



CEDAR HILLS

PLANNING COMMISSION MEETING OF THE CITY OF CEDAR HILLS Tuesday, June 24, 2025 6:00 p.m.

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, June 24, 2025 beginning at 6:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS & PUBLIC HEARINGS

3. Approval of the minutes from the May 27, 2025 Planning Commission meeting
4. Review/Recommendation and Public Hearing on Concept and Preliminary Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Jack in the Box)
5. Review/Recommendation on Concept and Preliminary Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee)

ADJOURNMENT

6. Adjourn.

Posted this 18th day of June, 2025.

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.

In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.

The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public. This meeting may be held electronically to permit one or more of the commission members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



The City of Cedar Hills

TO:	Planning Commission
FROM:	Sarah Sampson
DATE:	June 24, 2025

SUBJECT:	Review/Recommendation and Public Hearing on Concept and Preliminary plan approval for a Commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Jack in the Box)
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Sarah Sampson, Associate Planner

BACKGROUND AND FINDINGS:

Overall Project Summary:

The Cedar Hills Retail Center project is a new commercial development located at North County Blvd. and Cedar Hills Drive in Cedar Hills, Utah. The project consists of a 2000 SF retail building that will house a drive-thru tenant, Jack In the Box, The site is zoned SC-1 (Shopping Center)

Site Details:

Total lot area: 30866 SF (0.709 ac)

Building area (including trash): 2000 SF (7% of lot)

Hard surface/impervious area: 17,383 SF (56% of lot)

Landscape area: 11,483 SF (37% of lot)

Drive-Thru:

The drive-thru is designed to accommodate up to 12 vehicles with stacking.

Building and Architecture:

Landscaping:

Landscaped area totals 11,483 SF (37% of project area)

various plantings and irrigation infrastructure

Site Utilities and Stormwater Management:

This project includes comprehensive utility planning, New water service connections, sanitary sewer system with grease trap and sewer cleanout

StormTech system will be shared with the North lot tenant

Required storage: 3,471 cu. Ft.

Provided Storage: 4,122 cu. Ft.

Lighting: No plan submitted at this time.

This comprehensive development project is designed to comply with all local standards and requirements while providing an attractive retail space with efficient traffic flow and suitable amenities.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Civil plans, landscape plan, Architecture and interior plans,

RECOMMENDATION:

Staff recommends that the Planning Commission approve the concept/preliminary plan, subject to any changes required for final approval and recommend to City Council.

MOTION:

To recommend/not recommend the approval for a Commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Jack in the Box), subject to the following conditions:

- Final engineering review
- Lighting Plan submittal and approval
- Zoning approval

{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}

**4773 West Cedar Hills Drive
Cedar Hills, Utah 84062**

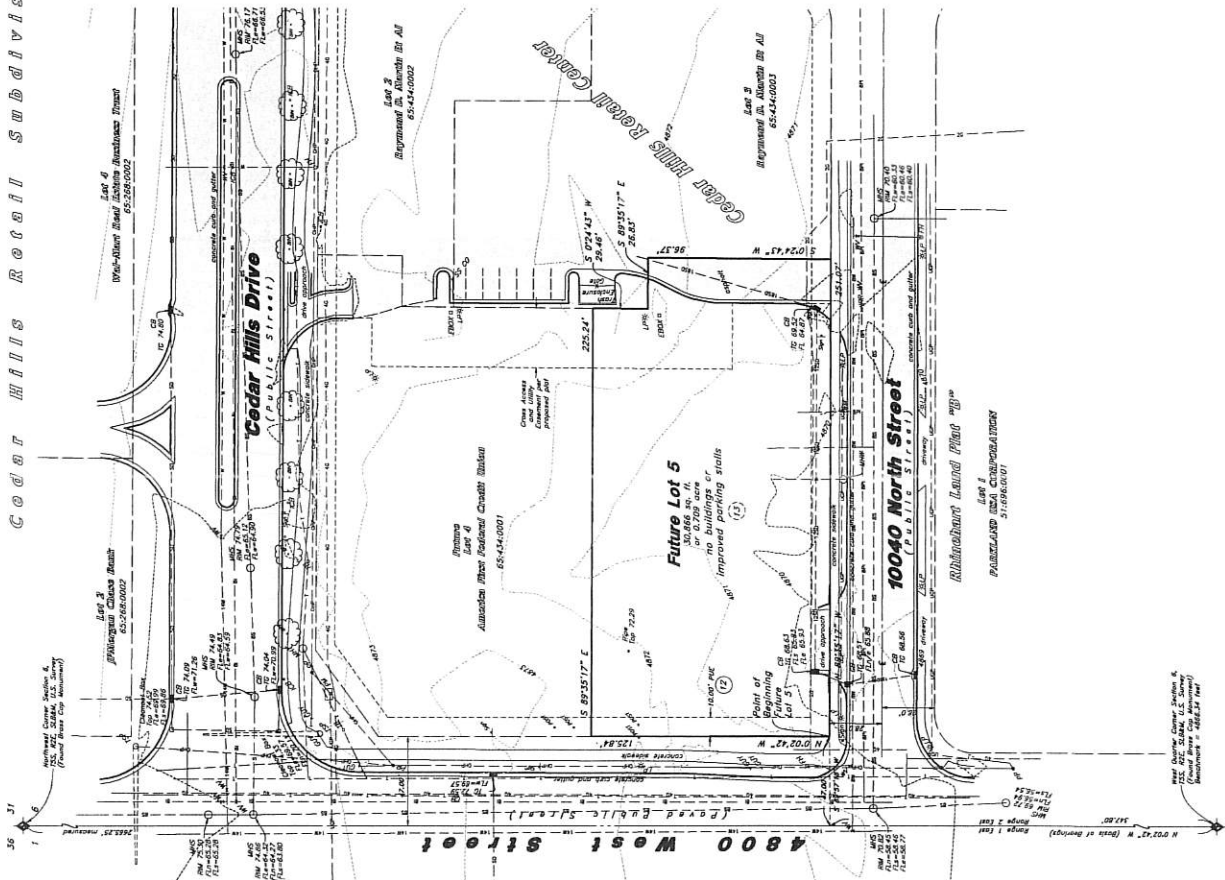
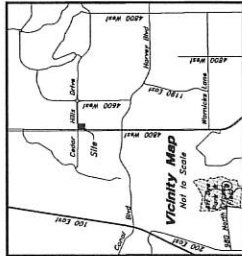
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Civil Sheet Index

Legal Description
Lot 1, Cedar Hills Ranch Center Subdivision, according to the official plat thereon.

28 May, 2025
SHEET NO. **GO.0**

Scale: 1" = 30'



Narrative

The Survey was requested by Soil Bulk Holdings, LLC prerequisite to development at this property.

This Survey reflects and honors the underlying 2014 Cedar Hills Retail Center Subdivision recorded as City Map No. 64-7-2010-19 by Dallas County.

A line between monuments along the Ely Street, Corner and the Southwest Corner of the monument shown on the following map, and the Northwest Corner of the monument shown on the following map, are hereby surveyed as the Basis of Bearings to reference and honor said underlying Subdivision.

This Survey reflects Lot 5 of the aforementioned Subdivision, being the Southern portion of Lot 1 of the 2014 Cedar Hills Retail Center Subdivision.

Property owners will be met with the forthcoming Subdivision.

Title Information

This survey was completed using Title Report File No. MCS-1213271-SIC1 dated April 22, 2024, from First American Title Insurance Company National Commercial Services.

The following survey related items checked (Sailed) from Schedule B, Part II of the title report are planned on:

The following survey related items checked (Passed) from Schedule B, Part II of the title report blanket all or a portion of this sale but contain nothing to print:

The following survey related items not checked from Schedule B, Part II of the title report could not be plotted:

The following survey-related items not cited from Schedule B, Part II of the *fillin* report could not be printed:

(2) Examinations, notes and restrictions as shown on Cedar Hills Retail Center Subdivision, notified April 30, 2015 as Entry No. 324745715 in Book 65 of Maps at Page 10.

(2) Terms and Conditions contained in the said entry, *Excess Assessment for Subdivision* and *Publicly Combined* in said entry, dated April 30, 2015 as Entry No. 324745715 in Book 65 of Maps at Page 10.

(2) Official Records. Bookends the underlying Cedar Hills Retail Center Subdivision, dated April 30, 2015 as Entry No. 324745715 in Book 65 of Maps at Page 10, related to said subdivision, but contains nothing to risk improvements.

(2) Exemption Nos. 1-1-1 and 1-1-1 are general and/or standard exemptions that do not contain any special conditions of approval.

Zoning Information

Zone	Building Setback Requirements	S.C.-1 (Commercial - Hotel District)
Front yard	Front yard	All buildings must be set back at least 30 feet from any adjacent residential property
Side yard	Side yard	
Back yard	Back yard	10 buildings must be set back at least 30 feet from any adjacent residential property
Height Restrictions		35'
Leaf Coverage		N/A

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County and Incorporated areas map Number 49049C0167F dated 19 June 2020. Flood Zone X is defined as "Area of Minimal Flood Hazard."

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

No zoning report or letter was supplied for review. Information provided was found on the Cedar Hills City Zoning Website.

Perchloric to ALTA Table A Item No. 8: There were no observed areas of substantial
refreeze on the site.

Record Description

Lot 1, Cedar Hills Retail Center Subdivision, according to the official plat thereof on file and of record in the Utah County recorder's office.

Certification

To Salt Rock Holdings, LLC, JW Property Group, LLC, America First Federal Credit Union, and First American Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 8, 11(a) & 13 of Table A thereof. The field work was completed on April 2, 2025.

Date: 30 May, 2025

David M. Hamilton
Utah PLS No. 12966234

1 May, 2025

1

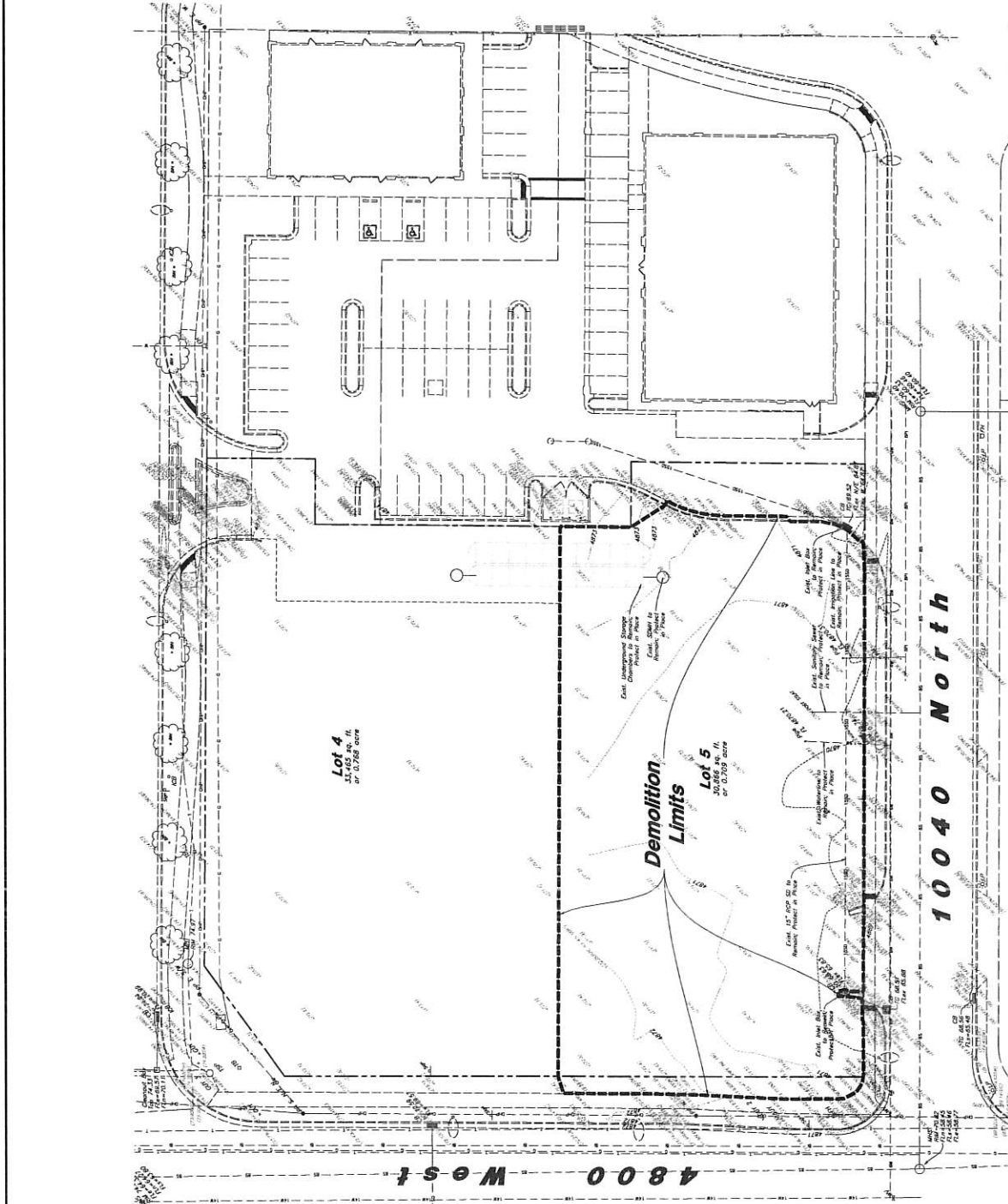
ALTA / NSPS Land Title Survey
Jack in the Box
4775 West Cedar Hills Drive
City of Cedar Hills, Utah County, Utah
the Northwest Quarter of Section 6, Township 5 South, Range
50 East Base and Meridian, U.S. Survey

A part of the Northwest Quarter of Section 6, Township 5 South, Range 2 East
Salt Lake Base and Meridian, U.S. Survey



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AW@engconcrete.net

[illegible]

[illegible]

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



CO.1



PRIME ENGINEER'S NOTICE TO CONTRACTORS

The Engineer's responsibility for the design and construction of the project is limited to the design and construction of the project as shown on the plans and specifications. The Engineer is not responsible for the design and construction of the project as shown on the plans and specifications. The Engineer is not responsible for the design and construction of the project as shown on the plans and specifications.

Survey Control Note:

The survey control points for this project are located at the intersection of the project and the adjacent property. The survey control points are located at the intersection of the project and the adjacent property. The survey control points are located at the intersection of the project and the adjacent property.

General Site Notes:

- The site is located in the City of Cedar Hills, Utah. The site is located in the City of Cedar Hills, Utah. The site is located in the City of Cedar Hills, Utah.
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Construction Survey Notes:

The construction survey notes for this project are located at the intersection of the project and the adjacent property. The construction survey notes are located at the intersection of the project and the adjacent property. The construction survey notes are located at the intersection of the project and the adjacent property.

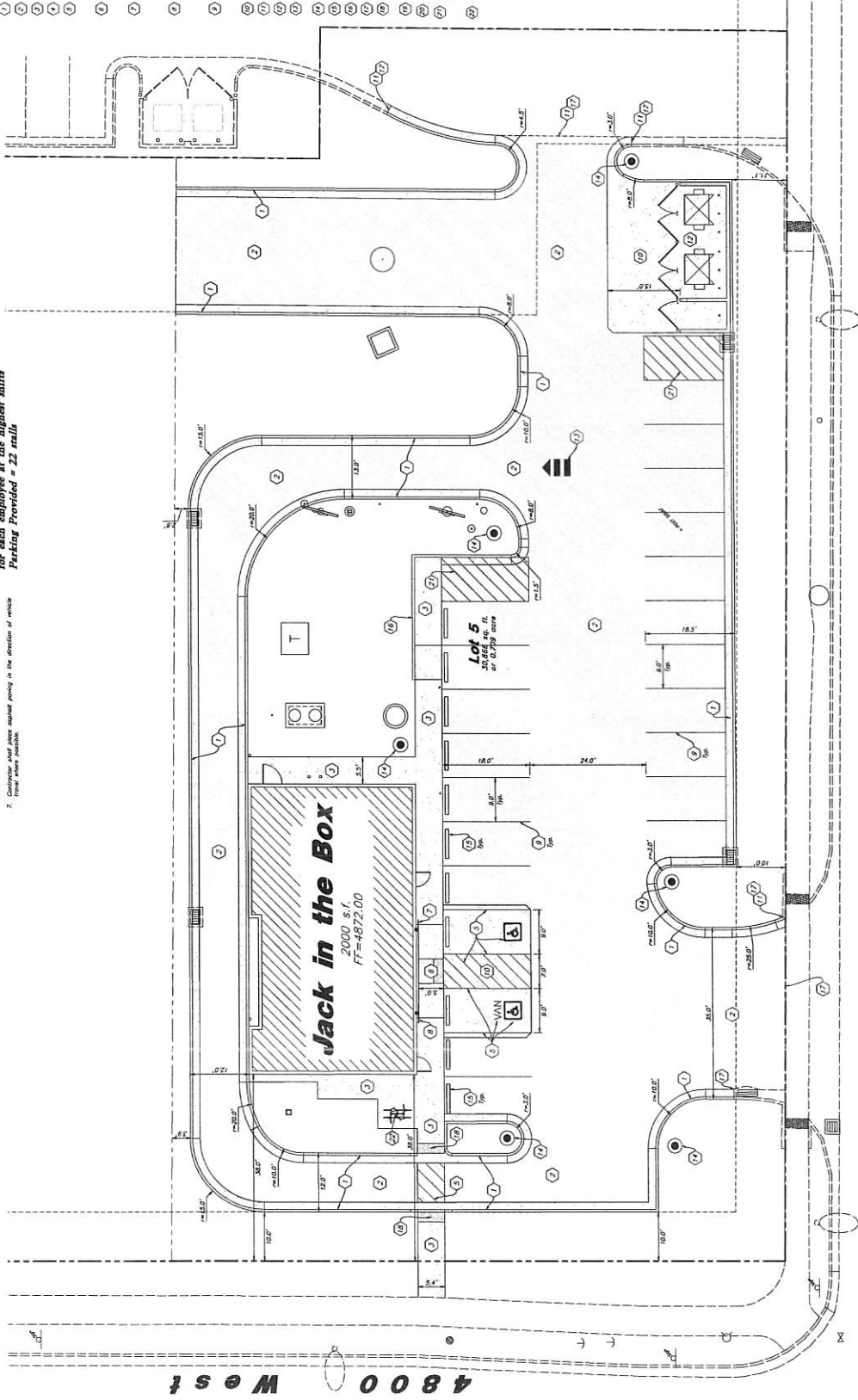
Match Legend:

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Heavy Duty Concrete Paving
- Existing Concrete Paving
- Existing Asphalt Paving
- Existing Concrete Paving
- Existing Asphalt Paving
- Existing Concrete Paving



Site Construction Notes

1. 24" Curb & Gutter
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10040 North

4800 West

Site Plan
Jack in the Box - Cedar Hills
4773 West Cedar Hills Drive
Cedar Hills, Utah



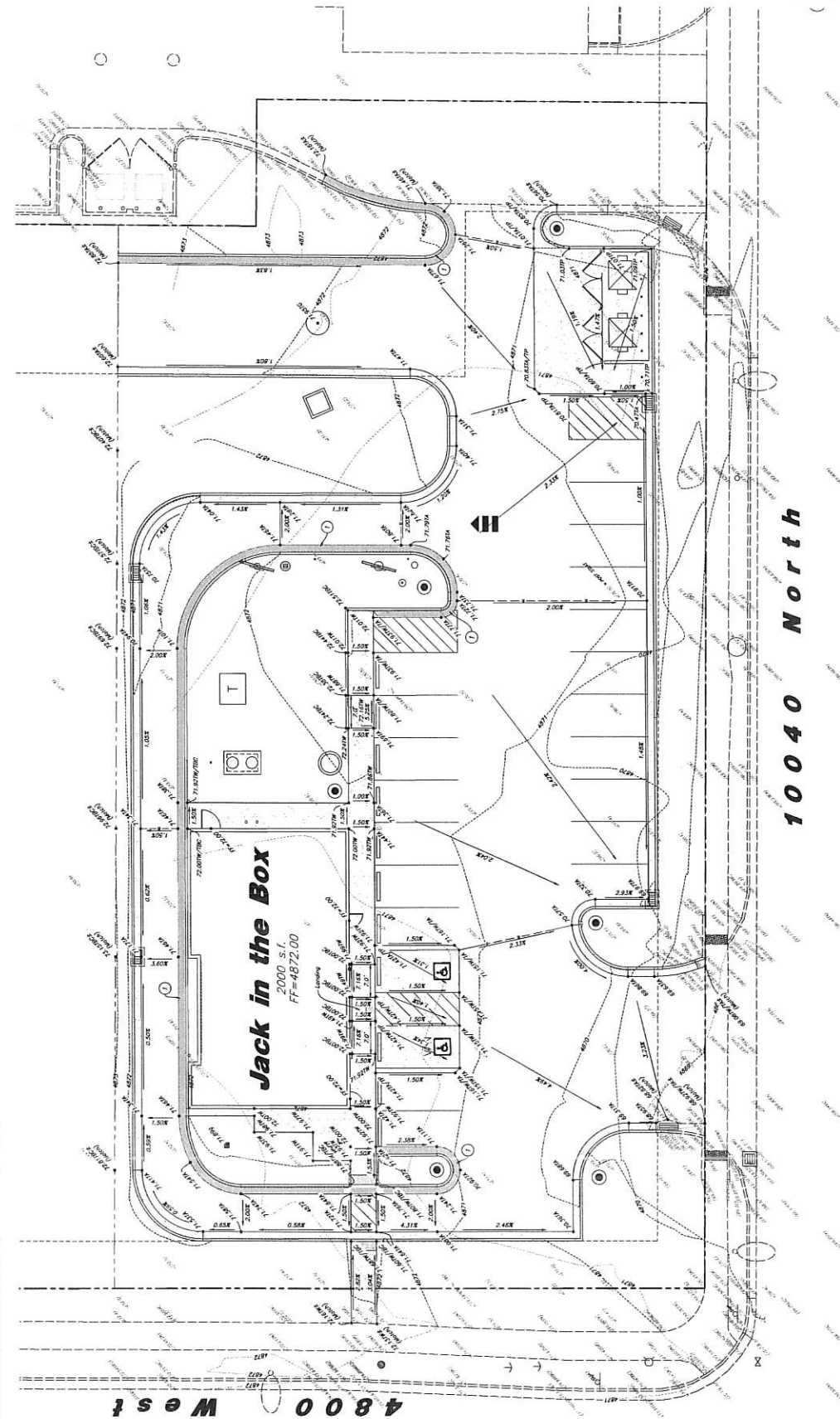
28 May, 2025
SHEET NO. C1.1





28 May, 2025

SHEET NO. **C2.1**



General Grading Notes:

1. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
2. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill shall be compacted per the recommendations of the Engineer.
4. Areas to receive fill shall be properly prepared and approved by the Geotechnical Engineer prior to placing fill.
5. Fill shall be bunched into compacted material as per the Engineer's report.
6. All trench backfill shall be tested and certified by a Geotechnical Engineer.
7. A geotechnical engineer shall perform periodic inspections.



General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any change in the design, construction, or materials of the project. The Contractor shall not alter the design, construction, or materials of the project without the written approval of the Engineer. The Contractor shall be responsible for obtaining all necessary permits and approvals for any changes to the project.
2. The Contractor shall maintain a record of all changes to the project, including the date, description, and approval of each change. This record shall be made available to the Engineer upon request.
3. The Contractor shall be responsible for obtaining all necessary permits and approvals for any changes to the project. This includes obtaining permits from the local, state, and federal governments, as well as from any other relevant agencies.
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9. The Contractor shall be responsible for obtaining all necessary permits and approvals for any changes to the project. This includes obtaining permits from the local, state, and federal governments, as well as from any other relevant agencies.
10. The Contractor shall be responsible for obtaining all necessary permits and approvals for any changes to the project. This includes obtaining permits from the local, state, and federal governments, as well as from any other relevant agencies.

All piping materials shall be per local agency standards or the specifications below as a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

- [illegible]

CAUTION : The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being

Storm Drain & Sanitary Sewer Note:
*All Storm Drainage & Sanitary Sewer Pipe
 Lengths and Slopes are from
 Center of Structure to Center of Structure*

Onsite Utility Connection Rules:

1. Contractor shall field verify all utility connection easements prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Property lines are to be constructed starting at the street point and be indicated prior to any wetland indication.
3. Construction of any onsite utilities prior to the affluve connection will be some of the contractor's risk.

Know what's below.

Call 811 before you dig.
 SLATE STAKES OF UTAH
 1800 242-4111
www.klanshake.org

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to adequately protect any pipes with less than 24" cover by forming over the pipes.



28 May, 2025

C3.1

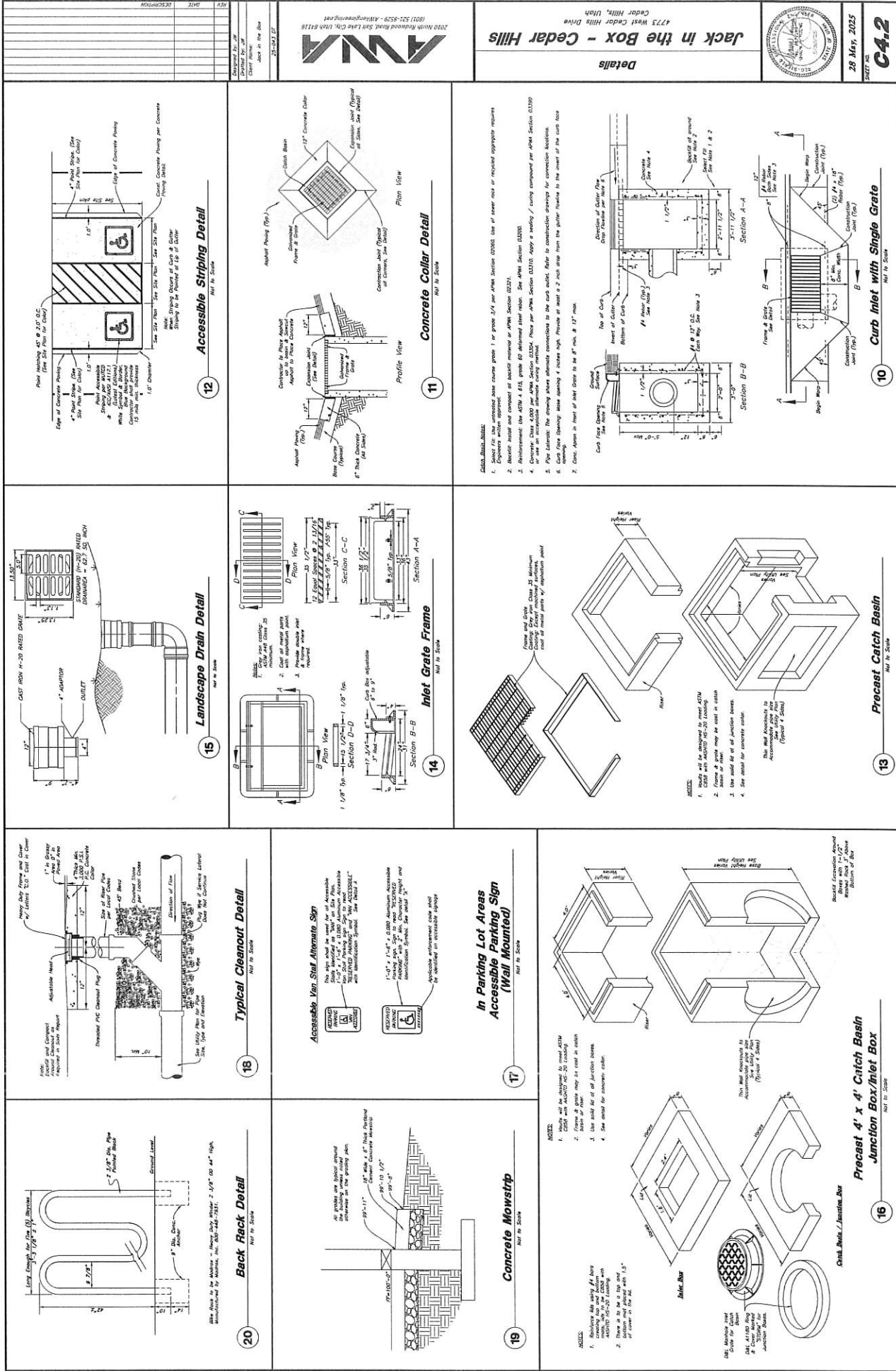
Utility Plan

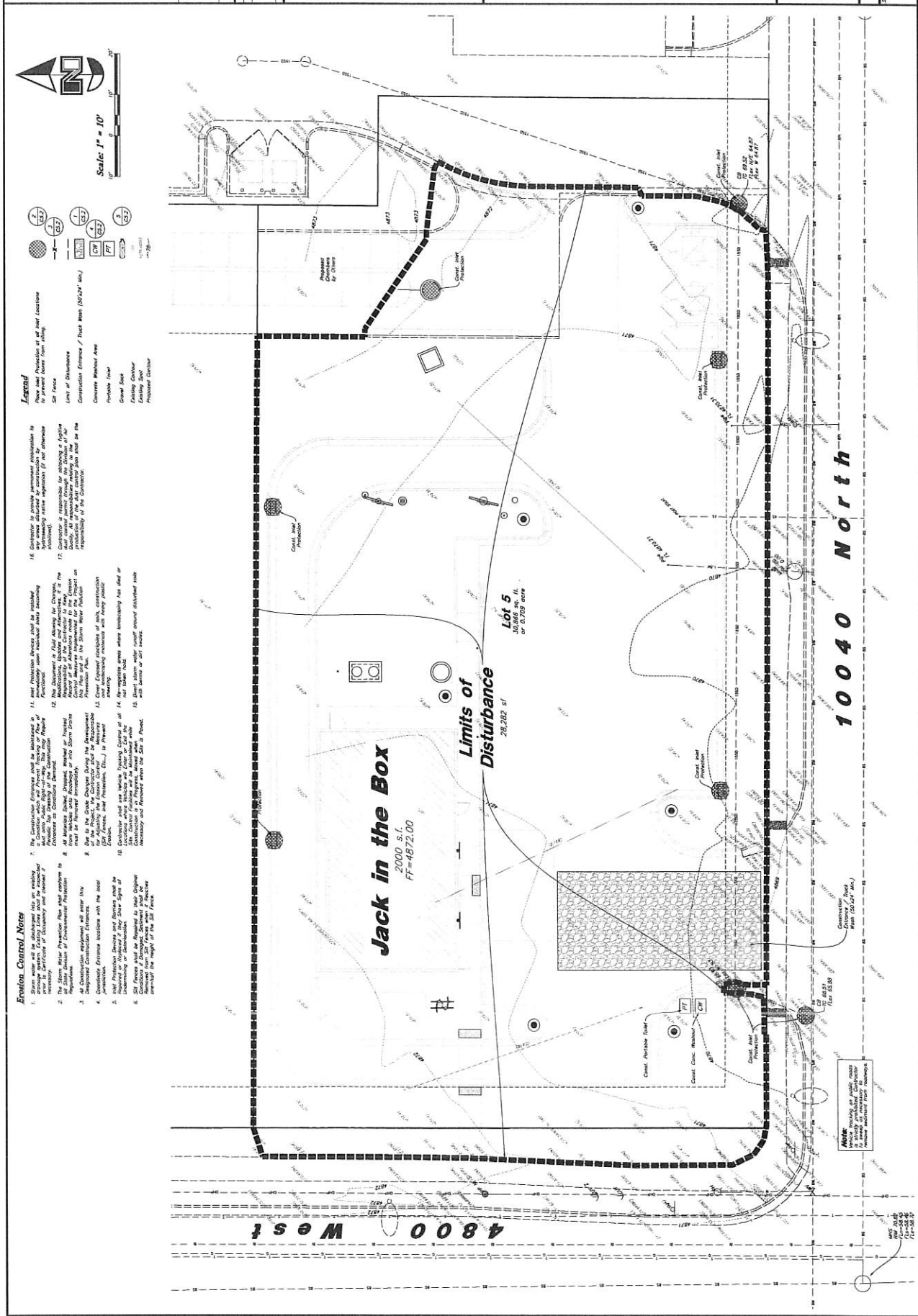
Jack in the Box - Cedar Hills
 4775 West Cedar Hills Drive
 Cedar Hills, Utah



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 • AWaterEngin@utah.edu

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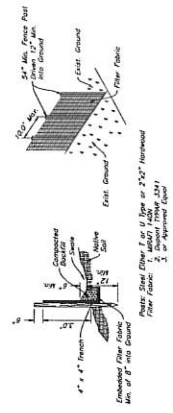




Erosion Control Details

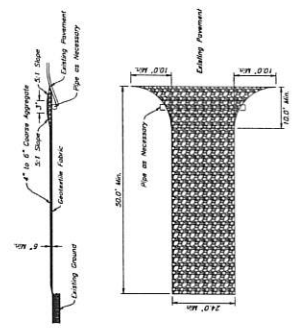
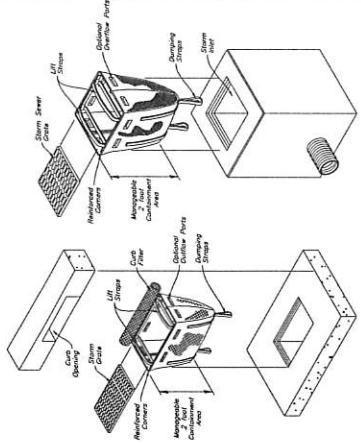
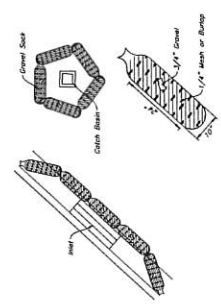
Jack in the Box - Cedar Hills

4775 West Cedar Hills Drive
Cedar Hills, Utah

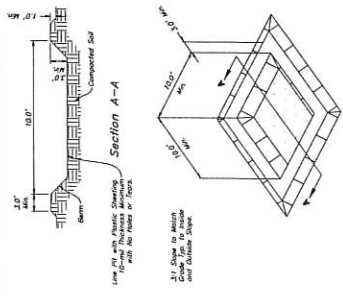
[illegible]

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. Where two sections of filter cloth adjoin each other they shall be overlapped by six inches and labeled.
3. Collected material shall be removed when "Sulphex" develops in the air fence.

Silt Fence Section

1 **Stabilized Construction Entrance**

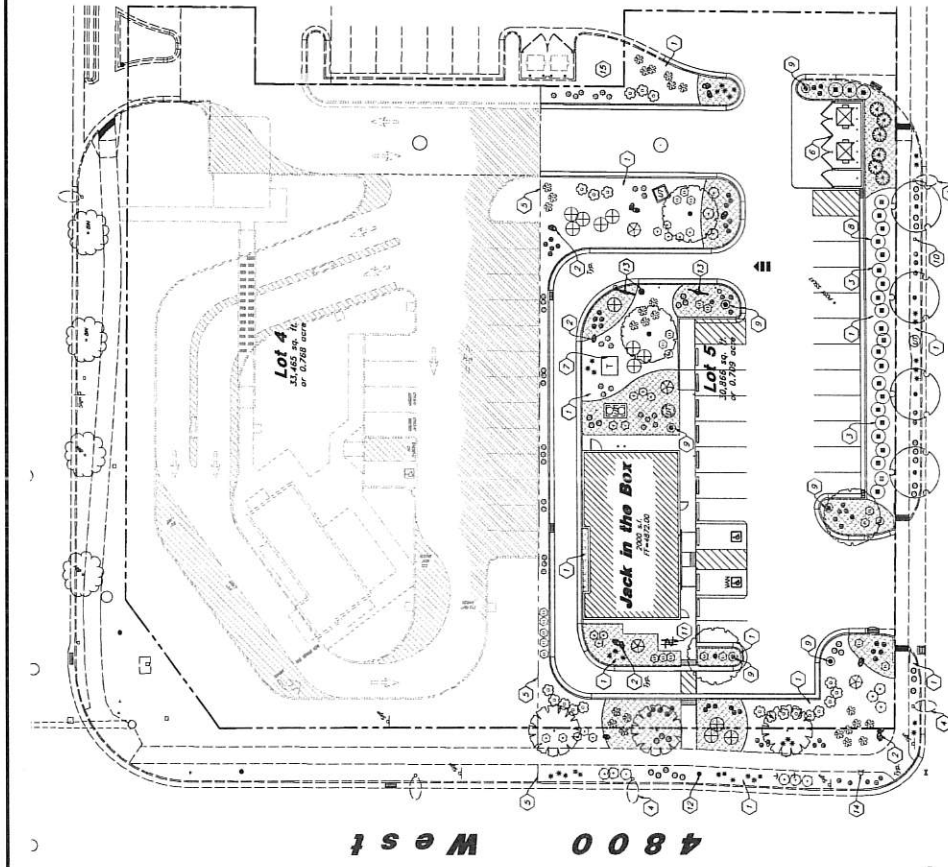
Gravel Sock Sediment Barrier



Concrete Washout

Not Used

©



10040 North

General Landscape Notes:

7. Contractor shall cleanup and haul away DPM (DPM of all lines. As contractors perform the work, they shall haul away DPM from the work area. As the work is performed with and all hazardous areas shall be marked with "off" and "on" signs. Construction must occur at 0 to 100 feet.
8. Contractor shall haul away DPM (DPM of all lines. As contractors perform the work, they shall haul away DPM from the work area. As the work is performed with and all hazardous areas shall be marked with "off" and "on" signs. Construction must occur at 0 to 100 feet.
9. Contractor shall haul away DPM (DPM of all lines. As contractors perform the work, they shall haul away DPM from the work area. As the work is performed with and all hazardous areas shall be marked with "off" and "on" signs. Construction must occur at 0 to 100 feet.
10. Contractor shall haul away DPM (DPM of all lines. As contractors perform the work, they shall haul away DPM from the work area. As the work is performed with and all hazardous areas shall be marked with "off" and "on" signs. Construction must occur at 0 to 100 feet.
11. If it is the contractor's responsibility to furnish all plant material of plants or plant diseases, the contractor shall furnish all plant material of plants or plant diseases.
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15. If it is the contractor's responsibility to furnish all plant material of plants or plant diseases, the contractor shall furnish all plant material of plants or plant diseases.

PLANT SCHEDULE

STAMP	QTY.	RETAINING / COMMON NAME	SIZE
SHRUB TREES			
	6	<i>Juniperus squarulus</i> Monrovia / Monrovia juniper	8" dia. Ht. 10"
	4	<i>Zelkova serrata</i> 'JFS-4491' / City Sails Japanese Zelkova	3" Caliper
SHRUB TREES			
	4	<i>Acer ginnala</i> 'Shogun' / Ruby Japanese Acer Maple	2 1/2" Caliper
	3	<i>Quercus rubra</i> 'Fastigata' / Pyramidal English Oak	2" Caliper

12 *Arctostaphylos x columbiana*

4		<i>Piece pendant "Globelet" / Piece pendant Blue Space</i>	2 g/oz
5		<i>Piece ring "Tumulto" / Ring large Pine</i>	5 g/oz
10		<i>Peyreite bracelet "Gold Drop" / Gold ring Blue Champagne</i>	5 g/oz
11		<i>Pinette e catenina "Purple Leaf" and Solid Green</i>	5 g/oz
12		<i>Ring necklace "Globelet" / Bracelet Fingerprint Green</i>	2 g/oz
13		<i>Ring e "Globelet" / Ring Dark Blue</i>	2 g/oz
21		<i>Sarrete e bracciale "Arbore Vitae" / Armbare Yellow Diamond Silver</i>	5 g/oz
29		<i>Bracciale grande "Bianca Anichini" / Bracciale Anichini Blue Green</i>	2 g/oz
33		<i>Collegamento e cuffiolino "For Frontier" / Feather Red Green</i>	2 g/oz
37		<i>Bracciale "Stato de Oro" / Stato de Oro Red-Grey</i>	1 g/oz
38		<i>Bracciale e bracciale "Dignitary" / Cardinal</i>	1 g/oz
39		<i>Sarrete bracciale "Jag Jagtig" / Jag Jagtig Silver</i>	1 g/oz

MATERIAL SCHEDULE

[illegible]

Landscape Installation Keynotes

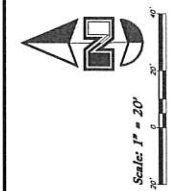
- [illegible]

Landscape Notes:

- Adjust Purlin Material or Needles to Accommodate New and Existing Utilities.
- Prior to installing Stone, Apply an Application of Pre-emergent Herbicide.
- See Landscape Notes for Details regarding Landscape Maintenance Period.
- Different Types of Stone Should not be Specified by Egoing but a Graded Smooth Paving Low.

Landscape Data
Zone: SCL (Co.)

Site Area = 30,865 s.f. (0.709 ac.)
Landscape Required = 9,260 s.f. (20%)
Total Landscape Area Provided = 11,483 s.f. (0.274) *
Shrub Area = 11,483 s.f. (0.009%)
Lawn Area = 0 s.f. (0%)
4500 Total Footage = 130 Lf. **
Street Trees Required = 3 Trees (3 Provided) ***
100040 North Footage = 203 Lf.
Street Trees Required = 4 Trees (4 Provided) ***
Landscape Total Includes Landscape in the
Shrub and Parkstrip, Landscape and Irrigation
Shall be Maintained by Jack in the Box



Know what's below.
Call before you dig.

28 May, 2025
SHEET NO. **L1.1**

Landscape Plan

[illegible]

[illegible]

PROPERTY BOUNDARY LINE	WHEEL STOP
EXISTING EASEMENT	ACCESSIBLE PARKING SPACES
PROPOSED EASEMENT	BIKE BACK
PROPOSED ASPHALT PAVING	PROPOSED TRANSFORMER LOCATION
PROPOSED CONCRETE PAVING	PROPOSED WATER METER LOCATION
EXISTING SIDEWALK	PROPOSED GRADE INTERSECTION LOCATION
PROPOSED SIDEWALK	TOP OF CURB
EXISTING CURB AND GUTTER	BC
PROPOSED CURB AND GUTTER	TOP OF PAVEMENT
CURB RAMPS	GRADING ELEVATION
EXISTING STREET LIGHT	
PROPOSED SITE LIGHTING	
BUILDING ENTRANCE	

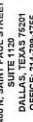
1. PROVIDE JOINTS AT A 15'x15' MAXIMUM SPACING IN THE VEHICLE ACCESS SPACES. JOINTS SHOULD EXTEND THROUGH THE ADJACENT CURB AND BE A MINIMUM OF 1'-0" PERPENDICULAR THERE TO.
2. MAXIMUM JOINT SPACING IN PEDESTRIAN ACCESS (SIDEWALKS) IS 7'.
3. CONTROL JOINTS THEREIN SHALL BE TOOL FINISHED.
4. THE CONTRACTOR SHALL SELECT AND USE A BOND BREAKER AT INLETS, MANHOLES, AND SIMILAR SIZE STRUCTURE. SMALLER STRUCTURES SUCH AS VALVE AND MONUMENT BOXES SHALL NOT REQUIRE A BOND BREAKER.
5. PROVIDE A CONTINUOUS ISOLATION JOINT AT THE BUILDING FOUNDATION. REFERENCE DATE: 10/2020.

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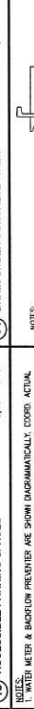
①

**CALL STATE UTILITY
NOTIFICATION CENTER**
1-000-000-0000

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DRAWN BY: NAME _____
PROJECT #: _____
SCALE: AS NOTED

$$\left. \begin{array}{l} \text{iii) } \end{array} \right\} \text{Theorem 1.1.}$$




In the box
957 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
© 2025 Jack in the Box Inc.

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DATES
RELEASE: FEBRUARY 2025

P.L. UPDATES

SUBMITTAL DATE:

1:

2:

3:

REVISIONS

CONSTRUCTION:

REVISIONS:

NO. DATE

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VIZUAL
400 N. BAYVIEW STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE 214.788.1752



DATE: 02/10/2025

SITE INFORMATION

BUILD TYPE: MK12C-SM

JOB # J1335

ADDRESS:

4773 W. CEDAR HILLS DRIVE

CEDAR HILLS, UT 84002

DRAWN BY: NAME

PROJECT #

SCALE

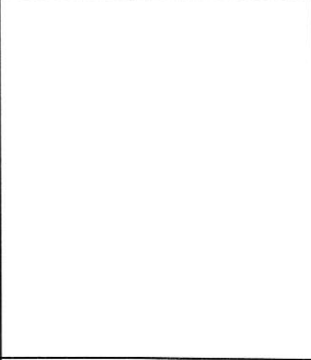
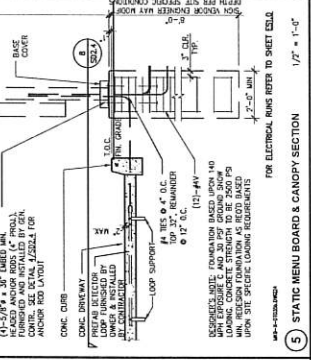
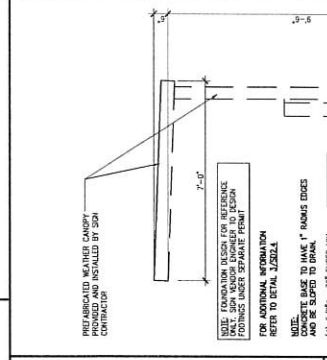
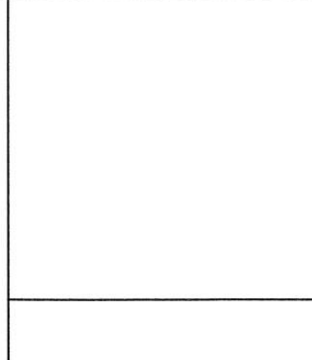
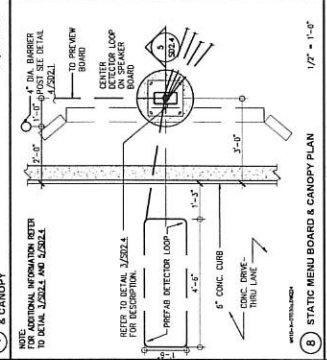
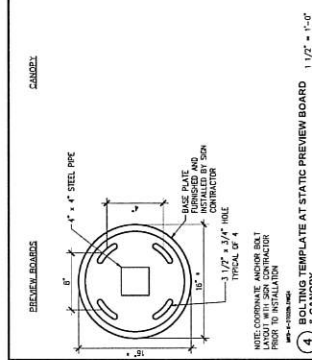
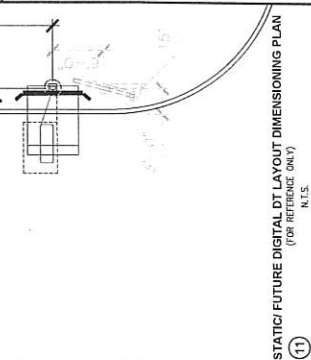
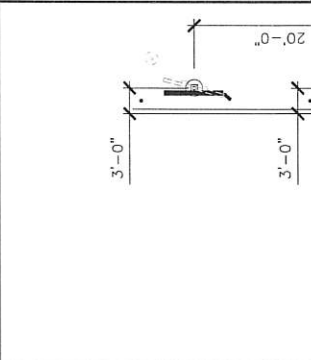
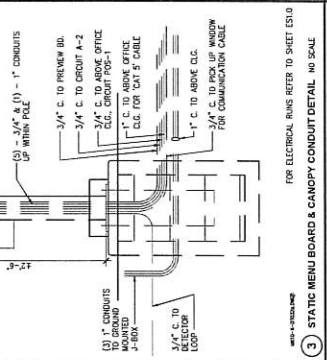
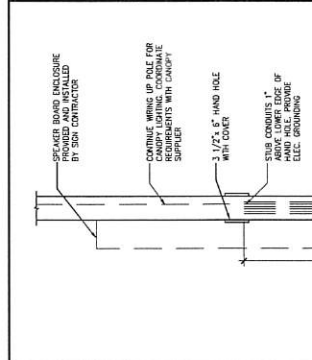
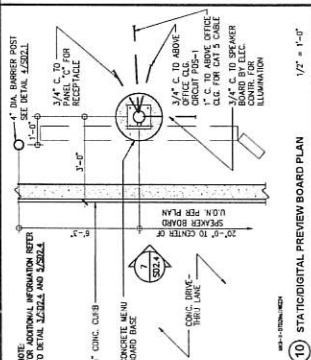
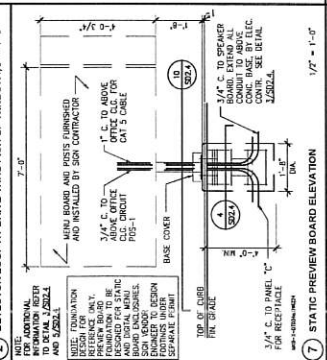
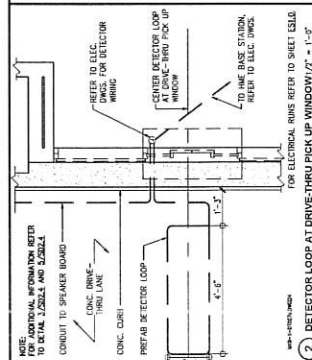
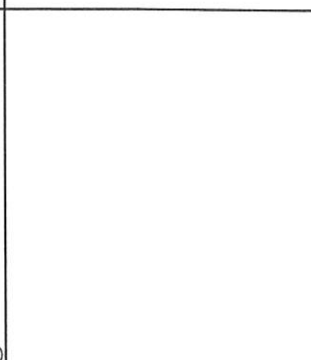
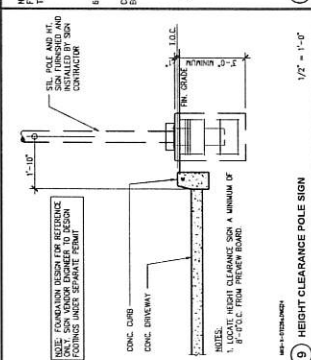
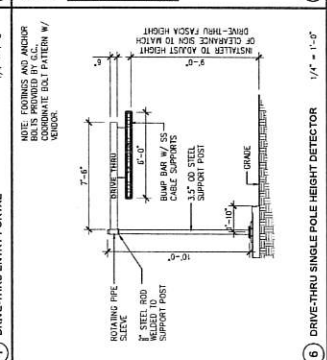
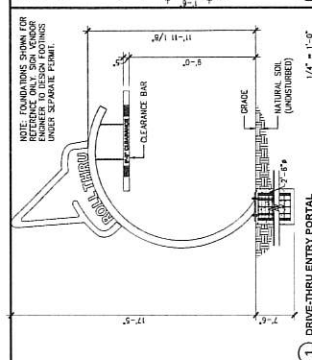
AS NOTED

DRIVE THRU

DETAILS

MK12C-SM

SD2.4



1.	EXTERIOR ROOF DRAINAGE PER LOCAL SET SPEC PLAN FOR COMPLETION.
2.	GAS METER, SEE PLUMBING DRAWINGS.
3.	LINE OF FOOD SERVICE EQUIPMENT, SEE KITCHEN DRAWINGS.
4.	WATER HEATER, SEE PLUMBING FOR WATER AND VENT DRAWINGS.
5.	DISPOSER, SEE TYPE, SEE "30" SINKETS AND C.O.N. DRAWINGS.
6.	ALUM. BARBEQUE AREA WITH ROOF ACCESS HATCH DETAILING TO BE COMPLETED BY THE CONTRACTOR. SEE DETAILING LAYOUT IN OPTION SET, ROOF PLAN & DETAIL LAYOUT.
7.	LINE OF BURIED/6"X6" AIRDUC ABOVE.
8.	ELECTRICAL METER, SEE EXTERIOR ELEMENTS & ELECTRICAL DRAWINGS.
9.	CO2 TANK TILL BOIL, SEE DETAIL 2/2/2/1.
10.	ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.
11.	GRASS/PAVEMENT OR TILL BOIL, SEE DETAIL 2/2/2/1, KITCHEN.
12.	INTERIOR COUNTER BY MICHIGAN MANUFACTURER, SEE A-1.
13.	LAQUER TO ROOM, SEE DETAILS 2/2/2/1, 2/2/2/2 & 6/2/2/1.

14. IRRADIATION CONTROLS IN THUNDERBOLT INSULATORS. SEE LANSFORD AND CANNON, DRAMINGS.
15. WOP SHIP. SEE DETAIL. REARZARD. CONSTRUCT WALLS TO UNDERSIDE OF WOP SHIP. SEE DETAIL.
16. SELF-SEALING REVERSE CURVE. SEE 03.11.1 FOR EXHIBITS.
17. LINE OF CHAINY. REFER TO A1.07 SHEET FOR EXPANSION.
18. LINE OF CHAIN NO. 4000. SEE 03.11.1, 03.11.2, 03.11.3, 03.11.4, 03.11.5, 03.11.6, 03.11.7, 03.11.8, 03.11.9, 03.11.10, 03.11.11, 03.11.12, 03.11.13, 03.11.14, 03.11.15, 03.11.16, 03.11.17, 03.11.18, 03.11.19, 03.11.20, 03.11.21, 03.11.22, 03.11.23, 03.11.24, 03.11.25, 03.11.26, 03.11.27, 03.11.28, 03.11.29, 03.11.30, 03.11.31, 03.11.32, 03.11.33, 03.11.34, 03.11.35, 03.11.36, 03.11.37, 03.11.38, 03.11.39, 03.11.40, 03.11.41, 03.11.42, 03.11.43, 03.11.44, 03.11.45, 03.11.46, 03.11.47, 03.11.48, 03.11.49, 03.11.50, 03.11.51, 03.11.52, 03.11.53, 03.11.54, 03.11.55, 03.11.56, 03.11.57, 03.11.58, 03.11.59, 03.11.60, 03.11.61, 03.11.62, 03.11.63, 03.11.64, 03.11.65, 03.11.66, 03.11.67, 03.11.68, 03.11.69, 03.11.70, 03.11.71, 03.11.72, 03.11.73, 03.11.74, 03.11.75, 03.11.76, 03.11.77, 03.11.78, 03.11.79, 03.11.80, 03.11.81, 03.11.82, 03.11.83, 03.11.84, 03.11.85, 03.11.86, 03.11.87, 03.11.88, 03.11.89, 03.11.90, 03.11.91, 03.11.92, 03.11.93, 03.11.94, 03.11.95, 03.11.96, 03.11.97, 03.11.98, 03.11.99, 03.11.100, 03.11.101, 03.11.102, 03.11.103, 03.11.104, 03.11.105, 03.11.106, 03.11.107, 03.11.108, 03.11.109, 03.11.110, 03.11.111, 03.11.112, 03.11.113, 03.11.114, 03.11.115, 03.11.116, 03.11.117, 03.11.118, 03.11.119, 03.11.120, 03.11.121, 03.11.122, 03.11.123, 03.11.124, 03.11.125, 03.11.126, 03.11.127, 03.11.128, 03.11.129, 03.11.130, 03.11.131, 03.11.132, 03.11.133, 03.11.134, 03.11.135, 03.11.136, 03.11.137, 03.11.138, 03.11.139, 03.11.140, 03.11.141, 03.11.142, 03.11.143, 03.11.144, 03.11.145, 03.11.146, 03.11.147, 03.11.148, 03.11.149, 03.11.150, 03.11.151, 03.11.152, 03.11.153, 03.11.154, 03.11.155, 03.11.156, 03.11.157, 03.11.158, 03.11.159, 03.11.160, 03.11.161, 03.11.162, 03.11.163, 03.11.164, 03.11.165, 03.11.166, 03.11.167, 03.11.168, 03.11.169, 03.11.170, 03.11.171, 03.11.172, 03.11.173, 03.11.174, 03.11.175, 03.11.176, 03.11.177, 03.11.178, 03.11.179, 03.11.180, 03.11.181, 03.11.182, 03.11.183, 03.11.184, 03.11.185, 03.11.186, 03.11.187, 03.11.188, 03.11.189, 03.11.190, 03.11.191, 03.11.192, 03.11.193, 03.11.194, 03.11.195, 03.11.196, 03.11.197, 03.11.198, 03.11.199, 03.11.200, 03.11.201, 03.11.202, 03.11.203, 03.11.204, 03.11.205, 03.11.206, 03.11.207, 03.11.208, 03.11.209, 03.11.210, 03.11.211, 03.11.212, 03.11.213, 03.11.214, 03.11.215, 03.11.216, 03.11.217, 03.11.218, 03.11.219, 03.11.220, 03.11.221, 03.11.222, 03.11.223, 03.11.224, 03.11.225, 03.11.226, 03.11.227, 03.11.228, 03.11.229, 03.11.230, 03.11.231, 03.11.232, 03.11.233, 03.11.234, 03.11.235, 03.11.236, 03.11.237, 03.11.238, 03.11.239, 03.11.240, 03.11.241, 03.11.242, 03.11.243, 03.11.244, 03.11.245, 03.11.246, 03.11.247, 03.11.248, 03.11.249, 03.11.250, 03.11.251, 03.11.252, 03.11.253, 03.11.254, 03.11.255, 03.11.256, 03.11.257, 03.11.258, 03.11.259, 03.11.260, 03.11.261, 03.11.262, 03.11.263, 03.11.264, 03.11.265, 03.11.266, 03.11.267, 03.11.268, 03.11.269, 03.11.270, 03.11.271, 03.11.272, 03.11.273, 03.11.274, 03.11.275, 03.11.276, 03.11.277, 03.11.278, 03.11.279, 03.11.280, 03.11.281, 03.11.282, 03.11.283, 03.11.284, 03.11.285, 03.11.286, 03.11.287, 03.11.288, 03.11.289, 03.11.290, 03.11.291, 03.11.292, 03.11.293, 03.11.294, 03.11.295, 03.11.296, 03.11.297, 03.11.298, 03.11.299, 03.11.300, 03.11.301, 03.11.302, 03.11.303, 03.11.304, 03.11.305, 03.11.306, 03.11.307, 03.11.308, 03.11.309, 03.11.310, 03.11.311, 03.11.312, 03.11.313, 03.11.314, 03.11.315, 03.11.316, 03.11.317, 03.11.318, 03.11.319, 03.11.320, 03.11.321, 03.11.322, 03.11.323, 03.11.324, 03.11.325, 03.11.326, 03.11.327, 03.11.328, 03.11.329, 03.11.330, 03.11.331, 03.11.332, 03.11.333, 03.11.334, 03.11.335, 03.11.336, 03.11.337, 03.11.338, 03.11.339, 03.11.340, 03.11.341, 03.11.342, 03.11.343, 03.11.344, 03.11.345, 03.11.346, 03.11.347, 03.11.348, 03.11.349, 03.11.350, 03.11.351, 03.11.352, 03.11.353, 03.11.354, 03.11.355, 03.11.356, 03.11.357, 03.11.358, 03.11.359, 03.11.360, 03.11.361, 03.11.362, 03.11.363, 03.11.364, 03.11.365, 03.11.366, 03.11

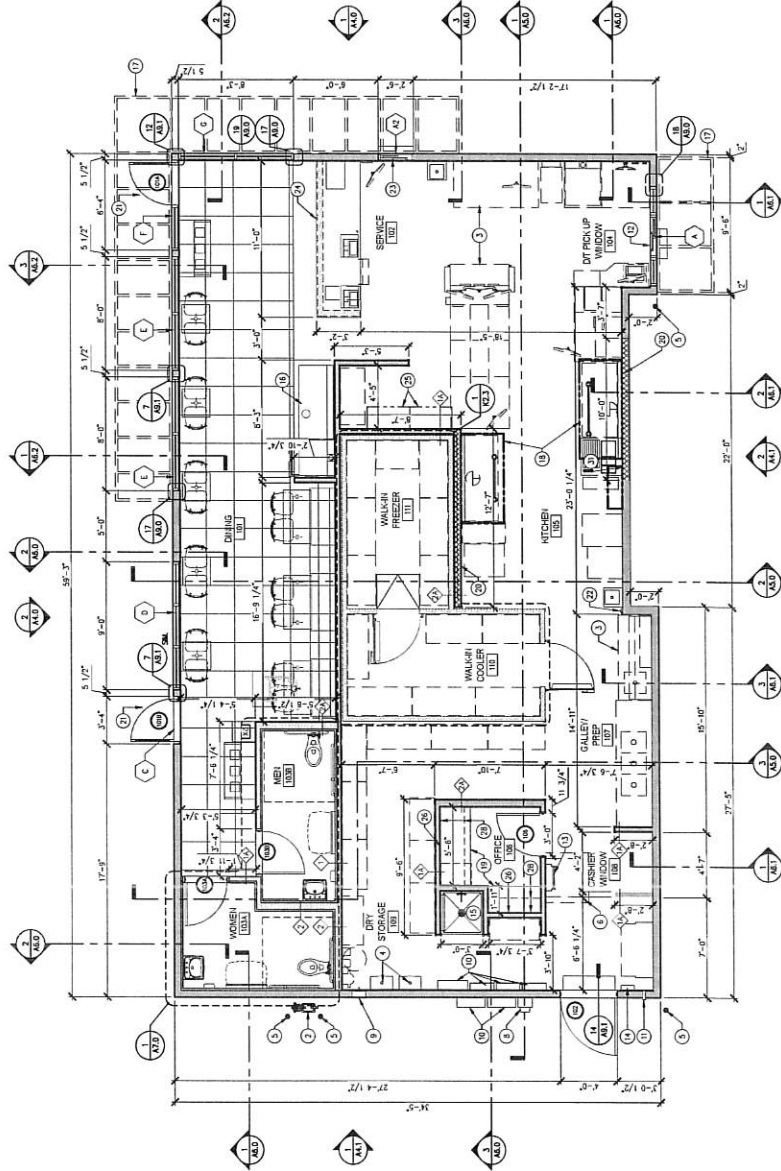
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(NOT ALL WALL TYPES MAY BE USED.)

- ALL INTERIOR WALLS SHALL BE 7/8" WOOD STUDS AT 16" O.C. WITH MIN. 1/2" INT. LATH INSULATION & 5/8" WATER RESISTANT CPYSLM BOARD ON THE INTERIOR FACE U.O.N. BELOW. SEE STRUCTURAL DRAWINGS FOR EXTERIOR SHEARING.
- ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" WATER RESISTANT CPYSLM BOARD ON BOTH SIDES. U.O.N. BELOW.
- FOR TYPICAL SUBSTRATE AT WALL BASE, SEE SET 2/8/0.

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ALL DISCLOSURES CUMULATIVE. IN CASE OF SUBSTRATE, UNLESS OTHERWISE NOTED OFF GENERAL NOTICES.





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	FINGER TAPS, SEE FINGER SCHEDULES PM 04 5-CT
	VIDEO MONITORING, SEE 8. & 10/5.0.0 FOR MONITORING SCHEDULES AND 10-SEE SCHEDULES FOR SPECIFICATIONS
	TEXT LOCATION OF "TEXT" TEXT
	CEILING MOUNTED OCCUPANCY SENSOR, SEE ELECTRICAL DRAWINGS
	SECURITY CAMERA, PROVIDED & INSTALLED BY AB SECURITY CONTRACTOR
	SECURITY MONITOR, PROVIDED & INSTALLED BY AB SECURITY CONTRACTOR, TYP. SEE 8. & 10/5.0.0 FOR SCHEDULES
	SEE SECURITY DRAWINGS
	USE OF 360° EQUIPMENT BELOW PROVIDE BIDDING FOR ATTACHMENT
	USE OF WALLY BULLDOZER PING TO ROOF STRUCTURE WORK AT ROOF SHEETING DRIVING STUDS

REFLECTED CEILING PLAN

SCALE: 1/4" = 1' - 0"

SIDE ELEVATION

----- LED ROPE LIGHT FACE MOUNTED BY JIB VENDOR. SEE EXTERIOR ELEVATIONS, DETAILS, & ELECTRICAL DWGS.

----- LED ROPE LIGHT IN COPING CONE BY JIB VENDOR. SEE EXTERIOR ELEVATIONS, DETAILS, & ELECTRICAL DWGS.

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DATES	RELEASE: FEBRUARY 2021
P.M. UPDATES:	
SUBMITTAL DATE:	
1.	
2.	
3.	
DDO:	
CONSTRUCTION:	
REVISIONS	

A4.0



2025 Jack in the Box Inc.

DATES	
RELEASE:	FEBRUARY 2025
M. UPDATES:	
EMITTAL DATE:	
1:	
2:	
3:	
4:	
INSTRUCTION:	
REVISIONS	



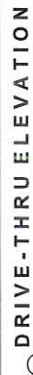
DALLAS, TEXAS 75201
OFFICE: 214.799.1755



SITE INFORMATION
LOG TYPE: MK12C_SM
J1335
ADDRESS:
773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062
DRAWN BY: NAME
PROJECT #:

EXTERIOR
ELEVATIONS
MK12C_SM

A4.1



SCALE: 1/4" = 1' - 0"

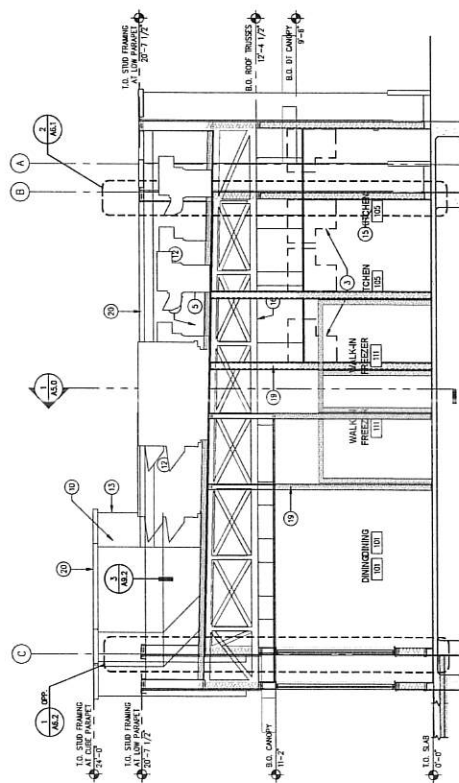


ALL LUMBER IN DIRECT CONTACT W/ CONCRETE, CMU, & METAL ARE TO BE PRESSURE TREATED.

KEYNOTES

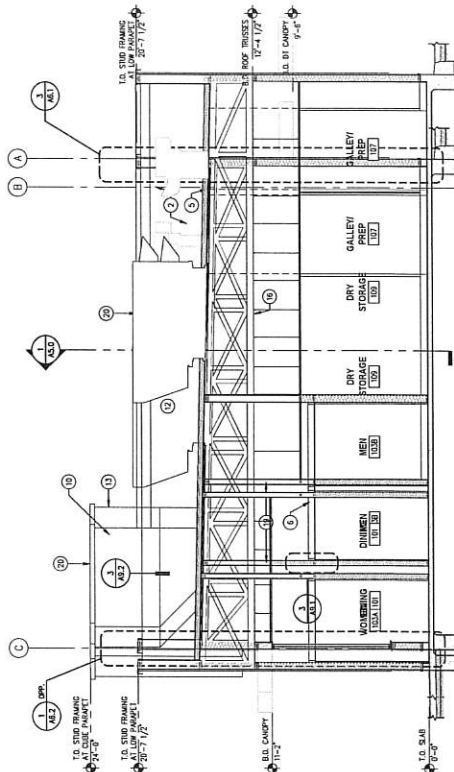
- BUILDING SECTION

1



BUILDING SECTION

(2)



BUILDING SECTION

(3)

SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-799-1755



LOG TYPE: MK12C_SM

773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

PROJECT #:	DATE:
PROJECT #:	DATE:

BUILDING
SECTIONS

A5.0



in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
© 2025 Jack in the Box Inc.

DATE	DESCRIPTION
RELEASE: FEBRUARY 2025	P.A. UPDATES
SUBMITTAL DATE:	1:
	2:
	3:
REVISIONS	
CONSTRUCTION	

VIZUAL
ARCHITECT
400 N. SAINT PAUL STREET
DALLAS, TEXAS 75201
OFFICE: 214.788-1755

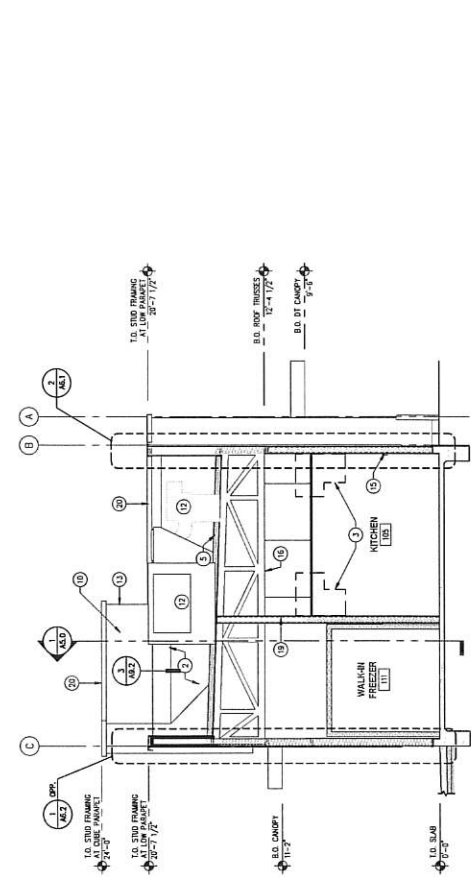


SITE INFORMATION
BLDG TYPE: MK12C-SM
JOB #: J1335
ADDRESS: 4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84602
DRAWN BY: NAME
PROJECT #
SCALE: AS NOTED

BUILDING SECTIONS
MK12C-SM
A5.0

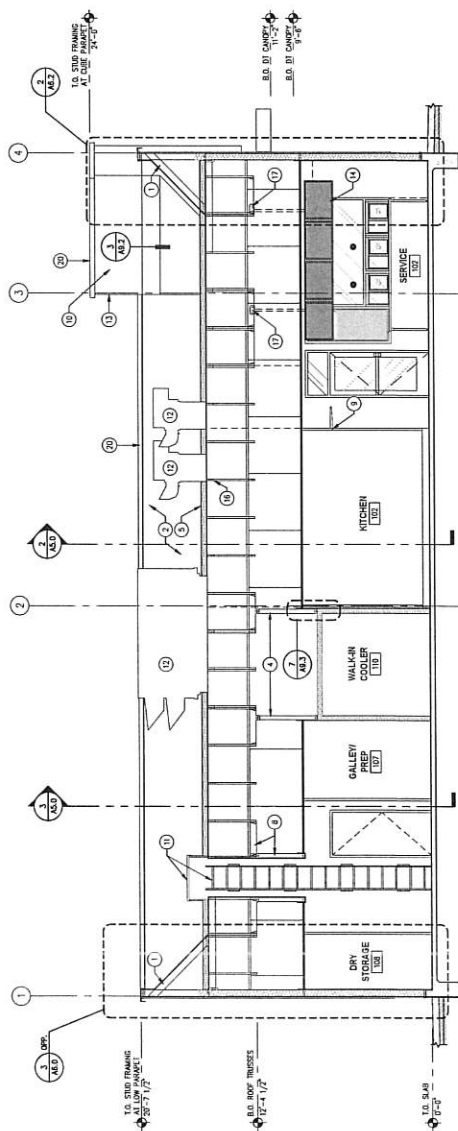
GENERAL SECTION NOTES

- A. G.C. TO REVIEW ALL DRAWINGS & INFORM THE ARCHITECT IF THERE ARE CONFLICTS.
 - B. ALL STRUCTURAL FRAMING, ROOFING, ROOFING, ETC., SHOWN ON THESE DRAWINGS ARE TO BE CONSIDERED AS MINIMUM REQUIREMENTS.
 - C. **INFORMATION ON STRUCTURAL DRAWINGS ARE TO TAKE PRECEDENCE.**
 - D. SEE A5 SERIES & STRUCTURAL DRAWINGS FOR SLOPE OF ROOF & G.C.-BUILT FRAMING. METAL ROOFING MEMBRANE AS SPECIFIED ON SPECIFICATIONS SHEETS.
 - E. G.C. TO PROVIDE MINIMUM 2" (OR 3" IN BLOCKING BETWEEN STUDS FOR SIGNAGE) CONCRETE BLOCKS TO BE SET IN CONCRETE SLAB WITH 1" MINIMUM SPACING. CONCRETE BLOCKS TO BE SET IN CONCRETE SLAB WITH 1" MINIMUM SPACING. CONCRETE BLOCKS TO BE SET IN CONCRETE SLAB WITH 1" MINIMUM SPACING.
 - F. ALL LUMBER IN DIRECT CONTACT W/ CONCRETE, CHAL. & METAL ARE TO BE EXTERIOR GRADE.
 - G. FULL DEPTH FIRE BLOCKING TO BE PROVIDED AT 16'-0" VERTICAL INTERVALS AT ALL EXTERIOR WALLS.
 - H. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
 - I. PROVIDE MINIMUM 1/2" INSULATION TO MEET THE MINIMUM INSULATION VALUE AS NOTED ON A5 & A5 SERIES SHEETS.
- KEYNOTES**
- NOT ALL KEYNOTES WILL BE USED. REFER TO SECTION DWGS.
 - 2" PARAPET FRAMING, SEE STRUCTURAL DRAWINGS.
 - CONTINUOUS ROOF MEMBRANE, SEE SPECIFICATIONS.
 - OUTLINE OF ROOF, SEE ROOF & ROOF DRAWINGS.
 - 2" MINIMUM SPACING OF GROUND/PIERRED BOX TO BOTTOM OF ROOF TRUSSES, SEE DETAIL A2A33.
 - ROOF MEMBRANE OVER 5/8" PLYWOOD SHEATHING ON ROOF INSULATION TO MEET LOCAL ENERGY REQUIREMENTS. SEE WALL SECTIONS.
 - 2X6 CEILING JOISTS @ 24" O.C. SEE DETAIL A2A33.
 - 2" MIN. INSULATION.
 - 2" MIN. FRAMING AT BRISCAU ATTACHED TO 2X6 LAGGED FRAMING @ 24" O.C. ABOVE. ATTACH LAGGED FRAMING TO BOTTOM CHORD OF TRUSSES W/ METAL JOIST HANGERS, SEE DETAIL A2A33.
 - PROVIDE 2X6 BLOCKING FOR STUDS ATTACHMENT. SEE KEYNOTE DRAWINGS.
 - CEILING ACCESS HATCH & LADDER.
 - ROOF ACCESS HATCH & LADDER.
 - OUTLINE OF ROOF TOP COMPONENT, SEE ROOF PLAN & MECHANICAL DRAWINGS.
 - 2" MIN. FRAMING AT BRISCAU ATTACHED TO 2X6 LAGGED FRAMING @ 24" O.C. ABOVE. ATTACH LAGGED FRAMING TO BOTTOM CHORD OF TRUSSES W/ METAL JOIST HANGERS, SEE DETAIL A2A33.
 - ELECTRONIC MENU BOARD.
 - ANGLE PULL STATION, SEE ROOF DRAWINGS.
 - 2" WOOD TRUSSES PER PLAN, SEE STRUCTURAL DRAWINGS.
 - WOOD BLOCKING FOR CEILING JOIST ATTACHMENT. SEE KEYNOTE DRAWINGS.
 - WALL-UP ORDER WINDOW WITH INTEGRAL COUNTER, SEE A5.1.
 - CONTINUOUS 2" WALL FRAMING TO UNDERSIDE OF ROOF DECK.
 - METAL PARAPET CAP, SEE WALL SECTION & EXTERIOR ELEVATIONS FOR FINISH.



BUILDING SECTION

SCALE: 1/4"=1'-0"



BUILDING SECTION

SCALE: 1/4"=1'-0"



937 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92133
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RELEASE: FEBRUARY 2025

P.M. UPDATES:

SUBMITTAL DATE:

1:

2:

3:

NO.

CONSTRUCTION

REVISIONS

VIZUAL

400 N. SAN ANTONIO STREET

DALLAS, TEXAS 75201

OFFICE 214-752-1755

DATE: 02/01/2025

PROJECT: 214-752-1755

DESIGNER: [Signature]

CHECKER: [Signature]

DATE: 02/01/2025

PROJECT: 214-752-1755

DESIGNER: [Signature]

CHECKER: [Signature]

DATE: 02/01/2025

PROJECT: 214-752-1755

DESIGNER: [Signature]

CHECKER: [Signature]

DATE: 02/01/2025

PROJECT: 214-752-1755

DESIGNER: [Signature]

CHECKER: [Signature]

DATE: 02/01/2025

PROJECT: 214-752-1755

DESIGNER: [Signature]

CHECKER: [Signature]

DATE: 02/01/2025

PROJECT: 214-752-1755

DESIGNER: [Signature]

CHECKER: [Signature]

WALL

SECTIONS

MKT2C.SM

A6.0

SCALE: AS NOTED

PROJECT #

DATE

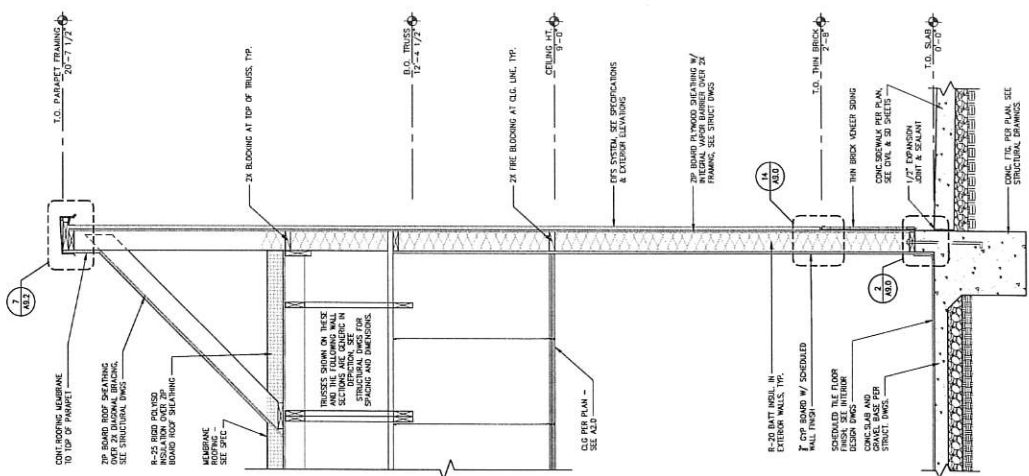
BY

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DATE

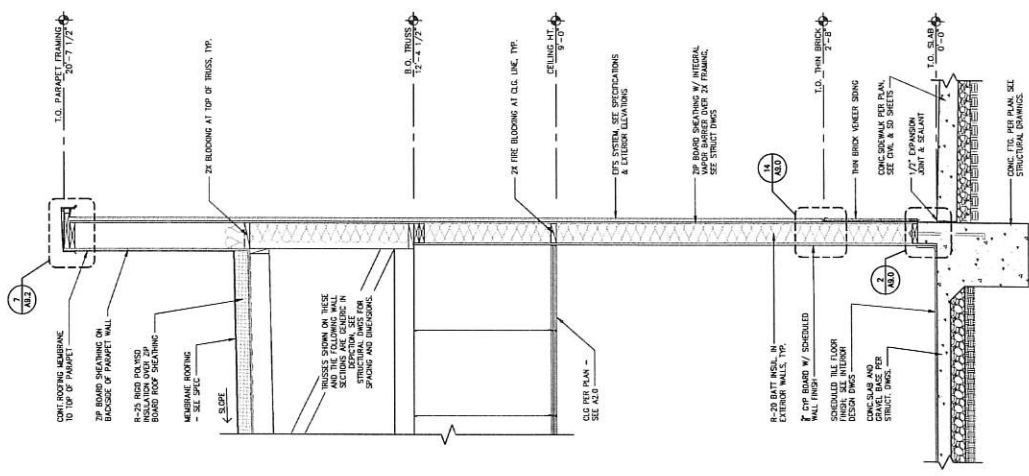
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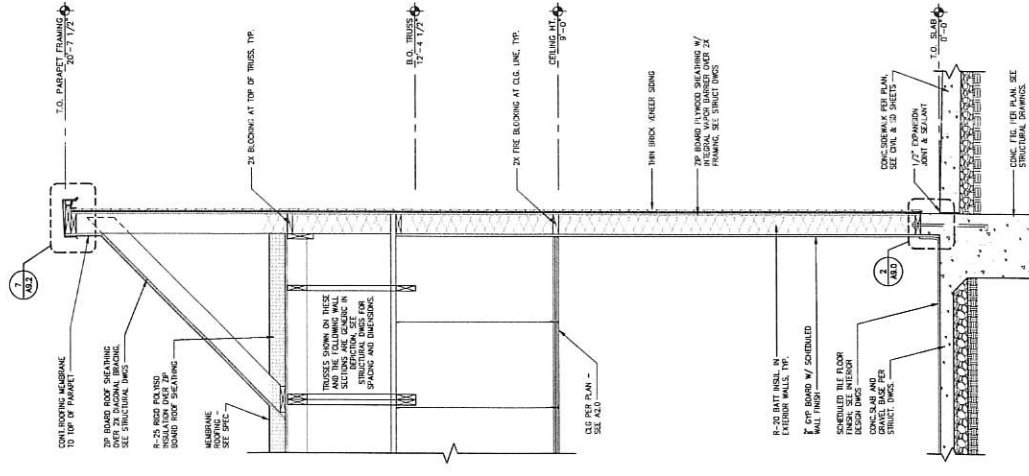
3/4" = 1'-0"

3 WALL SECTION AT REAR



3/4" = 1'-0"

2 WALL SECTION AT UPPER PARAPET CEMENT PLASTER (NON-DOT SIDE)



3/4" = 1'-0"

1 WALL SECTION AT FRONT REAR



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SAN DIEGO, CA 92123
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DATE: FEBRUARY 2022
P.L. UPDATE:
SUBMITTAL DATE:
1:
2:
3:
REV:
CONSTRUCTION:

REVISIONS

400 N. SANTA FE AVE
DALLAS, TEXAS 75201
OFFICE 214-752-1755

400 N. SANTA FE AVE
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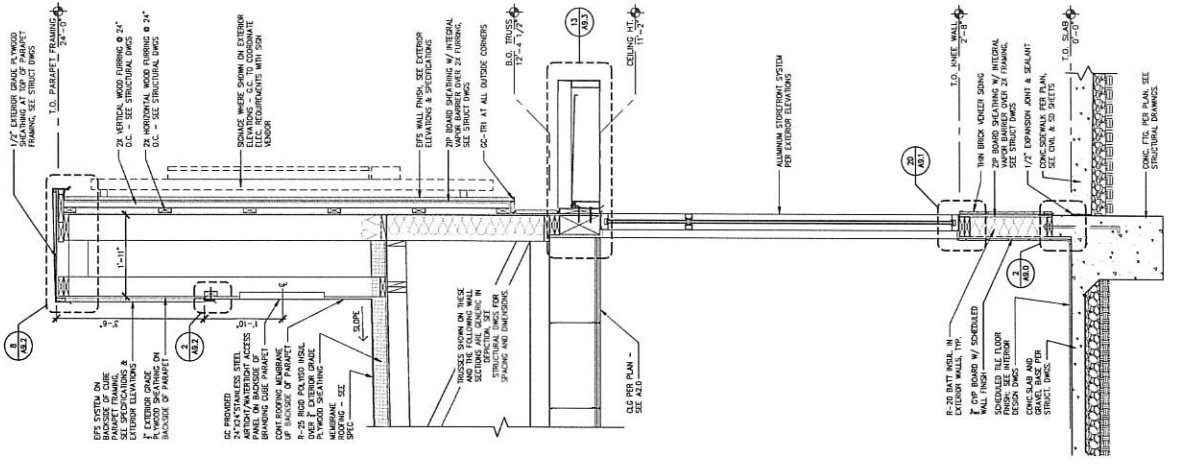
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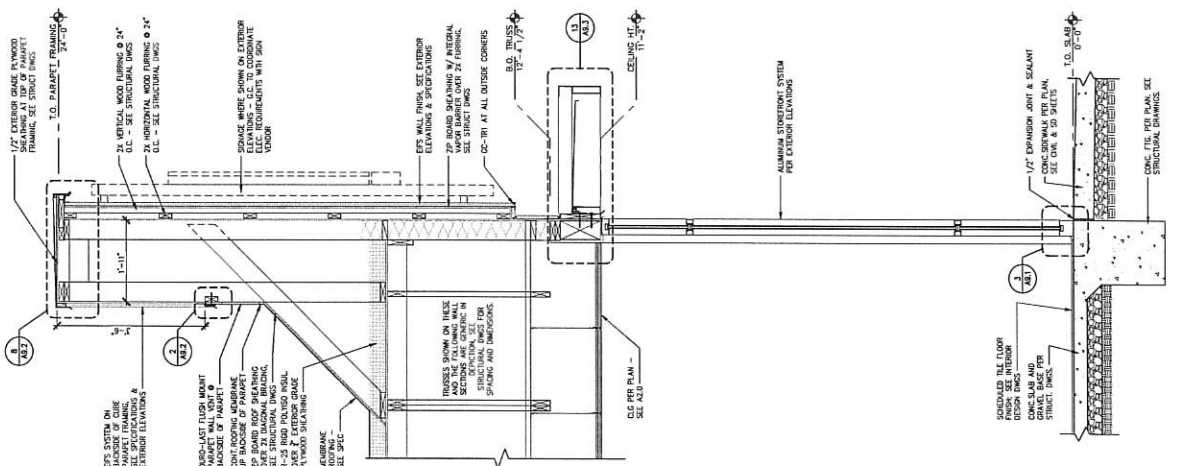
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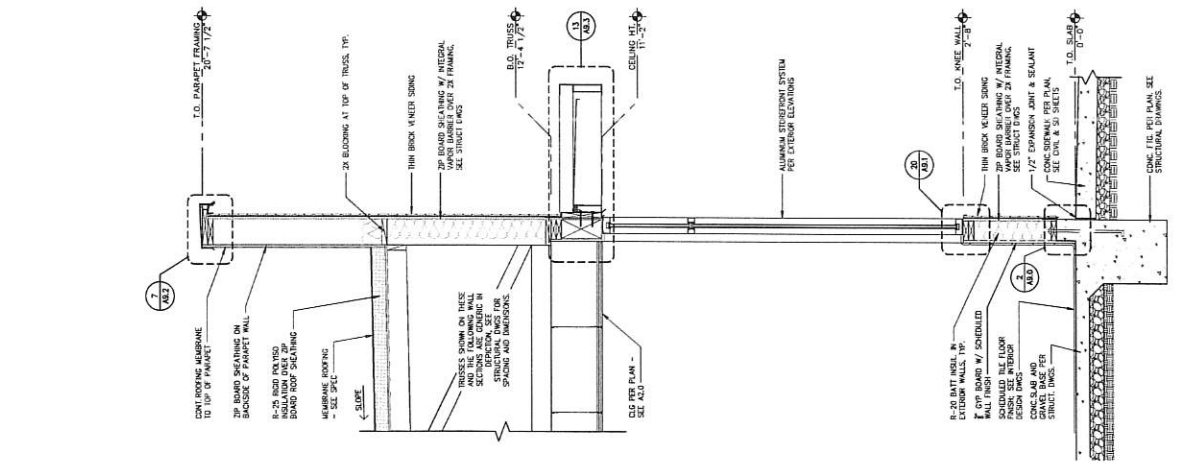
400 N. SANTA FE AVE
DALLAS, TEXAS 75201
OFFICE 214-752-1755



3 WALL SECTION AT JIB CUBE (NON-DRIVE THRU SIDE)



2 WALL SECTION AT JIB CUBE (FRONT)



1 WALL SECTION AT NON-DRIVE THRU SIDE STOREFRONT

DATES	
RELEASE:	FEBRUARY 2025
P.M. UPDATES:	
SUBMITTAL DATE:	
1:	
2:	
3:	
BID:	
CONSTRUCTION:	

REVISIONS

VIZUAL
ARCHITECTURE
100 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201



SITE INFORMATION

BUILDG TYPE: MK12C_SM

UNIT # : J1335

ADDRESS:
1773 W. CEDAR HILLS DRIVE

DRAWN BY: NAME _____
PROJECT #: _____
SCALE: AS NOTED

RESTROOM PLAN &
INT ELEVATIONS
MK12C SM

A7.0

ACCESSIBILITY NOTES (cont.)

- [illegible]

GENERAL NOTES

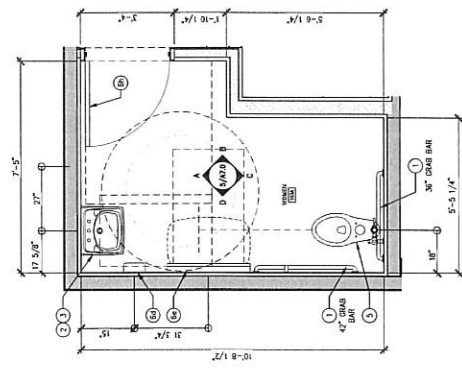
- A. FOR ADDITIONAL ACCESSIBILITY INFORMATION SEE D SHEETS.
- B. PROVIDE 1" SOUND INSULATION AS REQUIRED FOR PERFORMANCE OF ALL GYM BASE RESTROOMS.
- C. PROVIDE 75% SOUND INSULATION AS REQUIRED FOR PERFORMANCE OF ALL GYM BASE RESTROOMS ON THIS SHEET, FOR INTERIOR AND ACCESSIBLE REINFORCED GLASS LOCATIONS.
- D. ALL DIMENSIONS SHOWN ON DETAIL 7/10.0 AND INTERIOR ELEVATIONS, THIS SHEET ARE:
 - 1. FROM FINISH OF INTERIOR SURFACE TO FINISH OF INTERIOR SURFACE.
 - 2. FROM FACE OF PARTITION TO FACE OF GLASS OR GLASS CASE.
 - 3. FROM CENTERLINE OF PARTITION TO FACE OF GLASS OR GLASS CASE.
- E. DIMENSIONS SHOWN TO ACCESSIBLE REINFORCE ARE DIMENSIONED ON PROJECT SPOILED REINFORCEMENT DETAIL 7/10.0. PROVIDE REINFORCEMENT OF REINFORCED GLASS TO OBTAIN MINIMUM CLEARANCES.
- F. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURE SPECIFICATIONS AND FOR EXPOSED PIPE PROTECTION OVER HAND LAUNDRIES.
- G. USE INTERIOR COLOR AND MATERIALS SCHEDULE SHEET TABS 6.01 & 6.02.
- H. RESTROOMS SHALL COMPLY WITH ACCESSIBILITY CODE AS ADOPTED FOR JURISDICTION.

ACCESSIBILITY NOTES

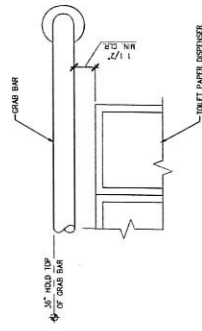
- [illegible]

ENLARGED WOMENS RESTROOM PLAN

SCALE: 1/2" = 1' - 0"

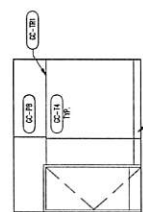


2 ENLARGED WOMENS RESTROOM ELEVATIONS

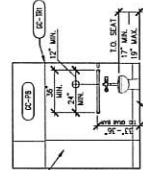


3 TOILET PAPER DISPENSER

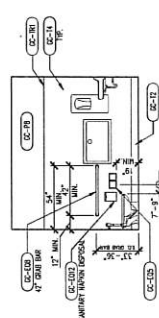
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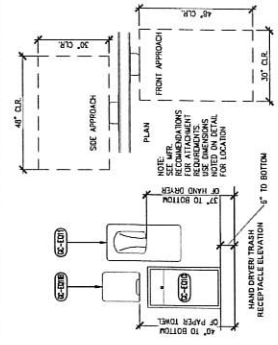


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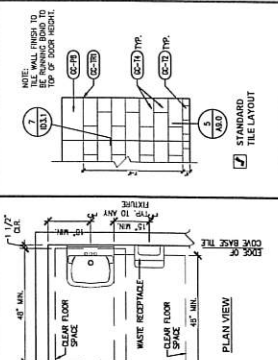


©





5 HAND DRYER AND WASTE RECEPTACLE

 $\gamma/4^\circ = \gamma' - 0^\circ$  $1/2^{\circ} = 1'-0''$



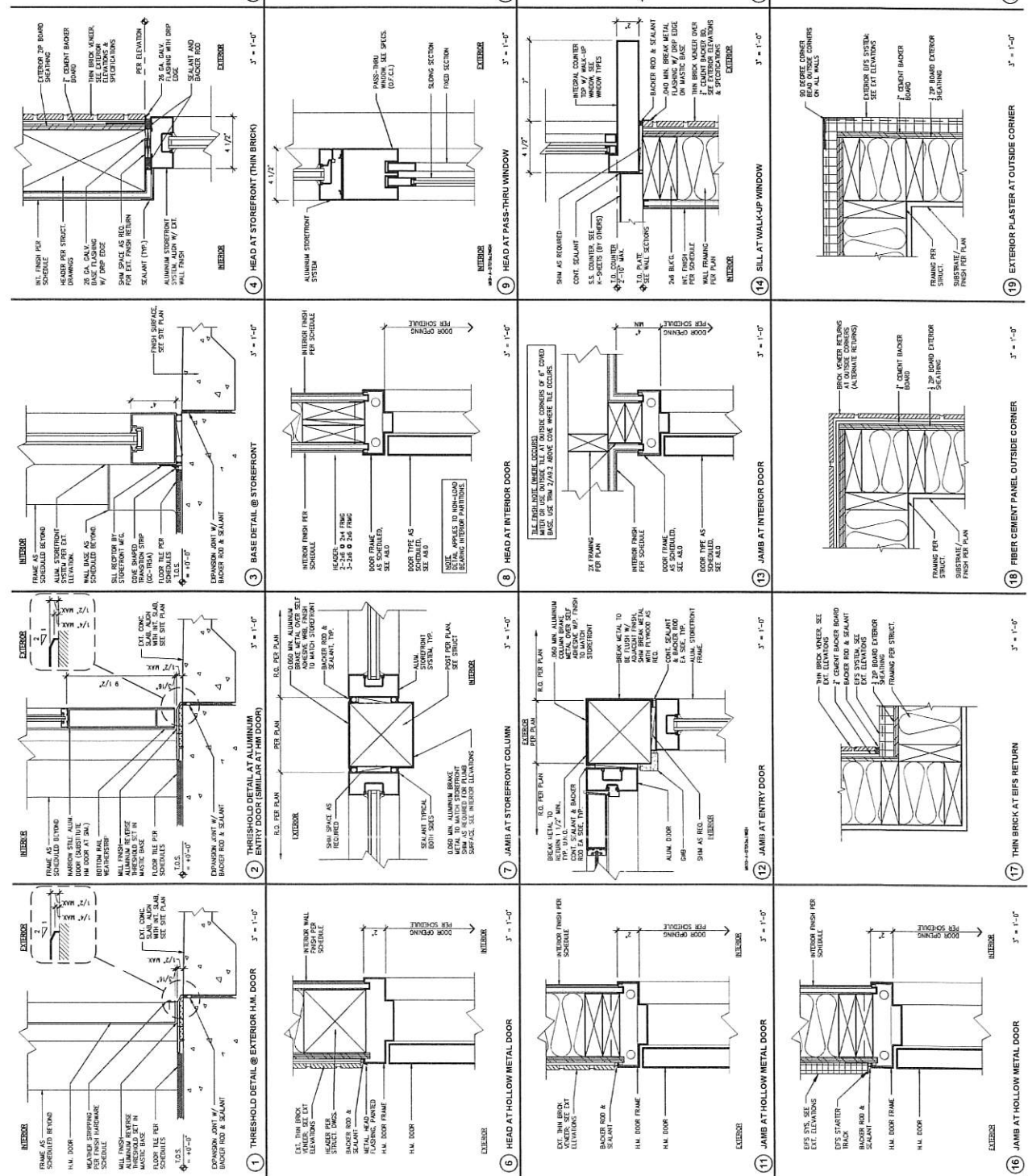
In the box
8502 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
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DATES
RELEASE: FEBRUARY 2025
P.M. UPDATES:
SUBMITTAL DATE:
1:
2:
3:

REVISIONS
CONSTRUCTION:
1:
2:
3:

NOTES
1. ALL DIMENSIONS SHOWN ON THIS SHEET ARE IN FEET AND INCHES. FRACTIONS SHALL BE SHOWN AS 1/2, 1/4, 3/8, 1/8, 5/16, 3/16, 1/16, 1/32, 1/64, 1/128, 1/256, 1/512, 1/1024, 1/2048, 1/4096, 1/8192, 1/16384, 1/32768, 1/65536, 1/131072, 1/262144, 1/524288, 1/1048576, 1/2097152, 1/4194304, 1/8388608, 1/16777216, 1/33554432, 1/67108864, 1/134217728, 1/268435456, 1/536870912, 1/1073741824, 1/2147483648, 1/4294967296, 1/8589934592, 1/17179869184, 1/34359738368, 1/68719476736, 1/137438953472, 1/274877906944, 1/549755813888, 1/1099511627776, 1/2199023255552, 1/4398046511104, 1/8796093022208, 1/17592186044416, 1/35184372088832, 1/70368744177664, 1/140737488355328, 1/281474976710656, 1/562949953421312, 1/1125899906842624, 1/2251799813685248, 1/4503599627370496, 1/9007199254740992, 1/18014398509481984, 1/36028797018963968, 1/72057594037927936, 1/144115188075855872, 1/288230376151711744, 1/576460752303423488, 1/1152921504606846976, 1/2305843009213693952, 1/4611686018427387904, 1/9223372036854775808, 1/18446744073709551616, 1/36893488147419103232, 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ROOF DRAIN DOWNSPOUT TERMINATION @ GRADE

ROOF DRAIN DOWNSPOUT CONNECTION TO STORM

JOIST AT WALL FOR GYP. CEILING

INTERIOR ROOF LADDER DETAIL

INTERIOR ROOF LADDER DETAIL

☐

1

SUSPENDED CEILING PER PLAN

ALUM FLASHING - ATTACH TO PLYMO
w/ TERMINATION BAR AND
WEATHERFLASHING - SEE SPEC

ZIP BOARD PLYWOOD SHEATHING ON
BACK OF PARAPET FRAMING

NEW LIDS & PAINT METAL RETURN
- SEE EXT ELEVATIONS

Series 44 320



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DATES	
RELEASE:	FEBRUARY 2025
W. UPDATES:	
INITIAL DATE:	
1:	
2:	
3:	
4:	
INSTRUCTION:	

REVISIONS

VIZUAL
ARCHITECTURE

300 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-799-1755



5/30/2025

SITE INFORMATION

LOG TYPE: MK12C_SM

I #: J1335

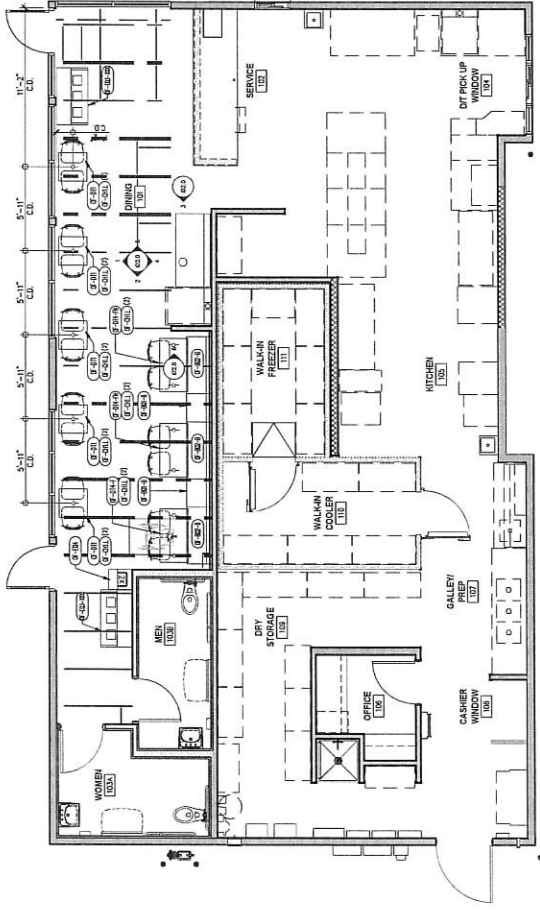
DRESS:

773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

NAME BY: NAME

PROJECT # _____

FURNITURE
PLAN
MK12C_SM
ID1.0



FURNITURE PLAN



GENERAL NOTES

- INSTALL FLOORING AS PER MANUFACTURER'S INSTRUCTIONS. SEE DETAIL SHEETS FOR MORE INFORMATION. FLOORING CONTRACTOR TO VERIFY THAT WATER DOES NOT ACCUMULATE ON SURFACE. FLOORING CONTRACTOR IS TO VERIFY THAT SAN DOES NOT HAVE WATER PRIOR TO SETTING. FLOOR FINISHING WILL NOT BE ACCESSED AFTER FINISH IS INSTALLED.
- VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL FINISHES PRIOR TO INSTALLATION.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES BEFORE ORDERING OR INSTALLING FLOORING MATERIAL.
- ALL GROUT SHALL BE SEALED.
- REFER TO INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR SANITARY COVE BASE COLOR.
- CONTRACTOR SHALL ORDER & INSTALL FLOORING MATERIAL. IT MARKED AS SHOWN HERE IN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO ORDERING. STOCK AND LEFT FOR SINKS AT UNIT LOCATION.
- SEE FINISH SCHEDULE ON SHEET A50 & ON SERIES FOR INFORMATION ON INTERIOR FINISHES. ALL INTERIOR FINISHES DESIGNED BY (E-33).

KEYNOTES

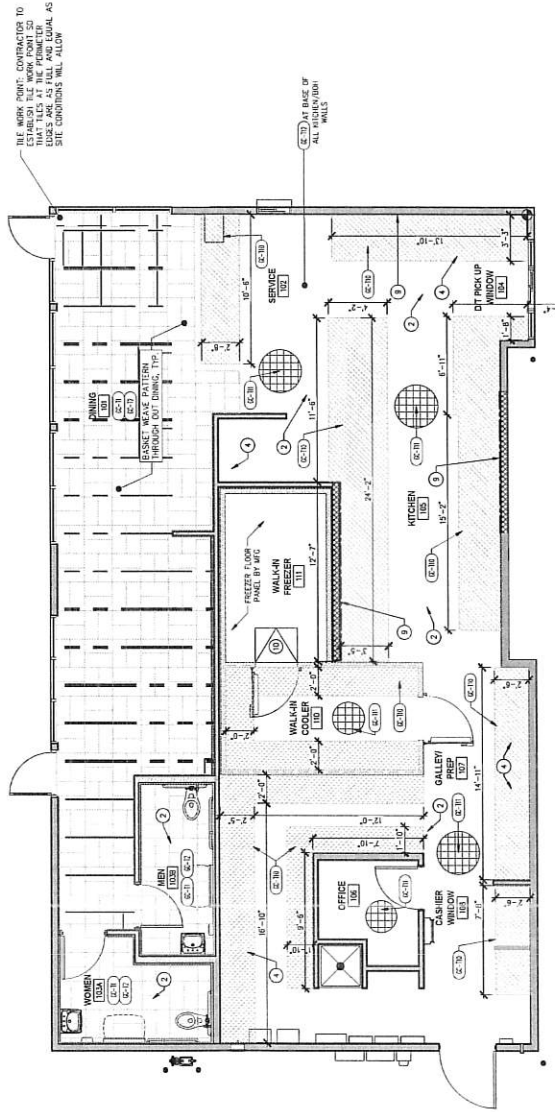
- FLOOR SINK. SEE DETAIL 10/AB/0 & PLUMBING DRAWINGS FOR SPECIFICATION & LOCATION.
- FLOOR DRAIN. SEE PLUMBING DRAWINGS FOR SPECIFICATION & LOCATION.
- WIP SINK. INSTALL PRIOR TO FLOORING. SEE DETAIL 10/AB/0 & PLUMBING DRAWINGS FOR SPECIFICATION & LOCATION.
- FLOOR SINK & 1/2" DRAIN. SEE DETAIL 10/AB/0 & PLUMBING DRAWINGS FOR SPECIFICATION & LOCATION.
- SEE DETAIL 10/AB/0.
- ALUMINUM TRIPSHOLD. SEE DOOR HARDWARE SCHEDULE.
- SCOUTER COVE TRIM AT EXTERIOR WOOD FRAMED WALL. SEE 13/AB/0.
- NOT USED.
- SCOUTER COVE TRIM AT METAL STUD FRAMING (CROSSHATCH). SEE DETAIL 12/AB/0.
- INTERIOR BAMP & FREEZER FLOOR PANEL BY FREEZER/ COOLER MANUFACTURER.
- SCHEDULED WALL FINISH TO OVERLAP WALK-IN-BOX 5" MIN.

WALL FINISH LEGEND

- STAINLESS STEEL PANELS (E-32) FROM TILE COVE BACK TO 4" MIN. ABOVE FINISHED CEILING LINE.
- DC-TT-9 ACCT WALL

NOTES

- OTHER WALLS WOOD FINISH IS NOT INDICATED BY PANEL ARE TO RECEIVE WALL FINISH AS SCHEDULED. SEE "WOOD FINISH SCHEDULE" ON SHEET A10.
- DO NOT INSTALL FRP BEHIND STAINLESS STEEL PANELS.
- ALL WALLS SHOWN WITH ALTERNATE WALL TILE FINISH ARE TO HAVE CEMENT BACKER BOARD SUBSTRATE (E.G. OPTIMA WALL BOARD).



FINISH PLAN
SCALE: 1/4" = 1'-0"



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SAN DIEGO, CA 92123
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DATES	
RELEASE:	1/28/2025
P.M. UPDATE:	
SUBMITTAL DATE:	
1:	
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RD:	
CONSTRUCTION:	

REVISIONS	

VIZUAL
400 N. SAINT PAUL STREET
SUITE 410
DALLAS, TEXAS 75201
OFFICE 214-792-1755



SITE INFORMATION	
BLDG TYPE:	MARKET - SM
JB #:	01375
ADDRESS:	4772 W CEDAR HILLS DRIVE CEDAR HILLS, UT 84002
DRAWN BY:	NAME
PROJECT #:	
SCALE:	AS NOTED

FINISH PLAN
MK12C_SM
ID1.1



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DATES	
RELEASE:	FEBRUARY 2025
P.M. UPDATES:	
SUBMITTAL DATE:	
1:	
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ID:	
CONSTRUCTION:	

REVISIONS

VIZUAL
ARCHITECTURE
100 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-798-1755



5/30/2025

SITE INFORMATION

LOG TYPE: MK12C_SM

B #: J1335

DORISS:

7775 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME

PROJECT #

SCALE: AS NOTED

INTERIOR
ELEVATIONS

MK12C_SM

IP2.0

GENERAL NOTES

1. AREA UNDER SCHEDULE FOR SCHULTER STRIPS AT EDGE OF THE CONDITIONS AND TILE TRANSITIONS. ELEVATION DRAWINGS ARE FOR DESIGN INTENT ONLY AND ARE NOT EXHAUSTIVE IN CONSTRUCTION MEANS AND METHODS. IT IS THE RESPONSIBILITY OF THE GC TO CONFIRM THE CORRECT QUANTITY AND PLACEMENT OF SCHULTER STRIPS USED AND TILE TERMINATION TRANSITIONS.
2. AREA RECEIVED FOR WALL GRAPHIC TO RECEIVE GC-102-C SURROUND.

DINING ELEVATION

SCALE: 1/4" = 1'-0"

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② **DINING ELEVATION**
SCALE: 1/4" = 1' - 0"

1 ENTRY / DINING ELEVATION

SCALE: 1/4" = 1' - 0"

③ DINING ELEVATION SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

④ SERVICE ELEVATION/ RESTROOM

SCALE: 1/4" = 1' - 0"

5 **DINING/SERVICE COUNTER ELEVATION**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

6 **DINING ELEVATION**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

SCHEDULES
MK12C_SM
ID4-0

[illegible]

EQUIPMENT

[illegible]

OWNER FURNISHED SCHEDULE (ALL ITEMS NOTED ON THIS SCHEDULE TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE)

LEAD TIME

PRODUCT	MANUFACTURER	LEAD TIME
DOOR HARDWARE	LOCKET	10 DAYS
LAMINATE	WILSONART	10 DAYS
PAINT	SHERWIN WILLIAMS	5-7 DAYS
RESTROOM EQUIPMENT	ECOLAP / SIBC	-
	ESSITY	4 WEEKS
	NEWTON DISTRIBUTING	2-5 DAYS (3 WEEKS ON PANTRYWORKS)
	SENTRY ARMOR	2-3 DAYS
SUSPENDED CEILING TILE	ARMSTRONG	2 WEEKS
TILE	DATILE	-
SUSPENDED CEILING TILE	CROSSVILLE TILE	2 WEEKS
TIRM	SCHULER	5-7 DAYS
WALL WALL COVERING	ACQUINUM TEXTILES & WALLCOVERING	4 WEEKS
WALL GUARD	RIPPIO	7 DAYS
WALL PANEL	MARLITE	3-6 WEEKS
	PARSLAM	4 WEEKS
KITCHEN EQUIPMENT CONSULTANTS	KCHN-K INTERNATIONAL JUST ABOUT COMMERCIAL KITCHENS, INC.	6-8 WEEKS
	WASSERSTROM	-
LIGHTING	VILLA LIGHTING	3 WEEKS
OPERATOR PLAQUE	COLD MEDALLION AWARDS	2-3 DAYS
SIGNAGE	NATIONAL SIGN SYSTEM	-
SMALLWARES	SIGHTLINE ELECTRICAL ADVERTISING, INC.	-
	JACK IN THE BOX	-

GENERAL NOTES

- A. JACK IN THE BOX HAS ESTABLISHED AN ACCOUNT PRICING WITH DUCATI, HARLEY-DAVIDSON, HONDA, KAWASAKI, MAZDA, MITSUBISHI, NISSAN, SUBARU, SUZUKI, TOYOTA, VOLVO, AND YAMAHA. IN ORDER FOR THE CONTRACTOR TO TAKE ADVANTAGE OF THIS PRICING, THEY MUST INVOYCE THE NATIONAL ACCOUNT ACCOUNT NUMBERS THAT THE MATERIALS WERE CHARGED AGAINST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INVOICES TO BE PREPARED FOR THE JOB & SET "CONTACTS".
- B. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES AND RETUNE BEFORE ORDERING.
- C. ANYTIME A CUSTOMER PAYS FROM A CHECK, THE CONTRACTOR SHALL DEPOSIT THE CHECK IN A JACK IN THE BOX RESTAURANT WHEN PLACING AN ORDER. BE PREPARED TO PROVIDE THE JOB #, SET "CONTACTS", AND THE CUSTOMER'S NAME.
- D. ALL FLOORING TRANSACTIONS SHALL COMEY WITH A SALE, TRANSITION REQUIREMENTS.
- E. NO EQUIPMENT SUBSTITUTIONS ARE ALLOWED WITHOUT JACK IN THE BOX APPROVAL.
- F. HART FLOORING, TRANSDUCERS, A COMPANY MAY BE USED. REFER TO PLANT DETAILS & SPECIFICATIONS FOR ALL USED ITEMS.
- G. PAINT FORMULAS, TRANSDUCERS, A COMPANY MAY BE USED. REFER TO PLANT DETAILS & SPECIFICATIONS FOR ALL USED ITEMS.
- H. PAINT FORMULAS, TRANSDUCERS, A COMPANY MAY BE USED. REFER TO PLANT DETAILS & SPECIFICATIONS FOR ALL USED ITEMS.
- I. ALL FLOORING TRANSACTIONS SHALL COMEY WITH A SALE, TRANSITION REQUIREMENTS.
- J. CLEAR INTERVIEW, DUCATI & NISSAN ASSISTANT SALES TO BE APPLIED AT ALL JOINTS AT FIRM PANELS & TRIM BEHIND RETAILERS.

NOTE: SEE ID4.2 FOR LEAD TIMES.



In the box

9307 SPECTRUM CENTER BLVD
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Have a great day!
 This receipt is not valid for any other purpose.
 and may not be used for any other purpose.
 without the permission of Jack in the Box Inc.

DATES

RELEASE: FEBRUARY 2025

P.M. UPDATES:

SUBMITAL DATE:

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Jack in the box
 9375 SHERIDAN DRIVE, SUITE 100
 SAN DIEGO, CA 92123
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DATES
 RELEASE: FEBRUARY 2023
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REVISIONS

BID: _____

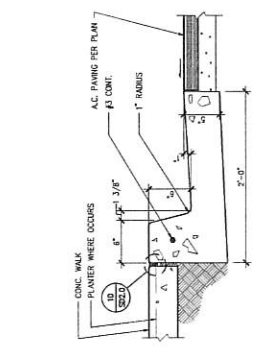
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 400 N. SAINT PAUL STREET
 DALLAS, TEXAS 75201
 OFFICE 214-759-1755

SEAL
 JEFFREY BOWERS
 No. 123456789
 State of Texas

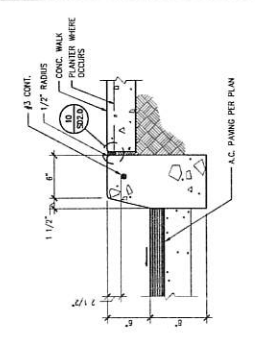
SITE INFORMATION
 BLDG TYPE: MK12C-SM
 JOB #: J1335
 ADDRESS: 4773 W CEDAR HILLS DRIVE
 CEDAR HILLS, UT 84062

DESIGN BY: NAME _____
 PROJECT #: AS NOTED
 SCALE: AS NOTED

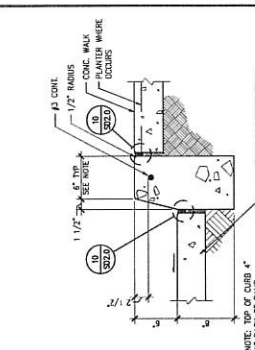
DETAILS
 MK12C SM
SD2.0



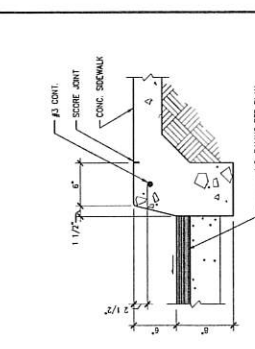
1 CONG. CURB AND GUTTER
 1 1/2" = 1'-0"



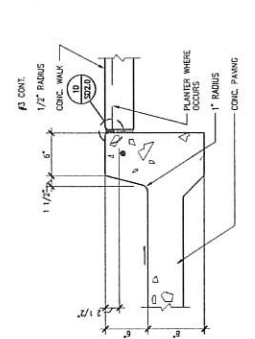
2 CONCRETE CURB AT ASPHALT DRIVE
 1 1/2" = 1'-0"



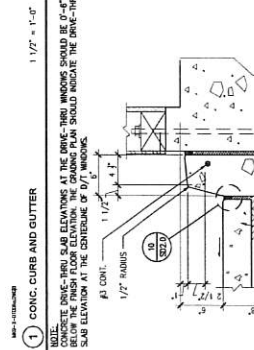
3 CONG. CURB AT CONCRETE DRIVE
 1 1/2" = 1'-0"



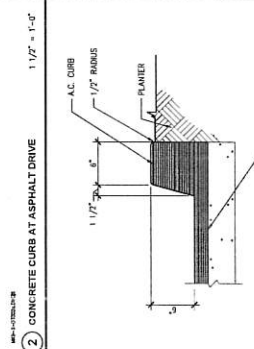
4 MONOLITHIC CONCRETE CURB & WALK
 1 1/2" = 1'-0"



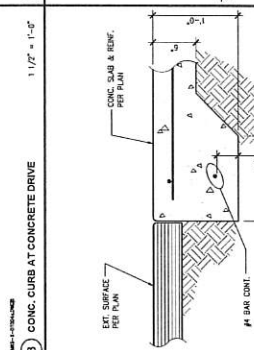
5 MONOLITHIC CONCRETE CURB AND PAVING
 1 1/2" = 1'-0"



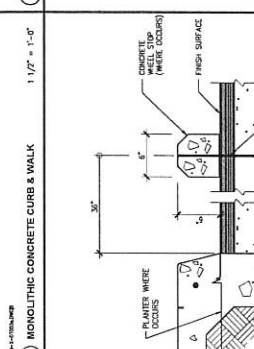
6 CONCRETE CURB ALONG BUILDING 1/2" = 1'-0"



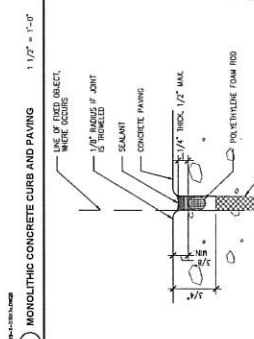
7 TYPICAL ASPHALT CURB
 1 1/2" = 1'-0"



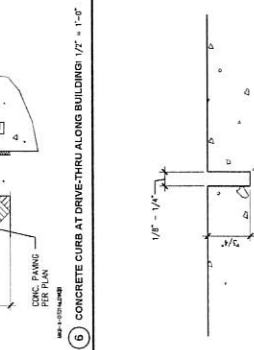
8 TYPICAL THICKENED SLAB DETAIL
 1 1/2" = 1'-0"



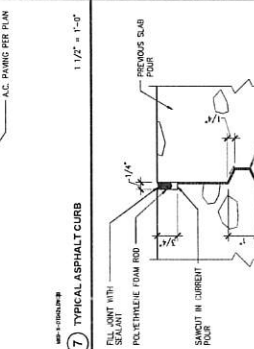
9 CONCRETE WHEEL STOP
 1 1/2" = 1'-0"



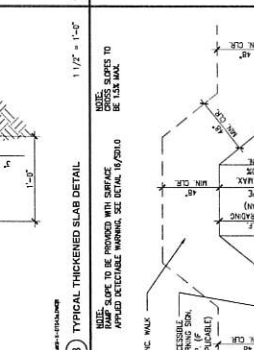
10 ISOLATION JOINT
 1 1/2" = 1'-0"



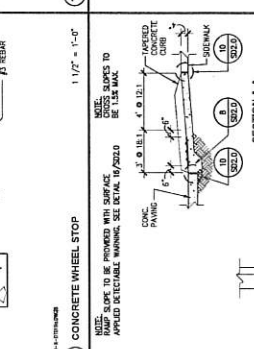
11 TYPICAL CONTROL JOINT (SAWCUT)
 FULL SCALE



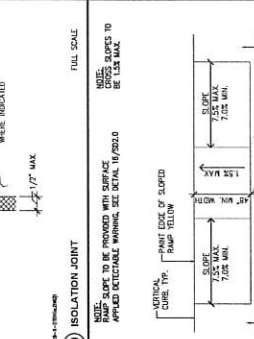
12 CONSTRUCTION JOINT
 1 1/2" = 1'-0"



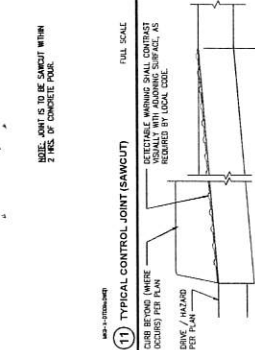
13 WINGED CURB RAMP
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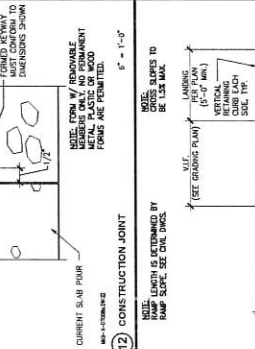
14 IN-LINE CURB RAMP
 1 1/2" = 1'-0"



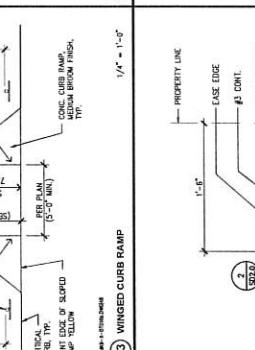
15 IN LINE CURB RAMP AT PARKING ACCESS
 1 1/2" = 1'-0"



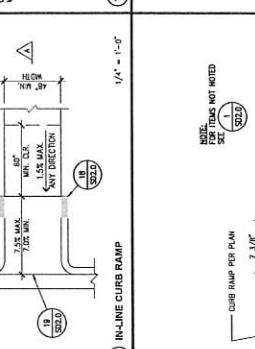
16 SURFACE APPLIED DETECTABLE WARNING
 1 1/2" = 1'-0"



17 DELIVERY RAMP
 1 1/2" = 1'-0"



18 TAPERED CONG. CURB
 1 1/2" = 1'-0"



19 CONCRETE CURB & GUTTER AT CURB RAMP
 N.T.S.



Jack In the Box
1937 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
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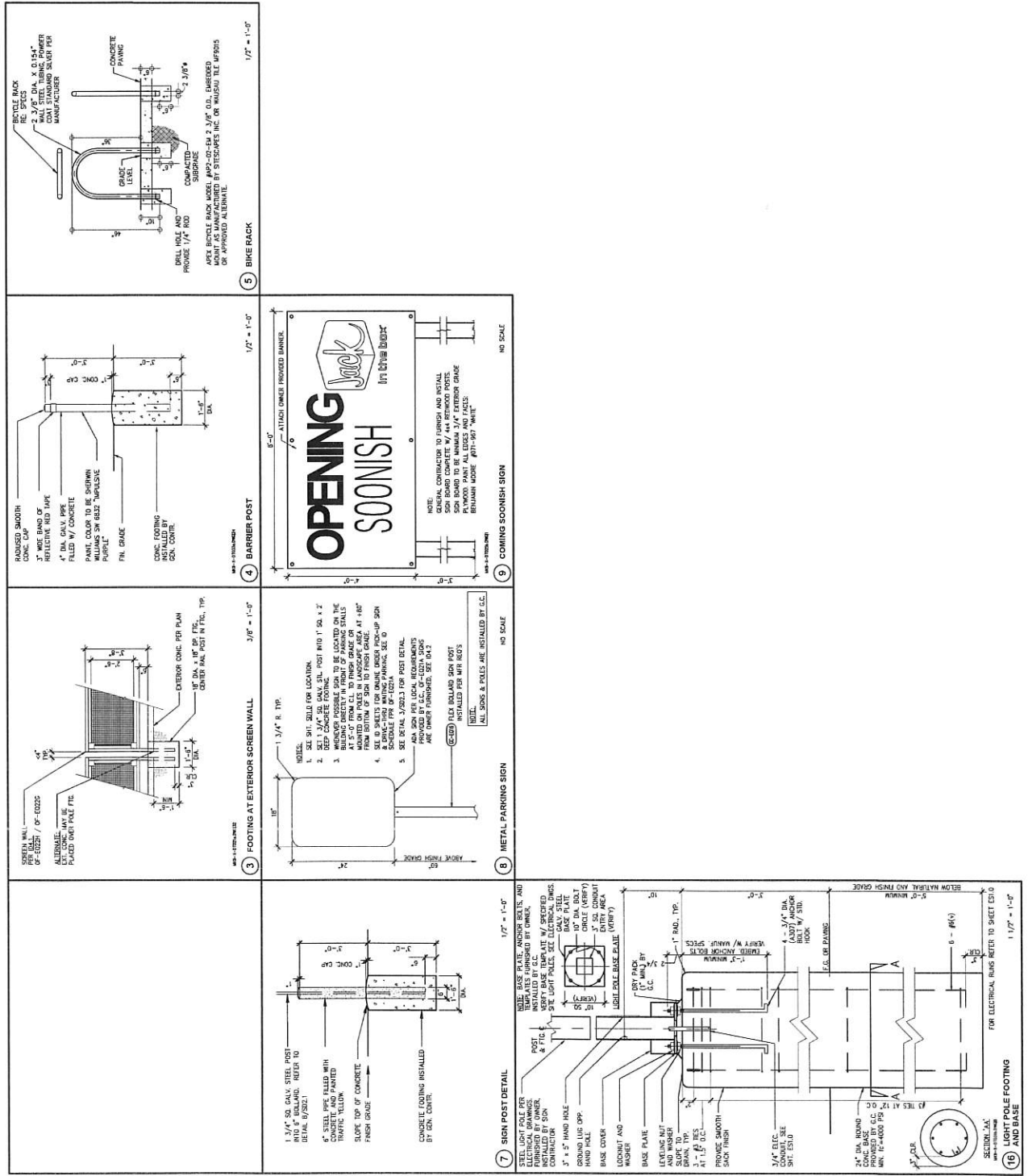
DATES
RELEASE: FEBRUARY 2025
P.M. UPDATE:
SUBMITTAL DATE:
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BID:
CONSTRUCTION:
REVISIONS:

VIZUAL ARCHITECT
400 N. SAINT PAUL STREET
DALLAS, TEXAS 75201
OFFICE 214-794-1755



SITE INFORMATION
BLDG TYPE: MK12C-SM
JOB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84602
DRAWN BY: NAME
PROJECT #: AS NOTED
SCALE:

DETAILS
MK12C-SM
SD2.1





In the box
1537 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92103
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DATES
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VAZUAL
ARCHITECTS
400 N. SANTA PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE 214-259-1755



SITE INFORMATION

BUILD TYPE: MKT2C-SM

JOB #: J0335

ADDRESS:

4773 W. CEDAR HILLS DRIVE

CEDAR HILLS, UT 84062

DRAWN BY: NAME

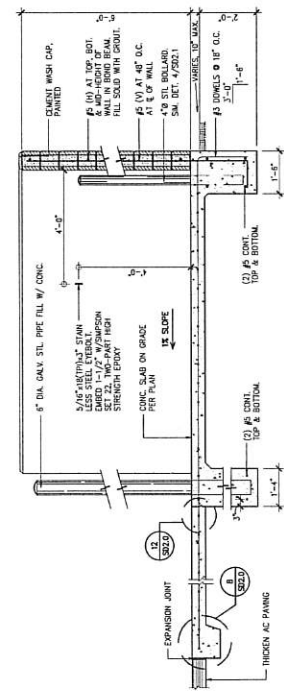
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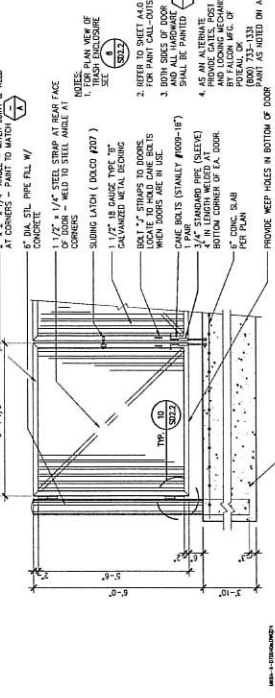
MK12C-SM

SD2.2



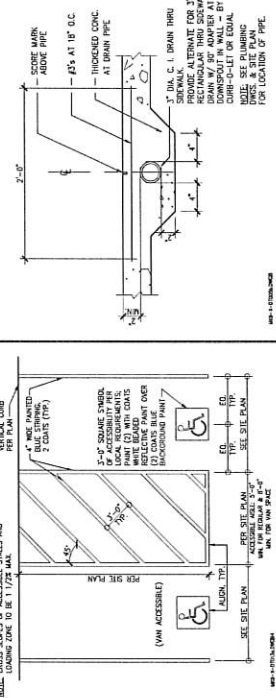
3 TRASH ENCLOSURE SECTION

5 ENCLOSURE PLAN



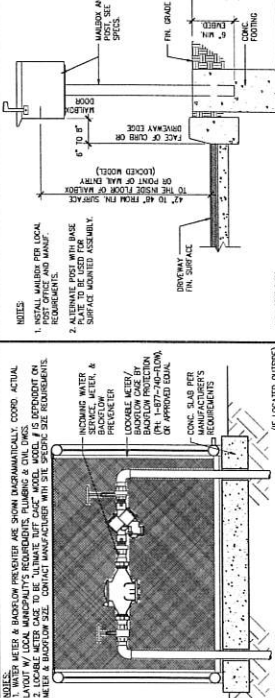
6 SMALL TRASH ENCLOSURE PLAN

10 JAMB AT TRASH ENCLOSURE-ELEVATION



13 ACCESSIBLE PARKING SPACES

14 DRAIN UNDER CONCRETE WALK



16 LARGE TRASH ENCLOSURE PLAN

17 TRASH ENCLOSURE ELEVATION

18 WATER METER ANTI-THEFT CAGE

19 MAILBOX

20 DRIVE THRU COLOR CODED ARROWS

NOTES

1. ALL CONCRETE JOINTS SHALL BE FLUSH.
2. SEE SITE PLAN FOR LOCATION OF TRASH ENCLOSURE.
3. SEE EXTERIOR ELEVATION SHEET FOR FINISH SCHEDULE.
4. THE TRASH ENCLOSURE SHALL BE SEALED WITH A "NON-POROUS" CLEAR CONCRETE SEALER.

NOTES

1. ALL CONCRETE JOINTS SHALL BE FLUSH.
2. SEE SITE PLAN FOR LOCATION OF TRASH ENCLOSURE.
3. SEE EXTERIOR ELEVATION SHEET FOR FINISH SCHEDULE.
4. "NON-POROUS" CLEAR CONCRETE SEALER.



In the box
957 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
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DATES

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SUBMITAL DATE:

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CONSTRUCTION:

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VIZUAL
400 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-758-1725

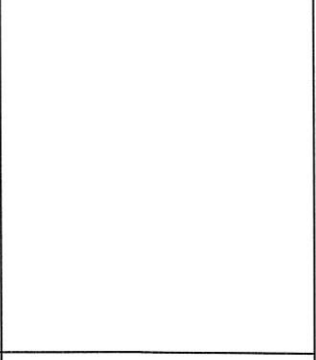
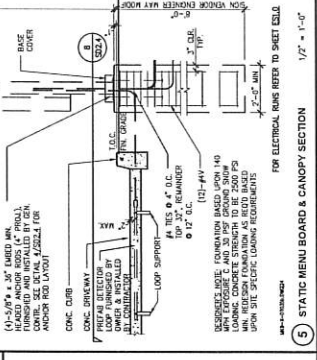
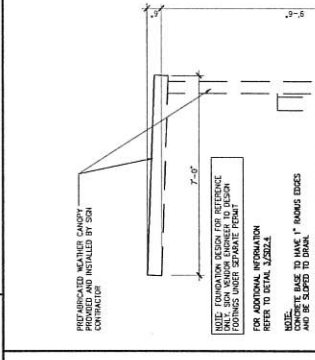
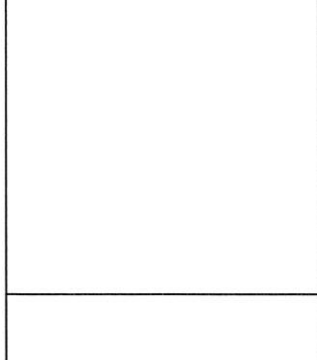
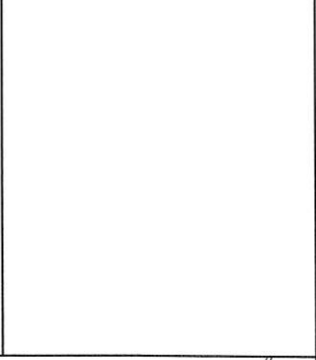
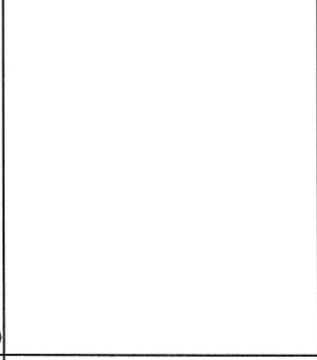
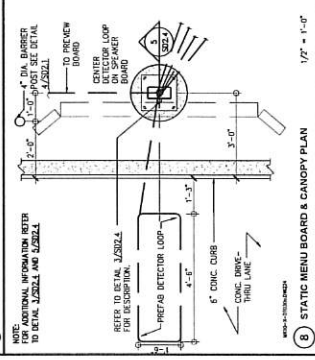
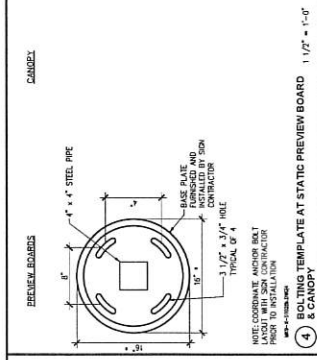
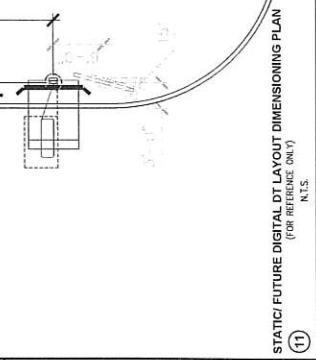
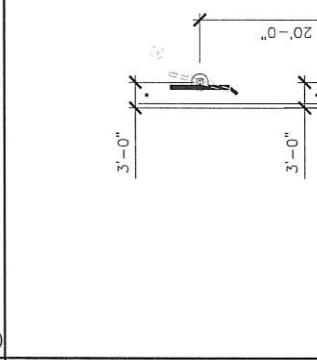
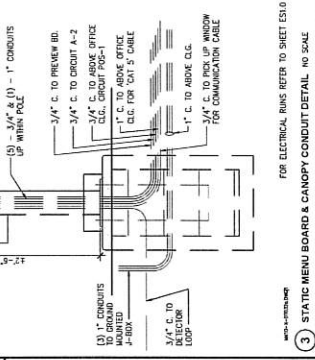
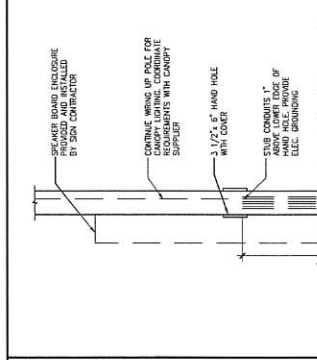
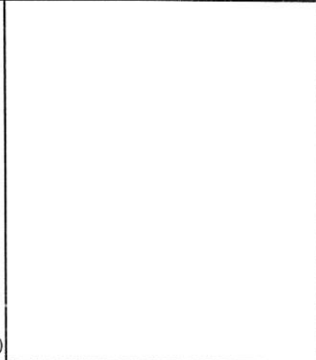
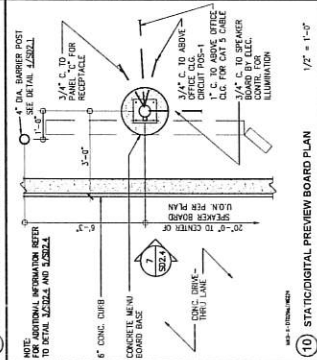
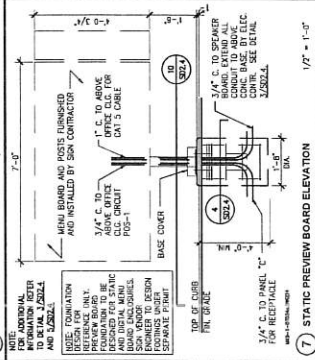
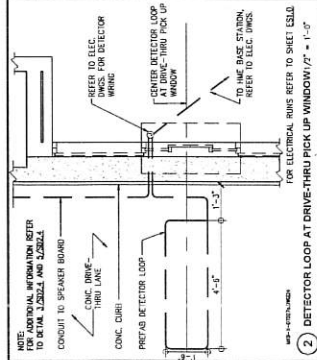
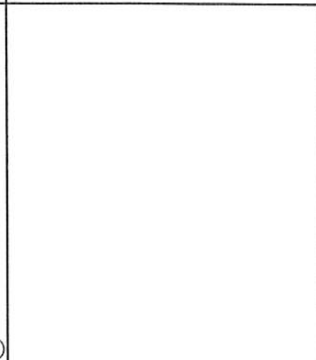
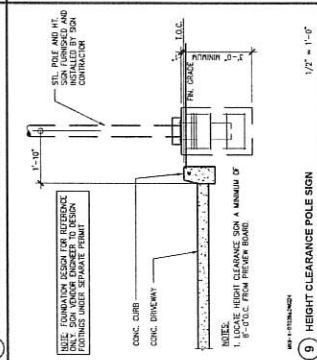
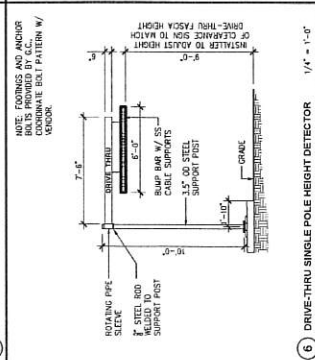
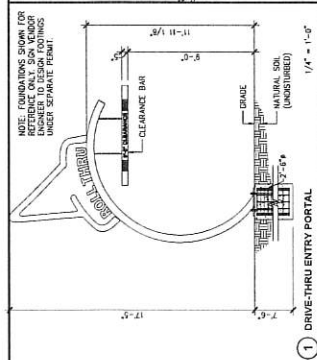
STATE OF TEXAS
COUNTY CLERK
NOT A PUBLIC OFFICE
NOT A PUBLIC OFFICE

SITE INFORMATION
BLDG TYPE: MK12C_SM
JOB #: J135
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84052

DRIVER BY: NAME
PROJECT #:
SCALE: AS NOTED

DRIVE THRU
DETAILS
MK12C_SM

SD2.4



STATIC FUTURE DIGITAL DT LAYOUT DIMENSIONING PLAN
(FOR REFERENCE ONLY)
N.T.S.

STATIC MENU BOARD & CANOPY PLAN
1/2" = 1'-0"

STATIC MENU BOARD & CANOPY SECTION
1/2" = 1'-0"



In the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
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DATES

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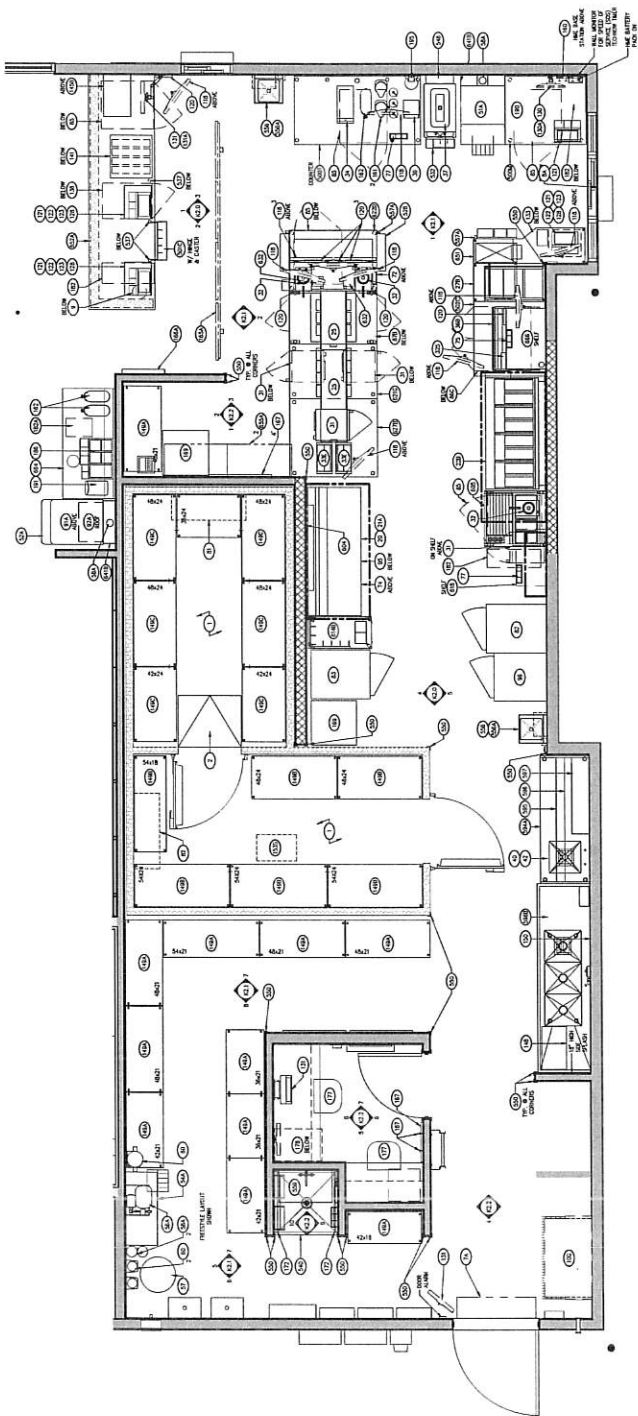
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NOTE:
* DISCREPANCY EXISTING W/ JLS



SCALE: 3/8" = 1'-0"

KITCHEN EQUIPMENT PLAN

1



400 N. SAN ANTONIO STREET
SUITE 1100
DALLAS, TEXAS 75201
OFFICE 214-795-1755

PROJECT NUMBER: 25000000

DATE: 02/10/2025

BY: [Signature]

CHECKED BY: [Signature]

DATE: 02/10/2025

PROJECT: 25000000

CLIENT: JACK IN THE BOX

LOCATION: 4773 W CEDAR HILLS DRIVE
CEDAR HILLS, UT 84602

DRAWN BY: NAME

PROJECT #

SCALE: AS NOTED

EQUIPMENT PLAN

MARK12C SM

K1.0



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ID:	
CONSTRUCTION:	

REVISIONS

VIZUAL
ARCHITECTURE
100 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-788-1755



5/30/2025

SITE INFORMATION

LDC TYPE: MK12C_SM

B # J1335

ADDRESS:
773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84052

DRAWN BY: NAME _____
PROJECT # _____

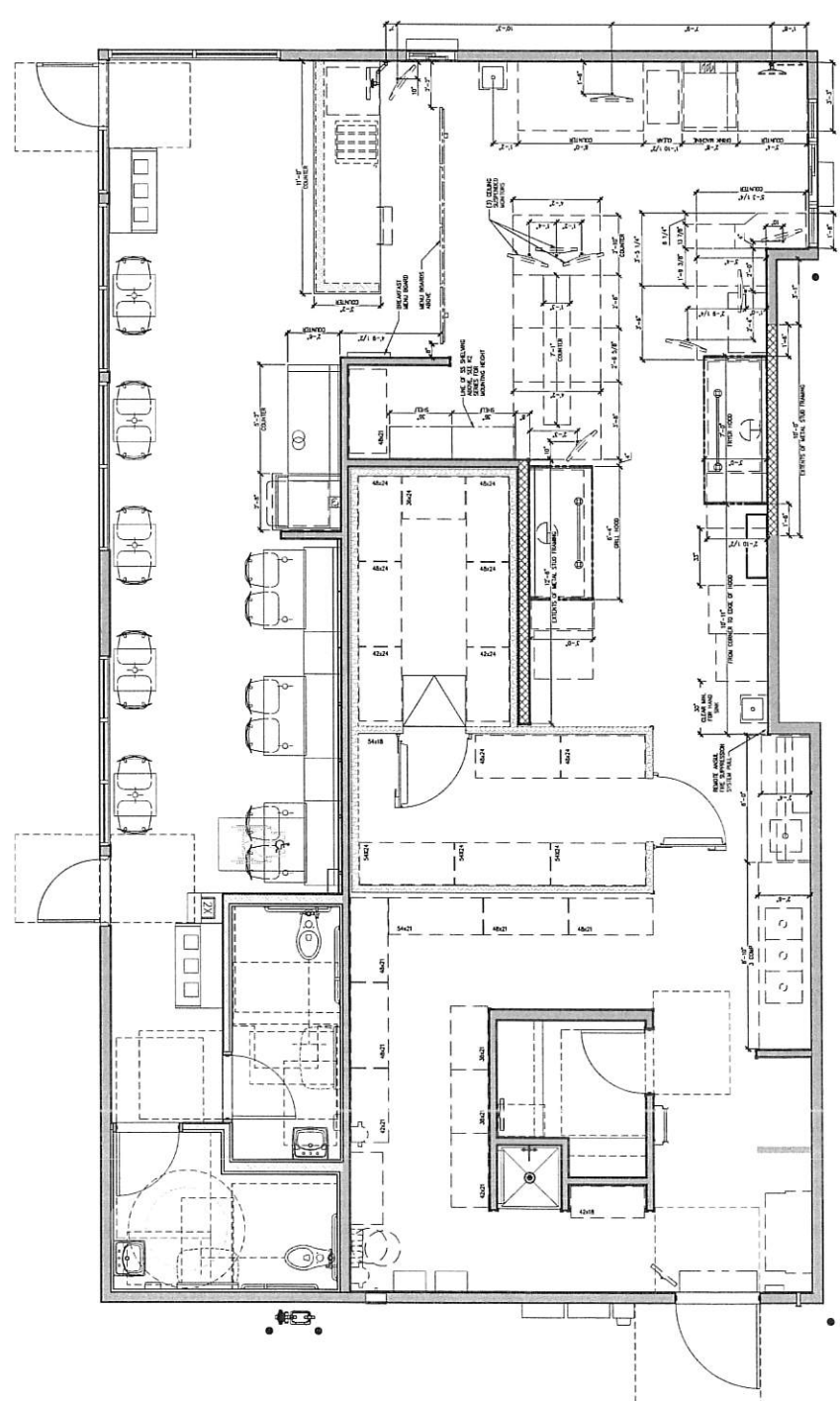
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DIMENSIONS

PLAN

MK12C_SM

K1.1



DIMENSION PLAN

SCALE: 3/8" = 1'-0"





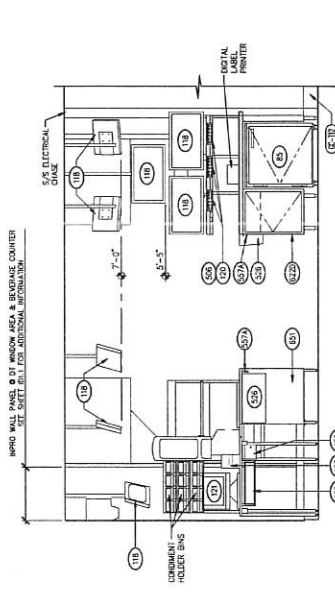
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RELEASE	1/27/2025
P.N. UPDATE	
SUBMITAL DATE	1/27/2025
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REVISIONS	

VIZUAL
ARCHITECTURE
400 N. SAN ANTONIO STREET
DALLAS, TEXAS 75201
OFFICE 214-755-1755

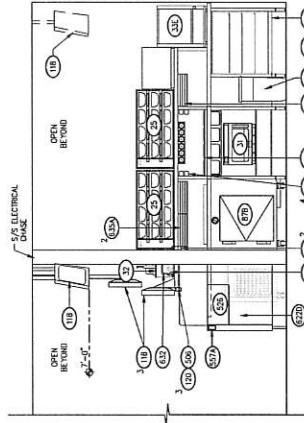


SITE INFORMATION
BUDG. TYPE: MK12C-SM
JOB # J1335
ADDRESS: 4773 W. CEDAR HILLS DRIVE, CEDAR HILLS, UT 84602
DRAWN BY: NAME
PROJECT # AS NOTED
SCALE: AS NOTED

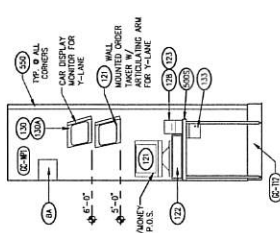
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ELEVATIONS
MK12C-SM
K2.1



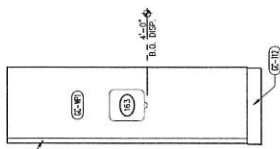
1 ELEVATION - DT EXPEDITER & LANDING ZONE COUNTER
SCALE: 1/2" = 1'-0"



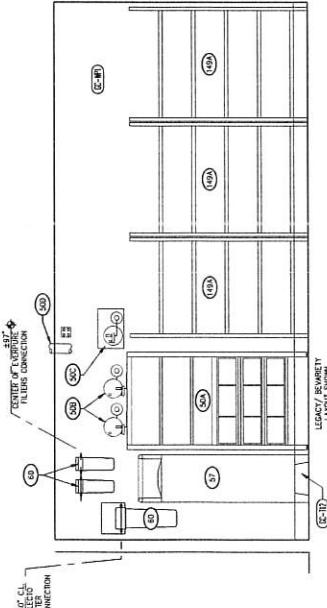
2 ELEVATION - KITCHEN
SCALE: 1/2" = 1'-0"



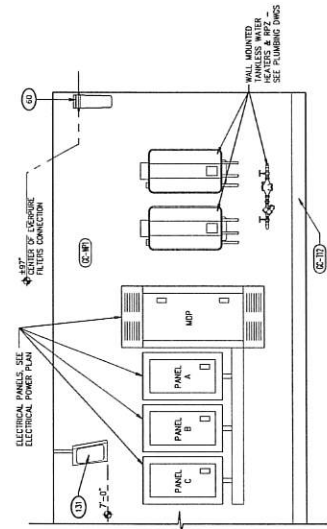
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SCALE: 1/2" = 1'-0"



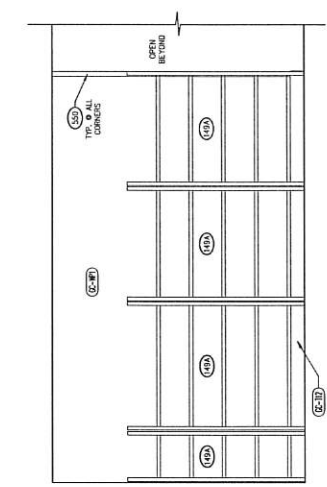
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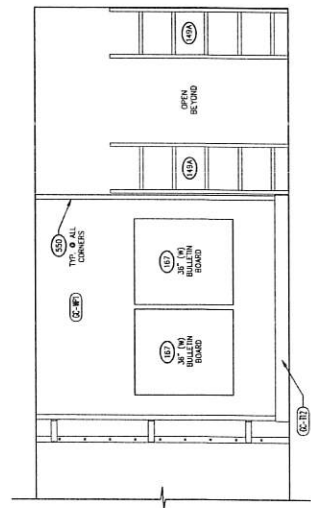
5 ELEVATION - DRY STORAGE AT BEVARETY EQUIPMENT
SCALE: 1/2" = 1'-0"



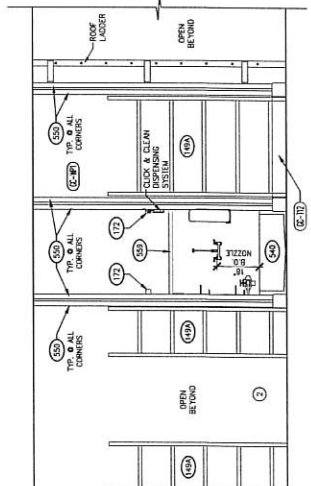
6 ELEVATION - DRY STORAGE
SCALE: 1/2" = 1'-0"



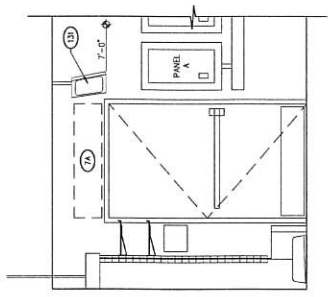
7 ELEVATION - DRY STORAGE
SCALE: 1/2" = 1'-0"



8 ELEVATION - DRY STORAGE
SCALE: 1/2" = 1'-0"

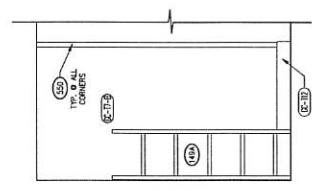


9 ELEVATION - DRY STORAGE
SCALE: 1/2" = 1'-0"



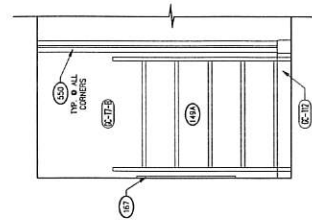
ELEVATION - MOP SINK

SCALE: 1/2" = 1'-0"



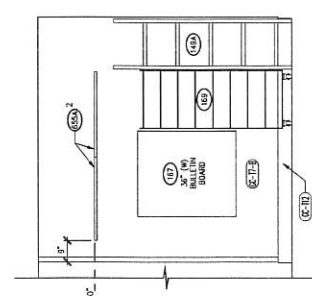
ELEVATION - KITCHEN

SCALE: 1/2" = 1'-0"



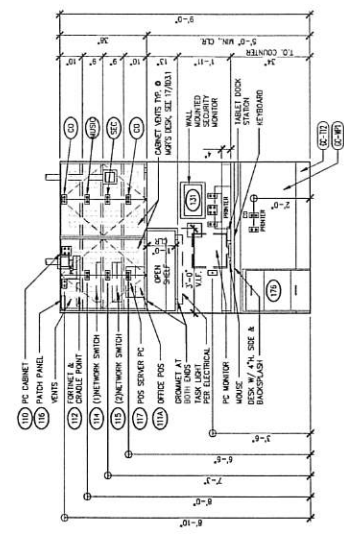
ELEVATION - KITCHEN

SCALE: 1/2" = 1'-0"



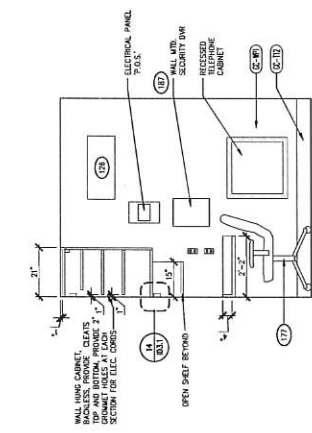
ELEVATION - KITCHEN

SCALE: 1/2" = 1'-0"



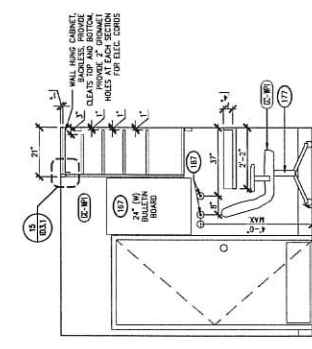
ELEVATION - OFFICE

SCALE: 1/2" = 1'-0"



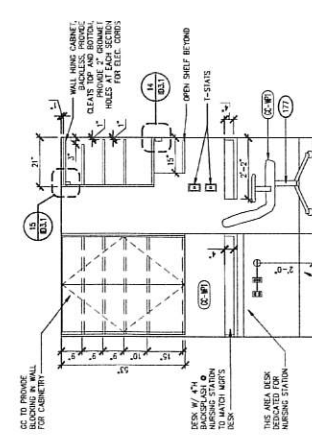
ELEVATION - OFFICE

SCALE: 1/2" = 1'-0"



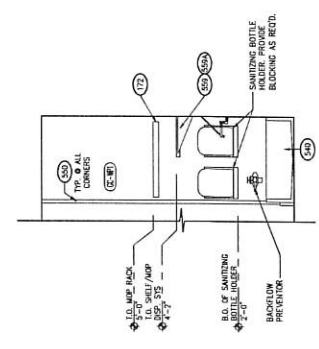
ELEVATION - OFFICE

SCALE: 1/2" = 1'-0"



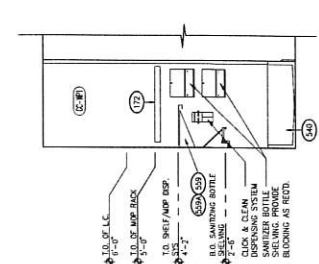
ELEVATION - OFFICE

SCALE: 1/2" = 1'-0"



ELEVATION - MOP SINK

SCALE: 1/2" = 1'-0"



ELEVATION - MOP SINK

SCALE: 1/2" = 1'-0"



Jack In the Box
 8357 SPECTRUM CENTER BLVD
 SAN DIEGO, CA 92123
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DATES

RELEASE: FEBRUARY 2025
 P.M. UPDATES:
 SUBMITTAL DATE:
 1:
 2:
 3:
 BID:
 CONSTRUCTION:

REVISIONS

VIZUAL
 ARCHITECTURE
 400 N. SANTA PAUL STREET
 SUITE 1125
 DALLAS, TEXAS 75201
 OFFICE 214-792-1755

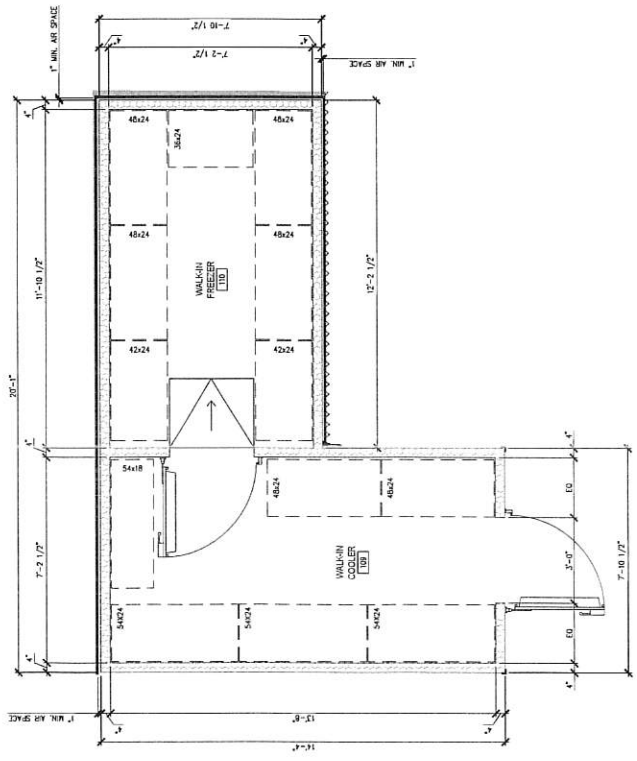

 JEREMY LEANOS
 No. 1429886-0001
 02/26/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
 JOB #: JT335
 ADDRESS:
 4773 W CEDAR HILLS DRIVE
 CEDAR HILLS, UT 84062

DRAWN BY: NAME
 PROJECT #: AS NOTED
 SCALE: AS NOTED

COOLER / FREEZER PLAN
 MK12C_SM
K2.3



1 FREEZER / COOLER PLAN
SCALE: 1/2" = 1'-0"

MK12C EQUIPMENT SCHEDULE - JIB

ITEM	DESCRIPTION	QTY	UNIT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1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ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

EQUIPMENT
SCHEDULES
MK12C_SM
K3.2

NOTES

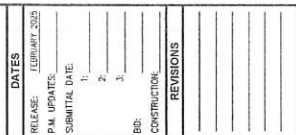
1. * INDICATES STAINLESS STEEL EQUIPMENT THAT IS CUSTOM FABRICATED (C.F.) AND INSTALLED BY SHOP LISTED WITH N.S.F.
2. DOUBLE * (**) NOTE: INCLUDES PHASE CONTROLLER TO MAINTAIN CONSTANT CURRENT AT 21.7 AMPS FOR EITHER 208V OR 240V. SHALL BE PROVIDED WITH NEAR-20K OUTLET UNLESS OTHERWISE INDICATED. REFER ALSO TO ELECTRICAL SHEETS.
3. ALL SOAP & PAPER TOWEL DISPENSERS TO BE PROVIDED BY G.C. UNLESS NOTED OTHERWISE.

NOTE:
EQUIPMENT SCHEDULE TO BE CONFIRMED WITH J.I.B.

STARTS CODE

A : OWNER OR OWNER'S CONTRACTOR TO PROVIDE AND INSTALL G.C. TO PROVIDE FINAL HOOK-UPS.
B : OWNER PROVIDED. G.C. (OR SUB-CONTRACTOR) TO INSTALL AND PROVIDE FINAL HOOK-UPS.
C : G.C. TO PROVIDE, INSTALL AND PROVIDE FINAL HOOK-UPS.
D : OWNER PROVIDED. KITCHEN INSTALLER TO INSTALL, AND G.C. TO PROVIDE FINAL HOOK-UPS.
E : OWNER PROVIDED. OWNER'S CONTRACTOR TO INSTALL AND PROVIDE FINAL HOOK-UPS.
F : OWNER PROVIDED. DISTRIBUTION CENTER ITEM.





OFFICE: 214-795-1765

STATE OF TEXAS
JOHNNY BROOKS
No. 14218608-0200

5/30/2025

DRAWN BY: NAME _____
 PROJECT # _____
 SCALE: NONE _____
STRUCTURAL
 MK12C_SM
SP2.0

GENERAL

- [illegible]

MASONRY

- [illegible]

- [illegible]

NAILING SCHEDULE

- THIS NAILING IS TYPICAL. USE SHALL BE COMMON, BUT IT IS NOT NECESSARILY THE ONLY WAY TO NAIL JOISTS.

SECTION 1000 - ELECTRICAL SPECIFICATIONS

GENERAL

- B. Integrated switchboards shall be factory assembled type by the same manufacturer that furnished the main service equipment. Voltage shall be as shown on the drawings.
- C. Switchboards shall be shop finished in ANSI B1.9 gray enamel. Finish shall be as required and listed shall have equivalent hardness.
- D. Wiring shall be in rigid electrical grade aluminum. Dimensions of bus bars shall be based upon the capacity shown on drawings. Bus bars shall be installed in accordance with the applicable code and shall be based according to the UL and NEC.
- E. Provide a complete for each substation on the face of the switchboard as specified in section "Nonmetallic".
- F. Circuit breakers, switches and other equipment to be located as an assemblable part of a switchboard shall comply with the applicable code and shall be based according to the UL and NEC.
- G. All electrical loads and equipment enclosures shall be U.L. listed for use with minimum 75°C rated conductors.
3. PANELBOARDS:
- A. Panelboards shall be factory assembled circuit breaker type and shall be installed in accordance with the applicable code and shall be based according to the UL and NEC.
- B. Neutral wires shall be connected to a common neutral bus with the main service equipment. Grounding shall be in accordance with the applicable code and shall be based according to the UL and NEC.
- C. Cabinets shall be flush mounted. Cabinets shall be constructed of galvanized steel conforming to UL and NEC standards.
- D. Fronts of cabinets shall be not less than 12 gauge steel. Concealed wiring compartments shall be provided for each circuit. All wiring shall be in rigid electrical grade aluminum. Dimensions of bus bars shall be based upon the capacity shown on drawings. Bus bars shall be installed in accordance with the applicable code and shall be based according to the UL and NEC.
- E. Provide a complete for each substation on the face of the switchboard as specified in section "Nonmetallic".
- F. Circuit breakers, switches and other equipment to be located as an assemblable part of a switchboard shall comply with the applicable code and shall be based according to the UL and NEC.
- G. All electrical loads and equipment enclosures shall be U.L. listed for use with minimum 75°C rated conductors.
4. STANDARDS:
- A. Electrical materials and equipment shall have been tested and listed or labeled as conforming to approved published standards and shall be based upon the capacity shown on drawings. Where applicable, listing or label shall apply to the complete equipment and shall be based upon the capacity shown on drawings.
5. SUBMITTALS:
- A. Three copies of materials list, shop drawings and data sheets shall be submitted to the General Contractor. The General Contractor shall submit the materials list, shop drawings and data sheets to the Architect/Engineer for review. Submittals shall be made and favorable review secured before material and equipment is installed.
- B. Materials list shall include fixtures, switches, panels, devices, and equipment. The materials list shall be submitted to the Architect/Engineer for review. The materials list shall be submitted to the General Contractor for review. The materials list shall be submitted to the General Contractor for review.
- C. Shop drawings and data sheets for equipment and systems shall be submitted when required in the specification for each item. The shop drawings and data sheets shall be submitted to the Architect/Engineer for review. The shop drawings and data sheets shall be submitted to the General Contractor for review. The shop drawings and data sheets shall be submitted to the General Contractor for review.
- D. The specifications and acceptability of the equipment or system shall be based upon the capacity shown on drawings.
6. PERMITS AND DRAWINGS:
- A. Permits and inspections shall be by the General Contractor.
7. ASSEMBLY DRAWINGS:
- A. On a set of contract drawings kept at the site during construction, mark up work that is installed differently from the original drawings. The mark up work shall be made by the General Contractor. The mark up work shall be made by the General Contractor. The mark up work shall be made by the General Contractor.
- B. Should any modification develop during the guarantee time period due to defective material, faulty workmanship or non-compliance with the specifications, the Contractor shall submit the modification to the Architect/Engineer for review. The modification shall be submitted to the General Contractor for review. The modification shall be submitted to the General Contractor for review.
- C. The Contractor shall submit the modification to the Architect/Engineer for review. The modification shall be submitted to the General Contractor for review. The modification shall be submitted to the General Contractor for review.
- D. The Contractor shall submit the modification to the Architect/Engineer for review. The modification shall be submitted to the General Contractor for review. The modification shall be submitted to the General Contractor for review.
8. QUANTITIES:
- A. All work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor.
- B. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor.
- C. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor.
- D. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor. The work shall be guaranteed for a minimum period of one year from the date of completion by the General Contractor.



1307 SPECTRA CENTER BLVD
SAN DIEGO, CA 92131
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DATES	REVISIONS
1. 12/15/2023	
2. 12/15/2023	
3. 12/15/2023	

PM. UPDATE: 12/15/2023
SUBMITTAL DATE: 12/15/2023

1. 12/15/2023
2. 12/15/2023
3. 12/15/2023

BD: 12/15/2023
CONSTRUCTION: 12/15/2023

REVISIONS

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FOR QUESTIONS, CALL THE
San Diego Office
PHONE: (619) 273 - 5844
EMAIL: info@captivewire.com

HOOD INFORMATION - JOB#1203988

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH
1	5 VAT FRYER	3650 BB-2	CAPTIVEAIRE	7' 0"
2	76" GRIDDLE	3650 BB-2	CAPTIVEAIRE	6' 4"

HOOD INFORMATION - ELBERS

HOOD NO.	TAG	TYPE	QTY	HEIGHT	LENGTH	WIDTH	DESIGN	APPLICANT	DESIGN	DATE	END TO END
1	5 VAT FRYER	CAPTIVEAIRE SOLID FILTER	1	18"	18"	1300	1300	1300	1300	1300	1300
2	76" GRIFFLE	CAPTIVEAIRE SOLID FILTER	1	18"	18"	1300	1300	1300	1300	1300	1300

HOOD INFORMATION - OPTION

HOOD NO.	TAG	TYPE	QTY	HEIGHT	LENGTH	WIDTH	DESIGN	APPLICANT	DESIGN	DATE	END TO END
1	5 VAT FRYER	FIELD WRAPPER	20.75"	18"	18"	1300	1300	1300	1300	1300	1300
2	76" GRIFFLE	FIELD WRAPPER	20.75"	18"	18"	1300	1300	1300	1300	1300	1300

FIRE SYSTEM INFORMATION - JOB#1203988

FIRE SYSTEM NO.	TAG	TYPE	SIZE	INSTALLATION	LOCATION ON HOOD
1	1	TANK FS	4.0/4.0	WALL UTILITY CABINET LEFT	N/A

GREASE DUCT & CHIMNEY SPECIFICATIONS:

PROVIDE GREASE DUCT EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW" ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL "DW" IS LISTED TO UL-1978 AND IS INSTALLED USING "V" CLAMP LOCKING CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL "DW" DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER THE MANUFACTURER'S INSTALLATION GUIDE.

PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER. PER MANUFACTURER'S LISTING MODEL "DW" HORIZONTAL RUNS LESS THAN 75 FT. CAN BE SLOPED 1/16" PER 12". HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16" PER 12". DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE ACCUMULATION IN HORIZONTAL RUNS.

IF THE DUCT OR CHIMNEY IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE UL-2221 OR UL-103 HT LISTED DOUBLE WALL GREASE DUCT OR DOUBLE WALL CHIMNEY EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW"- 2R, 2R TYPE HT, 3R, OR 3Z" ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

CAPTIVEAIRE SYSTEMS RECOMMENDS THE USE OF LISTED, PRE-FABRICATED ROUND GREASE EXHAUST DUCT TO REDUCE STATIC PRESSURE IN THE SYSTEM, MINIMIZE INSTALLATION AND INSPECTION TIMES, AND ENSURE DUCT IS LIQUID TIGHT

VERIFY CEILING HEIGHT

—' —"

HEIGHT REQUIRED TO VERIFY THAT HOOD FITS SPACE AND TO SIZE THE ENCLOSURE PANELS

HVAC DISTRIBUTION NOTE

HIGH VELOCITY DIFFUSERS OR HVAC RETURNS SHOULD NOT BE PLACED WITHIN TEN (10) FEET OF THE EXHAUST HOOD. PERFORATED DIFFUSERS ARE RECOMMENDED.

CUSTOMER APPROVAL TO MANUFACTURE:

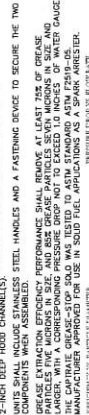
APPROVED AS NOTED _____
APPROVED WITH NO EXCEPTION TAKEN _____
NAME AND SIGNATURE _____
YOUR TITLE _____ DATE _____

SPECIFICATION: CAPTIVEAIRE GREASE-STOP SOLID FILTER

THE CAPTIVEAIRE GREASE-STOP SOLID FILTER IS A HIGHLY EFFICIENT, EASY TO MAINTAIN, AND DURABLE FILTER. IT IS DESIGNED TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY. IT IS A 5-SIDED, 18" DIA. FILTER WITH A 2" HOOD DEEP HOOD CHANNELS.

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED. PERFORMANCE SHALL BE AT LEAST 92% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE. THE CAPTIVEAIRE GREASE-STOP SOLID FILTER SHALL BE TESTED TO ASTM STANDARD ASTM D2519-05. MANUFACTURER APPROVED FOR USE IN SOLID FUEL APPLICATIONS AS A SPARK ARRESTER.

DESIGNED TO CAPTIVEAIRE FILTERS



CAPTIVEAIRE FILTERS ARE BUILT IN COMPLIANCE WITH:
UL STANDARD #
UL-1978 (TYPE I)
UL-1978 (TYPE II)
UL-1978 (TYPE III)
UL-1978 (TYPE IV)
UL-1978 (TYPE V)
UL-1978 (TYPE VI)
UL-1978 (TYPE VII)
UL-1978 (TYPE VIII)
UL-1978 (TYPE IX)
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UL-1978 (TYPE XI)
UL-1978 (TYPE XII)
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UL-1978 (TYPE XIV)
UL-1978 (TYPE XV)
UL-1978 (TYPE XVI)
UL-1978 (TYPE XVII)
UL-1978 (TYPE XVIII)
UL-1978 (TYPE XIX)
UL-1978 (TYPE XX)
UL-1978 (TYPE XXI)
UL-1978 (TYPE XXII)
UL-1978 (TYPE XXIII)
UL-1978 (TYPE XXIV)
UL-1978 (TYPE XXV)
UL-1978 (TYPE XXVI)
UL-1978 (TYPE XXVII)
UL-1978 (TYPE XXVIII)
UL-1978 (TYPE XXIX)
UL-1978 (TYPE XXX)

REVISIONS	DATE	DESCRIPTION
1	1/28/2025	INITIAL DESIGN
2	2/3/2025	REVISED DESIGN
3	2/3/2025	REVISED DESIGN
4	2/3/2025	REVISED DESIGN
5	2/3/2025	REVISED DESIGN

CAPTIVEAIRE

San Diego Office
(619) 273-5844 FAX: (619) 273-5845
info@captivewire.com

JOB MK12C-SM and MD Proto 2025
ADDISON, TX, 75001

DATE	1/28/2025
BY	info@captivewire.com
SCALE	1:1
MASTER DRAWING	YES

SHEET NO. 1

SCHEDULES & GENERAL NOTES

H1.0



DATES	1/28/2025
REVISIONS	1:1
CONSTRUCTION	YES

REVISIONS	DATE	DESCRIPTION
1	1/28/2025	INITIAL DESIGN
2	2/3/2025	REVISED DESIGN
3	2/3/2025	REVISED DESIGN
4	2/3/2025	REVISED DESIGN
5	2/3/2025	REVISED DESIGN

REVISIONS	DATE	DESCRIPTION
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3	2/3/2025	REVISED DESIGN
4	2/3/2025	REVISED DESIGN
5	2/3/2025	REVISED DESIGN

REVISIONS	DATE	DESCRIPTION
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3	2/3/2025	REVISED DESIGN
4	2/3/2025	REVISED DESIGN
5	2/3/2025	REVISED DESIGN

REVISIONS	DATE	DESCRIPTION
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REVISIONS	DATE	DESCRIPTION
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4	2/3/2025	REVISED DESIGN
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REVISIONS	DATE	DESCRIPTION
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5	2/3/2025	REVISED DESIGN



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DATE: FEBRUARY 2025
P.A. UPDATE:
SUBMITTAL DATE:
1:
2:
3:
JOB:
CONSTRUCTION:
REVISIONS:

FOR REFERENCE ONLY

SITE INFORMATION
BLOG TYPE: MK12C-MD
JOB #: 7303968
ADDRESS:
4773 W CEDAR HILLS DRIVE
CEDAR HILLS, UT 84002

DRAWN BY: NAME
PROJECT #: 050-33
SCALE: N.T.S.

SHEET NO. 3

FIRE SYSTEM SCHEDULES

H1.2

REVISIONS

DATE: 1/28/2025

DWG. BY: 7303968

DRAWN BY: mwsblak

SCALE: NTS

MASTER DRAWING

DATE: 1/28/2025

DWG. BY: 7303968

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SCALE: NTS

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SCALE: NTS

MASTER DRAWING

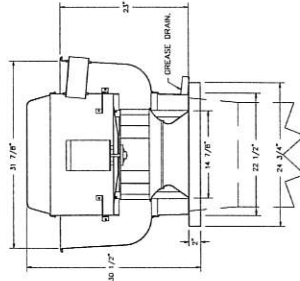
EXHAUST FAN INFORMATION - JOB#7303958															
UNIT NO	TAG	QTY	FAN UNIT #	MANUFACTURER	CFM	ESP	HPW	MOTOR ENC.	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SIZES
1	KET-1 - FRYER	1		CAPTECH/KE	1,300	1,250	1333	TEAC-ECM 0.4701	1	230	5.0	411 FPM	90	10.6	
2	KET-2 - GRIDDLE	1		CAPTECH/KE	1,200	1,200	1310	TEAC-ECM 0.750 (0.3966)	1	230	5.0	480 FPM	90	10.6	

PLAN OPTIONS			QTY	DESCRIPTION
PLAN UNIT	TAC	NO		
1			1	GREASE BOX
			1	TECH WRING PACKAGE - FPM SIGNAL FROM CERNUM PREVIEW (TELCO MOTED), COW ROTATION
			1	KEY-1-1 - FRVER
			1	2 YEAR PARTS WARRANTY
			1	GREASE BOX
			1	TECH WRING PACKAGE - FPM SIGNAL FROM CERNUM PREVIEW (TELCO MOTED), COW ROTATION
			1	KEY-2-1 - GROOLE
			1	2 YEAR PARTS WARRANTY

FAN ACCESSORIES		TAG		EXHAUST		SUPPLY		
FAN UNITS NO		CREASE CUP	WALL MOUNT	SIDE MOUNT	GRAVITY DAMPER	DISCHARGE	GRAVITY DAMPER	WALL MOUNT
1	KEF-1 - FITTER	Y15						
2	KEF-2 - CRODLE	Y15						

CURB ASSEMBLIES						
	NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
	1	# 1	KEF-1 - FRYER	36 LBS	CURB	23,000"W X 21,000"L X 20,000"H VENTED HINGED.
	2	# 2	KEF-2 - GRIDDLE	36 LBS	CURB	23,000"W X 23,000"L X 20,000"H VENTED HINGED.

FANS #1 (KEY-1 = FILTER), #2 (KEY-2 = GROUND) - DUMPSHA EXHAUST FAN



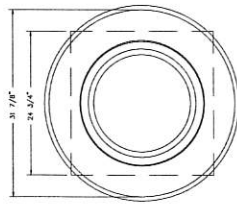
- FEATURES:**
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS)
 - ROOF MOUNTED FANS
 - RESTAURANT MODEL
 - UL 705 AND UL 782 AND UL-5845
 - VARIABLE SPEED CONTROL
 - INTERNAL WIRING
 - THERMAL OVERLOAD PROTECTION (SHOUL PHASE)
 - HIGH HEAT OPERATION 300°F (148°C)
 - CHEASE CLASSIFICATION TESTING
 - NEMA 31 SAFETY DISCONNECT SWITCH

NORMAL TEMPERATURE, TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

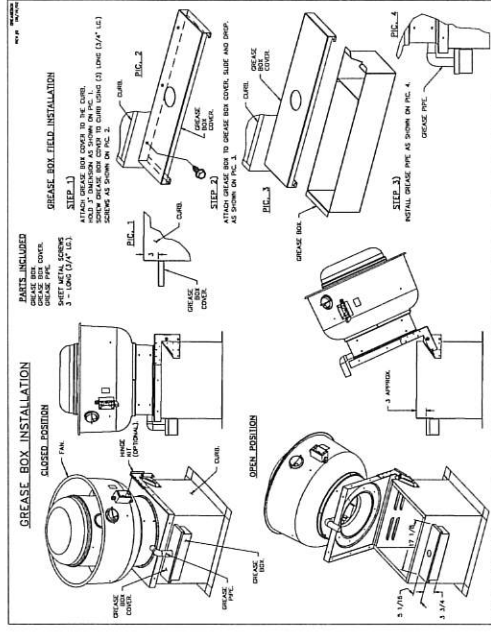
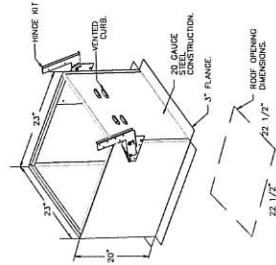
AIR FLOW CLASS-CUP, TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 300°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX
- PCM WIRING PACKAGE - PCM SIGNAL FROM EPOCH3 PREWIRE (TELCO MOTION), C/W ROTATION.
- 2 YEAR PARTS WARRANTY.



TOP VIEW



FEATURES

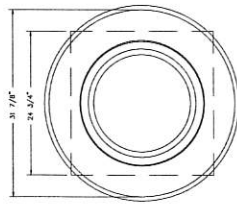
- DIRECT DRIVE CONSTRUCTION (NO BELT/PULEYS)
- RIGID MOUNTED FANS
- RESTARTABLE MODEL
- UL705 AND UL782 AND UL-5045
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- THERMAL OVERLOAD PROTECTION (SHOLE PHASE)
- HIGH HEAT OPERATION 300°F (148°C)
- CHEESE CLASSIFICATION TESTING
- NEMA 31 SAFETY DISCONNECT SWITCH

NORMAL TEMPERATURE, TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

AIR FLOW CLASS-CUP, TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 300°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX
- PCM WIRING PACKAGE - PCM SIGNAL FROM EPOCH3 PREWIRE (TELCO MOTION), C/W ROTATION.
- 2 YEAR PARTS WARRANTY.



TOP VIEW

JIB MK12C-SM and MD Proto 2025
ADDISON, TX, 75001

FOR REFERENCE ONLY

DATE: 1/28/2025	DWG.#: 7.039868	SHEET NO. 4
DRAWN BY: mcsizuk	SCALE: N.T.S.	
MASTER DRAWING		
SITE INFORMATION JOB # 147222 MD JOB # 1335 ADDRESS: 4775 W CEDAR HILLS DRIVE CEDAR HILLS, UT 84002 DRAWN BY: NAME PROJECT # 1021-13 SCALE: N.T.S.		
HOOD EXHAUST FAN AND SCHEDULES		

HOOD EXHAUST FAN
AND SCHEDULES

11.3



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SAN DIEGO, CA 92123
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DATES

RELEASE: FEBRUARY 2025

P.A. UPDATE:

SUBMITAL DATE:

1:

2:

3:

REVISIONS

CONSTRUCTION

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In the box
937 SPECTRUM CENTER BLVD
SANTA ANA, CA 92703
(714) 962-1000
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DATES	
RELEASE	1/28/2025
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REVISIONS

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CAPTIVE WIRE
San Diego Office
San Diego, CA 92171 PHONE: (619) 271-5014 FAX: (619) 271-5015 EMAIL: info@captivewire.com
www.captivewire.com

JIB MK12C-SM and MD Proto 2025
ADDISON, TX, 75001

FOR REFERENCE ONLY

SITE INFORMATION

BUD TYPE	MD12C_MD
DWG.#	233
JIB #	730.9988
ADDRESS	4773 # CEDAR HILLS DRIVE CEDAR HILLS, UT 84602
DRAWN BY	mwschuk
SCALE	NIS
PROJECT #	027-33
SCALE	NIS

HOOD CONTROL
PANEL DETAILS

H1.5

SHEET NO.

5

ELECTRICAL PACKAGE - J081F305988	
NO	TAG
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2	SC-3711100A
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ELECTRICAL PACKAGE - J081F305988	
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REVISIONS

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In the box
937 SPECIFIC COVER BAO
500 0000, CA 9723
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DATES	
RELEASE:	FEBRUARY 2025
P.A. UPDATES:	
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CONSTRUCTION:	
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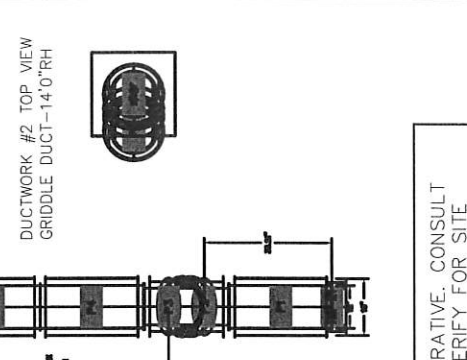


San Diego Office
San Diego, CA 92177 PHONE: (619) 273-1504 FAX: (619) 273-1505 EMAIL: info@captivaire.com

SITE INFORMATION	
DATE:	1/28/2025
BUD. TYPE:	WK12C-MD
JOB #:	7303968
ADDRESS:	4773 W. CEDAR HILLS DRIVE CEDAR HILLS, UT 84602
DRAWN BY:	mmschuk
SCALE:	N/S
MASTER DRAWING	
PROJECT #:	02-33
SCALE:	N/S

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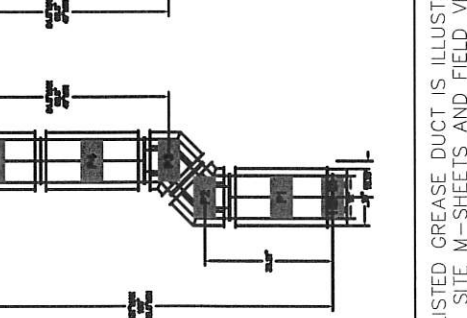


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DRAWN BY:	mmschuk
SCALE:	N/S
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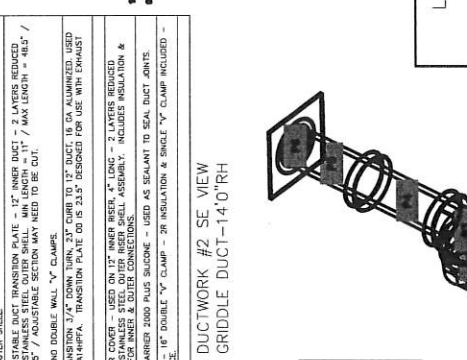


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SCALE:	N/S
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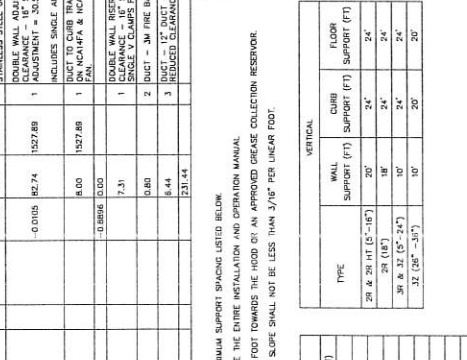


San Diego Office
San Diego, CA 92177 PHONE: (619) 273-1504 FAX: (619) 273-1505 EMAIL: info@captivaire.com

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SCALE:	N/S
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PROJECT #:	02-33
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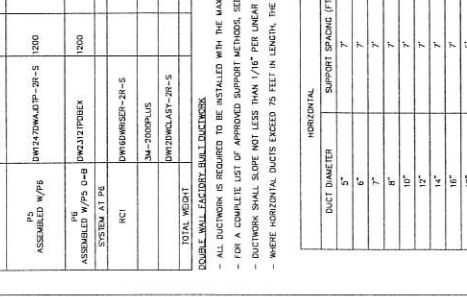


San Diego Office
San Diego, CA 92177 PHONE: (619) 273-1504 FAX: (619) 273-1505 EMAIL: info@captivaire.com

SITE INFORMATION	
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BUD. TYPE:	WK12C-MD
JOB #:	7303968
ADDRESS:	4773 W. CEDAR HILLS DRIVE CEDAR HILLS, UT 84602
DRAWN BY:	mmschuk
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San Diego, CA 92177 PHONE: (619) 273-1504 FAX: (619) 273-1505 EMAIL: info@captivaire.com

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DRAWN BY:	mmschuk
SCALE:	N/S
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PROJECT #:	02-33
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SAN DIEGO, CA 92123
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RELEASE: FEBRUARY 20
P.M. UPDATES:

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REVISIONS

CONSTRUCTION:

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SITE INFORMATION

LDG TYPE: MK12C_MD
B #: J1335

ADDRESS:
773 W. CEDAR HILLS DRIVE

EDAR HILLS, UT 84062

DRAWN BY: NAME _____
PROJECT NO. _____

PROJECT # 027-53

SCALE: 1/4" = 1'-0"

MECHANICAL

FLOOR PLAN

MSO

0.71A1

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.



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1. UPDATES: _____
SUBMITTAL DATE: _____

REVISIONS

LOG TYPE: MK12C_MD

73 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

SUBJECT #: 057-33

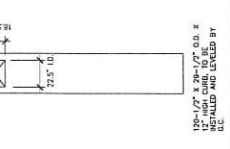
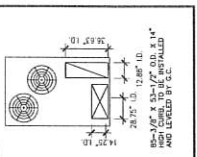
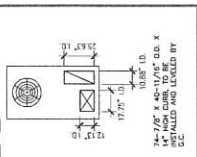
MECHANICAL
ROOF PLAN

M3.0

ROOF TOP UNIT AND ROOF CURB BY HVAC CONTRACTOR. INSTALL UNIT AND CURB LEVEL TO ENSURE PROPER SLOPE FOR CONDENSATE DRAINAGE. SEE DETAILS 1A/2/4/4 D.

- SUPPLY AND RETURN AIRFLOW DOWN THROUGH DRY COIL, RETURNING AT UNIT WITH REMOTE, AIRFLOW, SEE A-10 FOR CONTAINMENT.
- MAINTENANCE'S RECOMMENDED CLEARANCE, AREA, NEEDED TO PROPERLY MAINTAIN WAC UNIT.
- LOCAL CODES (UNIT WITH METER BELOW LISTED) AND PER FIRM INVOICE BY P.E.
- LOCAL CODES OF REGULATE "IF" ANY FROM THE FOLLOWING ARE IN FORCE:
- INDUSTRIAL BRANSTON WOOD FAN INSTALLED BY CONTRACTOR, REFER TO WOOD BRANSTON WOOD FAN INSTRUCTIONS FOR PROPER OPERATION. UNLESS OTHERWISE INDICATED, DO NOT COMBINE WITH FAN PUMPSET. WAC MUST BE 175' DASHES ENOUGH TO PREVENT WALL RUST, IN AIR DUCT DTR.
- ROOF MOUNTED WAC-IN FREEZER/COOLER CONDENSING UNITS (BY ORDERS)
- ROOF MOUNTED ICE MACHINE CONDENSING UNITS (BY ORDERS)
- CONDENSING DRAIN WITH P-TAP BY P.E. TOWARD CONDENSATE DRAIN (SEE APPROVED RECEPTOR, IF ANY)
- INSTALL A MINIMUM OF 10'-0" FROM ANY OUTDOOR AIR INTAKE.

ATU 1 2



Project No.: 2022-65-13

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0 - 1 = 6 / 1 : 3702

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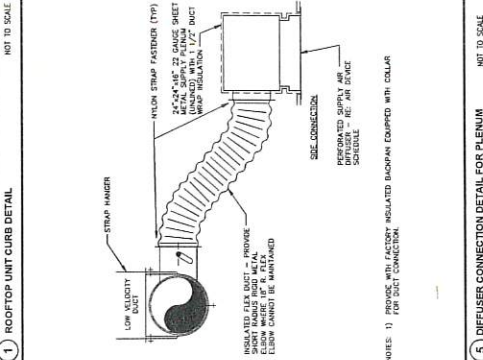
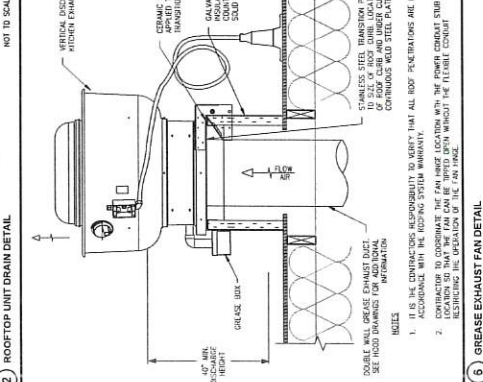
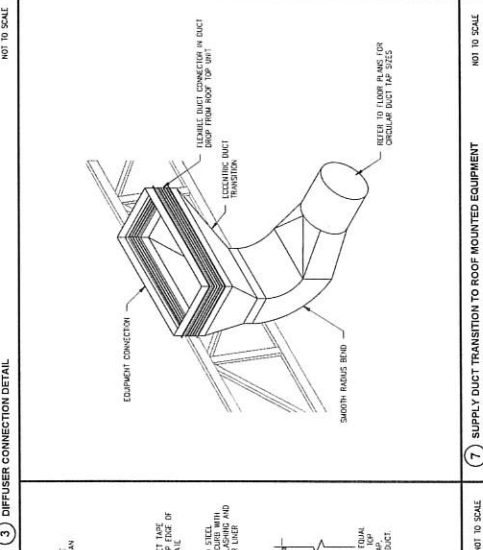
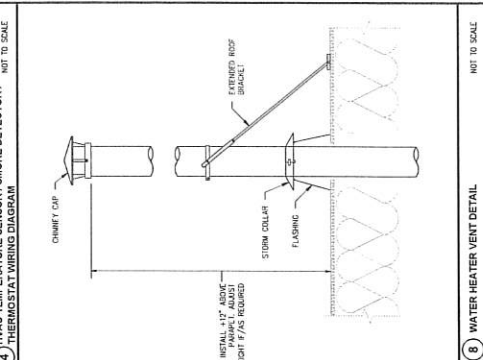
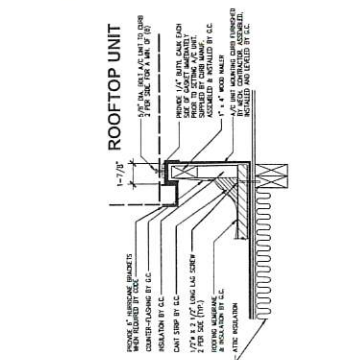
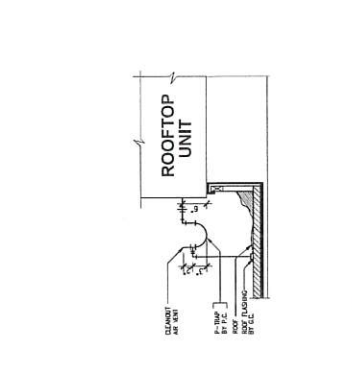
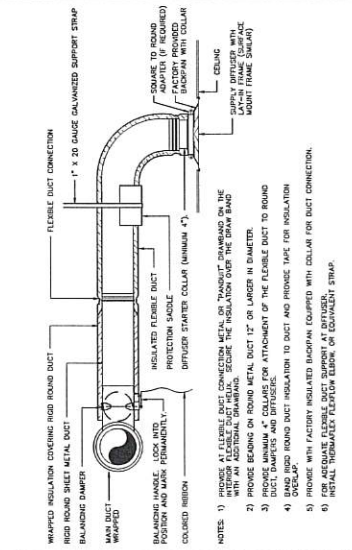
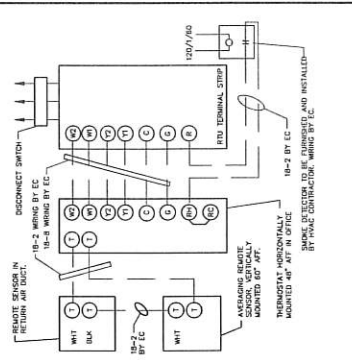
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DATES	
RELEASE:	FEBRUARY 2025
4. UPDATES:	
INITIAL DATE:	
1:	
2:	
3:	
4:	
INSTRUCTION:	
REVISIONS	

REVISIONS

SITE INFORMATION	
LOG TYPE:	MK12C_MO
#:	J1335
ADDRESS:	
	773 W. CEDAR HILLS DRIVE
	CEDAR HILLS, UT 84062
PAWN BY:	NAME
OBJECT #:	057-33
	APPROVAL

MECHANICAL DETAILS





RELEASE: FEBRUARY 2025
M. UPDATES:

2.

REVISIONS

SITE INFORMATION

ADDRESS:
273 W. CEDAR HILLS DRIVE

NAME BY: NAME

PANEL

41

[illegible]

E-ANG

2020年6月
第1期

中国政法大学图书馆藏

WIRE CHART	SIZE AWG OR CMIL		OPT. DEVICE	
	TYPE	TYPE	TYPE	TYPE
	THW, UF	THW, THW, THW, THW	THW, THW, THW, THW	THW, THW, THW, THW
18**	—	—	—	—
16**	15	15	20	20
14**	50	50	25	25
12**	50	50	35	35
10**	50	50	55	55
8	50	50	75	75
6	50	50	95	95
4	50	50	100	100
3	50	50	115	115
2	50	50	130	130
1	50	50	150	150
1/0	50	50	170	170
3/0	50	50	200	200
4/0	50	50	230	230

CONDUCTORS AND CONSULTS SHOWN IN THIS SCHEDULE ARE BASED ON 75°C COLUMN 4 OF NEC TABLE 310.15(B)(16) COPPER (Cu) CONDUCTORS WITH THHN/THAN-2 INSULATION AS NOTED.

CONDUCTORS AND CONSULTS SHOWN DO NOT ACCOUNT FOR VOLTAGE DROP.

ELECTRICAL CONTRACTOR TO UPSIZE CONDUCTORS AND CONSULTS AS REQUIRED.⁵ FINAL INSTALLATION ROUTE DETERMINES THAT AN UPSIZE IS REQUIRED.

IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, CITY, STATE, AND FEDERAL PERMITS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, CITY, STATE, AND FEDERAL PERMITS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, CITY, STATE, AND FEDERAL PERMITS.



FLANAGAN
Fort Worth, Texas | P 817.704.0484 | flanagan-la.com | Project No. 2022-65-13
Contact: Michael Seibert@flanagan-la.com
Ermichael@flanagan-la.com

ד.ש.ד.



In the box
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GENERAL NOTES

- SEE SHEETS A3.0 & A3.1 FOR KITCHEN EQUIPMENT SCHEDULE
- ALL STUB-OUT HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET
- FOR ELECTRICAL CHIRING, SEE SHEET E2.2 (G.O.N.)
- SEE 31.0 FOR SKEAM WALL LOCATIONS

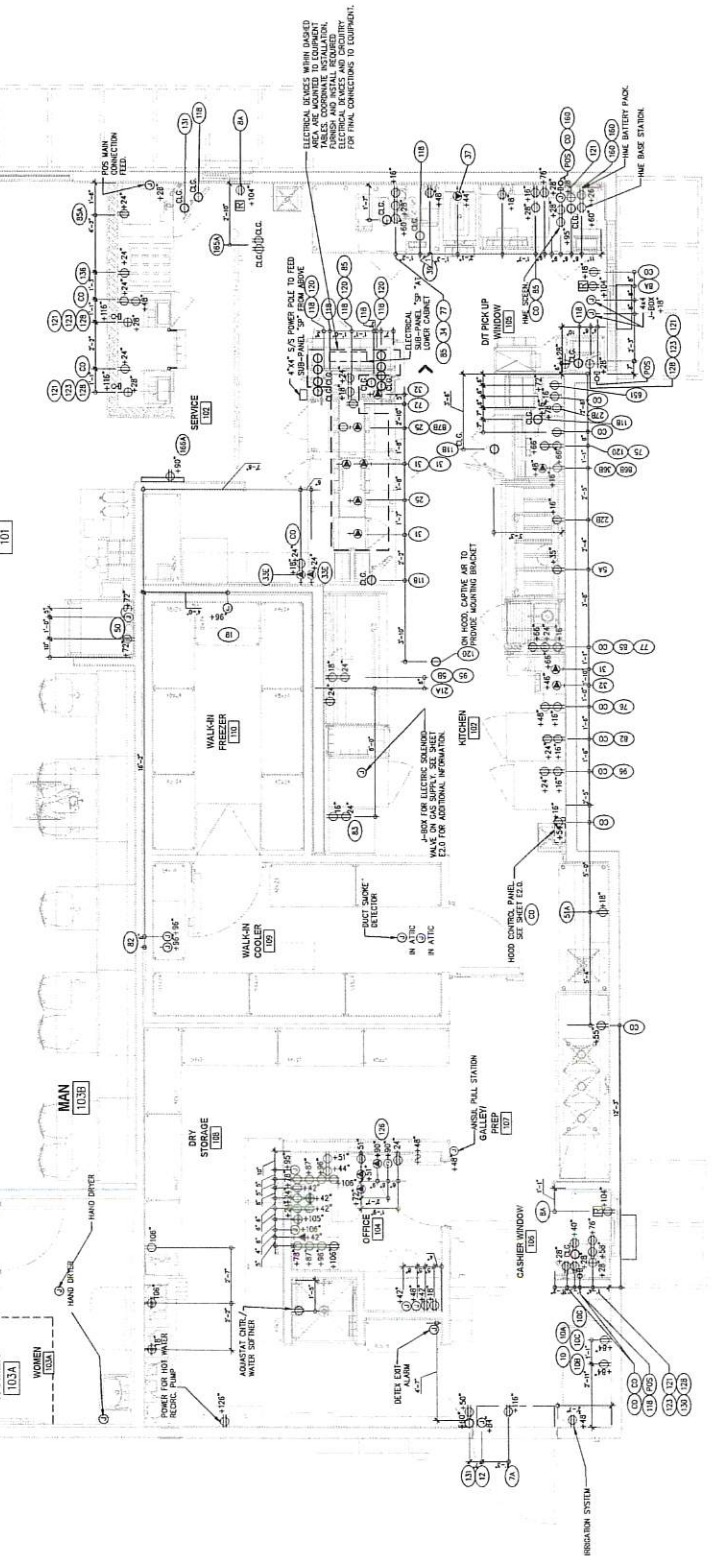
RECEPTACLE/EQUIPMENT TAG DETAIL



TYPICAL EQUIPMENT TAG LAYOUT FOR STUB UP PLAN. THE REFERENCE EQUIPMENT TAG FOR FINAL LOCATION OF ALL DEVICES.

- LEGEND** (SEE ALSO SHEET E1.0)
- WALL DUPLEX RECEPTACLE
 - WALL DUPLEX RECEPTACLE
 - WALL SINGLE RECEPTACLE W/ 2 USE CHIRING POINTS
 - ISOLATED GROUND WALL DUPLEX RECEPTACLE, "TWO"
 - ISOLATED GROUND WALL DUPLEX RECEPTACLE, "TWO"
 - SPECIAL PURPOSE RECEPTACLE
 - WALL JUNCTION BOX
 - CEILING JUNCTION BOX
 - CONDUIT IN WALL TERMINATED W/ GROUND RING
 - ELECTRICAL SWITCH
 - TELEPHONE OUTLET
 - EQUIPMENT ITEM NUMBER, SEE KITCHEN DRAWINGS
 - CONDUIT OUTLET - 20 AMPS DUPLEX RECEPTACLE TYPICAL
 - SEE SHEETS E6.0 AND E6.1
 - SATELLITE SYSTEM
 - MUSIC SYSTEM
 - SECURITY SYSTEM

DINING



KITCHEN STUB OUT PLAN

1

SCALE: 3/8" = 1' - 0"



FLANAGAN
F. J. FLANAGAN, P.E.
10000 W. 10th Street
Fort Worth, Texas 76134
P: 817.242.1111 | fflanagan@flanagan.com | Project No. 2022-05-13
Contract: Market Square Station

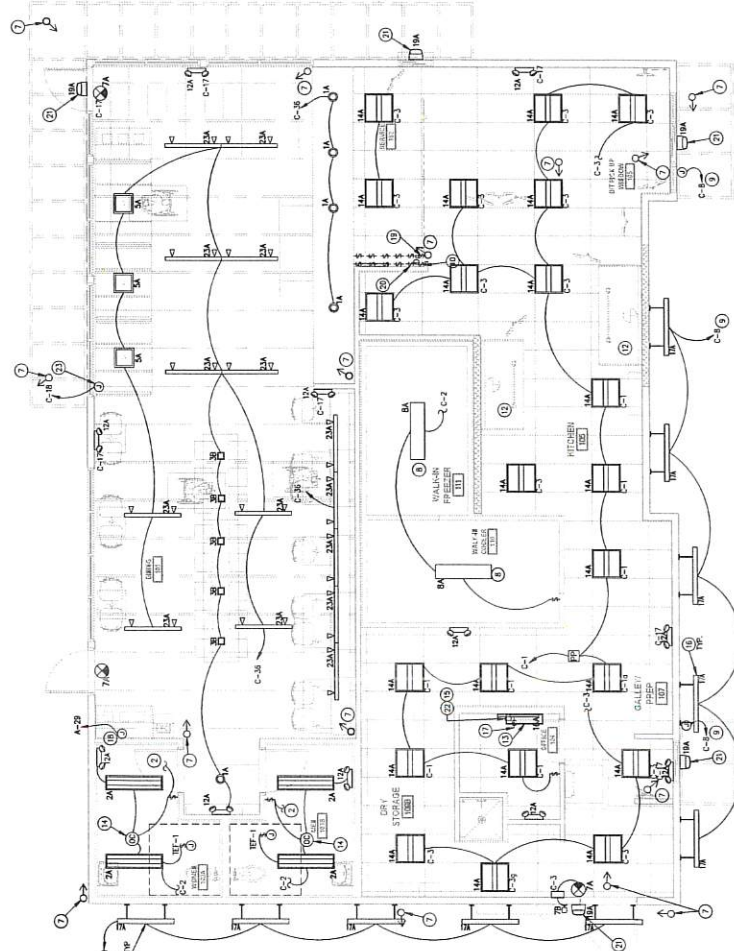
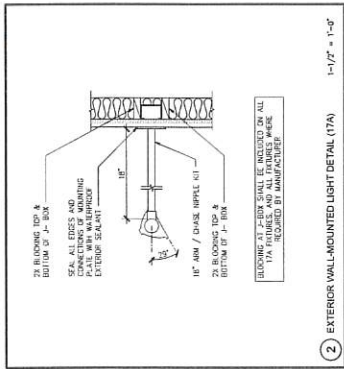
THIS SHEET IS REFERRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

KITCHEN STUB OUT PLAN
E2.1

SITE INFORMATION
BLDG TYPE: MIXED-USE
JOB #: 2022-05-13
ADDRESS: 4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, TX 76102
DRAWN BY: NAME
PROJECT #: 025-13
SCALE: 3/8" = 1'-0"

DATES
RELEASE: FEBRUARY 2022
P.A. UPDATE:
SUBMITTAL DATE:
1:
2:
3:
REVISED:
CONSTRUCTION:

REVISIONS



1 LIGHTING PLAN (OC)
SCALE: 1/4" = 1'-0"

KEY NOTES 1

1. NOT USED.
2. RESTROOM LIGHTING / EXHAUST FAN INTERLOCK SWITCH (20A-2P), SEE ELECTRICAL RUD PLAN AND DETAIL 222.0.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. SECURITY CAMERA, ALL LOW VOLTAGE WIRING PROVIDED & INSTALLED BY JLS. SECURITY CONTRACTOR. SEE SET 0 FOR ADDITIONAL INFORMATION.
8. ALL WALK-IN BOX RETROFITTING DEVICES, LIGHT FIXTURES, SWITCHES, AND RECEPTACLES WILL BE INSTALLED AND WIRED BY THE CONTRACTOR.
9. WIRE CIRCUIT THRU LIGHTING CONVICTION AND/OR TIME CLOCK. SEE DETAIL 222.0.
10. SWITCH FOR THE OPERATION OF LED NEIGHBORHOOD SIGN LABELED WITH LOWER CASE LETTER "X", MOUNT AT 48" A.F.F., PROVIDE EXHAUST IDENTIFICATION PLATE.
11. NOT USED.
12. REFER TO ARCHITECTURAL AND MECHANICAL SHEETS FOR LOCATION OF GREASE EXHAUST DUCT. DUCT SHALL NOT BE INSTALLED.
13. MOUNT LIGHTING CONVICTIONS IN 24" x 24" ELECTRICAL BOX ABOVE WORKSTATION CEILING. REFER TO DETAIL 222.0 FOR ADDITIONAL INFORMATION.
14. COORDINATE OCCUPANCY SENSOR. REFER TO DETAIL 222.0 TYPICAL FOR ALL RESTROOM LIGHTING EXCEPT GUARDWAY FIXTURES.
15. LOCATION OF LIGHTING TIME CLOCK "TC-1", REFER TO DETAIL 222.0.
16. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT OF EXTERIOR LIGHT FIXTURES (TYPICAL). REFER TO LIGHT MOUNTING DETAIL ON THIS SHEET (TYPICAL).
17. LOCATION OF ELECTRONIC TIMER FOR OVERSIDE OF EXTERIOR LIGHTING/200HS TIME CLOCK LOCATED IN OFFICE. WIRE IN PARALLEL WITH TIME CLOCK. REFER TO DETAILS SHEET 02.0.
18. OPERATED BY "DYNAMIC" SWITCH AT SERVICE AREA.
19. SWITCH FOR THE OPERATION OF "DYNAMIC" SIGN IN DINING AREA. MOUNT AT 48" A.F.F., PROVIDE EXHAUST IDENTIFICATION PLATE.
20. ON-ROD DIMMER FOR KITCHEN LED LIGHT FIXTURES AT 48" A.F.F., WATTS/SHOWN/40W-120V/77V-4 [X] = COLOR BY DIMMER. DIMMER SHALL BE INSTALLED IN A CONCEALED BOX WITH COVER PLATE. PROVIDE IDENTIFICATION ON COVER PLATE. REFER TO DETAIL 222.0 FOR ADDITIONAL INFORMATION.
21. SECURITY LIGHT FIXTURE. WIRE CIRCUIT THRU TIME CLOCK, SO AS TO REMAIN ON AFTER HOURS. SEE DETAIL 222.0.
22. LOCATION OF LIGHTING TIME CLOCK "TC-2", REFER TO DETAIL 222.0.
23. JUNCTION BOX ABOVE ACCESSIBLE CEILING FOR POWER TO CANOPY LLED LIGHTING 120VAC POWER SUPPLY, MOUNT IN CONCEALED BOX WITH COVER PLATE. PROVIDE IDENTIFICATION ON COVER PLATE. REFER TO DETAIL 222.0 FOR ADDITIONAL INFORMATION.
24. COORDINATE LOCATION OF LED LIGHTS WITH ARCHITECTURAL TIMING COORDINATE WIRING WITH MANUFACTURER'S INSTRUCTIONS AND SIGN MOUNT PROVIDING LLED LIGHTS.

GENERAL NOTES

1. REFER TO 02.1 FOR LIGHTING SCHEDULE.
2. REFER TO 02.1 FOR LIGHTING CONTROL WIRING DIAGRAM.
3. ALL LIGHTING DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LIGHTING CONTROL WIRING DIAGRAM. TYPE 120V IN 12-0-0 SHALL BE CONNECTED TO LOCAL CIRCUIT AHEAD OF ALL CONTROLS.



SCALE: 1/4" = 1'-0"

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DATES

RELEASE: FEBRUARY 2025

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SUBMITTAL DATE:

1: _____

2: _____

3: _____

CONSTRUCTION:

REVISIONS:

SITE INFORMATION

BUILD TYPE: MKT/2C_MJD

AB #: 02335

ADDRESS: 4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84002

DRAWN BY: NAME

PROJECT #: 0231-33

SCALE: 1/4" = 1'-0"

LIGHTING PLAN (OC)

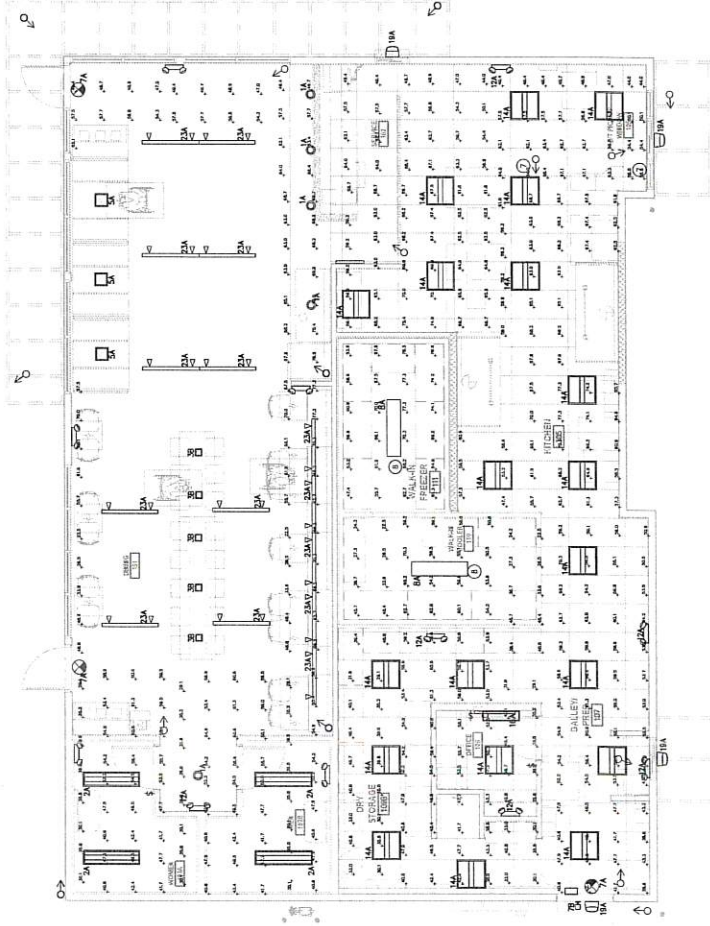
E3.0

FLANAGAN
LIGHTING PLAN (OC)
Project No. 2022-02-13
Fort Worth, Texas | P 817.704.0461 | flanagan-lt.com
Contact: Jack In the Box
Email: jason@flanagan-lt.com

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

Schedule					Statistics				
Symbol	Label	Quantity	Manufacturer	Number Lamps	Footcandle	Wattage	Symbol	Avg	Max
	8A	2	BARRON TRACE LITE VP14-40C	1	40.0	40.0	+	38.1 fc	43.4 fc
	12A	81	EDITIONX # LED40C2	1	22	22	+	37.7 fc	48.2 fc
	14A	22	NAVO 65-671H1	1	80.0	80.0	+	51.5 fc	74.2 fc
	18A	1	VERSALID # VULC4024L/20V-40C	1	10.0	10.0	+	50.4 fc	61.1 fc
	2A	4	NUVO 65-673R1 40W PAR38/11-40V KIT NUVO 65-658	1	80.0	80.0	+	48.5 fc	62.7 fc
	7A	3	EXRUBINHE2	1	3.8	3.8	+	35.0 fc	47.4 fc
	12A	10	9000K LIGHTING RMR3C384-0001/20W 8FT	2.4 & 6.8	33	33	+		
	5A	6	HLITE PAR38/11-40V	1	11300	5	+		
	3B	9	HLITE PAR38/11-40V	1	11300	15	+		
	1A	5	COOPER LIGHTING L17800MH1285 H151CAT	1	950	12	+		

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ASSEMBLY	+	38.1 fc	43.4 fc	30.7 fc	1.41	1.21
COOLER FREEZER	+	37.7 fc	48.2 fc	25.1 fc	1.91	1.51
KITCHEN	+	51.5 fc	74.2 fc	16.8 fc	4.71	3.31
MEN	+	50.4 fc	61.1 fc	29.4 fc	2.11	1.71
SERVICE AND DINING	+	48.5 fc	62.7 fc	28.4 fc	2.21	1.71
WOMEN	+	35.0 fc	47.4 fc	19.9 fc	3.01	2.21



PHOTOMETRICS PLAN (OC)

SCALE: 1/4" = 1'-0"



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in the box
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SAN DIEGO, CA 92123
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DATES	
RELEASE	FEBRUARY 2023
PIA UPDATES	
SUBMITTAL DATE	
1.	
2.	
3.	
REVISIONS	
CONSTRUCTION	

REVISIONS	

SITE INFORMATION	
BLOC TYPE	MT12C_MTD
JOB #	21335
ADDRESS	4773 W. CEDAR HILLS DRIVE CEDAR HILLS, UT 84602
DRAWN BY	NAME
PROJECT #	0231-13
SCALE	1/4" = 1'-0"



FLANAGAN
LIGHTING PLAN
(OC)
E3.1
Fort Worth, Texas | P: 817.704.0461 | flanagan-ut.com | Project No. 2022-05-13
Contact: W. Reece Flanagan
Email: wreece@flanagan-ut.com

THIS SHEET IS PARTIAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

FLANAGAN
 on Worth, Texas | P 817.704.0484 | flanagan-hk.com | Project No. 2022-465-13
 Email: mitchell@flanagan-hk.com

- a. ALL LIGHT FIXTURES AND LUMINAIRES SHALL BE SUPPLIED BY THE OWNER AND INSTALLED AS SHOWN BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.
1. RESTAURANT TO UPDATE 24/7.
- a. ALL FUTURE TYPES ON ORDER MAY NOT BE USED.
1. SITE LIGHTING NOTES
- a. WHEN THE HEAD ARE DESIRED ON LOT PERMITS, REUSE MORNING OPENING TO
b. ROBERT PUL & SONS 5757222 DOW P.O. BOX 446 P.P.
1. LOWER WITHIN 20' TYPICAL, REMOVING CAN BE SUBSTITUTED AS NEEDED TO
CONFORM TO ARII AND ENERGY COMPLIANCE REQUIREMENTS.
- a. 0.3-200 (1349)
b. 0.3-200 (1349)
c. 0.3-152 (1389)
d. 0.3-152 (1389)
e. 0.3-152 (1389)
f. 0.3-152 (1389)

WILLA LIGHTING
2929 CHOUJEAU AVENUE
ST. LOUIS, MO 63103
CONTACT: RONDA SCHRIAGE
800-325-0963
ronda.schriage@willalighting.com

[illegible]



DATES	
RELEASE:	FEBRUARY 2025
P.M. UPDATES:	
SUBMITTAL DATE:	
1:	
2:	
3:	
BID:	
CONSTRUCTION:	
REVISIONS:	

REVISIONS

SITE INFORMATION	
BUILDING TYPE:	MK12C_MD
IB #:	J1335
ADDRESS:	
17773 W. CEDAR HILLS DRIVE	
CEDAR HILLS, UT 84062	
DRAWN BY: NAME	
PROJECT #: 057-33	
SCALE: 1/4" = 1'-0"	

E4.0

PROVIDE PHOTOCELL: ON SOUTH PARAPET WALL FACING NORTH W/ 1/2" C. AND PULL WIRE FROM J-BOX TO LIGHTING CONTROLS. SEE DETAIL 6/E5.0.

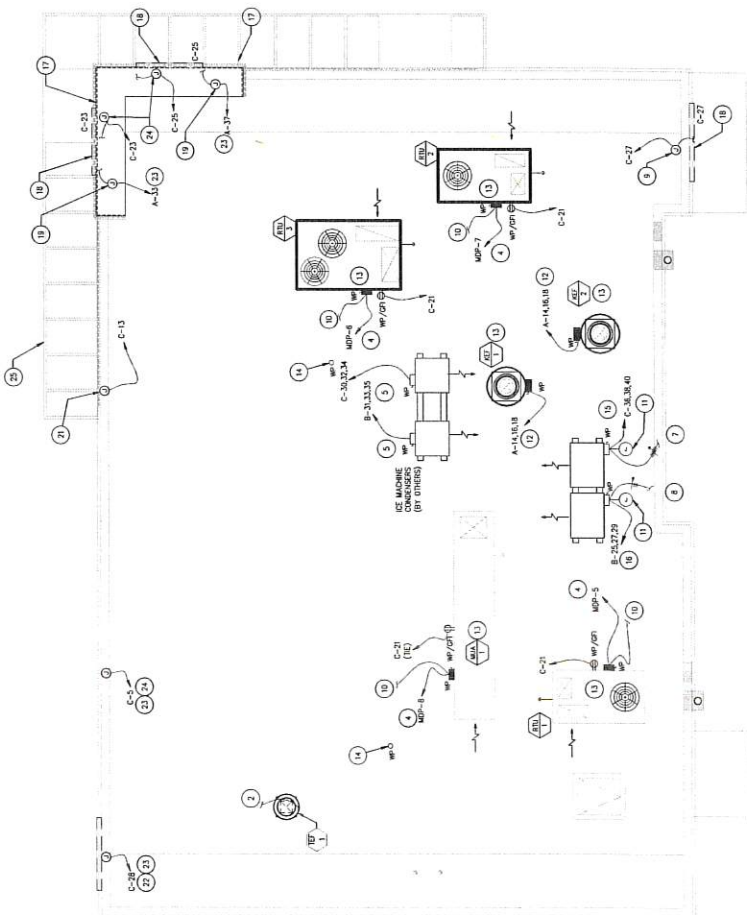
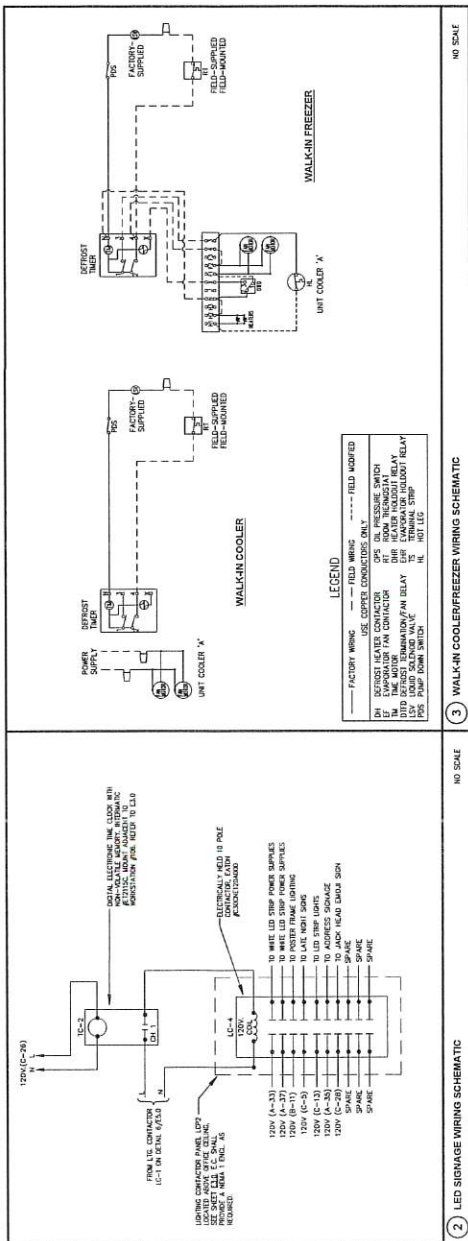
- [illegible]

NO CONDUIT IS ALLOWED ON ROOF EXCEPT FOR SHORT RUNS TO EQUIPMENT.

- NO CONDUIT IS ALLOWED ON ROOF EXCEPT FOR SHORT RUNS TO EQUIPMENT.
- NEMA 3R DISCONNECT SWITCH PROVIDED WITH EQUIPMENT UNDER DIVISION 15.
- NEMA 3R DISCONNECT SWITCH PROVIDED & INSTALLED UNDER DIVISION 16.



Fort Worth, Texas | P-817.704.0484 | flanagan-la.com | Project No.: 2022-65-13
Contact: Michael Siebenthal
E-mail: michael@flanagan-la.com



SCALE: $1/4" = 1' - 0"$





In the box
557 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
2025 Jack in the Box Inc.

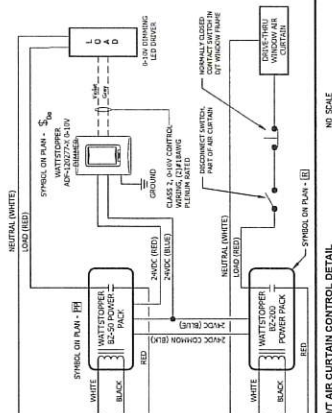
DATES	
RELEASE:	FEBRUARY 2025
4. UPDATES:	
5. SUBMITTAL DATE:	
1:	
2:	
3:	
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INSTRUCTION:	

REVISIONS

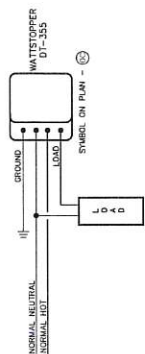
SITE INFORMATION
 LOG TYPE: MK12C_MD
 # J1335
 ADDRESS:
 23 W CEDAR HILLS DRIVE
 CEDAR HILLS, UT 84062
 DRAWN BY: NAME
 OBJECT #: 057-33
 SCALE: AS NOTED

IGHTING CONTROL DETAILS

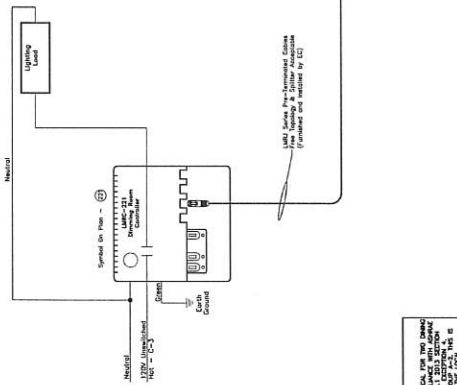
E5.1



2 KITCHEN LIGHTING & D/T AIR CURTAIN CONTROL DETAIL



3 CEILING MOUNTED OCCUPANCY SENSOR WIRING DIAGRAM



1 SIDELIT DAYLIGHT ZONES 'A' OR 'B' LIGHTING CONTROL WIRING DIAGRAM



- [illegible]

DESIGNER NOTE:
DRAWING CONTROLS IN THIS DIAGRAM IS TYPICAL FOR TWO DRIVING AREA DOWNSHIFT ZONES (A & B) IN COMPLIANCE WITH ADVISORY 96.11 SECTION 8.4.1.1 AND ADVISORY 96.11 SECTION 8.4.1.2. PERMITTING OF DOWNSHIFT ZONE A-1, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-239, B-240, B-241, B-242, B-243, B-244, B-245, B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255, B-256, B-257, B-258, B-259, B-260, B-261, B-262, B-263, B-264, B-265, B-266, B-267, B-268, B-269, B-270, B-271, B-272, B-273, B-274, B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-285, B-286, B-287, B-288, B-289, B-290, B-291, B-292, B-293, B-294, B-295, B-296, B-297, B-298, B-299, B-300, B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308, B-309, B-310, B-311, B-312, B-313, B-314, B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323, B-324, B-325, B-326, B-327, B-328, B-329, B-330, B-331, B-332, B-333, B-334, B-335, B-336, B-337, B-338, B-339, B-340, B-341, B-342, B-343, B-344, B-345, B-346, B-347, B-348, B-349, B-350, B-351, B-352, B-353, B-354, B-355, B-356, B-357, B-358, B-359, B-360, B-361, B-362, B-363, B-364, B-365, B-366, B-367, B-368, B-369, B-370, B-371, B-372, B-373, B-374, B-375, B-376, B-377, B-378, B-379, B-380, B-381, B-382, B-383, B-384, B-385, B-386, B-387, B-388, B-389, B-390, B-391, B-392, B-393, B-394, B-395, B-396, B-397, B-398, B-399, B-400, B-401, B-402, B-403, B-404, B-405, B-406, B-407, B-408, B-409, B-410, B-411, B-412, B-413, B-414, B-415, B-416, B-417, B-418, B-419, B-420, B-421, B-422, B-423, B-424, B-425, B-426, B-427, B-428, B-429, B-430, B-431, B-432, B-433, B-434, B-435, B-436, B-437, B-438, B-439, B-440, B-441, B-442, B-443, B-444, B-445, B-446, B-447, B-448, B-449, B-450, B-451, B-452, B-453, B-454, B-455, B-456, B-457, B-458, B-459, B-460, B-461, B-462, B-463, B-464, B-465, B-466, B-467, B-468, B-469, B-470, B-471, B-472, B-473, B-474, B-475, B-476, B-477, B-478, B-479, B-480, B-481, B-482, B-483, B-484, B-485, B-486, B-487, B-488, B-489, B-490, B-491, B-492, B-493, B-494, B-495, B-496, B-497, B-498, B-499, B-500, B-501, B-502, B-503, B-504, B-505, B-506, B-507, B-508, B-509, B-510, B-511, B-512, B-513, B-514, B-515, B-516, B-517, B-518, B-519, B-520, B-521, B-522, B-523, B-524, B-525, B-526, B-527, B-528, B-529, B-530, B-531, B-532, B-533, B-534, B-535, B-536, B-537, B-538, B-539, B-540, B-541, B-542, B-543, B-544, B-545, B-546, B-547, B-548, B-549, B-550, B-551, B-552, B-553, B-554, B-555, B-556, B-557, B-558, B-559, B-560, B-561, B-562, B-563, B-564, B-565, B-566, B-567, B-568, B-569, B-570, B-571, B-572, B-573, B-574, B-575, B-576, B-577, B-578, B-579, B-580, B-581, B-582, B-583, B-584, B-585, B-586, B-587, B-588, B-589, B-590, B-591, B-592, B-593, B-594, B-595, B-596, B-597, B-598, B-599, B-600, B-601, B-602, B-603, B-604, B-605, B-606, B-607, B-608, B-609, B-610, B-611, B-612, B-613, B-614, B-615, B-616, B-617, B-618, B-619, B-620, B-621, B-622, B-623, B-624, B-625, B-626, B-627, B-628, B-629, B-630, B-631, B-632, B-633, B-634, B-635, B-636, B-637, B-638, B-639, B-640, B-641, B-642, B-643, B-644, B-645, B-646, B-647, B-648, B-649, B-650, B-651, B-652, B-653, B-654, B-655, B-656, B-657, B-658, B-659, B-660, B-661, B-662, B-663, B-664, B-665, B-666, B-667, B-668, B-669, B-670, B-671, B-672, B-673, B-674, B-675, B-676, B-677, B-678, B-679, B-680, B-681, B-682, B-683, B-68



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For Worth, Texas | P 817.704.0484 | llanagan-ll.com | Project No. 2022-05-11
Contact: Michael Siebenhall
E-mail: michael@llanagan-ll.com

THE OBJECT IS MATERIAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE DEPARTED FROM THE PLAN SITE



Jack
in the box

937 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
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DATES

RELEASE: FEBRUARY 2023

P.M. UPDATE:

SUBMITAL DATE:

1:

2:

3:

NO.

CONSTRUCTION:

REVISIONS

DATE: 02/01/23 BY: JH

SITE INFORMATION

BUILD TYPE: MKT 20 - MD

JOB #: 21335

ADDRESS: 1773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84002

DRAWN BY: NAME

PROJECT #: 02-2-33

SCALE: AS NOTED

POS DETAILS

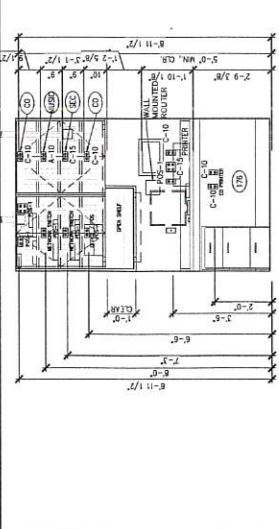
E6.2



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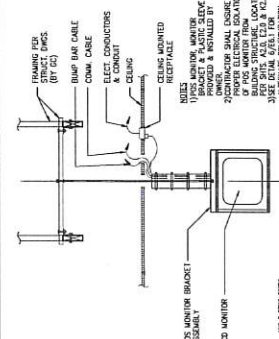
FLANAGAN & ASSOCIATES, INC.
1000 N. 1000 E.
FARMINGTON, UT 84201
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Contractors License No. 19300
Professional Engineer License No. 19300

THIS SHEET IS RETURN TO THE DESIGN DOCUMENT AND SHALL NOT BE SEPARATED FROM THE PLAN SET.



7 WORKSTATION ELEVATION
(FOR ITEMS NOT NOTED SEE OTHER DRAWINGS)

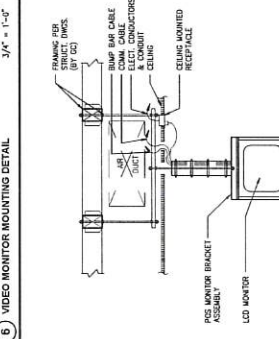
1/2" = 1'-0"



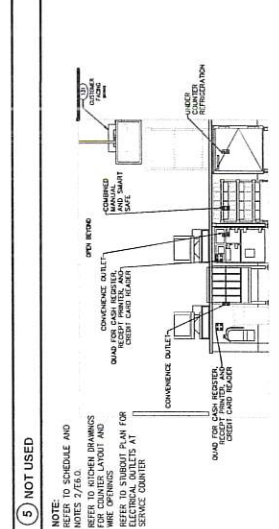
6 VIDEO MONITOR MOUNTING DETAIL
3/4" = 1'-0"



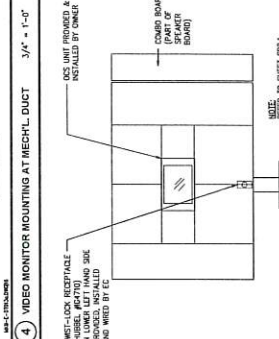
3 FRONT COUNTER ELEVATION (KITCHEN SIDE)
3/8" = 1'-0"



1 POS ISOLATED GROUNDING RECEPTACLE DETAIL
NO SCALE



4 VIDEO MONITOR MOUNTING AT MECH. DUCT
3/4" = 1'-0"



2 OC3 UNIT & TWIST-LOCK RECEPTACLE LOCATION IN SPEAKER BOARD
NO SCALE

NOTES:

1. REFER TO SCHEDULE AND NOTES 2/7-10.

2. REFER TO KITCHEN DRAWINGS FOR EQUIPMENT LAYOUT AND MOUNTING.

3. REFER TO SUBMIT PLAN FOR SERVICE CONNECTIONS AT SERVICE COUNTER.

4. GROUNDING OUTLET: GROUNDING OUTLET FOR EQUIPMENT AND SERVICE CONNECTIONS.

5. GROUNDING OUTLET: GROUNDING OUTLET FOR EQUIPMENT AND SERVICE CONNECTIONS.

6. GROUNDING OUTLET: GROUNDING OUTLET FOR EQUIPMENT AND SERVICE CONNECTIONS.

7. GROUNDING OUTLET: GROUNDING OUTLET FOR EQUIPMENT AND SERVICE CONNECTIONS.

8. GROUNDING OUTLET: GROUNDING OUTLET FOR EQUIPMENT AND SERVICE CONNECTIONS.

9. GROUNDING OUTLET: GROUNDING OUTLET FOR EQUIPMENT AND SERVICE CONNECTIONS.

10. GROUNDING OUTLET: GROUNDING OUTLET FOR EQUIPMENT AND SERVICE CONNECTIONS.



PLEASE: FEBRUARY 2025

23

REVISIONS

[illegible]

SITE INFORMATION

ADDRESS:
773 W. CEDAR HILLS DRIVE

DRAWN BY: NAME _____
OBJECT & QLT-11 _____

HME INTERCOM

E70

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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5 PICK UP WINDOW REMOTE DISPLAY $1/2^{\circ} = 1-0^{\circ}$

5	HME BASE STATION	1/2" = 1'-0"
---	------------------	--------------

HME SYSTEM CONDUIT /
WIRING SCHEMATIC

4	WORKSTATION	1/2" = 1'-0"	2
---	-------------	--------------	---

1000

7	HIVE WIRING SCHEMATIC (DOUBLE DRIVE-THRU OPTION)	NO SCALE
---	--	----------

[illegible]

**ELECTRICAL
SITE PLAN**

ES1.0

REFER TO SHEET S02.1 FOR DETAILS OF MOUNT BOARD, SPEAKER BOARD, AND DYE LIGHTING.

A. ALL UNDERGROUND CONDUITS TO BE BURIED AT A MINIMUM DEPTH OF 24" BELOW FINISH GRADE, UNLESS OTHERWISE NOTED.

B. SITE LIGHTS AND SIGNALS SHALL BE MOUNTED AS REQUIRED TO MEET CURRENT AND FUTURE REQUIREMENTS FOR LIGHTING CONTACTORS, PHOTOCELLS, AND TIME CLOCKS. SEE SHEET C4.1 FOR MOUNTING DETAILS.

C. LAYOUT ON THIS PLAN IS SUBJECT TO CHANGE PRIOR TO CONSTRUCTION OF THIS WORK. COORDINATION WITH THE CITY PLANNING DEPARTMENT WILL BE REQUIRED TO COORDINATE WITH CITY PLANNING FOR FINAL LAYOUTS, CONDUITS, ETC.

(2) 2" CONDUITS WITH 1/4" NYLON PULL ROPE AND "MULE TAP" FOR 25 PAIR PHONE CABLE. TELEPHONE COMPANY SHALL LAND CABLE AT TELEPHONE CABINET. ALL RUNOUTS FROM CABINET TO OUTLETS BY ELECTRICAL CONTRACTOR. PON OF ENTRY INTO BUILDING UNDER SLAB UP IN 24" x 4" TELEPHONE

- [illegible]



1



FLANAGAN

Fort Worth, Texas | P 817.704.0484 | flanagan-ia.com | Project No. 2022-65-13
Contact: Michael Siebenthal
E-mail: emichael@flanagan-ia.com



In the box
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5th FLOOR, CA 94733
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DATES

RELEASE: FEBRUARY 2025

P.L. UPDATE:

SUBMITTAL DATE:

1:

2:

3:

DO:

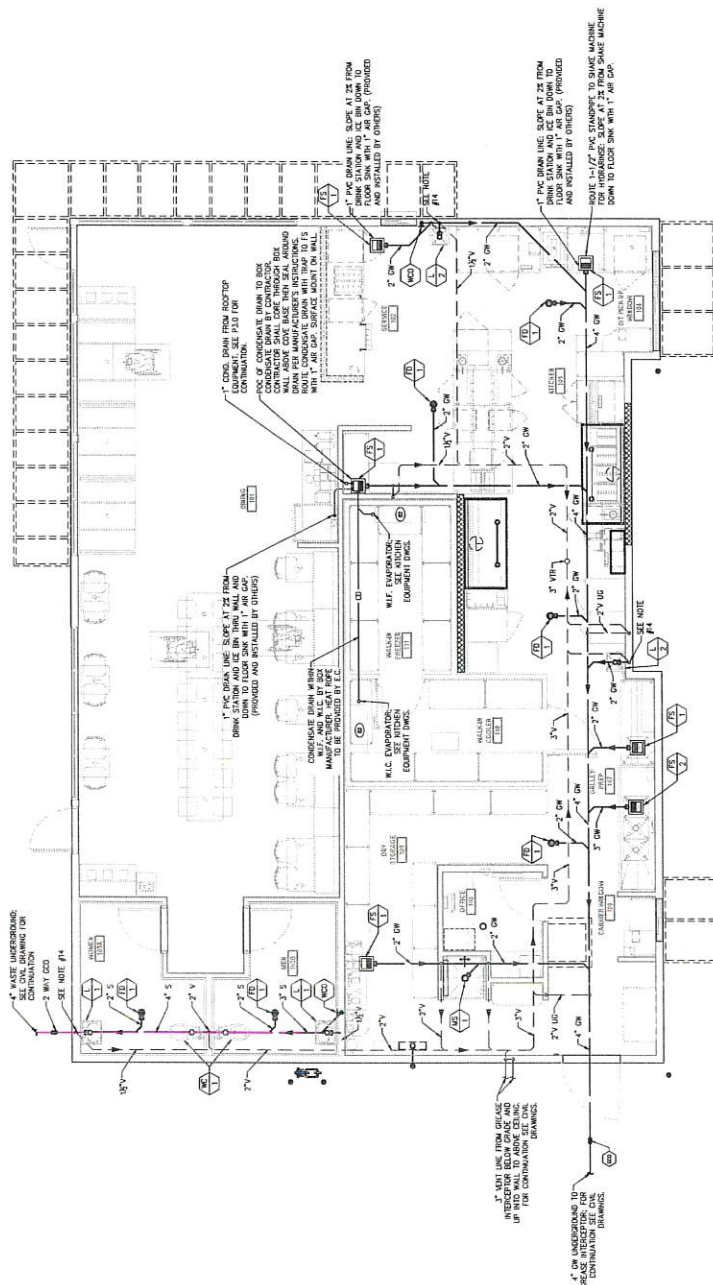
CONSTRUCTION:

REVISIONS

GENERAL NOTES

1. ROUGH-IN AND CONNECT INTERIOR EQUIPMENT INDICATED. SEE KITCHEN EQUIPMENT DRAWINGS.
2. SEE ROUGH-IN PLAN SHEET P2.2 FOR PLUMBING ROUGH-IN LOCATIONS (SERVICES IN WALLS AND ABOVE CEILING).
3. CONDENSATE PIPING SHALL BE INSTALLED WITH FOUNDATION PLAN, SHEET 3.0 (SERVICES BELOW FLOOR).
4. ROUTE TO SINKING DIAGRAM FOR PIPE SIZING.
5. VENT SIZES ARE IN ACCORDANCE WITH LOCAL PLUMBING CODES.
6. PIPING DESIGNATED FOR IN OTTIE INCLUDING TYPE OF PIPING, PIPING WITH APPROPRIATE METHOD OF CLEANING.
7. SANITARY SINKER PIPES SIZED PER LOCAL PLUMBING CODES AT 2% SLOPE (1/4" PER FT.).
8. REFER TO ARCHITECTURAL AND MECHANICAL SHEETS FOR PLUMBING AND MECHANICAL SINKER PIPES AND SINKER PARTS. SHALL NOT BE POWERED.
9. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10' FROM GRADE, OR 3' ABOVE ANY WINDOW, DOOR, AIR INTAKE OR VENT SHAFT. ROOF DRAINAGE. REFER TO SHEET 3.0.
10. ROOF DRAINAGE. REFER TO SHEET 3.0.
11. LINES THROUGH BUILDING FOOTINGS. REFER TO DETAIL 3.24.0.
12. W.C. VENT TO MASTIC CONNECTION SHALL BE MADE UNDER SLAB. INSTALLED AS HIGH AS POSSIBLE, WITH SLOPE MAINTAINING SUFFICIENT FALL TO MASTIC CONNECTION. SEE DETAIL 3.24.0 FOR MASTIC CONNECTION. PIPING SHALL BE INSTALLED TO MATCH ADJACENT CEILING COLOR. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13. CONDENSATE PIPING SHALL BE INSTALLED TO MATCH ADJACENT CEILING COLOR. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. CONDENSATE PIPING SHALL BE INSTALLED TO MATCH ADJACENT CEILING COLOR. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15. BACKFLOW PREVENTER TO BE INSTALLED TO MATCH ADJACENT CEILING COLOR. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

GREASE INTERCEPTOR CALCULATION			
TYPE	SIZE	UNIT	MINIMUM
HAND SINK	1	2	2
PREP SINK	2	1	2
3 COMP SINK	6	1	0
SHAVE MACHINE	2	1	2
MOP SINK	2	1	2
FLOOR DRAIN	2	4	0
FLOOR SINK	1	3	3
CLUTTER SINK	1	3	3
TOTAL FUTURE UNITS			30
RETENTION TIME			30 MIN.
MINIMUM CAPACITY			1000 GAL.



WASTE AND VENT PLAN

SCALE: 1/4" = 1'-0"

1

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WASTE & VENT PLAN
P2.0



SITE INFORMATION
BLDG TYPE: MIXED-USE
JOB #: 2335
ADDRESS: 4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, TX 76102
DRAWN BY: NAME
PROJECT #: 02-13
SCALE: 1/4" = 1'-0"



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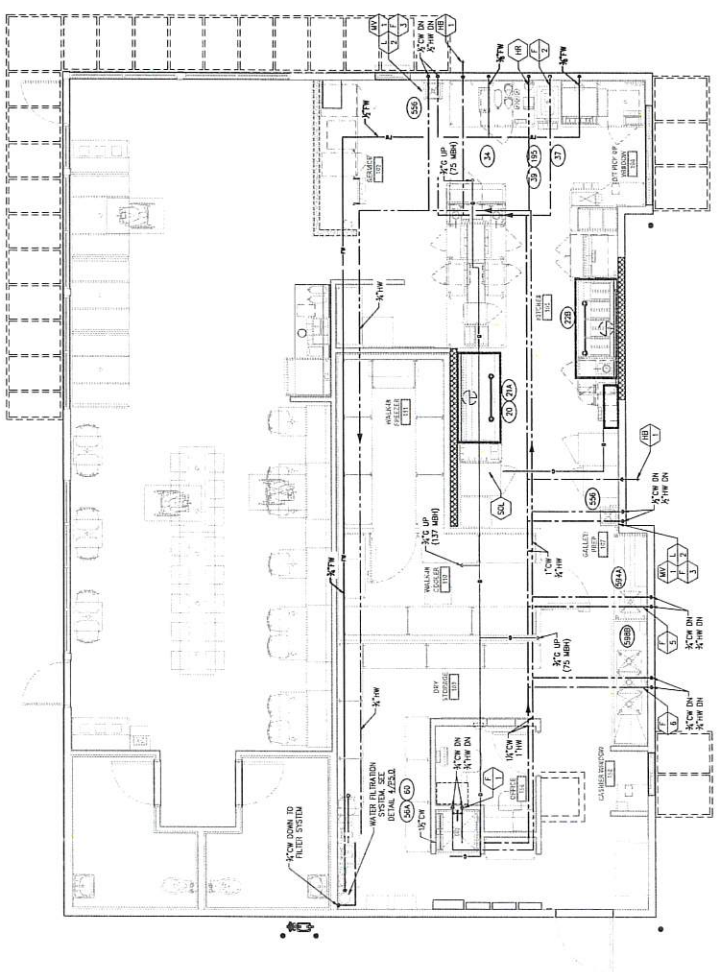
DATES	FEBRUARY 2025
RELEASE:	
M. UPDATES:	
SUBMITTAL DATE:	
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2:	
3:	
4:	
CONSTRUCTION:	

[illegible]

SITE INFORMATION	
DOC TYPE:	
PLAN #:	J1335
ADDRESS:	
	773 W. CEDAR HILLS DRIVE
	DAR HILLS, UT 84062
DRAWN BY:	NAME
OBJECT #:	057-33

**GAS &
WATER PLAN**

P2.1

[illegible]

GAS AND WATER PLAN

100



FLANAGAN

Fort Worth, Texas | P 817.704.0484 | iflanagan@ls.com | Project No. 2022-65-13
Contact: Michael Siebenthal
E: michael@iflanagan-ls.com



In the box
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SAN DIEGO, CA 92123
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DATES
RELEASE: FEBRUARY 2025

P.A. UPDATES
SUBMITTAL DATE:

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DO:

CONSTRUCTION:

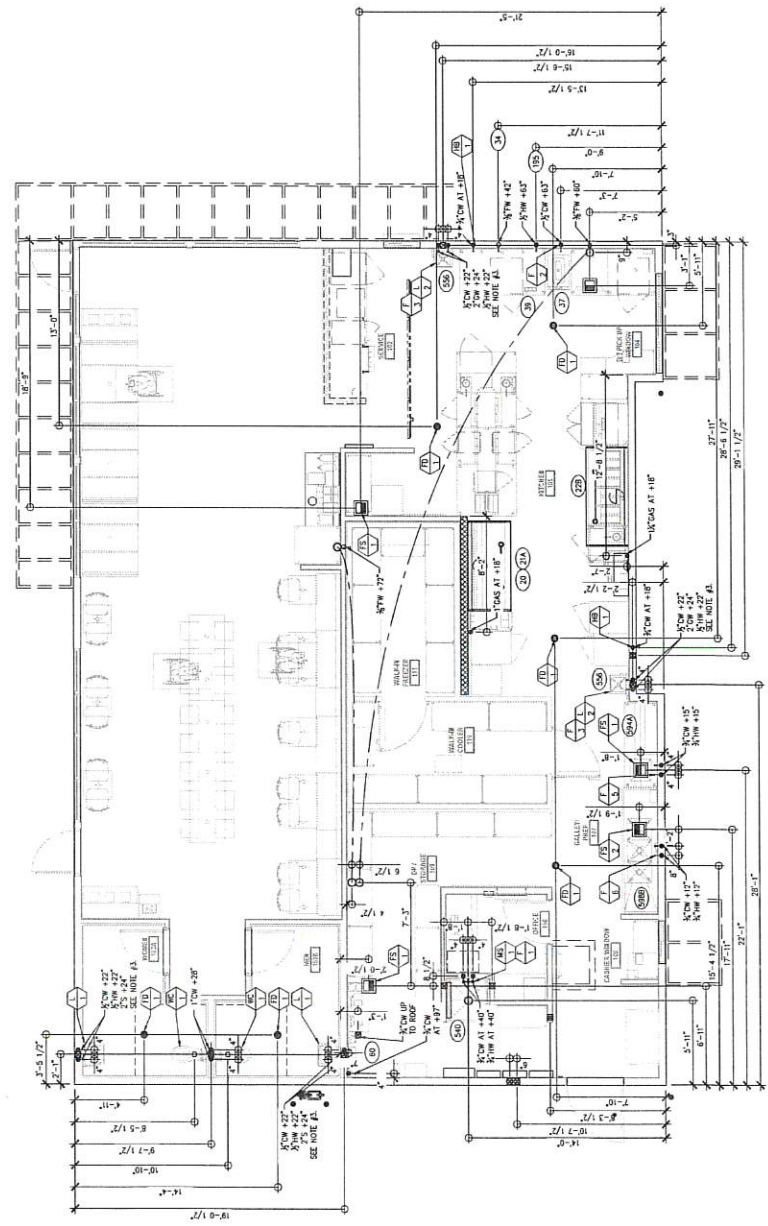
REVISIONS

LEGEND

- FLOOR DRAIN
- FLOOR DRAIN
- COLD WATER
- HOT WATER
- FILTERED COLD WATER (FCW)
- DIRECT WASTE
- VENT
- GAS RISER
- EQUIPMENT FURN NUMBER
- PLUMBING

GENERAL NOTES

- FLOOR DRAINS AND GRATES SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- WATER TO SINK, LAV & HSI FOR SINK, LAV & HSI SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- DRINKING FOUNTAIN SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- DRINKING FOUNTAIN SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- DRINKING FOUNTAIN SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- DRINKING FOUNTAIN SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- DRINKING FOUNTAIN SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- DRINKING FOUNTAIN SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- DRINKING FOUNTAIN SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.
- DRINKING FOUNTAIN SHALL BE INSTALLED WITH A MINIMUM OF 1/4" DRAINAGE SLOPE. UNLESS OTHERWISE NOTED.



STUBOUT PLAN

SCALE: 1/4" = 1' - 0"



FLANAGAN
FLANAGAN & ASSOCIATES
10000 FLORISSANT AVE
FARMERS, TEXAS 75446
TEL: 972-241-1111
WWW.FLANAGAN-CA.COM

PROJECT # 2024-11
SCALE 1/4" = 1'-0"

STUBOUT PLAN

P2.2

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLANS SET.

1. PLUMBING CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL VENTING REQUIREMENTS AND DETAILS.

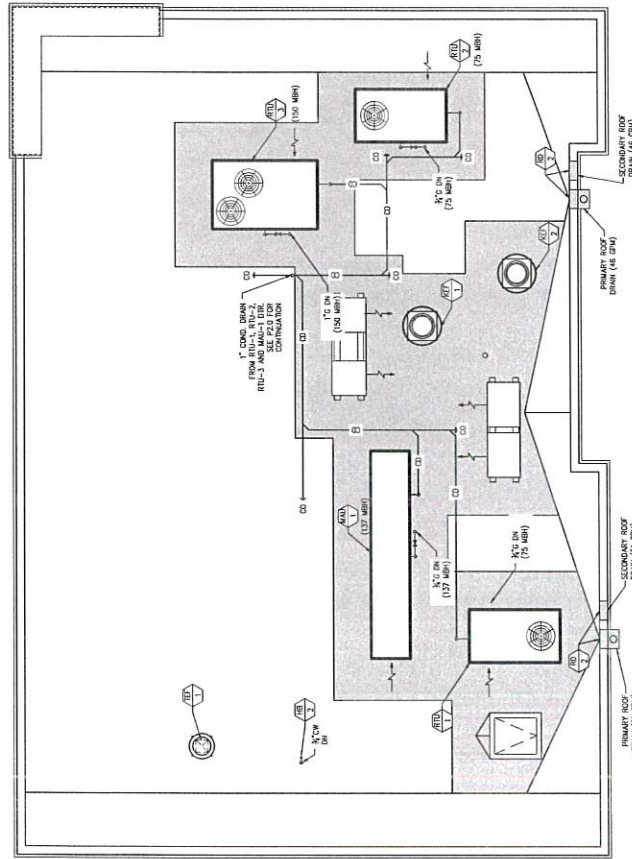


DATES	
RELEASE:	FEBRUARY 2025
P.M. UPDATES:	
SUBMITTAL DATE:	
	1: _____
	2: _____
	3: _____
BID:	
CONSTRUCTION:	

REVISIONS

SITE INFORMATION	
BLDG TYPE:	MKT2C_MD
JOB #:	J1335
ADDRESS:	4773 W. CEDAR HILLS DRIVE CEDAR HILLS, UT 84062
DRAWN BY:	NAME
PROJECT #:	057-33
SCALE:	1/4" = 1'-0"

PLUMBING
ROOF PLAN
P3.0



SCALE: 1/4" = 1' - 0"

PLUMBING ROOF PLAN

①



FLANAGAN

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

DATES	
OFFICE:	FEBRUARY 2025

M. UPDATES: _____

SUBMITTAL DATE: _____

CONSTRUCTION: _____

ID: _____

REVISIONS

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SITE INFORMATION

LDG TYPE: _____

ADDRESS:
773 W. CEDAR HILLS DRIVE

CEDAR HILLS, UT 84062

DRAWN BY: NAME _____
PROJECT #: 057-33 _____

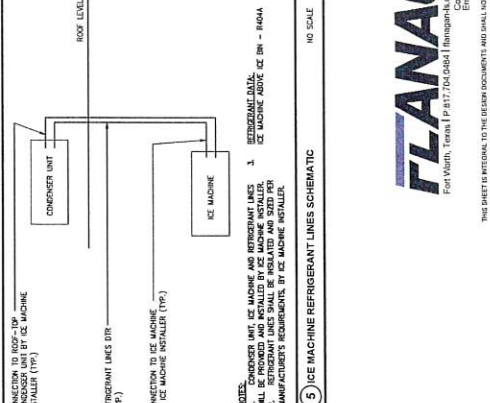
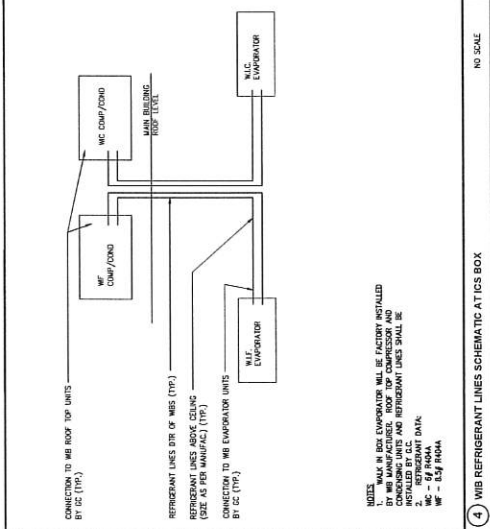
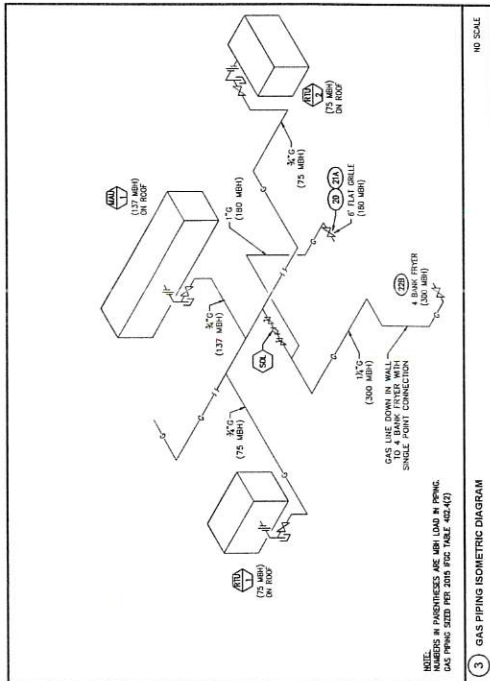
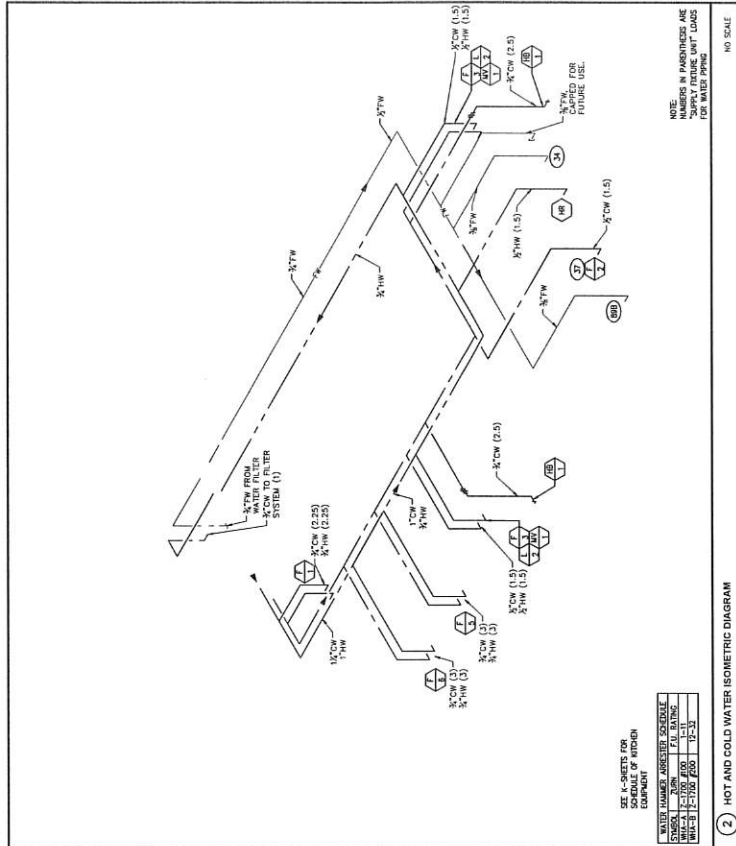
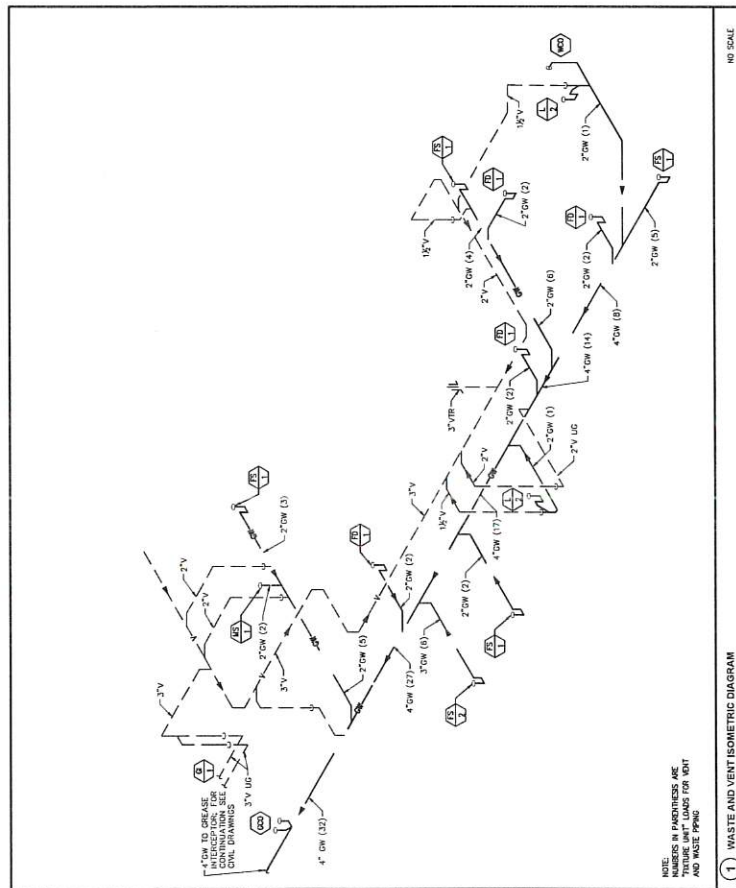
SCALE: _____ NONE _____ISOMETRICS & SCHEMATICS

CONCLUSIONS

P4.0

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in the box
837 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
© 2022 Jack in the Box Inc.

See the back of the box for the full disclaimer and terms of use. The warranty is void if the unit is not installed and used in accordance with the instructions without the presence of a trained technician.

DATES
FEBRUARY 2022

RELEASE:
P.M. UPDATE:

SUBMITTAL DATE:
1.
2.

REVISED:
1.
2.

CONSTRUCTION:

REVISIONS:

KEY NOTES:

1. OWNER PROVIDED REVERSE CONTRACTOR SHALL INSTALL AND MAKE FINAL CONNECTIONS.

2. OWNER PROVIDED REVERSE CONTRACTOR SHALL INSTALL AND MAKE FINAL CONNECTIONS.

3. G.C. SHALL PROVIDE, INSTALL AND MAKE FINAL CONNECTIONS.

4. REVERSE CONTRACTOR SHALL PROVIDE, INSTALL AND MAKE FINAL CONNECTIONS.

5. G.C. CONTRACTOR SHALL PROVIDE AND INSTALL COOL TANK WITH FILL AND VENT LINES.

6. OWNER PROVIDED, G.C. SHALL INSTALL REVERSE DUCTWORK.

GENERAL NOTES:

1. THE FOLLOWING NOTES APPLY TO ALL PIPING BUNDLES SHALL CONSIDER THE FOLLOWING:
 - 1/2" COOL LINE - HFCs (5' from BIP)
 - 1/2" HOT WATER LINE - SPPS
 - 1/2" HOT WATER LINE - SPPS
 - 1/2" HOT WATER LINE - SPPS

2. No connections shall be made above ceiling.
3. The HFC system shall be installed in the ceiling space and shall be supported by the ceiling structure. The HFC system shall be installed in the ceiling space and shall be supported by the ceiling structure.

4. Reverse contractor shall completely pipe the BIP and make the final connection to the BIP. The BIP shall be installed in the ceiling space and shall be supported by the ceiling structure.

5. Reverse contractor shall provide and install the BIP and make the final connection to the BIP. The BIP shall be installed in the ceiling space and shall be supported by the ceiling structure.

6. Reverse contractor shall provide and install the BIP and make the final connection to the BIP. The BIP shall be installed in the ceiling space and shall be supported by the ceiling structure.

7. Reduced pressure backflow preventer is located in the ceiling space in the Cool-Line triangle.

KEY NOTES:

1. G.C. CONTRACTOR REVERSE CONTRACTOR SHALL INSTALL AND MAKE FINAL CONNECTIONS.

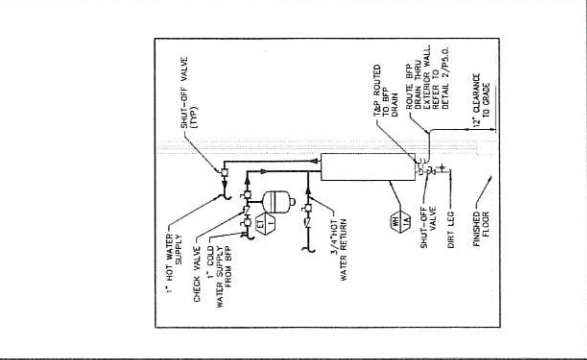
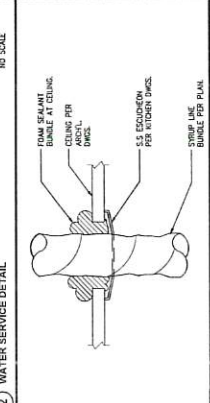
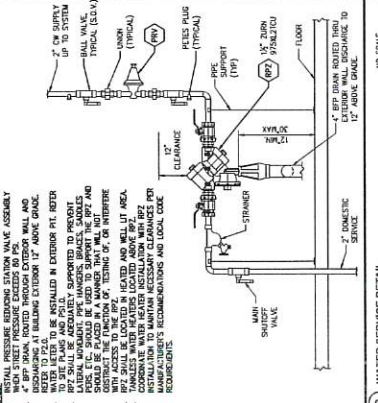
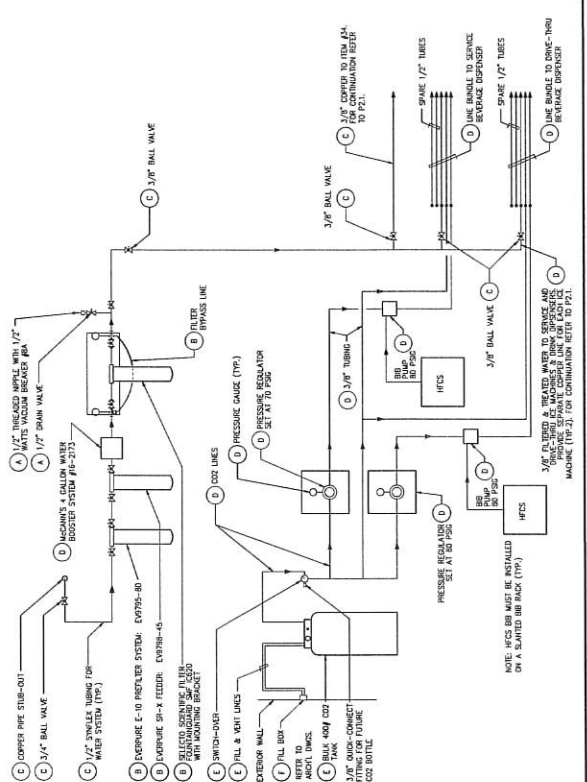
2. OWNER PROVIDED REVERSE CONTRACTOR SHALL INSTALL AND MAKE FINAL CONNECTIONS.

3. G.C. SHALL PROVIDE, INSTALL AND MAKE FINAL CONNECTIONS.

4. REVERSE CONTRACTOR SHALL PROVIDE, INSTALL AND MAKE FINAL CONNECTIONS.

5. G.C. CONTRACTOR SHALL PROVIDE AND INSTALL COOL TANK WITH FILL AND VENT LINES.

6. OWNER PROVIDED, G.C. SHALL INSTALL REVERSE DUCTWORK.



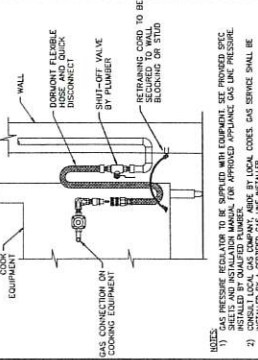
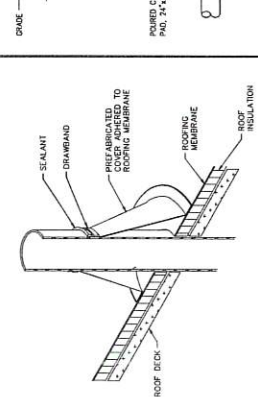
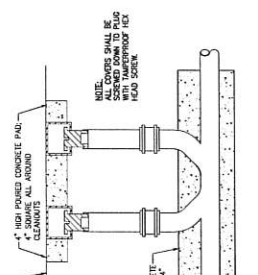
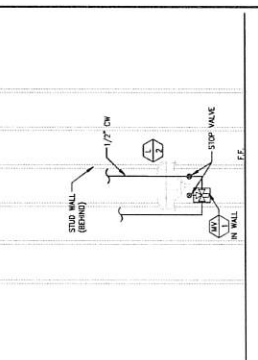
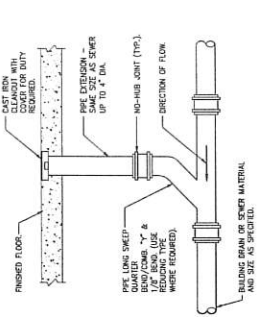
NO SCALE

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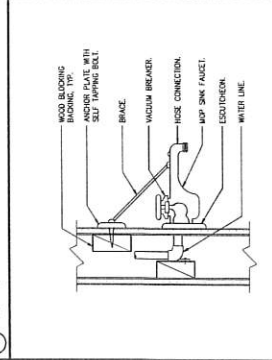
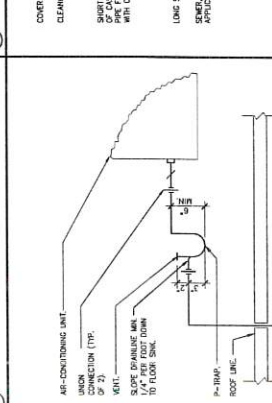
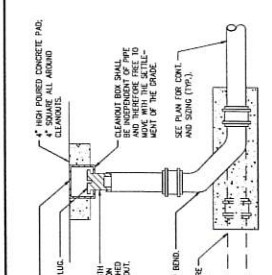
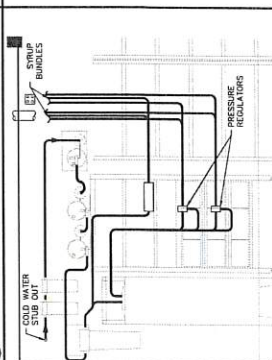
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NO SCALE

SITE INFORMATION
BLOG TYPE: MK12C-MD
JOB # 01335
ADDRESS: 4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84602
DRAWN BY: NAME
PROJECT # 021-33
SCALE: NONE



FLANAGAN
FORT WORTH, TEXAS | P 817.764.0441 | flanagan.com
Contract: Michael Soderstrom
Project No. 2022-05-13

NO SCALE

NO SCALE

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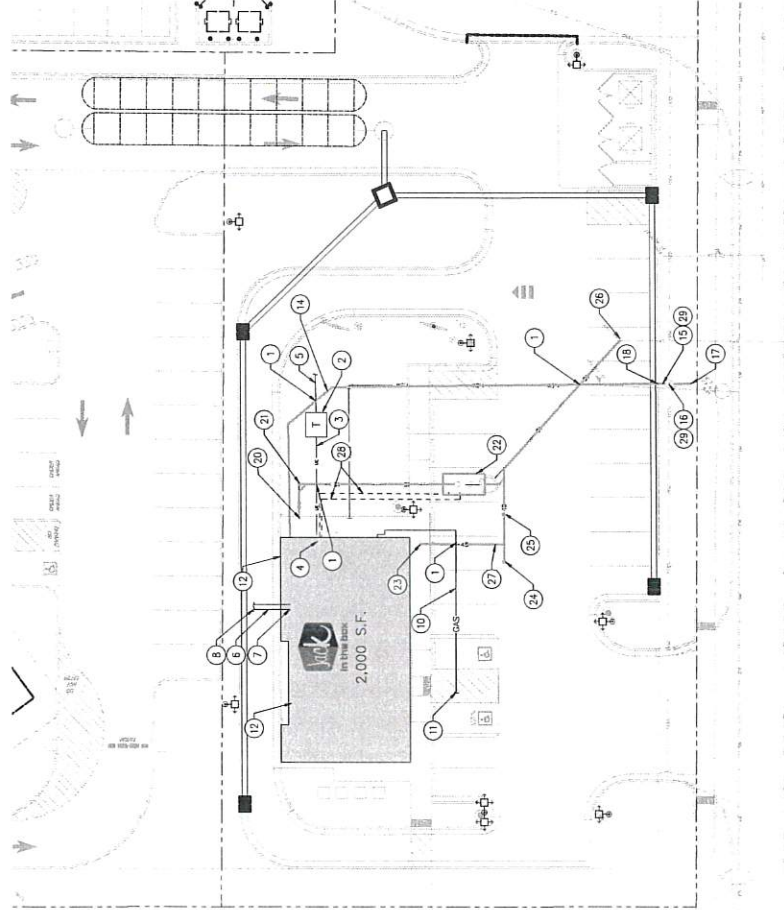
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NO SCALE

UTILITY LEGEND

- MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER (LESS THAN 12")
- PROPOSED GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING MANHOLE
- EXISTING LIGHT POLE WITH CONC. BASE
- EXISTING POWER POLE
- EXISTING TELEPHONE CABLE BOX
- EXISTING TELEPHONE POLE
- EXISTING FIRE HYDRANT
- PROPOSED TRANSFORMER
- PROPOSED WATER METER
- SITE LIGHT
- LIMITS OF WORK



CALL STATE UTILITY
NOTIFICATION CENTER
1-800-000-0000
FOR ALL GAS, WATER, OR ELECTRIC UTILITIES
BEFORE ANY CONSTRUCTION BEGINS



PLUMBING SITE PLAN

PLUMBING SITE PLAN KEY NOTES

- CAUTION - UTILITY CROSSING CONTRACTOR TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION.
- INSTALL TRANSFORMER PAD TO THE UTILITY PROVIDER SPECIFICATION.
- ELECTRIC SERVICE INSTALLATION. CONTRACTOR TO COORDINATE WITH THE UTILITY PROVIDER. REF. SHEET E2.0
- C/T CABINET AND DISCONNECT, POINT OF BUILDING ENTRY FOR ELECTRIC SERVICE. REF. SHEETS E2.0 AND E1.0
- PRIMARY ELECTRIC SERVICE EXTENSION AND CONNECTION TO THE MAIN TO BE COORDINATED WITH THE UTILITY PROVIDER.
- APPROPRIATE LOCATION OF TELEPHONE SERVICE LINE. CONTRACTOR TO COORDINATE WITH THE UTILITY PROVIDER.
- BUILDING POINT OF ENTRY FOR TELEPHONE SERVICE. REF. SHEET E2.0
- TELEPHONE SERVICE EXTENSION AND CONNECTION TO THE MAIN TO BE COORDINATED WITH THE UTILITY PROVIDER.
- GAS SERVICE POINT OF BUILDING ENTRY. REF. SHEET P2.1
- GAS SERVICE LINE TO BE COORDINATED WITH THE UTILITY PROVIDER.
- EXTEND GAS SERVICE CONNECTION TO THE MAIN. EXACT LOCATION TO BE COORDINATED WITH THE UTILITY PROVIDER.
- ROOF DRAIN PIPING DOWN FROM ROOF THEN TO DAYLIGHT AT DOWNSPOUT. REF. SHEETS S2.0 AND P2.0
- CONNECT TO THE BUILDING AT THE DOMESTIC WATER SHUT-OFF VALVE. PRIV. INTERNAL. REF. SHEET P2.1
- INSTALL 2" TYPE K COPPER WATER SERVICE WITH LONG RADIUS SWEEPS AT DIRECTION CHANGES.
- PROVIDE 3/4" IRRIGATION TAP.
- PROVIDE SETTING FOR 1/2" DOUBLE CHECK VALVE AND 1/2" WATER BIT METER INSTALLATION PROVIDED BY THE PUBLIC UTILITY PROVIDER. CONTRACTOR TO COORDINATE.
- VERIFY SIZE, LOCATION, AND COORDINATE A 1/2" DOMESTIC WATER CONNECTION (WET TAP) TO THE MAIN WITH THE PUBLIC UTILITY PROVIDER.
- SAFETY EXISTING BREAKWALK TO THE MINIMUM REQUIRED WIDTH TO PROVIDE ADEQUATELY FOR INSTALLATION. PATCH BACK AND DOWEL TO EXISTING WITH THREE (3) No. 4 BARS EVENLY SPACED.
- SAFETY AND REMOVE ASPHALT TO A MINIMUM WIDTH NECESSARY TO PROVIDE ADEQUATELY FOR UTILITY IMPROVEMENT OR REMOVAL. INSTALL ASPHALT TRENCH PATCH TO MUNICIPALITY STANDARD.
- CONNECT TO BUILDING KITCHEN EFFLUENT LINE AT 2-WAY GRADE CLEAN OUT. REF. SHEET P2.0
- INSTALL 4-INCH X 4-INCH WYE, 4-INCH 45-DEGREE BEND, AND 4-INCH END OF LINE CLEAN OUT.
- INSTALL SCHIER JGB-250 1 1/2" BUBBLES @ 200 GPM POLYETHYLENE GREASE INTERCEPTOR. REF. SHEET P1.0
- CONNECT TO BUILDING DOMESTIC EFFLUENT LINE AT 2-WAY GRADE CLEAN OUT. REF. SHEET P2.0
- INSTALL 4-INCH X 4-INCH WYE, 4-INCH 45-DEGREE BEND, AND 4-INCH IN-LINE CLEAN OUT.
- INSTALL 4-INCH IN-LINE CLEAN OUT.
- EXTEND TO POINT OF CONNECTION FOR NEW 4-INCH SANITARY SEWER SERVICE. CONTRACTOR SHALL VERIFY EXISTING INVERT ELEVATION AND LOCATION.
- INSTALL 4-INCH D-3034 PVC AT A MINIMUM 2.04% GRADE.
- INSTALL TWO (2) 3-INCH VENT LINES A MINIMUM 24-INCHES BELOW GRADE FROM GREASE INTERCEPTOR TO BUILDING. SEE SHEET P2.0 FOR CONTINUATION.
- INSTALL OPTIONAL WATER METER/BACKFLOW PREVENTER ANTI-THEFT CAGE IF REQUIRED BY JACK IN THE BOX PROJECT MANAGER. SEE DETAIL 18/SO2.2. COORDINATE REQUIREMENTS WITH LOCAL UTILITY PROVIDER.



FLANAGAN
Fort Worth, Texas | P 817.704.0464 | flanagan@flanagan.com
www.flanagan-engineers.com

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

PLUMBING
SITE PLAN
PS1.0



DATES
RELEASE: FEBRUARY 2025
PK. UPDATES:
SUBMITTAL DATE:
1:
2:
3:
REVISIONS
CONSTRUCTION:

SITE INFORMATION
BUILD TYPE:
AB # 2335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84602
DRAWN BY: NAME
PROJECT # 057-33
SCALE: 1" = 15'





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COPY

REVISIONS: _____
SUBMITTAL DATE: _____

REVISIONS

DIBBLE ENGINEERS INC.
www.dibbleengineers.com
1031 Market Street, Suite 250
Stockton, CA 95210

SITE INFORMATION

ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

AWN BY: BGJ/AML

SCALE: $1/4" = 1'-0"$

PLAN

025

GENERAL INFORMATION

4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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- DAMAGED RUSSIES

DO YOU NEED A NEW PHONE? DO YOU WANT TO GET THE MOST OUT OF YOUR PHONE?

- DAMAGED PROSELS

UNLOCKED

- B. TRUSS BOTTOM CHORD BRACING PER LOCATION W/ TRUSS MFR, MECHANIC



57 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
2025 Jack in the Box Inc.

DATE:	FEBRUARY 2025
DATES	

1. UPDATES: _____
SUBMITTAL DATE: _____
1: _____
2: _____
3: _____
INSTRUCTION: _____

REVISIONS

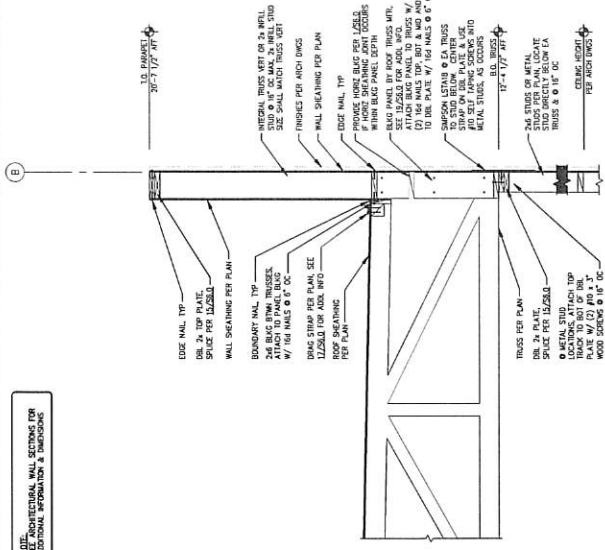


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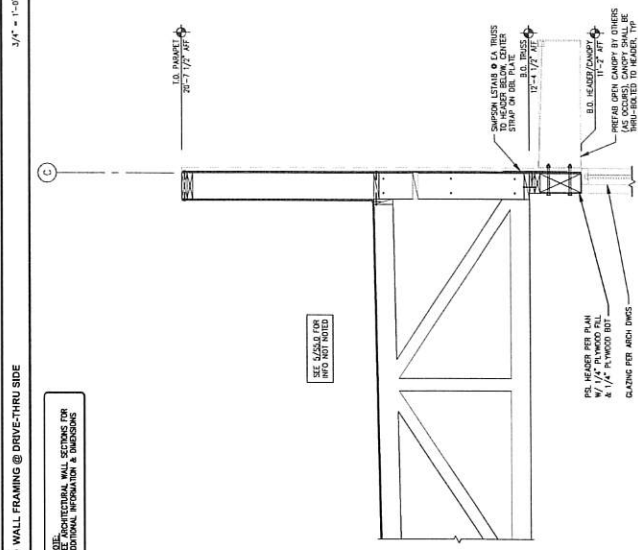
P: _____
 ADDRESS:
 13 W. CEDAR HILLS DRIVE
 CEDAR HILLS, UT 84062
 WHEN BY: BGL/AMJ
 SUBJECT #: DEL 25-128
 RE: AS NOTED

FRAMING
SECTIONS

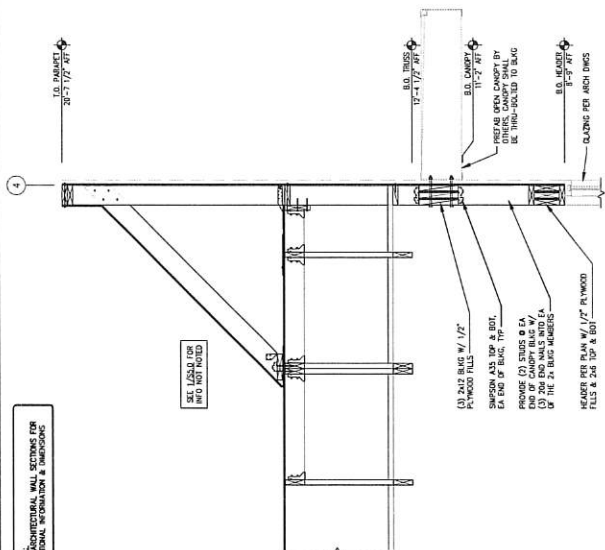
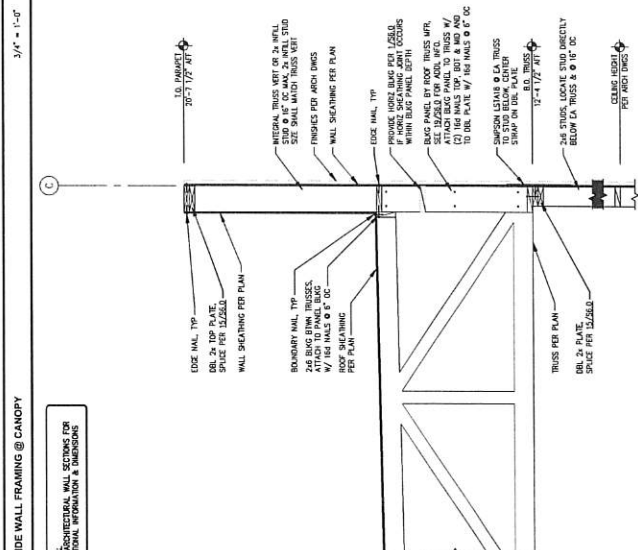
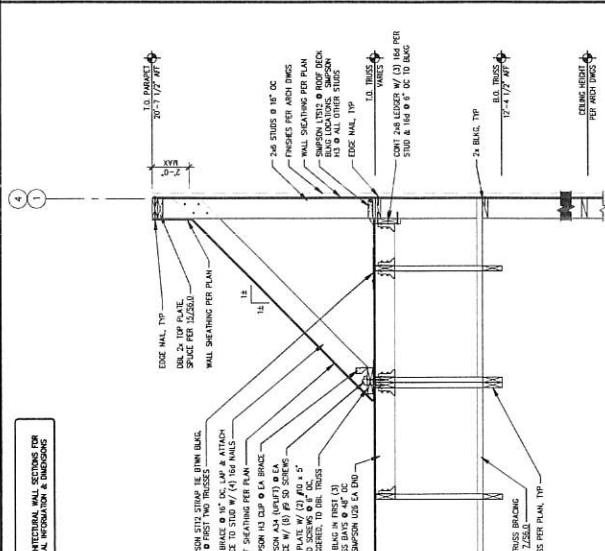
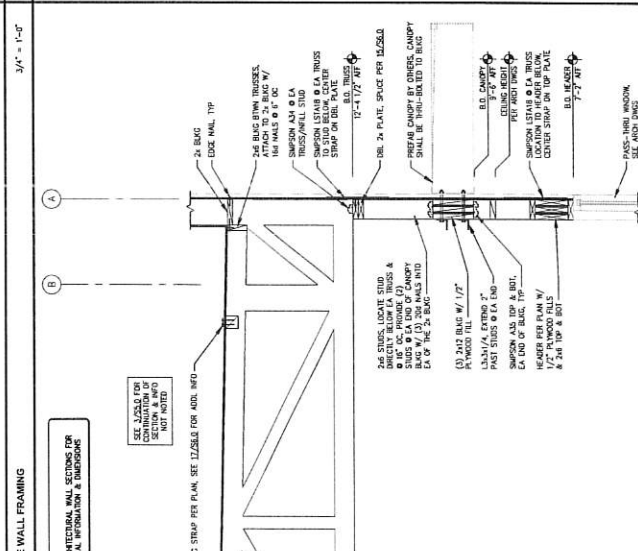
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NOTE:
SEE ARCHITECTURAL WALL SECTIONS FOR
ADDITIONAL INFORMATION & DIMENSIONS



NOTE:
SEE ARCHITECTURAL WALL SECTIONS FOR
ADDITIONAL INFORMATION & DIMENSIONS

ARCHITECTURAL WALL SECTIONS FOR
TYPICAL INFORMATION & DIMENSIONSARCHITECTURAL WALL SECTIONS FOR
TYPICAL INFORMATION & DIMENSIONSARCHITECTURAL WALL SECTIONS FOR
GENERAL INFORMATION & DIMENSIONSARCHITECTURAL WALL SECTIONS FOR
ALL INFORMATION & DIMENSIONS

3/4" = 1'-0"

FRONT WALL FRAMING @ CANOPY

3/4" = 1'-0"

FRAMING @ DRIVE-THRU CANOPY

3/4" = 1'-0"



In the box
957 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123
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DATES

RELEASE: FEBRUARY 2025

P.M. UPDATES:

SUBMITTAL DATE:

1. _____

2. _____

3. _____

BO: _____

CONSTRUCTION:

REVISIONS:



DEI

DESIGN ENGINEERS INC.

1000 W. BROADWAY, SUITE 200

HOUSTON, TEXAS 77002

TEL: 713.594.1100

FAX: 713.594.1101

WWW.DEI-INC.COM

SITE INFORMATION

BLDG TYPE: _____

JOB # _____

ADDRESS: _____

4773 W. CEDAR HILLS DRIVE

CELESTIAL HILLS, UT 84062

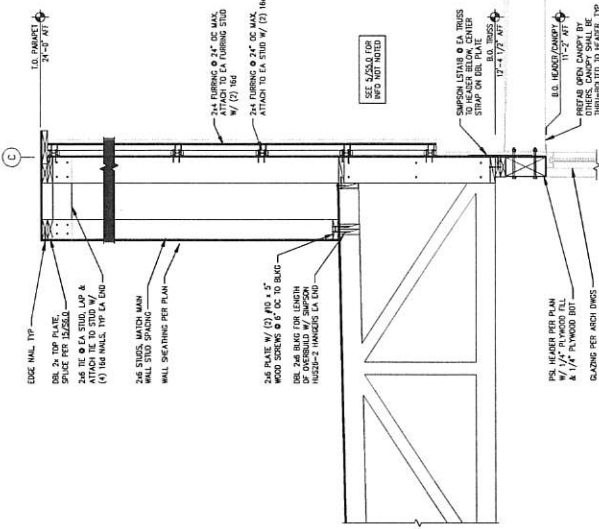
DRAWN BY: RES/JAM

PROJECT # RES 25-128

SCALE: AS NOTED

FRAMING SECTIONS

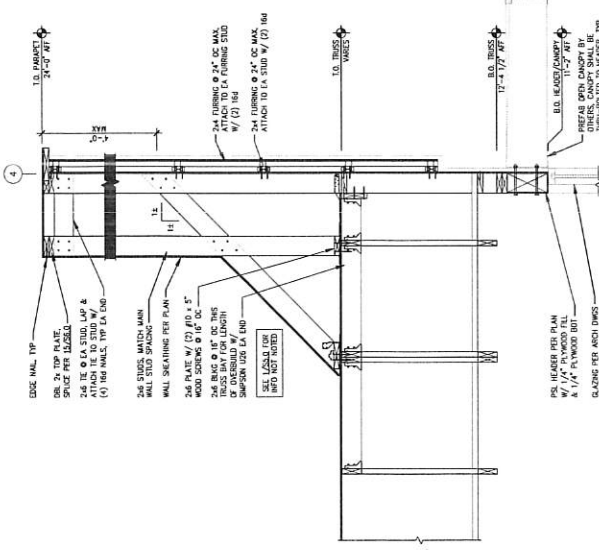
S5.1



3

3/4\" = 1'-0"

2 FRONT WALL FRAMING @ TOWER



5

3/4\" = 1'-0"

1 SIDE WALL FRAMING @ TOWER

6

5

4



M. UPDATES: _____
SUBMITTAL DATE: _____

CONSTRUCTION:

[illegible]

1875 Madison St., Suite 1200
Cleveland, OH 44113
(216) 878-1200

SITE INFORMATION

773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

PROJECT #:	DEL 25-128
SCALE:	AS NOTED

DETAILS

1

[illegible]

LAYOUT	NPS

[illegible]

Support	$\Gamma^* = \Gamma^*-0^*$	7 Bottom Chord Truss Bracing	$\Gamma^* = \Gamma^*-0^*$
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Technical drawing of a square window frame. The drawing includes the following labels and dimensions:

- INTERIOR WALL**: Label pointing to the top-left corner of the frame.
- STUD PER ANGLE**: Label pointing to the top-left corner of the frame.
- 1/2 IN. EA. END**: Dimension for the top-left corner.
- THICKNESS EACH SIDE OF HEAD**: Label pointing to the top edge of the frame.
- 1/2 IN. EA. END**: Dimension for the top-right corner.
- FINISH FLOOR**: Label pointing to the bottom edge of the frame.
- DOUBLE 2X4 STUD**: Label pointing to the left edge of the frame.
- WALL THICKNESS**: Label pointing to the left edge of the frame.
- SPRINGER FOR THE WINDOW, SILL, ALL DOORS, SIGHTING IN FOR ALL DOORS**: Label pointing to the diagonal cross inside the frame.
- ACROSS OF FINISH**: Label pointing to the diagonal cross inside the frame.
- TOP OF CONIC CURVE**: Label pointing to the bottom edge of the frame.
- MAX. DIAMETER OF BORED HOLE**: Label pointing to the bottom edge of the frame.
- BORED HOLES SHALL BE STUD WIDTH FROM A CUT OR NOTCH**: Label pointing to the bottom edge of the frame.
- DIAMETER OF HOLE SHALL BE SPACED AT LEAST IN THE DIAMETER OF THE LARGEST HOLE**: Label pointing to the bottom edge of the frame.

OF 30% OF THE STUD
E SECTION OF A STUD

ING OF WOOD STUD	N.T.S.	17	DRAG STRAP
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The City of Cedar Hills

TO:	Planning Commission
FROM:	Sarah Sampson
DATE:	June 24, 2025

SUBJECT:	Review/Recommendation on Concept and Preliminary plan approval for a Commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee)
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Sarah Sampson, Associate Planner

BACKGROUND AND FINDINGS:

Overall Project Summary:

The Cedar Hills Retail Center project is a new commercial development located at North County Blvd. and Cedar Hills Drive in Cedar Hills, Utah. The project consists of a 1265 SF retail building that will house a drive-thru tenant, Dutch Bro's Coffee, The site is zoned SC-1 (Shopping Center)

Site Details:

Total lot area: 33458 SF (0.77 ac)

Building area (including trash): 1265 SF (3.5% of lot)

Hard surface/impervious area: 20,706 SF (57.4% of lot)

Landscape area: 10,063 SF (27.9% of lot)

Drive-Thru:

The project will be accessible from Eastbound Cedar Hills Drive, 10040 North and 4700 West. The drive-thru is designed to accommodate up to 16 vehicles with stacking.

Building and Architecture:

Dutch Bros Coffee building will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided over all entrances and service doors, including a large 300-square-foot canopy over the customer walk-up service window providing weather protection for the proposed patio area with outdoor seating.

Landscaping:

Landscaped area totals 10,063 SF (30% of project area)
various plantings and irrigation infrastructure

Site Utilities and Stormwater Management:

This project includes comprehensive utility planning, including a shared stormwater management system with the North tenant.

New water service connections, sanitary sewer system with grease trap and sewer cleanout

StormTech system will be shared with the North lot tenant
Required storage: 3,471 cu. Ft.
Provided Storage: 4,122 cu. Ft.

Lighting:

This comprehensive development project is designed to comply with all local standards and requirements while providing an attractive retail space with efficient traffic flow and suitable amenities.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Civil plans, landscape plan, Geotech report, traffic studies from similar locations, drainage conformance letter, Project narrative, TSSD pretreatment survey, Arch. Design review package.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the concept/preliminary plan, subject to any changes required for final approval and recommend to City Council.

MOTION:

To recommend/not recommend the approval for a Commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee) , subject to the following conditions:

- Final engineering review
- Lighting Plan submittal and approval
- Zoning approval

{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

June 17, 2025

City of Cedar Hills
Planning Commission

RE: Response to Planning Commission Direction – Site Orientation
Dutch Bros Coffee (UT0901)
SEQ. West Cedar Hills Drive and North 4800 W, Cedar Hills, Utah
Our Job No. 23689

Dear Members of the Planning Commission:

We appreciate the time and consideration you have given to our proposed Dutch Bros Coffee project. Following the recent Planning Commission meeting, we understand there was concern regarding the proposed building orientation, which is currently sited at a 45-degree angle to the property lines.

After further study of your request to reorient the building, we share our rationale for maintaining the current angled building orientation, which we believe represents the best overall design solution for this corner lot. We respectfully request your approval of the project as proposed.

Redesign Effort and Site Planning Constraints

Following the Planning Commission's feedback, our design team thoroughly explored a site redesign that would orient the building square with the property lines. We developed multiple layout alternatives to assess the feasibility of this change while still meeting operational requirements.

Unfortunately, each iteration of a squared-off building layout resulted in significant reductions to critical site components. The most viable redesign options led to the loss of three (3) queuing spaces or 13 parking spaces. These reductions fall below Dutch Bros' operational minimums and would introduce the following challenges:

- Reduced Queuing Capacity: Dutch Bros Coffee locations typically rely on a carefully designed drive-through layout to accommodate customer demand without impacting on-site or off-site circulation. Limiting queuing capacity can cause cars to stack into drive aisles or even onto adjacent streets, creating traffic congestion, blocking internal site circulation, and increasing the risk of vehicle conflicts or delays. These operational issues can become public safety and nuisance concerns that affect nearby businesses and general traffic flow in the area.
- Reduced Parking Availability: Dutch Bros Coffee customers who park on-site generally do so for walk-up orders, mobile pickup, or as passengers accompanying drive-through customers. In addition, several parking spaces must be reserved for employee use during operating hours. If on-site parking is insufficient, it can lead to patrons or employees parking in neighboring business lots, creating potential conflicts with other tenants and property owners. This can strain relationships between businesses, result in enforcement challenges, and diminish the overall functionality and customer experience of the commercial center.

Due to these impacts, we were unable to develop a squared layout that maintained the minimum standards necessary to ensure safe, efficient operation of the site.

BARGHAUSEN CONSULTING ENGINEERS, LLC
A DIVISION OF CORE STATES GROUP

18215 72ND AVENUE SOUTH, KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
barghausen.com

Corner Lot Context and Compatibility

We also want to emphasize that the current building orientation is contextually appropriate given the site's location at a prominent corner. Unlike midblock parcels, corner lots often benefit from more dynamic layouts, and an angled orientation can enhance visibility and access without disrupting the visual rhythm of the streetscape.

Importantly, this type of orientation is not unprecedented in the area. Just one block to the east—at the intersection of North Redwood Drive and West Cedar Hills Drive—there are commercial buildings with similar angled configurations. These buildings are visually compatible with their surroundings and function well. We believe our proposed layout will have a similar result: a clean, functional design that integrates well into the built environment and does not detract from surrounding development.



Figure 1: N Redwood Drive and W Cedar Hills Drive, Cedar Hills, UT

Conclusion

We believe the current building orientation strikes the best balance between site functionality and contextual design. It is necessary to maintain queuing and parking capacity on-site, and it remains visually appropriate for the area—particularly given the site's corner condition. For these reasons, we respectfully request the Planning Commission reconsider the requirement to reorient the building.

Sincerely,

Molly Baumeister

Molly Baumeister
Project Planner



Know what's below.
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811

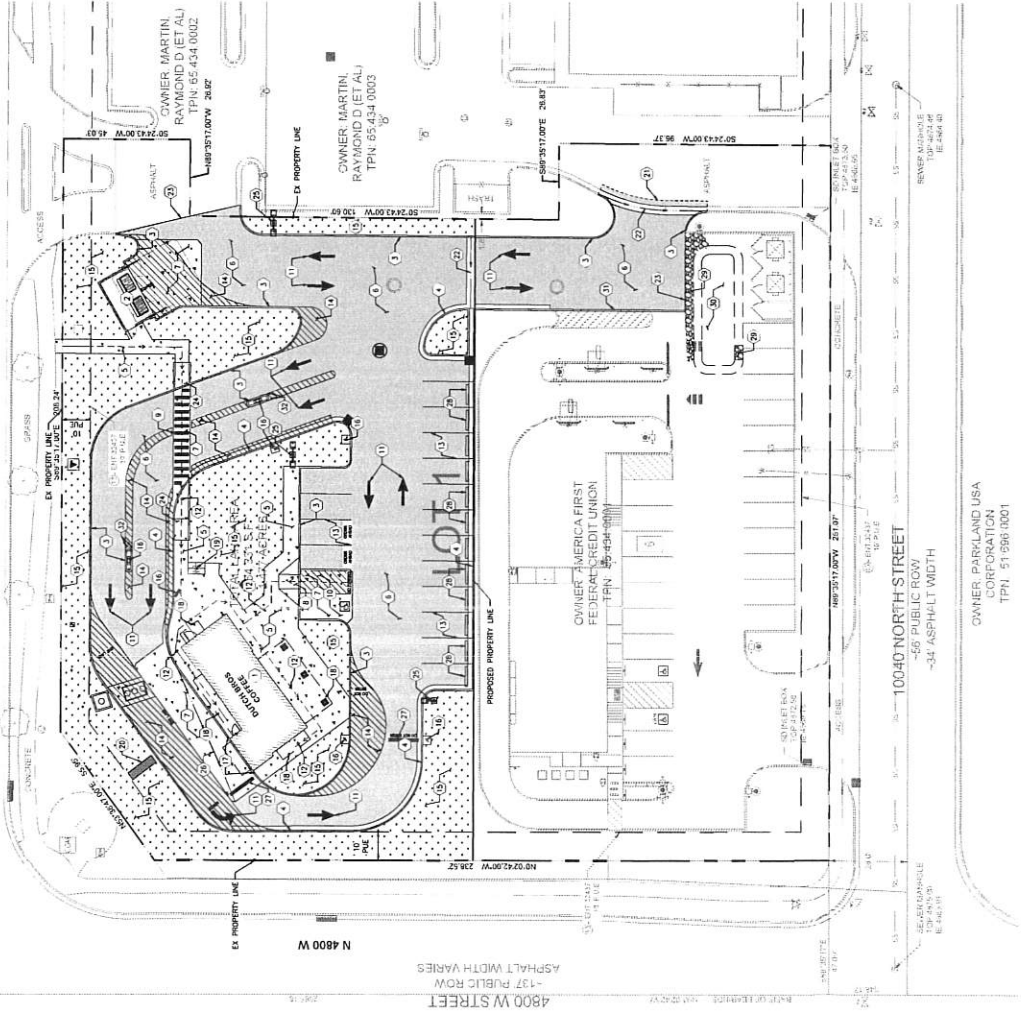
OWNER: JPMORGAN CHASE
BANK
TPN: 65-298-0002

DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

OWNER: WALMART REAL ESTATE
BUSINESS TRUST
TPN: 65-268-0004

CEDAR HILLS DRIVE
-56' PUBLIC ROW
-56' ASPHALT WIDTH

W CEDAR HILLS DR



OWNER: PARKLAND USA
CORPORATION
TPN: 51-998-0001

CONSTRUCTION NOTES:

1. LOCATION OF BUILDING REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF TRUCK ENCLOSURE WITH CONCRETE PAD REFER TO ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
3. CONSTRUCT CONCRETE DRIVEWAYS PER DETAIL 1/20FT CS.1.
4. CONSTRUCT CONCRETE DRIVEWAYS PER DETAIL 1/20FT CS.1.
5. CONSTRUCT ON-SITE CONCRETE DRIVEWAYS PER DETAIL 1/20FT CS.1. ALL JOINTS PER DETAIL 1/20FT CS.1.
6. CONSTRUCT ASPHALT DRIVEWAYS PER DETAIL 1/20FT CS.1.
7. CONSTRUCT ON-SITE CONCRETE DRIVEWAYS PER DETAIL 1/20FT CS.1.
8. CONSTRUCT HANDICAPPED ACCESSIBLE DRIVEWAYS PER DETAIL 1/20FT CS.1.
9. CONSTRUCT HANDICAPPED ACCESSIBLE DRIVEWAYS PER DETAIL 1/20FT CS.1.
10. CONSTRUCT ACCESSIBLE DRIVEWAYS PER DETAIL 1/20FT CS.1.
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31. CONSTRUCT ACCESSIBLE DRIVEWAYS PER DETAIL 1/20FT CS.1.
32. CONSTRUCT ACCESSIBLE DRIVEWAYS PER DETAIL 1/20FT CS.1.

SITE LIGHTING NOTE:
APPROXIMATE LOCATION OF SITE LIGHTS REFER TO ELECTRICAL
SITE PLAN AND PROVIDE LIGHTING PLAN FOR FINAL LOCATION.

ACCESSIBLE ROUTE REQUIREMENTS:
ALL WALKING SURFACES SHALL BE CONFORMANT ACCESSIBLE. ALL WALKWAYS MUST BE A
MINIMUM 4' WIDE. ALL WALKWAYS MUST BE CONFORMANT WITH ACCESSIBILITY STANDARDS (SECTION 1105) WHERE NECESSARY TO CHANGE
ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 3% (1:30).



Barghausen
Consulting Engineers, LLC
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Drawn: JLM
Checked: JLM
Approved: JLM
Date: 09/19/20



SITE PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

[illegible]

FOR REFERENCE ONLY



Know what's below.
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Dial 811

DUTCH BROS COFFEE UT0901 4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

ALTA-NSPS LAND TITLE SURVEY
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

Title:

Dutch Bros

For:

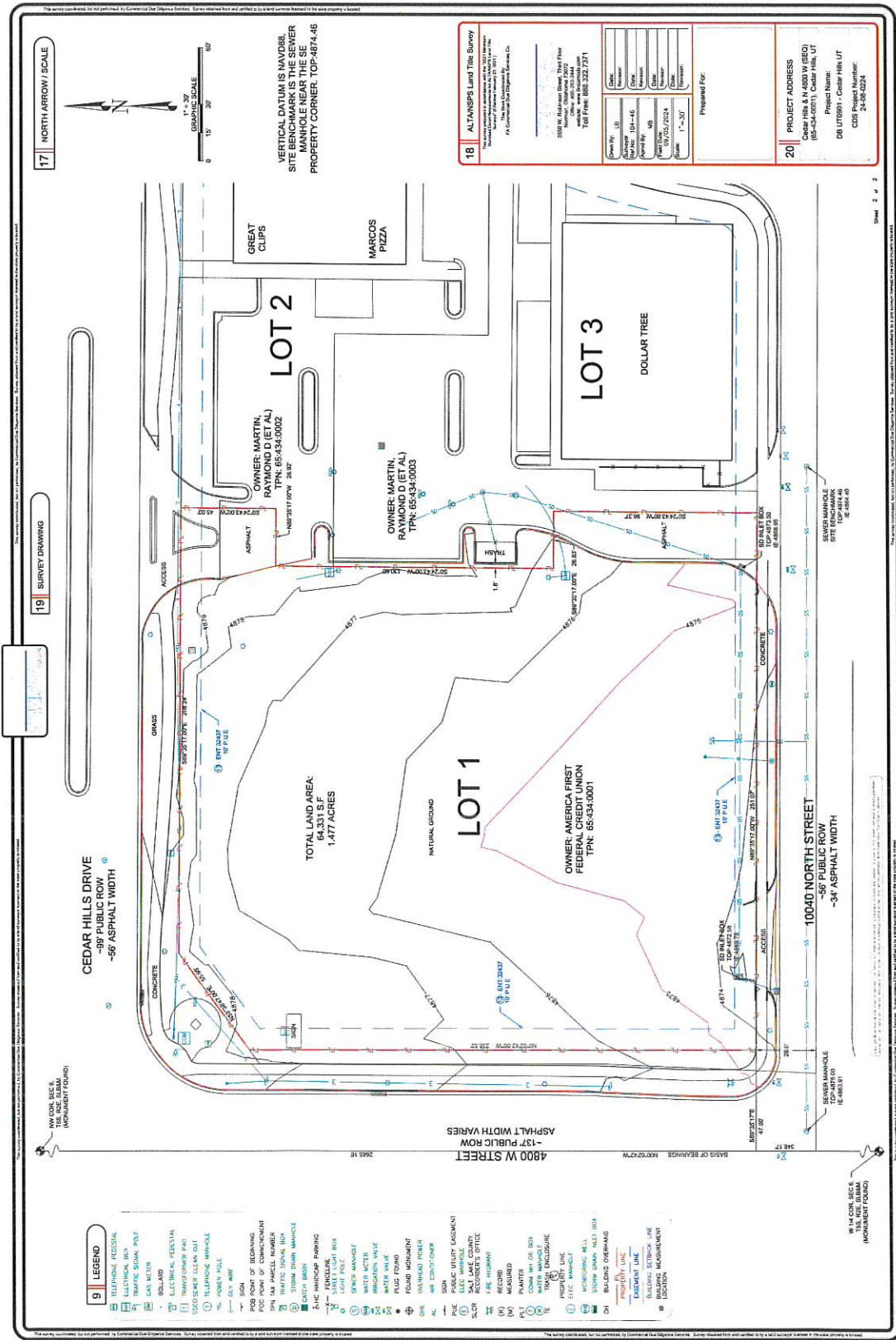


Designed LME	Score:
Drawn LME	Score:
Checked LME	Score:
Approved LME	Score:
Version	1.0

Barghausen
Consulting Engineers, LLC
1825 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

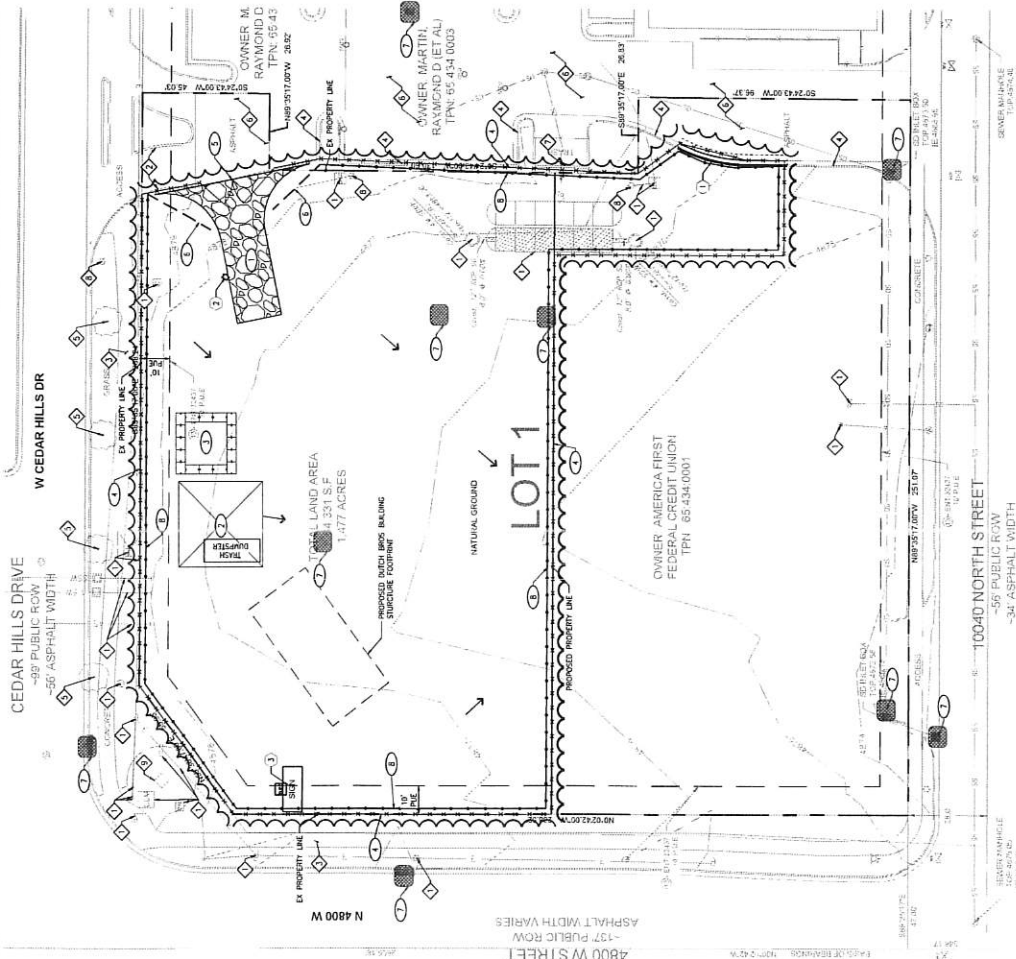


Job Number: 23689
Sheet: C1.2
Drawing Date: 6/18/2023 8:12 AM



FOR REFERENCE ONLY

now what's below.
Call before you dig.



DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILL

DEMOLITION NOTES

1. DEMOLISH EXISTING CURB AND CUTTER, TYPICAL.
2. DEMOLISH AND RELOCATE EXISTING SITE LIGHT, TYPICAL.

SPECIAL PROTECTION NOTES

1. PROTECT EXISTING UTILITY LOCATIONS, ELEMENTS, DEVICES, HORIZONTAL AND VERTICAL ALIGNMENT, AND DEPTH FROM DAMAGE DURING CONSTRUCTION. PROTECT EXISTING UTILITY LINES FROM DAMAGE DURING CONSTRUCTION. PREPARE A RECORD DRAWING TO CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. PROTECT EXISTING CURB FROM DAMAGE DURING CONSTRUCTION.
3. PROTECT EXISTING SIDEWALK FROM DAMAGE DURING CONSTRUCTION.
4. PROTECT EXISTING CURB AND GUTTER FROM DAMAGE DURING CONSTRUCTION.
5. EXISTING RAIL TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
6. PROTECT EXISTING PAVEMENT FROM DAMAGE DURING CONSTRUCTION.
7. PROTECT EXISTING RAIL ENCASEMENT FROM DAMAGE DURING CONSTRUCTION.
8. PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
9. PROTECT EXISTING WALKWAY FROM DAMAGE DURING CONSTRUCTION.
10. PROTECT EXISTING WALKWAY SIGN FROM DAMAGE DURING CONSTRUCTION.

EROSION CONTROL NOTES:

- [illegible]

EROSION CONTROL CONTACT:

NAME: GUINDERJIT KEHR
TEL: (510) 807-4278
E-MAIL: GUINDERJIT.KEHR@DUTCHBOOS.COM

CONTRACTOR TO OBTAIN TEMPORARY WORK EASEMENT DOCUMENTATION AND COORDINATE WITH ADJACENT PROPERTY OWNER PRIOR TO COMMENCING ANY OFF-SITE CONSTRUCTION ACTIVITIES.

MULTI-UTILITY COORDINATION NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES TO ENSURE PROPER PROTECTION AND DISCONNECTION PROCEDURES ARE IN PLACE.

UTILITY PROTECTION NOTE:

APPROXIMATE LOCATION OF EXISTING GAS SERVICE IS SHOWN ON THESE PLANS. CONTRACTOR TO COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE. UNTIL EXISTING GAS AND POWER SERVICE LOCATIONS ARE CONFIRMED, CONTRACTOR TO ORDER INDEPENDENT UTILITY LOCATES (INCLUDING GAS AND POWER) FOR THE FULL SCOPE OF WORK PRIOR TO CONSTRUCTION OR ANY GROUND DISTURBING ACTIVITIES.

WET WEATHER NOTE:

STRAW MULCH, SOIL BINDING, OR EROSION CONTROL BLANKETS/MATS SHALL BE USED IN CONJUNCTION WITH HYDROSEEDING DURING THE WET SEASON FOR THE TEMPORARY PROTECTION OF DISTURBED SOIL. HYDROSEEDING MAY BE USED ONLY IF THERE IS SUFFICIENT TIME TO ESTABLISH ADEQUATE VEGETATION. A CRASH COURSE MAY BE USED DURING THE WET SEASON.

STREET CLEANING NOTE:

ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE ACCESS DRIVE UPON STARTING OPERATIONS AND DAILY THEREAFTER OR AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LOADED RUNOFF TO ANY STORM DRAIN SYSTEM.

INLET PROTECTION NOTE

GENERAL CONTRACTOR SHALL PROVIDE INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LAGOON WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL EN 404T C1.4

EXPOSED SOILS NOTE

BEFORE TO A RAIN EVENT, OR IF ANY AREA WILL NOT BE ACTIVELY WORKED ON WITHIN 14 DAYS, ALL DETULSED OR EXPOSED SOILS SHALL BE PROTECTED. CONTRACTOR SHALL APPLY A MINIMUM OF 2" OF STRAW MULCH TO ALL EXPOSED SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND INSTALLING THE APPROPRIATE MULCHING MATERIAL.

EROSION AND SEDIMENT CONTROL NOTES:

- [illegible]

STORMWATER QUALITY CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE STORM DRAINAGE (CONCRETE BAYS AND PAVEMENT) AND PROTECT EXISTING STORM DRAINAGE (CONCRETE BAYS AND PAVEMENT) THROUGHOUT CONSTRUCTION PERIOD. ALL CATCH BASINS LOCATED WITHIN THE PROJECT LIMITS SHALL BE PROTECTED BY CONCRETE BAYS. PUBLIC SIDEWALKS, AS WELL AS ANY DRAINAGE, CATCH BASINS OR PAVEMENT, SHALL BE PROTECTED BY CONCRETE BAYS.
2. CONTRACTOR SHALL INSTALL A SENSITIZED CONSTRUCTION DRAINAGE/SEWER PROTECT SYSTEM TO PROTECT EXISTING DRAINAGE/SEWER FROM PROJECT CONSTRUCTION. THE SYSTEM SHALL BE DESIGNED TO PROTECT THE PUBLIC SIDEWALK-TO-SEWER CONNECTIONS.
3. CONTRACTOR SHALL DESIGN THAT CONSTRUCTION OR CONSTRUCTION ACTIVITIES DO NOT EXPOSE EXISTING DRAINAGE/SEWER CONNECTIONS TO THE PUBLIC SIDEWALK. ANY EXPOSURE OF EXISTING DRAINAGE/SEWER CONNECTIONS SHALL BE PROTECTED BY THE USE OF A SENSITIZED CONSTRUCTION DRAINAGE/SEWER PROTECT SYSTEM.
4. CONTRACTOR SHALL USE STREET STOPPING OR OTHER TRAFFIC STOPPING MEASURES, AS NECESSARY, TO MINIMIZE CONSTRUCTION OR CONSTRUCTION-RELATED SEWER/STORM PUBLIC EXPOSURE TO THE PUBLIC SIDEWALK.
5. CONTRACTOR SHALL INSTALL A CITY-APPROVED SEWER MANAGEMENT WORK-OUT STRUCTURE IN THE PROJECT SITE. ALL CONCRETE, METAL, STEEL AND OTHER MATERIALS WILL BE REMOVED FROM THE PROJECT SITE.
6. CONTRACTOR SHALL SCHEDULE SEWER FLOW PRE-MANHOLED JAWS WHEN JOBS ARE IN THE MAJOR FLOWCAST.
7. CONTRACTOR SHALL PROVIDE DRAINAGE TO PROTECT TO PREVENT THE INUNDATION OF EXISTING DRAINAGE/SEWER CONNECTIONS. JOBS ARE REQUIRED TO DRAIN TO EXISTING DRAINAGE/SEWER CONNECTIONS.
8. CONTRACTOR SHALL INSTALL ANY OTHER BAYS AS NECESSARY TO CONTROL THE DISCHARGE

TEMPORARY DUST CONTROL MEASURES:

- THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF WATER TRUCKS AT THE SITE AND SPRAY THE CHILLED OR CRUSHED SITE WITH WATER AS REQUIRED TO CONTROL DUST.
- THE CONTRACTOR SHALL CONDUCT ALL OPERATIONS SO THAT EXCAVATION, EMBANKMENT, AND IMPORTED MATERIAL IS SHAKED WITH WATER DURING CHARGING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST CONTROL DURING CONSTRUCTION FROM THE CONSTRUCTION METHODS ESTABLISHED BY THE CITY OF CLARK HILLS AND LOUISIANA DEPARTMENT OF TRANSPORTATION (DOT).

BMP MAINTENANCE NOTES:

1. TEMPORARY GROUND COVER SHALL BE PLANTED OR A FULL TACKLER SPREAD OVER EXPOSED AREAS NOT BEING WORKED ON FOR 14 DAYS.
2. TEMPORARY EROSION CONTROLS SHALL NOT BE REMOVED BEFORE PERMANENT DECISION CONTROLS ARE IN-PLACE AND ESTABLISHED.
3. ALL MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY SAFETY-MOVING OPERATIONS ARE INITIATED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CHECKED AND SPANNED AS NECESSARY.

INSPECTION AND MAINTENANCE:

1. THE CONTAINER SHALL BE PROPERLY TIED, CAPPED, AND SECURED WITH STRAP AND ROPES. THE CONTAINER SHALL BE PROPERLY TIED, CAPPED, AND SECURED WITH STRAP AND ROPES.
2. ANY REMAINING AND GAVEL SHALL BE PROPERLY TIED, CAPPED, AND SECURED WITH STRAP AND ROPES.
3. THE REMOVED REMAINING SHALL BE PLACED IN A CONTAINER THAT IS PROPERLY TIED, CAPPED, AND SECURED WITH STRAP AND ROPES.
4. IF THE REMOVED REMAINING IS CLOTTED WITH REMAINING, IT MUST BE REMOVED FROM THE REMOVED REMAINING AND REPLACED WITH NEW GAVEL.

TEST LEGEND:

CONSTRUCTION ENTRANCE

CONCRETE WASHOUT STATION

STAGING AREA

SILT FENCE / DUMPBATTLE

LIMITS OF DISTURBANCE

CONSTRUCTION FENCE

DISANCE FLOWPATH

Sheet C1.3	23689
 B	Consulting Engineers, LLC. Barhausen 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barhausen.com
Reviewed by: Date: Drawn: Checked: MFL Approved: MFL N/A	Material: 1" = 20' Vertical: N/A
For: 	Dutch Bros 
Legend: DEMOLITION AND EROSION CONTROL PLAN 4773 W. CEDAR HILLS DR, CEDAR HILLS, UT 84062	

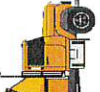
BMP Concrete Waste Management		CONCRETE • All concrete may not be 100% recycled • 100% of the crushed concrete can be recycled • 100% of the crushed concrete can be recycled • 100% of the crushed concrete can be recycled • 100% of the crushed concrete can be recycled	CONCRETE • All concrete may not be 100% recycled • 100% of the crushed concrete can be recycled • 100% of the crushed concrete can be recycled • 100% of the crushed concrete can be recycled • 100% of the crushed concrete can be recycled
CONCRETE	CONCRETE	CONCRETE	CONCRETE

Figure 1. Storm water collection system. The diagram shows a vehicle with a collection tank and a hose connected to a collection area. The collection area is labeled "Storm water collection area".

Prevention: Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by washing in designated, contained areas only, eliminating discharges to the storm drain by infiltration or recycling the wash water, and/or training employees at all subcontractors.

INSTALLATION/APPLICATION

- Use designated, bermed wash areas to prevent wash water contact with storm water, creeks, or other water bodies.
- The designated wash area can be adapted for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area.
- Use proper maintenance. Use proper maintenance. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

LAUNCHING

- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sealing vehicle/equipment off-site should be done in conjunction with Stabilized Construction Erosion Control.

MAINTENANCE

- Minimal, some berm repair may be necessary.

[illegible]

BMP: Vehicle And Equipment Fueling

VEF

Construction

DISCUSSION:

Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in conjunction with other work, or covering stored fuel, implementing fuel controls, and training employees and subcontractors.

IMPLEMENTATION ACTION:

- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may splatter can present safety or environmental concerns. Fueling should be done in a location where spills are better equipped to handle fuel and spills properly. Performing this work off-site can also be done in a location where the fuel can be used immediately.
- Fueling many pieces of equipment, use equipment areas, located away from drainage courses, to prevent the loss of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use proper refueling techniques. Do not use hoses to fill tanks. Use approved fueling equipment.
- Discourage the use of fueling equipment that is not readily accessible. Use approved fueling equipment.
- Place a stockpile of spill cleanup materials when it will be readily accessible.
- Use approved spill cleanup materials.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks (40 CFR 112.17). Avoid mobile fueling of mobile construction equipment around the site, rather, transport the equipment to a fueling station. If mobile fueling is necessary, use approved fueling equipment and spill prevention protocols, most vehicles should be able to travel to a designated area with little lost time.
- Train employees and subcontractors in proper fueling and cleanup procedures.

LIMITATIONS:

Sending vehicle/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

MAINTENANCE:

- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

BMP: Waste Disposal

WD
Construction

DESCRIPTION:

Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION:

All construction sites.

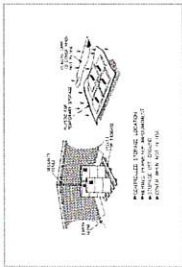
- Designate one or several waste collection areas with easy access for construction workers and personnel. Ensure no waterways or storm drainage ditches are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar barrier around waste collection area for impoundment in the case of spills and to trap any potential leaks.
- Use watertight containers with covers to remain closed when not in use. Provide separate containers for hazardous waste.
- Ensure all site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly stored in designated containers).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular site-pollution service in waste management activities.

LAURENCE:

- On-site personnel are responsible for correct disposal of waste.
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection area.
- Randomly check disposal materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

BMP: Material Storage


 CALIFORNIA
DEPARTMENT OF
TRANSPORTATION



The diagram illustrates two types of material storage:

- On-site Storage:** A building with a "STORAGE AREA" and a "STORAGE AREA" labeled "STORAGE AREA".
- Off-site Storage:** A building with a "STORAGE AREA" and a "STORAGE AREA" labeled "STORAGE AREA".

Disposal

Generate storage of on-site materials.

Application:

- Disposal of hazardous, toxic, and all chemical substances.
- Any construction site with on-site storage of materials.

Best Practices:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Contract compacted earth berm (See Earth Berm Barrier Information Sheet) or similar material to surround the storage area.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are set out directly on the ground and are covered with tarp. Protect from drainage during use.

Limitations:

- Not applicable for present construction due to mislabeling of products.
- Not applicable for present construction due to mislabeling of products.
- Soil Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

Maintenance:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

[illegible]



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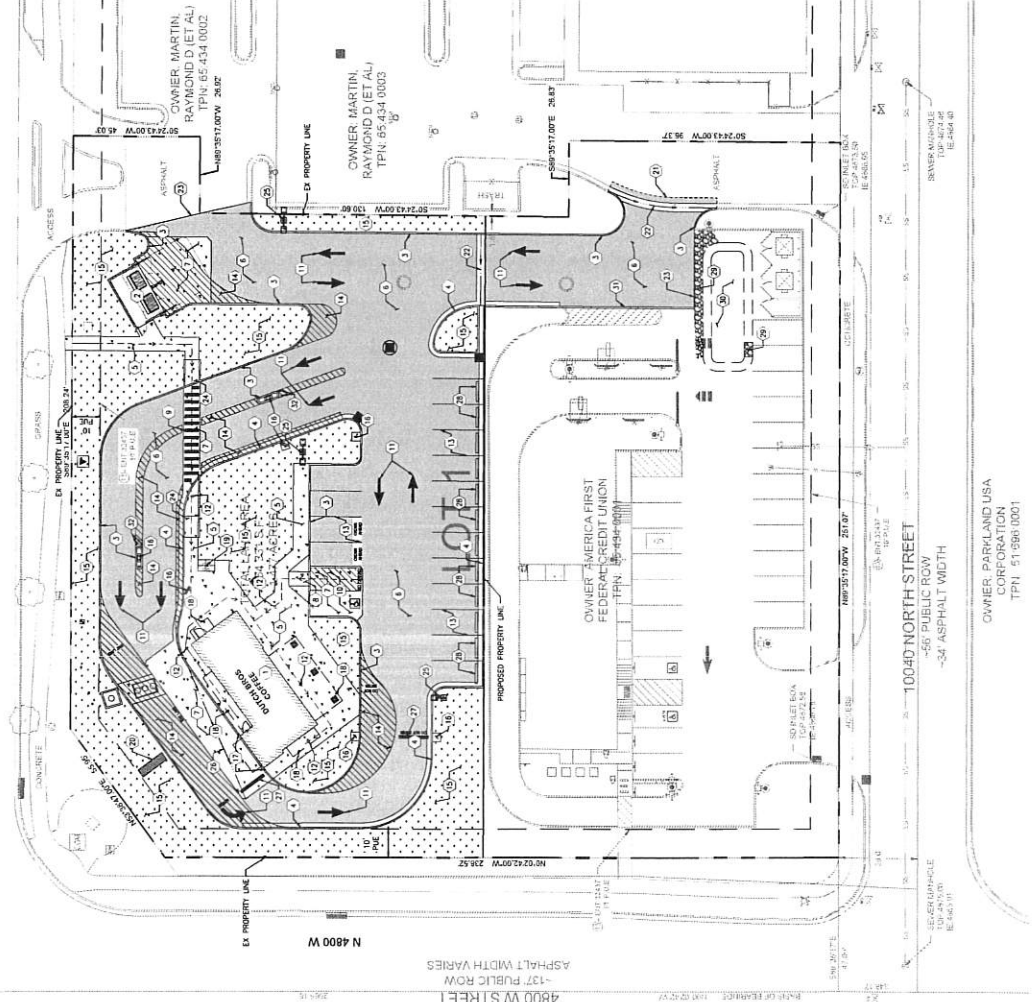
OWNER: JPMORGAN CHASE
BANK
TPN: 65.288.0002

DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

OWNER: WALMART REAL ESTATE
BUSINESS TRUST
TPN: 65.288.0004

CEDAR HILLS DRIVE
~89' PUBLIC ROW
~56' ASPHALT WIDTH

W CEDAR HILLS DR



OWNER: PARKLAND USA
CORPORATION
TPN: 51.986.0001

CONSTRUCTION NOTES:

1. LOCATION OF BUILDING REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF BUILDING EXTERIOR WALLS REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. CONTRACT CONCRETE SHALL BE PER DETAIL 1/20' C.S.I.
4. CONTRACT CONCRETE SHALL BE PER DETAIL 1/20' C.S.I.
5. CONTRACT CONCRETE SHALL BE PER DETAIL 1/20' C.S.I.
6. CONTRACT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.I.
7. CONTRACT ON-SITE CONCRETE PAVEMENT PER DETAIL 1/20' C.S.I.
8. CONTRACT FENCED ACCESSIBLE RAMP PER DETAIL 1/20' C.S.I.
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31. CONTRACT CONCRETE SHALL BE PER DETAIL 1/20' C.S.I.
32. CONTRACT CONCRETE SHALL BE PER DETAIL 1/20' C.S.I.

SITE LIGHTING NOTE:
APPROXIMATE LOCATION OF SITE LIGHT REFER TO ELECTRICAL
PLAN AND PROVIDE FOR THE LIGHTING.

ACCESSIBLE ROUTE REQUIREMENTS:
ALL WALKING SURFACES SHALL BE CONFORMANT WITH THE
FEDERAL ACCESSIBILITY GUIDELINES (FAGS) AND THE
INTERNATIONAL STANDARDS (ISO) WHERE NECESSARY TO CHANGE
ELEVATION AT A MAXIMUM SLOPE EXCEEDING 5% (1:20).



SITE PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062



For



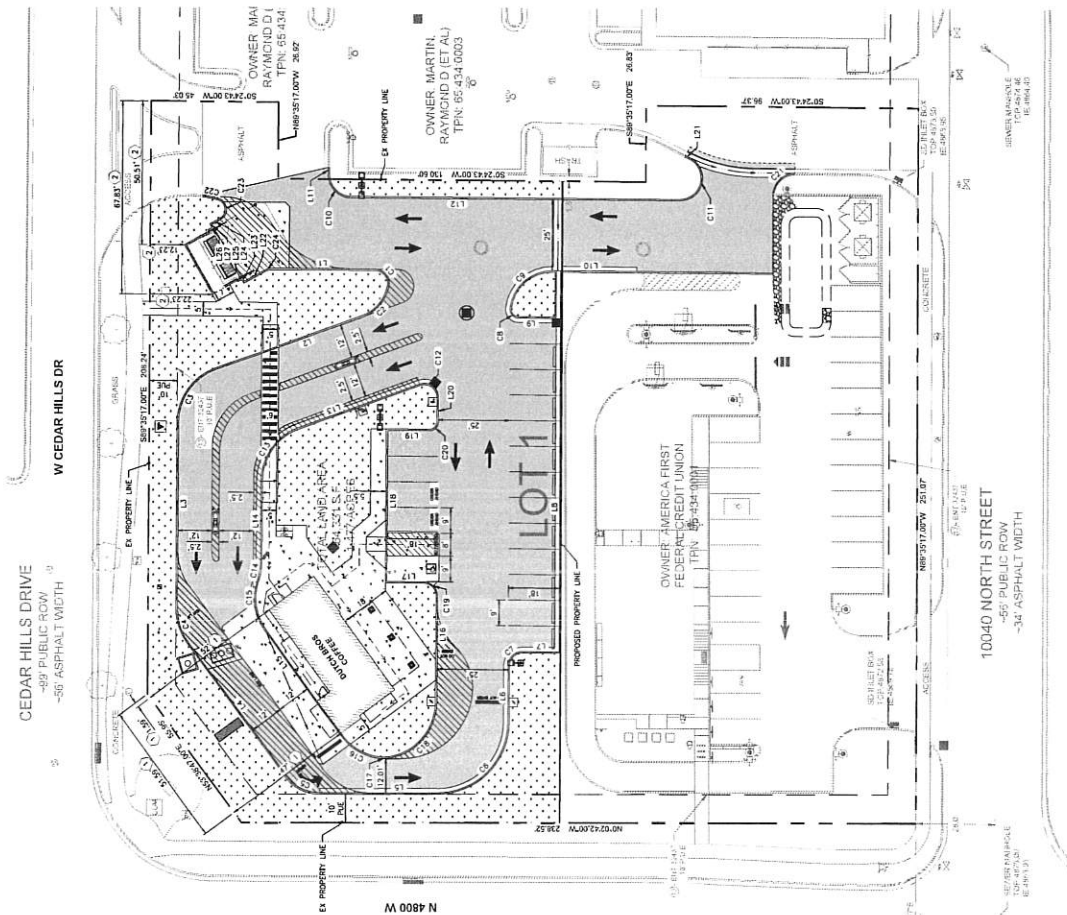
Drawn	DATE
Checked	DATE
Approved	DATE
Scale	1" = 20'
Notes	N/A

Barghausen
Consulting Engineers, LLC
1825 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

23689
Job Number

C2.0
Sheet

DUTCH BROS COFFEE UT0901
44773 W. CEDAR HILLS DR., CEDAR HILLS, UT

[illegible]

LINE TABLE		
Line #	Location	Direction
1	2750	S 24° 35' 15" W
2	540	N 19° 35' 15" W
3	640	N 19° 35' 15" W
4	540	N 19° 35' 15" W
5	640	N 19° 35' 15" W
6	540	N 19° 35' 15" W
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100	540	N 19° 35' 15" W

Curve #	Length	Radius	Delta
C1	8.96	500	102.62
C2	15.02	1500	57.38
C3	24.43	2500	70.00
C4	13.79	2018	99.19
C5	14.06	1510	13.69
C6	39.07	2500	89.54
C7	7.85	500	90.00
C8	5.03	300	96.04
C9	22.98	1500	83.96
C10	12.50	800	90.19
C11	21.62	800	104.85
C12	9.60	500	110.00
C13	6.35	2015	70.00
C14	6.35	25.15	18.06
C15	19.20	2014	54.89
C16	15.01	2000	43.28
C17	5.45	1500	70.13
C18	22.62	2000	20.83
C19	7.85	500	90.00
C20	4.71	300	100.97
C21	11.43	786	102.62
C22	5.54	37.05	8.50
C23	9.41	400	13.41
C24	2.92	50	97.00



10

Scale:
Horizontal
1" = 20'
Vertical
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23689
Sheet
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2113 08
Framingham, MA 01901

HORIZONTAL CONTROL PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

Time:

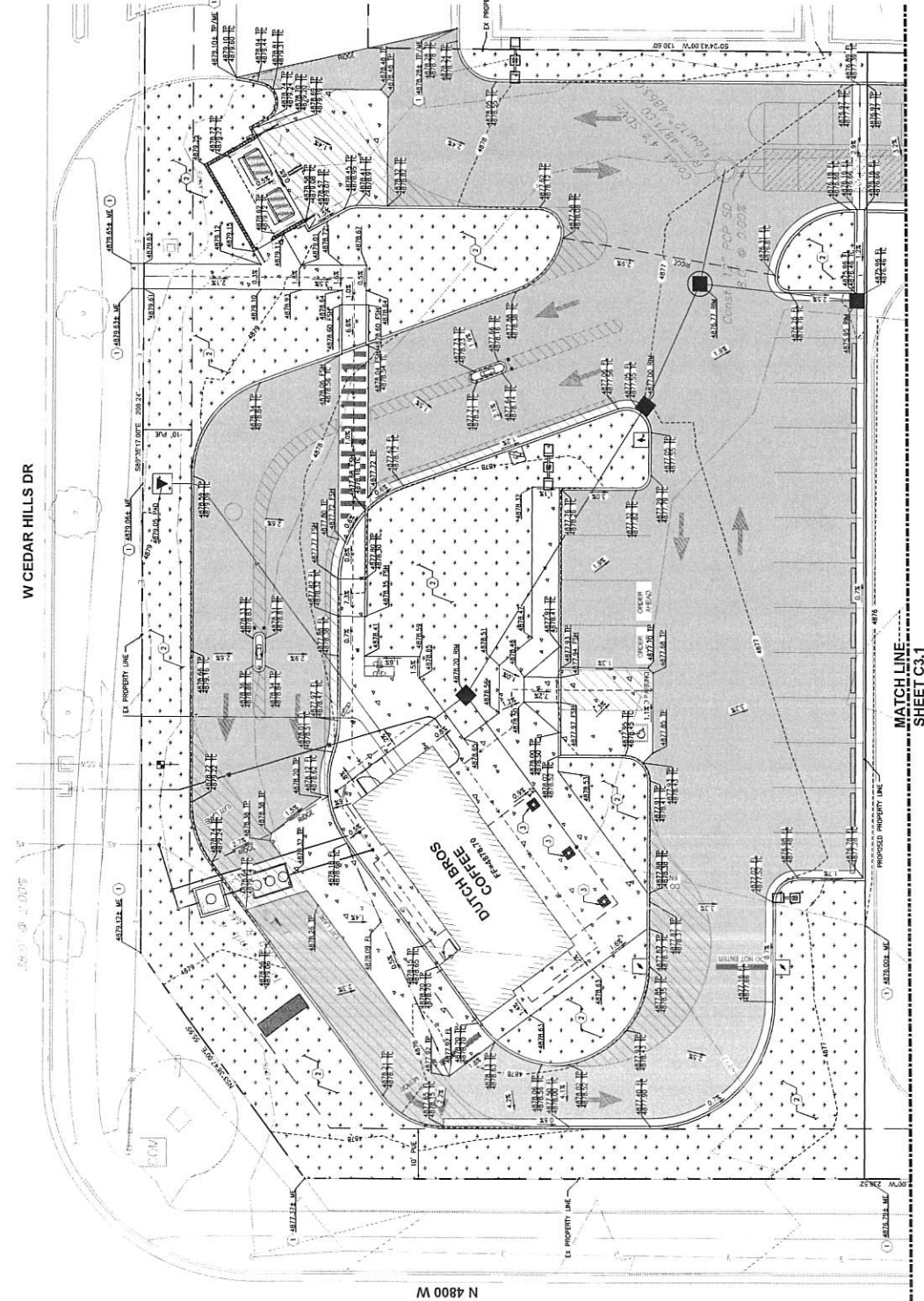
ON



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4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

W CEDAR HILLS DR



MATCH LINE
SHEET C3.1

GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING GRADES IN RELATIONSHIP TO SURVEYED BASE OF THE BUILDING(S).
3. THE BUILDING FINISH FLOOR (FF) ELEVATION, THE FINISH FLOOR OF THE BUILDING(S) IS DESIGNED TO BE FLUSH WITH SURROUNDING CONCRETE PAVING UNLESS OTHERWISE NOTED ON THE PLAN.
4. ALL EXISTING GRADES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED ON THE PLAN. THE AREA OF ROAD SHALL BE MAINTAINED TO FINISH GRADE ELEVATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING GRADES IN RELATIONSHIP TO SURVEYED BASE OF THE BUILDING(S).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE PUBLIC WORKS DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING GRADES IN RELATIONSHIP TO SURVEYED BASE OF THE BUILDING(S).
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE PUBLIC WORKS DEPARTMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE PUBLIC WORKS DEPARTMENT.

GRADING ABBREVIATIONS

- CB - GRADE BREAK
- FSH - FINISH GRADE
- FF - FINISH FLOOR
- FG - FINISH GRADE
- FE - FINISH ELEVATION
- UE - UNFINISHED ELEVATION
- UE - UNFINISHED ELEVATION
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- UE - UNFINISHED ELEVATION

CONSTRUCTION NOTES

1. CONTRACTOR TO MATCH EXISTING CHANGES & FLOW LINE.
2. CONTRACTOR TO GRADE AREA TO DRAIN.
3. CONTRACTOR TO MATCH EXISTING CHANGES & FLOW LINE.
4. CONTRACTOR TO MATCH EXISTING CHANGES & FLOW LINE.



FOR



Scale

Vertical

Horizontal

1" = 10'

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GRADING GENERAL NOTES:

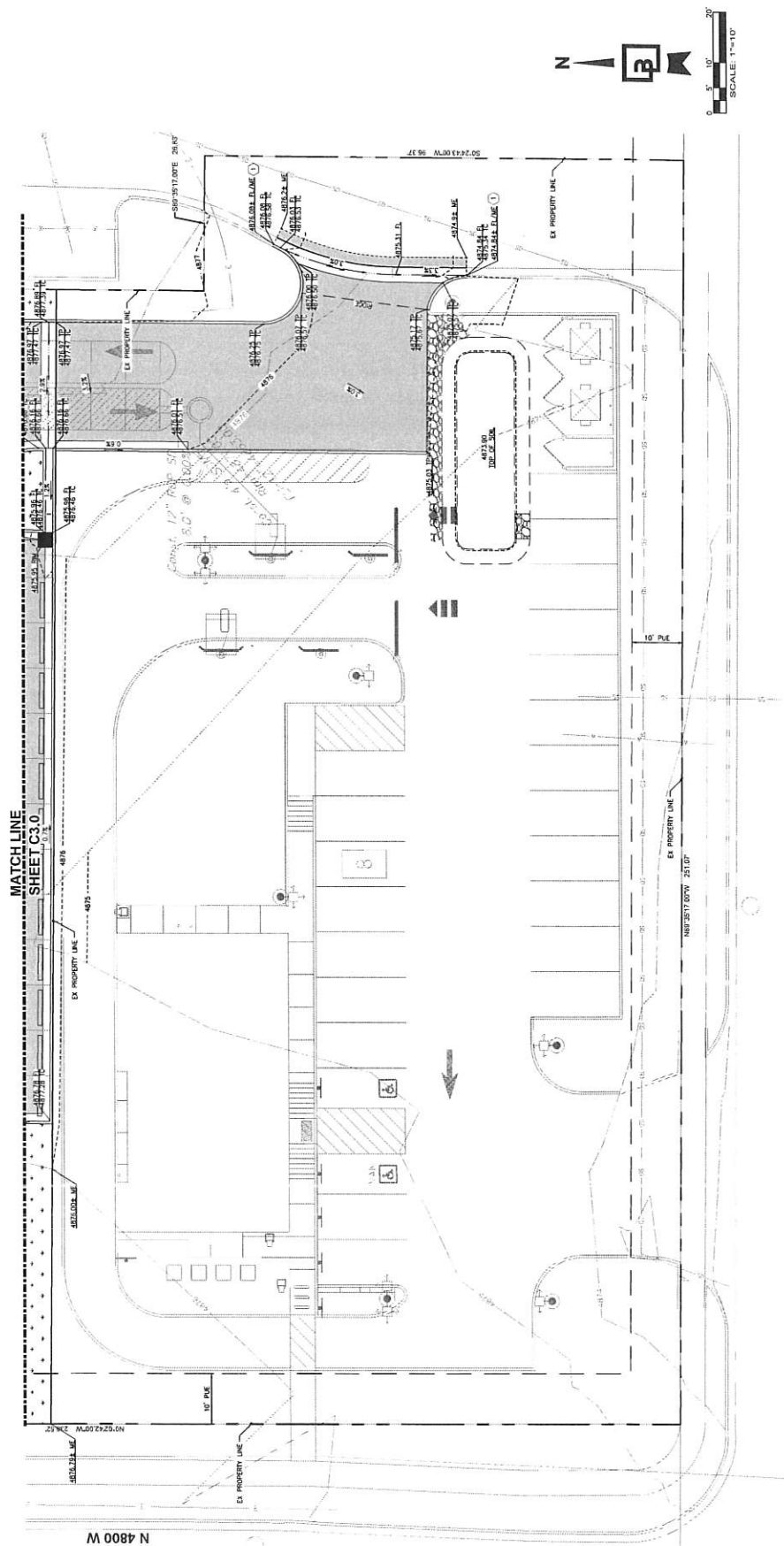
- ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND SHOWING PLANS. THE GRADING IS DEEMED TO BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. THE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND SHOWING PLANS. THE GRADING IS DEEMED TO BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. THE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND SHOWING PLANS. THE GRADING IS DEEMED TO BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER.

GRADING ABBREVIATIONS

- | | | |
|-----|---|---------------------------|
| GB | = | GRADE BREAK |
| FS | = | FINISH SURFACE |
| FSH | = | FLUSH |
| FF | = | FINISH FLOOR |
| FG | = | TOP OF GRADE/FINISH GRADE |
| FL | = | FLOWLINE |
| LIP | = | LIP OF GUTTER |
| ME | = | WATCH EXISTING ELEVATION |
| SW | = | TOP OF SIDEWALK |
| TC | = | TOP OF CURB |
| TP | = | TOP OF PAVEMENT |

CONSTRUCTION NOTES

1. CONTRACTOR TO MATCH EXISTING GRADES & FLOW LINE
2. CONTRACTOR TO GRADE AREA TO DRAIN
3. CANOPY COLUMNS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

[illegible]

DUTCH BROS.

For



Vertical	Approved	_____ EUN	Date 06/18/23
Horizontal	Checked	_____ EUN	
Score:	Drawn	_____ EUN	
	Designed	_____ EUN	

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Kent, WA 98032
425.251.6222
barghausen.com



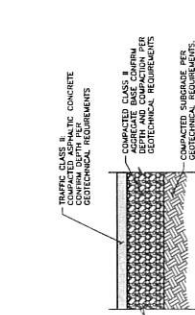
23689

23



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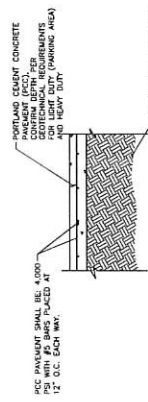
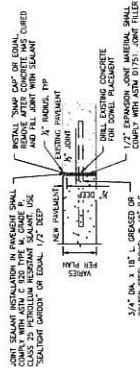
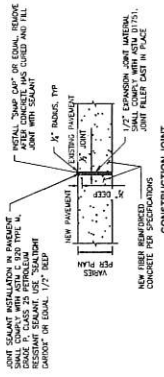
DUTCH BROS COFFEE UT0901 4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



NOTE: ASPHALT PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

1. ASPHALT PAVING SECTION (PRIVATE)

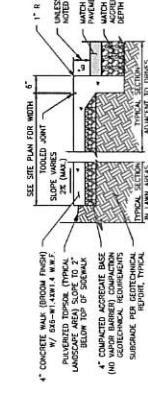
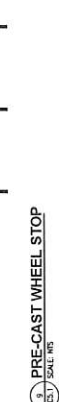
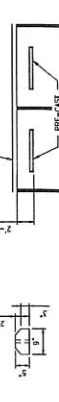
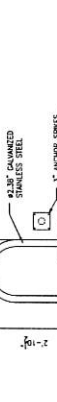
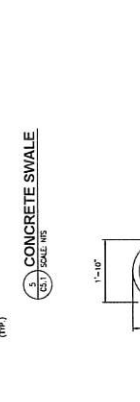
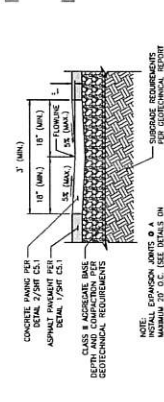
(C.S.) SCALE: 1/8" = 1'-0"



NOTE: ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

2. CONCRETE PAVING SECTION (PRIVATE)

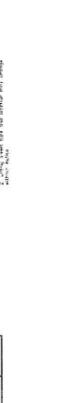
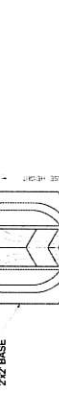
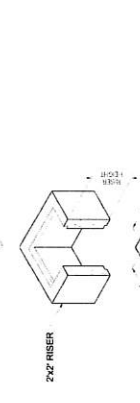
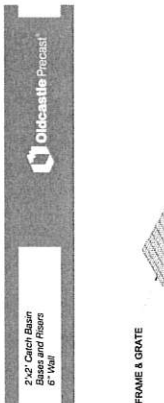
(C.S.) SCALE: 1/8" = 1'-0"



NOTE: ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

3. ON-SITE SIDEWALK (PVT)

(C.S.) SCALE: 1/8" = 1'-0"



CIVIL DETAILS
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

Table

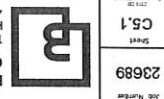
DUTCH BROS

For



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Consulting Engineers, LLC
1825 72nd Avenue South
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425.251.2222
barghausen.com

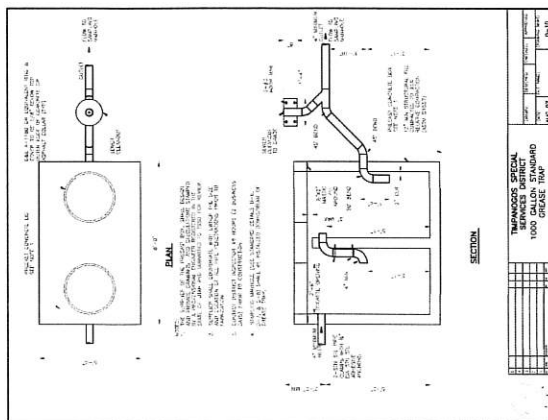
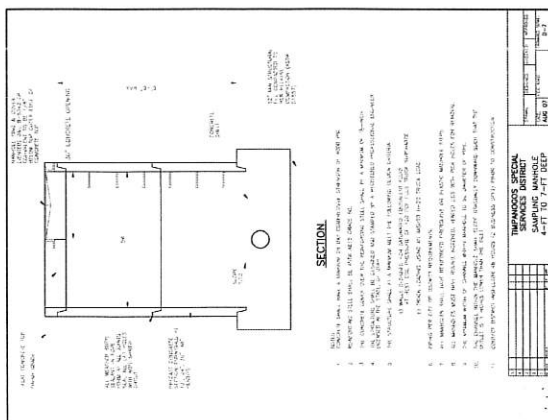
Job Number: 22689
Sheet: CS.1
Scale: 1/8" = 1'-0"



Barghausen
Consulting Engineers, LLC
1825 72nd Avenue South
Kent, WA 98032
425.251.2222
barghausen.com



DUTCH BROS COFFEE UT0901
44773 W. CEDAR HILLS DR., CEDAR HILLS, UT



23689	Sheet	C6.0	17
 Barthausen Engineering 1825 72nd Avenue South Kent, WA 98032 425.515.6222 barthausen.com			
Discipline: ☐ Structural ☐ Mechanical ☐ Electrical ☐ Civil ☐ Environmental ☐ Other	Discipline: ☐ Structural ☐ Mechanical ☐ Electrical ☐ Civil ☐ Environmental ☐ Other	Discipline: ☐ Structural ☐ Mechanical ☐ Electrical ☐ Civil ☐ Environmental ☐ Other	Discipline: ☐ Structural ☐ Mechanical ☐ Electrical ☐ Civil ☐ Environmental ☐ Other



1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97202
P. 503.241.7055
F. 503.241.7057
WWW.GNICHARCHITECTURE.COM
XX XX XX

DB2550-A1
Project No: UT0901
SEC W Cedar Hills Drive & N 4500 W
Dutch Bros Coffee - New Free-standing Store
Grants Pass, OR 97526
ISSUED FOR DESIGN
REVIEW: 03.12.2025

ISSUED FOR DESIGN
REVIEW: 03.12.2025

REV	DATE	DESCRIPTION

BUILDING ELEVATIONS

SHEET NUMBER:
A6.1

© 2025 GNICH ARCHITECTURE, LLC

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	GRYVIT	CP-3 SYSTEM, UNPAINTABLE FINE STANDARD KINGSIZE BRICK - E FINISH, REPAIRS AS SHOWN	PAINTED COLOR: DUNBRO - SAND DOLLAR
1B	BRICK	COMMERCIAL BRICK CORPORATION	CP-3 SYSTEM, UNPAINTABLE FINE STANDARD KINGSIZE BRICK - E FINISH, REPAIRS AS SHOWN	COLOR: PER MFR
1C	STUCCO	GRYVIT	CP-3 SYSTEM, UNPAINTABLE FINE STANDARD KINGSIZE BRICK - E FINISH, REPAIRS AS SHOWN	PAINTED COLOR: DUNBRO - SAND DOLLAR
ZONE 2 (TOWER)				
2	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
ZONE 3 (BASE)				
3	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
ZONE 4 (FRAMED CANOPY)				
4	FASCE	WESTERN METALS METAL INDUSTRIES	T-GROOVE 1" x 12"	COLOR: COLOR BLEND DB DARK BRONZE
5	SPRUE	HOVA ELEMENTS	NATURAL NORTHWESTERN 1 1/4" T&G, 1/4" REVEAL	COLOR: PER MFR
6	BRICK	COMMERCIAL BRICK CORPORATION	THIN BRICK - WEATHERFORD	COLOR: PER MFR
MISC				
7	PAVEMENT CAPS	WESTERN METALS METAL INDUSTRIES	METAL INDOORING	COLOR: MATE BLACK
8	STOREFRONT	KANNEKE, OR SIM	-	COLOR: DARK BRONZE

NOTE: USE TO PROVIDE 7/8" SMOOTH DOWNPOUTS, AND ALL NECESSARY ADJUSTMENTS AT AWNING AND CANOPY LOCATIONS.

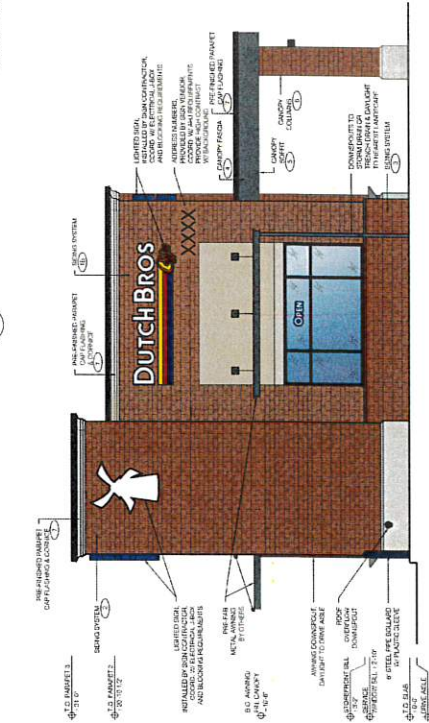


4 NORTH ELEVATION - DRIVE-THRU WINDOW
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION - WALK-UP WINDOW
SCALE 1/4" = 1'-0"

3 EAST ELEVATION
SCALE 1/4" = 1'-0"

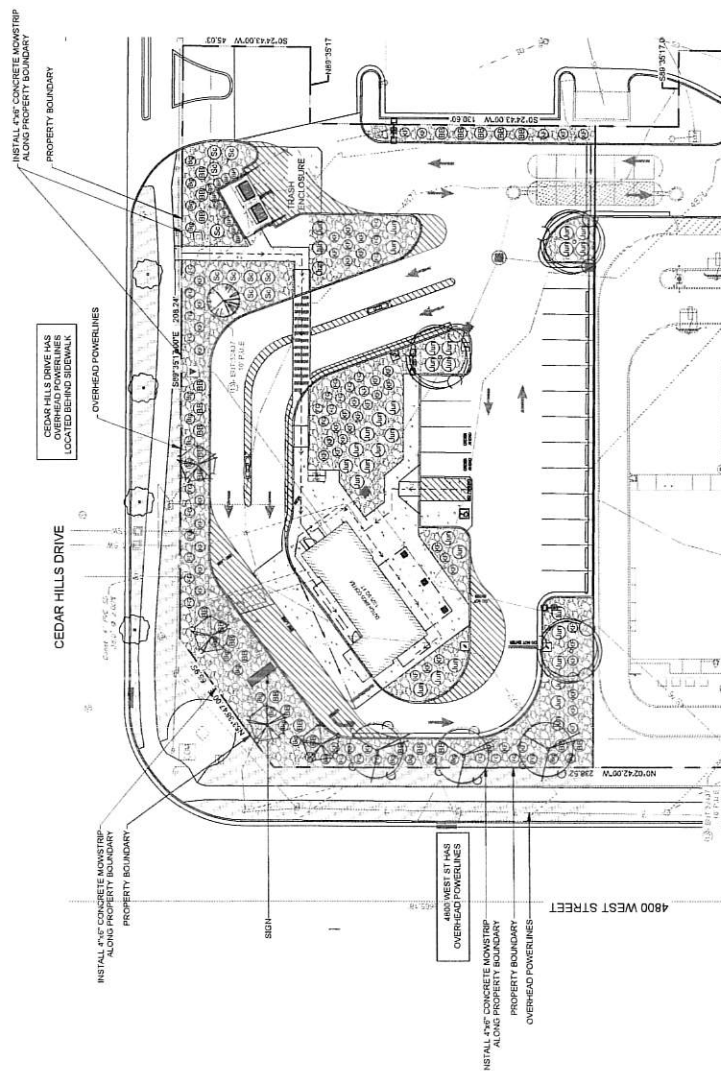


1 WEST ELEVATION
SCALE 1/4" = 1'-0"

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

DUTCH BROS COFFEE UT0901
44773 W. CEDAR HILLS DR., CEDAR HILLS, UT

LANDSCAPE LEGEND



PROJECT DATA

NAME:	UNION	UNION - CEDAR HILLS, UT
LOCATION:	4775 W. CEDAR HILLS DR. CEDAR HILLS, UT 84002	
AS-154-0001		
PROPOSED USE:	UNDEVELOPED/AGRICULT LAND	
PROPOSED ZONING:	SHOW THROUGH COTTAGE SHOP	
EXISTING ZONING:	SC-1 COMMERCIAL	
EXISTING ZONING:	SC-1 COMMERCIAL	
PROJECT AREA:	31,458 SF (677 AC)	
PROJECT AREA:	54,331 SF (1.24 AC)	
PAVING SPACES REQUIRED:	4 SPACES	
PAVING SPACES PROVIDED:	15 SPA PAVING - VAN ACCESSIBLE 12 REGULAR PARKING	
PROJECT SUMMARY COVERAGE:		
PAVING AND LANDSCAPING	11,250 SF (0.26)	(1.8%)
WALKWAYS	8,235 SF (0.19)	(7.0%)
EX. PLANTING	2,500 SF (0.06)	(0.8%)
EX. EXHAUSTORY	1,237 SF (0.03)	(0.4%)
OFFICE	92,100 SF	(1.0%)
ACCESS ROAD	4,612 SF	(0.0%)
LANDSCAPE		

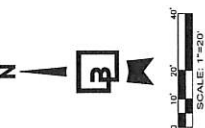
LANDSCAPE REQUIREMENTS

SIZE OF THE SITE REQUIRED TO BE LANDSCAPED
PROJECT AREA: 33,458 SF = 30% = 10,037 SF LANDSCAPE AREA REQUIRED
10,037 SF LANDSCAPE AREA PROVIDED

PLANT SCHEDULE

[illegible]

VICINITY MAP



LANDSCAPE PLANTING PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

6



1



Drawn <i>WJ</i>	Horizontal	1" = 20'	Vertical	H/A
Checked <i>WJ</i>				
Approved <i>WJ</i>				
Date 02/28/25				

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Ken, WA 98032
425.251.6222
barghausen.com



23689

2 PVC CONDUIT (MEND BOARDS)
OR
3/4" PVC CONDUIT (SEE LIGHTING ETC.)

The Archetype®



FEATURES

- TIR Strike Optics
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Type 1, 2, 3, 4, 4W, 5W, 5QM, L, and R distributions
- 0 - 10V dimming drivers standard
- IP65 optical assembly



3000K and warmer CCTs only

CONTROL TECHNOLOGY



LIGHT GRID®

SPECIFICATIONS

CONSTRUCTION

- One piece die-cast housing, low copper (<0.6% Cu) Aluminum Alloy with integral cooling ribs over the optical chamber and electrical compartment
- Solid barrier wall separates optical and electrical compartments
- Double-thick wall with gussets on the support-arm mounting end
- Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail
- All hardware is stainless steel or electro-zinc plated steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange
- Optional clear 1/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimete
- Optional, fixture supplied with a one-piece flat, clear, UV stabilized polycarbonate, fully gasketed, replacing the standard tempered glass lens. CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance
- One-piece extruded aluminum arm with internal bolt guides and fully radiussed top and bottom
- Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief

CONSTRUCTION (CONTINUED)

- Arm is circular cut for specified round pole
- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 2" IPS pipe size arms
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate

OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED Total Internal Reflection (TIR) optics, gasket and bezel plate
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- Optional BackLight Control for complete control of unwanted backlight
- IP65 Optical assembly
- Type 1, 2, 3, 4, 4W, 5W, 5QM, R, and L standard distributions
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum heat sink modules

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10kV surge suppression
- SF for 120, 277, 347 Line volts
DF for 208, 240, 480 Line volts

CONTROLS

- 7-pin Receptacle and Button Photocell

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet location and 40°C ambient temperatures
- IDA approved, 3000K and warmer CCTs only
- RoHS compliant
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	4,363–20,338
Wattage Range	88.7–178.2
Efficacy Range (LPW)	46.2–128.3
Reported Life (Hours)	L70/60,000
Weight	50 lbs 22.68 kg
EPS Side View	1.20

ORDERING GUIDE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Example: 1A-ARA2-54L-750-35K8-3-CLR-SQ-UNV-BLT-7PR-SF

CATALOG #	
-----------	--

ARA2						
Mounting	Model	LED Engine	CCT/CRI ⁵	Distribution	Lens Options	House Side Shield
1A Single Arm Mount	ARA2 The Archetype 2.0 Large Fixture	54L-560 54 LEDs - 11,000 Lumens	AM ⁶ Monochromatic Amber	1 Type I	(Blank) No Lens	BC ¹ Backlight Control
1W Wall Mount		54L-750 54 LEDs - 14,000 Lumens	27K8 ² 2700K, 80CRI	2 Type II	CLR ⁸ Clear Glass Lens	
HSF Horizontal Slipfitter 2" pipe-size mounting end (2-3/8" OD)		81L-700 81 LEDs - 19,500 Lumens	27K9 ² 2700K, 90CRI	3 Type III	CP ⁸ Clear Polycarbonate Lens	
			3K7 3000K, 70CRI	4 Type IV Forward		
			3K8 ² 3000K, 80CRI	4W Type IV Wide		
			3K9 ² 3000K, 90CRI	5W Type V Wide		
			35K8 ² 3500K, 80CRI	5QM Type V Square Medium		
			35K9 ² 3500K, 90CRI	R Corner Right		
			4K7 4000K, 70CRI	L Corner Left		
			4K8 ² 4000K, 80CRI			
			4K9 ² 4000K, 90CRI			
			5K7 5000K, 70CRI			
			5K8 ² 5000K, 80CRI			
			5K9 ² 5000K, 90CRI			
		Equivalent AR-E35= 54L-560 AR-P35= 54L-560 AR-P70= 81L-700				

Mounting Options	Voltage	Fixture Finish	Photocell Options	Fuse Options	Other Options
VSF ⁸ Vertical Slipfitter Mount for 2" pipe tenon (2-3/8" O.D. x 4" LONG)	UNV 120-277V	BLS Black Gloss Smooth	7PR 7-Pin Photocell Receptacle	SF 120, 277, 347 Line Volts	TPL Tamper Resistant Latch
SVSF ⁸ Vertical Slipfitter Mount square for 2" pipe tenon (2-3/8" O.D. x 4" LONG)	347 347V	BLT Black Matte Textured	PC ⁴ Button Photocell	DF 208, 240, 480 Line Volts	
2.40 Side Arm Mount 2.4" O.D. Pole	480 480V	DBS Dark Bronze Gloss Smooth			
3 Side Arm Mount 3" O.D. Pole		DBT Dark Bronze Matte Textured			
3.25 Side Arm Mount 3.25" O.D. Pole		GTT Graphite Matte Textured			
3.5 Side Arm Mount 3.5" O.D. Pole		LGS Light Grey Gloss Smooth			
3.75 Side Arm Mount 3.75" O.D. Pole		LGT Light Grey Matte Textured			
4 Side Arm Mount 4" O.D. Pole		PSS Platinum Silver Smooth			
4.5 Side Arm Mount 4.5" O.D. Pole		VGT Verde Green Matte Textured			
5 Side Arm Mount 5" O.D. Pole		WHS White Gloss Smooth			
6 Side Arm Mount 6" O.D. Pole		WHT White Matte Textured			
SQ Side Arm Mount Square Pole		Color Option			
		CC Custom Color			

Notes:

- Not available with 5QM and 5W distributions
- See Lumen Multiplier chart on Page 12 for lumen scaling factor. Consult factory for additional details.
- Not available with other sensor or wireless control options
- Not available in 480V
- 5-step MacAdam Ellipse Binning is standard. Consult factory for 3-step MacAdam Ellipse Binning
- Turtle Friendly.
- For all arm configurations, please refer to page 4. VSF/SVSF options ordered separately.
- Not Available with 81L-700

Control Options	Control Accessories ³
SCH-R Round Pole Mounted (Occupancy Sensor up to 16' to 30')	WIR-RME-L LightGRID+ 7-pin Module
SCH-S Square Pole Mounted (Occupancy Sensor up to 16' to 30')	NXOFM-1R1D-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming

SPECIFICATIONS (CONTINUED)

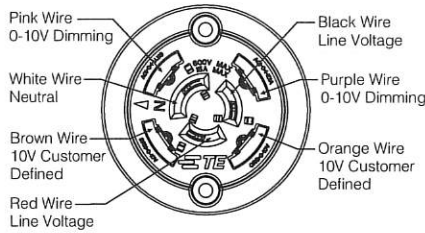
CONTROLS

BUTTON PHOTOCELL

- Factory installed photocell inside housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others
- Standard customer operation modes:
 - Traditional on/off photoelectric control
 - 5-pin wireless photoelectric control for added dimming feature
 - 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use



LightGRID+

- LightGRID+ wireless control modules allow an individual fixture to be managed, monitored and measured. The modules communicate securely over a robust certified meshed radio signal. The wiSCAPE modules provide on/off/dim control, external device input, alerts and metering.

WIR-RME-L

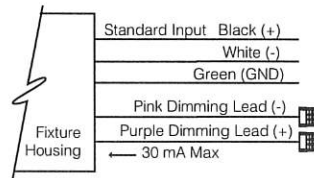
- LightGRID+ External Module, 120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

NX LIGHTING CONTROLS

- NX lighting controls platform utilizes a Distributed Network Architecture (DNA) that connects intelligent devices including luminaires, controllers, panels, occupancy sensors, photocells, wall switches and dimmers, creating a system with an unmatched level of reliability, scalability and simplicity.

DIMMING:

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver



- Modular wiring harness in the service area provides user access to the dimming circuitry
- Dimming circuitry compatible with 0-10V, user-defined control devices
- Optional factory programmed dimming profile

POLE MOUNTED

ROUND POLE-MOUNTED OCCUPANCY SENSOR UP TO 30'

SCH-R

- Round Pole Mounted Occupancy Sensor up to 30' - Outdoor occupancy sensor with 0-10V interface dimming control mounts directly to the pole. Wide 360° pattern. Module colors available Black, Gray, and White. Module is cut for round pole mounting. Pole diameter needed. Pole to be drilled in the field with provided installation instructions
- Ordering Example: SCH-R4/277²/BL³

SQUARE POLE-MOUNTED OCCUPANCY SENSOR UP TO 30'

SCH-S

- Square Pole Mounted Occupancy Sensor up to 30' - Outdoor occupancy sensor with 0-10V interface dimming control mounts directly to the pole. Wide 360° pattern. Module colors available Black, Gray, and White. Module is cut for square pole mounting
- Ordering Example: SCH-S/277²/BL³

ASTRODIM

- AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times

OPTIONAL FUSING:

- SF for 120, 277, and 347 Line volts
- DF for 208, 240, and 480 Line volts
- High temperature fuse holders factory installed inside the fixture housing
- Fuse is included

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

PRODUCT EXCEPTIONS & DETAILS

Configuration			EPA
	1SA	1 Arm Side Mount	0.9
	1W	Single Wall Mount	n/a
	HSF	Horizontal Slipfitter	n/a

Configuration			
	1A		3T
	2B		3Y
	2L		4C

MOUNTING OPTIONS

SUPPORT ARM:

- Die-cast, low copper aluminum alloy, with splice access cover
- Die-cast pole adaptor and an internal reinforcing plate are provided with a wire strain relief
- The arm adapter is square or circular cut for specified pole size and shape
- For field wire connections, a terminal block is mounted in the arm cavity and accessible behind the splice access cover. The block accepts #14 to #8 wire sizes and is factory prewired to the electrical module's quick-disconnect plug inside the electrical compartment

FIXTURE DRILLING INSTRUCTIONS:

- For ARX, ALT, BNS1, AR, ET, RS, UR, and WP9 Fixtures

OPTIONAL VERTICAL SLIP-FITTER (VSF/SVSF):

- Internally accessible slip-fitter attaches to a 2-3/8" x 4" long tenon and allows hands-free wiring and maintenance
- Available for round and square poles



- For VSF arm configurations, please use 4". Mounting option on fixture ordering configuration. The optional VSF/SVSF will need to be ordered separately.
- SVSF use square configuration.

Ordering example for round:

- 2 A/ARA2/54L-500/35K8/3/CLR/4.00/UNV/BLT
- 1 VSF-2B

Ordering example for square:

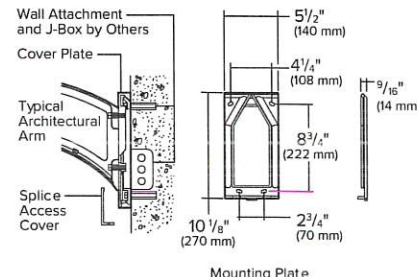
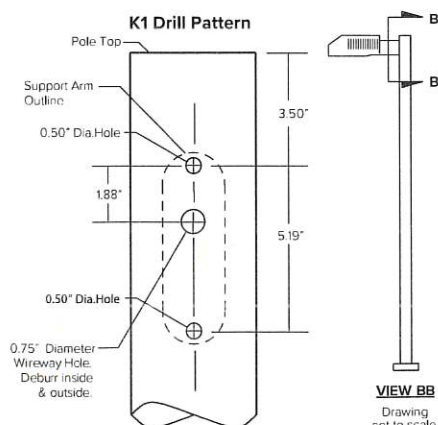
- 2 1A/ARA2/54L-500/35K8/3/CLR/SQ/UNV/BLT
- 1 SVSF-2B

VSF	SVSF
VSF-1A	SVSF-1A
VSF-2B	SVSF-2B
VSF-2L	SVSF-2L
VSF-3T	SVSF-3T
VSF-3Y	SVSF-3Y
VSF-4C	SVSF-4C

WALL MOUNT

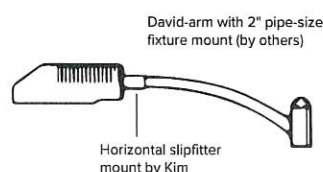
1W

- A cast mounting plate of 356 alloy, low-copper (<0.6% Cu) aluminum, is mounted to the wall with bolts (by others). Fixture and arm are mounted to a cast 356 alloy aluminum cover plate before attaching to the wall mounting plate. The fixture-arm-cover plate assembly is hooked to the wall mounting plate, and secured with stainless steel screws provided. After mounting to the wall, field splices are made at the opening in the cover plate, then covered by a cast 356 alloy aluminum plate that blends with the cover plate design. Complete fixture-arm-cover plate assembly can therefore be mounted before field splices are made. Cover plate is finished to match arm and fixture powder coat color
- Optional Wall Mount: (CC is illustration the same for all site area?)
- Optional, cast aluminum mounting plate attaches to a wall over a junction box and the speed mount is bolted to the cover plate. To complete the wiring, the luminaire assembly slides over the mounting plate.



HSF - Horizontal Slipfitter

Replaces standard mounting arm with a slipfitter which allows fixture to be mounted to a horizontal pole davit-arm with 2" pipe-size mounting end (2 1/2" O.D.). Cast aluminum slipfitter with set screw anti-rotation lock Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture.



DELIVERED LUMENS

NO LENS

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
54	11,000	560	1	10664	1	0	1	120.2	10802	1	0	1	121.7	11380	1	0	1	128.3
			1-BC	6020	0	0	0	67.8	6098	0	0	0	68.7	6424	0	0	1	72.4
			2	9651	2	0	2	108.8	9776	2	0	2	110.2	10299	2	0	2	116.1
			2-BC	5304	0	0	1	59.8	5373	0	0	1	60.6	5660	0	0	1	63.8
			3	9901	1	0	2	111.6	10029	1	0	2	113.0	10566	1	0	2	119.1
			3-BC	5426	0	0	2	61.2	5496	0	0	2	61.9	5791	0	0	2	65.3
			4	10218	1	0	2	115.2	10350	1	0	2	116.6	10904	1	0	2	122.9
			4-BC	6926	0	0	2	78.1	7016	0	0	2	79.1	7391	0	0	2	83.3
			4W	9545	1	0	2	107.6	9669	1	0	2	109.0	10186	1	0	2	114.8
			4W-BC	5724	0	0	2	64.5	5798	0	0	2	65.3	6108	0	0	2	68.8
			5W	9561	3	0	2	107.7	9685	3	0	2	109.1	10203	3	0	2	115.0
			5QM	10254	3	0	1	115.6	10387	3	0	1	117.1	10943	3	0	1	123.3
			R	10021	2	0	2	112.9	10151	2	0	2	114.4	10695	2	0	2	120.5
			L	10021	1	0	2	112.9	10151	1	0	2	114.4	10695	1	0	2	120.5
54	14,000	750	1	14256	1	0	1	112.9	14441	1	0	1	114.4	15213	1	0	1	120.5
			1-BC	8048	0	0	1	63.7	8152	0	0	1	64.6	8588	0	0	1	68.0
			2	12901	2	0	2	102.2	13069	2	0	2	103.5	13768	2	0	2	109.0
			2-BC	7090	0	0	1	56.2	7183	0	0	1	56.9	7567	0	0	2	59.9
			3	13236	2	0	2	104.8	13407	2	0	2	106.2	14125	2	0	2	111.9
			3-BC	7254	0	0	2	57.4	7348	0	0	2	58.2	7741	0	0	2	61.3
			4	13659	1	0	3	108.2	13837	1	0	3	109.6	14577	1	0	3	115.4
			4-BC	9259	0	0	2	73.3	9379	0	0	2	74.3	9881	0	0	2	78.3
			4W	12760	2	0	3	101.1	12926	4	0	2	102.4	13618	2	0	3	107.8
			4W-BC	7652	0	0	2	60.6	7751	0	0	2	61.4	8166	0	0	2	64.7
			5W	12781	4	0	2	101.2	12947	2	0	3	102.5	13640	4	0	2	108.0
			5QM	13708	3	0	1	108.6	13886	3	0	1	110.0	14629	4	0	1	115.9
			R	13397	2	0	2	106.1	13571	2	0	2	107.5	14297	2	0	3	113.2
			L	13397	2	0	2	106.1	13571	2	0	2	107.5	14297	2	0	3	113.2
81	19,500	700	1	19820	2	0	1	111.2	20077	2	0	1	112.6	21151	2	0	1	118.7
			1-BC	11188	0	0	1	62.8	11334	0	0	1	63.6	11940	0	0	1	67.0
			2	17937	2	0	2	100.6	18169	2	0	2	101.9	19142	3	0	3	107.4
			2-BC	9858	0	0	2	55.3	9986	0	0	2	56.0	10520	0	0	2	59.0
			3	18402	2	0	3	103.2	18640	2	0	3	104.6	19638	2	0	3	110.2
			3-BC	10085	0	0	2	56.6	10216	0	0	2	57.3	10762	0	0	2	60.4
			4	18990	2	0	4	106.5	19237	2	0	4	107.9	20266	2	0	4	113.7
			4-BC	12872	1	0	3	72.2	13039	1	0	3	73.2	13737	1	0	3	77.1
			4W	17741	2	0	4	99.5	17971	2	0	4	100.8	18933	2	0	4	106.2
			4W-BC	10638	1	0	2	59.7	10776	1	0	3	60.5	11353	1	0	3	63.7
			5W	17769	4	0	2	99.7	18000	4	0	2	101.0	18963	4	0	2	106.4
			5QM	19058	4	0	2	106.9	19305	4	0	2	108.3	20338	4	0	2	114.1
			R	18625	2	0	3	104.5	18867	2	0	3	105.9	19877	3	0	3	111.5
			L	18625	2	0	3	104.5	18867	2	0	3	105.9	19877	2	0	3	111.5

DELIVERED LUMENS (CONTINUED)

CLR LENS

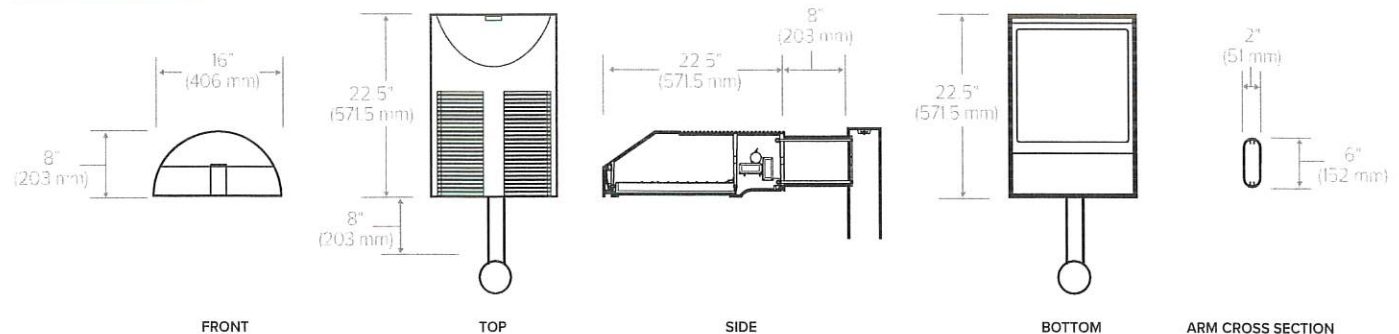
LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
54	11,000	560	1	8907	1	0	1	100.4	9023	1	0	1	101.7	9506	1	0	1	107.1
			1-BC	5028	0	0	0	56.7	5094	0	0	0	57.4	5366	0	0	0	60.5
			2	8061	1	0	2	90.8	8166	1	0	2	92.0	8603	1	0	2	97.0
			2-BC	4430	0	0	1	49.9	4488	0	0	1	50.6	4728	0	0	1	53.3
			3	8270	1	0	2	93.2	8377	1	0	2	94.4	8826	1	0	2	99.5
			3-BC	4532	0	0	1	51.1	4591	0	0	1	51.7	4837	0	0	2	54.5
			4	8535	1	0	2	96.2	8645	1	0	2	97.4	9108	1	0	2	102.6
			4-BC	5785	0	0	2	65.2	5860	0	0	2	66.0	6174	0	0	2	69.6
			4W	7973	1	0	2	89.9	8076	1	0	2	91.0	8509	1	0	2	95.9
			4W-BC	4781	0	0	2	53.9	4843	0	0	2	54.6	5102	0	0	2	57.5
			5W	7986	3	0	1	90.0	8089	3	0	1	91.2	8522	3	0	2	96.0
			5QM	8565	3	0	1	96.5	8676	3	0	1	97.8	9140	3	0	1	103.0
			R	8371	3	0	1	94.3	8479	1	0	2	95.6	8933	1	0	2	100.7
			L	8371	1	0	2	94.3	8479	1	0	2	95.6	8933	1	0	2	100.7
	14,000	750	1	11907	1	0	1	94.3	12062	1	0	1	95.5	12708	1	0	1	100.6
			1-BC	6722	0	0	1	53.2	6809	0	0	1	53.9	7174	0	0	1	56.8
			2	10776	2	0	2	85.3	10916	2	0	2	86.4	11500	2	0	2	91.1
			2-BC	5923	0	0	1	46.9	5999	0	0	1	47.5	6321	0	0	1	50.1
			3	11056	1	0	2	87.6	11199	1	0	2	88.7	11798	1	0	2	93.4
			3-BC	6059	0	0	2	48.0	6137	0	0	2	48.6	6466	0	0	2	51.2
			4	11409	1	0	2	90.4	11557	1	0	2	91.5	12176	1	0	2	96.4
			4-BC	7733	0	0	2	61.2	7834	0	0	2	62.0	8253	0	0	2	65.4
			4W	10658	1	0	2	84.4	10797	1	0	2	85.5	11375	1	0	3	90.1
			4W-BC	6391	0	0	2	50.6	6474	0	0	2	51.3	6821	0	0	2	54.0
			5W	10676	3	0	2	84.5	10814	3	0	2	85.6	11393	3	0	2	90.2
			5QM	11450	3	0	1	90.7	11598	3	0	1	91.9	12219	3	0	1	96.8
			R	11190	2	0	2	88.6	11335	2	0	2	89.8	11942	2	0	2	94.6
			L	11190	1	0	2	88.6	11335	1	0	2	89.8	11942	1	0	2	94.6

DELIVERED LUMENS (CONTINUED)

PL LENS

LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
54	11,000	560	1	8772	1	0	1	98.9	8886	1	0	1	100.2	9362	1	0	1	105.5
			1-BC	4952	0	0	0	55.8	5016	0	0	0	56.5	5285	0	0	0	59.6
			2	7939	1	0	1	89.5	8042	1	0	2	90.6	8472	1	0	2	95.5
			2-BC	4363	0	0	1	49.2	4420	0	0	1	49.8	4656	0	0	1	52.5
			3	8145	1	0	2	91.8	8251	1	0	2	93.0	8692	1	0	2	98.0
			3-BC	4464	0	0	1	50.3	4522	0	0	1	51.0	4764	0	0	1	53.7
			4	8405	1	0	2	94.7	8515	1	0	2	96.0	8970	1	0	2	101.1
			4-BC	5697	0	0	2	64.2	5771	0	0	2	65.0	6080	0	0	2	68.5
			4W	7852	1	0	2	88.5	7954	1	0	2	89.6	8380	1	0	2	94.4
			4W-BC	4709	0	0	2	53.1	4770	0	0	2	53.8	5025	0	0	2	56.6
			5W	7865	3	0	1	88.6	7967	3	0	1	89.8	8393	3	0	2	94.6
			5QM	8435	3	0	1	95.1	8545	3	0	1	96.3	9002	3	0	1	101.5
			R	8244	1	0	2	92.9	8351	1	0	2	94.1	8798	1	0	2	99.2
			L	8244	1	0	2	92.9	8351	1	0	2	94.1	8798	1	0	2	99.2
	14,000	750	1	11727	1	0	1	92.9	11880	1	0	1	94.1	12515	1	0	1	99.1
			1-BC	6620	0	0	1	52.4	6706	0	0	1	53.1	7065	0	0	1	56.0
			2	10613	2	0	2	84.1	10751	2	0	2	85.1	11326	2	0	2	89.7
			2-BC	5833	0	0	1	46.2	5909	0	0	1	46.8	6225	0	0	1	49.3
			3	10888	1	0	2	86.2	11030	1	0	2	87.3	11620	1	0	2	92.0
			3-BC	5967	0	0	2	47.3	6045	0	0	2	47.9	6368	0	0	2	50.4
			4	11237	1	0	2	89.0	11383	1	0	2	90.1	11992	1	0	2	95.0
			4-BC	7617	0	0	2	60.3	7715	0	0	2	61.1	8128	0	0	2	64.4
			4W	10497	1	0	2	83.1	10633	1	0	2	84.2	11203	1	0	3	88.7
			4W-BC	6295	0	0	2	49.8	6376	0	0	2	50.5	6718	0	0	2	53.2
			5W	10514	3	0	2	83.3	10651	3	0	2	84.3	11221	3	0	2	88.9
			5QM	11277	3	0	1	89.3	11423	3	0	1	90.5	12034	3	0	1	95.3
			R	11021	2	0	2	87.3	11164	2	0	2	88.4	11761	2	0	2	93.1
			L	11021	1	0	2	87.3	11164	1	0	2	88.4	11761	1	0	2	93.1

DIMENSIONS



ARA2

ARCHITECTURAL AREA/SITE PHOTOMETRY

AR2-54L-750-4K7-1

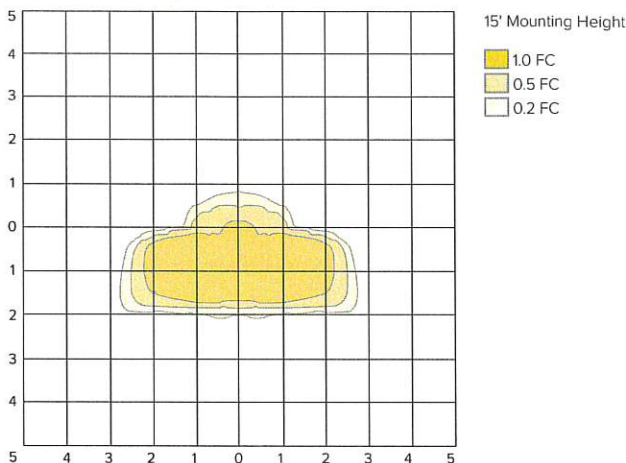
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	14440
Watts	126.27
Efficacy	114.4
IES Type	1
BUG Rating	B1-U0-G1
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12851	89.0%
Downward House Side	1589	11.0%
Downward Total	14440	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	14440	100%

ISOFOOT CANDLE PLOT



AR2-54L-750-4K7-1-BC

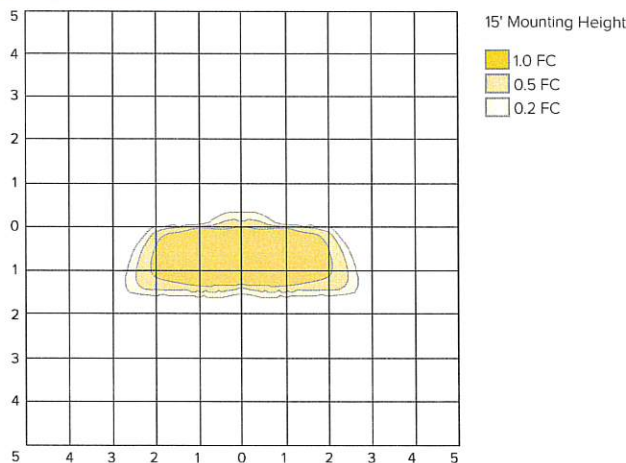
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	8151
Watts	126.27
Efficacy	64.6
IES Type	1
BUG Rating	B0-U0-G1
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8033	98.5%
Downward House Side	118	1.5%
Downward Total	8151	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	8151	100%

ISOFOOT CANDLE PLOT



AR2-54L-750-4K7-2

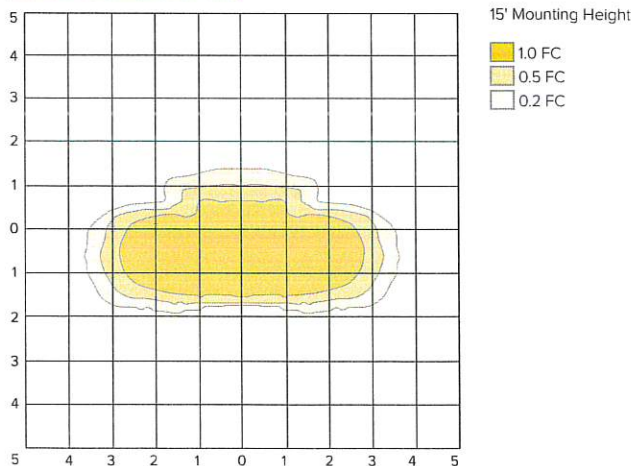
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13069
Watts	126.27
Efficacy	103.5
IES Type	2
BUG Rating	B2-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	10825	82.8%
Downward House Side	2245	17.2%
Downward Total	13069	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13069	100%

ISOFOOT CANDLE PLOT



ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-2-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	7182
Watts	126.27
Efficacy	56.9
IES Type	2
BUG Rating	B0-U0-G1
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7019	97.7%
Downward House Side	163	2.3%
Downward Total	7182	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	7182	100%

AR2-54L-750-4K7-3

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13406
Watts	126.27
Efficacy	106.2
IES Type	3
BUG Rating	B2-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	11502	85.8%
Downward House Side	1904	14.2%
Downward Total	13406	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13406	100%

AR2-54L-750-4K7-3-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	7347
Watts	126.27
Efficacy	58.2
IES Type	3
BUG Rating	B0-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

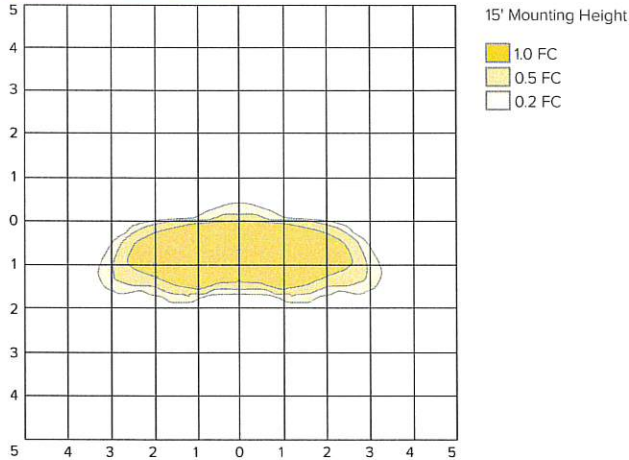
Zone	Lumens	% Luminaire
Downward Street Side	7108	96.7%
Downward House Side	239	3.3%
Downward Total	7347	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	7347	100%

DATE: _____ LOCATION: _____

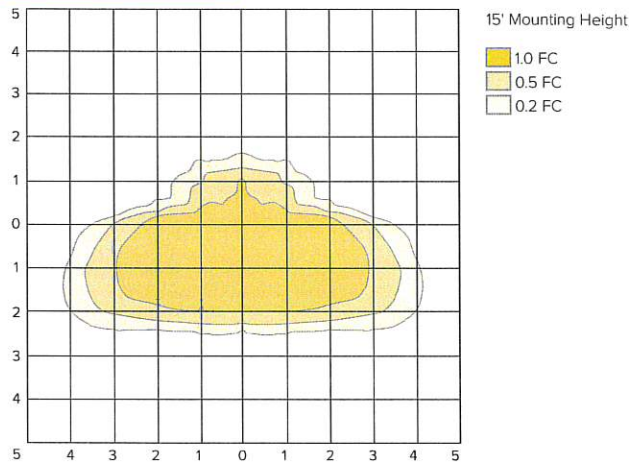
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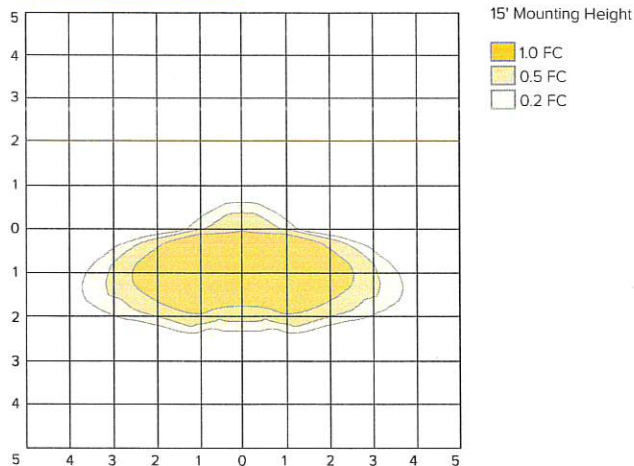
ISOFOOT CANDLE PLOT



ISOFOOT CANDLE PLOT



ISOFOOT CANDLE PLOT



ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-4

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13836
Watts	126.27
Efficacy	109.6
IES Type	4
BUG Rating	B1-U0-G3
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12515	90.4%
Downward House Side	1322	9.6%
Downward Total	13837	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13837	100%

AR2-54L-750-4K7-4-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9381
Watts	126.27
Efficacy	74.3
IES Type	4
BUG Rating	B0-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	9093	96.0%
Downward House Side	289	4.0%
Downward Total	9382	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	9382	100%

AR2-54L-750-4K7-4W

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	12926
Watts	126.27
Efficacy	102.4
IES Type	4W
BUG Rating	B2-U0-G3
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

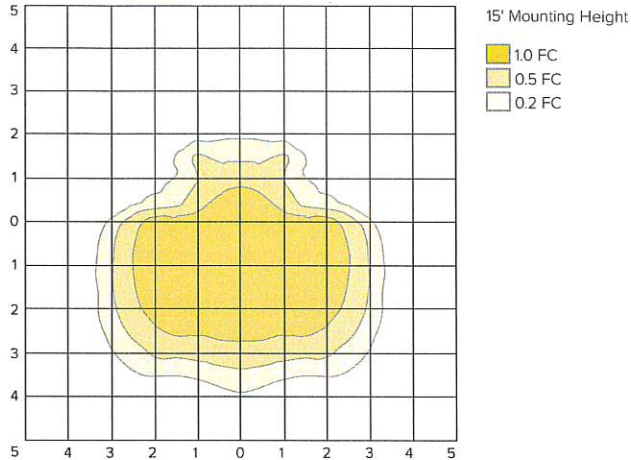
Zone	Lumens	% Luminaire
Downward Street Side	11324	87.6%
Downward House Side	1602	12.4%
Downward Total	12926	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	12926	100%

DATE: _____ LOCATION: _____

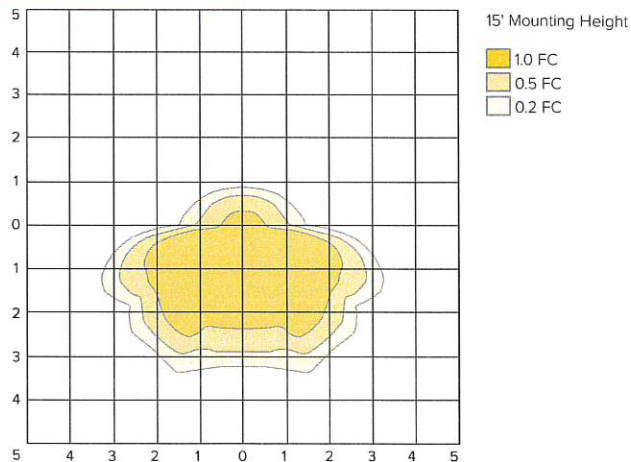
TYPE: _____ PROJECT: _____

CATALOG #: _____

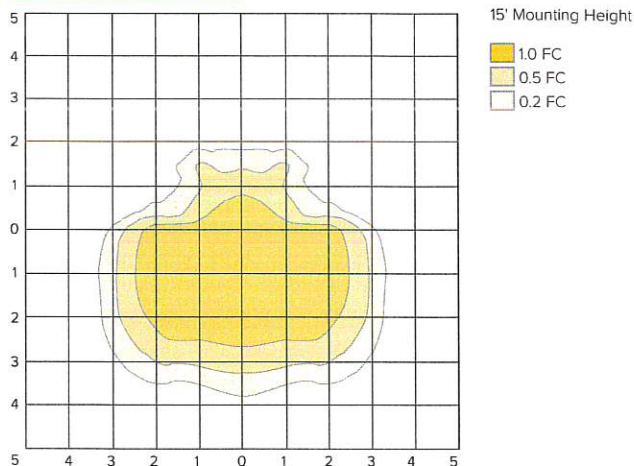
ISOFOOT CANDLE PLOT



ISOFOOT CANDLE PLOT



ISOFOOT CANDLE PLOT



ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-4W-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	7750
Watts	126.27
Efficacy	61.4
IES Type	4W
BUG Rating	B0-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7449	96.0%
Downward House Side	301	4.0%
Downward Total	7750	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	7750	100%

AR2-54L-750-4K7-5QM

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13885
Watts	126.27
Efficacy	110.0
IES Type	5
BUG Rating	B3-U0-G1
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6942	50.0%
Downward House Side	6943	50.0%
Downward Total	13885	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13885	100%

AR2-54L-750-4K7-5W

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	12946
Watts	126.27
Efficacy	102.5
IES Type	5
BUG Rating	B4-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

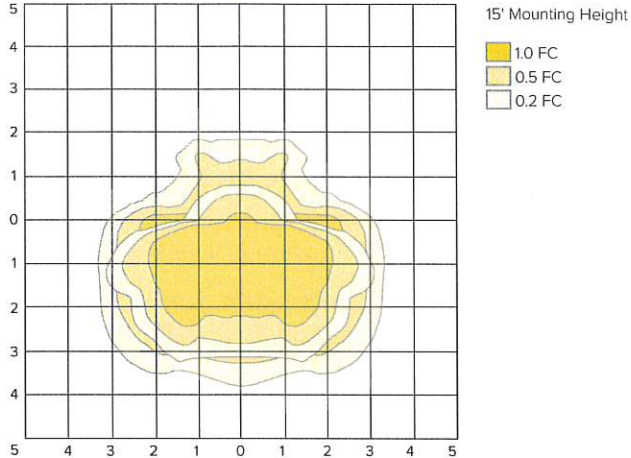
Zone	Lumens	% Luminaire
Downward Street Side	6473	50.0%
Downward House Side	6473	50.0%
Downward Total	12946	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	12946	100%

DATE: _____ LOCATION: _____

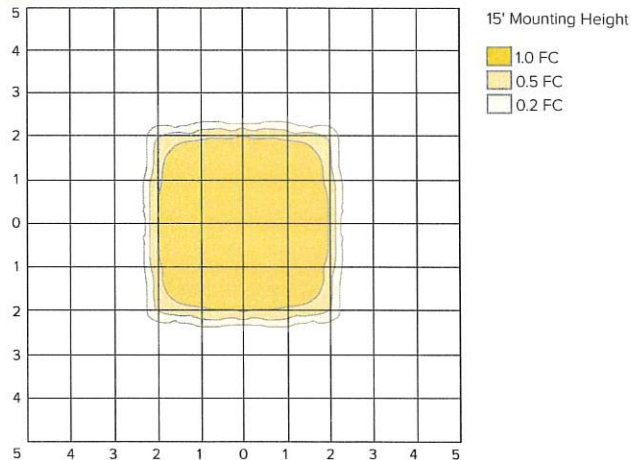
TYPE: _____ PROJECT: _____

CATALOG #: _____

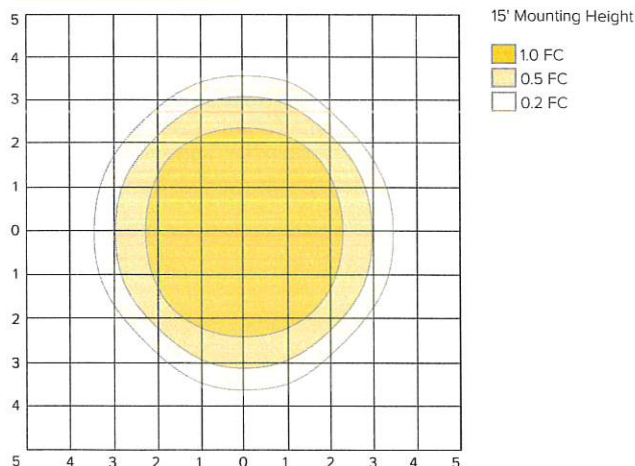
ISOFOOT CANDLE PLOT



ISOFOOT CANDLE PLOT



ISOFOOT CANDLE PLOT



ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-R

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13570
Watts	126.27
Efficacy	107.5
IES Type	R
BUG Rating	B2-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	11231	82.8%
Downward House Side	2339	17.2%
Downward Total	13570	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13570	100%

AR2-54L-750-4K7-L

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13571
Watts	126.27
Efficacy	107.5
IES Type	L
BUG Rating	B2-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

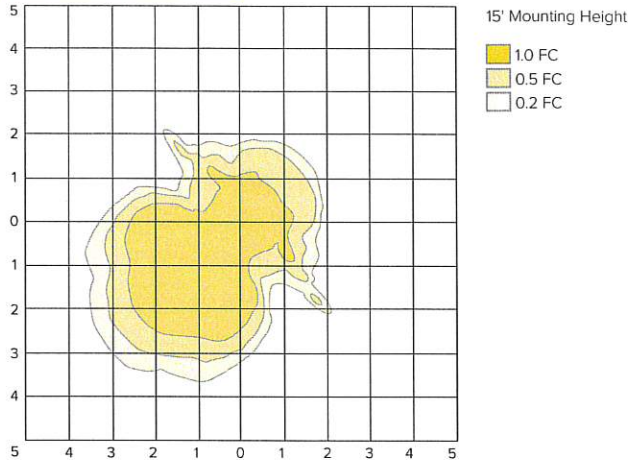
Zone	Lumens	% Luminaire
Downward Street Side	11523	84.9%
Downward House Side	2048	15.1%
Downward Total	13571	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13571	100%

DATE: _____ LOCATION: _____

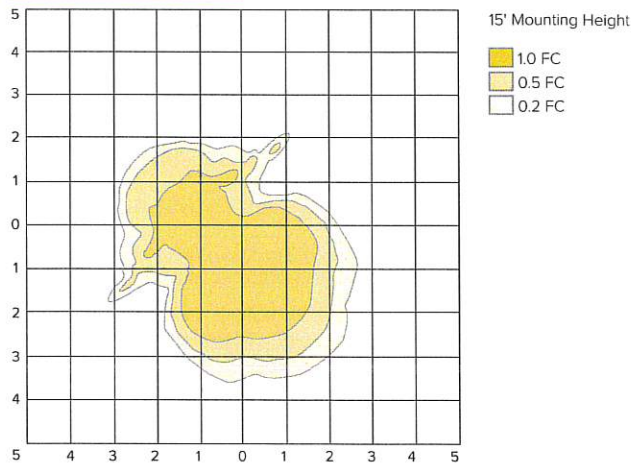
TYPE: _____ PROJECT: _____

CATALOG #: _____

ISOFOOT CANDLE PLOT

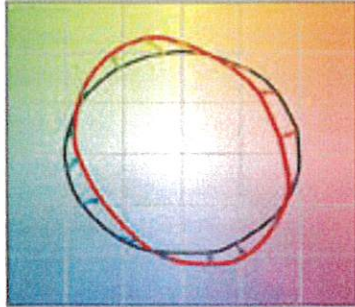


ISOFOOT CANDLE PLOT



TM-30 DATA

COLOR VECTOR GRAPHIC

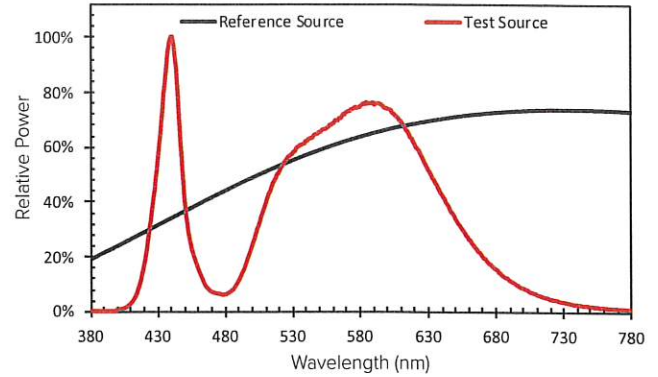


— Reference Illuminant — Test Source

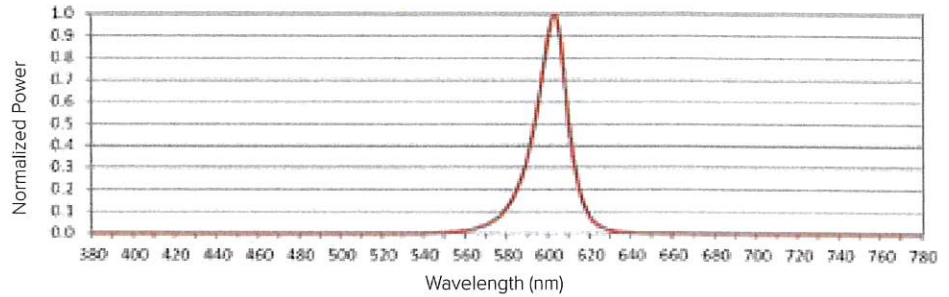
TEST SOURCE

R _r	68
R _g	99
CCT(K)	3947
D _{uv}	0.0004
x	0.3831
y	0.3793
CIE R _a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



AMBER SPECTRAL POWER DISTRIBUTION



ELECTRICAL DATA

LED Count	System Watts	Current	Line Voltage		Amps AC						Min Power Factor	Max. THD (%)	Dimming				
			VAC	Hz	120	208	240	277	347	480			Dimming Range	Source Current Out		Absolute Voltage	
														Min	Max	Min	Max
54 LEDs	88.7	560 mA	120-480	50/60	0.74	0.43	0.37	0.32	0.26	0.18	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	126.3	750 mA			1.05	0.61	0.53	0.46	0.36	0.26							
81 LEDs	178.2	700 mA			1.49	0.86	0.74	0.64	0.51	0.37							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C)						
Ambient Temp.	0	25,000	36,000	50,000	100,000	Reported L70
25°C / 77°F	100%	94.22%	92.26%	89.84%	81.68%	>60khrs

CRI Lumen Multiplier for 80 and 90 CRI		
CCT	80 CRI	90 CRI
2700K	0.859	0.655
3000K	0.9119	.7033
3500K	0.906	0.732
4000K	0.8941	.734
5000K	0.879	.7712
Scaling factor of 5000K 70CRI lumen packages		