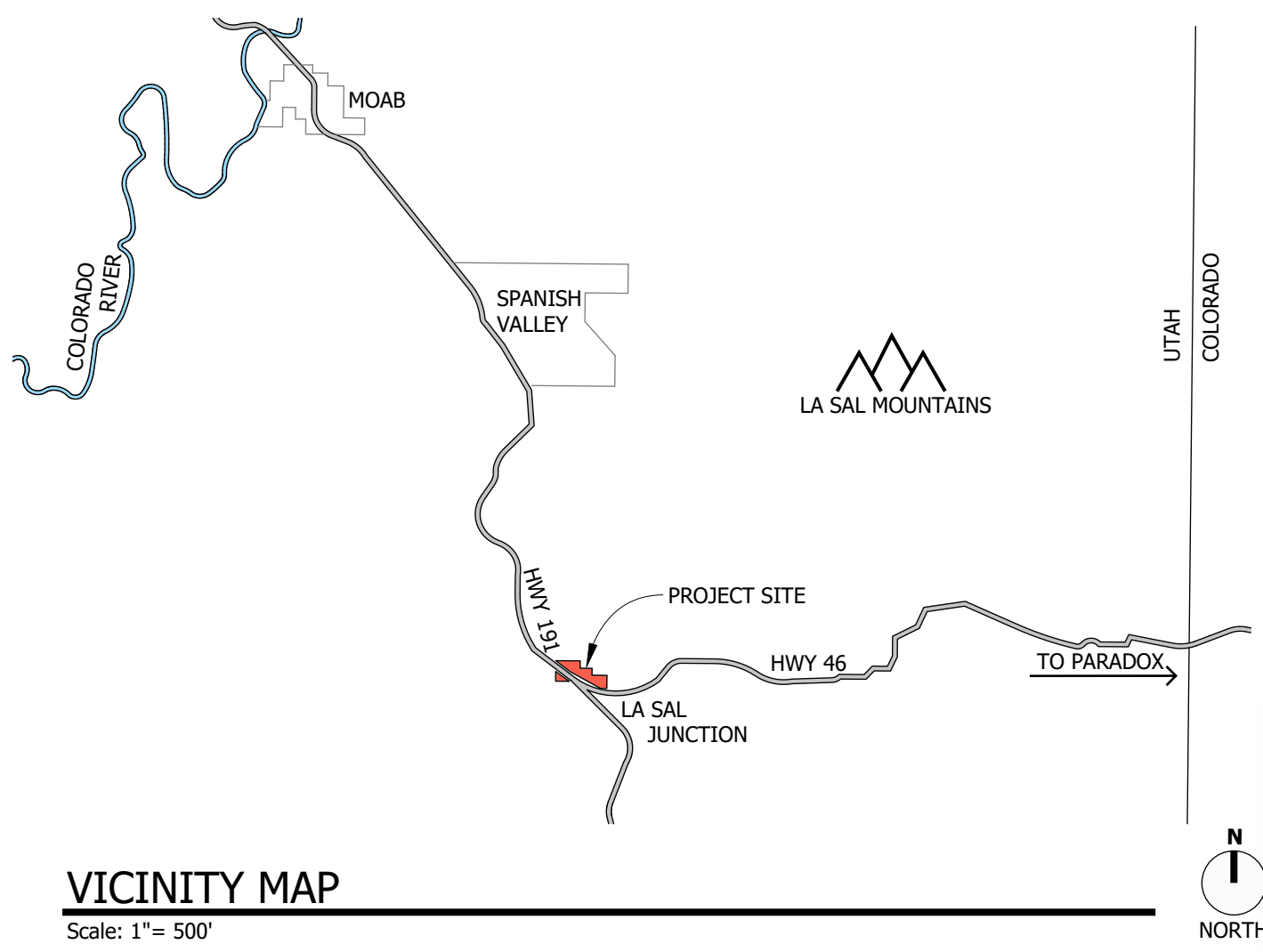
SURVEYOR:
Red Desert Land Surveying, LLC
Contact: Lucas Blake
Owner
ph: 435.259.8171
email: lucas@reddesertsurvey.com

STRUCTURAL ENGINEER:
Richardson Engineering Service
Contact: Glen Richardson
Structural Engineer
ph: 435.260.1789
email: geregr@gmail.com

GENERAL CONTRACTOR:
Advantage Designs
Contact:
Nelson Cuellar
ph: 303.901.4201
email: advantagedesigns100@gmail.com

HANGAR DOOR MANUFACTURER:
Higher Power Hydraulic Doors
Contact: Mark Holowasko
Operations Manager
ph: 269.927.8990
email: mark@hpddoors.com

VICINITY MAP:



VICINITY MAP
Scale: 1" = 500'



SHEET INDEX:

GENERAL																			
A0.0	COVER SHEET & CODE ANALYSIS	X																	
----	SURVEY	X																	
ARCHITECTURAL																			
SP1.1	SITE PLAN	X																	
SP1.2	ENLARGED SITE PLAN																		
D1.1	DEMOLITION PLAN	X																	
A1.1	FLOOR PLAN	X																	
A2.1	ELEVATIONS	X																	
A3.1	SECTIONS	X																	
STRUCTURAL ENGINEERING																			
S1.1	STRUCTURAL PLANS, ELEVATIONS	X																	
S1.2	NOT USED	X																	
S1.3	NOT USED	X																	

ZONING CODE ANALYSIS:

PRINCIPAL STRUCTURE	
JURISDICTION:	SAN JUAN COUNTY
ZONING:	CD-C Controlled District - Community
ENTERPRISE ZONE:	NO
LOT SIZE:	42.5 ACRES

ABBREVIATIONS LEGEND:

- A.D. = AREA DRAIN
- B.H. = BOTTOM OF HEADER
- B.O. = BOTTOM OF
- C.J. = CONTROL JOINT
- C.O. = CLEAN OUT
- D.S. = DOWN SPOUT
- E.J. = EXPANSION JOINT
- E.Q. = EQUAL
- E.W. = EACH WAY
- F.G. = FINISH GRADE
- F.F.E. = FINISH FLOOR ELEVATION
- H.B. = HOSE BIBB
- T.D. = TRENCH DRAIN
- T.O. = TOP OF
- T.P. = TOP OF PAVING
- T.W. = TOP OF WALL

SEXTON STUDIO
15117 KOMEDAL RD. NE
BATONBRIDGE ISLAND, WA 98110
SEXTONSTUDIO.COM
720.487.8600

LA SAL JUNCTION HANGAR RENOVATION

La Sal Junction
Utah 84530

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NOT FOR CONSTRUCTION

PROJECT NO. 2036

DATE: 10.26.2022

REVISIONS:

CREATED BY: M. SEXTON

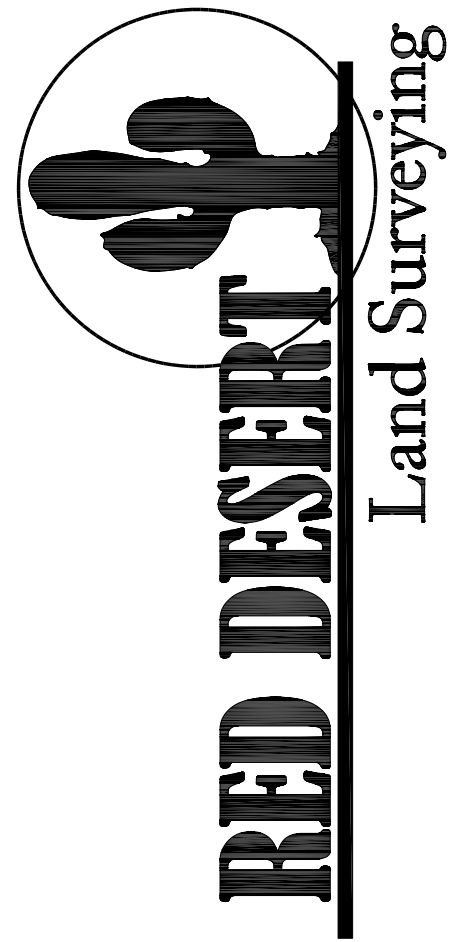
BUILDING PERMIT #

SHEET TITLE:

COVER SHEET

SHEET:

A0.0



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROP. CORNER FOUND
- PROP. CORNER SET
- MAG NAIL FOUND
- BLOCK CORNER
- SECTION MONUMENT
- PROPERTY LINES
- EASEMENTS
- PROPERTY ADJOINING
- POWERPOLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- CLEAN OUT
- SAN SEWER LINE
- SEWER MANHOLE
- CABLE BOX
- CABLE PEDESTAL
- STOP SIGN
- SON
- WATER VALVE
- WATER METER
- WATER MANHOLE
- HYDRANT
- TELEPHONE PEDESTAL
- GAS METER
- GAS PEDESTAL
- GAS LINE
- FENCE
- ASPHALT
- CONTOURS

PROJECT TYPE:
Engineering Survey

PROJECT ADDRESS:
La Sal Junction
LaSal, Utah 84530

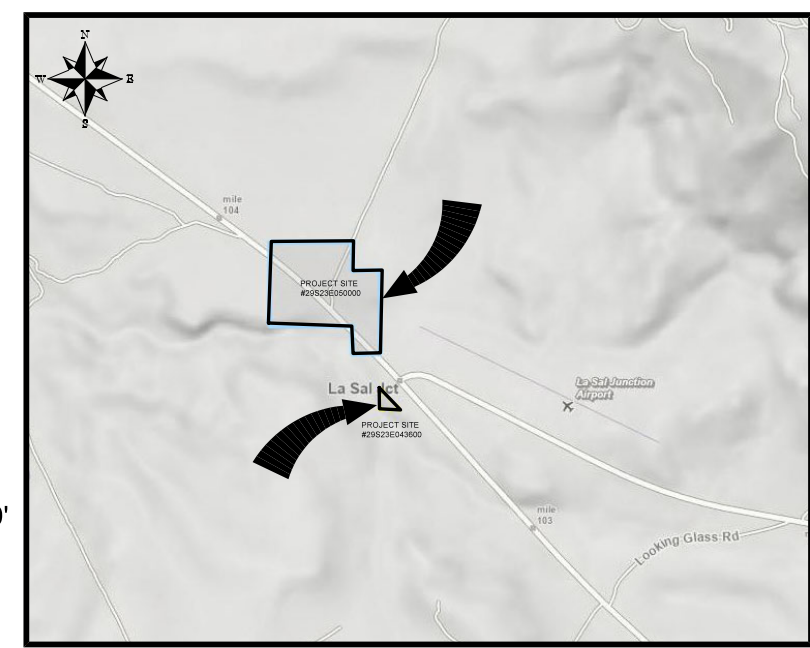
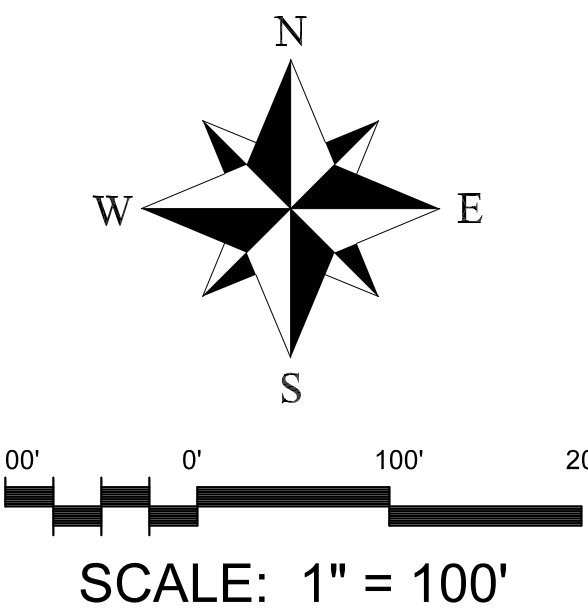
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Ben Byrd

DATE:
05/27/2022

JOB NUMBER:
150-22

SHEET 1 OF 1

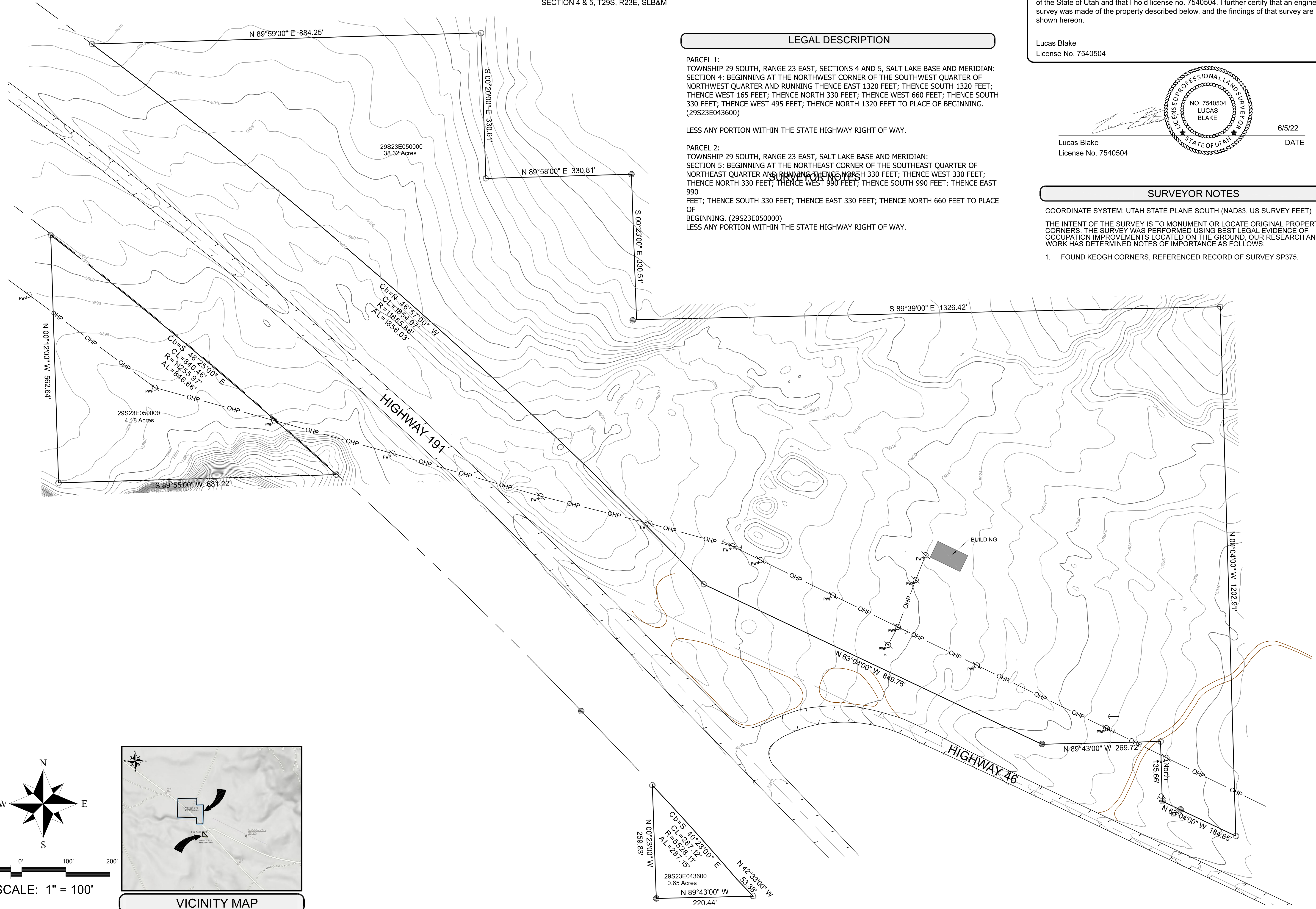


VICINITY MAP

NOT TO SCALE

ENGINEERING SURVEY

LOCATED WITHIN
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 4 & 5, T29S, R23E, SLB&M



LEGAL DESCRIPTION

PARCEL 1:
TOWNSHIP 29 SOUTH, RANGE 23 EAST, SECTIONS 4 AND 5, SALT LAKE BASE AND MERIDIAN:
SECTION 4: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF
NORTHWEST QUARTER AND RUNNING THENCE EAST 1320 FEET; THENCE SOUTH 1320 FEET;
THENCE WEST 165 FEET; THENCE NORTH 330 FEET; THENCE WEST 660 FEET; THENCE SOUTH
330 FEET; THENCE WEST 495 FEET; THENCE NORTH 1320 FEET TO PLACE OF BEGINNING.
(29S23E043600)

LESS ANY PORTION WITHIN THE STATE HIGHWAY RIGHT OF WAY.

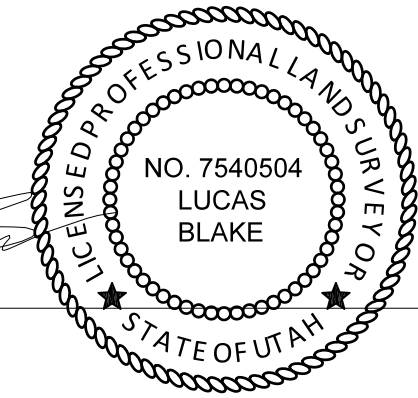
PARCEL 2:
TOWNSHIP 29 SOUTH, RANGE 23 EAST, SALT LAKE BASE AND MERIDIAN:
SECTION 5: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
NORTHEAST QUARTER AND RUNNING THENCE NORTH 330 FEET; THENCE WEST 330 FEET;
THENCE NORTH 330 FEET; THENCE WEST 990 FEET; THENCE SOUTH 990 FEET; THENCE EAST
990
FEET; THENCE SOUTH 330 FEET; THENCE EAST 330 FEET; THENCE NORTH 660 FEET TO PLACE
OF
BEGINNING. (29S23E050000)
LESS ANY PORTION WITHIN THE STATE HIGHWAY RIGHT OF WAY.

SURVEYOR NOTES

SURVEYOR'S CERTIFICATION

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws
of the State of Utah and that I hold license no. 7540504. I further certify that an engineering
survey was made of the property described below, and the findings of that survey are as
shown hereon.

Lucas Blake
License No. 7540504



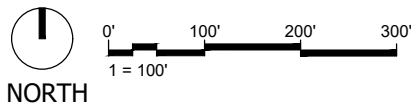
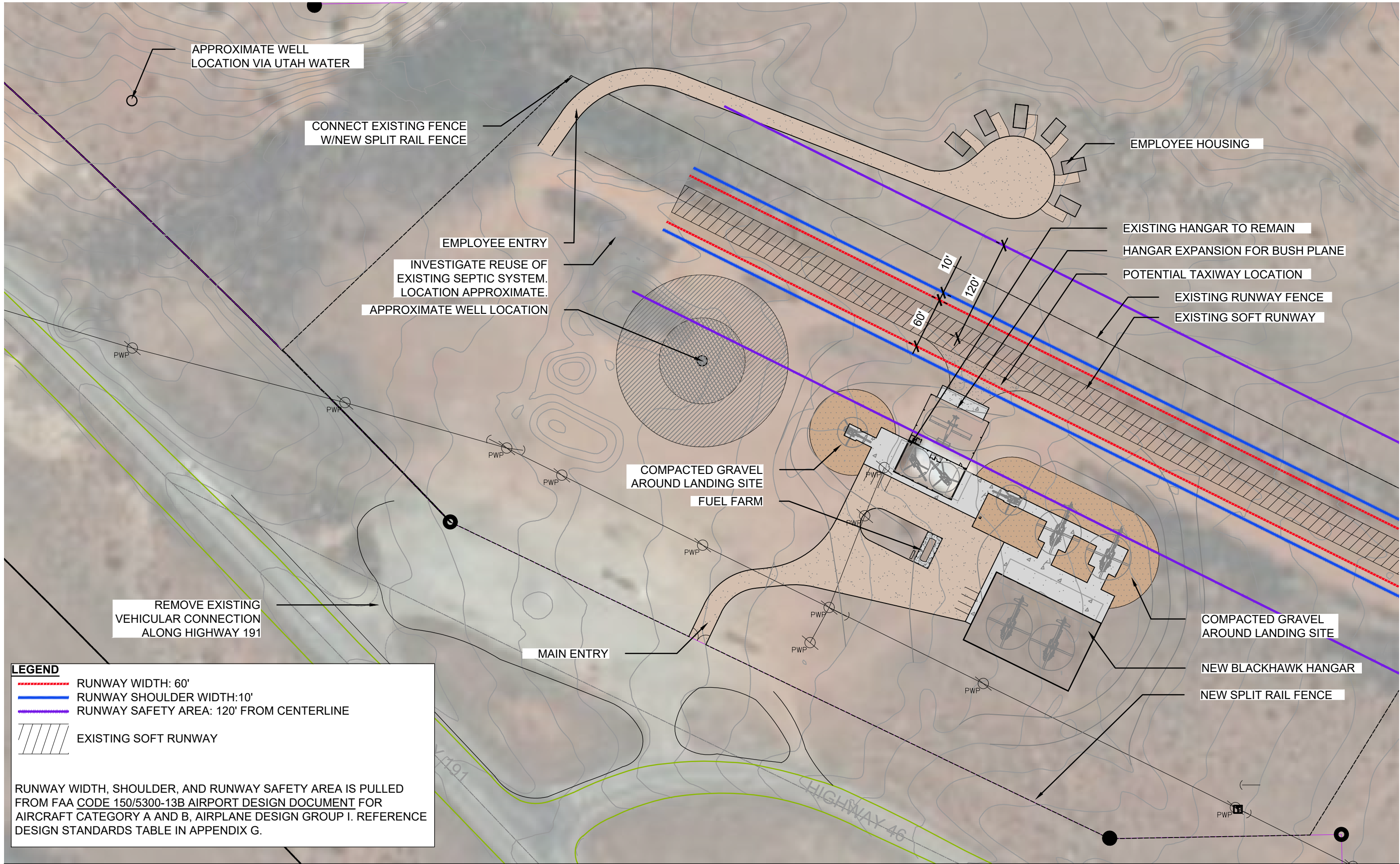
Lucas Blake
License No. 7540504

6/5/22

DATE

SURVEYOR NOTES

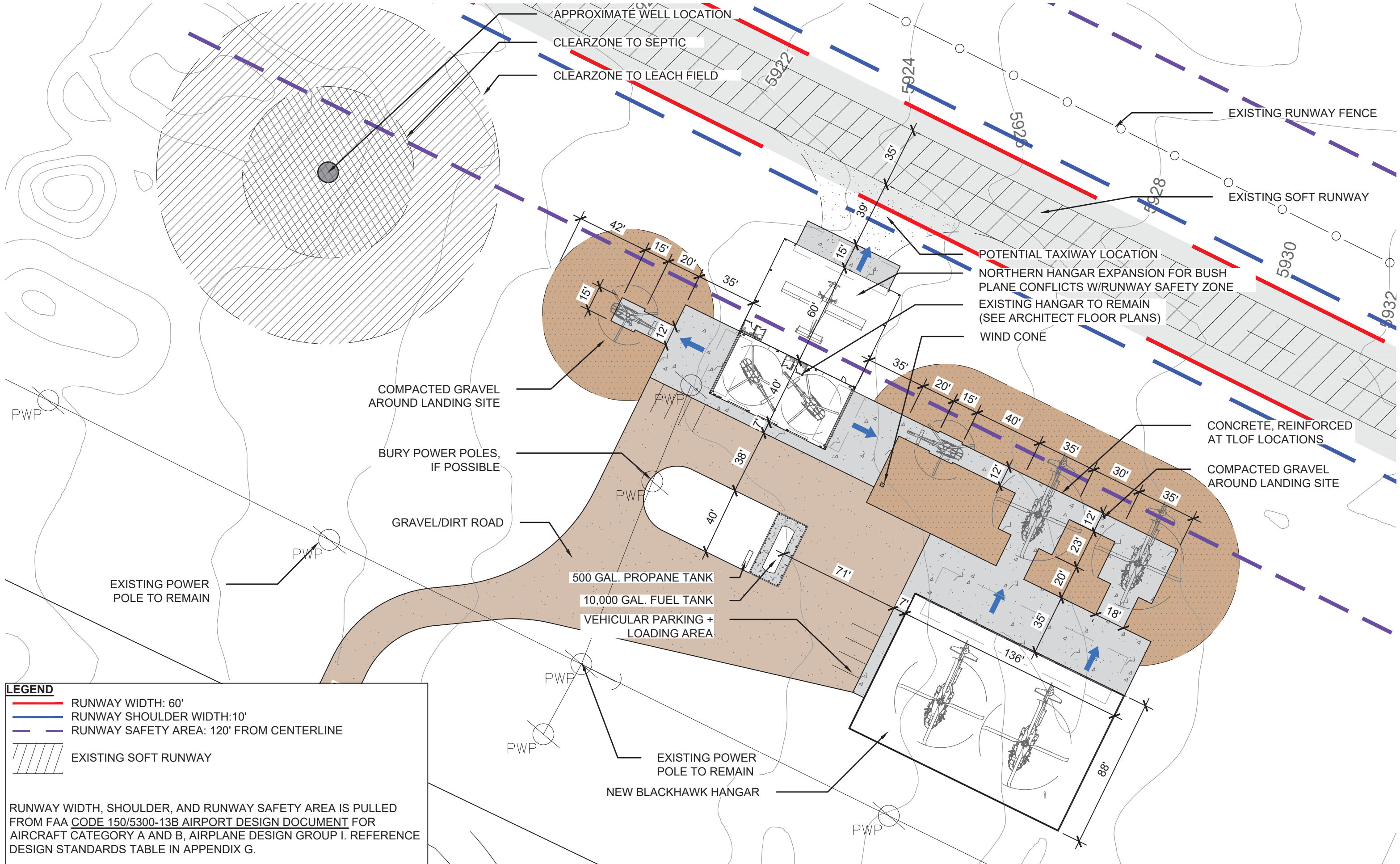
- COORDINATE SYSTEM: UTAH STATE PLANE SOUTH (NAD83, US SURVEY FEET)
THE INTENT OF THE SURVEY IS TO MONUMENT OR LOCATE ORIGINAL PROPERTY
CORNERS. THE SURVEY WAS PERFORMED USING BEST LEGAL EVIDENCE OF
OCCUPATION IMPROVEMENTS LOCATED ON THE GROUND. OUR RESEARCH AND SITE
WORK HAS DETERMINED NOTES OF IMPORTANCE AS FOLLOWS:
1. FOUND KEOGH CORNERS, REFERENCED RECORD OF SURVEY SP375.



LA SAL JUNCTION LAYOUT EXHIBIT

08.07.2023

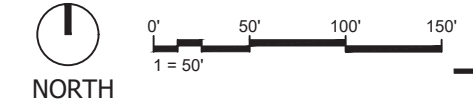




LEGEND

- RUNWAY WIDTH: 60'
- RUNWAY SHOULDER WIDTH: 10'
- - - RUNWAY SAFETY AREA: 120' FROM CENTERLINE
- EXISTING SOFT RUNWAY

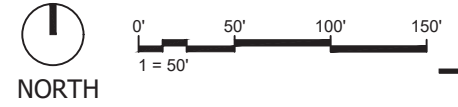
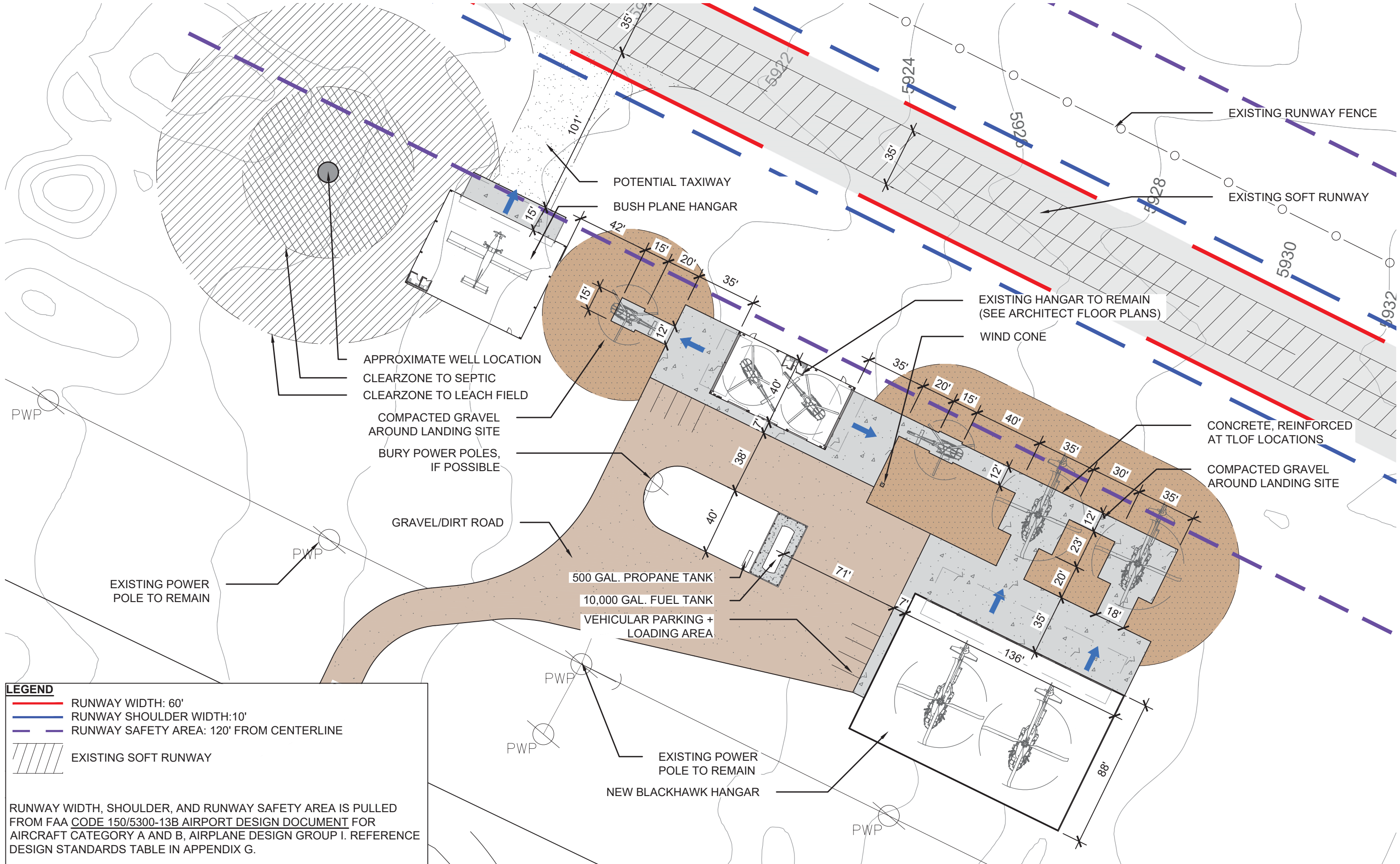
RUNWAY WIDTH, SHOULDER, AND RUNWAY SAFETY AREA IS PULLED FROM FAA CODE 150/5300-13B AIRPORT DESIGN DOCUMENT FOR AIRCRAFT CATEGORY A AND B, AIRPLANE DESIGN GROUP I. REFERENCE DESIGN STANDARDS TABLE IN APPENDIX G.



LA SAL JUNCTION LAYOUT OPTION A

01.14.2023

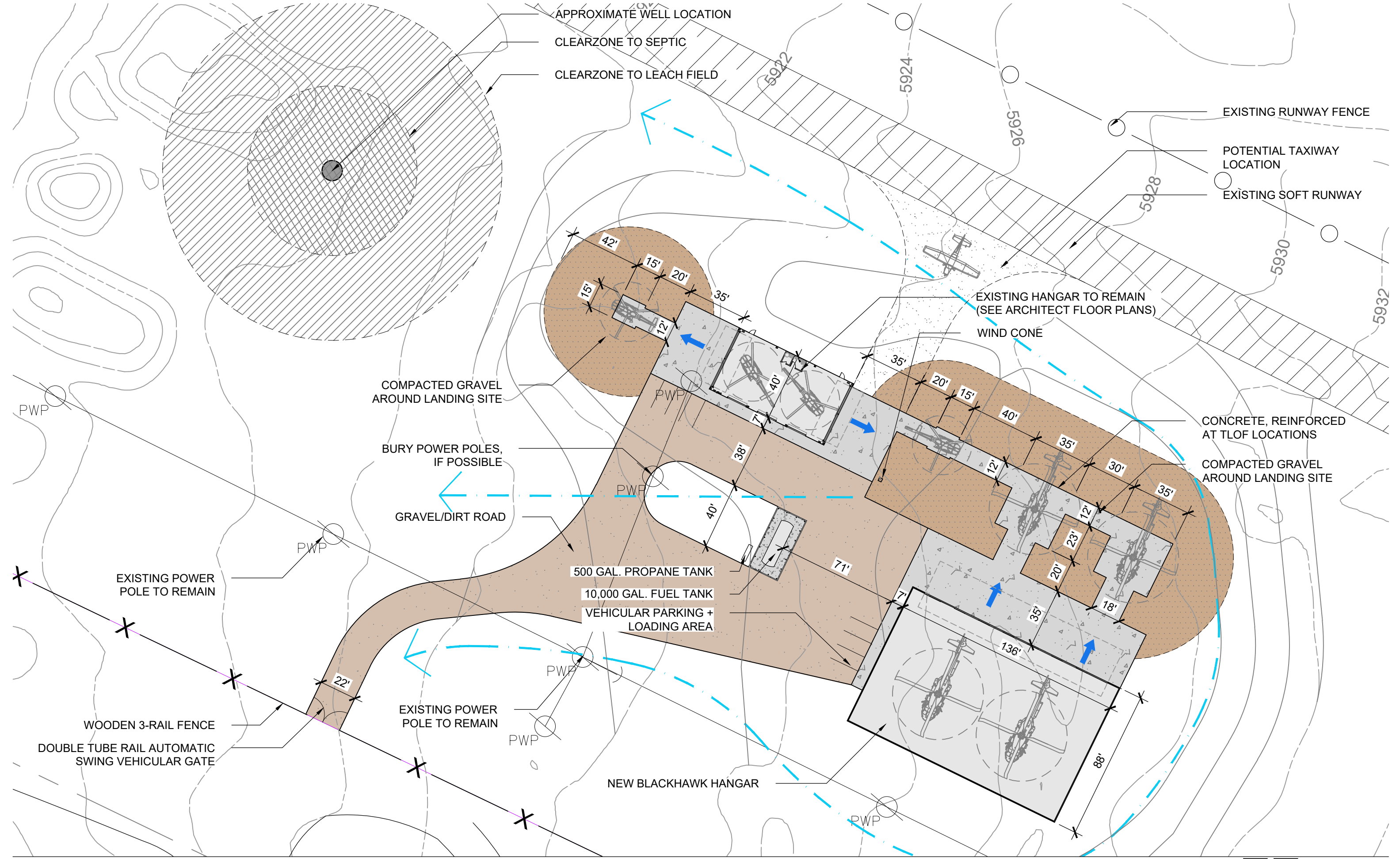




LA SAL JUNCTION LAYOUT OPTION B

01.14.2023





LA SAL JUNCTION LAYOUT EXHIBIT

09.21.2022



LA SAL JUNCTION HANGAR RENOVATION

La Sal Junction
 Utah 84530

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NOT FOR CONSTRUCTION

PROJECT NO. 2036

DATE: 10.26.2022

REVISIONS:

NO.	DESCRIPTION

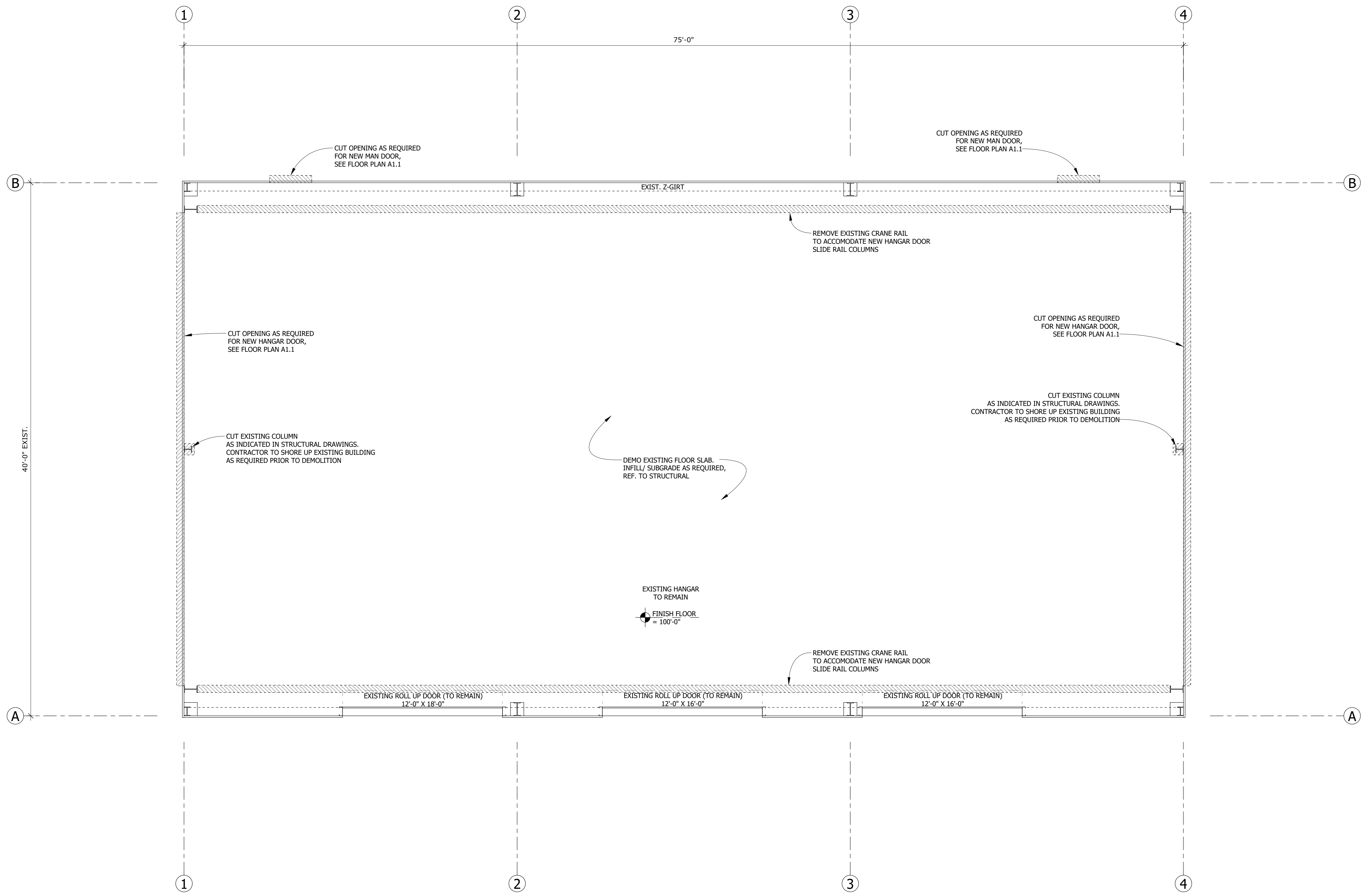
CREATED BY: M. SEXTON

BUILDING PERMIT #

SHEET TITLE:

DEMOLITION PLAN

SHEET:



**LA SAL JUNCTION
 HANGAR
 RENOVATION**

La Sal Junction
 Utah 84530

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**NOT FOR
 CONSTRUCTION**

PROJECT NO. 2036

DATE: 10.26.2022

REVISIONS:

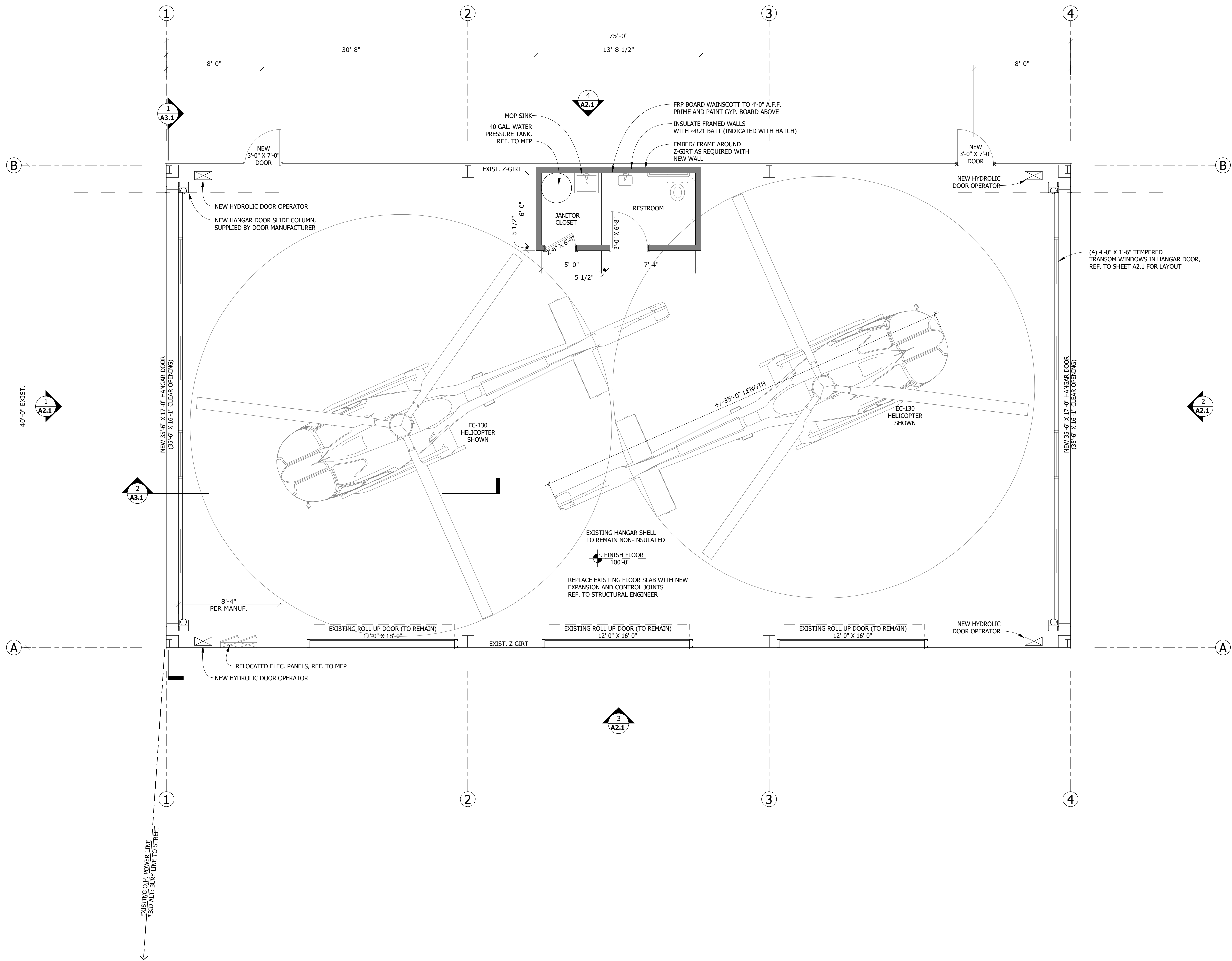
CREATED BY: M. SEXTON

BUILDING PERMIT #

SHEET TITLE:

FLOOR PLAN

SHEET:



1 HANGAR - FLOOR PLAN
 A1.1 Scale: 1/4" = 1'-0" (Printed At 24x36)



A1.1

**LA SAL JUNCTION
 HANGAR
 RENOVATION**

La Sal Junction
 Utah 84530

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REVISIONS:

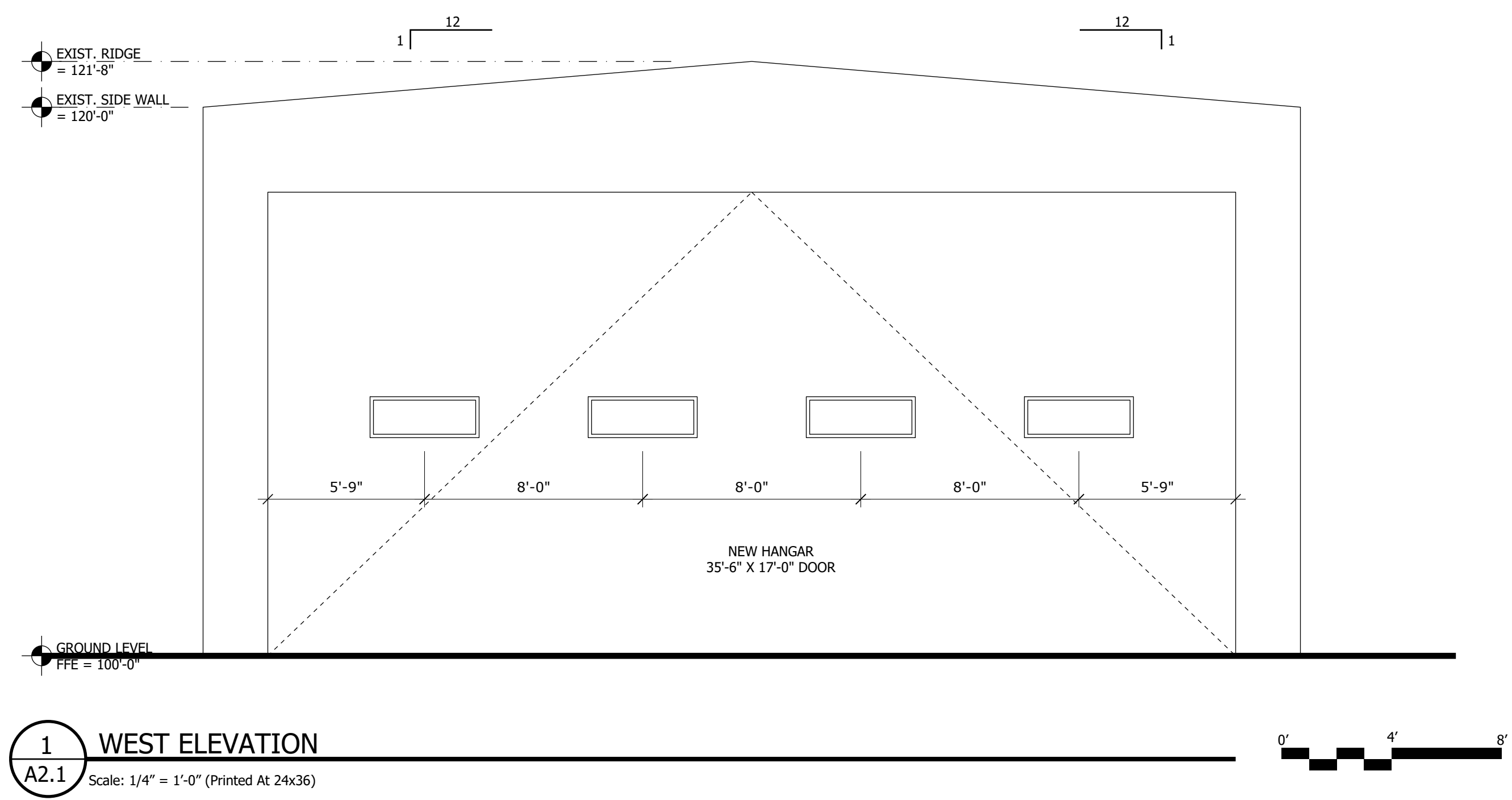
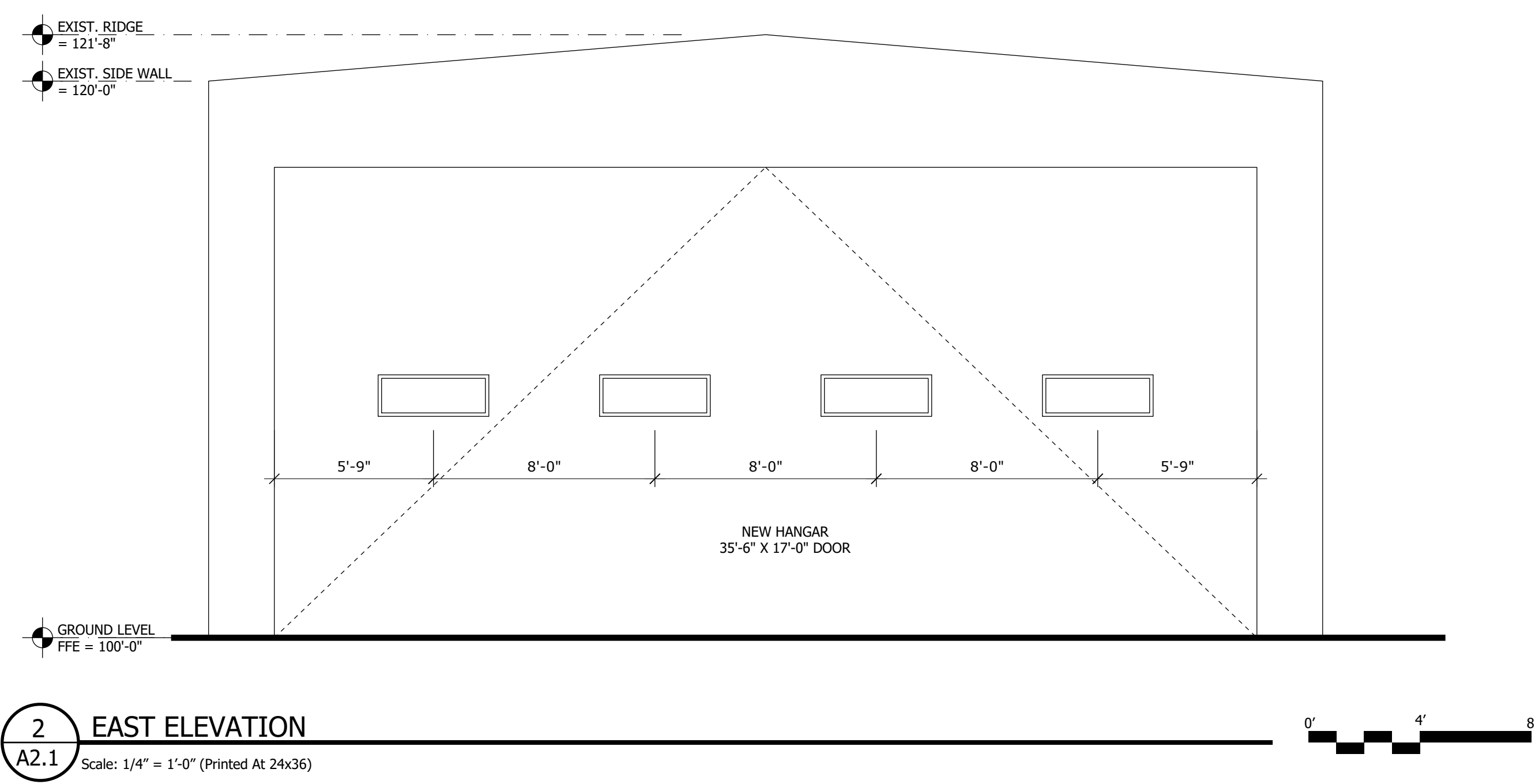
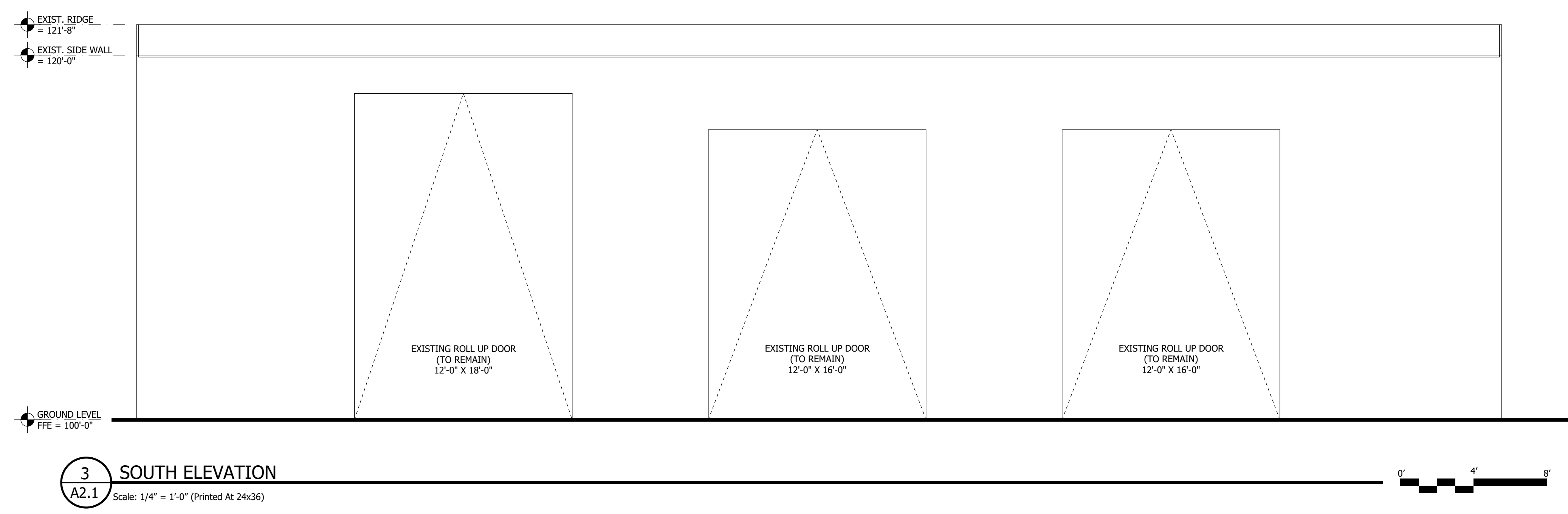
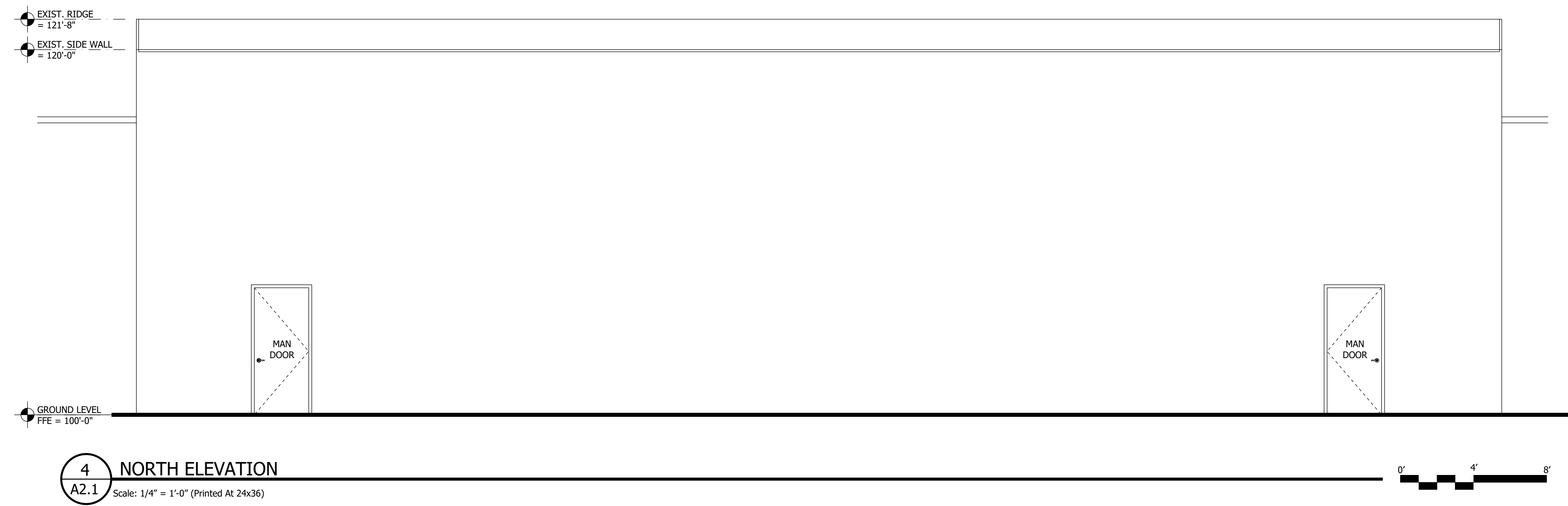
CREATED BY: M. SEXTON

BUILDING PERMIT #

SHEET TITLE:

ELEVATIONS

SHEET:

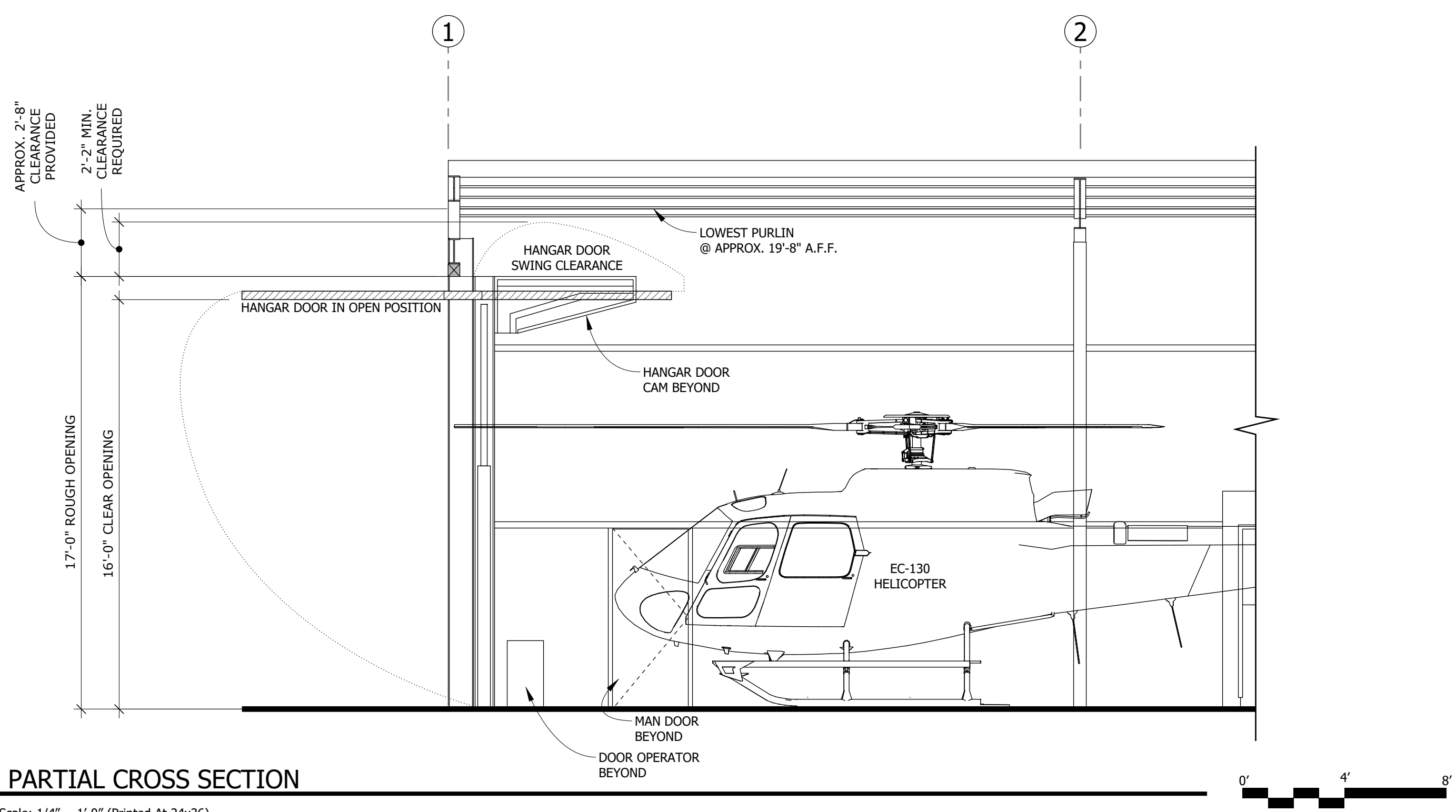


**LA SAL JUNCTION
 HANGAR
 RENOVATION**

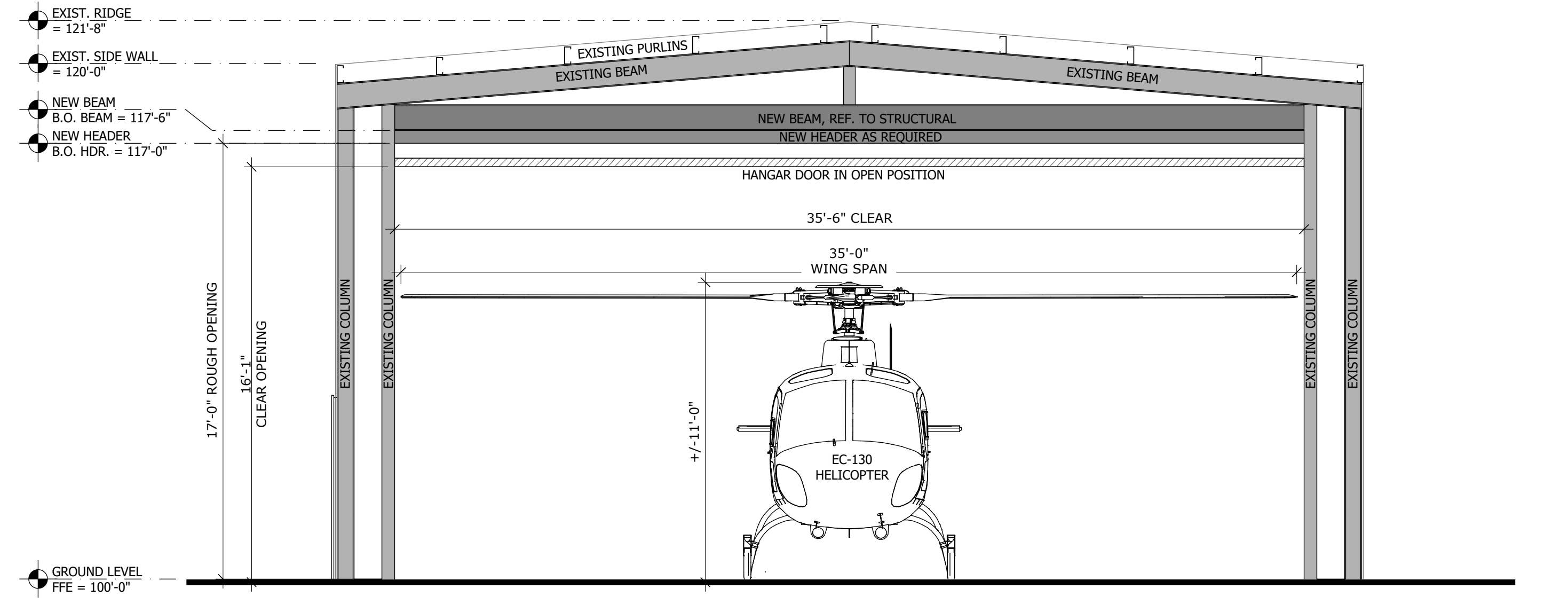
La Sal Junction
 Utah 84530

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NOT FOR CONSTRUCTION



2 PARTIAL CROSS SECTION
 A3.1 Scale: 1/4" = 1'-0" (Printed At 24x36)



1 EAST & WEST ELEVATION
 A3.1 Scale: 1/4" = 1'-0" (Printed At 24x36)

PROJECT NO. 2036

DATE: 10.26.2022

REVISIONS:

CREATED BY: M. SEXTON

BUILDING PERMIT #

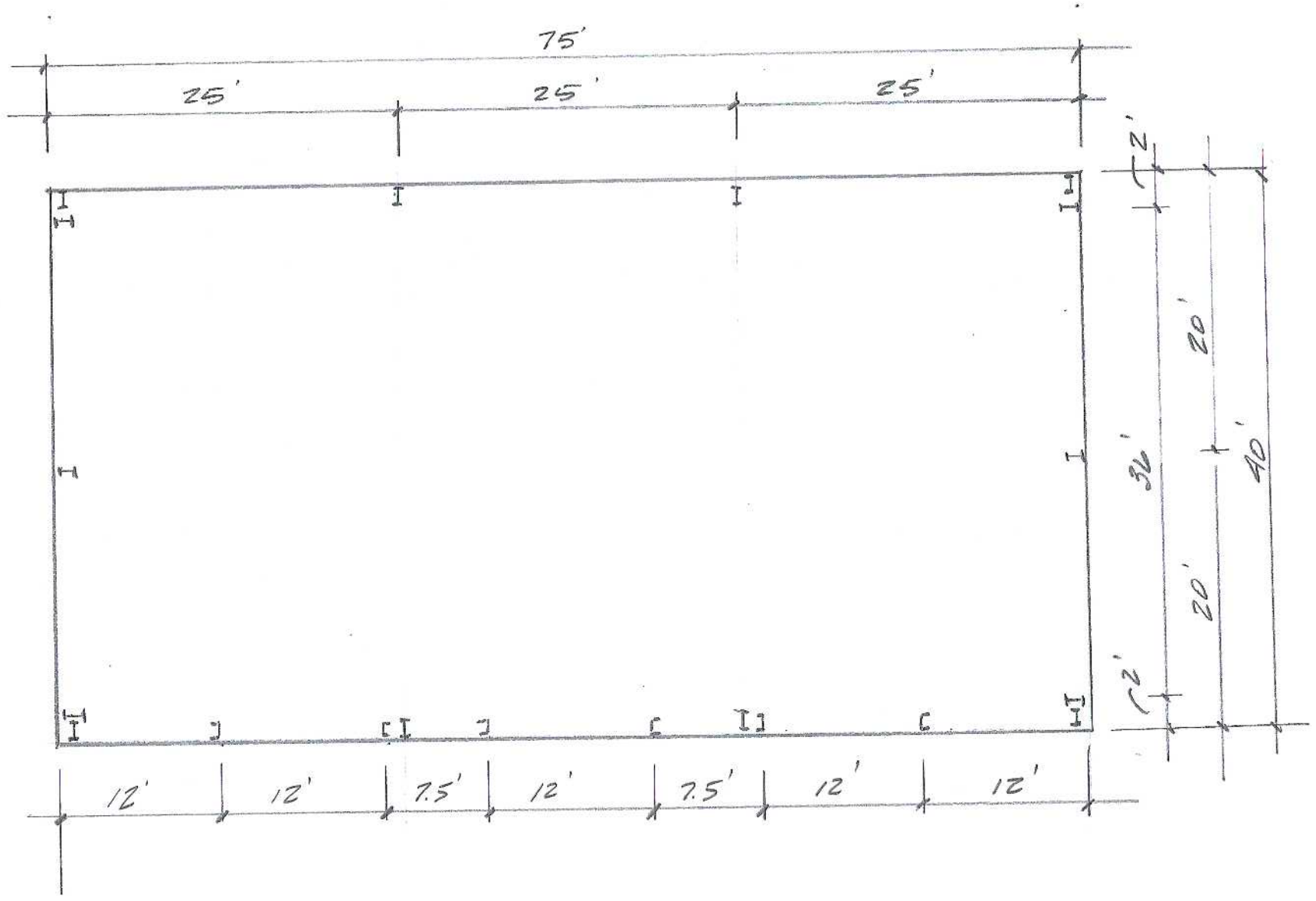
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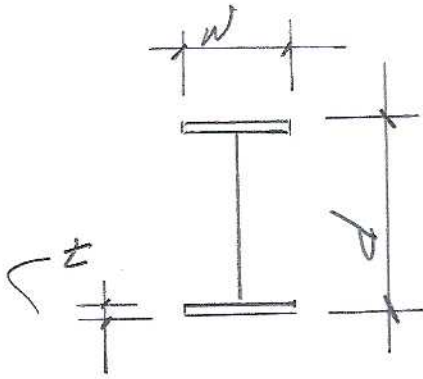
SECTIONS

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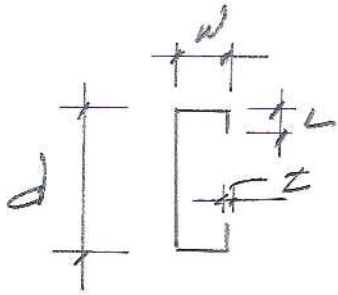
A3.1

105A



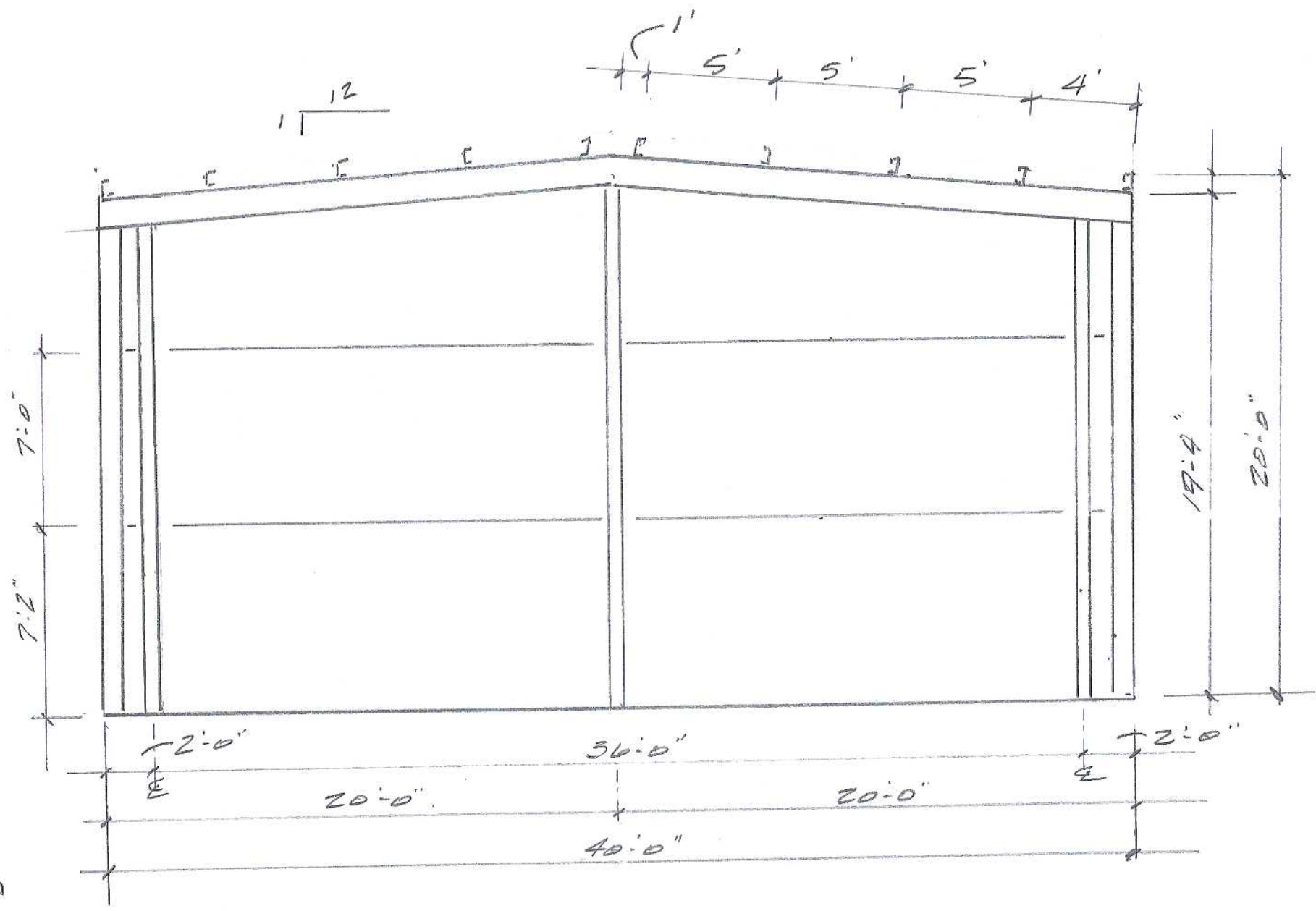


	d	w	t
CORNER COL.	8	5 1/2	.18
CRANE RAIL COL.	12	6	.25
MAIN FRAME COL.	12	6	.30
CENTER E.N. COL	7	5 1/2	.18
MAIN FRAME BEAM	12x24	5 1/2	.18
CRANE BEAM	14	6 3/4	.40
ENDWALL BEAM	12	5 1/2	.18

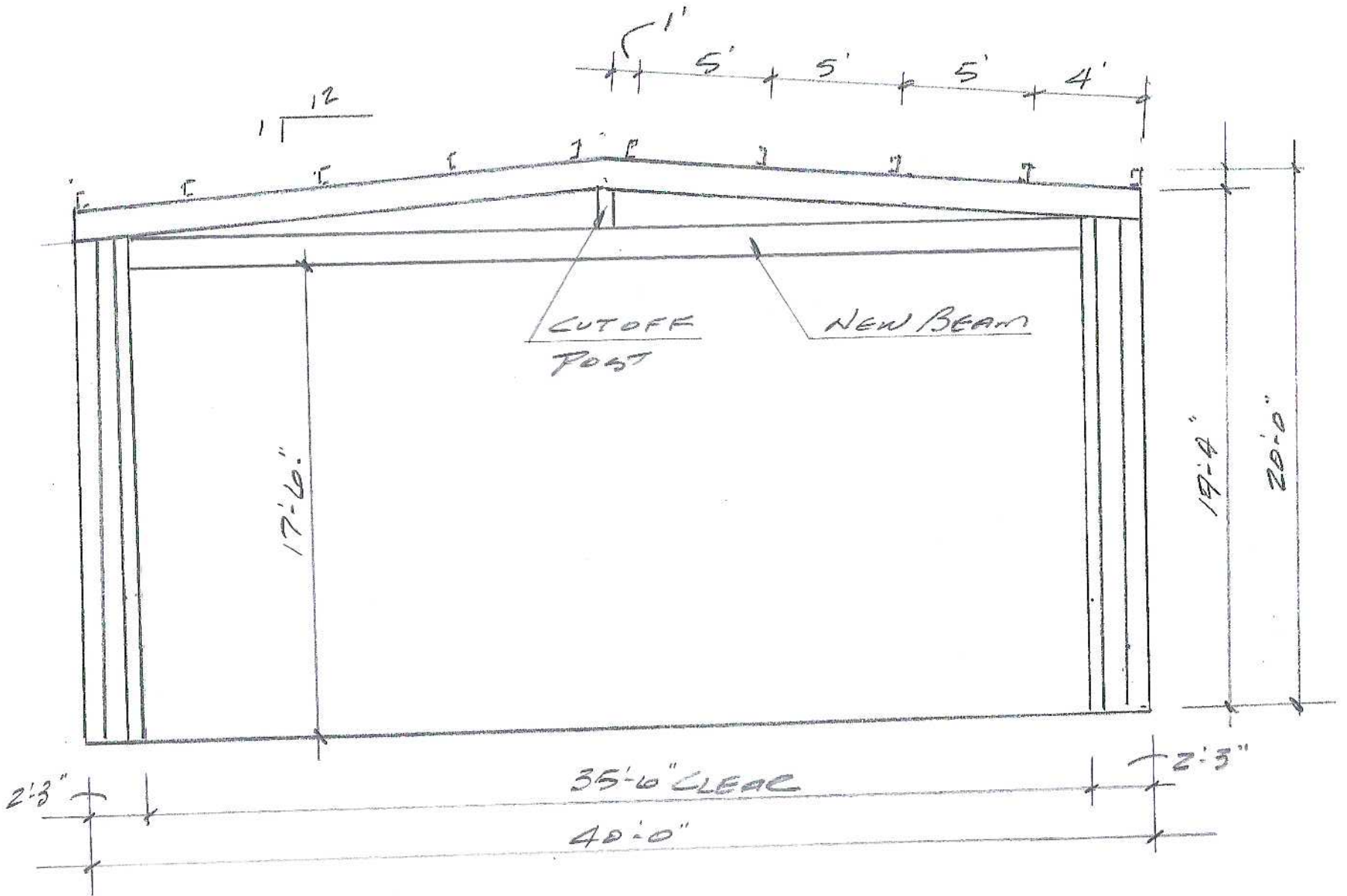


	d	w	L	t
PURLINS S.O.C.	8	3	1	.080
S.W. GIRT	8	3	1	.070
EW GIRT	7	3	1	.070
DOOR POST	8	3	1	.080

304



EXISTING



40'-0"

AFTER MODIFICATION!