

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	G-24-04
HEARING DATE:	July 17, 2024
ACTION REQUESTED:	G-24-04, A request to amend the General Plan Land Use Map in the area located at approximately 2140 East Washington Dam Road, from the current EST, to a new proposed VLD General Plan Land Use designation.
APPLICANT:	Jared Bates
OWNER:	Index Holding LLC
ENGINEER:	Rosenberg Associates
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend Approval onto City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 2140 East Washington Dam Road. The requested area covers approximately 5.03 acres. The current Land Use designation is Estate Residential (EST). The applicant is seeking approval to have the Land Use designation changed to Very Low Density Residential (VLD) for the possibility of developing the area into a future residential project.

The Very Low Density Residential designation carries a density ratio of 1.5 to 2.5 dwelling units per acre and allows for the R-1-15 (or greater) zoning designations.

The surrounding General Plan Land Use designations are Estate Residential (EST) to the north and east, Very Low Density (VLD) to the west, and Not Yet Determined (NYD) to the south.

Staff has reviewed the requested change and is comfortable with the proposal, as it matches the General Plan designation directly to the west.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-24-04, to amend

the General Plan Land Use Map from the current Estate Residential (EST) to the proposed Very Low Density Residential (VLD) designation, as outlined above and shown on the exhibit, onto the City Council.

Date: June 19, 2024

To: Washington City Planning and Zoning
Attn: Eldon Gibb – City Planner
111 North 100 East
Washington, Utah 84780

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Country Hills
Zone Change
Project Number: 14101-24**

This document has been prepared for Index Holdings, LLC, in support of the proposed zone change to facilitate the development of a subdivision and associated utility and roadway improvements located southeast of the intersection of Washington Dam Road and Wyatt Lane (Parcels W-4-2-19-3303 & W-4-2-19-3306) in Washington, Utah. The proposed project is comprised of 11 residential lots, totaling 5.03 acres. Full access will be provided along Washington Dam Road, with a 26' all weather easement for secondary access located along the eastern side of Lots 1-5. This secondary access will tie into Road A in between Lots 1 and 6. Road A is to have an overall width of 34.5' (2.5' of curb and gutter and a 5' sidewalk along the eastern side), and a turnaround located between Lots 9, 10 and 11. The project area is currently zoned as RA-5, with a proposed zoning change to RA-1-15.



PROJECT FLOW CARD

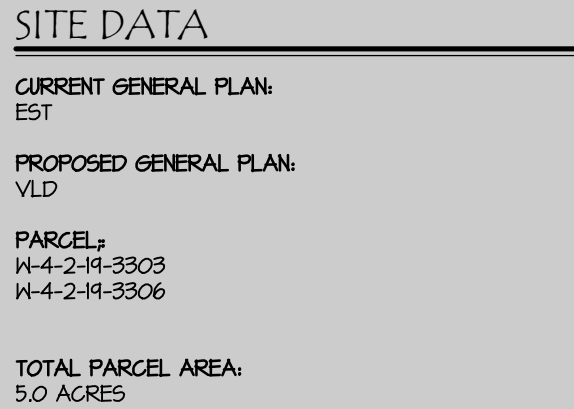
G-24-04 General Plan Amendment-Country Hills

Planning	Reviewed, no concern	
Hillside	NA	
Public Works	No concern	
Engineer	No concern	
Fire Dept.	NA	
Parks/Trails	No concern	
Building dept	NA	
Washington Power	NA	
Dixie Power	No concern	
Economic Dev.	Reviewed. No concerns. RH	


Additional Comments:



Current General Plan - Estate
Proposed General Plan - VLD



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A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS



352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 678-8386 / Fax (435) 678-8397
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GENERAL PLAN AMENDMENT
FOR
COUNTRY HILLS
WASHINGTON
UTAH

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	5a
HEARING DATE:	July 17, 2024
ACTION REQUESTED:	C-24-09, A request for a Conditional Use Permit for setback relief of a new industrial building located at 1774 East 1340 South.
APPLICANT:	Civil Science
OWNER:	Douglas Dennet
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb - City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit for a reduction in the side yard setback on an interior lot line, from the required ten feet (10') to six feet (6'). The project is located at 1774 East 1340 South.

The new building will be required to meet the standards as outlined in the city adopted building and fire codes. Staff feels that if these requirements can be met, then the request should be granted for the reduced side yard setback.

Recommendation

Staff recommends that the Planning Commission approve C-24-09, allowing for a reduction in the side yard setback on an interior lot line, from the required ten feet (10') to six feet (6') located at 1774 East 1340 South based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes. Including, but not limited to, the Building and Fire Codes of Washington City.
2. The development of the site shall comply with the development standards of the I-2 Zone.
3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
4. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.
5. Any roof mounted equipment will be screened from view.
6. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
7. All lighting within the project development will be directed inward to the site.
8. All signage will be in accordance with the adopted sign regulations of the city.



A Conditional Use Permit is being requested for Dennett East Industrial Phase 2 – Lot 12. The building location will result in a setback of 6' along the eastern end, rather than the minimum 10', per City Code 9-11-5.

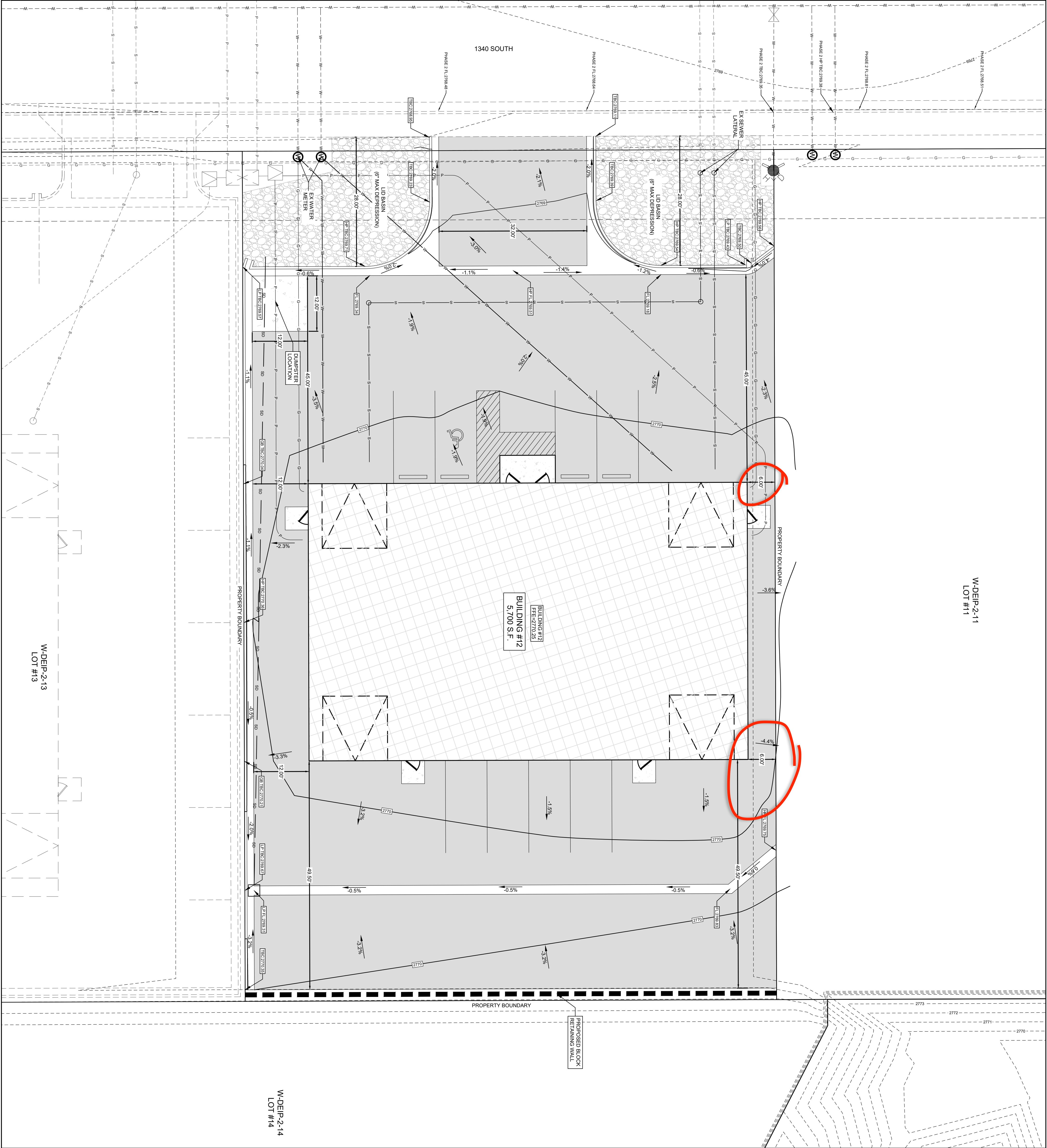


PROJECT FLOW CARD

CUP-24-06 Conditional Use Permit -Dennett Industrial #12

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	Approval reflects only that the location of building does not interfere with any public works infrastructure.	
Engineer	Ok to proceed	
Fire Dept.	Ok to proceed	
Parks/Trails	Reviewed, No Concerns	
Building Dept.	Reviewed, no concern	
Washington Power	NA	
Dixie Power	Reviewed, no concern	
Economic Dev.	Reviewed. This project aligns with the City's economic priorities, addressing the high demand for industrial/warehouse space in Washington County, where less than 1% inventory is available. RH	

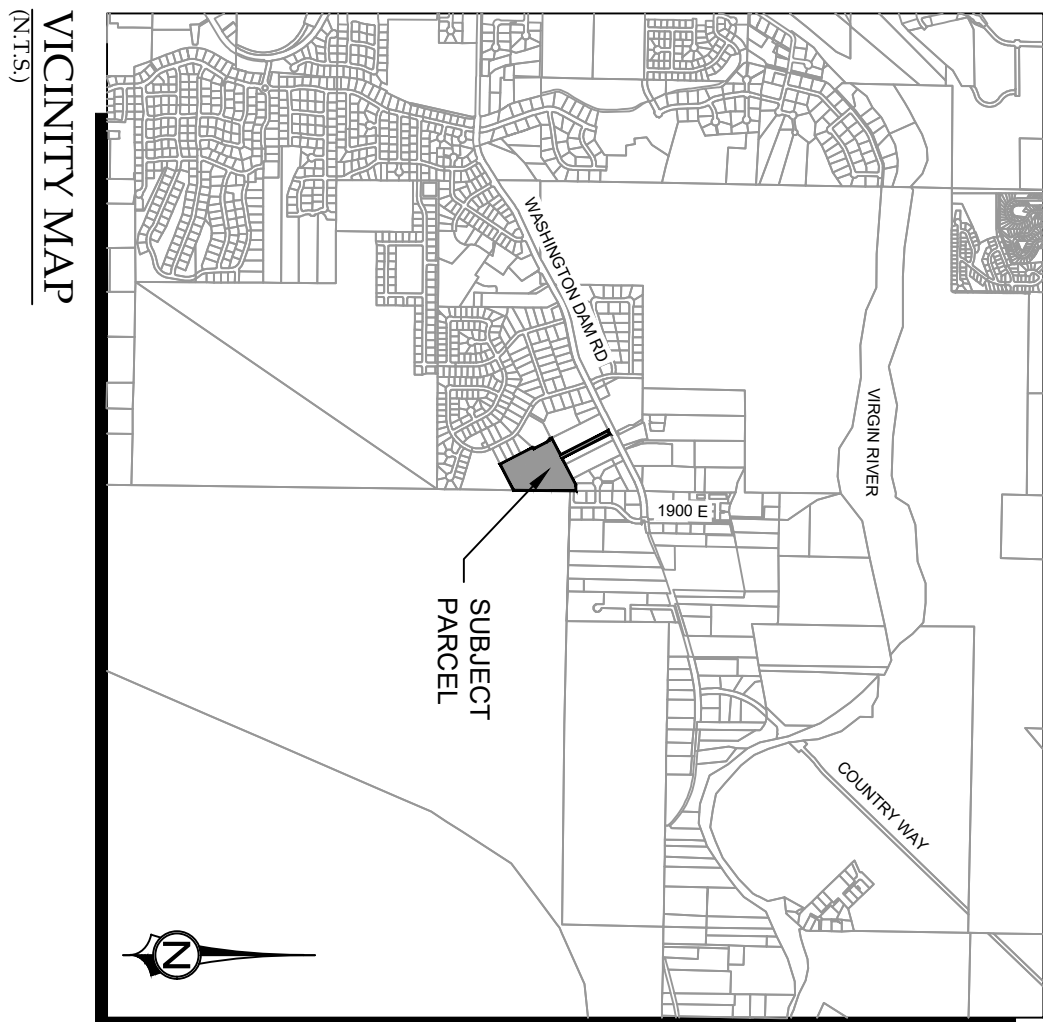
Additional Comments:



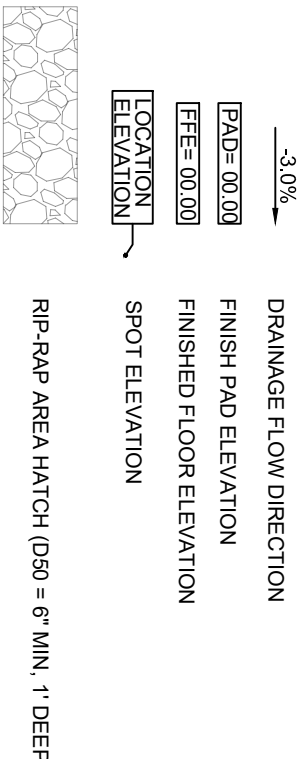
W-DEP-2-11
LOT #11

W-DEP-2-13
LOT #13

W-DEP-2-14
LOT #14



VICINITY MAP
(N.T.S.)

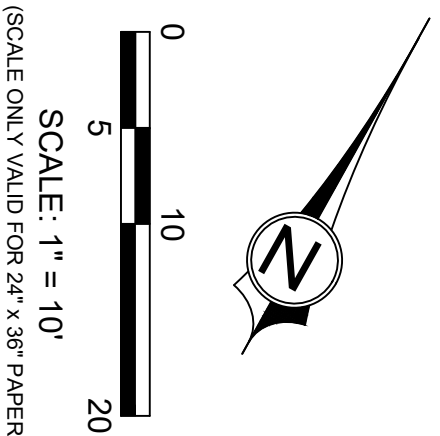


LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 1" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-400 CLASS 150 WATER LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 6" PVC SEWER LATERAL
- EXISTING SEWER LINE
- PRIMARY POWER LINE
- EXISTING POWER LINE
- EXISTING GAS LINE
- INSTALL GAS LINE

PROJECT INFORMATION

TOTAL BUILDING AREA 5,700 SF
OFFICE AREA 684 SF
WAREHOUSE AREA 5016 SF
PARKING: 504 SF / 220 / 27 STALLS
504 SF / 1000 / 50 STALLS
REQUIRED = 77 STALLS
PROVIDED = 8 STALLS
ZONING: I-1
BUILDING HEIGHT: 25' - 6"
CONSTRUCTION TYPE: V-B
FLOOR FINISH: 4"
OCCUPANCY TYPE: B, F-1
NUMBER OF STORES: 1 STORY



LOT 12

DENNETT EAST INDUSTRIAL PHASE 2
LOCATED IN WASHINGTON, UT

REUSE OF DRAWINGS

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REVISION

NO.	DESCRIPTION	BY	APR	DATE

CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROJECT:	23393
DATE:	05/21/2024
DESIGN BY:	AMS
CHECKED BY:	RLW
FOR SCALE:	1" = 10'
VER. SCALE:	N/A
SHEET	1



Parcels: W-DEIP-2-12

Account Number: 1175395
Ownership: Privately Owned

[View County Ownership Info](#)
[View County Assessor Photo](#)
[View County Assessor Sketch](#)

[Zoom to](#)





**Lot line asking for
6 foot setback**

Parcel: W-DEIP-2-12

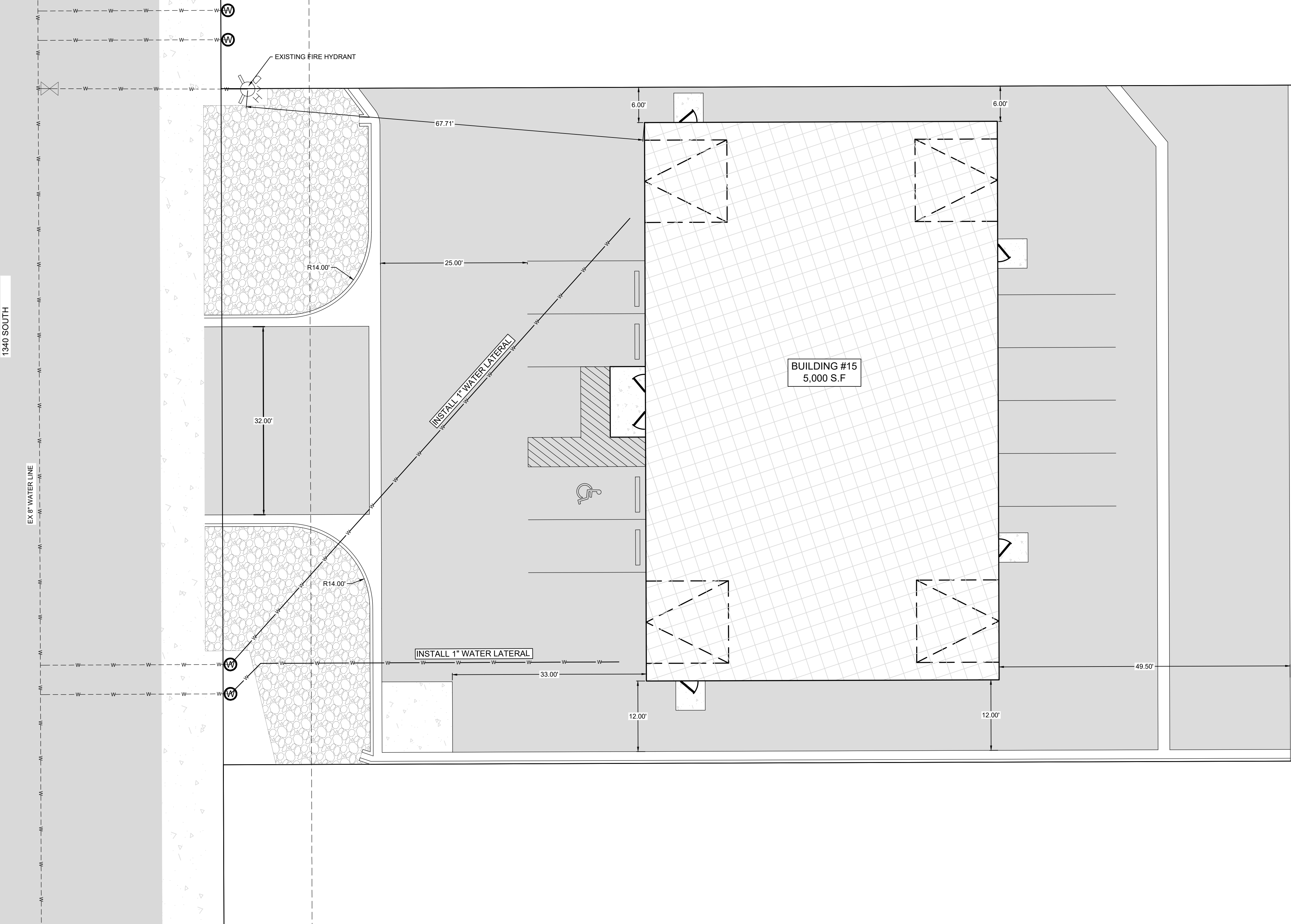
Account Number: 1175395
Ownership: Privately Owned

[View County Ownership Info](#)
[View County Assessor Photo](#)
[View County Assessor Sketch](#)

[Zoom to](#)






PATH: L:\UTAH\PROJECTS\ACTIVE 2023\F23393.00 - DENNETT EAST - LOTS 11, 12, 14, & 15\700 - CAD\DESIGN\23393_MP_LOT 12.DWG

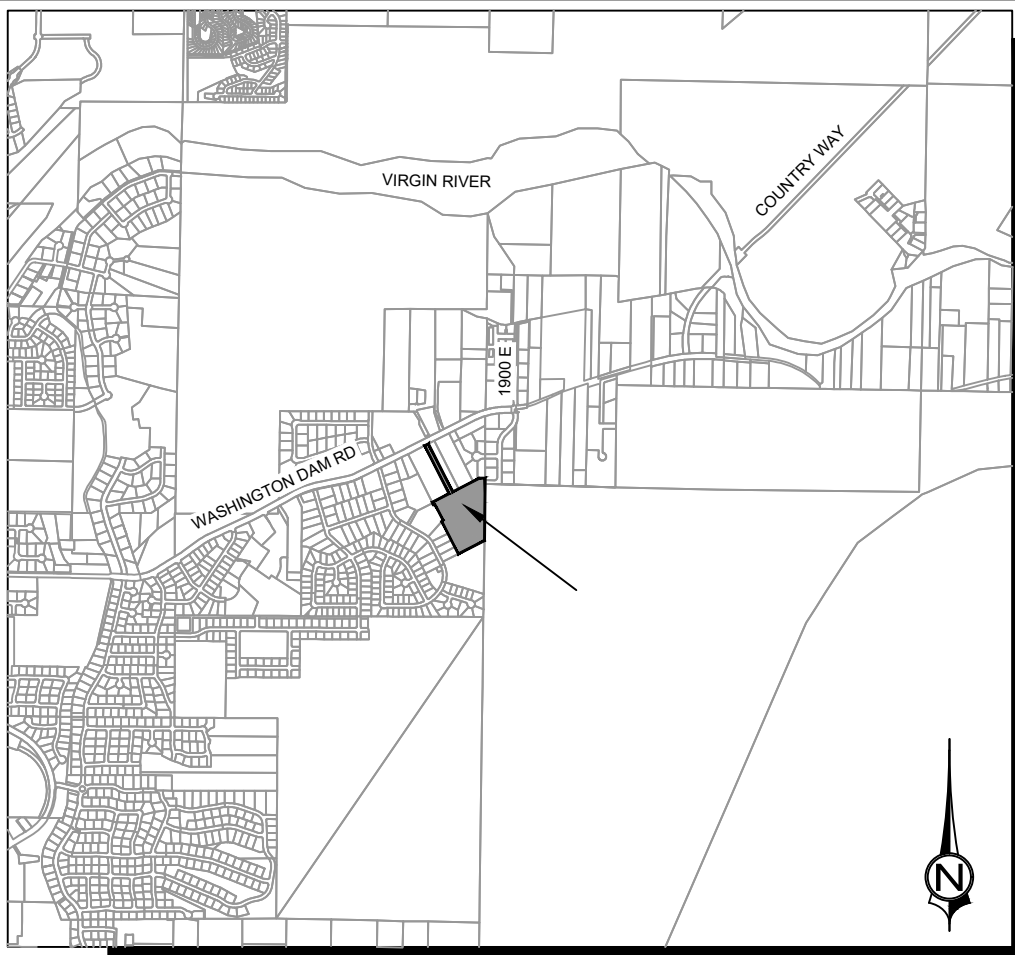
D & G PROPERTY HOLDINGS LLC
W-DEIP-2-12



FIRE DEPARTMENT NOTES:

- HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PILOT) PRESSURE.
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.

<u>LEGEND</u>	
	FIRE HYDRANT
	WATER GATE VALVE
	EXISTING WATER GATE VALVE
	EX 1" WATER LATERAL & SERVICE WITH BOX
	EXISTING WATER LINE
	C-900 CLASS 150 WATER LINE
	8" UNLESS SIZE NOTED OTHERWISE

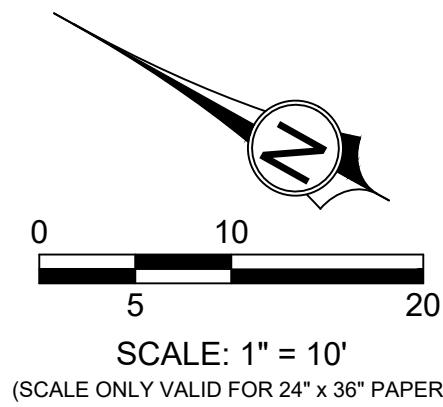


CODE DATA

CODE REVIEW

THE CURRENT DESIGN CRITERIA ARE:
BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE: 2018 NATIONAL ELECTRICAL CODE
PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE
ENERGY CODE: 2018 INTERNATIONAL ENERGY CONSERVATION CODE
OCCUPANCY CLASSIFICATIONS: F-1 MODERATE HAZARD FACTORY INDUSTRIAL AND B BUSINESS
NON SEPARATED OCCUPANCIES PER TABLE 508.4
TYPE OF CONSTRUCTION: V-B
HEIGHT: 22'-8\"/>

FIRE RESISTANCE RATINGS (TABLE 601 AND 602)			
ELEMENT	MATERIAL	RATING	NOTES
STRUCTURE FRAME	ANY	0 HOUR	
EXTERIOR BEARING, NON-BEARING WALL	ANY	0 HOUR	
INTERIOR BEARING, NON-BEARING WALL	ANY	1 HOUR	
FLOOR/CEILING ASSEMBLY	ANY	0 HOUR	
ROOF/CEILING ASSEMBLY	ANY	0 HOUR	
STAIRS	ANY	0 HOUR	
ACTUAL AREAS			
MAIN LEVEL:	5,000 SF		
TOTAL:	5,000 SF		
ALLOWABLE AREA			
BASIC ALLOWABLE AREA:	8,500 GSF (TABLE 506.2)		
OCCUPANCY LOADS TABLE 1004.5			
UNIT A			
MAIN LEVEL F-1:	2,750 GSF / 500 x (6) OCCUPANTS		
MAIN LEVEL B:	275 GSF / 50 x (2) OCCUPANTS		
TOTAL OCCUPANT LOAD:	x (8) OCCUPANTS		
UNIT B			
MAIN LEVEL F-1:	1,325 GSF / 500 x (4) OCCUPANTS		
MAIN LEVEL B:	275 GSF / 50 x (2) OCCUPANTS		
TOTAL OCCUPANT LOAD:	x (6) OCCUPANTS		



Know what's below.
Call before you dig.

FIRE & LIFE SAFETY PLAN

DENNETT EAST INDUSTRIAL PH 2 - LOT 12
LOCATED IN WASHINGTON, UT

REUSE OF DRAWINGS				
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REVISION				

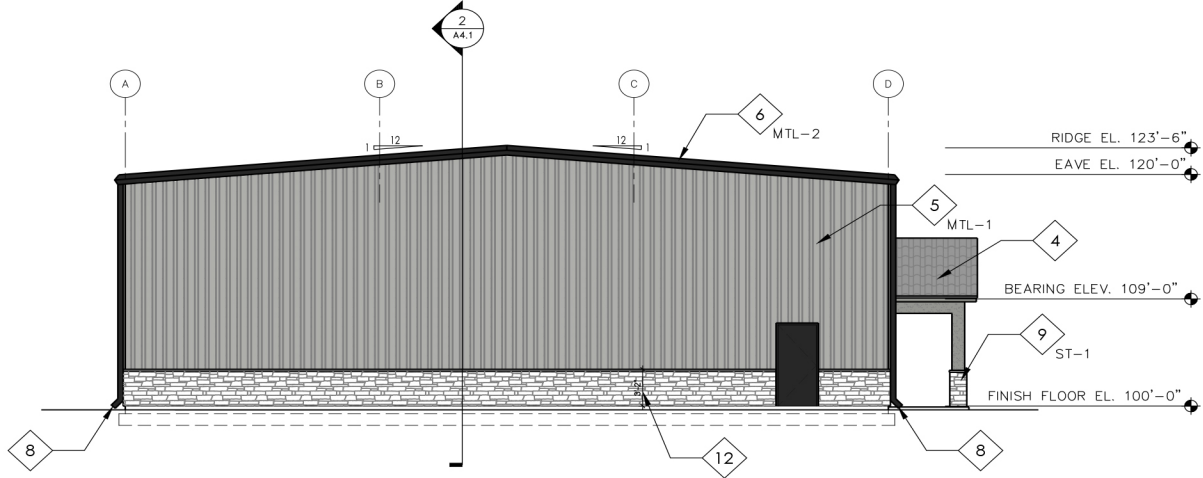
EXTERIOR FINISH SCHEDULE

ROOF COLOR - GALVALUME

WALLS - LIGHT STONE

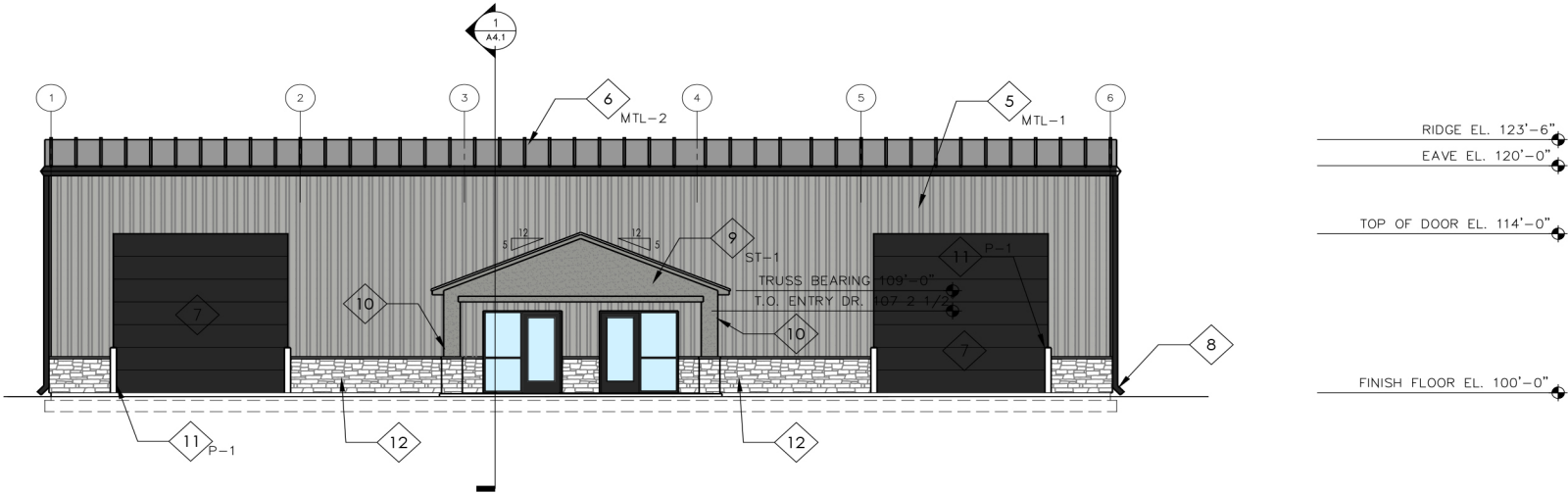
TRIM - BURNISHED SLATE

DOORS - BURNISHED SLATE



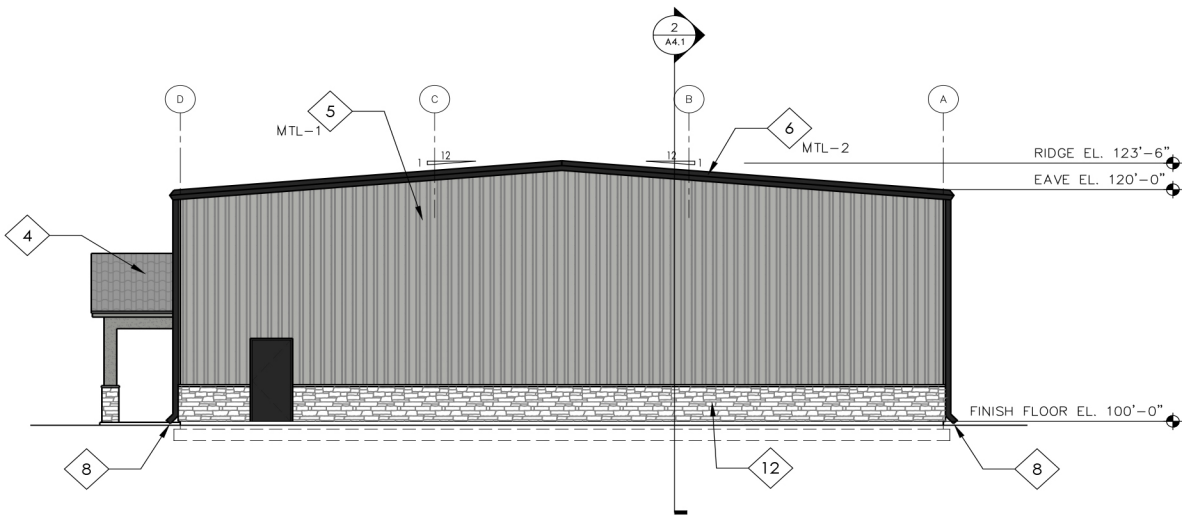
1 LEFT ELEVATION

1/8" = 1'-0"



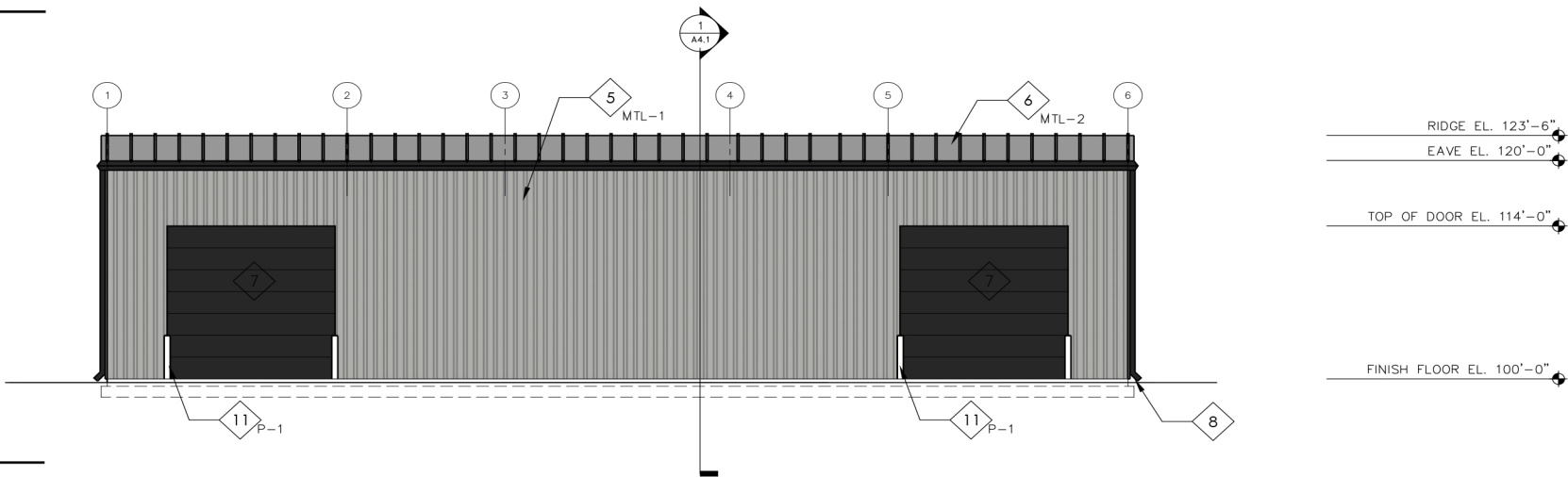
2 FRONT ELEVATION

1/8" = 1'-0"



3 RIGHT ELEVATION

1/8" = 1'-0"



4 REAR ELEVATION

1/8" = 1'-0"

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 5b

HEARING DATE: July 17, 2024

ACTION REQUESTED: C-24-10, A request for a Conditional Use Permit for a wedding event center to be located on the 1st floor of the building located at 750 West Merrill Road.

APPLICANT: Jared Bates

OWNER: Fields Market LLC - Greg Whitehead

ENGINEER: Jared Bates

REVIEWED BY: Eldon Gibb - City Planner

RECOMMENDATION: Recommend approval with conditions onto City Council

Background

The applicant is requesting approval of a Conditional Use Permit for a wedding event center to be located on the 1st floor of the existing building located at 750 West Merrill Road.

The applicant is wishing to lease space on the first floor of the existing commercial building for the ability to host wedding venues and other special events alike. The location of this property is zoned Neighborhood Commercial (C-1). Wedding venues and entertainment facilities in the C-1 zoning designation require conditional use permit approval.

This building was built as Class - A office space and will be primarily used during regular business operating hours. The applicant has made it known that their wedding venues and other special events will occur during the evening hours and will not interfere / overload the existing parking stalls for this building.

Wedding venues and special events alike can attract several vehicles at a particular time which staff is concerned may burden other businesses in the area; however, if the event venues are held after hours of the regular business operating hours, staff feels the conditional use permit should be granted.

Recommendation

Staff recommends that the Planning Commission recommend approval of C-24-10, allowing for an event center to be located on the 1st floor of the existing building and as shown in the attached exhibit(s) located at 750 West Merrill Road based on the following findings and subject to the following conditions, onto the City Council:

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. The existing approved conditional use permit conditions (C-22-01) will remain in place at this location.
2. Wedding venues and special events alike will be considerate of the surrounding businesses as to not cause overloading of the parking stalls/area and/or will not negatively impact these other businesses.
3. Wedding venues and special events alike will be allowed on the first floor of the existing building as shown in the exhibit(s) as to this Conditional Use Permit approval.
4. The site will only be developed as per the site plan exhibit(s) contained herein.

Date: June 21, 2024

To: Washington City Planning and Zoning
Attn: Eldon Gibb – City Planner
111 North 100 East
Washington, Utah 84780

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **750 W. Merrill Road Site**
Conditional Use Permit – The Aster Event Venue
Project Number: 11667-24-006

This document has been prepared for Fields Market LLC, in support of the proposed Aster Event Venue located on the 1st floor of the building located at 750 W Merrill Rd (Parcel # W-SMZM-1-A) in Washington, Utah. A conditional use permit is requested to allow a 4,767 sq. ft. event center with retail space. The event space will operate from 4pm to 6pm with a maximum of 120 occupants. No food preparation shall take within the event space. No outdoor events or additional outdoor lighting are anticipated with the proposed uses.

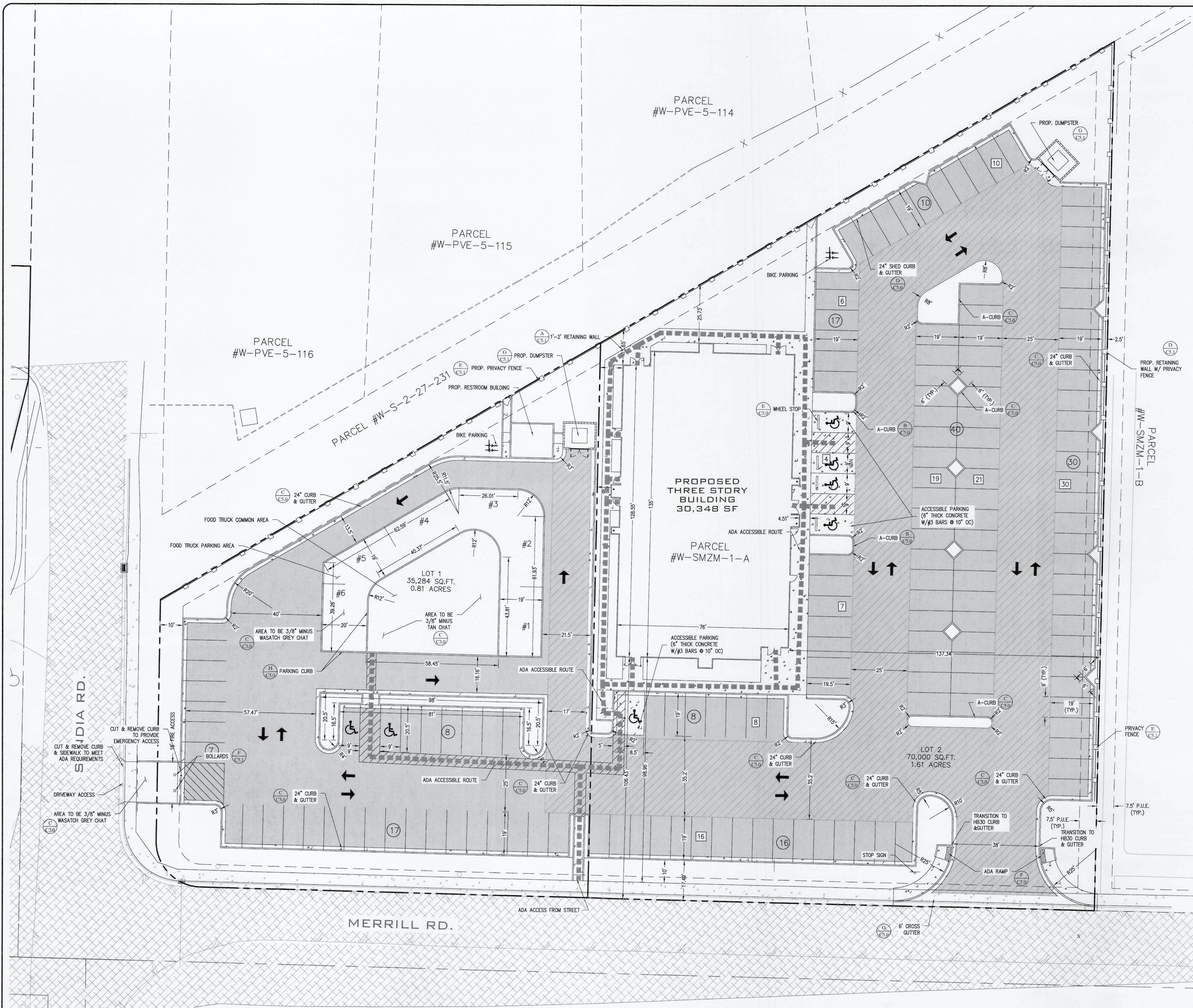


PROJECT FLOW CARD

**CUP-24-10 Conditional Use Permit -
Aster Event Center 750 W Merrill Road**

Planning	Ok to proceed	
Hillside	NA	
Public Works	Reviewed, no concern	
Engineer	NA	
Fire Dept.	Ok to proceed	
Parks/Trails	NA	
Building Dept.	NA	
Washington Power	NA	
Dixie Power	NA	
Economic Dev.	The ground floor of the existing class A offices is a great use for a corporate and wedding events center with retail sales. This project aligns with the City's economic priorities, generating sales tax revenues and addressing demand for premium office space. It creates job opportunities and ensures visibility for professionals. Unlike residential properties, commercial properties contribute fully to assessed taxes, benefiting Washington City's economic development. RH	

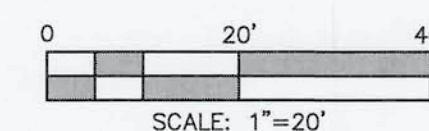
Additional Comments:



SITE DATA

PARCEL NUMBER:
W-SMZM-1-A
SITE ADDRESS:
APPROX. 700 WEST MERRILL ROAD
CURRENT ZONE:
AP - ADMINISTRATIVE AND PROFESSIONAL
GENERAL PLAN:
NCOM - NEIGHBORHOOD COMMERCIAL
BUILDING SETBACKS:
10' FRONT SETBACK FROM PUBLIC ROW
TOTAL PARCEL AREA (LOT 1):
NO BUILDING - RV TYPE HOOK-UP
FOR FOOD TRUCKS
35,284 SQ. FT.
0.81 ACRES
TOTAL PARCEL AREA (LOT 2):
70,000 SQ. FT.
1.61 ACRES
TOTAL 3 STORY BUILDING (LOT 1):
BUILDING: 30,348 SQ. FT.

LOT COVERAGE:
BUILDING: 30,348 SQ. FT.
HARD SURFACE: 12,757 SQ. FT.
LANDSCAPING: 17,591 SQ. FT.
PERCENT LANDSCAPING: 12.1%
PERCENT IMPERVIOUS: 87.9%
BUILDING HEIGHT:
48'-6"
PROPOSED LAND USE/OCCUPANCY:
GROUP B
CONSTRUCTION TYPE:
V-B FULLY SPRINKLERED
PARKING (LOT 1):
1 SPACE FOR EVERY 250 SQ. FT. REQUIRED
GROSS FLOOR AREA = 30,348 SQ. FT.
30,348/250 = 121 SPACES REQUIRED
TOTAL SPACES REQUIRED: 121
PROVIDED: 121
ADA VAN ACCESSIBLE: 5
PARKING (LOT 2):
32 SPACES



LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
(3" ASPHALT / 6" BASE COURSE
8" SUBBASE / 8" SCARIFIED AND
COMPACTED SUBGRADE)
- PROPOSED HEAVY DUTY ASPHALT
(3.5" ASPHALT / 10" BASE COURSE
12" SUBBASE / 8" SCARIFIED AND
COMPACTED SUBGRADE)
- ADA PATH - MAX. SLOPE IN BOTH
DIRECTIONS IS 2%

NOTE

SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
BLACK ACE HOLDINGS, LLC
915 SOUTH 770 EAST
ST. GEORGE, UT 84790
(435) 632-2883

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: JARED BATES, PE
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586



City Acceptance Block
Released For Construction

Date: August 18, 2022

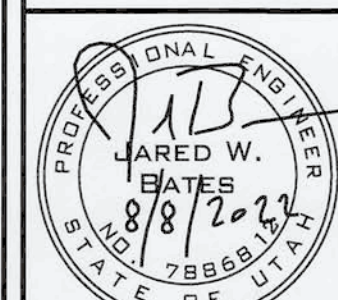
By: [Signature]

DATE:	3/15/22
JOB NO.:	11667-21-002
DESIGNED BY:	ALN
CHECKED BY:	JWB
DWG.:	CONST SET
DATE:	
REVISIONS:	

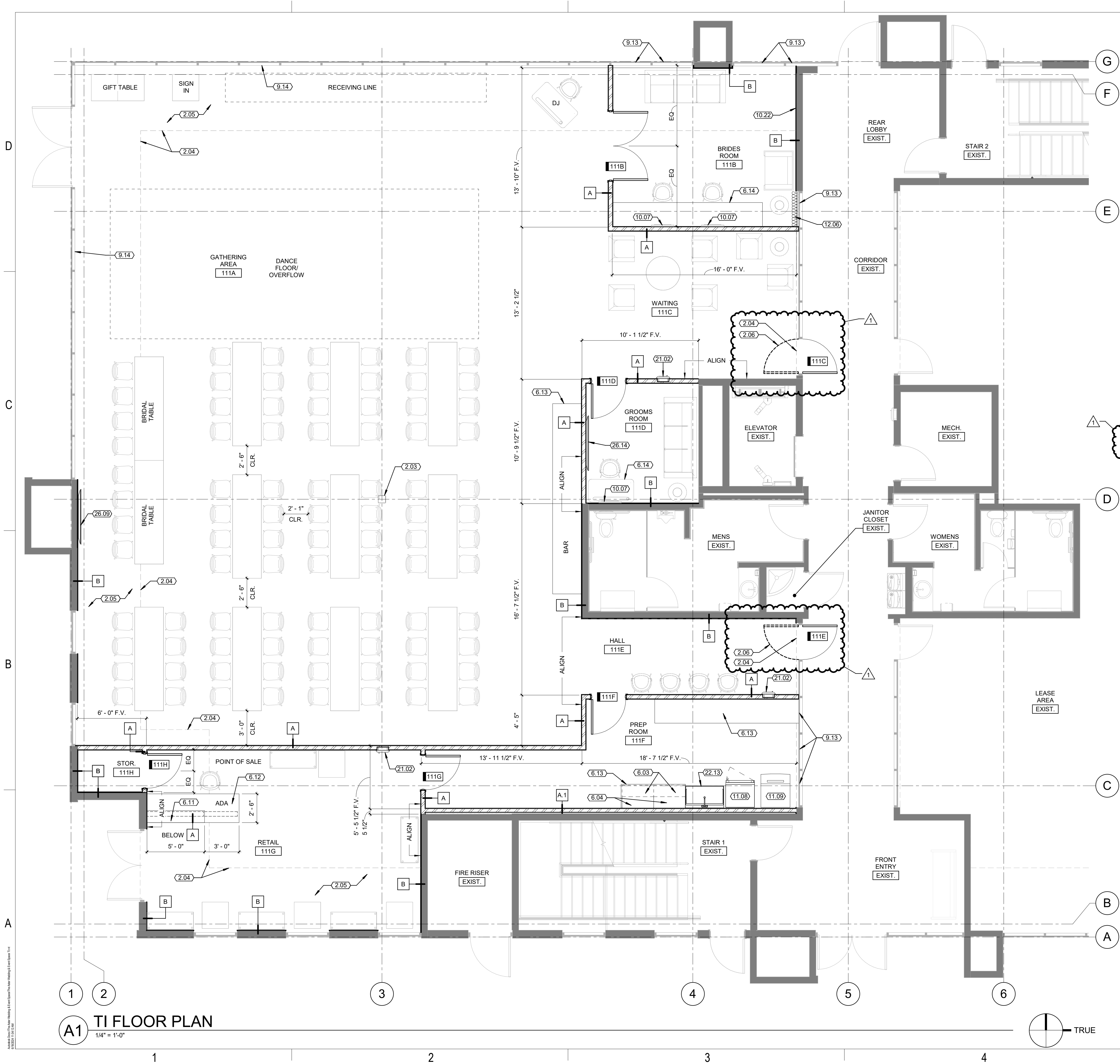


352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SITE PLAN
FOR
MERRILL ROAD THREE STORY OFFICE BUILDING
WASHINGTON CITY
UTAH



SHEET
C2.0
2 OF 15 SHEETS



GENERAL NOTES

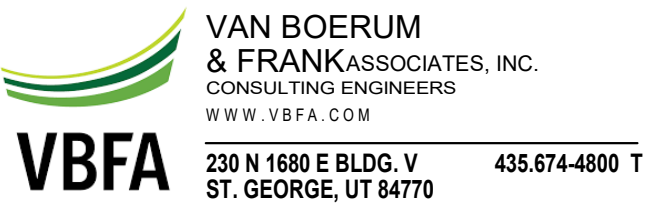
- A. ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS, FACE OF SHEATHING AT EXTERIOR WALLS, GRID LINES, AND CENTER LINE OF COLUMNS. U.N.O. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
- B. DIMENSION FROM HINGE SIDE OF DOOR FRAME TO FINISHED WALL IS 4" U.N.O.
- C. CABINETRY AND CASEWORK SHOWN FOR BID PURPOSES AND REFERENCE ONLY - COORDINATE FINAL DESIGN AND FINISH WITH OWNER.
- D. PROVIDE BACKING FOR ALL FIXTURES AND GRAB BARS. REFER TO MANUFACTURER AND SPECIFICATIONS FOR INSTALLATION.
- E. PROVIDE FULL HEIGHT METAL CORNER BEAD AT ALL GYPSUM BOARD CORNERS.
- F. PROVIDE WATER-RESISTANT GYPSUM BOARD ON WALLS BEHIND PLUMBING FIXTURES PER IBC SECTION 2509
- G. FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP OF STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN IBC SECTION 717.2.2 THROUGH 717.2.7
- H. VERIFY ALL EQUIPMENT, FIXTURE, APPLIANCE, ETC. LOCATIONS WITH RESPECTIVE DRAWINGS.
- I. PROVIDE CLEAR, SILICONE CAULK WHERE ALL FIXED AND BUILT-IN COUNTERS/ EQUIPMENT ABUTS WALL SURFACE.
- J. ALL WALLS NEED TO GO TO ROOF DECK.
- K. PATCH AND REPAIR EXISTING WALLS AS NECESSARY FOR REQUIRED WORK OR DAMAGES THAT MAY ALREADY EXIST.
- L. G.C. TO VERIFY EXISTING CONDITIONS PRIOR TO BID.

KEYNOTES

- 2.03 EXISTING STEEL COLUMN
- 2.04 LINE INDICATES APPROXIMATE LOCATION OF EDGE OF EXISTING CONCRETE (GENERAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS). CONTRACTOR TO PROVIDE NEW CONCRETE SLAB IN REST OF SUITE AREA AND TIE INTO EXISTING CONCRETE SLAB AS REQ'D
- 2.05 EXISTING 4" THICK CONCRETE. SAW CUT WHERE NECESSARY FOR NEW PLUMBING. PATCH AND REPAIR AS REQUIRED. MATCH EXISTING
- 2.06 REMOVE EXISTING STOREFRONT DOOR AND FLIP THE SWING OF THE EXISTING DOOR TO SWING OUT INTO THE EXISTING CORRIDOR. SWAP DOOR LOCATIONS IF NECESSARY. RE-USE ALL PIECES OF STOREFRONT FRAME AND DOOR, IF POSSIBLE
- 6.03 BASE CABINET. COORDINATE WITH OWNER
- 6.04 UPPER CABINET. COORDINATE WITH OWNER
- 6.11 42" HIGH COUNTER
- 6.12 ADA COUNTER HEIGHT 30". 36" WIDE MIN.
- 6.13 COUNTER TO BE AT 34" AT THE BAR & KITCHEN
- 6.14 COUNTER TO BE AT 30" IN THE GROOMS ROOM AND BRIDES ROOM
- 9.13 PROVIDE FROSTED FILM OVER GLAZING
- 9.14 GYP. BD. TO EXTEND FROM TOP OF WINDOW TO DECK/ BEAM ABOVE
- 10.07 MIRROR - PROVIDE BLOCKING. REFER TO MOUNTING & DESIGN REQUIREMENTS ON SHEET C1004. COORD. W/ I.D. DRAWINGS
- 10.22 DRESS DISPLAY - COORDINATE WITH OWNER. PROVIDE BACKING
- 11.08 REFRIGERATOR. COORDINATE WITH OWNER
- 11.09 ICE MAKER. COORDINATE WITH OWNER
- 12.06 CURTAIN AS SELECTED BY OWNER
- 21.02 FIRE EXTINGUISHER IN SEMI-RECESSED WALL CABINET. REFER TO SHEET C1003 FOR MOUNTING HEIGHTS. COORD. LOCATION WITH FIRE MARSHALL
- 22.13 FREE-STANDING UTILITY SINK. COORDINATE WITH OWNER
- 26.09 WALL MOUNTED TV - PROVIDE BLOCKING. SEE ELECTRICAL DRAWINGS
- 26.14 WALL MOUNTED TV & GAME CONSOLE - SEE ELECTRICAL. PROVIDE BLOCKING FOR TV.



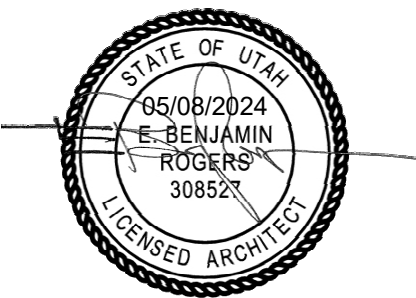
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



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ROAD

CORNER OF SANDIA AND MERRILL ROAD
WASHINGTON, UT 84780

STAMP



ISSUE TYPE:	DATE:
100% CD SET	05-08-2024
1 CITY COMMENTS #1	06-18-2024

PROJECT NUMBER:	001118
DRAWN BY:	ZS
CHECKED BY:	SB

TI FLOOR PLAN

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