CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, August 5, 2025 6:00 p.m.

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, August 5, 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.

COUNCIL MEETING

1. Call to Order, Pledge led by C. Morgan and Invocation given by Mayor Andersen
2. Approval of Meeting's Agenda
3. 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)

REPORTS/PRESENTATIONS/RECOGNITIONS

4. UTOPIA Fiber Update Presentation

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

5. Approval of the minutes from July 15, 2025 City Council meeting.
6. Resolution No. 08-05-2025A, recognizing a National Day of Service.

CITY REPORTS AND BUSINESS

7. Mayor and Council, City Manager and Staff

SCHEDULED ITEMS & PUBLIC HEARINGS

8. Review/Action and Public Hearing on an Ordinance adjusting the Common Boundary between the City of Cedar Hills and Pleasant Grove City (Wedgewood Drive) *Presenter – Chandler Goodwin, City Manager*
9. Review/Action on adopting a unique standard for Clear Vision Areas located at Canyon Heights Drive and Hillside Drive pursuant to City Code Title 10-5-17 *Presenter – Chandler Goodwin, City Manager*
10. Review/Action and Public Hearing on Final Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee) *Presenter – Chandler Goodwin, City Manager*
11. Review/Action and Public Hearing on 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) *Presenter – Chandler Goodwin, City Manager*
12. Review/Action and Public Hearing on a Resolution adopting Fiscal Year 2026 Budget Amendments *Presenter - Charl Louw, Finance Director*
13. Review/Action and Public Hearing on a Resolution Adding, Amending, or Deleting Certain Fees to the Official Fees, Bonds, and Fines Schedule for the City of Cedar Hills *Presenter - Chandler Goodwin, City Manager*
14. Review/Action on adoption of a policy related to the City's use of Artificial Intelligence (AI) *Presenter – Chandler Goodwin, City Manager*

ADJOURNMENT

15. Adjourn

Posted this 1st day of August, 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.
- A Closed Session may be called to order pursuant to Utah State Code 52-4-204 & 52-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically to permit one or more of the council 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:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	August 5, 2025

City Council
Agenda Item

SUBJECT:	Review/Action and Public Hearing on an Ordinance adjusting the Common Boundary between the City of Cedar Hills and Pleasant Grove City (Wedgewood Drive)
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

On May 20, 2025, the City Council passed Resolution 05-20-2025A, regarding the intent to adjust the common boundary between the City of Cedar Hills and Pleasant Grove City. The resolution began a sixty-day period when the City was to receive public comment from affected homeowners regarding the boundary adjustment. Homeowners, as well as anyone within a 300 foot radius of the affected properties were notified of the boundary adjustment and invited to submit a statement. To date, the City has not received any notifications for or against the boundary adjustment. Pleasant Grove has been following a similar schedule; their sixty-day period ended in July; they too had a public hearing where nothing was said in opposition to the boundary adjustment. This proposed boundary adjustment will bring in all properties on Wedgewood Drive, as well as a property on 4000 West. These residents will then be able to connect to all Cedar Hills utilities and services.

PREVIOUS LEGISLATIVE ACTION:

Resolution 05-20-2025A

FISCAL IMPACT:

TBD

SUPPORTING DOCUMENTS:

Proposed ordinance, affected property list, and preliminary map

RECOMMENDATION:

Staff recommends that the City Council approve the ordinance and authorize staff to move forward in the boundary adjustment process in accordance with the provisions of the state law.

MOTION:

To approve/not approve Ordinance No. _____. An Ordinance Adjusting the Common Municipal Boundary Between the City of Cedar Hills and Pleasant Grove City.

ACTION:

Motion:
Second:
Laura Ellison: Yes__ No ___ Abstain __ Absent __
Mike Geddes: Yes__ No ___ Abstain __ Absent __
Bob Morgan: Yes__ No ___ Abstain __ Absent __
Erika Price: Yes__ No ___ Abstain __ Absent __
Kelly Smith: Yes__ No ___ Abstain __ Absent __

Exhibit A

Property Owner(s)	Serial Number	Address	City	State	ZIP Code
Daniel L. & Karen R. Stuart	55:090:0008	4611 North 900 West	Pleasant Grove	UT	84062
Jeannine Marie Ahearn	55:090:0011	4634 N Wedgewood Dr	Pleasant Grove	UT	84062
Nathan M. & Andrea Stokes	55:090:0012	4606 N Wedgewood Dr	Pleasant Grove	UT	84062
David & Stephanie Simmons	55:090:0013	4578 N Wedgewood Dr	Pleasant Grove	UT	84062
Greg & Michelle Prososki	55:218:0001	4552 N Wedgewood Dr	Pleasant Grove	UT	84062
Stephen F. & Janice B. Graham	55:090:0002	4476 N Wedgewood Dr	Pleasant Grove	UT	84062
Jeremy Aaron & Karen Lynn Canfield	55:090:0015	4511 N Wedgewood Dr	Pleasant Grove	UT	84062
Scott Eugene & Alison Ahern Glenn	55:090:0016	9894 North 4100 West	Pleasant Grove	UT	84062
Christian Jensen	55:090:0014	4545 N Wedgewood Dr	Pleasant Grove	UT	84062
McKay Christensen	55:090:0023	4621 N Wedgewood Dr	Pleasant Grove	UT	84062

Exhibit B

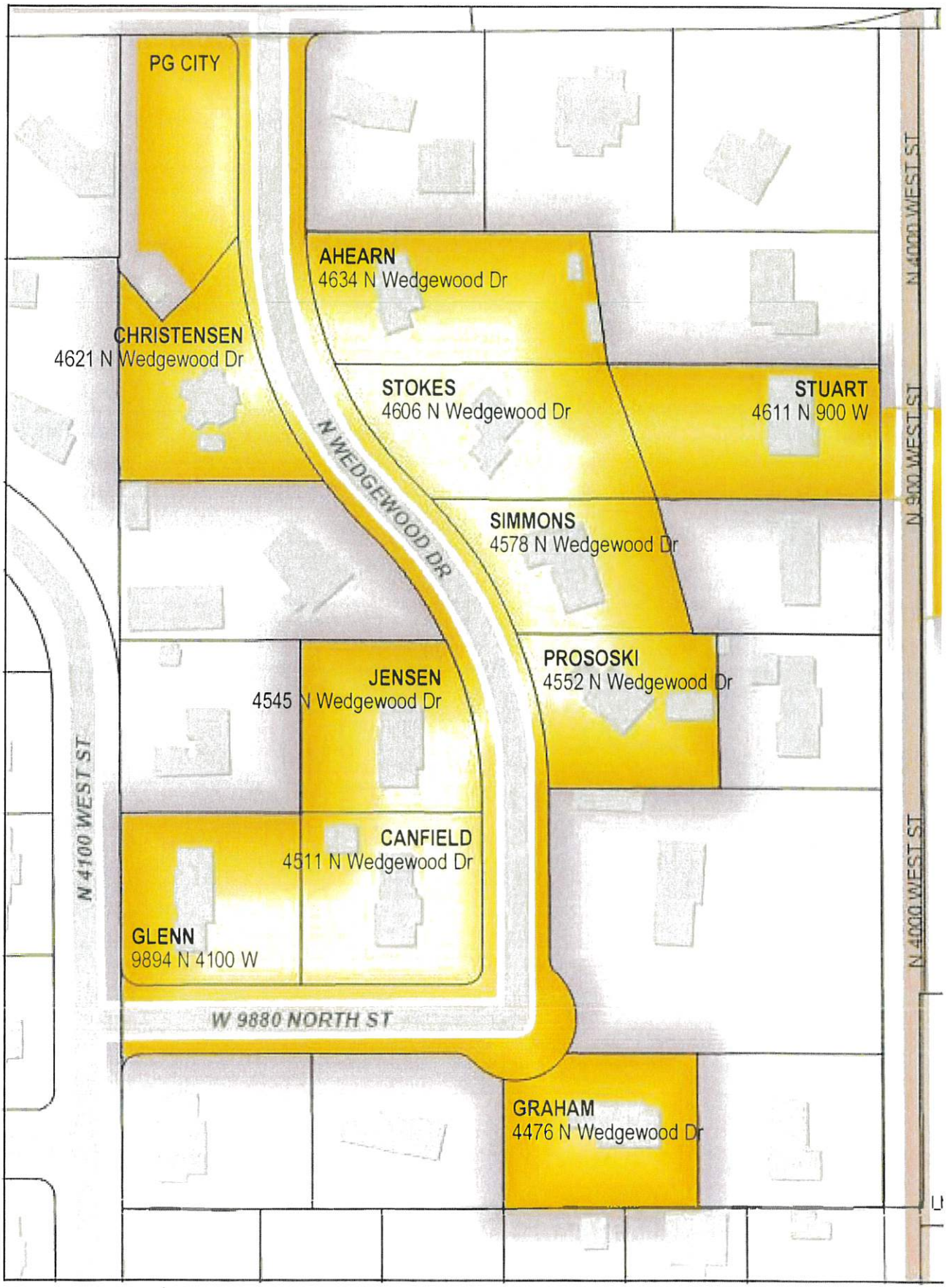
REQUEST TO INITIATE AN ADJUSTMENT OF A COMMON MUNICIPAL BOUNDARY

Date: 09-26-2024

In accordance with the authorization of Section 10-2-419, Utah Code Annotated, we the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of Cedar Hills, Utah, to initiate the proceedings to adjust the common municipal boundary between the City of Cedar Hills and Pleasant Grove City, to the effect that the parcel(s) identified on the attached map, be transferred out of the municipal jurisdiction of Pleasant Grove City and into the City of Cedar Hills.

PROPERTY TAX ID NO.	NAME(S) OF OWNERS	ADDRESS	PHONE NUMBER	SIGNATUE OF OWNER(S)
55:090:0008	Karen Stuart	4611 N. 900 W.		Karen Stuart
	Daniel L. Stuart	4611 N. 900 W.		Dan Stuart

Exhibit C


PG CITY
AHEARN
4634 N Wedgewood Dr
CHRISTENSEN
4621 N Wedgewood Dr
STOKES
4606 N Wedgewood Dr
STUART
4611 N 900 W
N WEDGEWOOD DR
SIMMONS
4578 N Wedgewood Dr
PROSOSKI
4552 N Wedgewood Dr
JENSEN
4545 N Wedgewood Dr
CANFIELD
4511 N Wedgewood Dr
GLENN
9894 N 4100 W
N 4100 WEST ST
W 9880 NORTH ST
GRAHAM
4476 N Wedgewood Dr
N 4000 WEST ST
N 900 WEST ST
N 4000 WEST ST

ORDINANCE NO. _____

AN ORDINANCE ADJUSTING THE COMMON MUNICIPAL BOUNDARY BETWEEN THE CITY OF CEDAR HILLS AND PLEASANT GROVE CITY.

WHEREAS, the owners of certain property currently located within Pleasant Grove City corporate boundary but contiguous to the boundary of the City of Cedar Hills have submitted an application to each municipality requesting an adjustment to the common boundary for the purpose of disconnecting said territory from Pleasant Grove City and boundary adjust the same to the City of Cedar Hills, and

WHEREAS, the City Council of the City of Cedar Hills, has heretofore: (1) adopted a resolution (Resolution No. 05-20-2025A) indicating its intent to adjust the location of the common boundary between the City of Cedar Hills and Pleasant Grove City and transfer said properties to the municipal jurisdiction of the City of Cedar Hills, (2) advertised and conducted a public hearing during a regular meeting of the city council on or about August 5, 2025 regarding the proposed boundary adjustment, and (3) determined that no protests to the proposed adjustments have been filed with the city recorder, all of the above in accordance with the applicable provisions of Utah State Law (UCA 10-2-903).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:

SECTION 1. In accordance with the provisions of Section 10-2-903 Utah Code Annotated, 1953, as amended, the City of Cedar Hills requests that the following property owners parcel be transferred from the municipal jurisdiction of Pleasant Grove City to the City of Cedar Hills. Property owners of said parcels are set forth on Exhibit A. A copy of the request signed by the owners of the parcel requesting the adjustment is set forth on Exhibit B. Further, a map showing the location of the parcels included within the proposed adjustment areas and the boundary descriptions of the proposed adjustment areas is set forth on Exhibit C. The exhibits are attached hereto and by this reference made part of this Ordinance.

SECTION 2. This ordinance shall take effect upon passage of a similar ordinance by Pleasant Grove City providing for the disconnection of said area from Pleasant Grove City and the recording of the Boundary Adjustment Plat relating thereto at the office of the Utah County Recorder.

SECTION 3. SEVERABILITY. The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases of this ordinance.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of the City of Cedar Hills, Utah County, Utah, this 5th day of August, 2025.

CITY OF CEDAR HILLS COUNCIL

By:_____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Erika Price	Yes	No	Absent
Kelly Smith	Yes	No	Absent

ATTEST:

_____
Colleen A. Mulvey, MMC, UCC
City Recorder

DEPOSITED in the office of the City Recorder this 6th day of August, 2025.

The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	August 5, 2025

SUBJECT:	Review/Action on adopting a unique standard for a clear vision area located at the intersection of Canyon Heights Dr and Hillside Drive, pursuant to City Code 10-5-17.
APPLICANT PRESENTATION:	Affected homeowners will be given the opportunity to make comments
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner

BACKGROUND AND FINDINGS:

The intersection of Canyon Heights Drive and Hillside Drive meets the standards in City Code 10-5-17 Clear Vision Areas, allowing a unique standard to be adopted for this specific intersection relating to the clear vision area. The two roads intersect at an angle that varies significantly from a typical 90 degree angle, especially when evaluating the approach of Canyon Heights Drive heading westbound as it intersects with Hillside Drive. The topography, the curve, and existing landscaping make it very difficult for cars on Hillside Drive to see westbound traffic on Canyon Heights Drive, thereby creating a safety hazard. Staff is proposing that the City Council adopt a unique standard for this intersection based on the City Engineers findings. The unique standard would prohibit landscaping from being planted in a designated area. The homeowner has been notified of the meeting and the discussion and decision that are to be held as part of this council meeting.

PREVIOUS LEGISLATIVE ACTION:

City Council adopted 10-5-17, amendments to the Clear Vision Area code in Nov. 2024

FISCAL IMPACT:

TBD

SUPPORTING DOCUMENTS:

Sight Distance Map, Canyon Heights Plat A Map

RECOMMENDATION:

Review the proposed changes recommended by the City Engineer

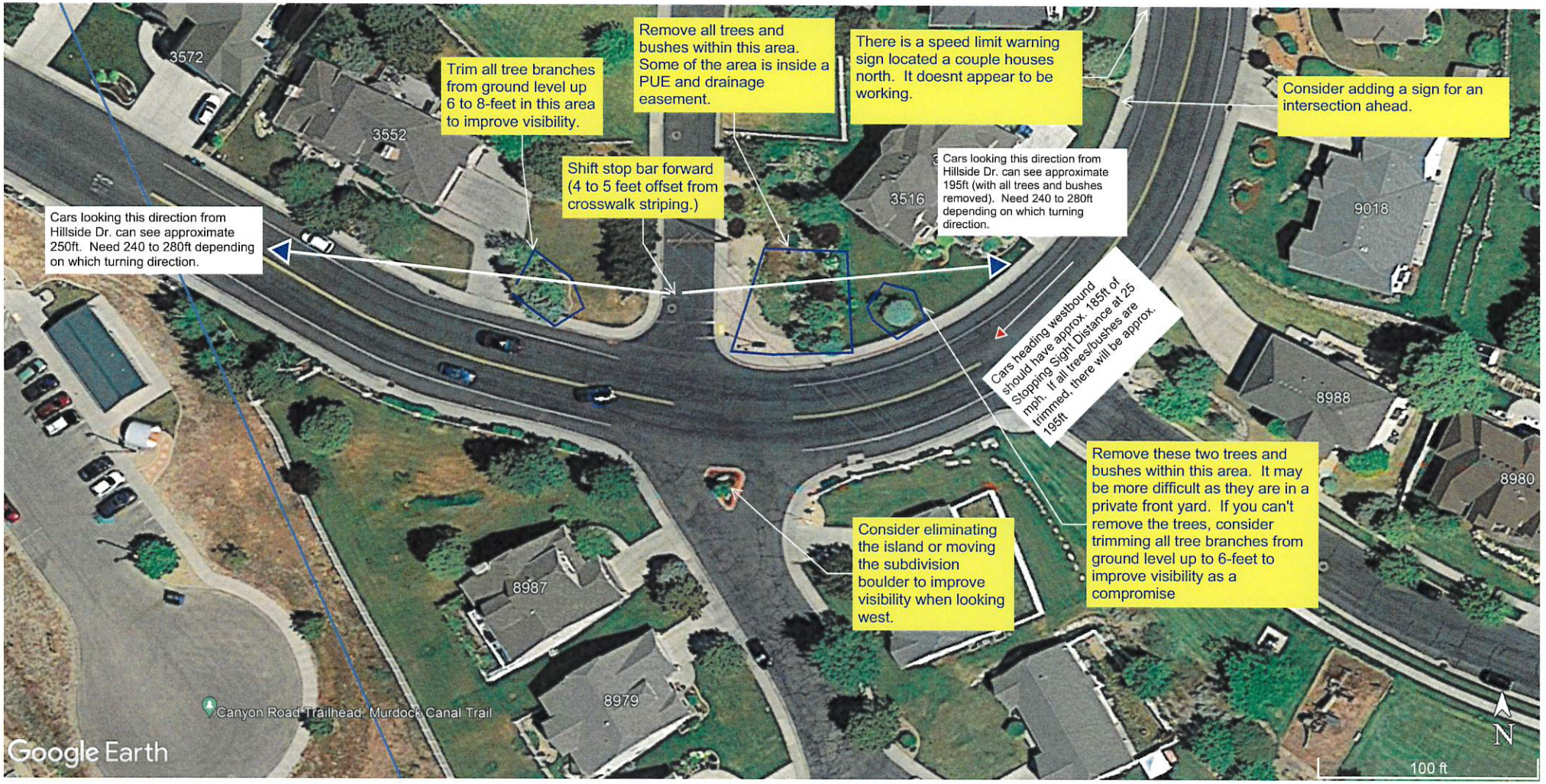
MOTION:

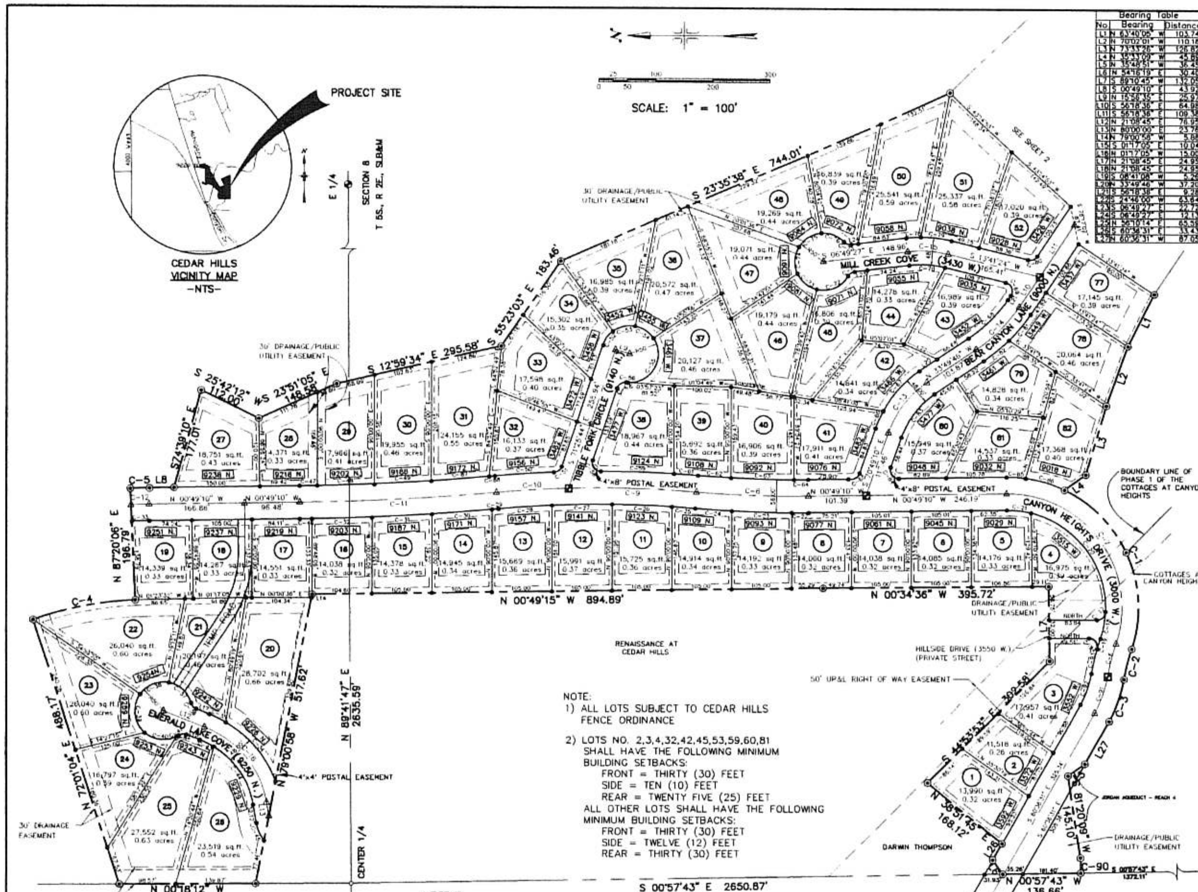
To approve/not approve the adoption of a unique clear view area standard for the intersection located at Canyon Heights Drive and Hillside Drive by adopting the following standards:
-Removal of trees and bushes in the identified area by the City Engineer at 3516 W Canyon Heights Drive
-Shifting the stop bar on Hillside Drive forward
-Add sign indicating an intersection ahead for westbound Canyon Heights traffic

ACTION:

Motion:
Second:

Laura Ellison:	Yes__	No ___	Abstain __	Absent __
Mike Geddes:	Yes__	No ___	Abstain __	Absent __
Bob Morgan:	Yes__	No ___	Abstain __	Absent __
Erika Price:	Yes__	No ___	Abstain __	Absent __
Kelly Smith:	Yes__	No ___	Abstain __	Absent __


Remove all trees and bushes within this area. Some of the area is inside a PUE and drainage easement.
There is a speed limit warning sign located a couple houses north. It doesnt appear to be working.
Consider adding a sign for an intersection ahead.
Trim all tree branches from ground level up 6 to 8-feet in this area to improve visibility.
Shift stop bar forward (4 to 5 feet offset from crosswalk striping.)
Cars looking this direction from Hillside Dr. can see approximate 250ft. Need 240 to 280ft depending on which turning direction.
Cars looking this direction from Hillside Dr. can see approximate 195ft (with all trees and bushes removed). Need 240 to 280ft depending on which turning direction.
Cars heading westbound should have approx. 185ft of Stopping Sight Distance at 25 mph. If all trees/bushes are trimmed, there will be approx. 195ft
Remove these two trees and bushes within this area. It may be more difficult as they are in a private front yard. If you can't remove the trees, consider trimming all tree branches from ground level up to 6-feet to improve visibility as a compromise
Consider eliminating the island or moving the subdivision boulder to improve visibility when looking west.
3572
3552
3516
9018
8988
8980
8987
8979
Canyon Road Trailhead, Murdock Canal Trail
Google Earth
N
100 ft



Bearing Table		
No.	Bearing	Distance
L1	N 63°40'05" W	103.74'
L2	N 70°02'01" W	110.18'
L3	N 73°33'26" W	126.82'
L4	N 35°33'09" W	45.89'
L5	N 35°48'51" W	36.45'
L6	N 54°16'19" E	30.40'
L7	S 89°10'45" W	132.05'
L8	S 00°49'10" E	43.92'
L9	N 15°56'35" E	25.97'
L10	S 56°18'36" E	64.98'
L11	S 56°18'36" E	109.38'
L12	N 21°08'45" E	76.95'
L13	N 80°00'00" E	23.76'
L14	N 79°00'58" W	5.88'
L15	S 01°17'05" E	10.04'
L16	N 01°17'05" W	15.00'
L17	N 21°08'45" E	24.95'
L18	N 21°08'45" E	24.95'
L19	S 08°41'08" W	5.26'
L20	N 33°49'46" W	37.20'
L21	S 56°18'38" E	9.28'
L22	S 24°46'00" W	63.64'
L23	S 06°40'27" E	22.72'
L24	S 06°49'27" E	12.13'
L25	N 56°10'14" E	65.59'
L26	S 60°36'31" E	33.43'
L27	N 60°36'31" W	87.05'

Curve Table					
No.	Radius	Length	Chord Dist.	Chord Brg.	Delta
C-1	229.00'	331.95'	303.64'	N 67°01'31" E	83°03'14"
C-2	371.00'	55.03'	54.98'	N 75°41'50" W	08°29'55"
C-3	229.00'	77.29'	76.92'	N 70°16'39" W	19°20'16"
C-4	632.00'	182.77'	182.13'	S 10°56'59" E	16°34'09"
C-5	829.00'	32.62'	32.62'	S 01°56'49" E	02°15'17"
C-6	400.00'	59.33'	59.28'	N 75°41'50" W	08°29'55"
C-7	200.00'	381.78'	326.40'	N 53°51'59" E	109°22'17"
C-8	2000.00'	196.36'	196.28'	S 01°59'35" W	05°37'31"
C-9	2000.00'	224.33'	224.22'	N 01°35'33" E	06°25'36"
C-10	2000.00'	126.45'	126.43'	N 03°25'56" W	03°37'21"
C-11	4465.00'	344.76'	344.68'	S 03°01'53" E	04°25'27"
C-12	800.00'	31.69'	31.69'	N 01°57'15" W	02°16'11"
C-13	174.00'	112.33'	110.39'	N 52°19'28" W	36°59'24"
C-14	274.00'	107.51'	106.82'	S 45°04'11" E	22°28'49"
C-15	200.00'	71.61'	71.23'	N 03°25'59" E	20°30'51"
C-16	174.00'	178.73'	170.98'	N 50°34'23" E	58°51'15"
C-17	15.00'	22.92'	20.76'	S 43°46'43" E	87°33'26"
C-18	171.00'	48.08'	47.92'	S 79°30'09" E	16°06'34"
C-19	429.00'	19.24'	19.24'	N 72°43'57" W	02°34'10"
C-20	171.00'	235.30'	217.17'	N 53°01'21" E	78°50'25"
C-21	171.00'	43.04'	42.93'	N 06°23'30" E	14°25'18"
C-22	2029.00'	29.80'	29.80'	S 00°23'55" E	00°50'29"
C-23	2029.00'	105.05'	105.04'	S 01°30'19" W	02°57'59"
C-24	2029.00'	64.36'	64.36'	S 03°53'50" W	01°49'03"
C-25	1971.00'	40.90'	40.90'	N 04°17'41" E	01°11'20"
C-26	1971.00'	105.08'	105.07'	N 02°05'22" E	03°03'17"
C-27	1971.00'	105.03'	105.01'	N 00°57'52" W	03°03'11"
C-28	1971.00'	94.69'	94.68'	N 03°52'07" W	02°45'09"
C-29	4494.00'	10.58'	10.58'	S 05°10'34" E	00°08'06"
C-30	4494.00'	105.32'	105.32'	S 04°26'14" E	01°20'34"
C-31	4494.00'	105.16'	105.15'	S 03°05'44" E	01°20'28"
C-32	4494.00'	105.05'	105.05'	S 01°45'20" E	01°20'22"
C-33	771.00'	30.76'	30.75'	N 01°57'44" W	02°17'08"
C-34	198.00'	139.39'	136.53'	N 50°31'28" E	40°20'11"
C-35	198.00'	31.83'	31.80'	N 25°45'04" E	09°12'38"
C-36	15.00'	13.91'	13.42'	S 47°42'39" W	53°07'48"
C-37	50.00'	55.40'	52.61'	N 42°32'11" E	63°28'44"
C-38	50.00'	57.43'	54.32'	N 22°06'28" W	65°48'29"
C-39	50.00'	73.32'	66.93'	S 82°58'45" W	84°01'10"
C-40	50.00'	59.70'	56.21'	S 06°45'58" W	68°24'24"
C-41	50.00'	3.97'	3.97'	S 29°42'39" E	04°32'50"
C-42	15.00'	13.91'	13.42'	N 05°25'09" W	53°07'48"
C-43	150.00'	28.08'	28.04'	N 26°30'34" E	10°43'39"
C-44	150.00'	126.00'	122.32'	N 55°56'12" E	48°07'36"
C-45	76.00'	34.90'	34.59'	S 68°50'42" W	26°18'35"
C-46	4494.00'	20.90'	20.90'	S 00°57'10" E	00°15'59"
C-47	4436.00'	30.61'	30.61'	S 01°01'02" E	00°23'43"
C-48	4436.00'	100.05'	100.05'	S 01°51'36" E	01°17'32"
C-49	4436.00'	100.15'	100.15'	S 03°09'14" E	01°17'37"
C-50	2029.00'	103.04'	103.03'	N 03°47'19" W	02°54'35"
C-51	15.00'	18.09'	17.01'	S 36°52'58" E	69°05'32"
C-52	50.00'	32.91'	32.32'	N 53°11'56" W	37°42'57"
C-53	50.00'	41.15'	40.00'	N 12°45'50" W	47°09'46"
C-54	50.00'	39.49'	38.47'	N 33°26'26" E	45°15'15"
C-55	50.00'	111.60'	89.84'	S 59°59'17" E	127°53'19"
C-56	50.00'	2.64'	2.64'	S 05°28'18" W	03°01'50"
C-57	15.00'	20.53'	18.96'	N 32°13'16" W	78°24'57"
C-58	15.00'	28.43'	24.36'	S 54°16'49" W	108°34'54"
C-59	2029.00'	128.25'	128.23'	N 01°48'01" E	03°37'18"
C-61	2029.00'	42.31'	42.31'	N 04°12'30" E	01°11'41"
C-62	1971.00'	57.94'	57.94'	S 03°57'49" W	01°41'04"
C-63	1971.00'	110.58'	110.55'	S 01°30'52" W	03°12'50"
C-64	1971.00'	25.01'	25.01'	S 00°27'21" E	00°43'37"
C-65	15.00'	18.33'	17.21'	S 35°49'10" E	70°00'00"
C-66	198.00'	33.26'	33.22'	N 66°00'28" W	09°37'24"
C-67	198.00'	94.57'	93.68'	N 47°30'46" W	27°21'59"
C-68	250.00'	98.09'	97.46'	S 45°04'11" E	22°28'49"
C-69	15.00'	28.80'	24.57'	N 68°41'24" E	110°00'00"
C-70	176.00'	63.02'	62.68'	N 03°25'59" E	20°30'51"
C-71	15.00'	13.91'	13.42'	N 33°23'21" W	53°07'48"
C-72	50.00'	63.96'	59.69'	S 23°16'28" E	73°17'34"
C-73	50.00'	45.14'	43.62'	S 39°12'01" W	51°43'26"
C-74	50.00'	48.68'	46.78'	N 87°02'51" W	55°46'48"
C-75	50.00'	47.97'	46.15'	N 31°40'13" W	54°58'28"
C-76	50.00'	44.06'	42.65'	N 21°03'41" E	50°29'21"
C-77	15.00'	13.91'	13.42'	S 19°44'27" W	53°07'48"
C-78	224.00'	26.01'	25.99'	N 03°29'54" W	06°39'07"
C-79	224.00'	54.20'	54.06'	N 06°45'32" E	13°51'44"
C-80	15.00'	18.33'	17.21'	S 21°18'36" E	70°00'00"
C-81	298.00'	59.62'	59.52'	S 50°34'42" E	11°27'47"
C-82	298.00'	57.30'	57.21'	S 39°20'18" E	11°01'03"
C-83	150.00'	96.84'	95.17'	N 52°19'28" W	36°59'24"
C-84	15.00'	28.80'	24.57'	S 54°10'50" W	110°00'00"
C-85	229.00'	33.64'	33.61'	N 03°23'20" E	08°24'58"
C-86	229.00'	71.55'	71.26'	N 16°32'52" E	17°54'05"
C-87	4436.00'	101.52'	101.51'	S 04°27'23" E	01°18'40"
C-88	4436.00'	10.19'	10.19'	S 05°10'40" E	00°07'54"
C-90	94.60'	26.44'	26.35'	N 88°57'45" E	16°00'43"
C-91	200.00'	67.50'	67.18'	S 70°16'39" E	19°20'16"
C-92	171.00'	57.71'	57.44'	S 70°16'39" E	19°20'16"
C-93	429.00'	44.40'	44.38'	N 76°58'45" W	05°55'45"
C-94	15.00'	27.75'	23.96'	N 52°50'29" E	105°58'58"

NOTE:
1) ALL LOTS SUBJECT TO CEDAR HILLS FENCE ORDINANCE
2) LOTS NO. 2,3,4,32,42,45,53,59,60,81 SHALL HAVE THE FOLLOWING MINIMUM BUILDING SETBACKS:
FRONT = THIRTY (30) FEET
SIDE = TEN (10) FEET
REAR = TWENTY FIVE (25) FEET
ALL OTHER LOTS SHALL HAVE THE FOLLOWING MINIMUM BUILDING SETBACKS:
FRONT = THIRTY (30) FEET
SIDE = TWELVE (12) FEET
REAR = THIRTY (30) FEET

LEGEND
- SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 333098
- SET 1/2" IRON PIN WITH PLASTIC CAP, LS 333098 OR (BRASS TAG IN CURB SET ON EXTENSION OF LOT LINE)
- FOUND IRON PIN
- CALCULATED POINT NOT SET
- SECTION LINE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- LOT NUMBER
- LOT ADDRESS

8382-96 (page 1 of 2)

SURVEYOR'S CERTIFICATE

I, GARY W. WIER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 333098 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

12-15-99
DATE

GARY W. WIER, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE SOUTH 89°39'09" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR 832.55 FEET; THENCE NORTH 11°35'26" WEST FOR 488.63 FEET; THENCE NORTH 15°03'37" WEST FOR 161.45 FEET; THENCE NORTH 46°14'32" WEST FOR 189.89 FEET; THENCE NORTH 23°25'00" EAST FOR 23.97 FEET; THENCE NORTH 50°24'40" WEST FOR 145.19 FEET; THENCE NORTH 49°09'57" WEST FOR 132.98 FEET; THENCE NORTH 38°45'15" WEST FOR 106.66 FEET; THENCE NORTH 40°54'39" WEST FOR 81.07 FEET; THENCE NORTH 52°27'48" WEST FOR 92.48 FEET; THENCE NORTH 56°18'36" WEST FOR 117.55 FEET; THENCE NORTH 63°40'05" WEST FOR 103.74 FEET; THENCE NORTH 70°02'01" WEST FOR 110.18 FEET; THENCE NORTH 73°33'26" WEST FOR 126.82 FEET; THENCE NORTH 35°33'09" WEST FOR 45.89 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 229.00 FEET, WHOSE CENTER BEARS NORTH 64°30'06" WEST, WITH A CENTRAL ANGLE OF 83°03'14" (CHORD BEARING AND DISTANCE OF SOUTH 67°01'31" WEST – 303.64 FEET) FOR AN ARC DISTANCE OF 331.95 FEET; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE COTTAGES AT CANYON HEIGHTS PLAT 1 (1) WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 371.00 FEET, A CENTRAL ANGLE OF 08°29'55" (CHORD BEARING AND DISTANCE OF NORTH 75°41'50" WEST – 54.98 FEET) FOR AN ARC DISTANCE OF 55.03 FEET; (2) THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 229.00 FEET, WITH A CENTRAL ANGLE OF 19°20'16" (CHORD BEARING AND DISTANCE OF NORTH 70°16'39" WEST – 76.92 FEET) FOR AN ARC DISTANCE OF 77.29 FEET; (3) THENCE NORTH 60°36'31" WEST FOR 87.05 FEET; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE JORDAN AQUEDUCT – REACH 4 (1) NORTH 35°48'51" WEST FOR 36.45 FEET; (2) THENCE SOUTH 81°20'09" WEST FOR 145.10 FEET; (3) THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 94.60', WITH A CENTRAL ANGLE OF 16°00'43" (CHORD BEARING AND DISTANCE OF SOUTH 88°57'45" WEST – 26.35 FEET) FOR AN ARC DISTANCE OF 26.44 FEET TO THE N-S MIDSECTION LINE OF SAID SECTION 8; THENCE NORTH 00°57'43" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 136.66 FEET; THENCE NORTH 54°16'19" EAST FOR 30.40 FEET; THENCE SOUTH 60°36'31" EAST FOR 33.43 FEET; THENCE NORTH 38°51'45" EAST FOR 168.12 FEET; THENCE ALONG A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 87095 IN BOOK 5172 AT PAGE 258 OF UTAH COUNTY RECORDS FOR THE FOLLOWING 5 COURSES, FORMERLY DESCRIBED WITH BEARINGS 00°00'05" CLOCKWISE, (1) THENCE SOUTH 44°53'53" EAST FOR 302.58 FEET; (2) THENCE NORTH 89°10'45" EAST FOR 132.05 FEET; (3) THENCE NORTH 00°34'36" WEST FOR 395.72 FEET; (4) THENCE NORTH 00°49'15" WEST FOR 894.89 FEET;(5) THENCE NORTH 79°00'58" WEST FOR 517.62 FEET; THENCE LEAVING SAID BOUNDARY LINE AGREEMENT, NORTH 00°18'12" WEST ALONG EASTERLY BOUNDARY OF MAHOGANY ACRES PLAT "B", FOR 238.44 FEET; THENCE NORTH 72°01'04" EAST FOR 488.17 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 632.00 FEET, WHOSE CENTER BEARS SOUTH 70°45'57" WEST, WITH A CENTRAL ANGLE OF 16°34'09" (CHORD BEARING AND DISTANCE OF SOUTH 10°56'59" EAST – 182.13 FEET) FOR AN ARC DISTANCE OF 182.77 FEET; THENCE NORTH 87°20'06" EAST FOR 196.79 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 829.00 FEET, WHOSE CENTER BEARS SOUTH 86°55'33" WEST, WITH A CENTRAL ANGLE OF 02°15'17" (CHORD BEARING AND DISTANCE OF SOUTH 01°56'49" EAST – 32.62 FEET) FOR AN ARC DISTANCE OF 32.62 FEET; THENCE SOUTH 00°49'10" EAST FOR 43.92 FEET; THENCE SOUTH 74°39'10" EAST FOR 177.01 FEET; THENCE SOUTH 25°42'12" WEST FOR 112.00 FEET; THENCE SOUTH 23°51'05" EAST FOR 148.58 FEET; THENCE SOUTH 12°59'34" EAST FOR 295.58 FEET; THENCE SOUTH 55°23'03" EAST FOR 183.46 FEET; THENCE SOUTH 23°35'38" EAST FOR 744.01 FEET; THENCE SOUTH 43°46'27" EAST FOR 187.93 FEET; THENCE SOUTH 27°04'29" EAST FOR 391.95 FEET; THENCE SOUTH 72°04'29" EAST FOR 28.28 FEET; THENCE SOUTH 27°04'29" EAST FOR 68.31 FEET; THENCE NORTH 62°55'31" EAST FOR 134.00 FEET; THENCE NORTH 85°16'48" EAST FOR 51.90 FEET; THENCE NORTH 62°42'54" EAST FOR 234.87 FEET; THENCE NORTH 26°35'47" WEST FOR 629.16 FEET; THENCE NORTH 63°28'19" EAST FOR 871.51 FEET TO THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 00°08'47" EAST ALONG THE EAST LINE OF SAID SECTION AND THE BOUNDARY OF THE U.S. FOREST LAND, FOR 2157.52 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 72.1185 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. THE OPEN SPACE PARCELS ARE NOT DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC. DATED THIS 17th DAY OF December 1999

ENT 2356:2000 PG 1 OF 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Jan 10 2:45 pm FEE 143.00 BY
RECORDED FOR TOWN OF CEDAR HILLS

LEGACY PROPERTIES AND INVESTMENTS, L.C.

BY: REED S SWENSON, MEMBER
BY: JOHN HEINER, MEMBER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF December, A.D. 1999 BY John Heiner & Reed S. Swenson IN HIS CAPACITY AS A MEMBER OF LEGACY PROPERTIES AND INVESTMENTS, L.C. WHO DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 7-1-01

NOTARY PUBLIC
(SEE SEAL BELOW)

CANYON HEIGHTS AT CEDAR HILLS PLAT "A"

PLANNED RESIDENTIAL DEVELOPMENT

PAGE 1 OF 2

UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 17th DAY OF June, A.D. 1999 BY THE Town of Cedar Hills PLANNING COMMISSION

DIRECTOR-SECRETARY
CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE Town Council OF the Town of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 13th DAY OF July, A.D. 1999

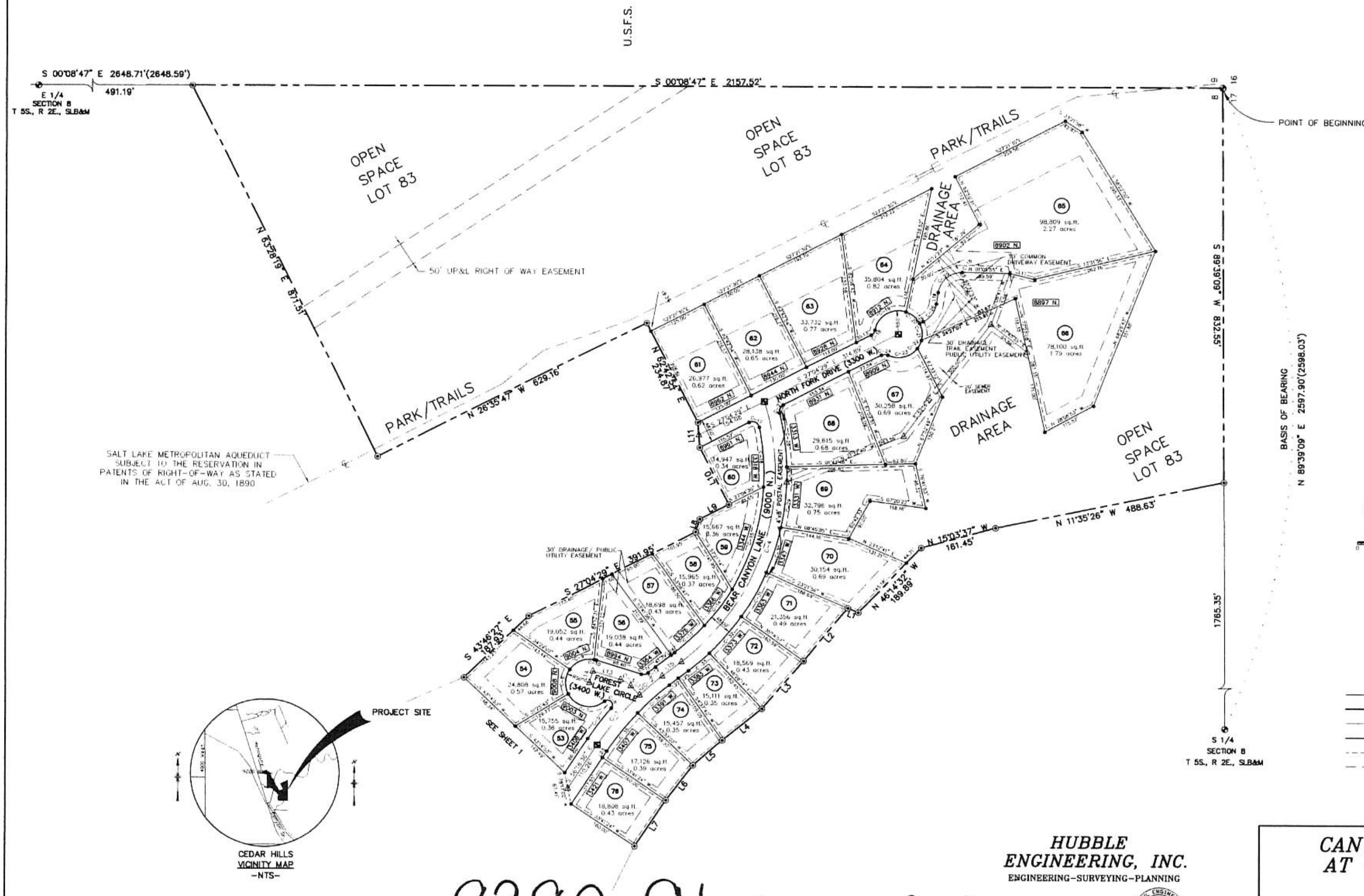
Brad Sears, Mayor

APPROVED ENGINEER (SEE SEAL BELOW)
ATTEST CLERK-RECORDER (SEE SEAL BELOW)

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
12-15-99	NOTARY PUBLIC STATE OF UTAH KIM E. HOLINDRAKE	TOWN OF CEDAR HILLS CITY STATE OF UTAH	CEDAR HILLS TOWN RECORDER SEAL STATE OF UTAH

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

H:\ENG-PROJECTS\ALLAMERICAN\PHASE1\TOPLATA.DWG 12-15-99 10:59:07 am EST



Curve Table					
No.	Radius	Length	Chord Dist.	Chord Brg.	Delta
C-1	604.00'	137.23'	136.94'	N 49°48'03" W	13°01'05"
C-2	604.00'	62.56'	62.53'	N 40°19'29" W	05°56'04"
C-3	50.00'	25.51'	25.23'	N 31°43'24" E	29°13'57"
C-4	498.00'	610.79'	573.22'	S 72°29'37" E	70°16'21"
C-5	628.00'	80.85'	80.79'	N 52°37'18" W	07°22'35"
C-6	10.00'	29.84'	19.94'	N 45°34'39" E	170°58'41"
C-7	50.00'	88.84'	77.61'	S 10°59'30" W	101°48'23"
C-8	50.00'	54.62'	51.94'	N 86°48'38" W	62°35'20"
C-9	50.00'	58.44'	55.17'	N 22°01'50" W	66°58'17"
C-10	50.00'	4.93'	4.93'	N 14°16'52" E	05°39'07"
C-11	15.00'	14.74'	14.15'	S 11°02'38" E	56°18'07"
C-12	628.00'	20.14'	20.14'	N 38°18'34" W	01°50'15"
C-13	474.00'	84.65'	84.54'	S 42°28'25" E	10°13'57"
C-14	474.00'	96.85'	96.68'	S 53°26'36" E	11°42'26"
C-15	474.00'	226.66'	224.50'	S 72°59'44" E	27°23'51"
C-16	474.00'	125.18'	124.82'	N 85°44'23" E	15°07'55"
C-17	15.00'	27.55'	23.84'	N 25°32'58" E	105°14'55"
C-18	15.00'	13.91'	13.42'	S 53°38'23" E	53°07'48"
C-19	50.00'	85.93'	75.74'	N 30°58'15" W	98°28'05"
C-20	50.00'	38.37'	37.43'	N 40°14'48" E	43°58'01"
C-21	50.00'	37.66'	36.77'	N 83°48'18" E	43°08'59"
C-22	50.00'	18.93'	18.82'	S 63°46'29" E	21°41'27"
C-23	50.00'	68.93'	63.60'	S 13°26'13" E	78°59'04"
C-24	15.00'	13.91'	13.42'	N 00°30'35" W	53°07'48"
C-25	50.00'	71.68'	65.70'	N 39°58'19" W	82°08'27"
C-26	50.00'	48.09'	46.26'	S 53°29'24" E	55°06'16"
C-27	15.00'	20.16'	18.68'	N 65°34'45" W	77°00'31"
C-28	522.00'	113.60'	113.38'	N 82°09'04" E	12°28'09"
C-29	522.00'	96.04'	95.90'	S 82°49'55" E	10°32'29"
C-30	522.00'	99.93'	99.78'	S 72°04'37" E	10°58'08"
C-31	522.00'	107.10'	106.91'	S 60°42'54" E	11°45'19"
C-32	522.00'	101.75'	101.59'	S 49°15'10" E	11°10'08"
C-33	522.00'	57.50'	57.47'	S 40°30'47" E	06°18'40"
C-34	580.00'	88.11'	88.03'	N 41°42'35" W	08°42'16"
C-35	580.00'	103.74'	103.60'	N 51°11'09" W	10°14'53"
C-36	522.00'	31.99'	31.99'	S 89°51'30" E	03°30'42"

Bearing Table		
No.	Bearing	Distance
L1	N 23°25'00" E	23.97'
L2	N 50°24'40" W	145.19'
L3	N 49°09'57" W	132.98'
L4	N 38°45'15" W	106.66'
L5	N 40°54'39" W	81.07'
L6	N 52°27'48" W	92.48'
L7	N 56°18'38" W	117.55'
L8	S 72°04'29" E	28.28'
L9	S 27°04'29" E	88.31'
L10	N 62°55'31" E	134.00'
L11	N 85°16'48" E	51.90'
L12	S 48°20'22" W	26.68'
L13	N 17°06'25" E	60.49'
L14	S 72°53'35" E	26.00'
L15	S 37°21'27" E	50.31'
L16	S 78°11'35" E	69.82'
L17	S 13°34'07" W	52.01'
L18	S 81°02'32" E	24.24'
L19	S 25°56'16" E	8.44'
L20	S 65°32'53" W	151.86'
L21	S 65°32'53" W	143.39'
L22	S 37°21'27" E	23.83'
L23	S 56°18'38" E	16.37'
L24	S 37°21'27" E	8.92'
L25	S 37°21'27" E	26.48'

SCALE: 1" = 100'

ENT 2356:2000 PG 1 OF 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Jan 10 2:45 pm FEE 143.00 BY SS
RECORDED FOR TOWN OF CEDAR HILLS

LEGEND

- SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 333098
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, LS 333098 OR (BRASS TAG IN CURB SET ON EXTENSION OF LOT LINE)
- CALCULATED POINT NOT SET
- SECTION LINE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- (25) LOT NUMBER
- 9227 N. LOT ADDRESS
- (2648.59') RECORD DATA

HUBBLE ENGINEERING, INC.
ENGINEERING–SURVEYING–PLANNING
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

CANYON HEIGHTS AT CEDAR HILLS PLAT "A"

PLANNED RESIDENTIAL DEVELOPMENT
PAGE 2 OF 2

8382-96 (pg 2 of 2)

H:\ENG-PROJECTS\ALLAMERICAN\PHASE1\TOPLATE.DWG 12-15-99 3:23:58 pm EST

The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	August 5, 2025

SUBJECT:	Review/Recommendation on Final 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:	Chandler Goodwin, City Manager

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 retails space with efficient traffic flow and suitable amenities.

PREVIOUS LEGISLATIVE ACTION:
N/A

FISCAL IMPACT:
N/A

SUPPORTING DOCUMENTS:
Civil and site plans, landscape plan, building elevation and color plan, electrical and photometric plan

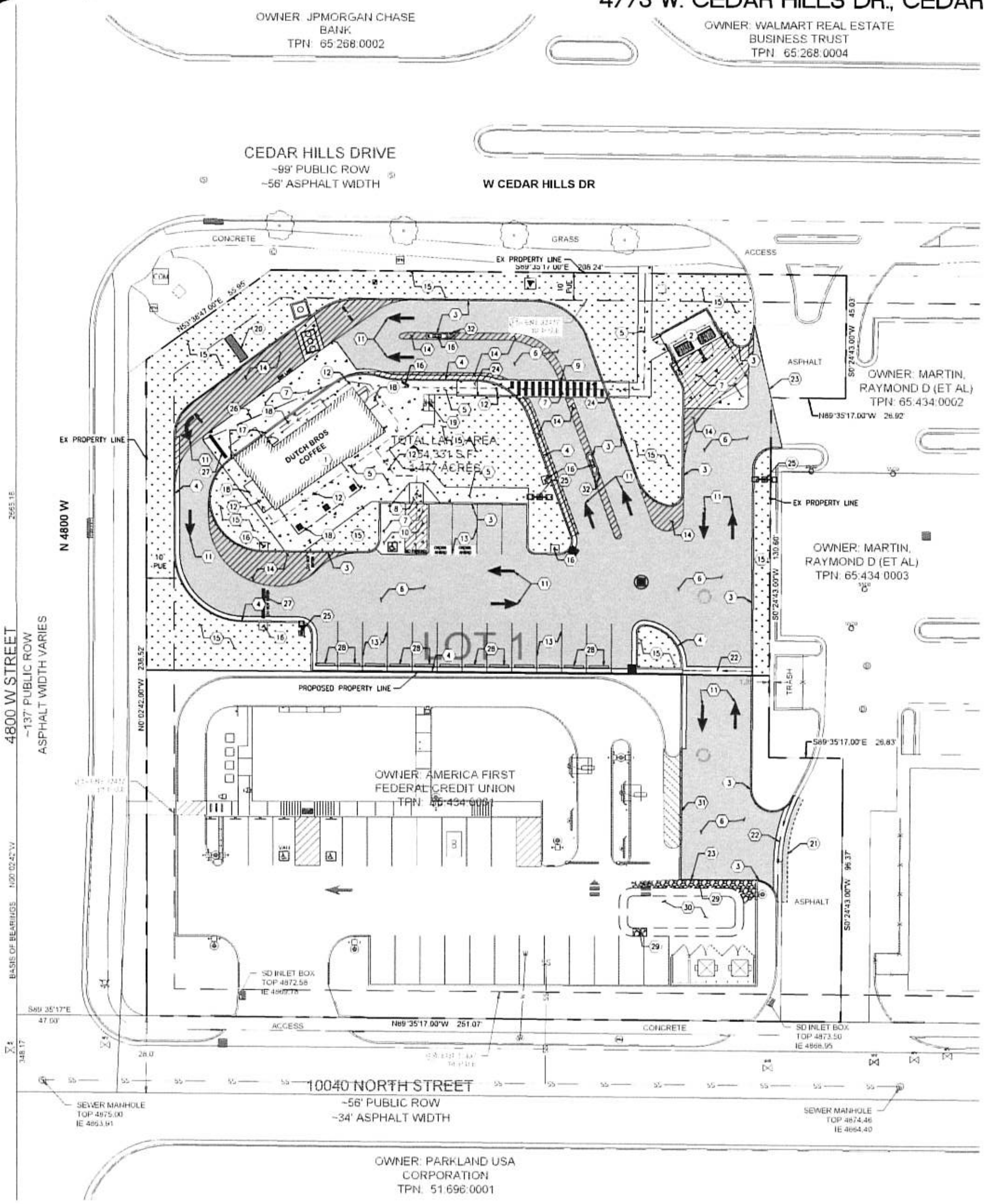
RECOMMENDATION:
Planning Commission and Staff recommend the council approve the final plan, subject to final engineering approval and zoning approval.

MOTION:
To approve the final plan 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
-Zoning approval of landscape plan
{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}

ACTION:
Motion:
Second:
Laura Ellison: Yes__ No ___ Abstain __ Absent __
Mike Geddes: Yes__ No ___ Abstain __ Absent __
Bob Morgan: Yes__ No ___ Abstain __ Absent __
Erika Price: Yes__ No ___ Abstain __ Absent __
Kelly Smith: Yes__ No ___ Abstain __ Absent __

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

Know what's **below.** **Call** before you dig. Dial 811



① CONSTRUCTION NOTES:

1. LOCATION OF BUILDING; REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD; REFER TO ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
3. CONSTRUCT CONCRETE BARRIER CURB PER DETAIL 7/SHT C5.0.
4. CONSTRUCT CURB AND GUTTER PER DETAIL 8/SHT C5.0
5. CONSTRUCT ON-SITE CONCRETE SIDEWALK; SECTION PER DETAIL 3/SHT C5.1. ALL JOINTS PER DETAIL 4/SHT C5.1.
6. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/SHT C5.1.
7. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 2/SHT C5.1.
8. CONSTRUCT FLARED ACCESSIBLE RAMP PER DETAIL 1/SHT C5.0.
9. PAINT CONTINENTAL PEDESTRIAN CROSSING PER CITY OF CEDAR HILLS STANDARD AND SPECIFICATIONS.
10. CONSTRUCT ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE PER DETAIL 3/SHT C5.0. REFER TO DETAIL 4/SHT C5.0 FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAIL 5/SHT C5.0 FOR SIGN FOOTINGS.
11. PAINT DIRECTION PAVEMENT MARKINGS, TYPICAL PER DETAIL 6/SHT C5.0. ALL STRIPING TO CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
12. ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH NOTE THIS SHEET.
13. PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES. STRIPING SHALL CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
14. PAINT 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER FOR CROSSWALK STRIPING; ALL STRIPING TO CONFORM TO CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
15. PROPOSED LANDSCAPE AREA, TYPICAL. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
16. INSTALL SIGN. INSTALLATION WITH CONCRETE PAD IF IN LANDSCAPE AREA. REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
17. INSTALL BOLLARD IN CURB. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAIL.
18. LOCATION OF BUILDING CANOPY AND AWNINGS. SEE ARCHITECTURAL PLANS FOR DETAILS. CONFIRM ALL DIMENSIONS REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
19. INSTALL SHORT TERM BICYCLE PARKING RACK; "U" TYPE BIKE RACK PER DETAIL 6/SHT C5.1.
20. PROPOSED MONUMENT SIGN. REFER TO SIGNING PLANS BY OTHERS FOR DIMENSIONS AND ADDITIONAL INFO.
21. APPROXIMATE SAWCUT LINE.
22. CONSTRUCT CONCRETE SWALE PER DETAIL 5/SHT C5.1
23. PROPOSED EDGE OF PAVEMENT.
24. CONSTRUCT PERPENDICULAR ACCESSIBLE RAMP PER DETAIL 1/SHT C5.0.
25. INSTALL SITE LIGHT. REFER TO STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION REQUIREMENTS; REFER TO PHOTOMETRIC DRAWING FOR POLE AND FIXTURE SPECIFICATIONS. CONFIRM LOCATION OF SITE LIGHT PER PHOTOMETRIC DRAWING.
26. CONSTRUCT PAVEMENT SWALE. REFER TO GRADING PLAN SHT C3.0 FOR ADDITIONAL INFORMATION.
27. PAINT STOP BAR PER CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS.
28. INSTALL PRE-CAST WHEEL STOP PER DETAIL 9/SHT C5.1.
29. INSTALL TEMPORARY GRAVEL/RIP RAP. CONTRACTOR TO INSTALL GROUTED RIPRAP PAD. RIPRAP GRAVEL SHALL CONSIST OF R3 AND R4 OR EQUIVALENT SIZED ANGULAR GRAVEL AND SHALL GROUT RIPRAP AFTER INSTALLED TO CONFIRM PAD WILL REMAIN IN LOCATION AS DESIGNED. RIPRAP PAD SHALL BE GROUTED PER MEANS AND METHODS APPROPRIATE IN THE FIELD. CONTRACTOR TO CONFIRM FINAL PLACEMENT WITH DUTCH BROS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION. TEMPORARY GRAVEL/RIP RAP TO STAY IN PLACE UNTIL CONSTRUCTION ON ADJACENT PROPERTY COMMENCES.
30. CONSTRUCT TEMPORARY BASIN WITH 3:1 SIDE SLOPES AND 1 FT OF FREEBOARD AND SPILLWAY. 100-YR, 24 HR VOLUME = 416 CF. BOTTOM AREA = 444 SF, DEPTH = 1.0 FT, VOLUME PROVIDED = 604 CF.
31. CONSTRUCT TEMPORARY 6 INCH AC BERM.
32. INSTALL MENU BOLLARDS PER DETAIL 10/SHT C5.1.

SITE LIGHTING NOTE:
APPROXIMATE LOCATION OF SITE LIGHT. REFER TO ELECTRICAL SITE PLAN AND PHOTOMETRIC PLAN FOR FINAL LOCATION.

ACCESSIBLE ROUTE REQUIREMENTS:
ALL WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 1104) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 STATE OF UTAH 06/18/2025

Scale: Horizontal 1" = 20' Vertical N/A

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 06/18/25

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

Job Number 23689
Sheet C2.0

P:\23000s\23689\engineering\23689-A.dwg 6/17/2025 12:39 PM SLOPEZ

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

811 Know what's below. Call before you dig. Dial 811

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, LLC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, LLC. AT COMPLETION OF PROJECT.
12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, LLC
13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS LLC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, LLC UNLESS BARGHAUSEN CONSULTING ENGINEERS, LLC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

CITY OF CEDAR HILLS NOTES:

1. PRESERVE AND PROTECT EXISTING CITY IMPROVEMENTS AND LANDSCAPING UNLESS OTHERWISE NOTED. ANY DAMAGE TO CITY IMPROVEMENTS AND LANDSCAPING IS TO BE REPAIRED OR REPLACED PER CITY REQUIREMENTS.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL PLANS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, LLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS LLC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

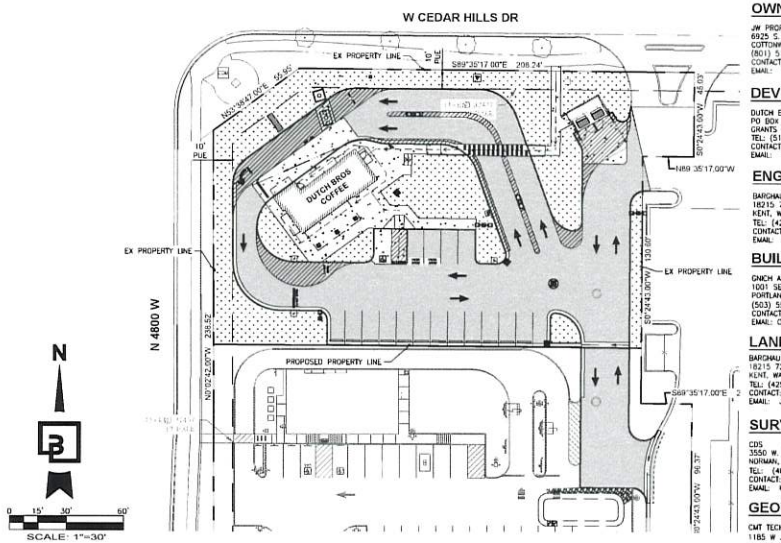
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

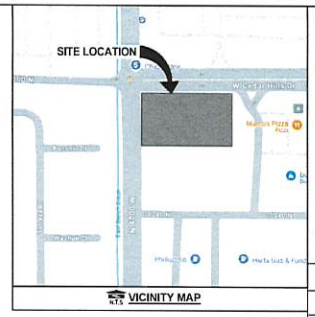
MONUMENT PROTECTION NOTE:

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER UTAH REVISED STATUES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MONUMENTS ARE PROPERLY PROTECTED AND/OR PERPETUATED. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION, A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

AN A.L.T.A. BOUNDARY SURVEY DATED SEPTEMBER 5, 2024; PERFORMED BY CDS HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, LLC. BARGHAUSEN CONSULTING ENGINEERS, LLC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY/SURFACE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, LLC. IMMEDIATELY.





OWNER

JW PROPERTY GROUP, LLC
6925 S. UNION PARK CENTER, STE. 480
COTTONWOOD HEIGHTS, UT 84047
(801) 518-5080
CONTACT: JAKE WOODWARD
EMAIL: JAKE@JWPROPERTIES.CO

DEVELOPER

DUTCH BROS COFFEE
PO BOX 1929
GRANTS PASS, OR 97528
TEL: (510) 807-4278
CONTACT: GURINDERJIT KEHR
EMAIL: GURINDERJIT.KEHR@DUTCHBROS.COM

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, LLC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: ANTHONY E. MERLINO, P.E.
EMAIL: AMERLINO@BARGHAUSEN.COM

BUILDING ARCHITECT

GNICH ARCHITECTURE STUDIO
1001 SE SANDY BLVD. STE 100
PORTLAND, OR 97214
(503) 552-0079
CONTACT: OMAR GARZON
EMAIL: OMARG@GNICHARCH.COM

LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, LLC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: JEFF VARLEY
EMAIL: JVARLEY@BARGHAUSEN.COM

SURVEYOR

CDS
3550 W. ROBINSON ST., 3RD FLOOR
NORMAN, OK 73072
TEL: (405) 253-2444
CONTACT: MARSHALL BYRD
EMAIL: MARSHALL@DYRDWAY.COM

GEOTECHNICAL ENGINEER

CMT TECHNICAL SERVICES
1185 W 3050 S
OGDEN, UT 84401
TEL: (801) 590-0394
CONTACT: JEFFERY J. EGBERT

PROJECT DATA

NAME:	DUTCH BROS COFFEE – UT0901 – CEDAR HILLS, UT
LOCATION:	4773 W. CEDAR HILLS DR, CEDAR HILLS, UT 84062
APN #:	65-434-0001
EXISTING USE:	UNDEVELOPED/VACANT LAND
PROPOSED USE:	DRIVE THROUGH COFFEE SHOP
EXISTING ZONING:	SC-1 COMMERCIAL
PROPOSED ZONING:	SC-1 COMMERCIAL
PROJECT AREA:	33,458 SF (0.77 AC)
GROSS PROJECT AREA:	36,055 SF (0.83 AC)
PARCEL AREA:	64,331 SF (1.48 AC)

PROPOSED BUILDING INFORMATION:
- BUILDING HEIGHT: 24'
- BUILDING STORIES: 1
- GROSS FLOOR AREA: 950 SF

SETBACKS:
- MINIMUM FRONT SETBACK: N/A
- MINIMUM REAR SETBACK: N/A
- MINIMUM SIDE SETBACK: N/A
- MAXIMUM HEIGHT: 35 FT

PARKING SPACES REQUIRED: 4 SPACES

PARKING SPACES PROVIDED: 1 ADA PARKING – VAN ACCESSIBLE; 17 REGULAR PARKING; TOTAL 18 STALLS

PROJECT SUMMARY COVERAGE:

BUILDINGS (INCLUDING TRASH):	±1,265 SF	(3.5%)
PARKING AND MANEUVERING:	±18,400 SF	(51.0%)
WALKWAYS:	±2,525 SF	(7.0%)
LANDSCAPE:	±9,844 SF	(27.3%)
EX WALKWAYS:	±207 SF	(0.6%)
EX DRIVEWAY	±1,217 SF	(3.4%)
OFFSITE:		
PRIVATE ACCESS ROAD:	±2,160 SF	(6.0%)
LANDSCAPE:	±437 SF	(1.2%)
	±36,055 SF	(100.0%)

GEOTECHNICAL REPORT NOTES:

1. THE FOLLOWING GEOTECHNICAL REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

   GEOTECHNICAL ENGINEERING STUDY
   DUTCH BROS COFFEE – UT0901
   4773 W. CEDAR HILLS DR
   CEDAR HILLS, UT 84062
   PROJECT NO. 23874
   DATE: MARCH 6, 2025

   CMT TECHNICAL SERVICES
   1185 W 3050 S
   OGDEN, UT 84401

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
5. THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

LEGAL DESCRIPTION:

LOT 1, CEDAR HILLS RETAIL CENTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH RECORDER, STATE OF UTAH.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS N0°02'42"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

FLOOD ZONE:

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 49049C0167F, DATED JUNE 19, 2020 AND IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.

BENCHMARK:

VERTICAL DATUM: NAVD88

SITE BENCHMARK IS THE SEWER MANHOLE NEAR THE SE PROPERTY CORNER, TOP=4874.46

CIVIL SHEET INDEX

No.	Date	By	Dsc'd	Appr.	Revision

Title: TITLE SHEET
4773 W. CEDAR HILLS DR,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Merlino STATE OF UTAH 06/18/2025

Scale: Horizontal 1" = 30' Vertical N/A
Designed EMC Drawn EMC Checked AEM Approved AEM Date 06/18/25

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

Job Number 23689
Sheet C1.0

P:\23000s\23689\engineering\23689-0.dwg 6/18/2025 8:12 AM SLOPEZ

Know what's below. **Call** before you dig. Dial 811

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

1 TITLE DESCRIPTION

Lot 1, CEDAR HILLS RETAIL CENTER SUBDIVISION, according to the official plat thereof on file and of record
in the office of the Utah County Recorder, State of Utah.

BEING THE SAME DESCRIPTION AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. U0050926-801-J6H-B1G/ FCHI2400712NT, COMMITMENT DATE JULY 22, 2024

3 SCHEDULE 'B' ITEMS

ITEMS 1-12 BLANKET OR INFORMATION ONLY

13. Terms, conditions, easements, notes and restrictions contained in that certain subdivision plat entitled Cedar Hills Retail Center, recorded April 20, 2015, as **Entry No. 32437 in Book 65 of plats Page 434**, of Salt Lake County Official Records
(AFFECTS - BLANKET - EASEMENTS PLOTTED ON SHEET 2.)

14. Terms, conditions, provisions, agreements and obligations contained in the Escrow Agreement as set forth below:
Recording Date: April 20, 2015
Recording No.: **Entry No. 32438**
(AFFECTS - BLANKET - NOT PLOTTED)

15. The following matters disclosed by an ALTA/NSPS survey made by Anderson Wahlen & Associates on February 7, 2014, designated Job No. 13-37AS:
A) Gas line along the North of property.
(AFFECTS - BLANKET - NOT PLOTTED)

16. The Terms, Covenants, Conditions and Provisions of the Lease described in Schedule A herein, and the effect of any failure to comply therewith.
(AFFECTS - BLANKET - NOT PLOTTED)

17. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured.
(AFFECTS - BLANKET - NOT PLOTTED)

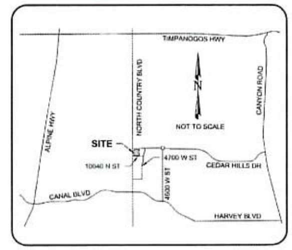
LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy

The State Construction Registry discloses the following Preliminary Notices filed within the past 12 months: NONE

7 POSSIBLE ENCROACHMENTS

NONE FOUND

16 VICINITY MAP



11 SURVEYOR'S NOTES

1. Property has physical access to 10040 North Street.
2. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
3. Surveyor observed no evidence of recent earth moving work. No observed evidence of recent building construction or building additions.
4. Surveyor made a prudent attempt to locate and show hereon all above ground visible utilities.
5. No observed evidence of changes in street right of way lines and no observable evidence of recent street or sidewalk construction or repairs.
6. Nearest intersection shown to scale on sheet 2.
7. All underground utilities shown hereon were provided by GPRS.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Map Number 49049C0167F, which bears a effective date of 06/19/2020, and IS NOT located in **Special Flood Hazard Area**. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas of minimal flood hazard.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

10 BASIS OF BEARING

THE BASIS OF BEARINGS IS N0°03'42"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

12 PARKING INFORMATION

0 STRIPED STALLS
0 HANDICAP STALLS
0 TOTAL STALLS

13 LAND AREA

64,331 S.F.
1.477 ACRES

14 BUILDING AREA

NO BUILDINGS ON PROPERTY

15 BUILDING HEIGHT

NO BUILDINGS ON PROPERTY

Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

2 TITLE INFORMATION

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. U0050926-801-J6H-B1G/ FCHI2400712NT, COMMITMENT DATE JULY 22, 2024

4 SURVEYOR CERTIFICATION

To: BB Holdings UT, LLC, an Oregon limited liability company,
DB Franchising USA, LLC, an Oregon limited liability company,
Dutch Bros., LLC, an Oregon limited liability company,
Dutch Mafia, LLC, a Delaware limited liability company,
Boersma Bros. LLC, an Oregon limited liability company,
Dutch Bros Inc., a Delaware Corporation,
Fidelity National Title Insurance Company,
Commercial Due Diligence Services.

This is to certify that this map or plat 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 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20.

The field work was completed on September 05, 2024
The finished survey was completed on September 12, 2024

Marshall Byrd, Professional Land Surveyor
Land Surveyor Number 6390728
UT Number 6390728 Expires: 03-31-23

8 ZONING INFORMATION

ZONING INFORMATION			
ITEM	REQUIRED	ACTUAL	CONTACT: CDS REPORT DATE: August 29, 2024 REPORT #: 24-08-0224
ZONING DESIGNATION	S.C.-1 COMMERCIAL		
			PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	NOT PROVIDED IN ZONING REPORT. DETERMINED BY APPROVED DEVELOPMENT PLAN.		Total Required Parking Spaces: Total Existing Parking Spaces:
MINIMUM SETBACKS			
FRONT			Parking Status: Not provided in zoning report. Determined by approved development plan
SIDE			
REAR			

NOTE: NOT PROVIDED IN ZONING REPORT. DETERMINED BY APPROVED DEVELOPMENT PLAN

Approved CDS Surveyor

Survey and Plat by:

ByrdWay Surveys
218 W 3000 S
Bountiful, Utah 84010

Email: marshall@byrdway.com

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021.)

This Work Coordinated By
FA Commercial Due Diligence Services Co.

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By: LB	Date: / Revision:
Surveyor Ref.No: 104-46	Date: / Revision:
Aprvd By: MB	Date: / Revision:
Field Date: 09/05/2024	Date: / Revision:
Scale: 1" = 30'	

Prepared For:

20 PROJECT ADDRESS

Cedar Hills & N 4800 W (SEQ)
(65-434-0001), Cedar Hills, UT

Project Name:
DB UT0901 - Cedar Hills UT

CDS Project Number:
24-08-0224

Sheet 1 of 2

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

FOR REFERENCE ONLY

No.	Date	By	Ckd.	Appr.	Revision

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Maxwell STATE OF UTAH 06/18/2025

Scale: Horizontal N/A, Vertical N/A

Designed EMM | Drawn EMM | Checked AEM | Approved AEM | Date 06/18/25

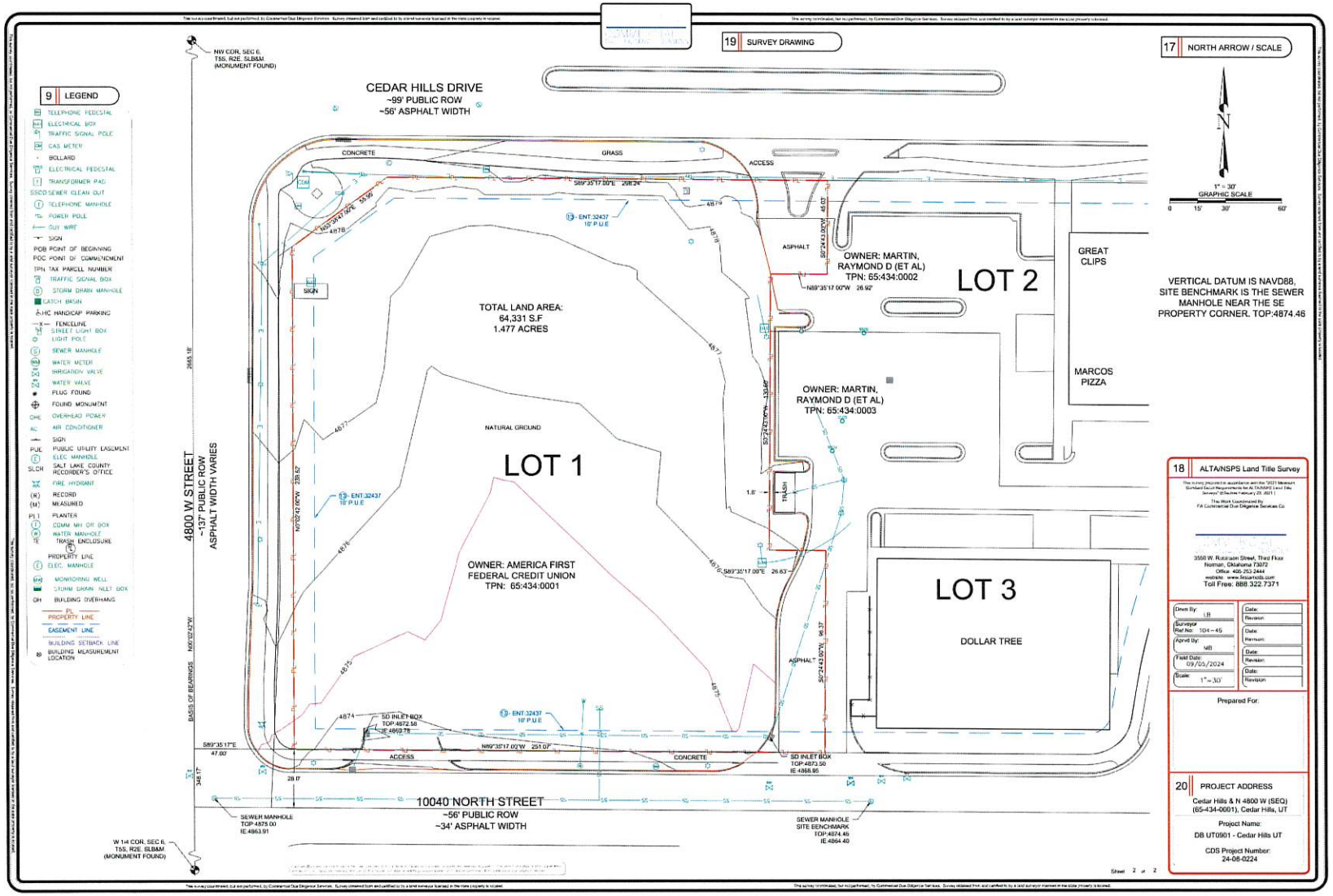
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C1.1

P:\23000s\23689\engineering\23689-O.dwg 6/18/2025 8:12 AM SLOPEZ

Know what's below. Call before you dig. Dial 811

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



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

For: DUTCH BROS

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
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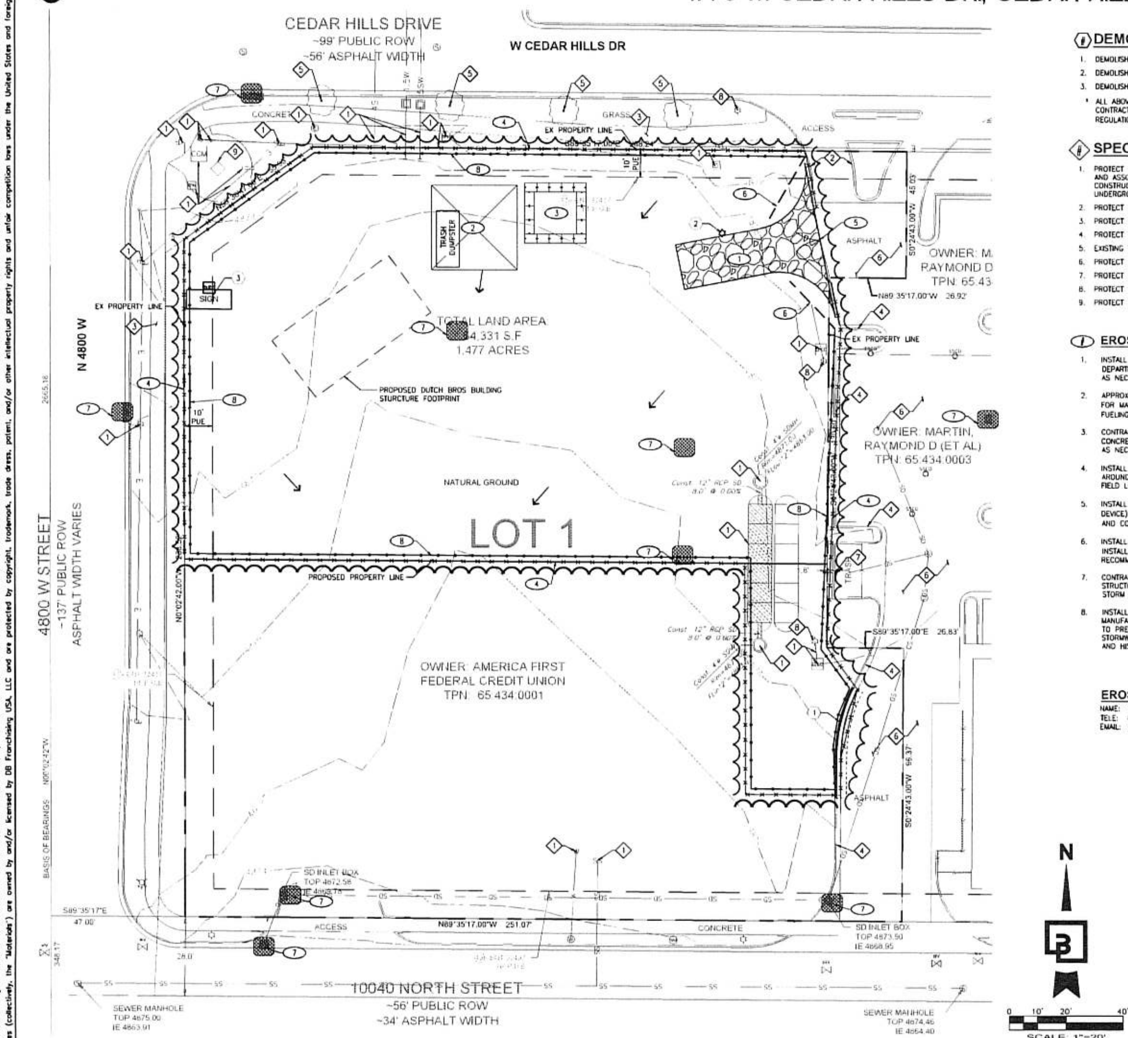
Job Number 23689
Sheet C1.2
P:\23000s\23689\engineering\23689-Dwg 6/18/2025 8:12 AM SLOPEZ

811 Know what's **below.** **Call** before you dig. Dial 811

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



DEMOLITION NOTES

1. DEMOLISH EXISTING CURB AND GUTTER, TYPICAL.
2. DEMOLISH AND RELOCATE EXISTING SITE LIGHT, TYPICAL.
3. DEMOLISH AND REMOVE EXISTING SIGN

* ALL ABOVE DEMOLITION/REMOVAL ITEMS TO BE DISPOSED OF OFFSITE. CONTRACTOR TO ENSURE DISPOSAL COMPLIES WITH CITY STANDARDS AND REGULATIONS FOR OFFSITE DISPOSAL/RECYCLING.

SPECIAL PROTECTION NOTES

1. PROTECT EXISTING UTILITY BOXES, MANHOLES, CLEANOUTS, PEDESTALS, HYDRANTS AND ASSOCIATED UNDERGROUND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION. TYPICAL CONTRACTOR TO CONFIRM EXACT 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 TREE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
6. PROTECT EXISTING PAVEMENT FROM DAMAGE DURING CONSTRUCTION.
7. PROTECT EXISTING TRASH ENCLOSURE FROM DAMAGE DURING CONSTRUCTION.
8. PROTECT EXISTING LIGHT FROM DAMAGE DURING CONSTRUCTION.
9. PROTECT EXISTING MONUMENT SIGN FROM DAMAGE DURING CONSTRUCTION.

EROSION CONTROL NOTES:

1. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER UTAH DEPARTMENT OF TRANSPORTATION (UDOT) DETAIL EN 6 ON SHEET C1.4; ADJUST AS NECESSARY DURING CONSTRUCTION.
2. APPROXIMATE LOCATION OF CONTRACTOR STAGING AREA THAT IS TO BE USED FOR MATERIAL/EQUIPMENT STORAGE, VEHICLE AND EQUIPMENT FUELING/MAINTENANCE, AND TEMPORARY SANITARY FACILITIES.
3. CONTRACTOR TO INSTALL CONCRETE WASHOUT PER CITY OF CEDAR HILLS CONCRETE WASTE MANAGEMENT (CWM) STANDARDS AND SPECIFICATIONS; ADJUST AS NECESSARY DURING CONSTRUCTION.
4. INSTALL TEMPORARY CONSTRUCTION FENCE (6' HIGH CHAIN LINK, MINIMUM) AROUND PERIMETER OF CONSTRUCTION SITE WITH GATE. CONTRACTOR SHALL FIELD LOCATE AND ADJUST AS NECESSARY AS CONSTRUCTION PROGRESSES.
5. INSTALL TEMPORARY SITE ACCESS GATE (6' HIGH-CHAIN LINK WITH LOCKING DEVICE) AND FENCE AT TEMPORARY CONSTRUCTION ENTRANCES. FIELD VERIFY AND CONFIRM EXACT LOCATION WITH ARCHITECT/OWNER.
6. INSTALL FIBER ROLL TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE; INSTALL PER UDOT DETAIL EN 7 ON SHEET C1.4 OR MANUFACTURER'S RECOMMENDATIONS
7. CONTRACTOR TO INSTALL INLET PROTECTION TO ALL PROPOSED STORM STRUCTURES IMMEDIATELY AFTER INSTALLED, TO NOT ALLOW SEDIMENT INTO THE STORM INFRASTRUCTURE. SEE UDOT DETAIL EN 4 ON SHEET C1.4
8. INSTALL TEMPORARY SILT FENCE PER UDOT DETAIL EN 2 ON SHEET C1.4 AND MANUFACTURERS RECOMMENDATIONS AROUND PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE. INSTALLATION OF ALL STORMWATER BMPs SHALL BE THE RESPONSIBILITY OF THE PROJECT ENGINEER AND HIS ASSIGNS.

EROSION CONTROL CONTACT:

NAME: GURINDERJIT KEHR
TELE: (510) 807-4278
EMAIL: GURIENDERJIT.KEHR@DUTCHBROS.COM

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND CITY OF CEDAR HILLS BMP STANDARDS. A NOTICE OF INTENT LETTER SHALL BE POSTED IN THE JOB TRAILER AT ALL TIMES. THIS SITE SHALL BE PROTECTED BY MEANS DESCRIBED IN THE ACCOMPANYING PLANS. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER OF RECORD MUST BE CONTACTED. A COPY OF THIS SHEET AND THE EROSION CONTROL PLANS MUST BE KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. ANY CHANGES MADE TO THIS PLAN MUST BE NOTED, DATED, AND INITIALED BY THE GENERAL CONTRACTOR
2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED YEAR-ROUND THROUGHOUT THE DURATION OF THE PROJECT.
3. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED PER UDOT WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON COMPLETION OF CONSTRUCTION.
4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER UDOT, WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION YEAR ROUND DURING THE DURATION OF THE PROJECT. HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
7. SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETED OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
8. EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
9. CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMPs.

STORMWATER QUALITY CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE STORM DRAIN INLET PROTECTION (GRAVEL BAGS AND FILTER FABRIC OR PROPRIETARY TEMPORARY GEOTEXTILE INSERTS) FOR ALL CATCH BASINS LOCATED IN THE VICINITY OF THE WORK. THIS PROTECTION INCLUDES ANY CATCH BASINS IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS ON PRIVATE PROPERTY.
2. CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE/EGRESS FROM PROJECT SITE TO PREVENT TRACKOUT OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY FROM CONSTRUCTION VEHICLES.
3. CONTRACTOR SHALL ENSURE THAT CONSTRUCTION OR DEMOLITION ACTIVITIES DO NOT DEPOSIT SEDIMENT ONTO THE PUBLIC ROADWAY, SIDEWALKS OR GUTTERS. ALL SEDIMENT AND CONSTRUCTION DEBRIS MUST BE REMOVED BY THE END OF THE WORK DAY.
4. CONTRACTOR SHALL USE STREET SWEEPING OR OTHER DRY SWEEPING METHOD, AS NECESSARY, TO REMOVE CONSTRUCTION OR DEMOLITION-RELATED SEDIMENT FROM PUBLIC SIDEWALKS, GUTTERS AND ROADWAY.
5. CONTRACTOR SHALL INSTALL A CITY-APPROVED WASTE MANAGEMENT WASH-OUT STRUCTURE AT THE PROJECT SITE. ALL CONCRETE, PAINT, STUCCO AND OTHER LIQUIDS WILL BE WASHED OUT IN THIS STRUCTURE.
6. CONTRACTOR SHALL SCHEDULE WORK FOR DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL TO PREVENT TO PREVENT THE NUISANCE OF BLOWING DUST WITHOUT CAUSING SEDIMENT, DEBRIS OR LITTER TO ENTER THE CITY STORM DRAIN SYSTEM.
8. CONTRACTOR SHALL INSTALL ANY OTHER BMPs AS NECESSARY TO CONTROL THE DISCHARGE OF POLLUTANTS FROM THE PROJECT SITE.

TEMPORARY DUST CONTROL MEASURES:

1. THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF WATER TRUCKS AT THE SITE AND SPRAY THE GRADED OR GRUBBED SITE WITH WATER AS REQUIRED TO CONTROL DUST.
2. THE CONTRACTOR SHALL CONDUCT ALL OPERATIONS SO THAT EXCAVATION, EMBANKMENT, AND IMPORTED MATERIAL IS SPRINKLED WITH WATER DURING GRADING OPERATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST CONTROL DURING CONSTRUCTION AND SHALL FOLLOW THE CONSTRUCTION METHODS ESTABLISHED BY THE CITY OF CEDAR HILLS AND UTAH DEPARTMENT OF TRANSPORTATION (UDOT).

BMP MAINTENANCE NOTES:

1. TEMPORARY GROUND COVER SHALL BE PLANTED OR A FILL TACKIFIER SPREAD OVER EXPOSED AREAS NOT BEING WORKED ON FOR 14 DAYS.
2. TEMPORARY EROSION CONTROLS SHOULD NOT BE REMOVED BEFORE PERMANENT EROSION 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 UPDATED, AS NEEDED, AT THE END OF EACH WORK WEEK AND IMMEDIATELY FOLLOWING EACH RAIN EVENT.

INSPECTION AND MAINTENANCE :

1. THE CONTRACTOR SHALL INSPECT AND CLEAN BARRIER DURING AND AFTER EACH STORM AND REMOVE SEDIMENT FROM BEHIND GRAVEL BAG STRUCTURE AFTER EACH STORM.
2. ANY SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM THE TRAVELED WAY OF ROADS.
3. THE REMOVED SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM, OR BE TRANSPORTED OFF SITE.
4. IF THE GRAVEL BECOMES CLOGGED WITH SEDIMENT, IT MUST BE REMOVED FROM THE INLET AND/OR REPLACED WITH NEW GRAVEL.
5. IT IS IMPERATIVE THAT EROSION CONTROL MEASURES ARE IN PLACED AT THE SOURCE IN ADDITION TO PROTECTING THE CATCH BASINS AND CURB INLETS DOWNSTREAM.

TEMPORARY WORK EASEMENT NOTE

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

UTILITY CONFLICT NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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 BINDER, 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 ALONE ONLY IF THERE IS SUFFICIENT TIME TO ENSURE ADEQUATE VEGETATION ESTABLISHMENT BEFORE THE START OF THE RAINY 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 LADEN 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-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL EN 4/SHT C1.4

EXPOSED SOILS NOTE

PRIOR TO A RAIN EVENT, OR IF ANY AREA WILL NOT BE ACTIVELY WORKED ON WITHIN 14 DAYS, ALL DISTURBED OR EXPOSED SOILS SHALL BE PROTECTED. AT A MINIMUM, WITH STRAW MULCH AND TACKIFIER APPLICATION. APPLY TACKIFIER ON STRAW MULCH TO HOLD MULCH IN PLACE. THIS IS A MINIMUM GUIDE ONLY. CONTRACTOR RESPONSIBLE FOR DETERMINING AND INSTALLING THE APPROPRIATE LEVEL OF EROSION AND SEDIMENT CONTROL.

TESC LEGEND:

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT STATION
- STAGING AREA
- SILT FENCE / DURAWATTLE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- DRAINAGE FLOWPATH

No.	Date	By	Ckd.	Appr.	Revision

Title: DEMOLITION AND EROSION CONTROL PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Marino STATE OF UTAH 06/18/2025

Scale: Horizontal 1" = 20' Vertical N/A

Designed EMM | Drawn EMM | Checked AEM | Approved AEM | Date 06/18/25

Barghausen Consulting Engineers, LLC.
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Kent, WA 98032
425.251.6222
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Job Number 23689
Sheet C1.3

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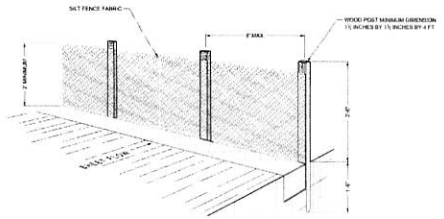
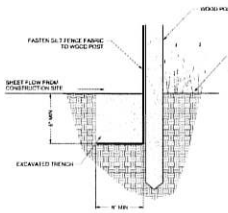
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

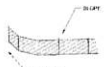


PERSPECTIVE VIEW



SECTION

AROUND A PIPE OUTLET



AT END OF SILT FENCE
SEE NOTE 6

AT TOE OF FILL SLOPE
SEE NOTE 7

SPLICES (TOP VIEW)
SEE NOTE 8

SILT FENCE INSTALLATIONS

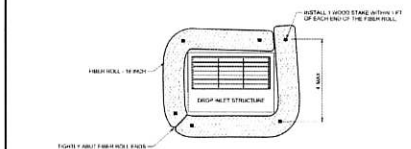
NOTES:

1. POSITION THE SILT FENCE 2 FT BEYOND THE TOE OF SLOPE. INSTALL SILT FENCE AT TOE OF SLOPE WHERE PLACING WITHIN OR IMMEDIATELY ADJACENT TO A WATERWAY.
2. ALIGN THE FENCE ALONG THE CONTOUR AS MUCH AS POSSIBLE TO AVOID CREATING SEGMENTS ALONG THE SILT FENCE. PROVIDE AN OPENING IN THE FENCE AND INSTALL A SEDIMENT TRAP WHERE SUCCESSIVE RUNOFF WILL ACCUMULATE AT A LOW POINT.
3. SECURE FIRMLY INTO GROUND BY EXCAVATING TRENCH, PLACING SILT FENCE FABRIC THEN BACKFILLING WITH EXCAVATED TRENCH MATERIAL.
4. SECURE SILT FENCE FABRIC TO WOOD POST ACCORDING TO MANUFACTURER RECOMMENDATIONS.
5. MINIMIZE DISTURBANCE WHEN EXCAVATING THE TRENCH.
6. SILT FENCE INSTALLATION EQUIPMENT MAY BE USED AS AN ALTERNATIVE INSTALLATION METHOD IF BOTTOM 8 INCHES OF SILT FENCE FABRIC IS TRENCHED FIRMLY INTO GROUND AND MEETS ALL OTHER REQUIREMENTS.
7. RUN THE EDGE OF THE FENCE SLIGHTLY UP SLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ENDS OF THE SILT FENCE.
8. DO NOT PLACE SILT FENCE ALIGNED AHEAD OF CONCENTRATED FLOWS.
9. AVOID USING SPLICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST TIGHTLY BEFORE STAKING THE WOOD POSTS WHEN NECESSARY.

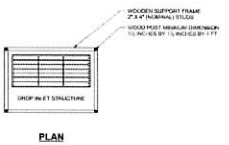
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
2023 Standard Drawing

TEMPORARY ENVIRONMENTAL CONTROLS (SILT FENCE)

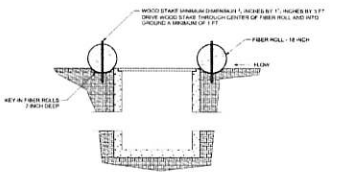
STD. DWG. NO.
EN 2



PLAN



PLAN



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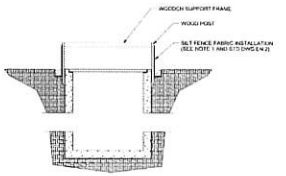


SECTION

DROP-INLET BARRIER - FIBER ROLL

NOTES:

1. KEY IN FIBER ROLLS AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND START AS SHOWN.
2. INSTALL FIBER ROLLS IN MISTAKEN AREAS SO THAT THEY TOPS ARE NOT HIGHER IN ELEVATION THAN THE ADJACENT ROADWAY.
3. USE AS MANY FIBER ROLLS AS NECESSARY TO COMPLETELY ENVELOPE DROP INLET STRUCTURE.

DROP-INLET BARRIER - SILT FENCE

NOTES:

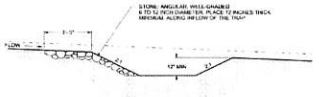
1. EMBED THE BOTTOM 10 INCH OF SILT FENCE SECURELY IN THE GROUND AROUND THE PERIMETER OF THE DROP INLET.
2. DRIVE POSTS AT EACH CORNER OF THE INLET STRUCTURE. PLACE ANOTHER POST OR POSTS BETWEEN THEM IF THE DISTANCE BETWEEN CORNER POSTS EXCEEDS 4 FT.
3. BUILD WOODEN SUPPORT FRAME MADE OF WOOD STUDS AND SECURE TO THE TOP OF POSTS.
4. CONSTRUCT SILT FENCE IN MEDIAN AREAS SO THAT THE TOP OF SILT FENCE IS NOT HIGHER IN ELEVATION THAN THE ADJACENT ROADWAY.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
2023 Standard Drawing

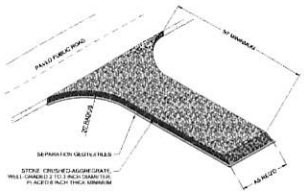
TEMPORARY ENVIRONMENTAL CONTROLS (DROP-INLET BARRIERS)

STD. DWG. NO.
EN 4

SECTION A - A



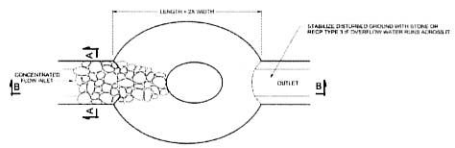
SECTION B - B



STABILIZED CONSTRUCTION ENTRANCE

NOTES FOR STABILIZED CONSTRUCTION ENTRANCE:

1. PLACE GEOTEXTILE FABRIC BENEATH LIFTS OF STONE.
2. PREVENT VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

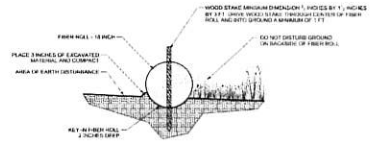


SEDIMENT TRAP PLAN

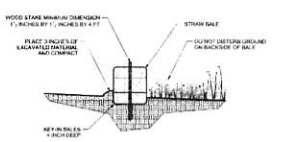
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
2023 Standard Drawing

TEMP. ENVIRONMENTAL CONTROLS (SEDIMENT TRAP AND STABILIZED CONSTRUCTION ENTRANCE)

STD. DWG. NO.
EN 6



SECTION A - A



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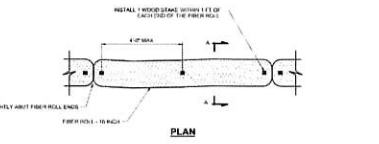
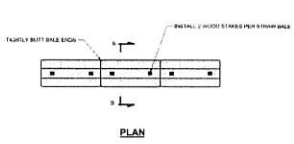


PLAN

FIBER ROLL BARRIER

NOTES FOR FIBER ROLL BARRIER:

1. PLACE FIBER ROLL BARRIERS BEFORE EARTH DISTURBING ACTIVITIES.
2. DO NOT PLACE FIBER ROLL BARRIERS ACROSS AREAS OF CONCENTRATED FLOW.
3. REMOVE FIBER ROLLS AND WOOD STAKES, LEVEL AND SEED THE AREA.
4. FIBER ROLL NETTING MAY BE CUT OPEN, REMOVED AND MATRIX MATERIAL MAY BE SPREAD AS MULCH.



PLAN

STRAW BALE BARRIER

NOTES FOR STRAW BALE BARRIER:

1. PLACE STRAW BALE BARRIERS BEFORE EARTH DISTURBING ACTIVITIES.
2. DO NOT PLACE STRAW BALE BARRIERS ACROSS AREAS OF CONCENTRATED FLOW.
3. REMOVE STRAW BALES AND WOOD STAKES, LEVEL AND SEED THE AREA.
4. STRAW BALES MAY BE SPLITTED APART AND SPREAD AS MULCH.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
2023 Standard Drawing

TEMPORARY ENVIRONMENTAL CONTROLS (FIBER ROLL OR STRAW BALE BARRIER)

STD. DWG. NO.
EN 7

No.	Date	By	Chk'd	Appv.	Revision

Title:
EROSION CONTROL DETAILS
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For:
DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
STATE OF UTAH
06/18/2025

Scale
Horizontal N/A
Vertical N/A

Designed EMH
Drawn EMH
Checked ADH
Approved ADH
Date 06/18/25

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

Job Number 23689
Sheet C1.4

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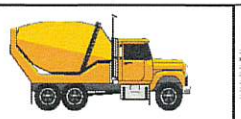
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

BMP: Concrete Waste Management — CWM



Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Storm Drain Inlets
- Control Site Perimeter
- Control Internal Erosion

Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, containing on site washout into designated areas, and training employees and subcontractors.

Applications:
This technique is applicable to all work types.

Installation/Application Criteria:
- Store dry and wet materials under cover and away from drainage areas. Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- On-site washout: Collect and retain all the concrete washout water and solids in leak proof containers or pit, so that this caustic material does not reach the soil surface.
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete may be limited by local ordinances.

Maintenance:
- Implement practices to reduce the volume and toxicity of waste materials.
- Dispose of hardened concrete on a regular basis.

Targeted Pollutants
- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil & Grease
- Organics
- Oxygen Demanding Substances
- Floatables
- Pesticides
- Construction Wastes

- High Impact
- Medium Impact
- Low or Unknown Impact

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High ■ Medium □ Low

BMP: Portable Toilets — PT

Description:
Temporary on-site sanitary facilities for construction personnel.

Application:
At sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation/Application Criteria:
Provide level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.

Maintain portable toilets so that they are secure and will not be tipped over and that they will be positioned at least 50 feet from any storm water conveyance, inlet, curb or gutter, or that they have secondary containment if higher.

Limitations:
No limitations.

Maintenance:
- Portable toilets should be inspected in good working order by a licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All spills should be cleaned in a timely manner by them for treatment with appropriate agency approval.

Objectives
- Housekeeping Practices
- Contain Waste
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- Stabilize Disturbed Areas
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- Control Site Perimeter
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Targeted Pollutants
- Sediment
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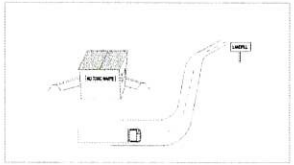
- Floatables
- Pesticides
- Construction Wastes

- High Impact
- Medium Impact
- Low or Unknown Impact

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High ■ Medium □ Low

BMP: Waste Disposal — WD
Construction



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

Application:
All construction sites.

Installation:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use watertight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on 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 disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porta-potty service in waste management activities.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed 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: Vehicle And Equipment Cleaning — VEC
Construction

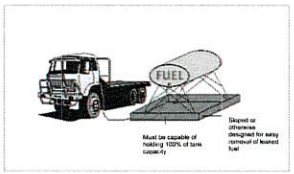
Description:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

Installation/Application:
- Use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped 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 phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

Limitations:
- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Minimal, some berm repair may be necessary.

BMP: Vehicle And Equipment Fueling — VEF
Construction



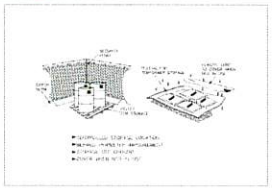
Description:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation/Application:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These areas are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks. (40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, 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 vehicles/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: Material Storage — MS
Construction



Description:
Controlled storage of on-site materials.

Application:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

Installation/Application Criteria:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- 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 not set directly on the ground and are covered when not in use. Protect storm drainage during use.

Limitations:
- Does not prevent contam nation due to mishandling of products.
- Spill 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.

No.	Date	By	Chd	Appr.	Revision

Title: EROSION CONTROL DETAILS
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER — No. 13300449-2202 — Timothy E. Marker — STATE OF UTAH — 06/18/2025

Designed EMH | Drawn EMH | Checked ATH | Approved ATH | Date 06/18/25

Scale: Horizontal N/A | Vertical N/A

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Job Number 23689
Sheet C1.5

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

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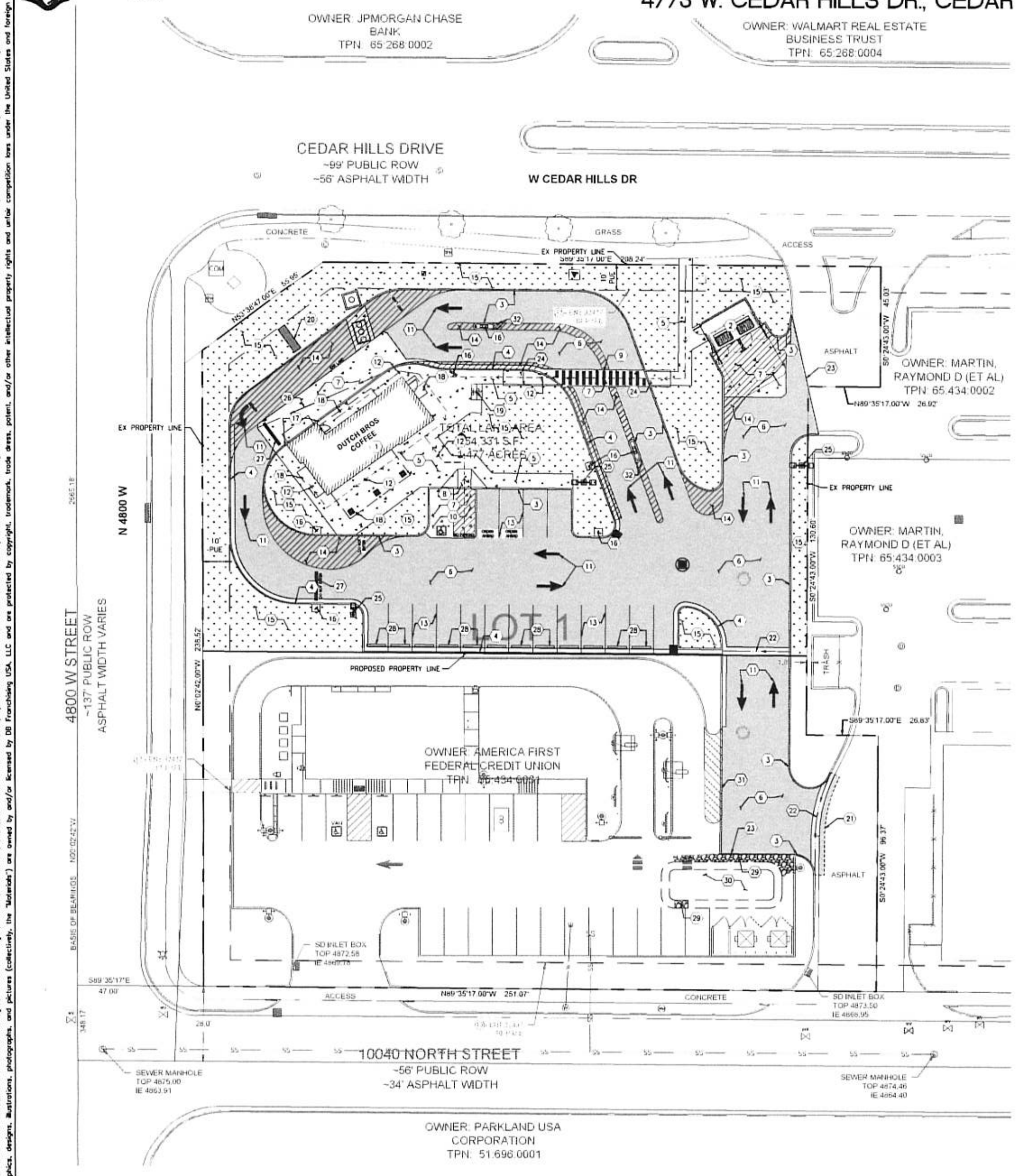

ⓘ CONSTRUCTION NOTES:

1. LOCATION OF BUILDING; REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD; REFER TO ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
3. CONSTRUCT CONCRETE BARRIER CURB PER DETAIL 7/SHT C5.0.
4. CONSTRUCT CURB AND GUTTER PER DETAIL 8/SHT C5.0
5. CONSTRUCT ON-SITE CONCRETE SIDEWALK; SECTION PER DETAIL 3/SHT C5.1. ALL JOINTS PER DETAIL 4/SHT C5.1.
6. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/SHT C5.1.
7. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 2/SHT C5.1.
8. CONSTRUCT FLARED ACCESSIBLE RAMP PER DETAIL 1/SHT C5.0.
9. PAINT CONTINENTAL PEDESTRIAN CROSSING PER CITY OF CEDAR HILLS STANDARD AND SPECIFICATIONS.
10. CONSTRUCT ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE PER DETAIL 3/SHT C5.0. REFER TO DETAIL 4/SHT C5.0 FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAIL 5/SHT C5.0 FOR SIGN FOOTINGS.
11. PAINT DIRECTION PAVEMENT MARKINGS, TYPICAL PER DETAIL 6/SHT C5.0. ALL STRIPING TO CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
12. ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH NOTE THIS SHEET.
13. PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES. STRIPING SHALL CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
14. PAINT 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER FOR CROSSWALK STRIPING; ALL STRIPING TO CONFORM TO CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
15. PROPOSED LANDSCAPE AREA, TYPICAL. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
16. INSTALL SIGN. INSTALLATION WITH CONCRETE PAD IF IN LANDSCAPE AREA. REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
17. INSTALL BOLLARD IN CURB. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAIL.
18. LOCATION OF BUILDING CANOPY AND AWNINGS. SEE ARCHITECTURAL PLANS FOR DETAILS. CONFIRM ALL DIMENSIONS REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
19. INSTALL SHORT TERM BICYCLE PARKING RACK; "U" TYPE BIKE RACK PER DETAIL 6/SHT C5.1.
20. PROPOSED MONUMENT SIGN. REFER TO SIGNING PLANS BY OTHERS FOR DIMENSIONS AND ADDITIONAL INFO.
21. APPROXIMATE SAWCUT LINE.
22. CONSTRUCT CONCRETE SWALE PER DETAIL 5/SHT C5.1
23. PROPOSED EDGE OF PAVEMENT.
24. CONSTRUCT PERPENDICULAR ACCESSIBLE RAMP PER DETAIL 1/SHT C5.0.
25. INSTALL SITE LIGHT. REFER TO STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION REQUIREMENTS; REFER TO PHOTOMETRIC DRAWING FOR POLE AND FIXTURE SPECIFICATIONS. CONFIRM LOCATION OF SITE LIGHT PER PHOTOMETRIC DRAWING.
26. CONSTRUCT PAVEMENT SWALE. REFER TO GRADING PLAN SHT C3.0 FOR ADDITIONAL INFORMATION.
27. PAINT STOP BAR PER CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS.
28. INSTALL PRE-CAST WHEEL STOP PER DETAIL 9/SHT C5.1.
29. INSTALL TEMPORARY GRAVEL/RIP RAP. CONTRACTOR TO INSTALL GROUTED RIPRAP PAD. RIPRAP GRAVEL SHALL CONSIST OF R3 AND R4 OR EQUIVALENT SIZED ANGULAR GRAVEL AND SHALL GROUT RIPRAP AFTER INSTALLED TO CONFIRM PAD WILL REMAIN IN LOCATION AS DESIGNED. RIPRAP PAD SHALL BE GROUTED PER MEANS AND METHODS APPROPRIATE IN THE FIELD. CONTRACTOR TO CONFIRM FINAL PLACEMENT WITH DUTCH BROS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION. TEMPORARY GRAVEL/RIP RAP TO STAY IN PLACE UNTIL CONSTRUCTION ON ADJACENT PROPERTY COMMENCES.
30. CONSTRUCT TEMPORARY BASIN WITH 3:1 SIDE SLOPES AND 1 FT OF FREEBOARD AND SPILLWAY. 100-YR, 24 HR VOLUME = 416 CF. BOTTOM AREA = 444 SF, DEPTH = 1.0 FT, VOLUME PROVIDED = 604 CF.
31. CONSTRUCT TEMPORARY 6 INCH AC BERM.
32. INSTALL MENU BOLLARDS PER DETAIL 10/SHT C5.1.

SITE LIGHTING NOTE:

APPROXIMATE LOCATION OF SITE LIGHT. REFER TO ELECTRICAL SITE PLAN AND PHOTOMETRIC PLAN FOR FINAL LOCATION.

ACCESSIBLE ROUTE REQUIREMENTS:

ALL WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 1104) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony E. Madrid
STATE OF UTAH
06/18/2025

Scale: Horizontal 1" = 20'
Vertical N/A

Designed EWM
Drawn EWM
Checked AEM
Approved AEM
Date 06/18/25

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Job Number 23689
Sheet C2.0

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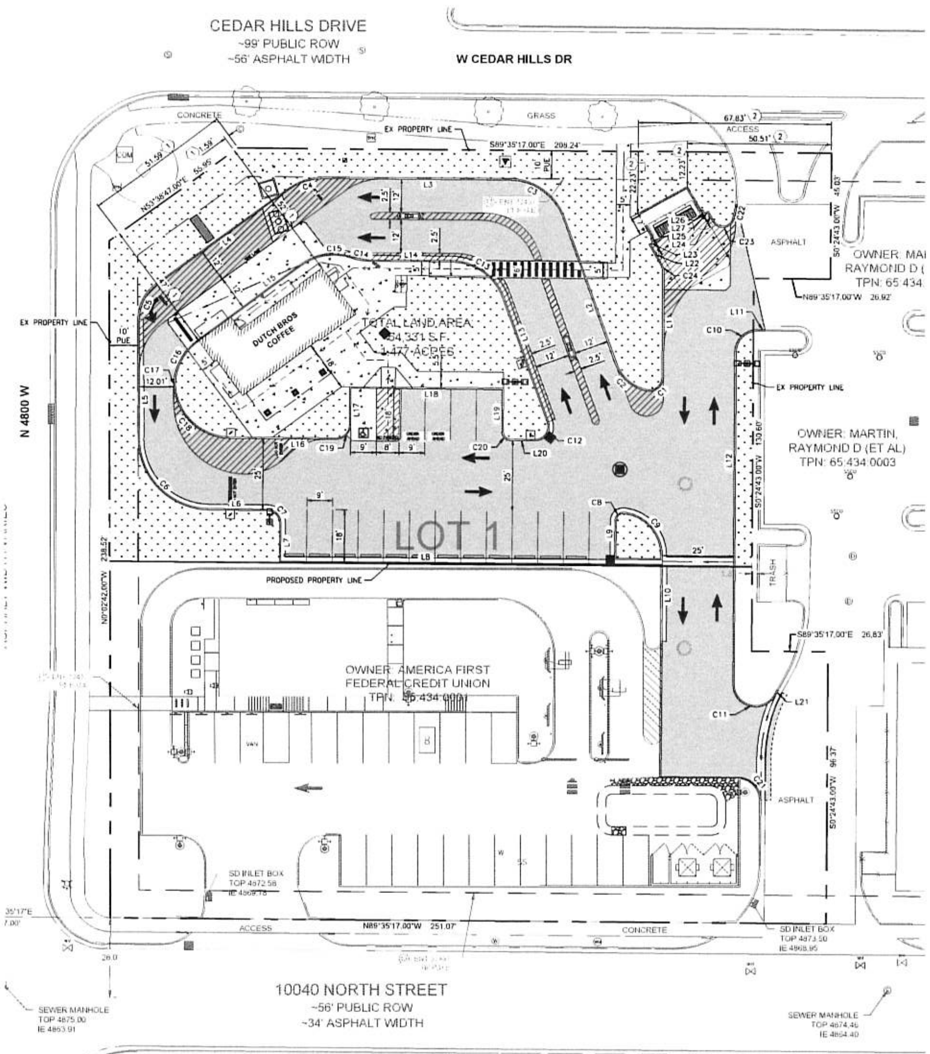
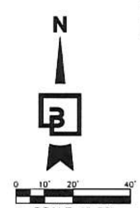
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT





HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, LLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS LLC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

(#) HORIZONTAL CONTROL NOTES:

1. HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN FROM THE NORTHWEST PROPERTY CORNER TO THE FACE OF EXTERIOR FINISH AT THE BUILDING CORNER. THE BUILDING IS PARALLEL TO THE NORTHWEST PROPERTY LINE.
2. HORIZONTAL CONTROL DIMENSIONS FOR THE TRASH ENCLOSURE ARE SHOWN FROM THE NORTHEAST PROPERTY CORNER TO THE FACE OF STUD AT THE TRASH ENCLOSURE CORNER. THE TRASH ENCLOSURE IS NOT PARALLEL TO THE NORTH PROPERTY LINE.

LINE TABLE

Line #	Length	Direction
L1	37.00	S0° 24' 35.16"W
L2	54.88	N19° 35' 17.00"W
L3	64.20	N89° 35' 17.00"W
L4	57.79	S53° 38' 47.00"W
L5	41.63	S0° 02' 42.00"E
L6	19.85	S89° 35' 17.00"E
L7	13.00	S0° 24' 43.00"W
L8	117.00	S89° 35' 17.00"E
L9	14.93	N0° 24' 43.00"E
L10	29.94	S0° 24' 43.00"W
L11	2.60	N89° 23' 55.79"W
L12	116.70	S0° 24' 43.00"W
L13	46.04	S19° 35' 17.00"E
L14	28.40	S89° 35' 17.00"E
L15	44.99	N53° 38' 46.85"E
L16	37.17	N89° 35' 17.00"W
L17	13.00	S0° 24' 43.00"W
L18	53.00	N89° 35' 17.00"W
L19	15.00	N0° 22' 57.05"E
L20	8.62	N89° 35' 17.00"W
L21	1.55	N26° 17' 24.29"E
L22	8.06	S29° 35' 17.00"E
L23	1.50	S60° 24' 43.00"W
L24	3.59	N29° 35' 17.00"W
L25	2.00	S29° 35' 17.00"E
L26	2.00	N29° 35' 17.00"W
L27	1.50	S60° 24' 43.00"W

CURVE TABLE

Curve #	Length	Radius	Delta
C1	8.96	5.00	102.62
C2	15.02	15.00	57.38
C3	24.43	20.00	70.00
C4	13.79	20.18	39.15
C5	14.06	15.00	53.69
C6	39.07	25.00	89.54
C7	7.85	5.00	90.00
C8	5.03	3.00	96.04
C9	21.98	15.00	83.96
C10	12.59	8.00	90.19
C11	21.62	8.00	154.85
C12	9.60	5.00	110.00
C13	24.43	20.00	70.00
C14	6.35	20.15	18.06
C15	19.20	20.04	54.89
C16	15.11	20.00	43.28
C17	5.45	15.00	20.83
C18	27.62	20.00	79.13
C19	7.85	5.00	90.00
C20	4.71	3.00	89.97
C21	11.43	7.98	82.02
C22	5.54	37.05	8.56
C23	9.41	4.00	134.81
C24	2.62	5.00	30.00

No.	Date	By	Ckd	Appr	Revision

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony E. Martin
STATE OF UTAH
06/16/2025

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Designed EMW
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Job Number 23689
Sheet C2.1

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

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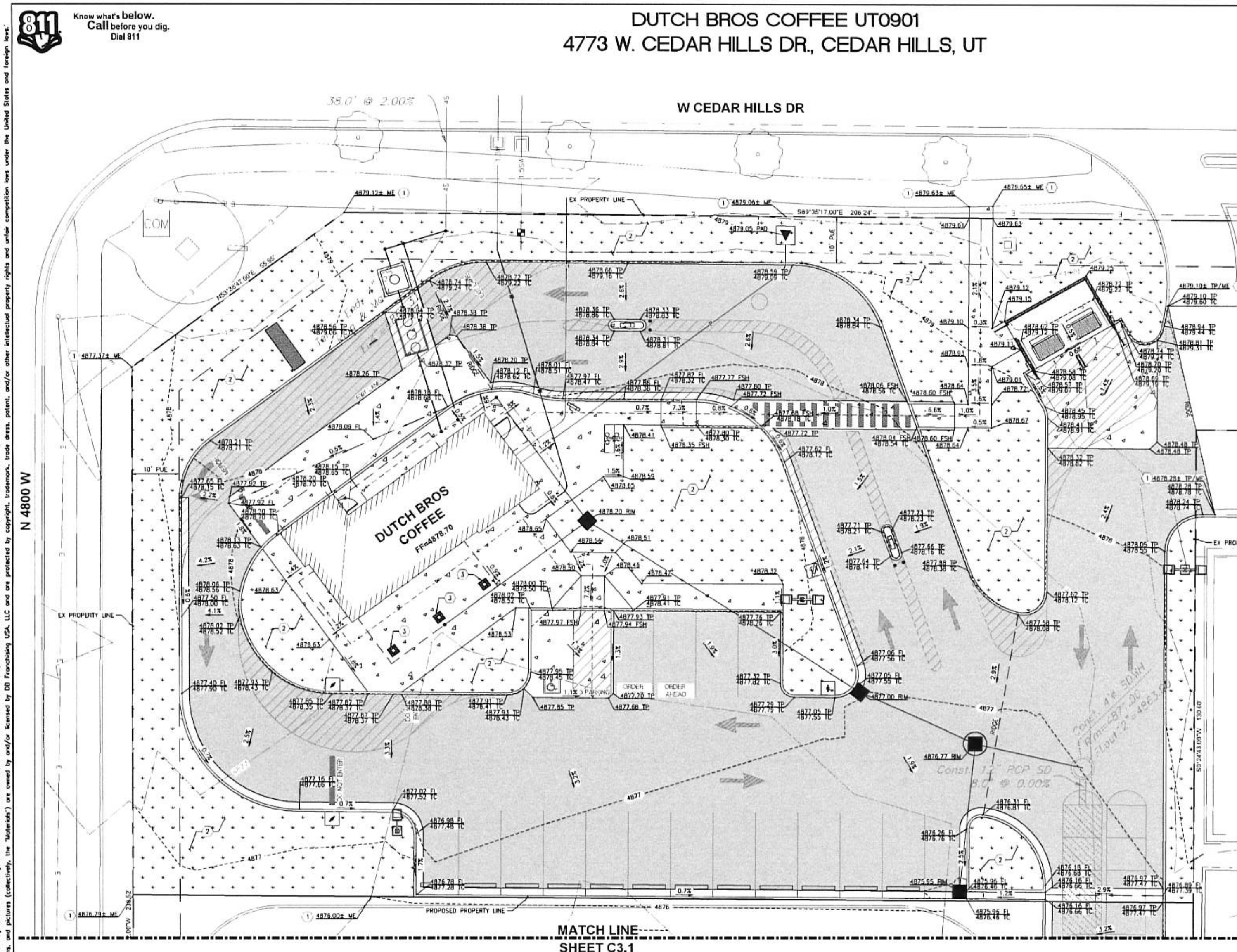

GRADING GENERAL NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. 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 PLANS.
4. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
6. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
7. ALL MATCH EXISTING ELEVATIONS SHALL BE CONSTRUCTED TO BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES. ALL SAWCUT LOCATIONS, SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
8. ALL PAVEMENT SAWCUTS ARE DESIGNED TO BE REPLACED TO MATCH EXISTING PAVEMENTS AND SHALL BE FLUSH AND FREE OF ANY VERTICAL CHANGES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
9. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

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 – MATCH 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.

No.	Date	By	Ckd	Appr	Revision

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CEDAR HILLS, UT 84062

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Marino STATE OF UTAH 06/18/2025

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Job Number 23689
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DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

GRADING GENERAL NOTES:

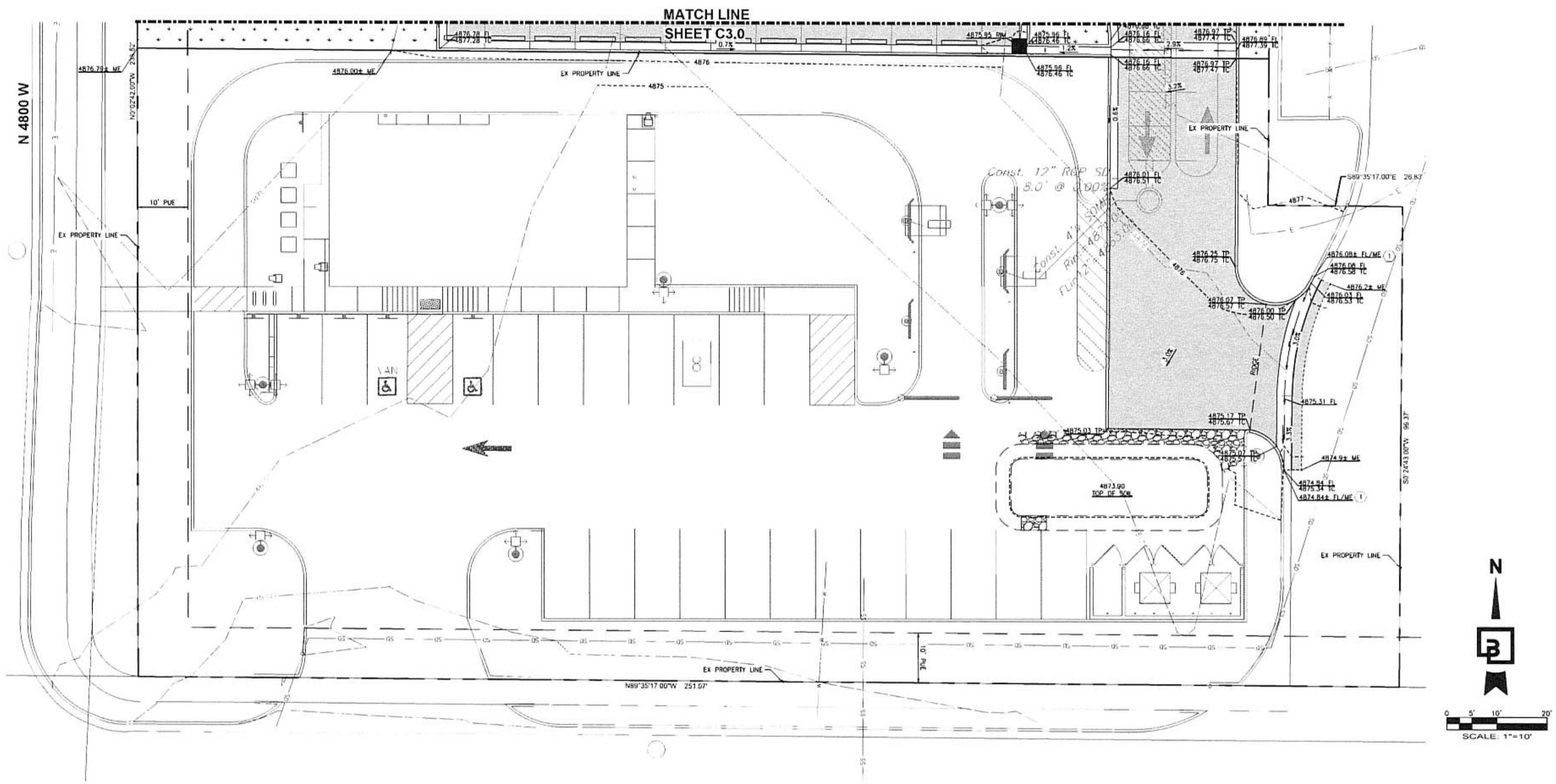
1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. 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 PLANS.
4. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
6. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
7. ALL MATCH EXISTING ELEVATIONS SHALL BE CONSTRUCTED TO BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES. ALL SAWCUT LOCATIONS, SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
8. ALL PAVEMENT SAWCUTS ARE DESIGNED TO BE REPLACED TO MATCH EXISTING PAVEMENTS AND SHALL BE FLUSH AND FREE OF ANY VERTICAL CHANGES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
9. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

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 - MATCH 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.



No.	Date	By	Ckd	Appr	Revision

Title:
GRADING PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For:
DUTCH BROS Coffee

PROFESSIONAL ENGINEER
No. 13300449-2202
STATE OF UTAH
06/18/2025

Scale	Horizontal 1" = 10'
	Vertical N/A
Designed	EMM
Drawn	EMM
Checked	AEM
Approved	AEM
Date	06/18/25

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

Job Number 23689
Sheet C3.1

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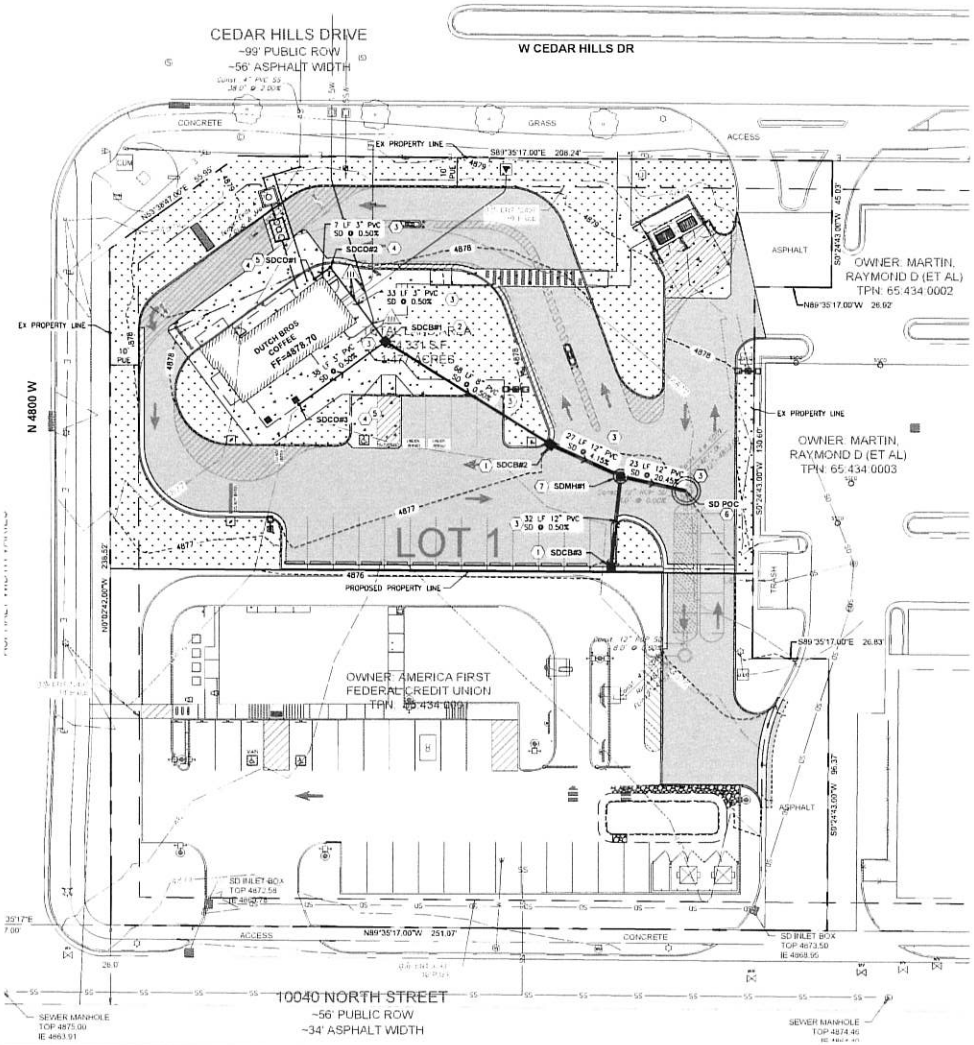
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



STORM DRAIN STRUCTURES
SD POC RIM=4877.03 IE=4868.00 (12" W) (EXIST)
SDCB#1, BEEHIVE GRATE LID RIM=4878.20 IE=4874.25 (3" NW) IE=4874.25 (3" SW) IE=4874.25 (8" SE)
SDCB#2, TRAFFIC RATED GRATED LID RIM=4877.00 IE=4873.91 (8" NW) IE=4873.91 (12" SE)
SDCB#3, TRAFFIC RATED GRATED LID RIM=4875.35 IE=4872.95 (12" N)
SDCC#1, ADA COMPLIANT LID RIM=4878.70 IE=4874.44 (3" NE)
SDCC#2, ADA COMPLIANT LID RIM=4878.62 IE=4874.41 (3" SW) IE=4874.41 (3" SE)
SDCC#3, ADA COMPLIANT LID RIM=4878.57 IE=4874.44 (3" NE)
SDMH#1, TRAFFIC RATED GRATED LID RIM=4876.77 IE=4872.79 (12" NW) IE=4872.79 (12" S) IE=4872.79 (12" E)

STORM DRAIN GENERAL NOTES:

1. ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
2. ALL STORM DRAINAGE STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, ETC.
3. ALL STORM DRAIN PIPING DENOTED AS 'PVC' SHALL CONFORM TO ASTM D3034, SDR 35.
5. ALL STORM PIPING INSTALLED WITH LESS THAN 2 FEET OF COVER SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (SLURRY).
6. ALL STORM DRAINAGE STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE HEEL PROOF AND SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
7. PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
8. ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR OR AGENCY SPECIFICATIONS.
9. PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
10. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
11. CONTRACTOR TO RAISE AND ADJUST ALL EXISTING AND PROPOSED UTILITY STRUCTURES LIDS/GRATES TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.
12. PROVIDE SLURRY BACKFILL OVER ANY UTILITY WHERE PROVIDED COVER IS LESS THAN 2' IN DEPTH.

① STORM DRAIN CONSTRUCTION NOTES:

1. INSTALL 24"x24" PRECAST CATCH BASIN WITH GRATED LID PER DETAIL 7/SHT C5.1. LID SHALL BE TRAFFIC RATED. RIM ELEVATION AND INVERTS AS NOTED IN THE STRUCTURE TABLE.
2. INSTALL 24"x24" PRECAST CATCH BASIN PER DETAIL 7/SHT C5.1 WITH BEEHIVE GRATED LID PER NEENAH R-4345 OR EQUIVALENT
3. INSTALL STORM DRAIN PIPING, SLOPES AND ELEVATIONS PER PLAN.
4. INSTALL STORM CLEANOUT PER DETAIL 9/SHT C5.0
5. CONNECT CANOPY DRAIN TO STORM DRAIN.
6. CONNECT TO EXISTING STORM DRAIN MANHOLE. CONTRACTOR TO POTHOLE AND VERIFY LOCATION DEPTH PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION.
7. INSTALL STORM DRAIN MANHOLE WITH GRATED LID. LID SHALL BE TRAFFIC RATED.

⚠ UTILITY CROSSING NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTION HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

UTILITY PROTECTION NOTE
APPROXIMATE LOCATION OF EXISTING GAS SERVICE IS SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE UNTIL EXISTING GAS SERVICE LOCATION HAS BEEN CONFIRMED. CONTRACTOR SHALL HAVE ALL GAS AND POWER SERVICES LOCATED PRIOR TO CONSTRUCTION.

UTILITY POTHOLING NOTE
THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, LLC. OF ANY CONFLICTS.

UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

UTILITY LOCATION NOTE:
WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.

UTILITY CROSSING NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

WATER CONNECTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE WATER STUB EXISTS. CONTRACTOR SHALL POTHOLE AND VERIFY STUB PRIOR TO PERFORMING ANY WORK IN THE RIGHT-OF-WAY. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT TO MAIN LINE CONNECTION.

SEWER CONNECTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SANITARY SEWER CONNECTION EXISTS. IF NOT CONTRACTOR SHALL CONNECT TO EXISTING SEWER MAIN LINE PER CITY STANDARDS. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT TO MAIN LINE CONNECTION.

No.	Date	By	Ckd	Appr	Revision

Title: DRAINAGE PLAN
4773 W. CEDAR HILLS DR,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony E. Martinez
STATE OF UTAH
05/16/2025

Scale: Horizontal 1"= 20' Vertical N/A
Designed AEM
Drawn LMH
Checked AEM
Approved AEM
Date 06/18/25

Barghausen Consulting Engineers, LLC.
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Kent, WA 98032
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Job Number 23689
Sheet C4.0

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

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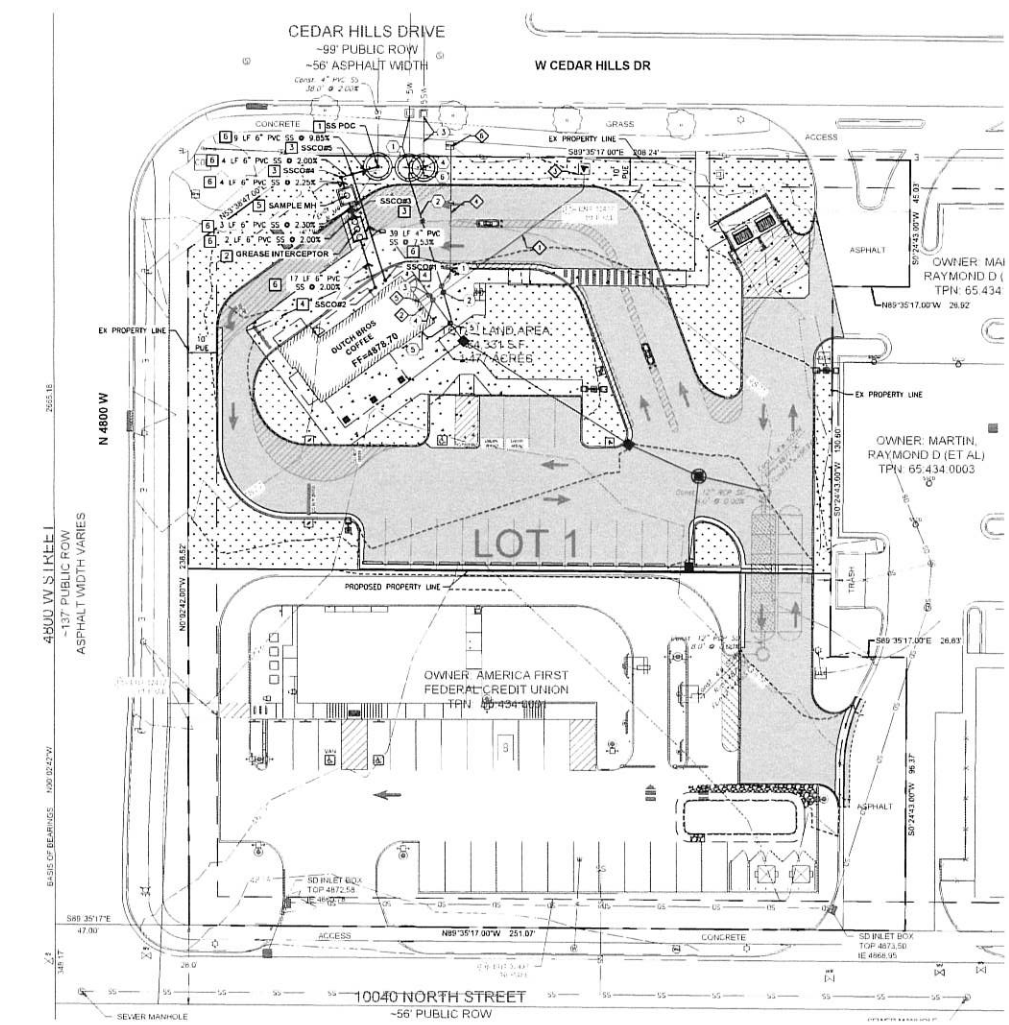

SANITARY SEWER STRUCTURES TABLE	
GREASE INTERCEPTOR, RIM=4878.46 IE=4874.85 (6" IN S) IE=4872.77 (6" OUT N)	
SAMPLE MH, RIM=4879.15 IE=4872.65 (6" IN S) IE=4872.40 (6" OUT N)	
SS POC, RIM=4879.13 IE=4871.31 (6" IN W)	(EXIST)
SSCO#1, ADA COMPLIANT LID RIM=4878.69 IE=4875.20 (4" OUT N)	
SSCO#2, ADA COMPLIANT LID RIM=4878.69 IE=4875.20 (6" OUT N)	
SSCO#3, TRAFFIC RATED LID RIM=4878.63 IE=4872.73 (6" IN S) IE=4872.73 (6" OUT N)	
SSCO#4, RIM=4879.17 IE=4872.31 (6" IN S) IE=4872.31 (6" OUT E)	
SSCO#5, RIM=4879.18 IE=4872.23 (6" IN W) IE=4872.23 (6" OUT E)	

N

SCALE: 1"=20'

GENERAL UTILITY NOTES

1. ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
2. ALL UTILITY STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, ETC.
3. ALL UTILITY STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
4. PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TON CONSTRUCT THE INFRASTRUCTURE DEPICTED.
5. ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR.
6. PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
7. ALL SANITARY SEWER PIPING SHALL BE PVC UNLESS DENOTED OTHERWISE. ALL PVC SEWER PIPE SHALL BE SDR-35 CONFORMING TO ASTM D3034.
8. ALL WATER PIPING DENOTED AS PVC SHALL CONFORM TO ASTM D1785, SCHEDULE 40.
9. ALL SANITARY SEWER MUST MEET THE REQUIREMENTS OF THE CITY OF CEDAR HILLS PUBLIC IMPROVEMENT STANDARDS AND TIMPANOGOS SPECIAL SERVICES DISTRICT STANDARDS

SEWER CONSTRUCTION NOTES

1. POINT OF CONNECTION; CONNECT TO EXISTING CLEANOUT PER CITY OF CEDAR HILLS. CONTRACTOR SHALL NOT DISTURB EXISTING IMPROVEMENTS BEYOND THE CLEANOUT LOCATION, TO THE GREATEST EXTENT FEASIBLE. IF SANITARY SEWER SERVICE DOES NOT EXIST, CONTRACTOR SHALL REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION.
2. INSTALL 1000 GALLON DURACRETE PRE-CAST CONCRETE GREASE INTERCEPTOR PER TIMPANOGOS SPECIAL SERVICES DITRICT DRAWING D10/SHT C6.0; INVERT AND RIM ELEVATIONS AS NOTED IN THE SANITARY SEWER STRUCTURE TABLE. CONSTRUCT CONCRETE SLAB AT GREASE INTERCEPTOR PER DETAIL 8/SHT C5.1. REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR SIZE, TYPE AND VENDOR. PROVIDE VENT LINE; REFER TO ALL PLUMBING PLANS FOR ADDITIONAL INFORMATION.
3. INSTALL SANITARY SEWER CLEANOUT PER DETAIL 9/SHT C5.0; RIM AND INVERT ELEVATIONS AS NOTED IN THE STRUCTURE TABLE.
4. APPROXIMATE LOCATION OF CONNECTION TO BUILDING, INSTALL SANITARY SEWER CLEANOUT PER DETAIL 9/SHT C5.0. RIM AND INVERTS PER STRUCTURE TABLE. CONTRACTOR SHALL VERIFY FINAL INVERT ELEVATION, HORIZONTAL/VERTICAL LOCATION, AND SIZE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
5. INSTALL SAMPLING MANHOLE PER TIMPANOGOS SPECIAL SERVICES DISTRICT DRAWING D7/SHT C6.0.
6. INSTALL SEWER LATERAL; SDR-35 PVC CONFORMING TO ASTM D3034. PIPE SIZE, LENGTH, AND SLOPE PER PLANS

WATER CONSTRUCTION NOTES

1. CONNECT TO EXISTING 1.5" DOMESTIC WATER SERVICE. CONTRACTOR SHALL VERIFY IF EXISTING WATER METER AND SERVICE EXISTS AND REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION. INSTALL 1.5" DOMESTIC WATER METER PER CITY OF CEDAR HILLS. CONTRACTOR SHALL COORDINATE WITH WATER PURVEYOR PRIOR TO CONSTRUCTION.
2. INSTALL 70 LF 1.5" PVC DOMESTIC WATER SERVICE.
3. CONNECT TO EXISTING 1.5" IRRIGATION WATER SERVICE. INSTALL 1" IRRIGATION WATER METER PER CITY OF CEDAR HILLS. CONTRACTOR SHALL VERIFY IF EXISTING WATER METER AND SERVICE EXISTS AND REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH WATER PURVEYOR PRIOR TO CONSTRUCTION.
4. INSTALL 3/4" IRRIGATION WATER REDUCED PRESSURE BACKFLOW PER CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS. ABOVE GROUND RP BACKFLOW SHALL BE ENCLOSED IN SUITABLE ENCLOSURE. ENCLOSURE SHALL BE HEATED AND INSULATED WITH HINGED LOCKABLE WHICH EXPOSES TOP AND FRONT OF RP BACKFLOW. ENCLOSURE SHALL BE EQUIPPED WITH A SCREENED DRAINAGE PORT AT THE BASE AND FLEXIBLE FLAPS TO PREVENT DRAFTS. CONTRACTOR SHALL COORDINATE INSTALLATION OF 120 VOLT, SINGLE PHASE, 15 AMP GROUND FAULT INTERRUPTING RECEPTACLE (UL STANDARD 943, N.E.M.A. 3R) WITH ELECTRICAL PLANS, INCLUDING CONDUIT ROUTING TO FACILITIES.
5. APPROXIMATE LOCATION OF DOMESTIC WATER CONNECTION TO BUILDING. COORDINATE SERVICE LOCATION, CONDUIT(S) SIZE AND CONTRACTOR SCOPE OF WORK WITH MEP PLANS/PURVEYOR PRIOR TO CONSTRUCTION.
6. INSTALL IRRIGATION SERVICE STUB.

DRY UTILITIES CONSTRUCTION NOTES:

1. APPROXIMATE LOCATION OF CONDUIT FOR UNDERGROUND POWER SERVICE LINE. CONTRACTOR SHALL COORDINATE SERVICE LOCATION, CONDUIT(S) SIZE AND CONTRACTOR SCOPE OF WORK WITH PURVEYOR PRIOR TO CONSTRUCTION.
2. APPROXIMATE LOCATION OF POWER CONNECTION TO BUILDING. COORDINATE SERVICE LOCATION, CONDUIT(S) SIZE AND CONTRACTOR SCOPE OF WORK WITH PURVEYOR PLANS PRIOR TO CONSTRUCTION.
3. APPROXIMATE LOCATION OF PROPOSED TRANSFORMER. CONTRACTOR SHALL COORDINATE SERVICE STUB LOCATION, CONDUIT(S) SIZE, AND CONTRACTOR SCOPE OF WORK WITH PURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH PURVEYOR REGARDING CONNECTION REQUIREMENTS. COORDINATION WITH PURVEYOR SHALL BE DONE PRIOR TO CONSTRUCTION.
4. APPROXIMATE LOCATION OF DATA/COMM/TELEPHONE. CONTRACTOR TO INSTALL (1)-2" CONDUIT WITH PULL TAPE; CONTRACTOR TO COORDINATE SCOPE OF WORK WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.
5. APPROXIMATE LOCATION OF DATA/COMM/TELEPHONE CONNECTION TO BUILDING. REFER TO MEP PLANS FOR FINAL LOCATION.
6. APPROXIMATE POINT OF CONNECTION LOCATION; CONTRACTOR TO COORDINATE SERVICE LOCATION AND SCOPE OF WORK WITH MEP AND PURVEYOR PRIOR TO CONSTRUCTION.

UTILITY CROSSING TABLE

#	BOTTOM UTILITY	TOP	TOP UTILITY	INVERT	CLEAR
1	DOMESTIC WATER	±2576.60	TELE/DATA/COMM	±2577.80	±1.2'
2	DOMESTIC WATER	±2576.60	ELECTRICAL	±2577.60	±1.0'
3	STORM DRAIN	±4874.60	TELE/DATA/COMM	4877.80	±3.2'
4	STORM DRAIN	±4874.59	ELECTRICAL	±4877.60	±3.01'
5	STORM DRAIN	±4874.54	DOMESTIC WATER	±4876.60	±2.06'

UTILITY CROSSING NOTE
CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

UTILITY PROTECTION NOTE
APPROXIMATE LOCATION OF EXISTING GAS SERVICE IS SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE UNTIL EXISTING GAS SERVICE LOCATION HAS BEEN CONFIRMED. CONTRACTOR SHALL HAVE ALL GAS AND POWER SERVICES LOCATED PRIOR TO CONSTRUCTION.

UTILITY POTHOLING NOTE
THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, LLC. OF ANY CONFLICTS.

UTILITY CONFLICT NOTE:
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UTILITY LOCATION NOTE:
WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.

UTILITY CROSSING NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

WATER CONNECTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE WATER STUB EXISTS. CONTRACTOR SHALL POTHOLE AND VERIFY STUB PRIOR TO PERFORMING ANY WORK IN THE RIGHT-OF-WAY. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT TO MAIN LINE CONNECTION.

SEWER CONNECTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SANITARY SEWER CONNECTION EXISTS. IF NOT CONTRACTOR SHALL CONNECT TO EXISTING SEWER MAIN LINE PER CITY STANDARDS. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT TO MAIN LINE CONNECTION.

UTILITY CROSSING NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTION HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

No.	Date	By	Ckd.	Appr.	Revision

Title: UTILITY PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Medina STATE OF UTAH 06/18/2025

Scale: Horizontal 1" = 20' Vertical N/A

Designed EMM | Drawn EMM | Checked AEM | Approved AEM | Date 06/18/25

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

Job Number 23689
Sheet C4.1

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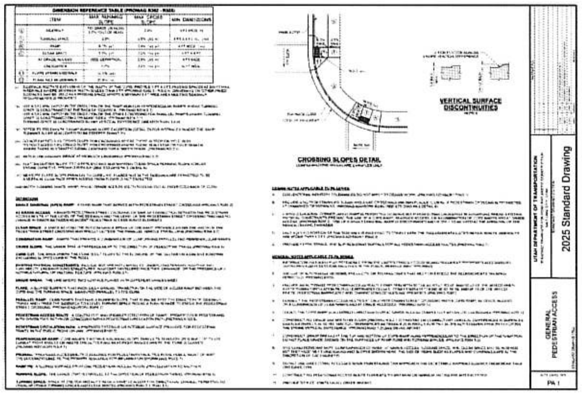
811 Know what's below. Call before you dig. Dial 811

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



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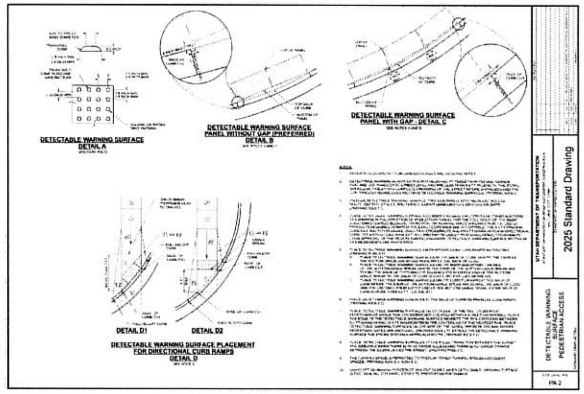

2 C5.0 DETECTABLE WARNING
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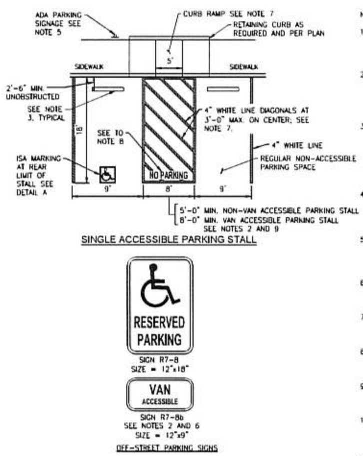
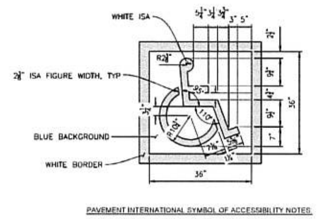


NOTES:

1. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
2. THE FIRST ONE OUT OF EVERY SIX ACCESSIBLE OFF-STREET ACCESSIBLE PARKING STALLS, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R7-8 PLAQUE.
3. IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.
4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES DESIGNED TO NOT EXCEED 1.5% IN ANY DIRECTION (CONSTRUCTED SURFACES SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION).
5. WHERE PLAQUE R7-8, OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OF PLAQUE SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE. SEE DETAIL 11 ON SHEET 11 OF 20.
6. CURB RAMPS SHALL BE AS REFERENCED PER PLAN AND SHALL BE CONSTRUCTED COMPLYING WITH DETAIL 2 ON SHEET 11 OF 13.
7. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE VISIBILITY ISSUES WITH WHITE MARKINGS.
8. THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" TALL AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
9. ALL SINGLE SPACE ACCESSIBLE PARKING SPACES SHALL PROVIDE, THE LOADING AND UNLOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE.
10. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R7-8. VAN ACCESSIBLE PLAQUE SHALL BE R7-8A OF THE M.U.T.C.D. AND INSTALLED IN CONFORMANCE WITH DETAIL 10 ON SHEET 10 OF 13.

NOTE: ISA = INTERNATIONAL SYMBOL OF ACCESSIBILITY

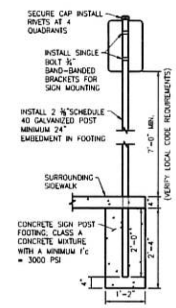
3 C5.0 ACCESSIBLE PARKING
SCALE: NTS



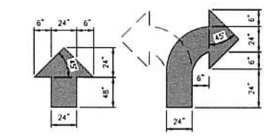
PAVEMENT INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES:

A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
B. BOTTOM OF SYMBOL TO BE LOCATED FLUSH WITH ACCESS DRIVE, CENTERED ON PARKING SPACE.
C. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

4 C5.0 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE: NTS

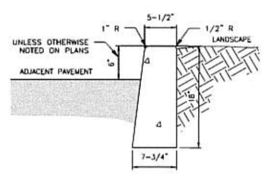


5 C5.0 SIGN POST
SCALE: NTS

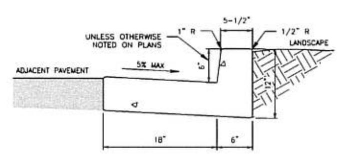


DETAIL NOTES:
APPLY 2 COATS OF CHLORINATED RUBBER-TYPE TRAFFIC-LANE MARKING PAINT OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE PLAN. PAINT AS REQUIRED BY CITY CODE.

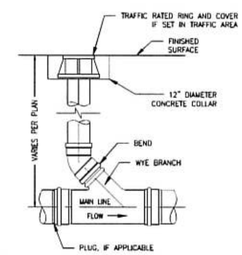
6 C5.0 TRAFFIC MARKINGS
SCALE: NTS



7 C5.0 ONSITE BARRIER CURB (PRIVATE)
SCALE: NTS



8 C5.0 ONSITE CURB & GUTTER (PRIVATE)
SCALE: NTS



CONSTRUCTION NOTES:

1. RING AND ACCESS COVER SHALL BE H20 TRAFFIC RATED AND DUCTILE OR CAST IRON CASTING.
2. RING AND COVER SHALL BE SET FLUSH WITH FINISHED SURFACE.
3. ALL PIPE/FITTING SHALL CONFORM TO SPECIFICATIONS ON UTILITY SHEET(S).

9 C5.0 CLEANOUT
SCALE: NTS

No.	Date	By	Ckd	Appr.	Revision

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

For: DUTCH BROS

PROFESSIONAL ENGINEER No. 13300449-2202 STATE OF UTAH 06/18/2025

Scale: Horizontal N/A Vertical N/A

Designed EWM
Drawn EWM
Checked KEM
Approved KEM
Date 06/18/25

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

Job Number 23689
Sheet C5.0

P:\23000s\23689\engineering\23689-D.dwg 6/12/2025 3:11 PM SLOPEZ

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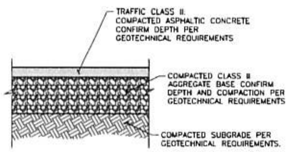
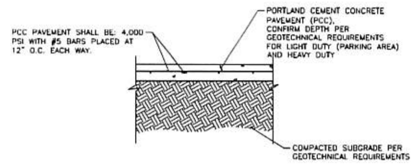
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



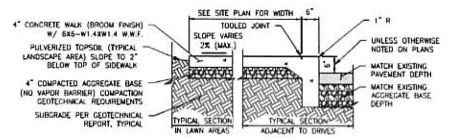
NOTE:
ALL ASPHALTIC PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

1 / C5.1 ASPHALT PAVING SECTION (PRIVATE)
SCALE: NTS



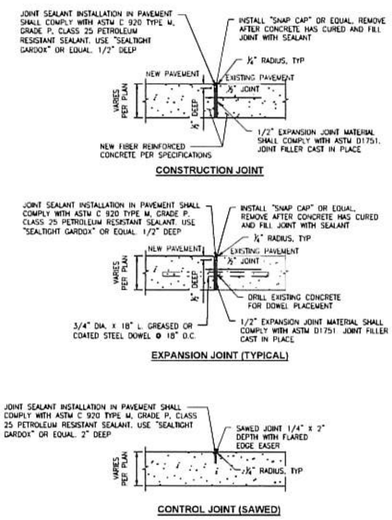
NOTE:
ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

2 / C5.1 CONCRETE PAVING SECTION (PRIVATE)
SCALE: NTS

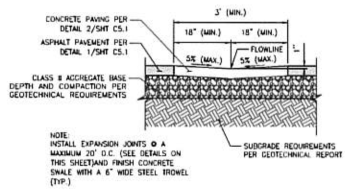


NOTES:
A. SIDEWALKS VARY IN WIDTH. CONTROL JOINTS TO BE PLACED AT SPACING EQUAL TO SIDEWALK WIDTH, REFER TO DETAIL 4 ON THIS SHEET.
B. PROVIDE EXPANSION JOINTS AT 28' TO 30' O.C. MAXIMUM, SEE DETAIL 4 ON THIS SHEET.
C. WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 3/8" X 4" IMPREGNATED FIBERBOARD.
D. ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORTS.

3 / C5.1 ONSITE SIDEWALK (PVT)
SCALE: NTS

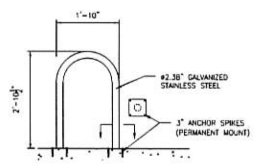


4 / C5.1 CONCRETE JOINTING
SCALE: NTS

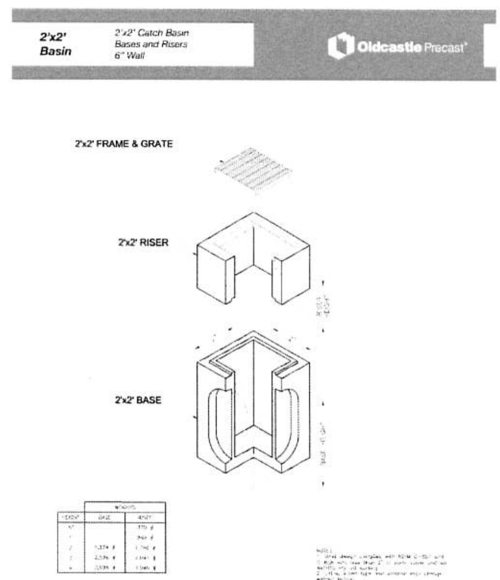


NOTE:
INSTALL EXPANSION JOINTS @ A MAXIMUM 20' O.C. (SEE DETAILS ON THIS SHEET) AND FINISH CONCRETE SWALE WITH A 6" WIDE STEEL TROWEL (TYP.)

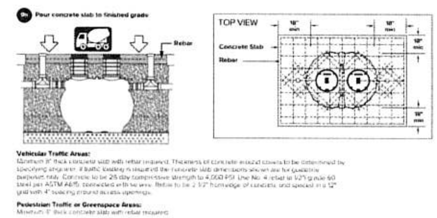
5 / C5.1 CONCRETE SWALE
SCALE: NTS



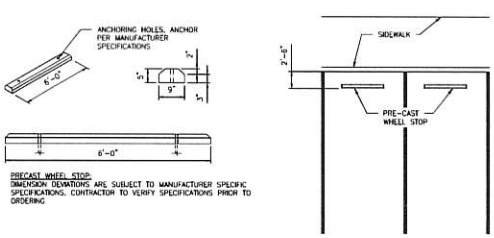
6 / C5.1 MADRAX U-LINE BIKE RACK
SCALE: NTS



7 / C5.1 PRE-CAST CATCH BASIN
SCALE: NTS

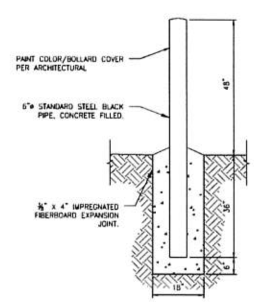


8 / C5.1 GREASE INTERCEPTOR CONCRETE SLAB
SCALE: NTS



PRECAST WHEEL STOP:
DIMENSION DEVIATIONS ARE SUBJECT TO MANUFACTURER SPECIFIC SPECIFICATIONS. CONTRACTOR TO VERIFY SPECIFICATIONS PRIOR TO ORDERING

9 / C5.1 PRE-CAST WHEEL STOP
SCALE: NTS



GUARD POST DETAILS
1. CONSTRUCTED OF STEEL NOT LESS THAN 4" INCHES IN DIAMETER AND FILLED WITH CONCRETE.
2. SPACED NOTE MORE THAN 48" INCHES ON CENTER BETWEEN POSTS
3. SET NOT LESS THAN 36" INCHES DEEP IN A CONCRETE FOOTING NOT LESS THAN 15" INCHES IN DIAMETER.
4. SET WITH THE TOP OF THE POSTS NOT LESS THAN 36" ABOVE GROUND.
5. LOCATED NOT LESS THAN 24" FROM THE PROTECTED OBJECT.
6. PAINT PER OWNER SPECIFICATIONS

MENU BOLLARD DETAILS
1. INCLUDE (2) 6" BOLLARDS BEFORE EACH IN-LANE DT MENU BOARD, REFER TO SITE PLAN.
2. LOCATED 10" O.C. FROM EDGE OF RAISED CONCRETE MEDIAN.
3. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR BOLLARD SLEEVE DETAILS AND ADDITIONAL INFORMATION.

10 / C5.1 GUARD POST
SCALE: NTS

No.	Date	By	Ckd	Appr.	Revision

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 STATE OF UTAH 06/16/2025

Scale: Horizontal N/A, Vertical N/A
Designed EMW
Drawn EMW
Checked AEM
Approved AEM
Date 06/18/25

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

Job Number 23689
Sheet C5.1

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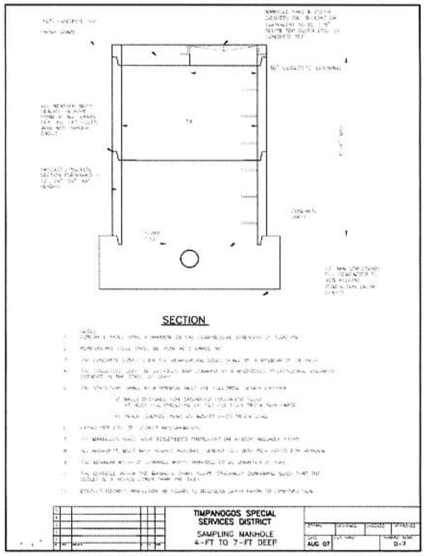
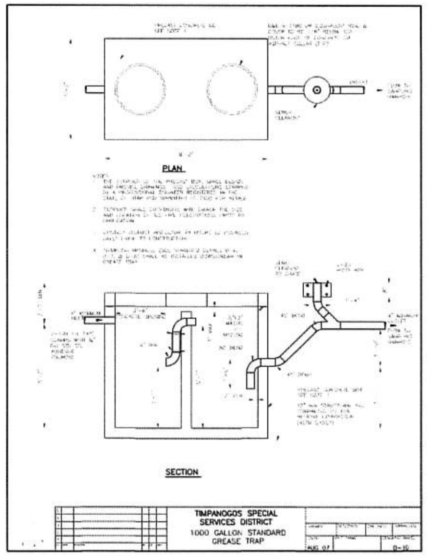
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT





No.	Date	By	Ckd.	Appr.	Revision

Title: AGENCY DETAILS
4773 W. CEDAR HILLS DR,
CEDAR HILLS, UT 84062

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Marino STATE OF UTAH 06/18/2025

Scale: Horizontal N/A Vertical N/A

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 06/18/25

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

Job Number 23689
Sheet C6.0

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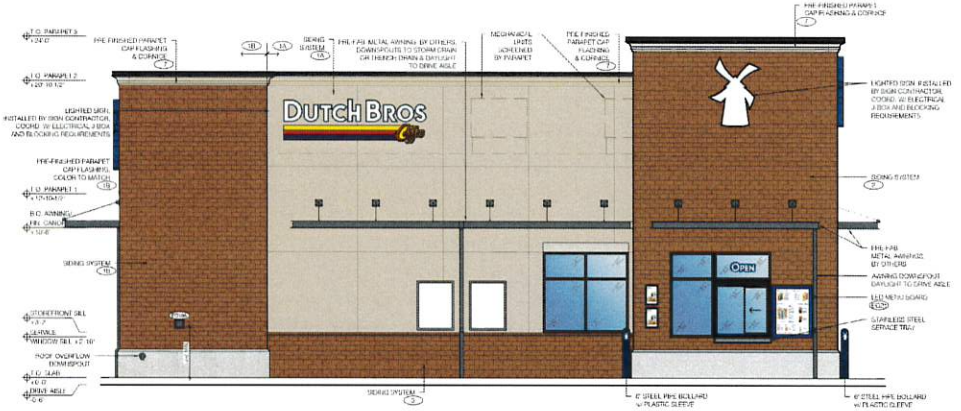
EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: SW6099 - SAND DOLLAR
1B	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
1C	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: SW6068 PAGER WHITE
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.
	BRICK SILL	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD.	COLOR: PER MFR. SLOPED ROWLOCK
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	BRICK	COMMERCIAL BRICK CORPORATION	THIN BRICK - WEATHERFORD	COLOR: PER MFR.
MISC.				
7	PARAPET CAPS	WESTERN STATES METAL ROOFING	-	COLOR: MATTE BLACK
8	STOREFRONT	KAWNEER, OR SIM.	-	COLOR: DARK BRONZE

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS, COLOR: BLDG DB DARK GRAY



4 NORTH ELEVATION - DRIVE-THRU WINDOW

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

3 EAST ELEVATION

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

2 SOUTH ELEVATION - WALK-UP WINDOW

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

1 WEST ELEVATION

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

DUTCH BROS Coffee

GNICH ARCHITECTURE STUDIO

1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM

XX.XX.XX

Project No: UT0901

Dutch Bros Coffee - New Freestanding Store
SEC W Cedar Hills Drive & N 4800 W
Cedar Hills, UT 84062
For: Dutch Bros Coffee
110 SW 4th Street
Grants Pass, OR 97526

DB2550-A1

ISSUED FOR DESIGN
REVIEW: 03.12.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.1

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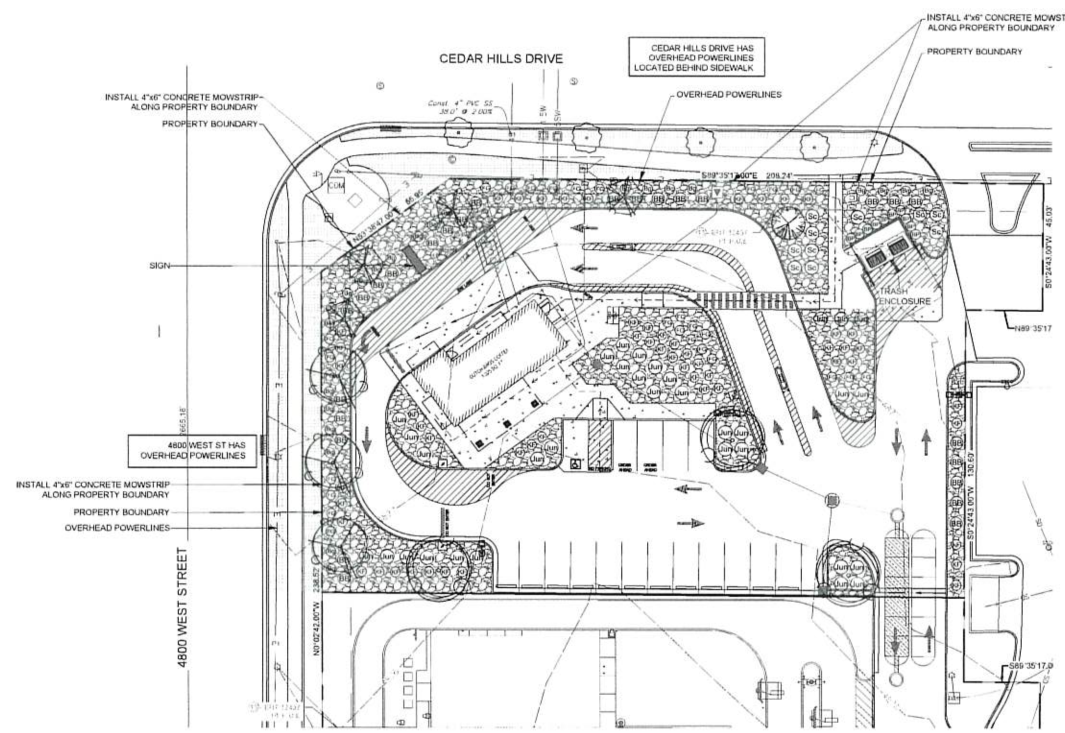
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

LANDSCAPE LEGEND

EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION

EXISTING LANDSCAPING TO BE RETAINED



N

SCALE: 1"=20'

PROJECT DATA

NAME:	DUTCH BROS COFFEE - UT0901 - CEDAR HILLS, UT
LOCATION:	4773 W. CEDAR HILLS DR, CEDAR HILLS, UT 84062
APN #:	65-434-0001
EXISTING USE:	UNDEVELOPED/VACANT LAND
PROPOSED USE:	DRIVE THROUGH COFFEE SHOP
EXISTING ZONING:	SC-1 COMMERCIAL
PROPOSED ZONING:	SC-1 COMMERCIAL
PROJECT AREA:	33,458 SF (0.77 AC)
GROSS PROJECT AREA:	36,055 SF (0.83 AC)
PARCEL AREA:	64,331 SF (1.48 AC)
PARKING SPACES REQUIRED:	4 SPACES
PARKING SPACES PROVIDED:	1 ADA PARKING - VAN ACCESSIBLE 17 REGULAR PARKING TOTAL 18 STALLS

PROJECT SUMMARY COVERAGE:		
BUILDINGS (INCLUDING TRASH):	±1,265 SF	(3.5%)
PARKING AND MANEUVERING:	±18,181 SF	(50.4%)
WALKWAYS:	±2,525 SF	(7.0%)
LANDSCAPE:	±10,063 SF	(27.9%)
EX WALKWAYS:	±207 SF	(0.6%)
EX DRIVEWAY	±1,217 SF	(3.4%)
OFFSITE:		
PRIVATE ACCESS ROAD:	±2,160 SF	(6.0%)
LANDSCAPE:	±437 SF	(1.2%)
	±36,055 SF	(100.0%)

LANDSCAPE REQUIREMENTS

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

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
	TREES:				
	PYRUS CALLERYANA 'CAPITAL' / FLOWERING PEAR	2.5" CAL B & B	AS SHOWN	4	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
	GLEDITSIA TRI. INERMIS 'SKYLINE' / THORNLESS HONEYLOCUST	2.5" CAL B & B	AS SHOWN	3	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
	ZELKOVA SERRATA 'WIRELESS' / JAPANESE ZELKOVA	1.5" CAL B & B	AS SHOWN	3	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
	PICEA PUNGENS 'HOOPSII' / COLORADO BLUE SPRUCE	8' HT. B & B	AS SHOWN	1	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, SINGLE UN-CUT LEADER
	SHRUBS:				
FG	PENNISETUM ALOP. 'HAMELN' / FOUNTAIN GRASS	1 GAL	AS SHOWN	29	FULL AND BUSHY
BB	EUONYMUS ALATA 'COMPACTA' / DWARF BURNING BUSH	1 GAL	AS SHOWN	26	FULL AND BUSHY
KF	CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	AS SHOWN	55	FULL AND BUSHY
Bg	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	AS SHOWN	22	FULL AND BUSHY
BP	JUNIPERUS CHINENSIS 'BLUE POINT' / UPRIGHT JUNIPER	4' HT.	AS SHOWN	10	FULL AND BUSHY
	LOW-GROWING SHRUBS:				
Jun	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / JUNIPER	1 GALLON	AS SHOWN	27	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
Sc	JUNIPERUS SABINA 'SCANDIA' / JUNIPER	1 GALLON	AS SHOWN	13	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
	ROCK MULCH. 2"-3" DEPTH 1-INCH OQUIRRH CLEAR CRUSHED ROCK. INSTALL OVER WEED BARRIER FABRIC METAL STAPLES AT ENDS AND SIDES OF FABRIC				

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

For: DUTCH BROS Coffee

State of Utah Licensed Landscape Architect No. 290534-6301

Scale: Horizontal 1" = 20' Vertical N/A

Designed JMV Drawn JMV Checked JMV Approved JMV Date 02/28/25

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

Job Number 23689
Sheet LP-1

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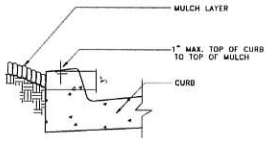
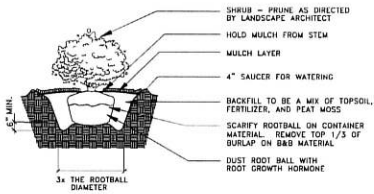
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

GENERAL
A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
PRODUCTS
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 250 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE BEEN SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
D. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENSIM, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
E. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
1. STAKES: 8' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
METHODS
A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC_e), LIME, SODIUM ADSORPTION RATIO (SAR_e) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING
a. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 S.F.
ii. 10-10-10 FERTILIZER (OR SIMILAR ORGANIC SLOW-RELEASE): 10 LBS. PER CU. YD.
iii. 'CLAY BUSTER' OR EQUAL, USE MANUFACTURER'S RECOMMENDED RATE.
iv. IRON SULFATE: 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES: TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HIGH WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES
a. #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
b. 36"-48" BOX TREES THREE STAKES PER TREE
c. OVER 48" BOX TREES GUY AS NEEDED
d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIOD WILL COMMENCE.
K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

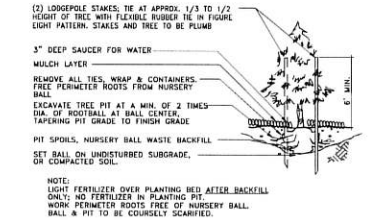


MULCH AT CURB DETAIL
NOT TO SCALE



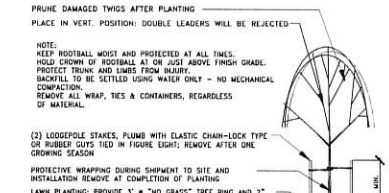
NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.
CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL
NOT TO SCALE



NOTE:
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT.
WORK PERIMETER ROOTS FREE OF NURSERY BALL.
BALL & PIT TO BE COURSELY SCARIFIED.

EVERGREEN TREE PLANTING/STAKING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING/STAKING DETAIL
NOT TO SCALE

Title: LANDSCAPE NOTES AND DETAILS
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

State of Utah — Licensed Landscape Architect — No. 290234-5301

Scale: Horizontal N/A, Vertical N/A
Designed: JMV
Drawn: JMV
Checked: JMV
Approved: JMV
Date: 02/28/25

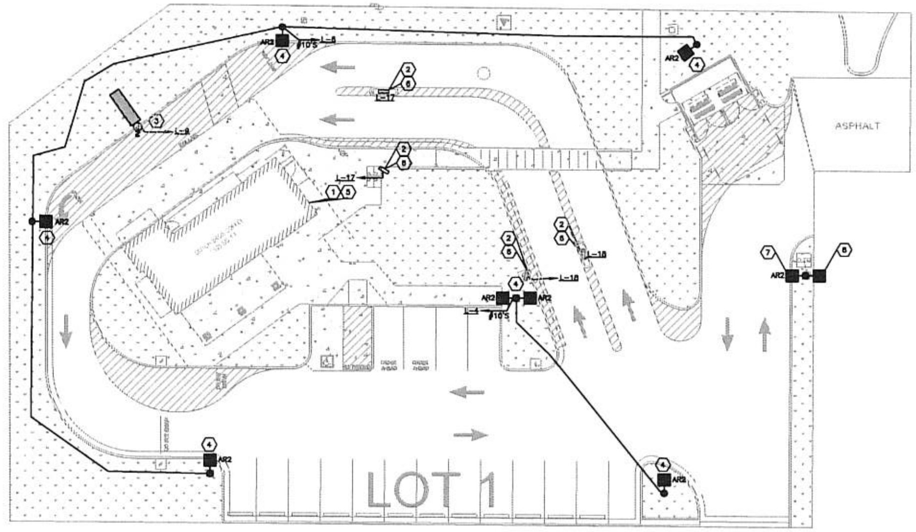
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number: 23689
Sheet: LP-2

P:\23000s\23689\engineering\23689-Layout 4/17/2025 4:17 PM JWALEY

KEYED NOTES

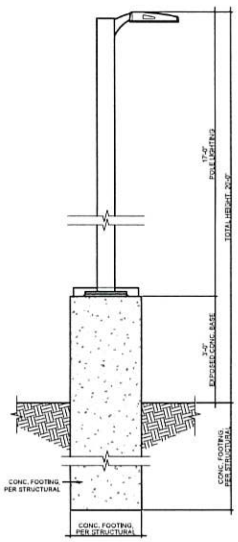
1. LOCATION OF UTILITY METER DISCONNET SWITCH AND CT CABINET. REFER TO "RISER DIAGRAM" ON SHEET E3.01.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS/DIMENSIONS FOR GC TO MATCH. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
3. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENTATIVE PRIOR TO ROUGH-IN. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
4. PARKING LOT FIXTURES TO DIM TO 40% WHILE NOT OCCUPIED AND SET TO FULL BRIGHTNESS WHILE IN USE.
5. LOCATION OF CABLE INTERNET DEMARC
6. PROVIDE 2" CONDUIT W/ PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE . COORDINATE W/ SIGN MANUFACTURER.
7. EC TO PROVIDE NEW LIGHT FIXTURE ON EXISTING POLE. EC TO PROVIDE ELECTRICAL CONNECTION TO CIRCUIT FEEDING EXISTING LIGHT FIXTURE.
8. EXISTING LIGHT FIXTURE TO REMAIN.



(1) ELECTRICAL SITE PLAN

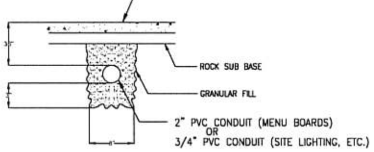
1/16" = 1'-0"

PLAN NORTH



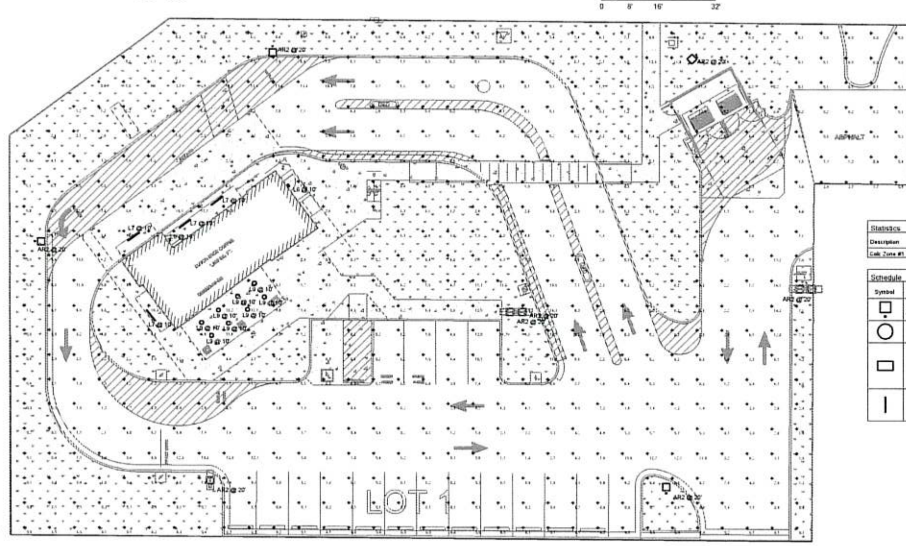
(4 / E0.01) LIGHT POLE DETAIL

SCALE: N.T.S.



(3 / E0.01) TRENCHING DETAIL

SCALE: N.T.S.



(2) SITE PHOTOMETRIC PLAN

1/16" = 1'-0"

PLAN NORTH

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.2 fc	23.3 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	AR2	8	KIM LIGHTING	AR2-54L-560-3K7-1	AR2	1	10671	1	88.73
○	L9	8	DMF LIGHTING	DRD5S-4R-10930	DRD5S-4R-10930	1	1015	0.93	11.8
▭	L6	2	RAB LIGHTING INC.	WPLED26-WPLED26/D10 (WALLPACK) - ALED26-ALED26/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	1	3474	0.93	30
|	L7	4	Self	WPLED26-WPLED26/D10 (WALLPACK) - ALED26-ALED26/D10 (AREA LIGHTER)	CROWN-L90-277V 830_BA110	1	4200	0.93	40

DUTCH BROS Coffee

GNICH ARCHITECTURE STUDIO

AN OREGON LIMITED LIABILITY COMPANY

1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM

XX.XX.XX

Project No: UT0901

Dutch Bros Coffee - New Freestanding Store
SEC W Cedar Hills Drive & N 4800 W
Cedar Hills, UT 84062
For: Dutch Bros Coffee
110 SW 4th Street
Grants Pass, OR 97526

DB2550-A1

ISSUED FOR DESIGN REVIEW: 03.12.2025

REV.	DATE:	DESCRIPTION:

SHEET NAME:

ELECTRICAL SITE PLAN & PHOTOMETRIC

SHEET NUMBER:

E0.01

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

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

c UL us LISTED

BAA

IDA

3000K and warmer CCTs only

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS LIGHTGRID®

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

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

ORDERING GUIDE

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	
		Equivalent AR-E35= 54L-560 AR-P35= 54L-560 AR-P70= 81L-700	**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			

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			

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

Notes:

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

ARA2

ARCHITECTURAL AREA/SITE

SPECIFICATIONS (CONTINUED)

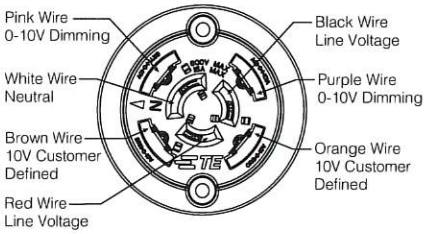
CONTROLS

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:
  1. Traditional on/off photoelectric control
  2. 5-pin wireless photoelectric control for added dimming feature
  3. 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 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

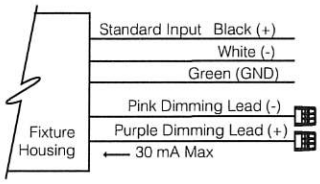
- LightGRID+ External Module,120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

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[1]/277[2]/BL[3]

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/277[2]/BL[3]

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

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

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

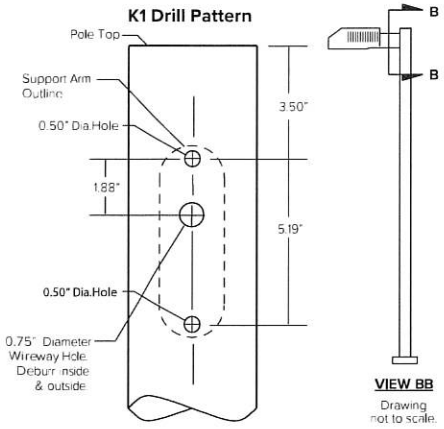
MOUNTING OPTIONS

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-2SB

Ordering example for square:

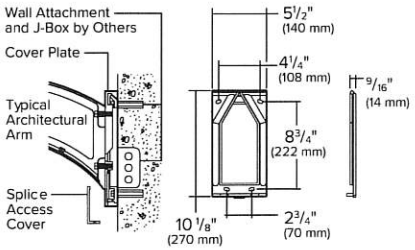
- 2 1A/ARA2/54L-500/35K8/3/CLR/**SQ**/UNV/BLT
- 1 SVSF-2SB

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

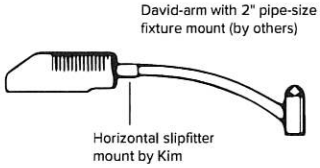
- A cast mounting plate of 356 alloy, low-copper (<0.6% Cu) aluminum, is mounted to the wall with bolts (by others). Fixture and arm are mounted to a cast 356 alloy aluminum cover plate before attaching to the wall mounting plate. The fixture-arm-cover plate assembly is hooked to the wall mounting plate, 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.



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%' 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.



DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

DELIVERED LUMENS

NO 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	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

ARA2

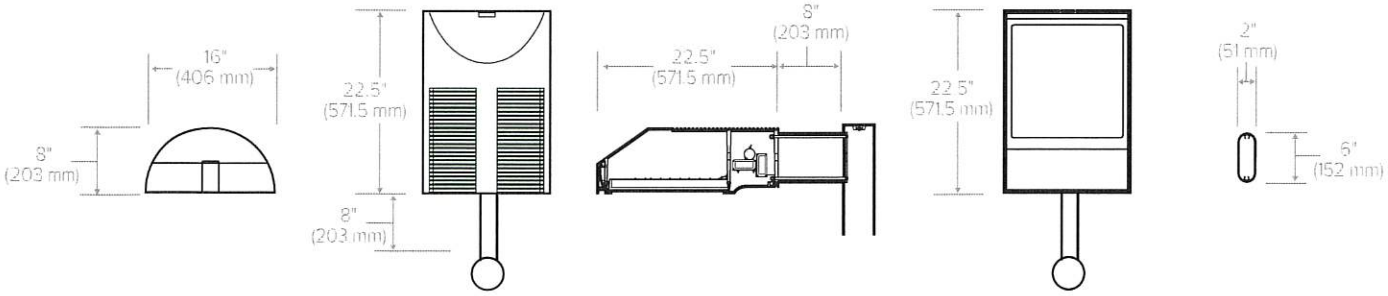
ARCHITECTURAL AREA/SITE

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



FRONT TOP SIDE BOTTOM ARM CROSS SECTION

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-1

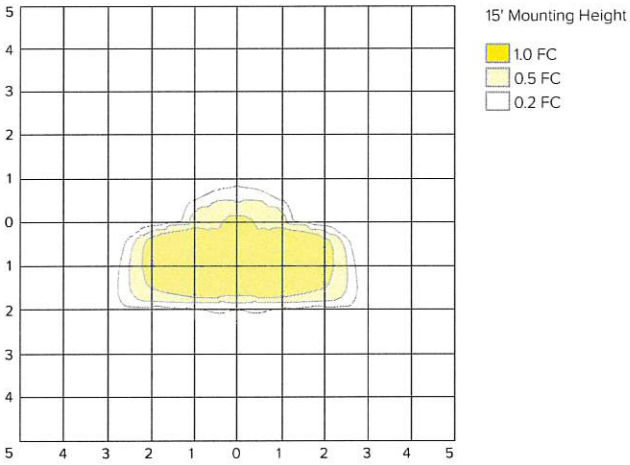
LUMINAIRE DATA

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

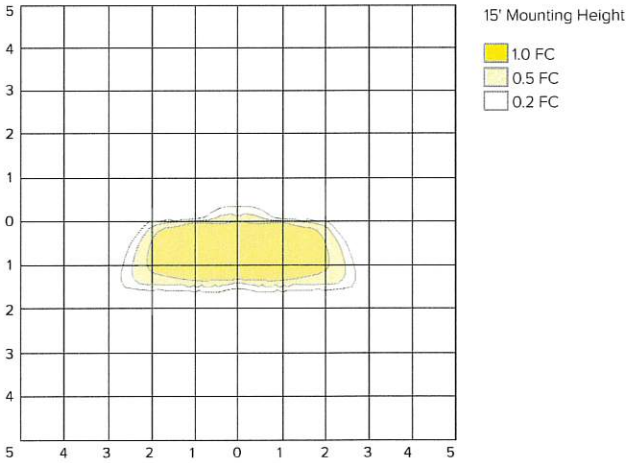
LUMINAIRE DATA

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

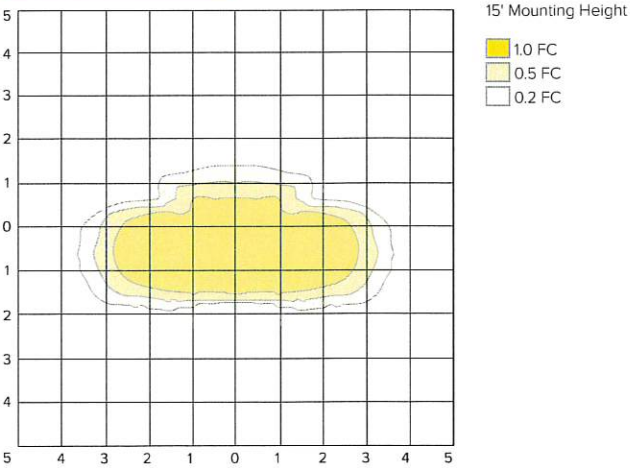
LUMINAIRE DATA

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

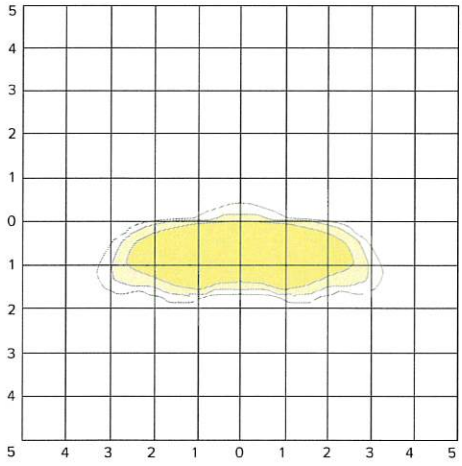
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



15' Mounting Height

1.0 FC
0.5 FC
0.2 FC

AR2-54L-750-4K7-3

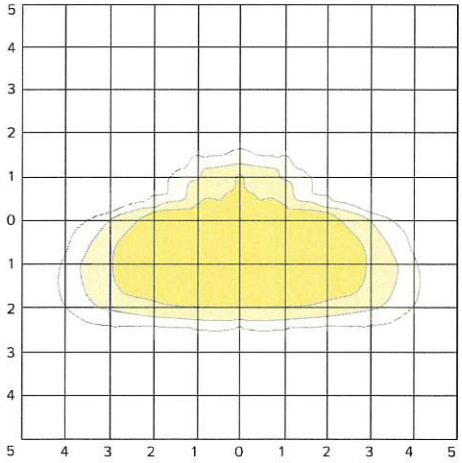
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



15' Mounting Height

1.0 FC
0.5 FC
0.2 FC

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

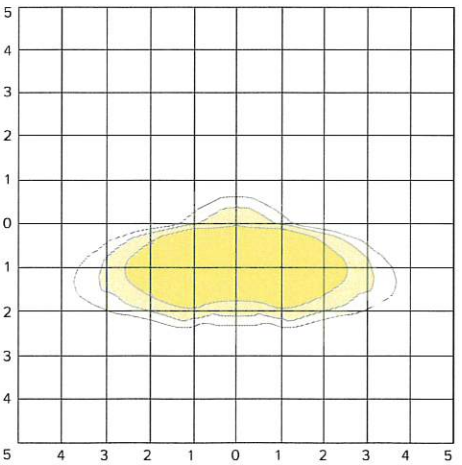
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



15' Mounting Height

1.0 FC
0.5 FC
0.2 FC

KIMLIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-4

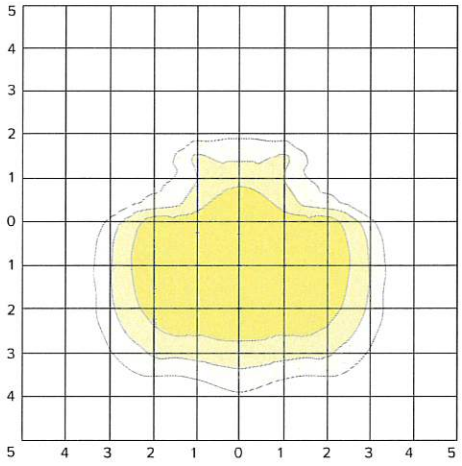
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

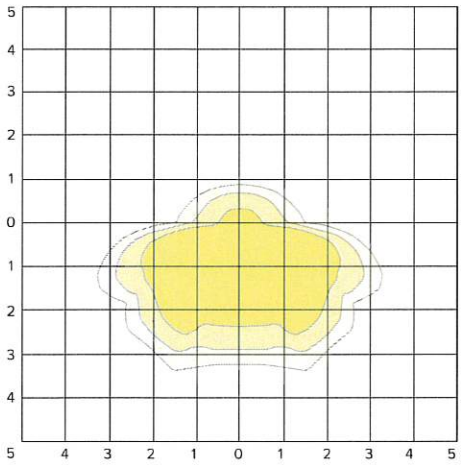
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

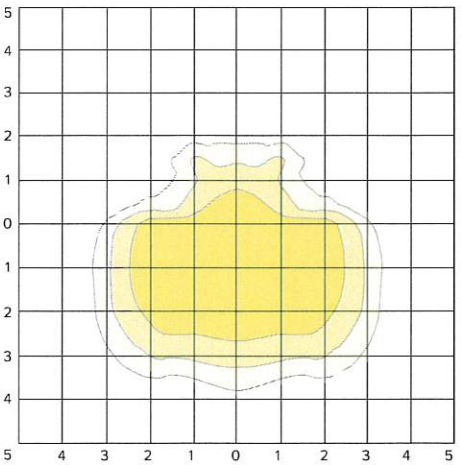
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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TYPE: PROJECT:

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ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

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

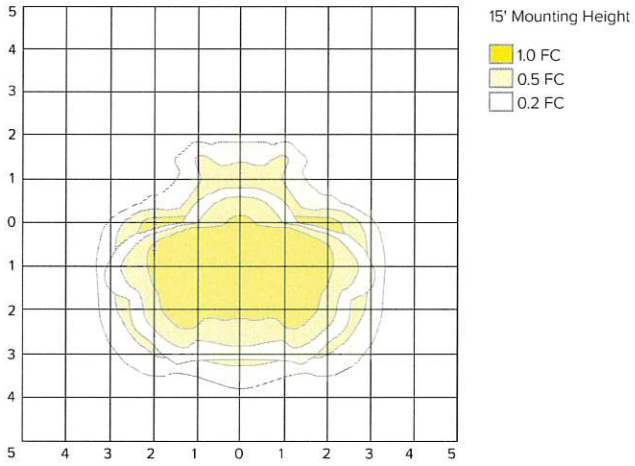
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

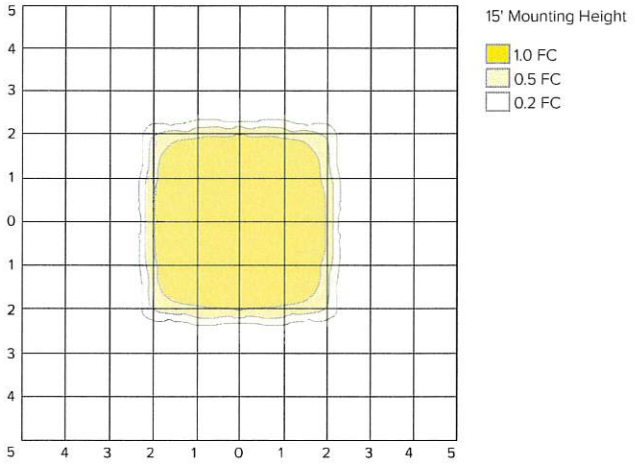
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

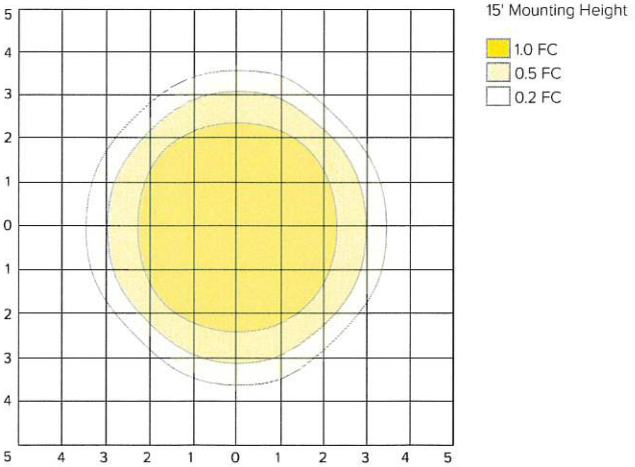
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-R

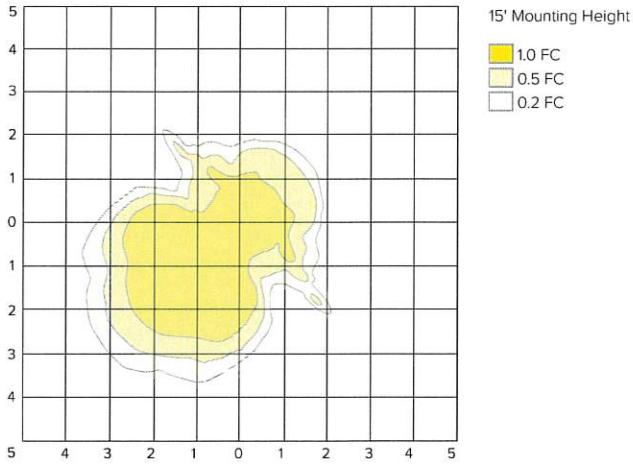
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



AR2-54L-750-4K7-L

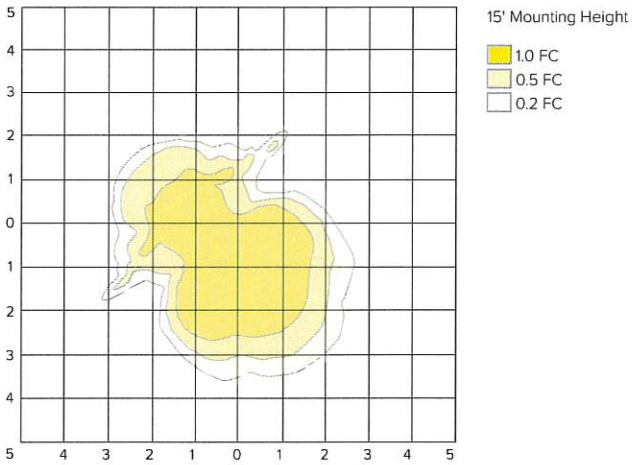
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

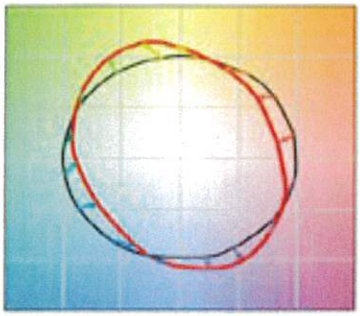
CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

TM-30 DATA

COLOR VECTOR GRAPHIC

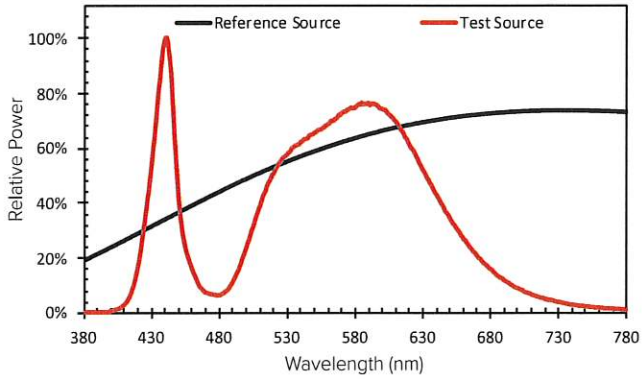


Reference Illuminant — Test Source

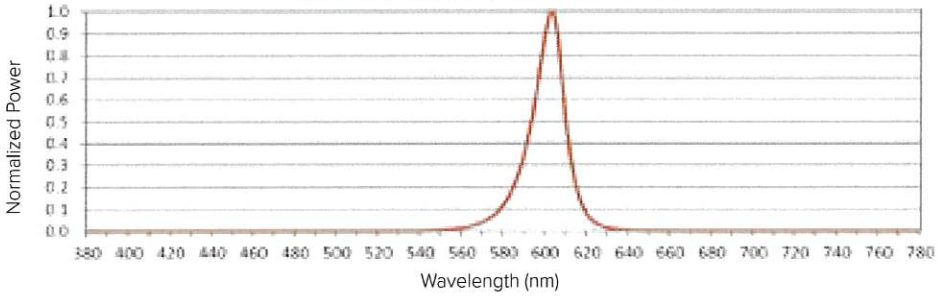
TEST SOURCE

R_f	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		

The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Sarah Sampson. Associate Planner
DATE:	August 5, 2025

SUBJECT:	Review/Recommendation and Public Hearing on 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:	Chandler Goodwin, City Manager

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. The Planning commission recommends additional signage added on the lot to indicate access.

Building and Architecture: During the initial review of the development project, the original elevations submitted included white crick with red signage and purple trim. Upon review, staff identified that these color schemes did not comply with current code requirements. In response, the developer submitted updated elevations for review and requested feedback. The updated plans still include white brick veneer, and bold red stucco, along with the purple accents. Staff recommends that the developer be required to submit additional revision to achieve full code compliance.

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.

Exterior 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:
Planning Commission and staff recommends the approval of the preliminary plan, subject to changes of the exterior elements to be code compliant, exterior lighting plan submittal, final engineering and zoning review required for final approval and recommend to City Council.

MOTION:
To approve/not approve preliminary plan 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:
-Exterior elevation updates
-Final engineering review
-Lighting Plan submittal and approval
-Zoning approval
{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- CURB RAMPS
- EXISTING STREET LIGHT
- PROPOSED SITE LIGHTING
- BUILDING ENTRANCE
- WHEEL STOP
- ACCESSIBLE PARKING SPACES
- BIKE RACK
- PROPOSED TRANSFORMER LOCATION
- PROPOSED WATER METER LOCATION
- PROPOSED GREASE INTERCEPTOR LOCATION
- NUMBER OF PARKING STALLS

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

A. REFER TO THE ACCESSIBILITY AND DIMENSIONING PLAN, SHEET SD1.1, FOR HORIZONTAL CONTROL INFORMATION AND JOINT DETAILING.

B. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, "COMING SOONISH" SIGNAGE, SEE DETAIL 9/SD2.1.

C. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.

D. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.

PARKING REQUIREMENTS

THE MUNICIPAL PARKING REQUIREMENTS FOR THIS PARCEL ARE:

BUILDING FOOTPRINT SQUARE FOOTAGE = 2,000 SQFT

MIN. 1 SPACE PER 100 SQFT 2,000/100 = 20 SPACES

DESIGNER NOTE: JIB PREFERENCE IS TO PROVIDE A MINIMUM 1 SPACE PER 100 SQFT BUILDING. COORDINATE WITH JIB CONSTRUCTION MANAGER FOR CONFIRMATION.

TOTAL PARKING REQUIRED

ACCESSIBLE PARKING PROVIDED:	2 SPACES MINIMUM
STANDARD PARKING PROVIDED:	26 SPACES PARKING
PROVIDED:	28 SPACES TOTAL

LEGAL DESCRIPTION

LOT 4, A & B SUBDIVISION, 5TH AMENDMENT

BASIS OF BEARING

BEARINGS ARE BASED ON .....

BENMARK

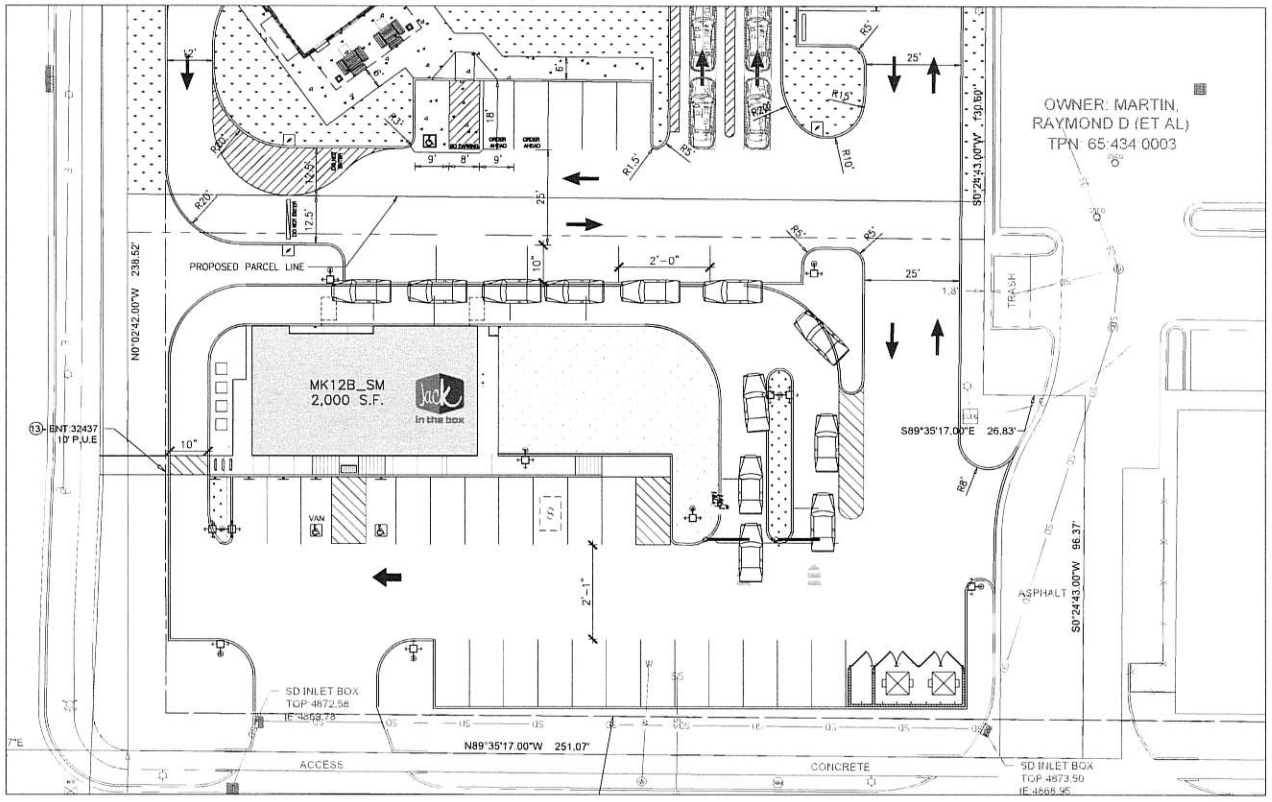
BENCHMARK: CITY OF .....

PAVING SECTION THICKNESS

PAVEMENT AREA	THICKNESS OF ASPHALT PAVING	THICKNESS OF CLASS II AGGREGATE BASE	THICKNESS OF CONCRETE PAVING
VEHICLE PARKING			
MAIN AISLES			
DRIVE-THRU LANE			SEE NOTE

NOTES:

1. CONCRETE PAVING TO BE REINFORCED W/ 6x6 – W1.4xW1.4 W.W.M. AT MID DEPTH, TYPICAL, UNLESS OTHERWISE NOTED.
2. SEE SOILS REPORT UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.



1 SITE PLAN

SCALE: 1" = 15'

CALL STATE UTILITY NOTIFICATION CENTER
1-000-000-0000
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

VIZUAL ARCHITECTURE
400 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 76201
OFFICE: 214-799-1755

STATE OF UTAH
JOHNNY LAWORES
No. 14216049-6301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: JI 335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

SITE PLAN

MK12C_SM
SD1.0

SITE LEGEND

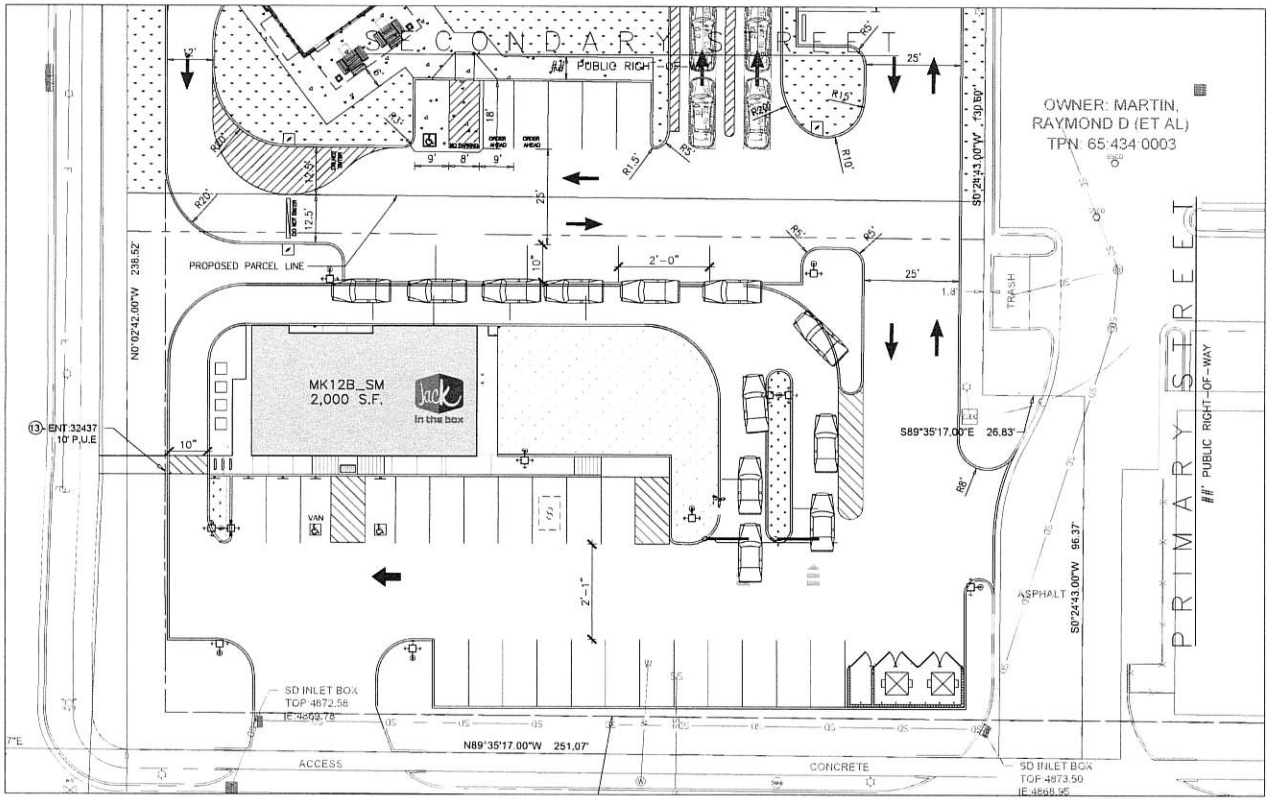
	PROPERTY BOUNDARY LINE		WHEEL STOP
	EXISTING EASEMENT		ACCESSIBLE PARKING SPACES
	PROPOSED EASEMENT		BIKE RACK
	PROPOSED ASPHALT PAVING	T	PROPOSED TRANSFORMER LOCATION
	PROPOSED CONCRETE PAVING	W	PROPOSED WATER METER LOCATION
	EXISTING SIDEWALK		PROPOSED GREASE INTERCEPTOR LOCATION
	PROPOSED SIDEWALK	TC	TOP OF CURB
	EXISTING CURB AND GUTTER	BC	BOTTOM OF CURB
	PROPOSED CURB AND GUTTER	TP	TOP OF PAVEMENT
	CURB RAMPS	99.41	GRADING ELEVATION
	EXISTING STREET LIGHT		
	PROPOSED SITE LIGHTING		
	BUILDING ENTRANCE		

JOINT NOTES

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-FOOT PERPENDICULAR THERETO.
2. MAXIMUM JOINT SPACING IN PEDESTRIAN ACCESS (SIDEWALKS) IS 7'; CONTROL JOINTS THEREIN SHALL BE TOOL FINISHED.
3. 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.
4. PROVIDE A CONTINUOUS ISOLATION JOINT AT THE BUILDING FOUNDATION. REFERENCE DETAIL 10/SD2.0.

ACCESSIBILITY KEYNOTES

1. DISABLED SITE ACCESS, PARKING, ETC. SHALL BE PROVIDED IN ACCORDANCE WITH A.D.A.A.G. ALL APPLICABLE STATE, LOCAL CODES, AND ORDINANCES.
2. PROVIDE ACCESSIBLE PATH OF TRAVEL, NOT TO EXCEED 4.5%, TO SIDEWALK ALONG RIGHT-OF-WAY OR TO PUBLIC TRANSPORTATION WHERE SIDEWALK OR TRANSPORTATION IS EXISTING OR PLANNED. SEE SITE AND GRADING PLANS.
3. ALL CONCRETE WALKS MUST BE 48" MIN. CLEAR, AND UNENCUMBERED BY LIGHT POLES, SIGNS, ETC. MAINTAIN MAX. CROSS SLOPE OF 1.5%. SEE SITE AND GRADING PLANS.
4. A LEVEL LANDING OF 5' X 5' MIN., AND NOT TO EXCEED 1.5% SLOPE IN ANY DIRECTION IS REQUIRED IN FRONT OF ALL DOORS. SEE GRADING PLAN.
5. LOCATE ACCESSIBLE RAMP AS CLOSE TO ENTRANCE DOORS AS POSSIBLE, PROVIDED THAT PROPER CLEARANCE AND LEVEL LANDINGS ARE MAINTAINED. SEE SITE PLAN.
6. ACCESSIBLE PARKING SPACE SIZE SHALL BE A MINIMUM OF 8 FEET WIDE AND 18 FEET DEEP WITH AN ADJACENT 8 FEET MIN. WIDE ACCESS AISLE ON THE PASSENGER SIDE, OR AS REQUIRED BY LOCAL CODE. SEE SITE PLAN.
7. ACCESSIBLE STALLS AND ADJACENT STRIPED ACCESS AISLES SHALL BE PAVED IN CONCRETE. SEE SITE PLAN.
8. PROVIDE ACCESSIBLE SIGNAGE PER A.D.A.A.G. REQUIREMENTS. SEE SITE PLAN.
9. FOR ACCESSIBLE ACCESS, PROVIDE IN-LINE RAMPS WHEN POSSIBLE, SLOPING PARALLEL TO CURB AT 7.0% MIN. TO 7.5% MAX. SEE SITE AND GRADING PLAN.
10. PROVIDE WINGED CURB RAMP, SLOPING PERPENDICULAR TO CURB AT 7.0% MIN. TO 7.5% MAX. FOR ACCESSIBLE ACCESS, WHEN NECESSARY. SEE SITE AND GRADING PLANS.
11. PROVIDE DELIVERY RAMP WITH 7.0% MIN. TO 7.5% MAX. SLOPE RUN NEAR BACK DOOR. SEE SITE AND GRADING PLAN.
12. THE ROUTE USED FOR DELIVERIES SHALL BE A.D.A.A.G. COMPLIANT, BUT NOT DESIGNATED AS SUCH. DESIGN THE ROUTE TO BE AS STRAIGHT AND BROAD AS POSSIBLE WITH LIMITED 90 DEGREE TURNS BETWEEN RAMP AND THE BACK DOOR. SEE SITE PLAN.
13. NOT USED
14. AVOID LOCATING LIGHT POLES IN POTENTIAL DELIVERY TRUCK PATH OR IN A.D.A.A.G. REQUIRED PATH OF TRAVEL. SEE SITE PLAN.
15. WHEN CURB AND GUTTER ARE INTERSECTED BY ACCESSIBLE PATH OF TRAVEL, PROVIDE FLARED GUTTER AT A MAX. 4.5% SLOPE. SEE SITE PLAN. DRAINAGE SWALE SHALL BE FLARED TO ACHIEVE MAX. SLOPE OF 4.5% WHEN SWALE IS INTERSECTED BY ACCESSIBLE PATH OF TRAVEL.
16. PROVIDE LEVEL LANDING AT BASE OF IN-LINE RAMPS. MAINTAIN MAX. 1.5% CROSS SLOPE IN ANY DIRECTION. SEE SITE AND GRADING PLAN.
17. ACCESSIBLE PARKING ACCESS AISLE AND ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 1.5% SLOPE IN ANY DIRECTION. SEE GRADING PLAN.
18. DESIGNATED ACCESSIBLE PATH OF TRAVEL SHALL HAVE A MAX. CROSS SLOPE OF 1.5%. SEE GRADING PLAN.
19. WHEN NECESSARY USE WHEEL STOPS TO ACHIEVE MINIMUM CLEARANCE FOR ACCESSIBLE PARKING STALLS. LOCATE AWAY FROM ACCESS AISLE. SEE SITE PLAN.



1 **SITE PLAN**

SCALE: 1" = 15'

CALL STATE UTILITY NOTIFICATION CENTER
1-000-000-0000
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

STATE OF UTAH
JOHNNY LIMONES
No.14216049-0301
5/30/2025

SITE INFORMATION

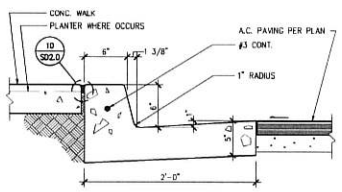
BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4773 W CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

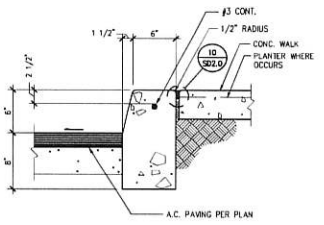
ACCESSIBILITY & DIMENSIONING PLAN

MK12C_SM

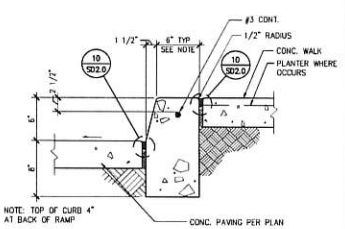
SD1.1



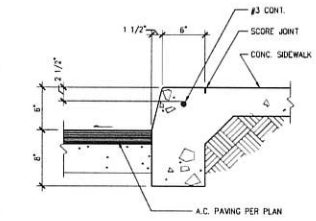
1 CONC. CURB AND GUTTER 1 1/2" = 1'-0"



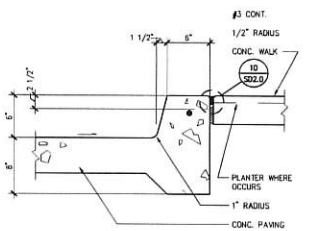
2 CONCRETE CURB AT ASPHALT DRIVE 1 1/2" = 1'-0"



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

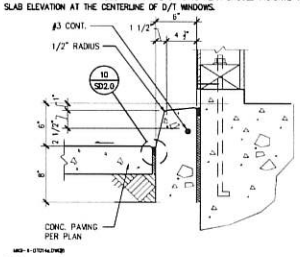


4 MONOLITHIC CONCRETE CURB & WALK 1 1/2" = 1'-0"

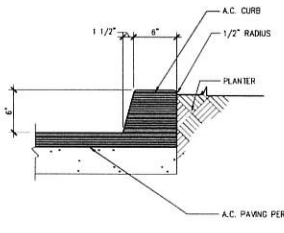


5 MONOLITHIC CONCRETE CURB AND PAVING 1 1/2" = 1'-0"

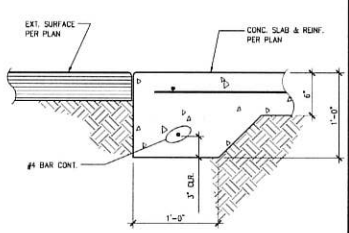
NOTE:
CONCRETE DRIVE-THRU SLAB ELEVATIONS AT THE DRIVE-THRU WINDOWS SHOULD BE 0'-6" BELOW THE FINISH FLOOR ELEVATION. THE GRADING PLAN SHOULD INDICATE THE DRIVE-THRU SLAB ELEVATION AT THE CENTERLINE OF D/T WINDOWS.



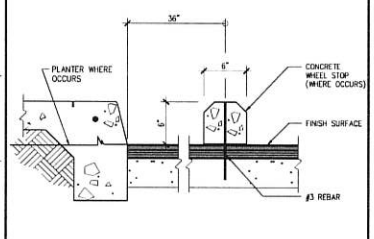
6 CONCRETE CURB AT DRIVE-THRU ALONG BUILDING 1/2" = 1'-0"



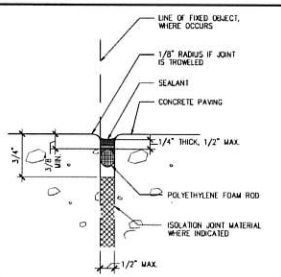
7 TYPICAL ASPHALT CURB 1 1/2" = 1'-0"



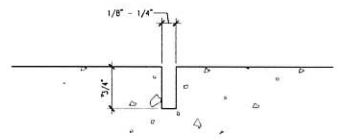
8 TYPICAL THICKENED SLAB DETAIL 1 1/2" = 1'-0"



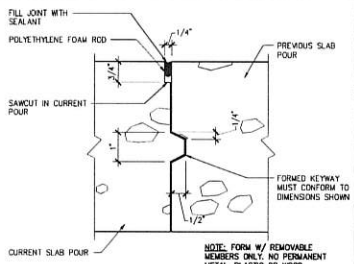
9 CONCRETE WHEEL STOP 1 1/2" = 1'-0"



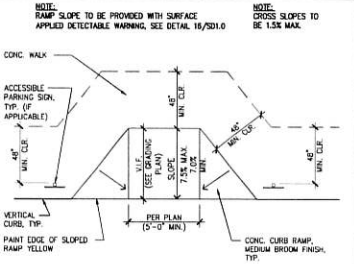
10 ISOLATION JOINT FULL SCALE



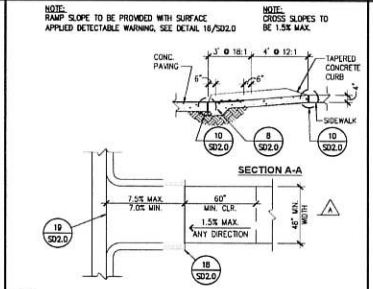
11 TYPICAL CONTROL JOINT (SAWCUT) FULL SCALE



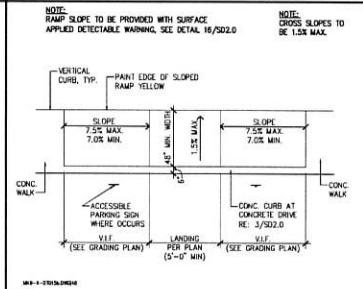
12 CONSTRUCTION JOINT 6" = 1'-0"



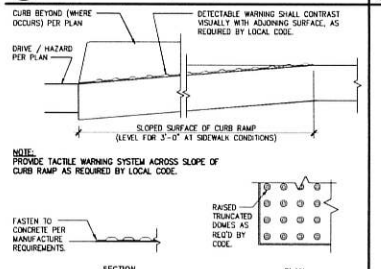
13 WINGED CURB RAMP 1/4" = 1'-0"



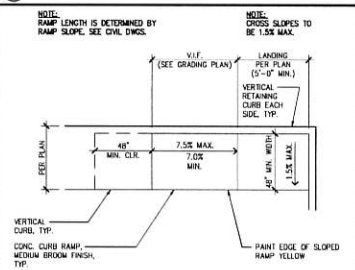
14 IN-LINE CURB RAMP 1/4" = 1'-0"



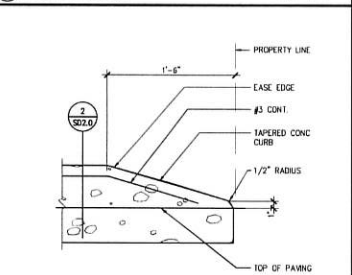
15 IN LINE CURB RAMP AT PARKING ACCESS 1/4" = 1'-0"



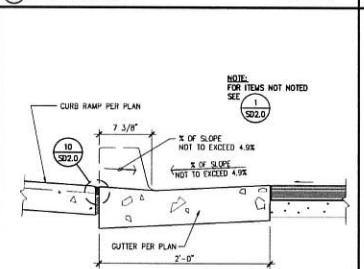
16 SURFACE APPLIED DETECTABLE WARNING 1 1/2" = 1'-0"



17 DELIVERY RAMP 1/4" = 1'-0"



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



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

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

STATE OF UTAH
JOHNNY LINCHES
No. 14216649-6301
REGISTERED ARCHITECT
5/30/2025

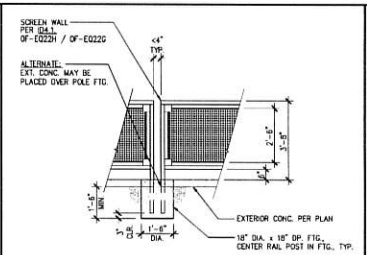
SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: JT355
ADDRESS:
4775 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

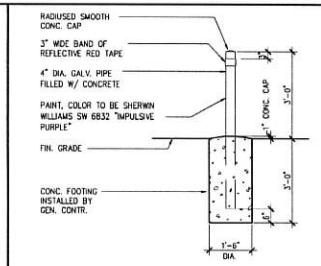
DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

DETAILS

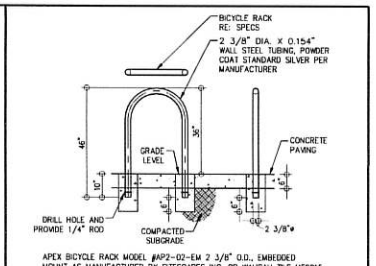
MK12C_SM
SD2.0



3 FOOTING AT EXTERIOR SCREEN WALL 3/8" = 1'-0"

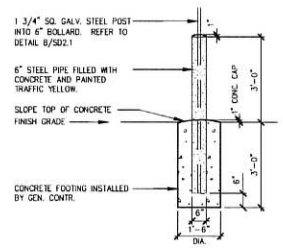


4 BARRIER POST 1/2" = 1'-0"

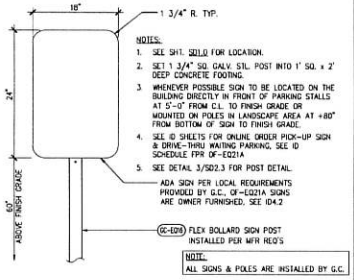


APEX BICYCLE RACK MODEL #AP2-02-EM 2 3/8" O.D., EMBEDDED MOUNT AS MANUFACTURED BY SITESCAPES INC. OR WAUSAU TILE MF9015 OR APPROVED ALTERNATE.

5 BIKE RACK 1/2" = 1'-0"



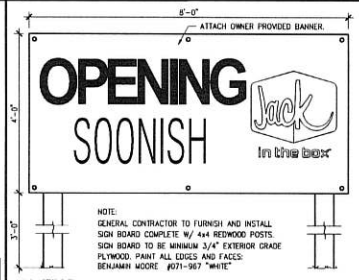
7 SIGN POST DETAIL 1/2" = 1'-0"



NOTES:
1. SEE SHT. SD1.0 FOR LOCATION.
2. SET 1 3/4" SQ. GALV. STL. POST INTO 1' SQ. x 2' DEEP CONCRETE FOOTING.
3. WHENEVER POSSIBLE SIGN TO BE LOCATED ON THE BUILDING DIRECTLY IN FRONT OF PARKING STALLS AT 5'-0" FROM C.L. TO FINISH GRADE OR MOUNTED ON POLES IN LANDSCAPE AREA AT +80" FROM BOTTOM OF SIGN TO FINISH GRADE.
4. SEE ID SHEETS FOR ONLINE ORDER PICK-UP SIGN & DRIVE-THRU WAITING PARKING, SEE ID SCHEDULE FPR OF-EQ21A
5. SEE DETAIL 3/SD2.3 FOR POST DETAIL.

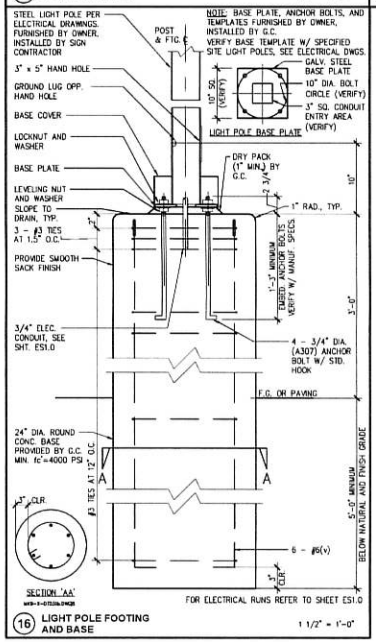
NOTE: ALL SIGNS & POLES ARE INSTALLED BY G.C.

8 METAL PARKING SIGN NO SCALE



NOTE:
GENERAL CONTRACTOR TO FURNISH AND INSTALL SIGN BOARD COMPLETE W/ 4x4 REDWOOD POSTS. SIGN BOARD TO BE MINIMUM 3/4" EXTERIOR GRADE PLYWOOD. PAINT ALL EDGES AND FACES: BENJAMIN MOORE #071-987 "WHITE"

9 COMING SOONISH SIGN NO SCALE



16 LIGHT POLE FOOTING AND BASE 1 1/2" = 1'-0"

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

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CONSTRUCTION:

REVISIONS

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

STATE OF UTAH
JOHNNY LIMONES
No.14216040-0301
ARCHITECT
5/30/2025

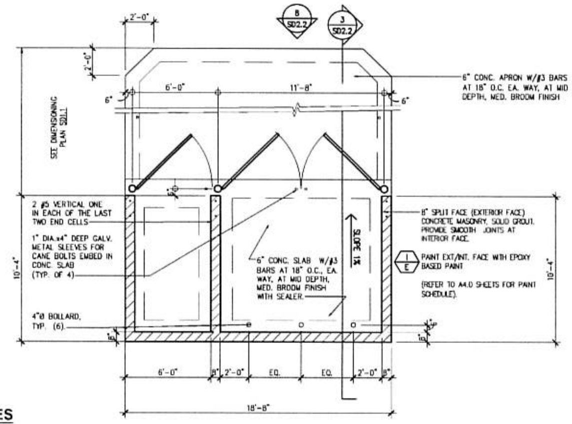
SITE INFORMATION

BLDG TYPE: MK12C_SM
JB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

DETAILS

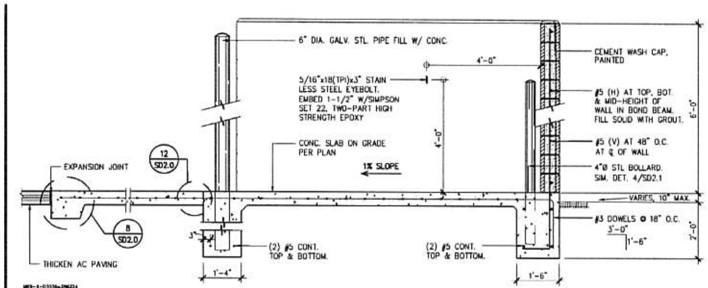
MK12C_SM
SD2.1



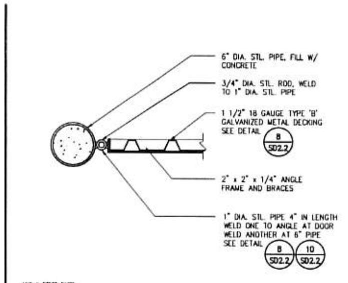
NOTES

1. ALL CONC. BLOCK MORTAR JOINTS SHALL BE FLUSH & SMOOTH AT INSIDE FACE.
2. SEE SITE PLAN FOR LOCATION OF TRASH ENCLOSURE.
3. SEE EXTERIOR ELEVATIONS SHEET A4.0 FOR FINISH SCHEDULE.
4. THE TRASH ENCLOSURE PAD SHALL BE SEALED WITH A "NON-PIGMENTED" CLEAR CONCRETE SEALER.

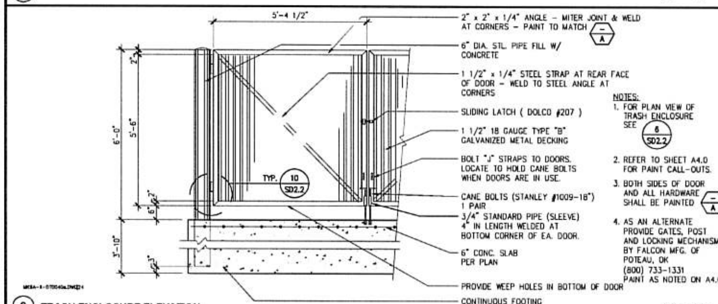
(6) SMALL TRASH ENCLOSURE PLAN — 1/4" = 1'-0"



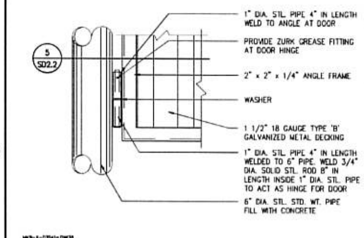
(3) TRASH ENCLOSURE SECTION — 1/2" = 1'-0"



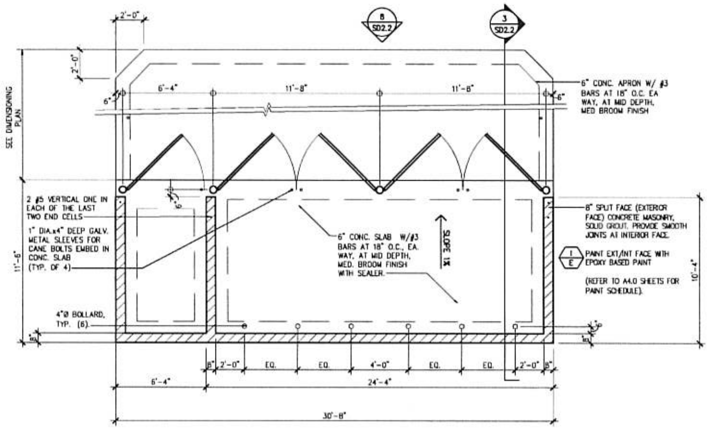
(5) JAMB AT TRASH ENCLOSURE - PLAN — 1 1/2" = 1'-0"



(8) TRASH ENCLOSURE ELEVATION — 1/2" = 1'-0"



(10) JAMB AT TRASH ENCLOSURE - ELEVATION — 1 1/2" = 1'-0"

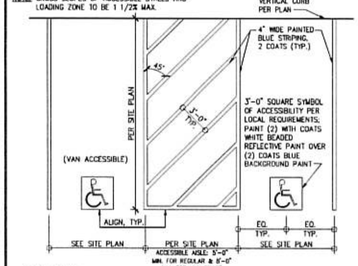


NOTES

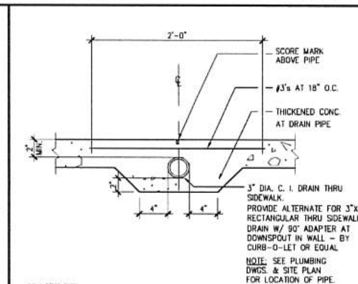
1. ALL CONC. BLOCK MORTAR JOINTS SHALL BE FLUSH & SMOOTH AT INSIDE FACE.
2. SEE SITE PLAN FOR LOCATION OF TRASH ENCLOSURE.
3. SEE EXTERIOR ELEVATIONS SHEET A4.0 FOR FINISH SCHEDULE.
4. THE TRASH ENCLOSURE PAD SHALL BE SEALED WITH A "NON-PIGMENTED" CLEAR CONCRETE SEALER.

(16) LARGE TRASH ENCLOSURE PLAN — 1/4" = 1'-0"

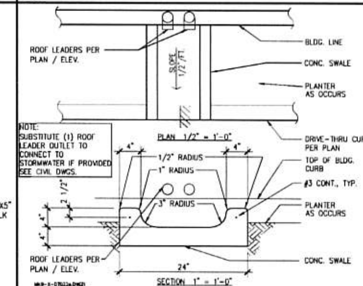
NOTE: CROSS SLOPES OF ACCESSIBLE STALLS AND LOADING ZONE TO BE 1 1/2% MAX.



(13) ACCESSIBLE PARKING SPACES — 3/16" = 1'-0"

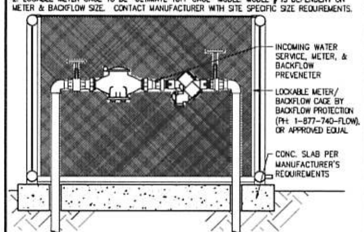


(14) DRAIN UNDER CONCRETE WALK — 1 1/2" = 1'-0"



(15) ROOF DRAIN SWALE — AS SHOWN

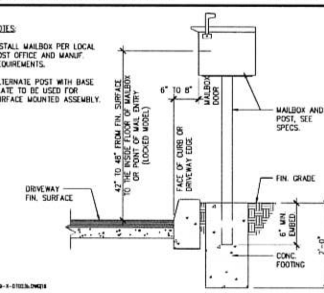
NOTES:
1. WATER METER & BACKFLOW PREVENTER ARE SHOWN DIAGRAMMATICALLY. COORD. ACTUAL LAYOUT W/ LOCAL MUNICIPALITY'S REQUIREMENTS, PLUMBING & CIVIL DWGS.
2. LOCKABLE METER CAGE TO BE "ULTIMATE TUFF CAGE" MODEL. MODEL # IS DEPENDENT ON METER & BACKFLOW SIZE. CONTACT MANUFACTURER WITH SITE SPECIFIC SIZE REQUIREMENTS.



(IF LOCATED OUTSIDE)

(18) WATER METER ANTI-THEFT CAGE — 1 1/2" = 1'-0"

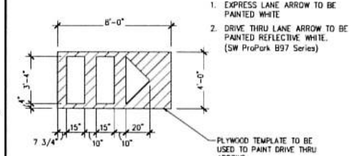
NOTES:
1. INSTALL MAILBOX PER LOCAL POST OFFICE AND MANUF. REQUIREMENTS.
2. ALTERNATE POST WITH BASE PLATE TO BE USED FOR SURFACE MOUNTED ASSEMBLY.



(19) MAILBOX — 3/4" = 1'-0"

NOTES

1. EXPRESS LANE ARROW TO BE PAINTED WHITE
2. DRIVE THRU LANE ARROW TO BE PAINTED REFLECTIVE WHITE. (SW ProPark B97 Series)



(20) DRIVE THRU COLOR CODED ARROWS — 1/4" = 1'-0"

Jack in the box

9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

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

STATE OF UTAH — JOHNNY LIMONES — No 14216046-0301
5/30/2025

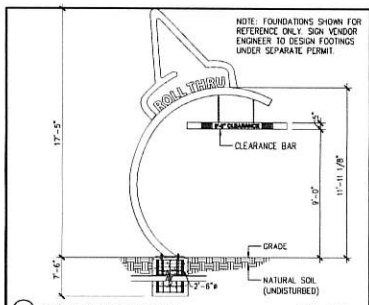
SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS: 4773 W. CEDAR HILLS DRIVE CEDAR HILLS, UT 84062

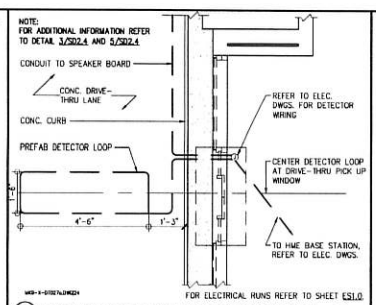
DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

DETAILS

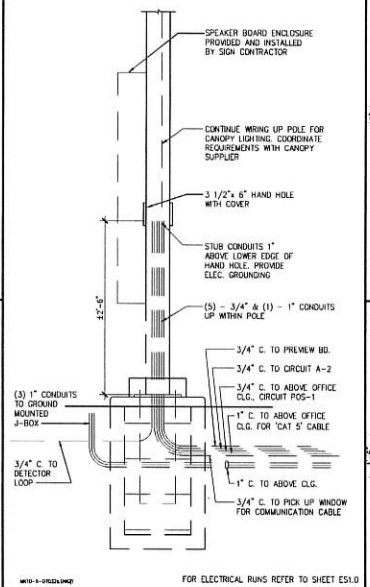
MK12C_SM
SD2.2



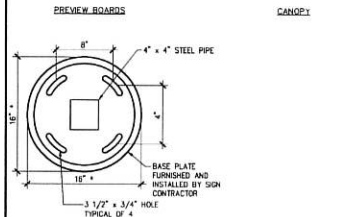
1 DRIVE-THRU ENTRY PORTAL 1/4" = 1'-0"



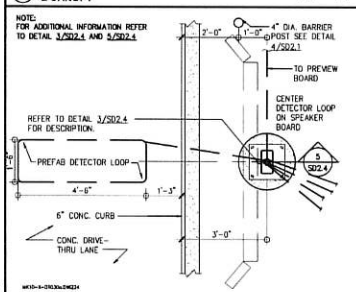
2 DETECTOR LOOP AT DRIVE-THRU PICK UP WINDOW 1/2" = 1'-0"



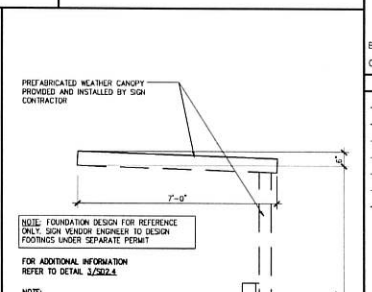
3 STATIC MENU BOARD & CANOPY CONDUIT DETAIL NO SCALE



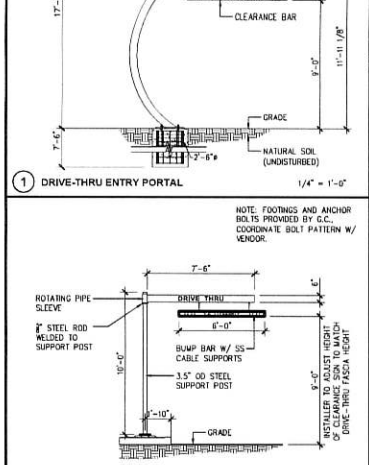
4 BOLTING TEMPLATE AT STATIC PREVIEW BOARD & CANOPY 1 1/2" = 1'-0"



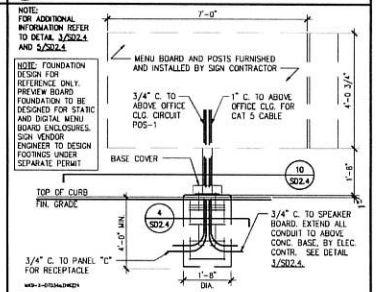
8 STATIC MENU BOARD & CANOPY PLAN 1/2" = 1'-0"



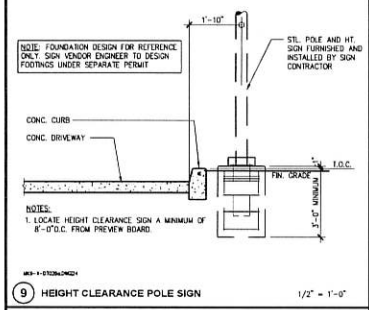
5 STATIC MENU BOARD & CANOPY SECTION 1/2" = 1'-0"



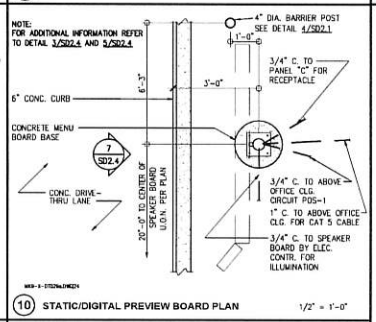
6 DRIVE-THRU SINGLE POLE HEIGHT DETECTOR 1/4" = 1'-0"



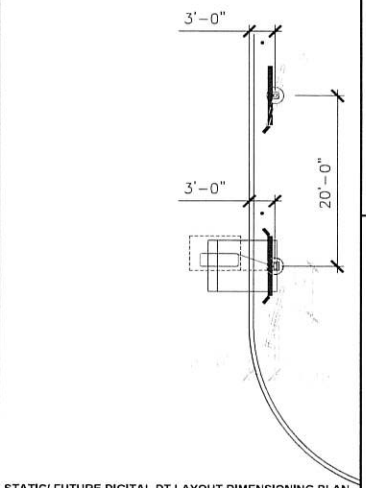
7 STATIC PREVIEW BOARD ELEVATION 1/2" = 1'-0"



9 HEIGHT CLEARANCE POLE SIGN 1/2" = 1'-0"



10 STATIC/DIGITAL PREVIEW BOARD PLAN 1/2" = 1'-0"



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

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

STATE OF UTAH
JOHNNY LAUGHLIS
No. 14211040-6301
ENGINEER
5/30/2025

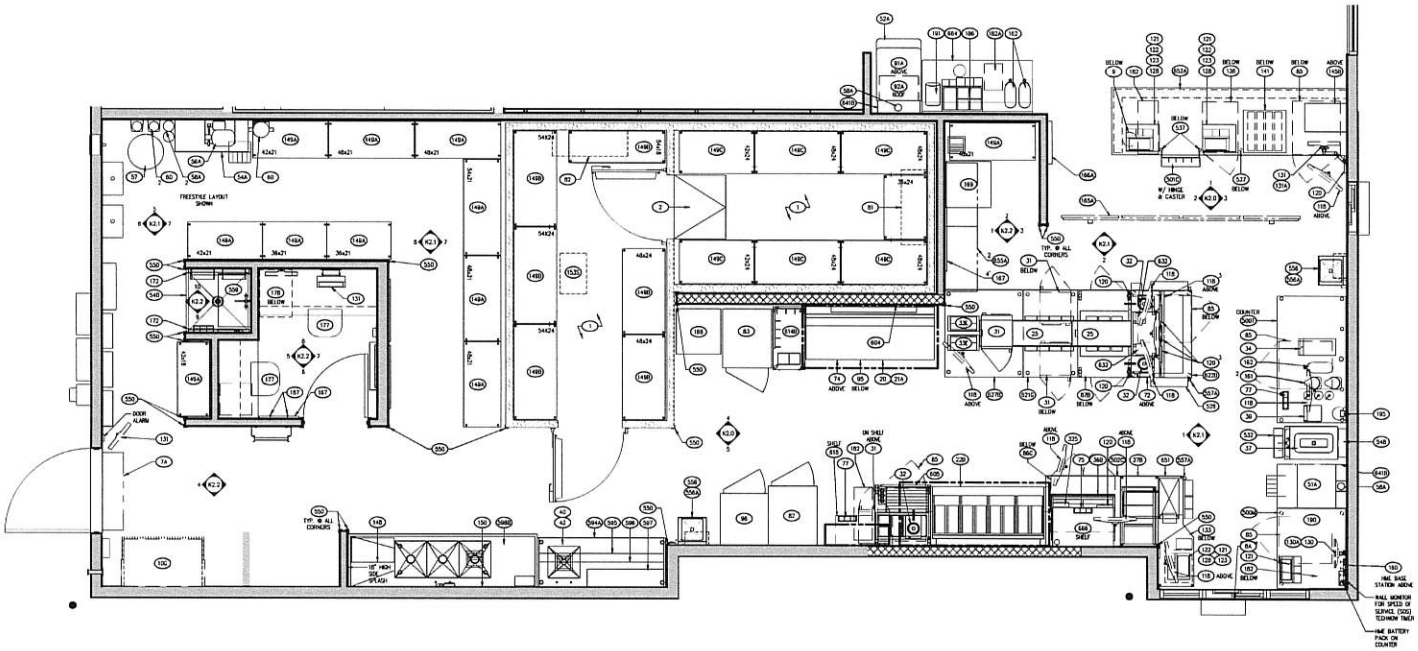
SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J11335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

DRIVE THRU DETAILS
MK12C_SM
SD2.4

NOTE:
* COORDINATE EQUIPMENT WITH J.I.B.



KITCHEN EQUIPMENT PLAN

1

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

N

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

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400 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
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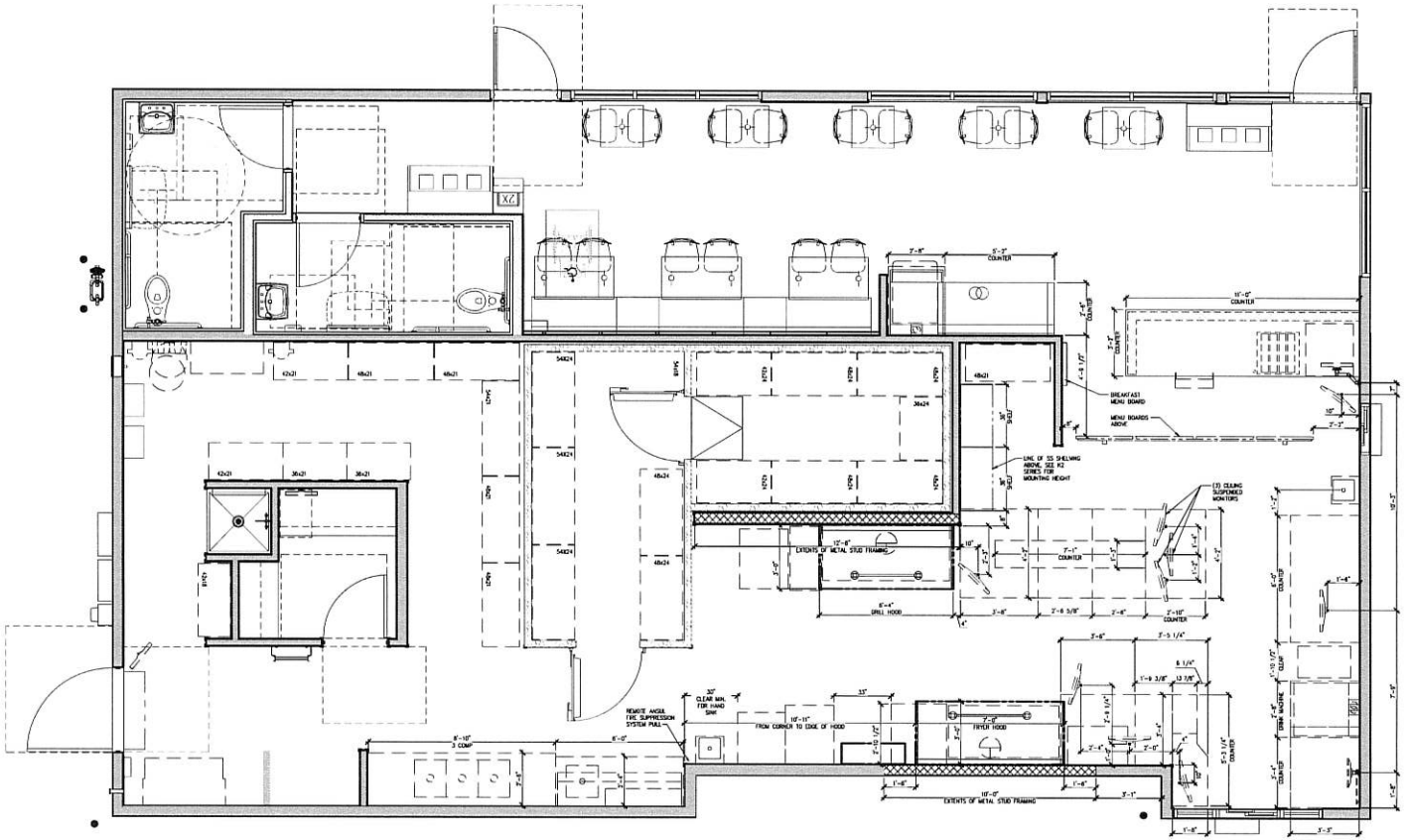
STATE OF UTAH
JOHNNY LIMONES
No.14216049-6301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

EQUIPMENT PLAN
MK12C_SM
K1.0



1 DIMENSION PLAN

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

N

Jack in the box
9357 SPECTRUM CENTER BLVD
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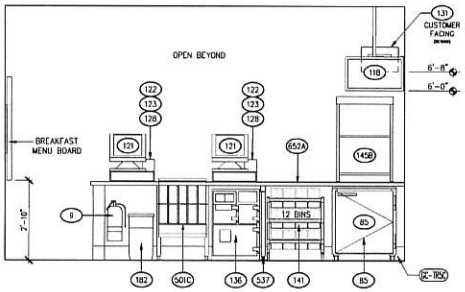
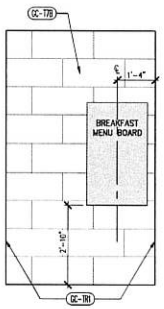
DIMENSIONS PLAN
MK12C_SM
K1.1



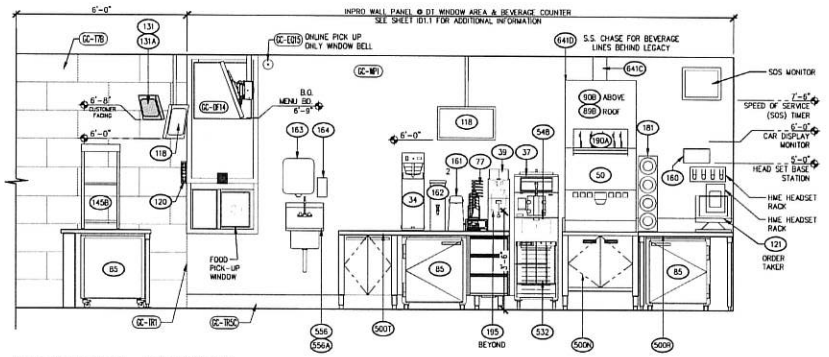
1 ELEVATION - SERVICE COUNTER

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



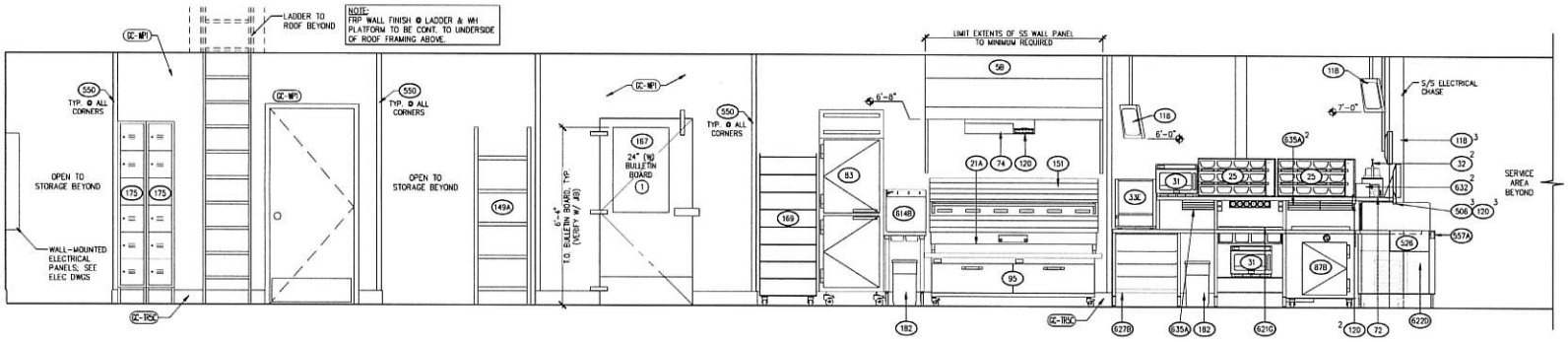
2 ELEVATION - SERVICE

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



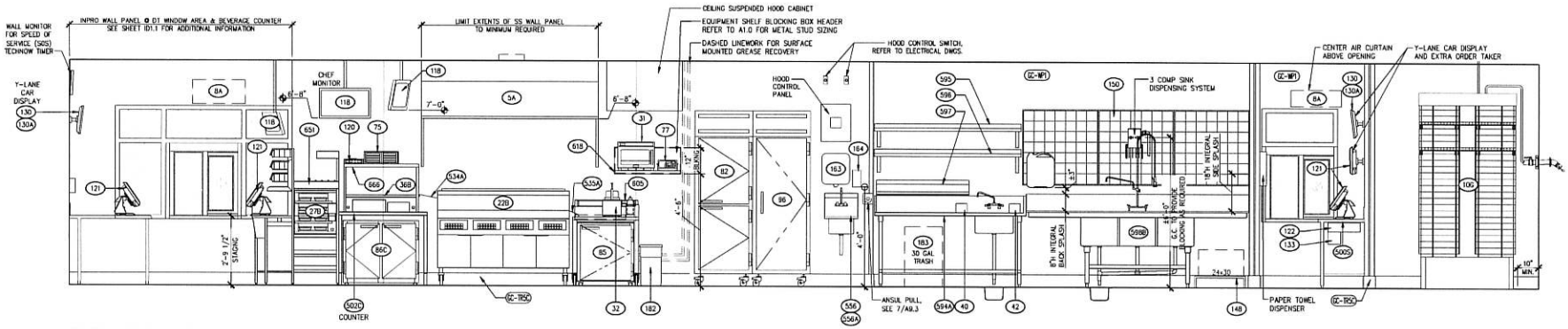
3 ELEVATION - SERVICE

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



4 ELEVATION - GALLEY/GRILL /ASSEMBLY LINE - 6FT FLAT GRILL

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



5 ELEVATION - FRYER/FRY HOLDING BIN & EXPEDITER COUNTERS

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

Jack in the box
9357 SPECTRUM CENTER BLVD
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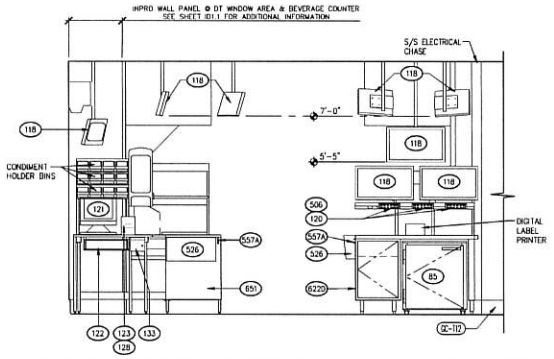
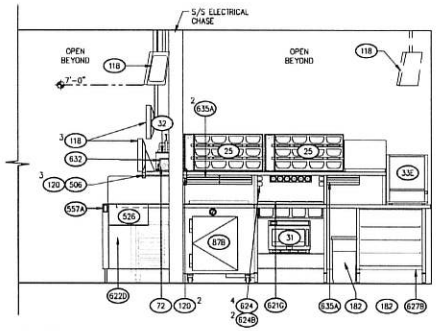
EQUIPMENT ELEVATIONS
MK12C_SM
K2.0



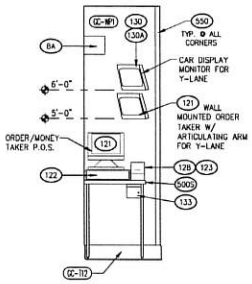
1 ELEVATION - DT EXPEDITER & LANDING ZONE COUNTER

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



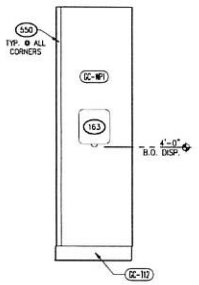
2 ELEVATION - KITCHEN

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



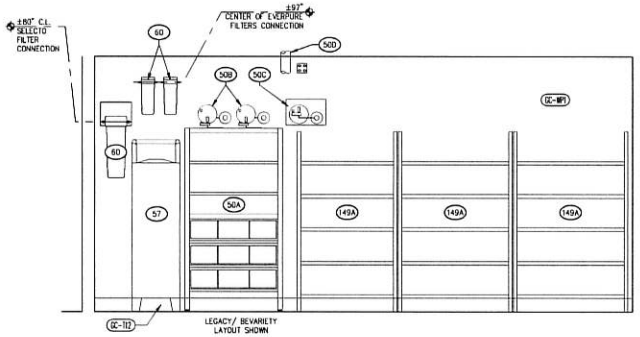
3 ELEVATION - DT CASHIER

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



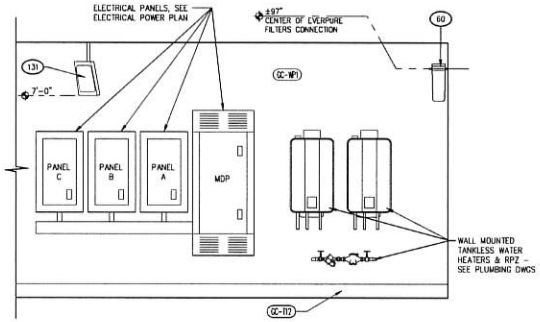
4 ELEVATION - DT CASHIER

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



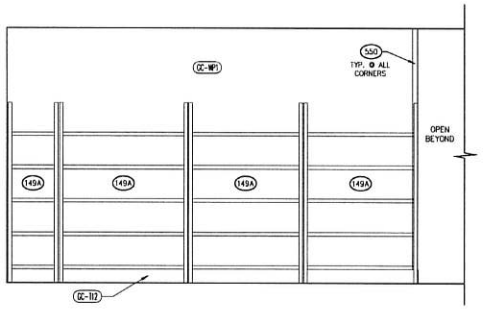
5 ELEVATION - DRY STORAGE AT BEVARIETY EQUIPMENT

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



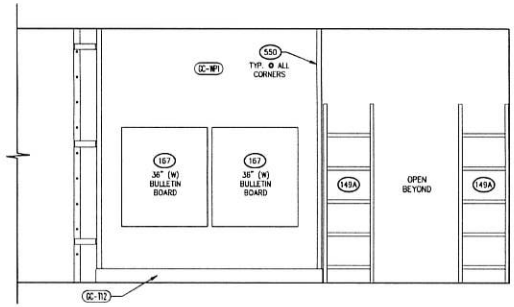
6 ELEVATION - DRY STORAGE

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



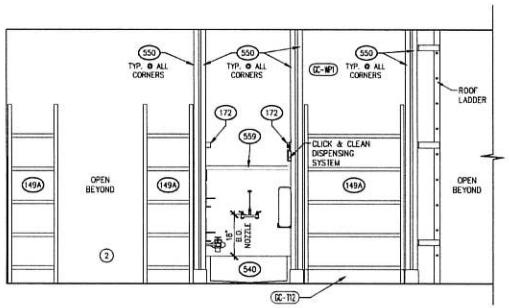
7 ELEVATION - DRY STORAGE

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



8 ELEVATION - DRY STORAGE

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



9 ELEVATION - DRY STORAGE

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

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SAN DIEGO, CA 92123

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No.14216048-0301
5/30/2025

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CEDAR HILLS, UT 84062

DRAWN BY: NAME
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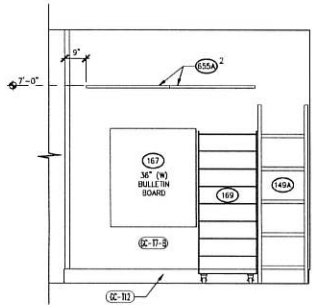
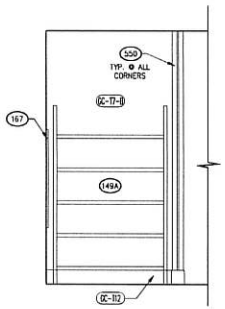
SCALE: AS NOTED

EQUIPMENT ELEVATIONS
MK12C_SM
K2.1



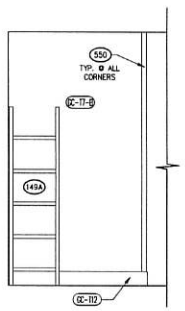
1 ELEVATION - KITCHEN

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



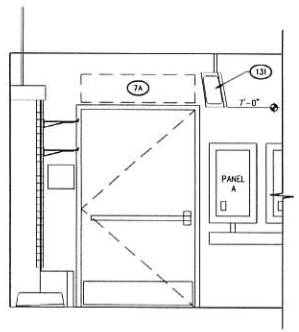
2 ELEVATION - KITCHEN

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



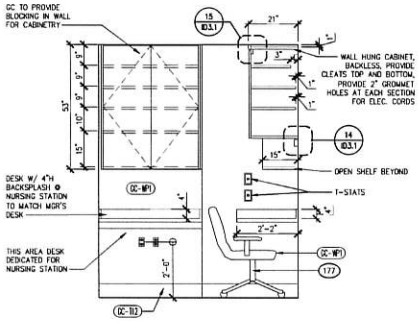
3 ELEVATION - KITCHEN

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



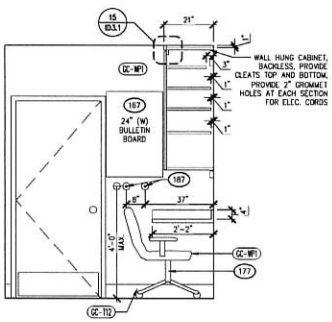
4 ELEVATION - MOP SINK

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



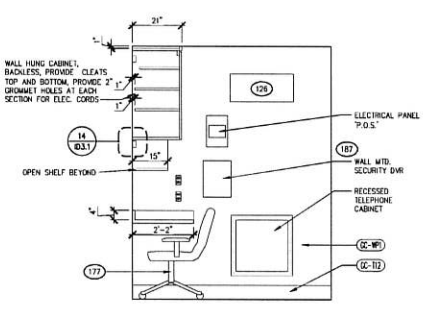
5 ELEVATION - OFFICE

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



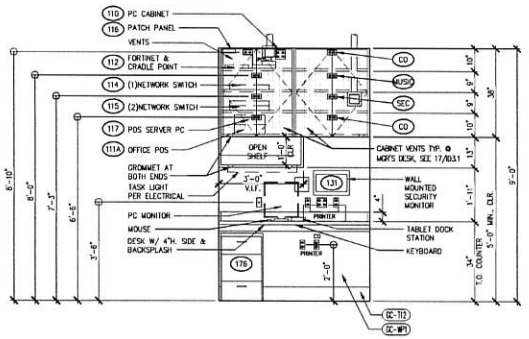
6 ELEVATION - OFFICE

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



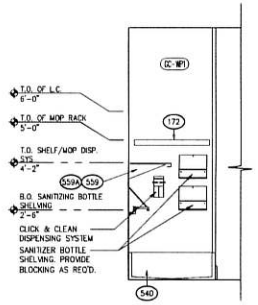
7 ELEVATION - OFFICE

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



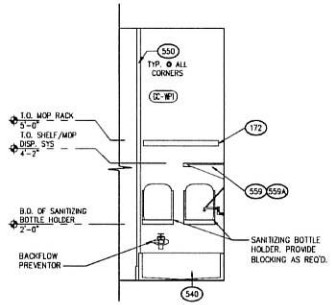
8 ELEVATION - OFFICE

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



9 ELEVATION - MOP SINK

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



10 ELEVATION - MOP SINK

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

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

VIZUAL ARCHITECTS, LLP
400 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-799-1755

STATE OF UTAH
JOHNNY LIMONES
No 14216049-0301
5/30/2025

SITE INFORMATION

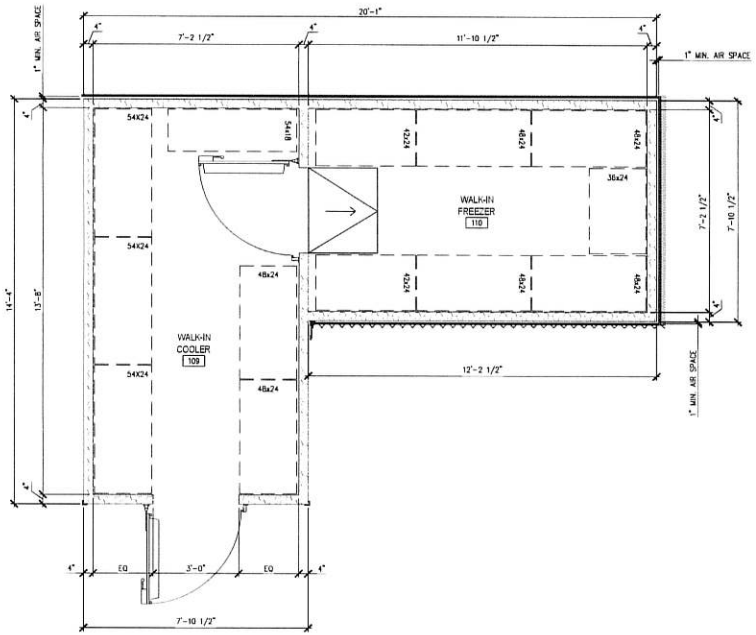
BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

EQUIPMENT ELEVATIONS

MK12C_SM

K2.2



1 FREEZER / COOLER PLAN

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

Jack in the box

9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH
JOHNNY LIMONES
No.14216648-6301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

COOLER / FREEZER PLAN
MK12C_SM
K2.3

MK12C EQUIPMENT SCHEDULE - JIB

JIB —
Release date: January 2025
Updated: February 2025

ITEM	DESCRIPTION	S.C.	C.F.	MODEL NO.	QTY MK12C	V	HP	KW	PS	D/R	ELECTRICAL NOTES	FCW	HW	CW	W	BTU	PLUMBING NOTES	GENERAL COMMENTS / NOTES
BUILDING BUYOUTS																		
1	WALK-IN FREEZER/COOLER PANELS	B		IMPERIAL BROWN WALK-IN MFG. [illegible] FREEZER [illegible] COOLER	1													SEE K2.1 SHEET FOR DIMENSIONS
1	WALK-IN FREEZER/COOLER PANELS (ALTERNATE)	B		KOLPAK WALK-IN MFG. [illegible] FREEZER [illegible]	0													SEE K2.1 SHEET FOR DIMENSIONS
2	STRIP CURTAINS FOR WALK-IN DOORS	B		[illegible]	2													
3	CASHIER WINDOW	B		QUIK SERV SG-5030	1						MANUAL OPEN SELF CLOSURE NO ELECTRICAL REQD							COLOR TO MATCH STOREFRONT. CA PROJECTS - PASS THRU OPENING NOT TO EXCEED 432 SQ. IN.
4	PICK UP WINDOW	B		QUIK SERV SG-5030	0						MANUAL OPEN SELF CLOSURE NO ELECTRICAL REQD							COLOR TO MATCH STOREFRONT. CA PROJECTS - PASS THRU OPENING NOT TO EXCEED 432 SQ. IN.
4A	ONLINE WALK-UP ONLY WINDOW W/ INTERNAL SHELF			QUIK SERV SG-5021	1						MANUAL OPEN SELF CLOSURE NO ELECTRICAL REQD							COLOR TO MATCH STOREFRONT. CA PROJECTS - PASS THRU OPENING NOT TO EXCEED 432 SQ. IN.
4B	ONLINE WALK-UP ONLY WINDOW W/ [illegible] SHELF			QUIK SERV SG-5021	0						MANUAL OPEN SELF CLOSURE NO ELECTRICAL REQD							COLOR TO MATCH STOREFRONT. CA PROJECTS - PASS THRU OPENING NOT TO EXCEED 432 SQ. IN.
5A	GRILL EXHAUST HOOD	B		CAPTIVE-AIRE 5424 ND-2-PSP-F [illegible]	1	120		0.18	1	D	SEE HOOD & ELECTRICAL DWGS FOR HOOD LIGHTING REQUIREMENTS							[illegible] PREPPY ANGLE [illegible]
5B	FRYER EXHAUST HOOD	B		CAPTIVE-AIRE 5424 ND-2-PSP-F	1	120		0.18	1	D	SEE HOOD & ELECTRICAL DWGS FOR HOOD LIGHTING REQUIREMENTS							[illegible] PREPPY ANGLE
6	ASSEMBLY TABLE VALANCE	B		CUSTOM	2													NOT USED [illegible]
7A	AIR CURTAIN AT BACK DOOR	B		MARS [illegible]	1	120	1			D	WITH MICROSWITCH							PROVIDE MOUNTING BRACKET [illegible]
7B	AIR CURTAIN AT DRIVE-THRU	B		MARS [illegible] NOISE REDUCTION PACKAGE [illegible]	1		1											[illegible]
8A	AIR CURTAIN AT PICK-UP AND CASHIER WINDOW	B		MARS [illegible] W/ MAGNETIC DOOR SWITCH [illegible]	2	120	1/3		1	D	1.5 AMPS							MAGNETIC DAS SWITCH [illegible]
8B	AIR CURTAIN AT WALK-UP WINDOW (WHEN REQUIRED) [illegible]			MARS [illegible] NOISE REDUCTION PACKAGE [illegible]	0													[illegible]
9	FIRE EXTINGUISHER	C		ANSUL SENTRY [illegible]	1 / 1													
10	GREASE RECOVERY TANK AND GAUGE	E		FRONTLINE [illegible]		115 / 120			1 / 1	R	15 AMPS TANK / 15 AMPS GAUGE						2" DIA. ACCESS PIPE TO OUTSIDE OF BUILDING	[illegible]
10A	BULK OIL GREASE RECOVERY SYSTEM (CLEAN OIL)	E		RTI		120			1	R								TANK [illegible]
10B	BULK OIL GREASE RECOVERY SYSTEM (WASTE OIL)	E		RTI		120			1	R								TANK [illegible]
10C	BULK OIL GREASE RECOVERY SYSTEM	E		RTI		120			1	R	7 AMPS							
	GRILL GREASE FUNNEL & PUMP																	
10D	BULK OIL GREASE RECOVERY SYSTEM [illegible]	E		RTI														
10E	BULK OIL GREASE RECOVERY SYSTEM [illegible]	E		RTI														
10F	GREASE TANK FILL BOX	E		RTI FLUSH MOUNT	1													
[illegible]	GREASE RECOVERY TANK	B		[illegible]	1					R	PROVIDE CONVENIENCE OUTLET ABOVE THE 90" RECOVERY TANK HT.						[illegible]	[illegible]
[illegible]	GREASE RECOVERY TANK	B		ONE MORE TIME [illegible]		120				R	PROVIDE CONVENIENCE OUTLET ABOVE THE 90" RECOVERY TANK HT.							
11	KEY SYSTEM	E			1													AT WORK STATION
12	BACK DOOR ALARM	B		DETEX [illegible] ALARM	1	120		0.12	1	D								
PREPARATION/COOKING																		
20	FLEX HOSE & QUICK DISC. FOR FRYERS & GRILL	B		DORMONT [illegible]	1												[illegible] DWGS. AGA CERTIFICATION REQD	[illegible]
21A	6' FLAT GRILL	[illegible]		[illegible]	1	120		1	1	R	W/ GRIDDLE CONTROL BOX					152,000	SEE PLUMBING SHEETS FOR INSTALLATION [illegible]	[illegible]
21B	2'-6" CLAMSHELL GRILL	D		TAYLOR [illegible]	[illegible]	208		[illegible]	1	R	NEMA L15-30P					75,000	SEE PLUMBING SHEETS FOR INSTALLATION [illegible]	3/4" GAS CONNECTION
21D	2'-6" CLAMSHELL GRILL	D		TAYLOR [illegible]	[illegible]	208		[illegible]	1	R	NEMA L15-30P					58,000	SEE PLUMBING SHEETS FOR INSTALLATION [illegible]	3/4" GAS CONNECTION
22B	4-VAT FRYER	D		FRYMASTER [illegible]	1	120		[illegible]	1	R	13 AMPS					75,000 EA. VAT	(1) 1" GAS CONNECTION	
22C	3-VAT FRYER	D		FRYMASTER [illegible]	0	120		[illegible]	1	R	13 AMPS					75,000 EA. VAT	(1) 1" GAS CONNECTION	SPECIFY 22B AND 22C WHEN 3 VAT FRYERS USED
22F	2-VAT FRYER	D		FRYMASTER [illegible]	[illegible]	120		[illegible]	1	R	13 AMPS					75,000 EA. VAT	(1) 1" GAS CONNECTION	SPECIFY 22B AND 22C WHEN 3 VAT FRYERS USED
24B	1 BASKET FRYER			HENNY PENNY [illegible]		120		[illegible]			12.2 AMPS					300,000	1" GAS LINE	OPTIONAL FRYER
25	PASS-THRU EXTENDED HOLDING BIN	D		PRINCE CASTLE [illegible]	[illegible]	208 / 240		[illegible]	1	R	NEMA 6-20P							
26	PASS-THRU EXTENDED HOLDING BIN	D		PRINCE CASTLE [illegible]	[illegible]	208 / 240		[illegible]	1	R	[illegible] AMPS NEMA 6-15P							
27B	SINGLE-SIDED EXTENDED HOLDING BIN	D		PRINCE CASTLE [illegible]	1	[illegible]		[illegible]	1	R	7.5 & 7 AMPS NEMA 5-20P							
29	HEATED STONE AT ASSEMBLY	D		HATCO [illegible]	2	120			1	R	[illegible]							
31	MICROWAVE	D		SHARP [illegible]	1	208 / 230		[illegible]	1	R	[illegible]							UPDATE QTY [illegible]
32	CHEESE DISPENSER	D		[illegible]	1	120					517 WATTS 4.3 AMPS NEMA 5-15P							UPDATE QTY [illegible]
33B	SINGLE CHAMBER BATCH TOASTER	D		PRINCE CASTLE [illegible]	[illegible]	208		[illegible]	1	R	NEMA L6-30P							
33C	VERTICAL CONTACT TOASTER	D		PRINCE CASTLE [illegible]	0	120		[illegible]	1	R	12.5 AMPS NEMA 5-15P [illegible]							
33D	VERTICAL CONTACT TOASTER W/ AUTOMATIC BUTTER WHEEL	D		A.J. ANTUNES [illegible]	0	208		[illegible]	1	R	15.5 AMPS [illegible]							
33E	4-IN-1 VERTICAL CONTACT TOASTER W/ MANUAL BUTTER WHEEL	D		PRINCE CASTLE [illegible]	[illegible]	208		3	1	R	[illegible]							[illegible] UPDATE QTY [illegible]
34	ICE TEA/COFFEE BREWER [illegible]	D		[illegible]	1	120		[illegible]	1	R	NEMA 5-15P	1/2"					FLEX HOSE BY JIB [illegible]	
36B	CRISP & READY SERVING STATION	D		[illegible]	1	120		[illegible]	1	R								NEMA [illegible] UNIT INCLUDES TONG, SCOOP AND WRAP HOLDER
37	SHAKE MACHINE	B		TAYLOR 441	1	208 / 230		[illegible]	3	R	20 AMP TWIST LOCK							G.C. TO PROVIDE & INSTALL [illegible]
38	FLURRY/VITA-MIX	D		VITA-MIX [illegible]	1	120			1	R	2.7 AMPS NEMA 5-15P							
40	LETTUCE SHREDDER	D		NEMCO	1													
42	DIGITAL SCALE				1													
BEVERAGE																		
50	LEGACY / BEV ARIETY DRINK DISPENSER			[illegible]														FOR LEGACY DRINK DISPENSER
50A	LEGACY / BEV ARIETY SYRUP RACK W/ PUMPS			[illegible]	1													FOR LEGACY DRINK DISPENSER
50B	LEGACY / BEV ARIETY CARBONATOR [illegible]			[illegible]	1													CARB PUMP AND SHELVES ORDERED SEPARATELY FOR LEGACY DRINK DISPENSER

MK12C EQUIPMENT SCHEDULE - JIB

JIB —
Release date: January 2025
Updated: February 2025

ITEM	DESCRIPTION	S.C.	C.F.	MODEL NO.	QTY MK12C	V	HP	KW	PS	D/R	ELECTRICAL NOTES	FCW	HW	CW	W	BTU	PLUMBING NOTES	GENERAL COMMENTS / NOTES
BUILDING BUYOUTS																		
50C	LEGACY / BEV ARIETY BOOSTER PUMP			[illegible] SHELF OMAHA FIXTURE INTERNATIONAL [illegible] WATER BOOSTERS [illegible]	1													BOOSTER AND CARB SHELF ORDERED SEPARATELY. SAME SHELF USED FOR WATER BOOSTER AND BOTH CARB PUMPS FOR LEGACY DRINK DISPENSER
50D	BEV ARIETY LINK PKG WITH TUBING			16-LINE BUNDLE PER EACH DISPENSER COCA-COLA	2													FOR LEGACY DRINK DISPENSER
51A	FREESTYLE BEV. DISP. DRIVE THRU	E		COCA-COLA FREESTYLE CREW SERVE - 8000	0	115			1	R								FLOOR SUPPORTED. APPLICABLE TO FREESTYLE ONLY W/ ICE DROP BIN
52A	FREESTYLE BEV. DISP. SELF SERVE AT DINING ROOM	E		COCA-COLA FREESTYLE SELF SERVE - 9100	0	115			1	R								FLOOR SUPPORTED. ALIGN AS FLUSH AS POSSIBLE W/FRONT FACE OF SHROUD. APPLICABLE TO FREESTYLE ONLY
52B	FREESTYLE BEV. DISP. DT W/ PORTION CONTROL AT DRIVE THRU	E		COCA-COLA FREESTYLE CREW SERVE 8100 WITH ICE MACHINE ON TOP	0	115			1	R								FLOOR SUPPORTED. ALIGN AS FLUSH AS POSSIBLE W/FRONT FACE OF SHROUD. APPLICABLE TO FREESTYLE ONLY
54A	FREESTYLE SYRUP RACK WITH PUMPS	E		47"X18" THREE BOX WIDE BIB WITH PUMPS	0													APPLICABLE TO FREESTYLE ONLY
56A	FREESTYLE BOOSTER PUMP	E		MCCANN'S BY COCA-COLA 16-2173	0	120			1	R	7.0 AMPS						SEE SHEET PE FOR SCHEMATIC	APPLICABLE TO FREESTYLE ONLY
57	CO_2 LOW PRESSURE SYSTEM	B		CHART INDUSTRIES CARBO-MIZER 450	1												1/4" CO_2 LINE IN 2" PVC SLEEVE	
58A	SYRUP LINE PKG. WITH TUBING	E		5 LINE FREESTYLE BY COCA-COLA	0													VERIFY REQUIREMENTS W/ COCA-COLA FOR FREESTYLE ONLY
60	WATER FILTERS	B		SELECTO SFM-C620-2 / EVERPURE S-10 AND SR-X	1 / 2									3/4"			SEE SHEET PE FOR SCHEMATIC	PROVIDED BY JIB
64	NOT USED																	
62	NOT USED																	
TIMERS																		
72	HOLDING TIMER CONDIMENTS AT ASSEM	D		PRINCE CASTLE - 10 CHAN 755-H010	1	120		.02	1	R	6' CORD WITH PLUG NEMA 5-15P							
74	COOK TIMER GRILL	D		PRINCE CASTLE - 24 CHAN 883	1	120		.18	1	R	6' CORD WITH PLUG SEE HOOD DRAWINGS							USE ONLY WHEN GRILL OR FRYER TIMERS ARE NOT BUILT-IN EQUIP. - TIMER BRACKET PROVIDED BY CAPTIVE AIRE
75	TIMER FRY BIN	D		PRINCE CASTLE - 16 CHAN 755-H016	1	120		.02	1	R	6' CORD WITH PLUG NEMA 5-15P							INSTALL ONLY AT FRYER HOOD
77	TIMER BEVERAGE & TACO STATION	D		PRINCE CASTLE - 4 CHAN 741-T4	2	120		.01	1	R	6' CORD WITH PLUG							
REFRIGERATION																		
80	WALK-IN EVAPORATOR COIL FOR FREEZER	B		BY IMPERIAL BROWN	1	208 / 230			3	D	11 AMP 20 AMP BRK				1"		WASTE TO FLR SINK BY GC. PRE-CHARGED LINES BY WI MFG.	
81	WALK-IN EVAPORATOR COIL FOR COOLER	B		BY IMPERIAL BROWN	1	208 / 230			3	D	18 AMP 30 AMP BRK				1"		WASTE TO FLR SINK BY GC. PRE-CHARGED LINES BY WI MFG.	
82	REF/FRZ DUAL TEMP REFRIGERATOR TOP	D		TRUE-STG1DT-2HS-HC (RH)	1	115 / 60 / 1	1/10 / 1/3		1	R	6.4 AMP NEMA 5-15R							4" CASTERS 2 w/ BRAKES. SELF-CONTAINED. VERIFY DOOR SWING W/ PLANS
83	REF/FRZ DUAL TEMP FREEZER TOP	D		TRUE-STG1DTA-2HS-HC (LH)	1	115 / 60 / 1	1/10 / 1/4		1	R	3.7 AMPS NEMA 5-15P							4" CASTERS 2 w/ BRAKES. SELF-CONTAINED. VERIFY DOOR SWING W/ PLANS
85	UNDERCOUNTER REFRIGERATOR	D		RANDELL 9404-TL-JB / RANDELL 9404-TR-JB	2 / 2	120	1/4		1	R	5.5 AMPS NEMA 5-15P							W/CASTERS 31 1/2" HIGH SELF-CONTAINED AT FRONT COUNTER, SPLIT GRILL QTY (2 & (3-R
85A	UNDERCOUNTER REFRIGERATOR			DELFIELD 406CAP 27.25"W x 34"H x 27.75"D (RH)	0	115 / 60 / 1	1/5				4.0 AMPS NEMA 5-15P							
86	UNDERCOUNTER FREEZER	D		RANDELL 9404-TL-JB / RANDELL 9404-TR-JB	0 / 0	120	1/2		1	R	6.8 AMPS NEMA 5-15P							W/ CASTERS 31 1/2" HIGH SELF-CONTAINED AT FRY BIN, SPLIT GRILL QTY (1 & (0-R
86A	UNDERCOUNTER FREEZER W/ DRAWERS			H&K CUSTOM W/ INTEGRATED CARTRIDGES 29"W x 30"H	0	115 / 60 / 1	1/4											W/ LOW CASTERS 30" HIGH. BELOW FRY HOLDING BIN COUNTER
86B / 86C	NOT USED / DOUBLE DOORS			BEVERAGE-AIR #UCF36AHC WITH 1.25" LOW PROFILE CASTERS 36"W x 32"D x 30-1/4"H	1	115	1/4				4 AMPS NEMA 5-15P PRE-WIRED WITH 8FT LONG CORD							1.25" DIA. LOW PROFILE CASTERS FOR 30.5" H (STANDARD HEIGHT IS 34.5")
87B	PASS-THRU REFRIGERATOR W/ CHILLED CONDIMENTS			2'-4"W x 50"D x 33-1/2"H WITH A 61-3/8" SHELF W/SQPM OUTLETS, WRAP TOWERS, SAUCE & TONGUE HOLDERS. COMPRESSOR BY H&K	1													RH AT PRIMARY. LH AT SECONDARY
88A	ICE MACHINE 8 O.H. ABOVE ICE BIN	A		MANITOWOC #IYT1200-N. ALT. (SCOTSMAN #C1030SR-3)	0	208 / 230			3	R		3/4"			1/2"		CONDENSATE LINE SEE PLUMBING	RT5[illegible] LINE SET. ALT. [illegible] LINE SET. 1PHASE AVAILABLE IF REQ.)
88B	ICE MACHINE AT DRIVE THRU & SERVICE AREA			MANITOWOC #IYT1200-C. ALT. (TO SCOTSMAN)	2													CONDENSING UNIT AND COMPRESSOR ON ROOF. FOR LEGACY DRINK DISPENSER AT DRIVE THRU & SERVICE AREA
90A	CONDENSING UNIT FOR 8 O.H. ICE BIN			MANITOWOC - JCT1200 W/ LINE SET RT5[illegible]-410A	0													
90B	CONDENSING UNIT AT ROOF			MANITOWOC #CVDT1200 W/ LINE SET RC51. ADAPTER 82-4932 & BAFFLE #4X30[illegible]. ALT. (SCOTSMAN CONDENSER #ECC1200-32)	2													FOR LEGACY DRINK DISPENSER AT DRIVE THRU & SERVICE AREA
91A	ICE MACHINE AT FREESTYLE	A		MANITOWOC -IBT1020C-161. ALT. (SCOTSMAN #EH222)	0	115			1	R		3/8"			1/2"		CONDENSATE LINE SEE PLUMBING	RC-50 LINE SET. ALT. (#SETRC50-EH LINE SET. 1PHASE AVAILABLE IF REQ.) FOR FREESTYLE DISPENSER AT DINING ROOM DRIVE THRU & SERVICE AREA
92A	CONDENSING UNIT AT FREESTYLE	A		MANITOWOC -CVDT1200-263. ALT. (SCOTSMAN #ECC1410-3)	0	208 / 230	1.75		3	D								FOR FREESTYLE DISPENSER AT DINING ROOM DRIVE THRU & SERVICE AREA
94	ICE BIN			MANITOWOC - D970. ALT. (SCOTSMAN #B530S)	0													
95	CHEF BASE DUAL TEMP W/ (2) DRAWERS			RANDELL FX-2CBRD-290	0													FREEZER/FREEZER OR OPTIONAL DUAL TEMP. (RT FREEZER & LT REFRIGERATOR)

ABBREVIATIONS

S.C.	STATUS CODE	S.S.	SELF SERVE
C.F.	CUSTOM FABRICATION	100	ITEM NUMBER
V	VOLT RATING	FW	FILTERED WATER LINE
HP	HORSEPOWER RATING	HW	HOT WATER LINE
KW	KILOWATT RATING	CW	COLD WATER LINE
PS	PHASE	W	WASTE LINE
D/R	DIRECT/RECEPTACLE WIRING	BTU	B.T.U. REQUIREMENT
U/C	UNDER COUNTER	S/S	STAINLESS STEEL
D/T	DRIVE-THRU		

STATUS 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.

NOTES

1. ASTERISK (*) INDICATES STAINLESS STEEL EQUIPMENT THAT IS CUSTOM FABRICATED (C.F.) AND INSTALLED BY SHOP LISTED WITH N.S.F.
2. DOUBLE ASTERISK (**) NOTE: INCLUDES PHASE CONTROLLER TO MAINTAIN CONSTANT CURRENT AT 21.7 AMPS FOR EITHER 208V OR 240V.
3. ALL ITEMS REQUIRING ELECTRICAL SHALL BE PROVIDED WITH A NEMA 5-20R OUTLET UNLESS OTHERWISE INDICATED - REFER ALSO TO ELECTRICAL SHEETS.
4. ALL SOAP & PAPER TOWEL DISPENSERS TO BE PROVIDED BY G.C., UNLESS NOTED OTHERWISE.

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

Jack in the box®
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH
JOHNNY LIMONES
No. 14216049-0301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

EQUIPMENT SCHEDULES
MK12C_SM
K3.0

JIB —
Release date: January 2025
Updated: February 2025

MK12C EQUIPMENT SCHEDULE - JIB

ITEM	DESCRIPTION	S.C.	C.F.	MODEL NO.	QTY MK12C	V	HP	KW	PS	D/R	ELECTRICAL NOTES	FCW	HW	CW	W	BTU	PLUMBING NOTES	GENERAL COMMENTS NOTES
96	UPRIGHT FREEZER REACH-IN (1) SINGLE DOOR 3 SHELVES W/ 5" CASTERS			TRUE #T-23-HC-... TRUE #T-23-HC-LT (FOR REVERSE SWING) DIM 27"W X 29 1/2"D X 78 3/8"H	1	115	1/2				7.7 AMPS NEMA 5-15P CORD LENGTH 9 FT							
P.O.S																		
110	QUICK-CHECK AT MANAGER'S OFFICE	E		JBX STANDARD ON CASTERS	1						SEE SHEET E0.0							
111A	BACK OFFICE PERSONAL COMPUTER	E		JBX STANDARD	1	120			1	R	SEE SHEET E0.0 10 AMPS							
111B	P.C. MONITOR	E		JBX STANDARD	1	120			1	R	SEE SHEET E0.0 1.5 AMPS							
111C	[illegible]	E		JBX STANDARD	1	120			1	R	SEE SHEET E0.0 1.5 AMPS							
112	FORTINET & CRADLE	E		JBX STANDARD	1	120			1	R	SEE SHEET E0.0 1.1 AMPS							
113	P.C. PRINTER	E		JBX STANDARD	1	120			1	R	SEE SHEET E0.0 1.0 AMPS							
114	NETWORK SWITCH	E		JBX STANDARD	1	120			1	R	SEE SHEET E0.0 0.2 AMP							
115	NETWORK SWITCH	E		JBX STANDARD	2	120			1	R	SEE SHEET E0.0 2.5 AMP							
116	OFFICE PATCH PANEL	E		JBX STANDARD	1						SEE SHEET E0.0							
117	POS SERVER P.C.	E		JBX STANDARD	1	120			1	R	SEE SHEET E0.0 10 AMPS							
118	LCD MONITOR	E		SINGLE D/T LANE + Y LANE	11	120			1	R	SEE SHEET E0.0 1.1 AMPS							
119	NOT USED																	MOUNTED IN P.C. CABINET
120	BUMP BAR	E		JBX STANDARD	11						SEE SHEET E0.0							QTY OF B.B. OPTIONAL (+1) MONITOR SITUATED AT [illegible]
121	CASH REGISTER W/ KITCHEN TRASH	E		CASH REGISTER/ORDER TAKER ORDER TAKER ONLY (SINGLE LANE) ORDER TAKER ONLY (Y LANE D/T) (2) SOFTWARE W/ TOUCH DYNAMIC HARDWARE DIFFERENT [illegible] SERVICE COUNTER & D/T TOUCH DYNAMIC REGISTERS TO CASH DRAWER [illegible] PROX CC READER CAPABILITY	4 1 +2	120			1	R	SEE SHEET E0.0 7.0 AMPS							ORDER TAKER AT DRIVE THRU BY DRINK DISPENSER [illegible]
122	CASH DRAWER	E		JBX STANDARD AT DRIVE-THRU ORDER MENU BOARD JBX Y-LANE AT DRIVE-THRU ORDER MENU BOARDS	2 4						SEE SHEET E0.0							
123	RECEIPT PRINTER	E		JBX STANDARD	4	120			1	R	SEE SHEET E0.0 1.5 AMPS							
123A	DIGITAL LABEL PRINTER	E			1													
124	WALL MOUNTED BOX	E		JBX STANDARD	4						SEE SHEET E0.0							
125	O.C.S. ORDER CONFIRMATION SYS	E		JBX STANDARD AT DRIVE-THRU ORDER MENU BOARD JBX Y-LANE AT DRIVE-THRU ORDER MENU BOARDS	1 2	120			1	R	SEE SHEET E0.0 [illegible] AMP							LOCATED AT DRIVE THRU MENU BOARD
126	UNINTERRUPTED POWER SUPPLY	E		UPS	1	120		2.40	1	D	SEE SHEET E0.0							
127	NOT USED																	
128	ORDER CARD READER	E		JBX STANDARD	4				1	R	SEE SHEET E0.0							
129	THERMAL PRINTER	E		[illegible]	1													LOOSE ITEM
130	OAT DISPLAY MONITOR			GE-17866 LC SNG 19" 24V CCTV LCD MONITOR MANUF: CLIFTONLELECTRONICS FINISH: BLACK	2													
130A	WALL MOUNTED BRACKET			GE-1740 3-AXIS ADJUSTABLE WALL MOUNT MANUF: CLIFTONLELECTRONICS FINISH: BLACK	2 +2 (Y LANE)													2 BRACKETS FOR OAT DISPLAY MONITOR +2 BRACKETS FOR ORDER TAKER AT Y LANE
SECURITY																		
131	VIDEO SURVEILLANCE MONITOR	A		SECURITY	1	120		0.15	1	R								
131A	ARTICULATING ARM WALL MOUNT			GE-1708A 17" ARTICULATING ARM MANUF: CLIFTONLELECTRONICS FINISH: BLACK	1													
132	MANUAL SAFE	B		AMSEC MODEL [illegible] [illegible]	TBD													THIS IS REQUIRED FOR FRANCHISE OPERATORS UNLESS COMBINED MANUAL/SMART SAFE IS [illegible]
133	DROP BOX SAFE	B		ALPHION [illegible] [illegible] SINGLE & 2 KEY [illegible]	4													REVISE QTY WHEN SMART SAFE IS USED PROVIDE QTY OF (1) AT CASHIER/WINDOW COLUMN
134	AUTHENTICATOR	B		AMPHION EXECUTIVE SAFE [illegible]	2			02	1	R								LOCATED AT SERVICE COUNTER AND CASHIER WINDOW
135	MONEY COUNTER	B		CATHMASTER OMEGA 250	1			02	1	R								LOCATED AT WORKSTATION
146	COMBINED MANUAL AND SMART SAFE STANDARD VOLUME SALES	B		AMSEC CASHWIZARD MODEL [illegible] 30 1/2"H X 28"W X 29 5/8"D	1	120		0.15	1	R	SEE ELECTRICAL DRAWINGS							REQUIRED AT CORPORATE STORE LOCATIONS. DETERMINE STANDARD vs HIGH VOLUME SPECIFICATIONS WHEN ORDERED. DO NOT INCLUDE SERVICE COUNTER DROP BOXES (#133). OPTIONAL FONT [illegible]
146A	COMBINED MANUAL AND SMART SAFE HIGH VOLUME SALES			AMSEC CASHWIZARD [illegible] [illegible]	TBD													OPTIONAL [illegible]
137	WINDOW SERVE THRU	B		30 1/2"H X 28"W X 28 5/8"D	8	120			1	R	SEE ELECTRICAL DRAWINGS							
SHELVING																		
140	S.S. TOASTER CART	D		METRO W/ SOLID TOP, NO BACK SPLASH 21"W X 30"D X 34"H	1													
141	UNDER COUNTER CONDIMENT KIT AT SERVICE COUNTER	D		METRO 18"D X 24"W X 25"H	1													
142	PREP CART	D		S/S SHELVING [illegible]	1													NOT SHOWN
144B	UNDER COUNTER CONDIMENT KIT AT DRIVE-THRU	D		METRO [illegible] 14"D X 30"W X 30"H	1													
144C	CONDIMENT RACK			SHELVING, 12 BINS (TBD)	8													
145A	NOT USED																	
145B	RACK, DIGITAL ORDER PICK UP, COUNTER TOP			[illegible] 35.43"H x 24"W x 16.47"D	1													
145C	RACK, DIGITAL ORDER PICK UP, FLOOR MODEL			[illegible] 71.50"H x 30"W x 16.69"D	0													
147	PLATFORM			BY CM METRO SHELVING 24" X 36"														
148	PLATFORM	D		BY CM METRO SHELVING 14" X 24"	1													24" x 36" AT S.S. [illegible] 14 x 24 AT FRONT COUNTER
148A	DRY STORAGE SHELVING	D		21" DEEP (4 OR 5) METRO SHELVING [illegible]	LOT													SEE PLAN FOR SIZE
148B	WALK-IN COOLER SHELVING	D		24" DEEP (4 OR 5) METRO SHELVING [illegible]	LOT													EPOXY COATED SHELVING (1) 18"D [illegible] AND ALL OTHERS 24" DEEP. SEE PLAN FOR SIZE
148C	WALK-IN FREEZER SHELVING	D		24" DEEP (4 OR 5) METRO SHELVING [illegible]	LOT													SEE PLAN FOR SIZE
150	ON EMBEDDED GRID SHELVING	D	*	30" x 38" [illegible]	LOT													OVEN 2 SIDE COMPARTMENT VARIOUS BASKETS PROVIDED
151	OFF GRILL SHELF (OPTIONAL)	D		CUSTOM FAB	1													
152	OVERHEAD WIRE TYPE SHELVING (AT RESTROOM) SIZE PER PLAN			[illegible] METRO OR EQ.	1													
153A	DEFROST RACK - SINGLE			NEW AGE [illegible]	1													
153B	DEFROST RACK - DOUBLE			NEW AGE [illegible]	0													
OTHERS																		
160	DRIVE-THRU SPEAKER AMP 30 B. W/ TIMER	A		HME C11 [illegible] HME C1178 [illegible]	1	120	0.14		1	R								
161	COFFEE AIRPOT	F		JBX STANDARD	4													WITH BATCH BREWING [illegible]
162	TEA DISPENSER	F		JBX STANDARD	3													WITH DRIP TRAY AND BASKET AT BOTTOM
163	PAPER TOWEL DISP	F		TORK ELEVATION [illegible] - BLACK	2													MOUNT BOTTOM @ 56" A.F.F.
164	SOAP DISP	F		JBX 777-3	2													MOUNT BOTTOM @ 47" A.F.F.
165A	MENU BOARD	B		SIGNTECH	1	120		0.6	1	D	SEE MFG CUT SHEETS FOR REQUIREMENTS							4 PANEL LED MENU WITH EXTERIOR SIGNAGE
166A	DOUBLE PANEL MENU BOARD BREAKFAST	B		SIGNTECH	1	120		0.3	1	R	SEE MFG CUT SHEETS FOR REQUIREMENTS							LED MENU WITH EXTERIOR SIGNAGE
167	BULLETIN BOARD	F		JBX 827-3	11													24"W X 36"H
168	RIGHT TO KNOW BOARD	B		N. VAN DIS[illegible]	1													36"W X 42"H

JIB —
Release date: January 2025
Updated: February 2025

MK12C EQUIPMENT SCHEDULE - JIB

ITEM	DESCRIPTION	S.C.	C.F.	MODEL NO.	QTY MK12C	V	HP	KW	PS	D/R	ELECTRICAL NOTES	FCW	HW	CW	W	BTU	PLUMBING NOTES	GENERAL COMMENTS NOTES
169	BUN RACK W/ TRAYS	B		10 HIGH FLAT BREAD RACK BY TUNDRA (#88126) BREAD RACK TRAYS BY NEW AGE INDUSTRIAL CORP. (#88160)	1 10													
170	MUSIC SYSTEM	E		PLAY NETWORKS	0				1	R	BASE STATION WITH SPEAKERS							
172	MOP RACK	D		RUBBERMAID	2													
173	SANITIZER	F		JBX STANDARD	0													MOUNT BOTTOM @ 47" A.F.F.
174	NONA PERI BLADE SHARPENER	D		EDLUND 2952	1													MOUNTING HEIGHT AT 48" BY KITCHEN INSTALLER
175	LOCKERS	B		HOUSTON STEEL 523298	LOT													ANCHOR UNIT TO WALL AT 48" FROM A.F.F. TO BOTTOM OF UNIT
176	2 DRAWER LEGAL FILE	A		OFFICE DEPOT 803-942	1													
177	SWIVEL CHAIR GRAY	A		OFFICE DEPOT 943-481	1													
178	CHAIR	A		VIRCO 162	1													EMPLOYEE ROOM
179	CALCULATOR	F		SHARP CS-2122	1	120	0.18		1	R								LOOSE ITEM
180	PENCIL SHARPENER	F		JBX 831-4	1	120	0.18		1	R								LOOSE ITEM
181	D/T CUP HOLDER	B		DISPENSE-RITE SLR-S-4BT	2													AT DRIVE THRU
181A	D/T CUP HOLDER AT FREESTYLE	B		S.S. CUSTOM MADE MOUNTED ON FREESTYLE	0													
181B	(8) CUP HOLDER W/ CASTERS			DISPENSE-RITE MODEL [illegible] 23" X 17.8" X 33"	1													
182	TRASH	F		RUBBERMAID 55 GAL, 3541 SLIMJIM 11" X 22" X 29"	5													
182A	TRASH	F		RUBBERMAID 3957-06L 11" X 15" X 15"	1													
183	TRASH	F		RUBBERMAID 32 GAL	1													AT GALLEY PREP
184	AIRPOT RACK	E		AIRPOT RACK	1													2 AIRPOTS SIDE BY SIDE
185	3 STACK LID ORGANIZER	B		SAN JAMAR L1514	0													
186	CONDIMENT HOLDER	B		SERVER MD-3 97290	1													PROVIDE (3) 1/9 PANS & (2) 1/6 PANS ALL 6" DEEP AND BLK WITH (1) 4-WAY DIVIDER FOR 1/6 PAN
187	COAT HOOKS	F			3													AT EMPLOYEE WORK STATION
190	D/T LID HOLDER	B		DISPENSE-RITE TLO-4BT	2													AT DRIVE THRU
190A	D/T LID HOLDER AT LEGACY			23"W X 5.5"D X 11.51"H BY H&K	0													
191	NAPKIN HOLDER	B		SAN JAMAR H5003STBK	3													
193	NOT USED																	
194	NOT USED																	
195	HYDRA RINSE SYSTEM			TAYLOR HYDRA RINSE PORTABLE WANDSTATION	1													

ABBREVIATIONS

S.C.	STATUS CODE	S.S.	SELF SERVE
C.F.	CUSTOM FABRICATION	100	ITEM NUMBER
V	VOLT RATING	FW	FILTERED WATER LINE
HP	HORSEPOWER RATING	HW	HOT WATER LINE
KW	KILOWATT RATING	CW	COLD WATER LINE
PS	PHASE	W	WASTE LINE
D/R	DIRECT/RECEPTACLE WIRING	BTU	B.T.U. REQUIREMENT
U/C	UNDER COUNTER	S/S	STAINLESS STEEL
D/T	DRIVE-THRU		

STATUS 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.

NOTES

1. ASTERISK (*) INDICATES STAINLESS STEEL EQUIPMENT THAT IS CUSTOM FABRICATED (C.F.) AND INSTALLED BY SHOP LISTED WITH N.S.F.
2. DOUBLE ASTERISK (**) NOTE: INCLUDES PHASE CONTROLLER TO MAINTAIN CONSTANT CURRENT AT 21.7 AMPS FOR EITHER 208V OR 240V.
3. ALL ITEMS REQUIRING ELECTRICAL SHALL BE PROVIDED WITH A NEMA 5-20R OUTLET UNLESS OTHERWISE INDICATED - REFER ALSO TO ELECTRICAL SHEETS.
4. ALL SOAP & PAPER TOWEL DISPENSERS TO BE PROVIDED BY G.C., UNLESS NOTED OTHERWISE.

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

Jack in the box®
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH
JOHNNY LAMONES
No. 14216049-0301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

EQUIPMENT SCHEDULES
MK12C_SM
K3.1

MK12C FABRICATED KITCHEN PACKAGE

JBR: ----
Release Date: January 2025
Updated: January 2025

ITEM NO.	DESCRIPTION	QTY MK12B
500B	WALL SUPPORT BRACKET - LONG	1
500C	WALL SUPPORT BRACKET - SHORT	1
500M	STAINLESS STEEL DRIVE-THRU COUNTER OPEN TO THE FRONT W/ 6" BACKSPLASH, 39"D x 43"W x 33 1/2"H. SIDE PANEL OPEN TO SHAKE MACHINE FOR VENTING (USE WITH FREESTYLE DRINK STATION ONLY)	0
500N	LEGACY DRINK DISPENSER COUNTER AT DRIVE-THRU W/ DOUBLE DOORS, 6" BACKSPLASH, & LEFT SIDE PANEL. TO ACCESS UNDER COUNTER (WIDTH TBD W/K1.1) 39"D x 32"W x 33 1/2"H	2
500P	SHAKE CONDIMENT/ TEA/ COFFEE COUNTER W/ 3 DRAWERS AND POU REFRIGERATOR SPACE W/ 6" BACKSPLASH 39"D x 48"W x 33 1/2"H. SIDE PANEL OPEN TO SHAKE MACHINE FOR VENTING	0
500R	STAINLESS STEEL DRIVE-THRU SERVICE COUNTER OPEN TO THE FRONT W/ 6" BACKSPLASH, 39"D x 40"W x 33 1/2"H (LEGACY DRINK STATION ONLY)	1
500S	STAINLESS STEEL CASHIER COUNTER W/ UNDERCOUNTER CASH DRAWER AND DROP BOX 2'-1-7/8" L X 1'-10" D X 33 1/2" H	1
500T	SHAKE CONDIMENT/ TEA/ COFFEE COUNTER W/ 3 DRAWERS AND POU REFRIGERATOR SPACE W/ 6" BACKSPLASH 39"D x 72"W x 33 1/2"H. SIDE PANEL OPEN TO SHAKE MACHINE FOR VENTING	1
501	CUP DISPENSER - 7 CUP - LIFT-OFF (SERVICE COUNTER ONLY)	0
501A	CUP DISPENSER - FRAME (LEGACY DRINK STATION ONLY)	0
501C	CUP DISPENSER - 5 CUP - LIFT-OFF (AT SERVICE COUNTER)	1
501N	LEGACY DRINK DISPENSER AT SERVICE AREA, W/ DOUBLE DOORS, 6" BACKSPLASH & RIGHT SIDE PANEL (WIDTH TBD W/K1.1) 39"D x 32"W x 33 1/2"H	0
502C	FRY BIN TABLE, 40"D X 42"W X 31-1/2"H W/ 4" BACKSPLASH, OPEN BELOW TO HOUSE POU FREEZER W/ DRAWERS	1
503	NOT USED	
506	BUMP BAR BRACKETS - SINGLE DRIVE-THRU LANE / Y-LANE	9 / 11
506A	BUMP BAR BRACKET, DOUBLE	2
523	NOT USED	
523A		
526	BAG HOLDER - STANDARD	2
532	CUP DISPENSER - SHAKE MACHINE - 3 WELD	1
532A	CUP DISPENSER - SHAKE MACHINE - MNTG BRKT	1
532B	CUP DISPENSER - SHAKE MACHINE - KEY SLOT BRKT	1
534A	TRIM, TACO STATION / FRYER	1
535A	TRIM, FRY BIN TABLE / FRYER	1
536	GREASE RECOVERY SHIELD - FRONTLINE ONLY	1
537	COUNTER SUPPORT POST W / FT PLATE @ FRT CNTR - 31"H (applicable for Dining Room only)	2
539	OFFSET CLIPS FOR SINKS - 15"	2
540	MOP SINK, 36" X 36", 3 SIDED STAINLESS WALLS	1
543	NOT USED	
544	NOT USED	
545	EGG RING HOLDER - 16 1/2"W, WITH POSTS 3/8" x 2" SOLID WELDED	2
546	CORNER GUARDS - OUTSIDE - 60"	-
547	CORNER GUARDS - INSIDE - FULL HEIGHT	LOT
548	BUMPER GUARD - 4" x 16", SHAKE MACHINE	1
550	OUTSIDE CORNER GUARD, FULL HEIGHT	LOT
556	HAND SINK WITH SIDE SPLASHES. 16"W X 16"D, 12"W X 12"D X 6" BOWL. SPLASH MOUNTED FAUCET	2
556A	HAND SINK KNIFE BRACKETS	4
557A	SALAD BAG HOOK	2
559	MOP SINK SHELF, 33"	1
559A	MOP SINK SHELF BRACKETS	2
565B	OFFSET CLIPS FOR WRAP HOLDERS (ITEM #575)	4
566	STAINLESS STEEL WALL PANELS, STNDRD PACKAGE, TYPE 304, 20 GA, MPG TO VERIFY SIZE REQUIRED	LOT
566M	COOK LINE WALL FLASHING HEM STRIPS, 108"	LOT
568	PC GRILL TIMER MOUNTING BRACKET FOR HOOD FACE (provided by CaptiveAire, GC installed)	TBD
594A	PREP TABLE WITH SINK, 6' 0" W/18" BOTH ENDS	1
595	PREP TABLE OVERSHELF, FLAT, 19" x 71"	1
595A	PREP TABLE OVERSHELF, KNIFE BRACKETS	3
596	PREP TABLE OVERSHELF, FLAT, 14" x 71"+C67 C86C92C88 C86	1
596A	PREP TABLE OVERSHELF, KNIFE BRACKETS	3
597	PREP TABLE OVERSHELF, SLANT, 10" x 41"	1
597A	PREP TABLE OVERSHELF, SLANT KNIFE BRACKETS	2
598B	3-COMPARTMENT SINK, 106" OA, 18"W BOWLS, 26" DRAINBOARDS WITH STANDARD 6"H REAR AND SIDE SPLASH	1
604	BUMPER GUARD, EQUIPMENT - 6" D X 36"L, FRYER AND GRILL	2
605	32" WIDE TACO STATION COUNTER	1
605A	TACO RACKS	3
605B	TACO BAG HOLDER	1
605C	TACO RAIL W/ BOTTLE HOLDER	1
605D	TACO CATCH PAN	1
605E	CONDIMENT PAN HOLDER	1
605F	UNIVERSAL FRYER BRIDGE	1
605G	CONDIMENT PAN: QTY (3) 1/3, (2) 1/6	1
614B	GRILL TABLE	1
618	TACO STAGER SHELF, 17"D X 32"W, MOUNTED 5" OFF THE WALL	1
618A	TACO STAGER SHELF / FRY BASKET MOUNTING BRACKETS	2
618B	FRY BASKET HOLDING RACK, REMOVABLE GREASE TRAY	1

MK12C FABRICATED KITCHEN PACKAGE

JBR: ----
Release Date: January 2025
Updated: January 2025

ITEM NO.	DESCRIPTION	QTY MK12B
621G	SANDWICH PREP TABLE 2'-6 5/8"W x 4'-2"D x 33-1/2"H. W/ CONDIMENT HOLDER W/ SLIDE SHELF BELOW & INTEGRATED OUTLETS. ALSO A .85"L x 15-1/8"D SHELF AT 47-1/2"H. PROVISION FOR (2) EXTENDED HOLDING BIN (ITEM #25), FOR MICROWAVE ON TOP & AND LOWER SHELF	1
622B.1	ASSEMBLY RACK	-
622B.2	CONDIMENT PAN	-
622B.3	TONG HOLDERS	-
622D	LANDING ZONE TABLE, 50"D X 33-1/2"H, WITH UPPER SHELF 50"W X 15"D X 47.5" AFF W/ (3) POS MONITOR BRACKETS. INCLUDES SUBPANEL & POWER OUTLETS. ENCLOSED LEFT SIDE (CUSTOMER) WITH LOUVERED PANEL ON REAR HALF BELOW BAG HOLDER (ITEM#526). OPEN RIGHT SIDE AND REAR. COLD RAILING COMPRESSOR SLIDES INTO BACK HALF. SIDE PANEL REMOVAL FOR SERVICING COLD RAILING CONDENSING UNIT.	1
624	TONG HOLDER, ASSEMBLY PASS THRU	4
624B	OFFSET CLIPS, TONG HOLDER WITH STOP	2
627B	TOASTER TABLE W/BREAD RACK, 3'-8"W x 50"D x 33-1/2"H, BREAD RACK SHELVES ALL SOLID FIXED & RIGHT HAND SIDE WITH A TRASH BIN OPENING	1
632	LABEL DISPENSER STAND DOUBLE-SIDED ASSEMBLY (DS) SINGLE-SIDED ASSEMBLY (SS)	2 1
635A	4 TIER WRAP HOLDER 13.75"L X 14"D	3
641B	FREESTYLE ICE MACHINE CHASE AT DINING ROOM - 84"HT	2
641C	6'x6' S.S. CHASE AT DT DRINK DISPENSER (FREESTYLE BY COKE / BEVARIETY BY GC)	1
641D	BEVARIETY ICE MACHINE CHASE AT DINING ROOM (HT & QTY TBD)	0
651	DRIVE-THRU EXPEDITER COUNTER WITH HEATED SURFACE AT 4'-5-3/8". 3'-10" W x 5'-2" D x H VARIES: 2'-4" AT HOLDING BIN AND 2'-9 1/2" AT STAGING COUNTER. THIS COUNTER TO HAVE A BACKSPLASH. INTEGRATED POWER OUTLET AND DRIVE THRU DOOR BUZZER SWITCH.	1
652A	STAINLESS STEEL SERVICE COUNTER AT WALK UP ORDER W/ POST SUPPORTS 6'-3" L X 1'-11 1/2" D X 33 1/2" H W/ CASH DRAWER & DROP BOX SUPPORTS. GC TO VERIFY LENGTH WITH CONSTRUCTION IN FIELD.	1
652B	STAINLESS STEEL SERVICE COUNTER AT WALK UP PICK W/ POST SUPPORTS 3'-6" L X 1'-11 1/2" D X 33 1/2" H GC TO VERIFY LENGTH WITH CONSTRUCTION IN FIELD.	1
652C	STAINLESS STEEL SERVICE COUNTER AT WALK UP PICK W/ POST SUPPORTS. COUNTER INSTALLED ON WINDOW SILL AND ATTACHED TO WALL W/ STEEL ANGLE. REFER TO ARCHITECTURAL DRAWINGS. 3'-1" L X 1'-11 1/2" D X 33 1/2" H. GC TO VERIFY LENGTH WITH CONSTRUCTION IN FIELD.	1
655A	STAINLESS STEEL SHELVING 36"W x 18"D x 1" x PER ELEVATIONS, INCLUDING BRACKETS PER FABRICATION DRAWINGS.	2
658	STAINLESS STEEL TABLE 26"W x 34"D x 33 1/2"H WITH STAINLESS STEEL SHELVES BELOW. (*NOT FOR WALK-UP, SIDE-PUSH, OR FLEX VERSION. FOR SQUARE & FRONT-PUSH DINING VERSIONS ONLY.)	0
660	STAINLESS STEEL TABLE 26"W x 34"D x 33 1/2"H WITH STAINLESS STEEL SHELVES BELOW. (APPLICABLE FOR WALK-UP WITH SECONDARY ASSEMBLY.)	0
660A	STAINLESS STEEL CELL PHONE SHELF, 4" DEEP MAX. SPECIFICATION TBD	0
664	STAINLESS STEEL SELF SERVE CONDIMENT CABINET W/ STAINLESS STEEL COUNTER 30"D x 62"W x 30"H	0
665	BEVARIETY STAINLESS STEEL SELF SERVE CABINET W/ STAINLESS STEEL COUNTER 36"D x 32"W x 34"H	0
666	FRY HOLDING BINSHELF BY MERCO. 42"W x 21.23"H x 28.66"D. INSTALL TIMER, BUMP BAR PACKAGING, TONG/SCOOP HOLDER PER MFR INSTRUCTIONS.	TBD
667	BEVARIETY STAINLESS STEEL SERVICE ARE COUNTER, REFER TO K1.1 FOR DIMENSIONS	1
668	FREESTYLE STAINLESS STEEL SERVICE ARE COUNTER, REFER TO K1.1 FOR DIMENSIONS	0

ABBREVIATIONS

S.C.	STATUS CODE	S.S.	SELF SERVE
C.F.	CUSTOM FABRICATION	100	ITEM NUMBER
V	VOLT RATING	FW	FILTERED WATER LINE
HP	HORSEPOWER RATING	HW	HOT WATER LINE
KW	KILOWATT RATING	CW	COLD WATER LINE
PS	PHASE	W	WASTE LINE
D/R	DIRECT/RECEPTACLE WIRING	BTU	B.T.U. REQUIREMENT
U/C	UNDER COUNTER	S/S	STAINLESS STEEL
D/T	DRIVE-THRU		

STATUS 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.

NOTES

1. ASTERISK (*) INDICATES STAINLESS STEEL EQUIPMENT THAT IS CUSTOM FABRICATED (C.F.) AND INSTALLED BY SHOP LISTED WITH N.S.F.
2. DOUBLE ASTERISK (**) NOTE: INCLUDES PHASE CONTROLLER TO MAINTAIN CONSTANT CURRENT AT 21.7 AMPS FOR EITHER 208V OR 240V.
3. ALL ITEMS REQUIRING ELECTRICAL SHALL BE PROVIDED WITH A NEMA 5-20R OUTLET UNLESS OTHERWISE INDICATED - REFER ALSO TO ELECTRICAL SHEETS.
4. ALL SOAP & PAPER TOWEL DISPENSERS TO BE PROVIDED BY G.C., UNLESS NOTED OTHERWISE.

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

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH
JOHNNY LIMONES
No.14216049-6301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

EQUIPMENT SCHEDULES
MK12C_SM
K3.2

DIVISION 1 - GENERAL REQUIREMENTS

The General Conditions of the Contract for Construction, AIA Document #A201, latest edition and information for bidders list by Jack in the Box Inc. representative of the American Institute of Architects is hereby made a part of the contract documents to the same extent as if written out in full.

All work shall be performed in a first-class manner and shall conform to all applicable codes of the building site.

Changes to that specified shall be submitted to the Owner's representative, in the form of detailed drawings and specifications, for the approval of the Architect. Proposals that alter the Contract and/or permit documents, site conditions and/or structural elements, shall be prepared under the direction of and signed by an architect or engineer, registered in the state of location of work.

The additional cost of professional services, permits, fees, inspection, and other required costs due to the proposal of change, shall be paid for by the Contractor without cost to Owner.

The Owner reserves the right to occupy the premises at any time before completion. Such occupancy shall not constitute final acceptance of all or any part of the work included in the Contract.

The Contractor shall verify all dimensions and elevations before starting work and shall notify the Architect immediately of any discrepancies. The Contractor shall determine the location of utility services in the area to be excavated and notify Owner's representative prior to beginning excavation. Any conflicts found on the Drawings shall be resolved before proceeding with the work.

The "building cost" shall include all work within the building area (above and below grade) and extend out to the outer face of concrete planter curbs and drive-thru curb.

All work beyond this building area shall be listed separately as "site costs" and shall include all on-site and off-site work (off-site shall incorporate any and all work outside the property line and shall be in full accordance with all governing agencies). The work generally included is grading, paving, curbs, wall or fences, yard lighting, all utilities, landscaping and sprinkler systems, etc.

Include all costs for bonds, inspection, etc.

If any discrepancies are shown or information that is deemed by the Contractor as necessary is missing at the time of bidding, the Owner must be notified in writing prior to signing of a Contract.

Clean-up upon completion of each subcontractor's work: All rubbish and debris shall be removed from the location of work by the subcontractor at his expense.

SUPPLEMENTAL CONDITIONS:

A. KITCHEN EQUIPMENT:

Buying of equipment by Owner, installation as indicated on kitchen drawings. See note on Sealant, Division 7.

B. INTERNATIONAL COLD STORAGE (ICS) Walk-in Box:

Installation:
Walk-in cooler and freezer are supplied by the manufacturer, site constructed and erected as one piece, and installed inside the building as depicted in the drawings by G.C. If a crane is necessary for the installation, it will be the responsibility of the G.C. to arrange for the crane.

Electrical Connections:
G.C. shall coordinate with manufacturer to install and open refrigerant lines of the walk-in system(s). The E.C. shall make the electrical connections to all required components as shown on the drawings. All wiring shall be done by E.C.

Flashing, Trim and Tie downs:
Flashing, trim kits, thresholds and tie downs are supplied by manufacturer and installed by the G.C.

INTERNATIONAL COLD STORAGE
P.O. Box 425, 215 E. 13th
Andover, KS 67002
(800) 835-0001 x166 Attn. James Watkins
e-mail address: james.watkins@icsco.com

C. Ice Machine:

Owner provides compressor, condenser, evaporator refrigeration piping and accessories. Contractor provides condensate drains, refrigerant, heat tape for drain lines, pipe insulation, and roof top equipment platforms. Contractor installs, starts up and tests all equipment, piping, and accessories.
See Kitchen Equipment Schedule, on kitchen drawings.

D. Seating and Tables:

Provided by Owner, assembled and installed by General Contractor.
See see Interior Design (ID) sheets.

E. Wall Corner Guards: (in Kitchen)

Furnished by Owner and installed by Food Service Equipment Contractor.
See Food Service Equipment, See Kitchen drawings.

F. Syrup, Water and CO2 Lines:

The Beverage Contractor shall provide and install syrup, water and CO2 lines from syrup rack and carbonators to each drink station. Refer to plumbing drawings.

DIVISION 2 - SITE WORK

1. SITE WORK:

Clear and remove from site, trees, brush and refuse from within limits of construction and paving. Remove all obstructions that interfere with building construction and paving as indicated or required, and portions of public sidewalks and curbs to extent necessary to provide new driveways and sidewalks.

Locate existing underground utilities by careful hand excavation before starting earthwork operations. If utilities are to remain in place, provide protection from damage during construction operations. Contact local Utility Company for information regarding underground utilities.

Should uncharted or incorrectly charged piping or other utilities be encountered during excavation, consult the Owner immediately for directions as to procedure. Repair damaged utilities to the satisfaction of the Utility Owner. Cooperate with the Owner, and public and private Utility Companies in keeping services and facilities in operation.

Barricade open excavation and post with warning lights for the safety of persons, operating warning lights during hours from dusk to dawn each day.

Protect structure, utilities, sidewalks, pavements and other facilities immediately adjacent to excavations, from damages caused by settlement, lateral movement, undermining washout and other hazards.

All fill and backfill shall be selected fill material compacted to at least 90% of the Maximum Density Obtainable by the ASTM D1557 method of compaction. Unless noted otherwise on the grading plan and earthwork specifications, use non-expansion fill material at building area and under walks. Refer to soil boring reports for additional requirements. Contractor shall rough grade site to within 2" of finish grades, i.e. to within 3" of top of curbs and walks.

DIVISION 3 - CONCRETE

1. CONCRETE:

See Concrete Specifications on Drawing, SP2.0. Provide all concrete work complete, as shown on the Drawings herein specified, including concrete framework, reinforcement dowels and accessories, concrete mixed, placed, finished and cured.

A. Exterior Flatwork and Curbs:
Provide construction joints at 15'-0" on center maximum, unless otherwise noted. All construction joints to be in one direction and all control joints to be in opposite (90°) direction. Provide expansion joints at concrete paving juncture of buildings, structures, curbs, etc. Maintain square (equal) length to width aspect ratio where possible. Limit length to width aspect ratio to 2 to 1 where rectangular layouts are required.

DIVISION 4 - MASONRY

1. UNIT MASONRY:

See Notes Drawing SP2.0.

2. MANUFACTURED BRICK MASONRY - THIN BRICK VENEER:

A. Summary:
Manufactured Brick Masonry – Thin Brick Veneer, are used as adhered, non-load-bearing exterior veneer on wood or light gage steel stud framing, concrete or masonry walls. The average saturated veneer weight does not exceed 15 pounds pre square foot. Think Brick Veneer to be supplied by Coronado Stone Products, or approved equal.

B. Installation:

a. Install Water Resistant Barrier (WRB):
For exterior applications where thin brick veneer is installed onto sheathing with integral water-resistive barrier, no additional WRB is needed.

b. Apply a Bond Coat:
The bond coat must be applied to produce a minimum coverage for the item to be bonded. It is recommended that tile, when set and back in, has coverage of mortar on the back of the tile greater that 80% in dry interior areas and 95% in wet or exterior areas. It is also recommended that the bond coat be at least 3/32"thick between the tile and setting bed. That is verified by systematically pulling up several tiles in a field of tile while the installation is in progress.

c. Mortar Mixtures (Dry-stacked, Grouted, Concrete, Large Format Stones):
Grouted Applications – A Type S mortar meeting ASTM C270 or ASTM C1714 standards is recommended for adhering grouted stone applications. A standard Type S mortar should also be used to grout these types of installations. Pigment can be added to the grout mixture to create a grout joint that complements the stone color. A polymer-modified mortar meeting ANSI A118.4 or ANSI 118.15 is recommended for adhered applications in freeze-thaw environments.

d. Cement Board Applications (Standard Application Method):
An approved polymer-modified mortar or polymer-modified thin set meeting ANSI 118.4 or ANSI 118.15 should be used to adhere manufactured stone to all concrete, concrete masonry or cement board applications that have been deemed acceptable for achieving a proper bond. Bonding tests should be performed on every surface before installation to assess adhesion and confirm proper bonding strength. Some cement boards may require lath for proper adhesion. Tilt-up and pour in place concrete walls may have to be sandblasted and cleaned of all residue to achieve a proper bond. Concrete and masonry walls must be free of dirt, oils, paint, release agents and any other substances that may inhibit proper adhesion. Lath will need to be installed for any concrete or masonry surfaces that have been treated, painted or those with a questionable bond. For clean concrete and masonry surfaces, a fresh bond coat should be applied and worked into the wall right before the stone is applied. For grouted applications, a non-polymer standard Type S mortar should be used to fill all grout joints.

e. Large Format Profile Applications:
For large format profile applications, including English Rubble, Santa Barbara, and Viejo Ranch, a polymer-modified mortar meeting ANSI A118.4 or ANSI 118.15 is required for adhering these types of stones. For Classic Series, WestStone, Industrial Ledge, and The Wave please visit the following link to view recommended installation instructions – https://www.coronado.com/InstallationGuides Mixing of the Mortar – Follow the mortar manufacturer's recommendations when mixing and maintaining the mortar on the job site.

f. Snap Chalk Lines:
After the scratch coat cures and before the stone is applied, snap chalk lines across the wall to ensure a proper horizontal alignment of the stone. The chalk lines are necessary in keeping the courses of stone straight and level during the installation process, which provides for a beautiful and professional result. (Not required for random shaped stones)

g. Moisten the Substrate and Back of Stone Veneer:
A professional sprayer or hose should be used to moisten the scratch coat and back of stone veneer during the entire installation process. This will help reduce the initial rate of water absorption. Both the veneer and scratch should be damp, but not excessively wet.

h. Mortar Coverage for Back of the Stone:
With the flat end of the trowel, work the mortar into the stone from multiple directions to break any surface tension and old proper adhesion. Evenly distribute it until you have approximately a ¾"thick layer of mortar across the entire back surface of the veneer. Push the stone firmly into place while wiggling the stone slightly to the right and left. Push firmly enough so that the mortar is squeezed out around the edges of the stone. If sliding or slipping occurs during the application, you may have applied too much or not enough mortar to the back of the stone. Sliding or slipping stones should be removed and reapplied properly. Different types of mortars have varying consistencies. Follow the mortar manufacturer's recommendations during the installation process.

i. Cutting and Shaping Manufactured Stone:
Manufactured stone veneer is easily shaped or cut as desired. This enables you to fit stones quickly into place, insuring a natural looking wall with tight mortar joints. Cutting or shaping can be done by using any of the following tools: hand-held disc grinder with diamond blade, stone nippers or wet saw with diamond blade. When possible, cut edges should be hidden and/or covered by grout. Always wear OSHA approved safety glasses and dust masks during the cutting process. Wet saws and dust collector kits can also be used to keep dust to a minimum around job sites. Check for additional OSHA requirements in your area.

j. Installing the Stone Veneer:
Layout approximately 25 pieces of stone in a visible and easy to access area. If you have multiple bases, be sure to select an equal ratio of pieces from each box. This will ensure a consistent and blended final result. When installing the first course, start at the bottom corner of the wall installing 3 to 4 corner stones first. Corner pieces have a long and a short return, which should alternate in opposite directions as you work your way up the wall. Continue the project by installing flats off of these corner pieces. Work the stones into the wall with a side-to-side motion to create and ensure a proper bond. Each additional course that is installed will begin with a corner stone (when corners are present). Remember to use your chalk lines as a guide as the installation continues up the wall. If a stone is inadvertently moved or bumped after it has been set, it should be removed. Any additional mortar should be scraped off the stone and scratch coat, and then the stone should be reapplied following the installation process.

k. Grouting Techniques:
The grout joint style and color can drastically change the overall look of a project. Joints can vary in depth, color and texture, so there are several different grouting techniques to choose from when designing a project. The grout joint style and color should be agreed upon and approved before the installation begins. Visit https://www.coronado.com/GroutingOptions to view different grouting styles.

l. Cleaning:
If excess mortar drops or smears on to the face of the stone during application, it's best to remove the excess mortar and wipe the hazy area with a clean sponge as soon as possible. Be sure to clean or rotate the sponge during use, doing so will keep the transfer of mortar haze to other areas to a minimum.To remove dust and debris off the face of the stone veneer, use a dry whisk broom and lightly brush the surface. The stone veneer can also be cleaned with water and a soft bristle brush. Do not use chemical or acid washes, pressure washers, wire brushes or any other harsh methods of cleaning.

m. Water Repellents and Enhancers:
Some customers like to utilize water repellents to help protect their stone against dirt build up, splashing water, sprinklers and de-icing materials. Only breathable, penetrating water-based silane water repellents should be used. The water repellent should be applied from the bottom-up following the manufacturer's specifications during all applications. Water repellents are not required but will help protect the stone against harsh weather. Some water repellents may darken or alter the appearance of a stone after being applied. There are also enhancers on the market that can help intensify the colors of your stone if needed. It is recommended that a test of all water repellents and enhancers be done in an inconspicuous area or on spare stones before applying it to your entire project. Remember to protect surrounding areas from overspray.

DIVISION 5 - METALS

1. STRUCTURAL STEEL:

See Notes Drawing SP2.0.

DIVISION 6 - WOOD AND PLASTICS

1. ROUGH CARPENTRY:
See Notes Drawing SP2.0.

2. WALL SHEATHING WITH INTEGRAL WATER RESISTIVE BARRIER & AIR BARRIER:

A. Oriented-Strand-Board Wall Sheathing: Exposure 1 sheathing with factory laminated water-resistive barrier facer with printed fastener location symbols.

1. Basis-of-Design Product: Provide Huber Engineered Woods LLC; ZIP System Wall Sheathing.
2. Span Rating, Panel Grade and Performance Category: Not less than [24/16; Rated Sheathing; 7/16 Performance Category] [24/16; Structural 1; 7/16 Performance Category] [32/16; Structural 1; 1/2 Performance Category] [40/20; Structural 1; 5/8 Performance Category].
3. Edge Profile: [Square edge] [Self-spacing].
4. Weather Barrier Facer: Medium-density, phenolic-impregnated sheet material qualifying as a Grade D weather-resistive barrier in accordance with ICC-ES AC38.

a. Provide fastener spacing symbols on facer for 16-inch (406 mm) and 24-inch (610 mm) on center spacing.

B. Fasteners: Size and type complying with manufacturer's written instructions for Project conditions and requirements of authorities having jurisdiction.

1. Corrosion Resistance: [Hot-dip zinc coating, ASTM A153/A153M] [or] [Type 304 stainless steel].
2. Nails, Brads, and Staples: ICC AC116 and ICC AC201
3. Power-Driven Fasteners: ICC-ES-1539 or NER-272

C. Sheathing Joint-and-Penetration Treatment Material:

a. Self-Adhering Seam and Flashing Tape: Pressure sensitive, self-adhering, cold-applied, seam tape consisting of polyolefin film with acrylic adhesive, meeting ICC-ES AC148, and tested as part of an assembly meeting performance requirements.

1. Basis-of-Design Product: Provide Huber Engineered Woods LLC; ZIP System Tape.
2. Thickness: 0.012 inch (0.3mm).

b. Liquid-Applied Flashing Membrane: Gun-grade, cold-applied, silyl-terminated polyether (STPE) liquid flashing membrane compatible with sheathing/weather barrier and self-adhering seam and flashing tape, and tested as part of an assembly meeting performance requirements. Follow manufacturer's recommendation for integration with ZIP System Tape.

1. Basis-of-Design Product: Provide Huber Engineered Woods LLC; ZIP System Liquid Flash.
2. Hardness, Shore A, ASTM C 661: 40 to 45.

c. Self-Adhering Flexible Tape: Pressure-Sensitive, self-adhering, cold-applied, seam tape consisting of polyolefin film with acrylic adhesive, meeting ICC-ES AC148, and tested as part of an assembly meeting performance requirements.

1. Basis-of-Design Product: Provide Huber Engineered Woods LLC; ZIP System Stretch Tape.
2. Thickness: 0.042 inch (1.067mm).

D. Installation:

a. Install sheathing panels in accordance with MFR written instructions.
b. Coordinate sheathing installation with flashing and joint sealant sequencing and installation, and with adjacent building air and moisture barrier components to provide complete, continuous air and moisture barrier.
c. Do not bridge expansion joints; allow joint spacing equal to spacing of structural supports.
d. Install panels with laminated facer to exterior. Stagger end joints of adjacent panel runs. Support all panel edges.
e. Attached sheathing panels securely to substrate with MFR approved fasteners.
f. Apply ZIP System tape at all panel seams, penetrations, and lacer defects/cracks to form continuous weathertight surface.

2. FINISH CARPENTRY MATERIALS:

A. Quality Assurance:
Perform finish carpentry work in accordance with AWI Quality Standards, premium grade. Use full length pieces, miter all joints, shoulder joint at door jambs. Fill all nail holes and sand smooth.
B. Wood Trim at Interior: MDF
C. Exposed Wood Trim at Exterior: Resawn Douglas Fir, no knot: stain grade.
D. Exposed Wood Siding / Soffit at Exterior: 303-6-S/W rough sawn Douglas Fir or Southern Pine.
E. Sheet Material:
1) Laminated Plastic:
A. Where noted plastic laminate, furnish and install per Color Schedule. All plastic laminate to be bonded to surfaces noted with Contact Cement. At Self-Edged surfaces, the flat top layer to overlap the vertical surfaces then routed smooth.
B. Where plastic laminate is noted for interior doors, furnish and install per Schedule. All plastic laminate to be bonded to all surfaces of the door with Contact Cement. At Self-Edged surfaces, the flat top layer to overlap the vertical surfaces then routed smooth. Route Laminate/Door Stile as required for Hinges. Hinge face shall be flush with face of laminate.
2) Counter Tops and Backing:
Douglas fir plywood, A-C faced, and exterior glue.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. ENERGY COMPLIANCE:

Fixed Windows (Glass): Shall be sealed to limit air infiltration.

Hollow Metal or Solid Core Wood Doors: Provide vinyl or sheet metal weather seal at head, jamb and sill at exterior doors.

Exterior Storefront Hinged Doors: Provide vinyl seal at sill and continuous pile weatherstrip vertically and at top rails.

Open exterior joints around window and door frames, between walls and foundations, between walls and roof, between wall panels, at penetration of utilities through the envelope, shall be sealed, caulked to prevent moisture penetration and/or weather- stripped to limit air leakage. Additionally, foam insulation shall be sprayed in and around window-door frames where metal meets wood framing and all exterior electrical, plumbing and other wall penetrations.

2. BUILDING INSULATION:

A. Approved Manufacturers:

1) Batt insulation:

JOHNS MANVILLE FIBER GLASS DIVISION P.O. Box 5108 DENVER , CO 80217-5108 (800) 654-3103	OR	OWENS CORNING One Owens Corning Parkway Toledo, OH 43659 1-800-GET-PINK or local Representative

2) Rigid Roof Insulation:

a. Dupont Styrofoam Brand Deckmate Plus
Extruded Polystyrene Insulation (EPS)

OR

b. APPROVED EQUAL

B. Materials:
Johns Manville MR faced wall insulation to be used at exterior walls. Position insulation with the facing located on the exterior face of stud-adjacent to the exterior plywood sheathing (verify w/regional construction manager for projects located in humidity zones). In regions where Johns Manville MR faced wall insulation is not available, Johns Manville kraft-faced wall insulation is to be used.

1) Exterior Walls: Wood studs – R-20 batt insulation (OR MINIMUM REQUIRED BY LOCAL ENERGY CODES), FS HH-I-521E, Type II (non-reflective covering one face).
2) Interior Partitions Sound Insulation – 2 1/2" thick friction fit, FS HH-521E, Type I (unfaced). Place where shown on drawings.
3) Roof Rigid Insulation – Extruded polystyrene plastic board insulation w/ integral high density skin; Minimum 30PSI compressive strength; K-Value of 0.20; 0.1% Maximum water absorption; Manufacturer's standard lengths & widths.

3A. MEMBRANE ROOFING (POLYVINYLCHLORIDE (PVC) ROOFING):

A. Dura-Last: 50 mil PVC Single Ply Adhered System

1. Corporate Account Contact: Matt Gramly (491)381-5331 mgramly@dura-last.com

Dura-Last
525 Morley Drive
Saginaw, MI 48601
1-800-248-0280

Curt Jaffe
(541)326-6385
cjaffe@dura-last.com

B. The summary of materials:

Polyisocyanurate Insulation (min. R-30)
DensDeck Prime (min. 1/4")
50 mil (1.27 mm) PVC Duralast roof membrane

C. Membrane Installation:
Membrane roofing and all associated accessories and materials shall be installed per manufacture's written instructions, specifications and details.

The surface of the deck/substrate must be inspected prior to the installation of the PVC roofing membrane. The deck/substrate must be clean, smooth, dry, and free of sharp edges, dust, contaminants, oil, grease, and loose, foreign material that may affect the installation of the roofing system and its performance. All damaged, broken or wet materials must be removed and replaced.

Refer to product data sheet for water based or solvent based adhesive for application details.

The membrane may be applied as described in the following steps. Application techniques may vary as long as the requirements described within this specification are met.

a. Position the prefabricated roof section over the area to be covered. If roll goods are used, cut the sheets to length and allow material for edge termination where required.
b. Fold the roof section back onto itself to expose half of the roof area to be covered by that section.
c. Apply adhesive in front of the fold along its length. Be careful not to apply more of the adhesive than can be covered prior to the adhesive setting up. Start with moderate amounts of adhesive and adjust the amount as you get a feel for how fast the adhesive is setting up. Changing rooftop conditions throughout the day affect the amount of time it takes adhesives to set up.
d. Lift the top layer of membrane and, starting at the fold, use a stiff squeegee or broom to push the membrane into the adhesive. Care must be used to avoid wrinkles and air pockets. Apply the membrane to cover the adhesive that has been applied and then repeat steps 'c'and 'd'until the first half of the roof section is completed.
e. Repeat steps 'b', 'c'and 'd'for the second half of the roof section.
f. As each new roof section is added, overlap the adjacent sheets a minimum of 3 to 6-inches (51 to 152 mm).
g. Be careful not to contaminate the membrane with adhesive where seams will be welded together.
h. Do not trim adhesives.

D. Hot-Air Welding:
Position the membrane so that the top membrane overlaps the bottom membrane a minimum of 4-inches (102 mm). Ensure the welding area is dry, clean and free of foreign material.

Weld the top membrane to the bottom membrane using a hand-held welder or an automatic welding machine, and silicone roller. A minimum 1-1/2-inch (38 mm) wide continuous weld is required.

All field-welded seams must be inspected with a tack claw or similar tool (cutter key extractor), and all deficiencies repaired prior to inspection by Dura-Last.

E. Parapet Wall Installation:
Adhesive must be applied to both the wall/substrate and to the membrane.

It is not acceptable to adhere the same sheet of membrane that is covering the roof deck to a wall. Instead, a separate sheet must be used and mechanical fasteners installed through one of the sheets at the roof-to-wall transition.

The minimum height of termination of the wall sheet is 8-inches (203 mm) above the roof membrane. If the membrane will extend up the wall far more than 60-inches (1.5 m), a row of mechanical fasteners must be installed. The membrane must never extend up the wall more than 60-inches (1.5 m) without a row of fasteners.

A row of mechanical fasteners are required at all transitions on the wall except at the top if the membrane will extend to the outside face of the wall. These rows of fasteners can be approved fasteners with the appropriate plate or termination bar, and installed through fastening tabs on prefabricated sheets

F. Roof Penetrations:
Mechanical fastening is required at all roof penetrations. These include, but are not limited to, pipes, drains, curbs, pitch pans, and expansion joints.

G. Walkways:
For all roof equipment, the roofing contractor shall furnish and install a walkway on all sides of equipment requiring access using slip-resisting pads, manufactured as a traffic pad for foot traffic provided by roofing system manufacturer, with a pad size of 30 inch x 60 inch. Basis of Design:Dur-O-Last Roof Track III Walkway Pad.

H. GUARANTEE:

In addition to the Manufacturers' 15 NDL (no dollar limit) year labor and material guarantee, the Roofing Contractor shall furnish a written Two Year Material & Labor Guarantee.

As part of the project close out package, a roofing manufacturer's authorized quality assurance representative shall inspect the final roofing installation and provide written documentation of approval.

3B. COMPOSITION ROOFING (BUILT-UP ROOFING):

ALTERNATE TO PVC ROOFING

Built-up roofing system shall conform to the following specification and be installed in accordance with manufacturer's recommendations. Any other manufacturer's material shall be approved by Owner before installation.

Approved Alternate Manufacturer:

JOHNS MANVILLE P.O. BOX 5108 Denver, CO 80217-5108 (800) 654-3103	OWENS CORNING One Owens Corning Parkway Toledo, OH 43659 1-800-GET-PINK or local Representative

A. Johns Manville – Specification no. 4GNC, Class (As noted on roof plan). (Ref. JM Spec. Sheet RS-2049).

B. The summary of materials per 100 sq. ft. shall be not less than:

Glasbase Plus base felt (1 ply) ASTM D-4601, Type II	28 lbs.
GlasPly IV, Asphalt-coated fiberglass ply felt (2 plies) per ASTM D2178 TYPE IV	16 lbs.
GlasKap mineral surface cap sheet (1 ply) – ASTM D3909	72 lbs.
Asphalt mopping (3 @ 25 lbs.) – ASTM D312 (see note below)	75 lbs.
Approximate weight per 100 sq. ft.	191 lbs.

Asphalt Note: Trumbull asphalt or another JM Approved Asphalt shall be used.

C. Application at base flashing and parapet wall flashing, Johns Manville Specification DTF-3 (Wt) – Ref. JM Spec. Sheet RS-4221

Extend roofing membrane to the top of the cant or 8 inches minimum above the roof level where wall brace occurs.

The completed base flashing shall extend not less than 9 inches beyond the roof membrane nor more than 24 inches above the roof membrane and shall extend onto the roof membrane a minimum of 4 inches.

Attach the base flashing backer felt, GlasBase Plus, at 9 inches on center in both directions and at all laps. Mop the surface of the roofing felts on the cant with hot asphalt. Immediately set the backer felt in the hot asphalt, smoothing the felt to set it firmly into the asphalt. The backer felt shall not be adhered to the the wall. Vertical laps in backer felt shall be 2 inches minimum. Do not extend the bottom edge of the backer felt onto the horizontal surface of the roof membrane.

Starting just above the top edge of the backer felt, mop the parapet, the surface of the backer felt, and onto the roof membrane with hot asphalt. Position the lower horizontal edge of the DynaFlex on the roof membrane (minimum 4 inches from base of cant) and lay it into place over the cant strip and up the parapet. Attach the top edge of the DynaFlex at 8 inches on center. Vertical laps in the DynaFlex shall be 4 inches minimum. Offset laps in the backer felt and the DynaFlex a minimum of 6 inches from each other.

Fasteners shall be driven through 1 inch minimum diameter tin discs. Typical at base flashing and wall covering.

All exposed fasteners to be covered with a layer of MBR flashing cement.

The asphalt temperature shall be a minimum of 400 degrees (F) or at the EVT, whichever is higher when the Dyna Flex is set into the asphalt.

Wall Covering:
Cover the wall starting at the top outside edge of parapet with a layer of GlasBase Plus horizontally across the top surface and extend the sheets vertically down the inside face. Lap the GlasBase a minimum of 4" over the base flashing. Vertical joints shall be overlapped a minimum of 4 inches. Nail the GlasBase Plus at 9 inches on centers in both directions. Mop the GlasBase Plus on the top and inside face of wall with asphalt and set the DynaFlex over the GlasBase. Lap the GlasBase a minimum of 4" over the base flashing. Nail 6 inches on center across the top and at at laps. Offset laps in the backer felt and the DynaFlex a minimum of 6 inches from each other. Do not allow asphalt to coat top of roof membrane.

D. Valleys:
Reinforce valleys with an additional ply of base sheet 36 inches wide extending 12 inches up inclines, lapping of 4 inches on ends and solid mopping of asphalt to base sheet.

E. Cant Strips:
In angles of roof deck and vertical surfaces, the roofing contractor shall furnish and install a fiber cant strip with a minimum of 3-inch face.

F. Walkways:
For all roof equipment, the roofing contractor shall furnish and install a walkway on all sides of equipment requiring access using a mineral-granule-surfaced, reinforced modified asphalt composition, slip-resisting pads, manufactured as a traffic pad for foot traffic provided by roofing system manufacturer, with a pad size of 32 inch x 32 inch. Basis of Design:Johns Manville DynaTred

G. GUARANTEE :

In addition to the Manufacturers' 15 year material guarantee, the Roofing Contractor shall furnish a written Two Year Material & Labor Guarantee.

4. FLASHING AND SHEET METAL:

A. Furnish and install all flashing, sheet metal, downspouts, and scuppers not specifically described in other Sections of these Specifications but required to prevent penetration of water through exterior shell of the buildings, including flashing, caps and roof equip. platform covers.
B. Comply with applicable recommendations and details of the "ARCHITECTURAL SHEET METAL MANUAL", by Sheet Metal and Air Conditioning Contractor's National Association, Inc.(SMACNA)
C. Install sheet metal over a single layer of 30# roofing felt.
D. Sheet metal vents and pipe jacks, 24GA minimum galvanized w/4" minimum flange.
E. Downspouts, scuppers and wall caps, 22GA each minimum.
F. Galvanized Iron:
1) Sheet metal or iron shall be a standard brand of open-hearth, copper-bearing steel, copper-molybdenum iron, or pure iron sheets. Use 24 gauge minimum unless otherwise called for on the Drawings.
2) Zinc Coating:
a. All galvanized sheets shall have a zinc coating applied by hot-dip process to all surfaces.
b. Zinc coating shall weigh not less than 1-1/4 ounces per square foot nor more than 1-1/2 ounces per square foot of surfaces covered and shallconform with ASTM A-93.
G. Seamless Metal Fascia:
1) METAL
a. 28-gauge galvanized L.F.G. with both sides zinc coated by continuous method.
2.) PAINT PREPARATION
a. Both sides of substrate chemically cleaned with an alkaline 'Parco 338W' cleaner. Dry in place chrome conversion coating with Henkel '1402W Bonderite ' applied to both sides of substrate.
3) PAINT SYSTEM
a. Prime Coat: AZKO-Nobel Coating s 'Prime-A-Sol 'corrosion resistant primer
b. Top Coat: AZKO-Nobel Coating s chemical striated vinyl platisol
c. Back Coat: AZKO-Nobel Coating s corrosion resisting backer
4) TENSILE STRENGTH
a. 50,000/PSI approx. Yield Strength PSI 35,000 All materials confirm to ASTMA653-M

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH — JOHNNY LIMONES — No. 14216049-0301 — 5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062
DRAWN BY: NAME
PROJECT #:
SCALE: NONE

GENERAL

MK12C_SM

SP1.0

5. FIBER CEMENT WALL PANELS

James Hardie Building Products, Inc.; siding panels and accessories. This section is based on the products of James Hardie Building HZ10 Engineered for Climate Siding.

1. Quality Assurance:
   a. Installer Qualifications: Minimum 2 years of experience with installation of similar products.
   b. Delivery, Storage and Handling: Store products in manufacturer's unopened packaging until ready for installation. Store siding on edge or lay flat on smooth level surface. Protect edges and corners from chipping. Store under cover and keep dry prior to installing.
   c. Store and dispose of solvent-based materials and materials used with solvent-based materials in accordance with requirements of local AHJ.
2. Site Conditions: Maintain environmental conditions (temperature, humidity and ventilation) within the limits recommended by manufacturer for optimum results.
3. Product:
   a. Hardie Plank Lap Siding (Primed for Paint Collection)
   b. Panel Width: 9.25" (8" visible exposure)
   c. Panel Thickness: 5/16"
   d. Finish: Smooth (Primed for Paint)
1. Installation:
   a. Install materials in strict accordance with manufacturer's installation instructions.
   b. Install over braced wood. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
   c. A water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements.
   d. When installing horizontally, a WBR with min. 90 percent drainage efficiency shall be used.
   e. Adjacent finished grade must slope away from the building in accordance with local building codes.
   f. Do not install product with contact to standing water.
5. Fasteners: Refer to applicable building code compliance reports for maximum basic wind speed for exposure category and/or applicable shear values and select one fastener.
   a. Fasteners must be corrosion resistant, galvanized or stainless steel. James Hardie recommends the use of quality, hot-dipped galvanized nails.
   b. Drive fasteners perpendicular to siding and framing.
   c. Fiber cement products may be hand nailed or fastened with a pneumatic too. Pneumatic fastening is highly recommended.
7. Cut Edge Treatment: Calk, paint or prime all field cut edges.
8. Caulking: For best results use an elastomeric joint sealant complying with ASTM C920 Grade NS, Class 25 or higher or a latex joint sealant complying with ASTM c834.
   a. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.
9. Painting
   a. Ensure the surface is clean, dry and free of any dust, dirt or mildew.
   b. Do not use stain, oil/alkyd base paint or powder coating.
   c. Product must be painted within 180 days for primed product and 90 days for unprimed.
   d. 100% acrylic topcoats are recommended.
   e. Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods and application temperature.

6. EXTERIOR INSULATION AND FINISHING SYSTEM (EIFS):

1.1 MANUFACTURERS

A. Manufacturers: Basis-of-Design Product: Subject to compliance with requirements, provide Dryvit Outsulation Plus MD System or comparable product by one of the following:
   1. Sto Corp.
   2. Synergy

B. Source Limitations: Obtain EIFS from single source from single EIFS manufacturer and from sources approved by EIFS manufacturer as compatible with EIFS components.

1.2 PERFORMANCE REQUIREMENTS

A. EIFS Performance. Comply with ASTM E 2568 and ICC-ES AC219 and with the following:
   1. Weathertightness: Resistant to uncontrolled water penetration from exterior, with a means to drain water entering EIFS to the exterior.
   2. Impact Performance: ASTM E 2568, Standard impact resistance, unless otherwise indicated.
   3. Bond Integrity: Free from bond failure within EIFS components or between EIFS and substrates, resulting from exposure to fire, wind loads, weather, or other in-service conditions.

1.3 EIFS MATERIALS

Primer/sealer below is offered by some EIFS manufacturers for areas of anticipated high moisture such as sloped surfaces, windowsills, and certain parapet applications. Retain second or third option in "Primer/Sealer" Paragraph below if required for LEED and primer/sealer is used inside the weatherproofing system. Second option is LEED-NC and LEED-CS requirement for adhesives not included under other categories; third option is LEED for Schools requirement.

A. Primer/Sealer: Where required, EIFS manufacturer's standard substrate conditioner designed to protect substrates from moisture penetration and to improve the bond between substrate and insulation adhesive.

B. Water-Resistive Coatings: EIFS manufacturer's standard formulation and accessories for use as water-resistive barriers; compatible with substrate and complying with physical and performance criteria of ASTM E 2570.

C. Flexible-Membrane Flashing: Fluid-applied with mesh scrim reinforcing or Cold-applied, self-adhering, self-healing, rubberized-asphalt and polyethylene-film composite sheet or tape and primer; EIFS manufacturer's standard or product recommended in writing by EIFS manufacturer.

D. Insulation Adhesive: EIFS manufacturer's standard formulation designed for indicated use; specifically formulated to be applied to back side of insulation in a manner that creates open vertical channels designed to serve as an integral part of the water-drainage system of the EIFS-clad drainage-wall assembly, compatible with water barrier.

E. Molded, Rigid Cellular Polystyrene Board Insulation: Comply with ASTM C 578, Type I.
   1. Foam Build-Outs: Provide with profiles and dimensions indicated on Drawings.

F. Reinforcing Mesh: Balanced, alkali-resistant, open-weave, glass-fiber mesh treated for compatibility with other EIFS materials, made from continuous multiend strands with retained mesh tensile strength of not less than 120 lbf/in. according to ASTM E 2098. Provide Dryvit Panzer (20 oz.) mesh at all EIFS panels from grade to 8'-0" above grade.

G. Base-Coat Materials: EIFS manufacturer's standard formulation designed for indicated use.

H. Primer: Where required, EIFS manufacturer's standard factory-mixed, acrylic-polymer primer for preparing base-coat surface for application of finish coat.

I. Finish-Coat Materials: EIFS manufacturer's standard acrylic-based coating with HDP Hydrophobic performance enhancement.
   1. Colors:
      a. See Drawings.
   2. Textures:
      a. Sandpebble Fine DPR

J. Trim Accessories: Where applicable, type as designated or required to suit conditions indicated and to comply with EIFS manufacturer's written instructions; manufactured from UV-stabilized PVC; and complying with ASTM D 1784, manufacturer's standard cell class for use intended, and ASTM C 1063.

2.1 EIFS INSTALLATION

A. Comply with ASTM C 1397, ASTM E 2511, and EIFS manufacturer's written instructions for installation of EIFS as applicable to each type of substrate indicated.

B. General Contractor and Sub-contractor shall verify substrate compatibility with chosen EIFS manufacturer to ensure warranty is maintained. Provide only substrates that comply with chosen manufacturer's warranty requirements.

C. Weather Barrier: Install per Manufacturers requirements.

D. Trim: Where applicable, apply trim accessories at perimeter of EIFS. Coordinate with installation of insulation.

E. Board Insulation: Adhere insulation to substrate in compliance with ASTM C 1397 and the following:
   1. Apply adhesive to insulation by notched-trowel method, with notches oriented vertically to produce drainage channels that remain functional after the insulation is adhered to substrate.
   2. Coordinate installation of flashing and insulation to produce wall assembly that does not allow water to penetrate behind flashing and water-resistive barrier.

F. Expansion Joints: Install at locations indicated and where required by EIFS manufacturer.

G. Base Coat: Apply to exposed surfaces of insulation and foam build-outs in minimum thickness recommended in writing by EIFS manufacturer.

H. Reinforcing Mesh: Embed reinforcing mesh in wet base coat to produce wrinkle-free installation with mesh continuous at corners, overlapped not less than 2-1/2 inches or otherwise treated at joints to comply with ASTM C 1397 and EIFS manufacturer's written instructions. Completely embed mesh, applying additional base-coat material if necessary, so reinforcing-mesh color and pattern are invisible.

I. Double-Layer Reinforcing-Mesh Application: Where indicated or required, apply second base coat and second layer of reinforcing mesh, overlapped not less than 2-1/2 inches or otherwise treated at joints to comply with ASTM C 1397 and EIFS manufacturer's written instructions in same manner as first application. Do not apply until first base coat has cured.

J. Additional Reinforcing Mesh: Apply strip reinforcing mesh around openings, extending 4 inches beyond perimeter. Apply additional 9-by-12-inch strip reinforcing mesh diagonally at corners of openings (re-entrant corners). Apply 8-inch- wide, strip reinforcing mesh at both inside and outside corners unless base layer of mesh is lapped not less than 4 inches on each side of corners.

K. Foam Build-Outs: Fully embed reinforcing mesh in base coat.

L. Double Base-Coat Application: Where applicable, apply second base coat in same manner and thickness as first application, except without reinforcing mesh. Do not apply until first base coat has cured.

M. Primer: Where applicable, apply over dry base coat according to EIFS manufacturer's written instructions.

N. Finish Coat: Apply over dry primed base coat, maintaining a wet edge at all times for uniform appearance, in thickness required by EIFS manufacturer to produce a uniform finish of color and texture matching approved sample and free of cold joints, shadow lines, and texture variations.

2.2 FIELD QUALITY CONTROL

A. Special Inspections: Owner will engage a qualified special inspector to perform the following special inspections:
   1. As stipulated in Ch. 17 of the IBC.
   2. According to ICC-ES AC235.

B. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.

C. EIFS Tests and Inspections: According to ICC-ES AC219.

D. EIFS will be considered defective if it does not pass tests and inspections.

DIVISION 8 - DOORS AND WINDOWS

1. METAL DOORS AND FRAMES:

A) Doors and Frames as manufactured by Steelcraft, or approved equal, labeled or non-labeled and sized as indicated on the Drawings. Maximum U-factor of 0.65.

B) Steel doors shall be full-flush design 1-16 (16 gauge) reinforced for finish hardware and with baked-on prime paint. Steel frames shall be Type F-14 (14 gauge) full-welded unit construction with corners mitered, reinforced and continuously welded full depth and width of frame. Proper reinforcement and cut-out for the finish hardware. Frames supplied with suitable jamb and base anchors, rubber bumpers and prime painted.

STEELCRAFT
9017 Blue Ash Road
Cincinnati, OH 45242
(800) 243-9780
www.steelcraft.com

C) Approved Alternate Mfg's:
REPUBLIC BUILDERS PRODUCTS
155 REPUBLIC DRIVE
McKenzie, TN 38201
(800) 733-3667

2. WOOD DOORS:

Flush interior wood doors as manufactured by Marshfield Door System, Inc. or approved equal. Door shall be manufactured per the millwork standards of the Architectural Woodwork Institute (AWI) for premium grade.

A. Solid Core: Mat-formed wood particle board, bonded core, Marshfield Signature Series, type DPC-1.See Door Schedule for thickness.
   1) Face Veneer: .048" thickness general purpose, high pressure laminate surfacings as indicated on drawing, using hot press construction
   2) Adhesives: Conforming to Type I, for interior and exterior door faces and Type II for core.
   3) Doors to have metal louvers as indicated on the Drawing. Shall be 24 gauge with chevron type blades with free air 50% total area and prime painted.

Marshfield Door Systems, Inc.
1401 E. 4th STREET
MARSHFIELD, WI 54449
(800) 869-3667
www.marshfielddoors.com

B. Approved Alternate Manufacturer:
EGGERS INDUSTRIES
P.O.Box 1050
NEENAH, WI 54957
(920) 722-0357
www.eggersindustries.com

2A. DOUBLE ACTION IMPACT DOORS:

Double action solid core interior wood doors as manufactured by Ellison or approved equal.

A. Solid Core: 0.75" exterior grade solid wood core door, type SPC-3. Total door thickness 1"
   1) Face Veneer: 20 Gauge full length stainless steel panels, both sides
   2) Doors to have vision glass as indicated on the drawings. Vision glass shall be single pane, clear tempered glass.
   3) Hinge: EZ Swing hinges by Ellison

3. GLASS AND GLAZING:

A. Quality Assurance

1) Annealed glass shall comply with ASTM C1036 and tempered or heat strengthened glass shall comply with ASTM C1048.

2) Insulating units shall comply with ASTM E774 using ASTM E773 as the test method, and shall be certified by SIGMA (Sealed Insulating Glass Manufacturers Assoc.) or a similar approved testing program. Insulating units shall be rated: CBA.

B. Glass

1. Single Glazing
   A. 1/4" clear float glass (*Annealed or tempered per plans and as required by code)
   B. Insulation units shall be configured as follows:
      a. 1" insulated glass, Outboard lite:1/4" Clear, Type: Float Glass (*Annealed or tempered per plans and as required by code Overall unit thickness: 1" (nom.)
         Insulating Unit Sealants: Primary seal Butyl Secondary seal Silicone
      b. Provide 1" insulated glass with PPG Solarban 60 coating on #2 surface.Units to be manufactured by a PPG Certified fabricator. In geographic locations where the building shell can pass energy compliance without PPG Solarban 60 coating, said coating may be omitted
         1. Glazing contractor shall be responsible by providing all tempered or laminated safety glass in all areas where required by governing codes.
   C. Performance:
      1. 1" clear insulated glass
         a. Glass shall have a winter nighttime U-value of: 0.48 (Btu/Hr./Sq.Ft./F.)
         b. Glass shall have a summer daytime U-value of: 0.55 (Btu/Hr./Sq.Ft./F.)
         c. Solar Heat Gain Coefficient (SHGC) shall be: 0.40 maximum or as required by IECC (current adopted code of the AHJ)
         d. Daylight transmittance shall be: 70%
         e. Ultraviolet transmittance shall be: 50%
         f. STC (Sound Transmission Class) rating: 36
      2. 1" clear insulated glass with PPG Solarban 60
         a. Glass shall have a winter nighttime U-value of: 0.29 (Btu/Hr./Sq.Ft./F.)
         b. Glass shall have a summer daytime U-value of: 0.27 (Btu/Hr./Sq.Ft./F.)
         c. Solar Heat Gain Coefficient (SHGC) shall be: 0.39 maximum or as required by IECC (current adopted code of the AHJ)
         d. Daylight transmittance shall be: 70%
         e. Ultraviolet transmittance shall be: 18%
         f. STC (Sound Transmission Class) rating: 36
      3. 1/4" clear float glass
         a. Glass shall have a winter nighttime U-value of: 1.09 (Btu/Hr./Sq.Ft./F.)
         b. Glass shall have a summer daytime U-value of: 1.03 (Btu/Hr./Sq.Ft./F.)
         c. Solar Heat Gain Coefficient (SHGC) shall be: 0.40 maximum or as required by IECC (current adopted code of the AHJ)
         d. Daylight transmittance shall be: 77%
         e. Ultraviolet transmittance shall be: 65%
         f. STC (Sound Transmission Class) rating: 36

D. Surface Conditions:
   1) Prior to installation, carefully inspect installed work of other trades and verify work is completed to the point where the work of this section may proceed.
   2) Verify that the glass is installed in the accordance with the original design and in the accordance with all pertinent codes and regulations.

E. Product Handling:
   1) Protection: Use all means necessary to protect the products of this section before, during, and after installation, and to protect the work and the materials of all other trades.
   2) Replacements: In the event of damage or breakage, immediately make all repairs and replacements necessary; this work shall be done at no expense to the owner.

F. Installation/Glazing:
   1) Comply with the storefront manufacturer guidelines for glazing the insulating units into their framing systems.
   2) Glaze using standard industry (Gana, Sigma and Aama) recommendations for insulating glass, with proper sealant.
   3) Setting blocks should be 80-90 Shore A durometer neoprene, 4" (min.) length, width equal to glass thickness, and placed at quarter points of the glazing unit base. Anti-walk (edge) blocks should be 55-65 durometer neoprene with at least 1/16" clearance between block and glass.

4. ALUMINUM STOREFRONT SYSTEM:

The Storefront System shall be as noted on the Drawings and as manufactured by UNITED STATES ALUMINUM CORPORATION or approved equal.

A. Approved Manufacturers:

U.S. ALUMINUM CORP.
200 Singleton Dr.
Waxahachie, TX 75165
(800) 627-6440
www.usalum.com

OR

U.S. ALUMINUM
3663 Bandini Blvd.
Vernon, CA 90023
(800) 766-6063

OR

U.S. ALUMINUM
6969 West 73rd. St.
Chicago, IL 60638
(800) 323-8480

Approved Alternate Manufacturer:

VISTAWALL ARCHITECTURAL PRODUCTS
P.O. BOX 629
803 AIRPORT ROAD
TERRELL, TX 75160
(800) 869-4567
www.vistawall.com

KAWNEER COMPANY, INC.
Technology Park/Atlanta
555 Guthridge Court
NORCROSS, GA 30092
(770) 449-5555 or call local rep.
www.kawneer.com

B. Storefront and Entrances:

General Description:

1. Work Included: Furnish all necessary materials, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein.

2) Storefront Framing: shall be Series 451 as manufactured by UNITED STATES ALUMINUM CORPORATION, or approved equal

3) Doors: shall be UNITED STATES ALUMINUM Series 250 narrow stile single acting doors with continuous geared hinges and 10 inch bottom rail. Door bottom rails are to be weathered with BK200, an E.P.D.M. blade gasket sweep with concealed fasteners. See Finish Hardware Schedule for additional requirements.

4) Finish: See elevations for finish type and color.
   a) Anodize: Aluminum extrusions shall be given a caustic etch followed by an anodic oxide treatment to obtain color and finish as noted on exterior elevations.
   b) Paint: Factory applied by PPG Industries or Valspar licensed applicator. Coating shall consist of a 0.2 mil corrosion inhibiting primer and 1.0 mil top coat of 70% Kynar 500/Hylar 5000 resin as manufactured by PPG Industries or Valspar, Inc. Paint shall meet or exceed AAMA 2605-98 specification, performance requirements and test procedures.

5) Products Materials
   a) Extrusions shall be in compliance with ASTM B221 alloy 15 temper. Fasteners shall be aluminum, stainless steel or zinc plated steel per ASTM A 164. Perimeter anchors shall be aluminum or steel provided the steel is isolated from the aluminum.
   b) Gaskets shall be "lock-in" type E.P.D.M. electrometric extrusions with a fiberglass non-stretch cord.
   c) All head, sill , column, & transom flashing to be .040 aluminum to match store front finish.
   d) All storefront break metal trim to be .060 aluminum to match store front finish.

6) Performance Requirements:
   a) Air Infiltration: Shall be tested in accordance with ASTM 283. Infiltration shall not exceed .06 CFM of fixed area when tested at 6.24 P.S.F.
   b) Water Infiltration: Shall be tested in accordance with ASTM E 331. No water penetration at test pressure of 8 P.S.F.
   c) Structural Performance: Shall be tested in accordance with ASTM E 330 and based on 1/175 of the span. Allowable stress with a safety factor 1.65. System shall perform at wind load of 20 P.S.F.
   d) Thermal Performance: For storefront frames and glazing, maximum U-factor of 0.60. For exterior entrance door frames and glazing, maximum U-factor of 0.90.

5. PASS-THRU WINDOW : (Furnished by Owner and Installed by Contractor)

Manual Operated, Self-Closing, Bi-parting Pass-Thru Window in anodized alum. frame. Pre-glazed. Window opening not to exceed 432 sq. in. See Exterior Elevations for Color. See Kitchen Drawings for additional information.

Unit as manufactured by: QUIKSERV CORP.
P.O.Box 40466
Houston, TX 77240
(800) 388-8307
www.quikserv.com

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH
JOHNNY L MONES
No.14216048-0301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

GENERAL

MK12C_SM

SP1.1

6. FINISH HARDWARE:

A. Security Notes:

Swinging Doors:
1. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

Pass-Thru Window:

1. Bi-parting Pass-Thru window shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests equipped by Governing Code Section of locale.
2. Bi-parting doors and windows shall be provided with a device in the upper channel of the moving panels to prohibit raising and removing of the moving panels in the closed or partially open position.

B. Hardware Notes:
1) All hardware to be provided and installed by G.C. All hardware to be brand name as specified.
2) All locksets shall be equipped with six (6) pin interchangeable cores.
3) Keying: All cylinders shall be removable core, master keyed to existing system.
4) Fabricator of Aluminum door shall install Owner-supplied cylinder and lock hardware before delivery to site.
5) Metallic sign over doors 1 stating: "This door must remain unlocked when the building is occupied". Letters shall not be less than 1" high on a contrasting background. This sign shall be provided by Owner, and installed by Contractor on Aluminum header frame. (2 signs total required).
6) Threshold configurations to comply with all accessibility requirements.
7) Hinges: Provide continuous hinges, color to match door finish at storefront and clear aluminum finish and exterior kitchen door.

C. Toilet Room Accessories:

Item:	Quantity	Description
Grab Bar	Per Plan	Per Plan (1-1/4" diameter with Satin Finish)
Paper Towel Dispenser	Per Plan	Per Plan

All other accessories to be furnished by owner & installed by contractor (O.F.C.I). See restroom elevations

DIVISION 9 - FINISHES

1. EXTERIOR LATH AND PLASTER:

A. Work Included
Lath and plaster work includes exterior Portland cement plaster scratch & brown coats and a finish texture coat. All work to be complete with required grounds and accessories. Plaster on plywood sheathing to be over two layers of Tyvek Commercial Wrap D weather barrier and wire lath. Applicable codes: 2507, 2510 and 2512.

B. Plaster Materials:

1) Plastic cement:
Table 2507.2

2) Aggregate:
Natural sand, conforming to ASTM C35.

3) Water:
Clean, potable, fresh and free from injurious amounts of acid, alkali, organic matter or other deleterious substances.

C. Plastic Cement Plaster Base Mixes:

1) Mix and proportion cement plaster as follows:

a) Scratchcoat (3/8" thick): 1 part plastic cement, 3 to 4 parts aggregate.

b) Brown coat (3/8" thick): 1 part plastic cement, 4 to 5 parts aggregate.

c) Finish (1/8" thick): 1 part white plastic cement and 3 parts aggregate. Finish to have both an integral color coat & painted finish. See elevations for color & texture.

d) Total stucco thickness to be +/- 7/8"

2) Mix only as much plaster as can be used in one (1) hour.

3) Mix material dry, to uniform color and consistency, before adding water.

4) Protect mixes from frost, dust and evaporation.

5) Do not retemper mixes after initial set has occurred.

6) Maintain minimum moist curing period and internal between coats. Cement Plasters Table 2512.6.

D. Wire Lath and Accessories:

Details and specifications are based on these products. Substitutions must be equal in function and design.

1) Wire-Fabric Lath / weather barrier:
a. Stucco Rite with double layer of paper by K-Lath, or equal. Self furring sheet of galvanized welded wire fabric lath, laminated to two layers of Tyvek Commercial Wrap weather barrier Minimum 3.4 pounds per square yard of lath

b. Stucco Netting by K-Lath or equal - 1 1/2" x 17 gauge galvanized self furring (woven) wire lath. Minimum 1.4 pounds per square yard of lath. Apply over two layers of Tyvek Commercial Wrap weather barrier.

K-LATH
P.O. BOX 489
FONTANA, CA 92335
(951) 360-8288
www.klath.com Approved Alternate Manufacturer:

AMICO
3245 FAYETTE AVENUE
BIRMINGHAM , AL 35208
(800) 366-2642
www.amico-lath.com

2) Accessories: (based on 7/8" Exterior Plaster)

A) Metal trim as manufactured by "Superior Metal Trim" or equal.
- Expansion Control Screed: Type SSV078-018G (17), 26 gauge galvanized steel.
- Foundation Weep Screed: Type SWS078W-312G (7), 26 gauge galvanized steel. (ASTM C 926)
- Casing Bead: Type SJ878-200G (J-B)
- Single Piece Outside Corner Guard: as shown on exterior elevations and details. 26 gauge galvanized steel

SUPERIOR METAL TRIM
DELTA STAR , INC.
270 INDUSTRIAL RD.
SAN CARLOS, CA 94070
(800) 892-8673

Approved Alternate Manufacturer

AMICO
3245 FAYETTE AVENUE
BIRMINGHAM, AL 35208
(800) 366-2642
www.amico-lath.com

B) Arched Vinyl Casing Bead:
PVC arched vinyl casing bead, in appropriate ground sizes to match the exterior plaster thickness as indicated in the specifications or on the plans, as manufactured by Alabama Metal Industries Corporation (AMICO). These beads shall meet the requirements of ASTM C1063, ASTM D4216 and shall be installed per specifications and ASTM C1063.

AMICO
3245 FAYETTE AVENUE
BIRMINGHAM, AL 35208
(800) 366-2642
www.amico-lath.com

C) Provide all other screens, moldings, trim, casing beads etc. as required for a complete installation.

2A. GYPSUM DRYWALL: (UNLESS NOTED OTHERWISE)

All Paper faced Gypsum board to be: Core panels. Use 4 ft. wide panels.

A. 5/8" thick Type "X" Fire Rated per ASTM C36 Type X equal to U.S.G. Sheetrock Brand, Firecode to U.S.G. Sheetrock Brand Gypsum Panels Mold Tough Firecode Core panels. Each sheet shall be marked by the manufacturer as to moisture resisting capability of the product. Seal all exposed edges.

B. Where noted on Finish Schedule use 5/8" thick water resistant Type "X" Fire Rated wallboard and seal cut edges per manufacturer's recommendations

US GYPSUM COMPANY OR	GEORGIA-PACIFIC CORPORATION
P.O. BOX 806278	55 Park Place
CHICAGO , IL 60680-4124	ATLANTA , GA 30303
(877) 874-6655 OR CALL LOCAL REP.	(800) 284-5347

C. Install gypsum wallboard with long dimensions perpendicular to framing.
1) Nails: Number 13 gauge, 1 3/8" long, 19/64" head or 0.098" Diameter, 1 3/8" long., annular ring nails, 7"o.c. center at ceiling, 7" o.c. at walls.

2) Screws: Metal suspension. Type "S" Bugle, 1 1/4" long, 3/8" minimum penetration in metal framing. 8"o.c. At edges and 12"o.c. at intermediate studs.

D. Metal edges shall be applied at all exposed corners, ends, etc.

E. Access Panels: Milcor: Style M or MS with flush screwdriver operated locks. Use 3218 Series, Style UFR (B Label) with Knurled knob & mortise cylinder for 1 hr. exhaust duct enclosures in sizes as shown on drawing.
a) In gypsum drywall ceilings and walls use prime-coated steel.
b) In tile-finish walls and "FRP"-finish walls use stainless steel frame and panel.

MILCOR INC.
1150 N. Cable Road P.O.Box 28
Lima, OH 45805
(800) 528-1411
www.milcorinc.com

Approved Alternate Manufacturer:
CESCO ACCESS PRODUCTS
9300 73rd AVENUE N.
BROOKLAND PARK, MN 55428
(612) 424-4919

F. Install gypsum wallboard in accordance with manufacturer's written instructions.

2B. GLASS MAT GYPSUM BOARD:

All Glass Mat Gypsum board to be:

A. 5/8" thick DensArmor Plus Interior Fireguard Type X fire resistive interior panels. Use 4' wide panels. Physical Properties Conform to applicable Sections of ASTM C1177 and ASTM C630. Resist Growth of mold when tested according to ASTM D3273.

B. Where noted on Room Finish Schedule use 5/8" thick Dens Shield Fireguard Tile Guard, Type X fire resistive panels, Install with grey, heat cured acrylic coating facing the finish face of wall. Use 4' x 8' panels. Conforms with ASTM C1178, Type X and Resist growth of mold when tested according to ASTM D3273.

C. Where noted on Floor Plans for 1-Hour Construction, use 5/8" thick DensGlass Gold Fireguard Exterior Guard Type X panels at exterior face of wall. Use 4' wide panels with yellow side facing out. Physical properties conform to applicable sections of ASTM C1177. GEORGIA-PACIFIC CORPORATION G-P Gypsum 55 Park Place ATLANTA , GA 30303 (800) 284-5347

D. Install Glass Mat Gypsum Board with long direction perpendicular to framing.
1) Joints shall be treated with fiberglass tape and bedded with a setting type joint compound. Finish joints with regular joint compound.
2) Nails: Hot dipped 11 Gage, 1 3/4" long, galvanized 7/16" head. Roofing nails at 7"o.c. for all framing members at 7"o.c. for all framing members.
3) Screws (to steel framing or furring): Type S, 1 1/4" long, Bugle head fine thread,rust-resistant, sharp point drywall screw. Screw at 8"o.c. at edges and 12"o.c. at intermediate studs
4) Screws (to wood): Type W, 1 1/2" long. Bugle head, fine thread, rust-resistant, coarse thread sharp point screw.
4) The Head of fasteners shall be driven flush with surface of panel. Fasteners are not to be countersunk.

E. Metal Edges shall be applied at all exposed corners, end, etc.

F. Install Glass Mat gypsum wallboard in accordance with manufacturer's written instructions.

2C. CEMENTITIOUS BACKER BOARD: (C.B.B.)

All Cementitious Backer Board shall:

A. Meet or exceed the ANSI Standards for cementitious backer units (CBU). See ANSI A118.9 Specifications for CBU and ANSI 108.11-1992 Specification for interior installation of CBU.

B. Meet or exceed the ASTM Standard E136 and ASTM G21 Standard Practice for Determinims Resistance to Fungi.

Hardibacker 500 Board
James Hardie
26300 LA ALAMEDA SUITE 250
MISSION VIEJO, CA. 92691

2D. ACRYLIC COATED GLASS MAT GYPSUM BOARD:

All Acrylic coated Glass Mat Gypsum board to be:

A. Where noted on Room Finish Schedule use 5/8" thick Dens Shield Fireguard Tile Guard, Type X fire resistive panels, Install with grey, heat cured acrylic coating facing the finish face of wall. Conforms with ASTM C1178, Type X and Resist growth of mold when tested according to ASTM D3273. Use 4' x 8' panels.

GEORGIA-PACIFIC CORPORATION G-P Gypsum
55 Park Place
ATLANTA, GA 30303 (800) 284-5347

B. Install Acrylic coated Glass Mat Gypsum Board with long direction perpendicular to framing.
1) Joints shall be treated with fiberglass tape and bedded with a setting type joint compound. Finish joints with regular joint compound.
2) Nails: Hot dipped 11 Gage, 1 3/4" long, galvanized 7/16" head. Roofing nails at 7"o.c. for all framing members.
3) Screws (to wood): Type W, 1 1/4" long, Bugle head fine thread, rust-resistant, coarse thread sharp point screw at 7"o.c. for all framing members.
4) Screws (to steel framing or furring): Type S, 1 1/4" long, Bugle head fine thread, rust-resistant, sharp point drywall screw. Screw at 8"o.c. at edges and 12"o.c. at intermediate studs.
5) The Head of fasteners shall be driven flush with surface of panel. Fasteners are not to be countersunk.

2E. FINISHES FOR GYPSUM BOARD & GLASS MAT GYPSUM BOARD:

Gypsum Board shall be finished in accordance with Gypsum Association Recommended Levels of Gypsum Board Finish GA-214-96.

Painted Surfaces: Level 5
Vinyl Wallcovered Surfaces: Level 4
Overlaid with FRP: Level 1

3. TILE:

Includes all work required to ship, install and grout all tile walls bases and floors indicated in the Drawings. See Color and Material Legend for tile and grout.

NATIONAL ACCOUNT: EMSER TILE SEE SHEET ID4.0 FOR CONTACT INFORMATION.

A. Standards:
1) Installation of tile shall be as recommended by latest edition of Tile Council of America Handbook.
2) Tile Flooring: Tile Council of America Handbook Method F113 unless noted otherwise. F115 at Restrooms with Epoxy Grout
3) Interior Walls: TCA W243 (dry set).
4) Tile to be laid with Mapei Kerabond Keralastic System Premium Flexible Mortar Conform with ANSI A118.1.4 and ANSI A118.11.
5) All tile requires a long lead time. There shall be no substitute.
6) Provide all trim shapes, coved bases, bull-nose, etc., factory cut corner miters and inside base corner caves.
7) Cleared Tile: (Unless Shown Otherwise): Shall be installed thin set, stack bond.
8) See Interior Finish Schedule for grout specification. Conform with ANSI A118.7.
9) Tiles shall and tile cove bases be laid level and true with adjacent tiles in conforming to those standards and acceptable to the Owner's Representative.
10) Tile floors to be covered during construction with Kraft paper or polyurethane for protection.
11) Exterior Walls: Install per TCNA Method W202E & manufacturer's written instructions.
a. From Exterior to Interior: Tile to be installed on thin set mortar over cement scratch coat on metal lath, over self adhesive weatherproof membrane on exterior sheathing over wood framing per plan.
b. ALTERNATE: Substitute cement scratch coat & metal lath with 1/4" cement backer board.
c. Provide expansion joints at same width as grout joint every 8'-0" to 10'-0" unless instructed otherwise by manufacturer. Expansion joint sealant to match grout color.

B. GROUT & MORTAR
WARRANTY Furnish manufacturer's standard warranty executed by authorized company official

1) System Installation Warranty: Materials will be free from manufacturing defects from the time of purchase and conform to manufacturer's written specifications under normal usage for a period of twenty-five years (Dining Areas) and ten years (Commercial Kitchen Areas) when applied according to manufacturer's written installation instructions and industry standard guidelines. If the nature of the defects of the products specified by this Section warrants, the warranty will include materials and labor for the replacement of the installation. Refer to manufacturer's warranty for specific details.

2) DURATION OF WARRANTY: The duration of this Warranty for products that are used as part of a Qualifying Installation System is set forth in the following table. To be considered a Qualifying Installation System, your installation system must use (1) two or more products, and (2) only products listed in the following table. If different products used in your installation system have different Warranty durations, the shortest Warranty duration for any product in your system is the applicable Warranty duration for your entire system. Example: Trucolor Grout & Big Tile & Stone = 25 Year warranty, Trucolor Grout & PM thin set = 10 year Warranty ExPoxy ExClean 100% Solids Grout & Big Tile & Stone = 25 Year warranty, ExPoxy ExClean 100% Solids Grout & PM thin set = 10 year Warranty.

3) GROUT (Interior)

a. Bostik TruColor RapidCure Pre-Mixed Grout (All Dining Areas) Description: a water-based, urethane grout offering the ultimate in color accuracy, stain protection and crack resistance for residential and commercial tile installation.
b. Bostik ExPoxy ExClean (All Commercial Kitchen Areas at Quarry Tile) Description: Multiple component, chemical resistant, water cleanable, 100% epoxy grout.

4) GROUT (Exterior)
a. Submit grout & grout tile as recommended by tile manufacturer to Architect for approval. (Architect to obtain JB approval prior to product approval).

Notes :
1. DO NOT add any water, liquid, or other material to TruColor Grout.
2. Comply with ANSI A108 and follow all manufacture's written instructions and TCNA guidelines MORTAR
3. Bostik Big Tile & Stone (All Dining Areas)
4. Bostik PM, Polymer-Modified (All Commercial Kitchen Areas at Quarry Tile) Description: Multiple component, chemical resistant, water cleanable, 100% epoxy grout.
5. Comply with ANSI A108 and follow all manufacture's written instructions and TCNA guidelines

4. CEILING SUSPENSION SYSTEM:

A. Work Included: Provide complete suspension system for ceiling where indicated on the Drawings including all trim and accessories.

B. "T" Bar System: The system shall be equivalent to ARMSTRONG "PRELUDE XL", 15/16" Heavy Duty Exposed type main runners and cross "T"s. Main Runner shall be 7301. See reflected ceiling plan and interior finish schedule Sheet ID4.0. for factory finish color. System shall be complete with wall angles and hold down clips and other accessories (where required).

C. Metal Trim: Hemmed angle moulding 7800. See reflected ceiling plan and interior finish schedule for factory finish color.

D. Installation:
1. Grid system and tile to be installed per manufacturer's instructions. Grid system, wires and tiles shall be installed level and true.
2. Suspension system and acoustical tile in kitchen areas shall conform to and be installed to the satisfaction of the local health department.
3. Clean any soiled tiles and/or exposed grid after installation is complete. Leave installation in new condition and to the satisfaction of owner.

NATIONAL ACCOUNT:	APPROVED ALTERNATE MANUFACTURER:
ARMSTRONG WORLD INDUSTRIES, INC.	CHICAGO METALLIC CORPORATION
P.O. BOX 3001	4849 SOUTH AUSTIN AVENUE
LANCASTER, PA 17604	CHICAGO , IL 60638
CALL (800) 442-4212 FOR PRICING	(800) 323-7164

ACCOUNT QUESTIONS CONTACT:
DEBORAH PICKENS PHONE:
480-695-9053 OR EMAIL:
dpickens@armstrongceilings.com

5. ACOUSTICAL CEILING TREATMENT:

A. As noted on exterior finish schedule and reflected ceiling plan
B. Contractors hall leave carton (6 pieces minimum) on-site with Owners' Representative for future maintenance.
C. Installation:
1. Scribe all tile to walls, soffits and as detailed. When possible, edge tile to be one half or greater. See plans for special edge conditions; edge trim to match exposed grid system.
2. Suspension system and acoustical tile in kitchen areas shall conform to and be installed to the satisfaction of the local health department.
3. Clean any soiled tiles and/or exposed grid after installation is complete. Leave installation in new condition and to the satisfaction of owner.
4. Installation to comply with all applicable instructions, details, etc. from manufacturer.

NATIONAL ACCOUNT	APPROVED ALTERNATE MFG
ARMSTRONG WORLD INDUSTRIES , INC.	USG INTERIORS , INC. 1000
P.O. BOX 3001	CROCKER ROAD WESTLAKE ,
LANCASTER, PA 17604	OH 44145 (800) 950-3839
CALL (800) 442-4212 FOR PRICING	
ACCOUNT QUESTIONS CONTACT DEBORAH	
PICKENS PHONE: 480-695-9053 OR EMAIL:	
dpickens@armstrongceilings.com	

6. FIBERGLASS PANELING:

A. FOOD SERVICE AREA
Fiberglass reinforced polyester wall panels, Glasbord-P "FRP", 4' x 9' x 0.09"nominal thickness with embossed face. Material shall have a flame spread rating of 200 or less, Class C Fire-Rated. See Room Finish Schedule on the Drawings for color. Panel to be installed vertically with no horizontal joints, apply panel with C-375 Construction adhesive or C-551 Latex-Based Construction Adhesive when low V.O.C. are required by the local jurisdiction. Match manufacture and color PVC moldings at all edges, corners and joints. Omit corner moldings where shown to receive Stainless Steel corner guard.

B. RESTROOMS AREA
Fiberglass reinforced polyester panels, "FRP", FrpSelect, .075 thick, 4' x 8' or 4'x10' panels with Formica pattern face. Material shall have a flame spread rating of 200 or less, Class C fire rated. See interior Room Finish Schedule on the Drawings for face pattern. Panel to be installed horizontally with no horizontal joints, apply panel with C-375 construction adhesive or C-551 Latex-Based construction adhesive when low V.O.C. are required by local jurisdiction. Aluminum moldings at all edges, corners and joints per Decor schedule, sheet A8.0. Omit corner moldings where shown to receive Stainless Steel corner guard.

NATIONAL ACCOUNT:	Approved Alternate MFG.
CRANE COMPOSITES	NATIONAL ACCOUNT:
23525 W EAMES	MARLITE CORPORATION
CHANNAHON, IL 60410	200 MAGER STREET DOVER, OH
(800) 435-0080	44622 (330) 343-6621
LRUSE@CRANECOMPOSITES.COM	

7. VINYL WALLCOVERING:

All vinyl covering to be furnished by the Owner and installed by the General Contractor. Install per manufacturers' recommendations.

Install wall covering with SURE-GRIP PLUS adhesive. See manufacturer's recommendations for installations.

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

VIZUAL ARCHITECTURE
400 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-799-1766

STATE OF UTAH — JOHNNY LIMONES — No. 14216040-0301

5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1.335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

GENERAL

MK12C_SM

SP1.2

8. PAINTING AND STAINING APPLICATIONS :

Architectural and Industrial Maintenance Coatings:

A. Scope of Work:

1. It is the intent of these specifications to include all painting throughout the interior and exterior of the structure on wood, masonry, metal or other surfaces requiring paint as designated in the drawing and specifications.

2. This work includes everything necessary for, or incidental to executing and completing all of the painting work except as otherwise specifically excluded.

3. All Architectural and Industrial Maintenance Coatings shall comply with USEPA AIM VOC regulations.
   A. For California Projects except, South Coast: All Architectural and Industrial Maintenance Coatings shall comply with CARB SCM (Suggested Control Measure) AIM VOC regulations, effective 01/01/2010.
   B. For California Projects located in South Coast Air Quality Management District: All Architectural and Industrial Maintenance Coatings shall comply with SCAQMD Rule 1113 AIM VOC regulations, effective 01/01/2010.

B. Workmanship:

1. Each coat of paint shall be applied at proper consistency and brushed evenly, free of brush marks sags, skips, runs with no evidence of poor workmanship. Care shall be exercised to avoid lapping of glass or hardware. Paint to be sharply cut to lines. Finished paint surfaces to be free from defects or blemishes.

2. Protective covers or drop cloths to protect floors, fixtures and equipment. Care exercised to preventing spattered on to surfaces which are not to be painted. Surfaces from which such paint cannot be satisfactorily removed shall be painted or repainted, as required to produce a finish satisfactory to the Architect.

C. Protection of Work:

1. The Painting Sub-Contractor shall take the necessary steps to protect his work and the work of other Contractors shall be responsible for any and all damage to the work, or or property, of other Contractors caused by his employees or himself.

D. Condition of Surfaces:

1. The Painting Sub-Contractor shall store all painting materials and equipment, not in immediate use, in a room or rooms assigned for that purpose. Receiving and opening of all painting materials and mixing shall be done in this room.
   A. Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufactures name, label, and the following list of information:
      A.1. Product name, type (description)
      A.2. Application & use instructions
      A.3. Surface preparation
      A.4. VOC content
      A.5. Environmental issues
      A.6. Batch date
      A.7. Color number

   B. Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction. Store materials in an area that is within the acceptable temperature range, per manufacturers instructions. Protect from freezing.

2. All necessary precautions shall be taken to prevent fire. Rags, waste soiled with paint shall be removed from the premises at the end of each days work, or stored in metal containers with metal covers.
   A. Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

F. Preparation of Surfaces:

1. All surfaces shall be in proper condition to receive finish. Woodwork, hand sandpapered 1 and dusted clean. All knot holes, pitch pockets or sappy portions to be shellacked, or sealed with knot sealer. Nail holes, cracks or defects carefully puttied after first coat with putty matching color of stain or paint.

2. Interior woodwork finishes shall be sanded between coats. Cracks, holes or imperfections 2, in plaster to be filled with patching plaster and smoothed off to match adjoining surfaces.

3. Plaster and masonry shall be dry before any sealer or paint is applied. After primer sealer coat is dry, all visible suction spots shall be touched up before applying succeeding coats. Work is not to proceed until all such suction spots are sealed. In case of presence of high alkali conditions, surfaces should be washed to neutralize. Metals shall be clean, dry and free from mill scale and rust. Remove all grease and oil from surfaces.

4. Concrete and brick surfaces shall be wire brushed clean. Surfaces which are glazed or where traces of parting compound are present shall be sandblasted or acid etched. Upon completion of the sandblasting or acid etching, the Architect shall be notified in writing by the Painting Contractor that all glaze and or parting compound has been completely removed.

G. Colors and Samples:

1. All colors are to be selected by the Architect. The Painting Sub-Contractor shall submit samples to the Architect for approval. Work to match approved colors and samples.
   See Finish Schedules for color selections

2. All materials used, except as otherwise specified in carrying out the provisions of this contract, are to be Sherwin Williams or equal as approved by the Architect. Alternate manufactures are Benjamin Moore & Co., ICI Paints, PPG Architectural Finishes,

3. Undercoat as systems shall be of the same manufacturer as the finish coat.

4. All materials specified by brand name or brand manufacturer or selected for use under the above clause shall be delivered unopened at the job in their original containers.

5. No paint, varnish or stain shall be reduced or applied in any way except as herein specifically called for, or recommended by the manufacturer. Should conflict occur between specifications and manufacturer's recommendations and or standing practice, notify the Architect prior to bidding work for clarification.

NATIONAL ACCOUNT:

SEE SHEET (D4.0 FOR CONTACT INFORMATION.

I. Extra Paint:

1. Painting Contractor shall provide one quart min. of unopened paint, stain and sealer of each color type used in labeled, sealed cans along with a new touch-up brush to the Store Manager at Building Turnover. Place in cartons for storage.

J. Exterior Painting:

Paint specification requirements are base on Sherwin Williams products listed below. Alternate manufactures as equal paint specifications are acceptable. Submit to architect for review.

1. Ferrous Metal (pre-primed)
   All bare areas cleaned to faint metallic sheen per SSPC-SP2 and spot primed with:

   Primer: Pro Cryl Universal Primer B66 W VOC 50 G/L
   Finish: Pro Industrial Acrylic B66-650 Semi Gloss VOC 50 G/L

2. Galvanized Metal: Pretreatment DTM Wash Primer B71Y1 VOC 98 G/L
   Power wash and clean per SSPC-SP1 (use non-hydrocarbon cleaner)

   Hi-gloss:
   Not Used

   Medium Gloss:
   Primer: Pro Cryl Universal Primer B66 W VOC 50 G/L
   Finish: Pro Industrial Acrylic B66-650 Semi Gloss VOC 50 G/

3. Aluminum
   Power wash and clean per SSPC-SP1 (use non-hydrocarbon cleaner)
   Pre Treatment: DTM Wash Primer B71Y1 VOC 98 G/L
   Primer: Multi-Purpose Latex Primer B51-450 VOC 50 G/L
   Finish: Pro Industrial Acrylic B66-650 Semi Gloss VOC 50 G/L

4. Cement Stucco and EIFS
   Primer: One Coat Loxon Concrete & Masonry Primer A24W8300 (PRODUCT VOC <100 g/L)
   Finish: Resilience Satin K43W or K43R VOC 50 G/L.

      a) GC shall apply (2) coats of wall paint on all building exteriors or (1) coat over a pre-colored EIFS.

      b) Finish shall be the type, color and texture as selected by the architect/owner and shall be one of more of the following:
         1. Standard DPR (Dirt Pickup Resistance): Water-based, acrylic coating with integral color and texture, formulated with DPR chemistry.
         2. Water-Based, lightweight acrylic coating with integral color and texture, formulated with DPR chemistry.

1. Wood Trim, Hardboard and Wood Siding
   Primer: Multi- Purpose Latex Primer B51-450 VOC 50 G/L
   Finish: Resilience Satin K43W or K43R VOC 50 G/L.

2. Hardiplank Siding by James Hardie Building Products
   Primer: Loxon Masonry Primer A24W VOC 50 G/L
   Finish: Two Coats A-100 Exterior Acrylic Latex Satin A82 (PRODUCT VOC 47 g/L)

3. Concrete and split faced concrete block
   Structure to cure 10-14 days before coating
   Primer: Prep Rite Block Filler B25W VOC 50 G/L

   Finish: One coat Thoroseal w/ Acryl 60 (PRODUCT VOC 1 g/L)

4. Concrete Block (inside trash enclosures)
   Structure to cure a minimum of 28 days prior to Epoxy Coating
   Primer: Prep Rite Block Filler B25W VOC 50 G/L

   Finish: Pro Industrial Acrylic B66-650 Semi Gloss VOC 50 G/L

5. Stained Wood Facias, Siding and Trim
   Two Coats: ProMar Exterior Solid Color Acrylic Latex Stain A16 (PRODUCT VOC 97 g/L)

6. Textured Coating Manufactured by: Textured Coatings of America, Inc. 800-454-0340 Tex-Cote 600 as noted on Exterior Finish Schedule. (PRODUCT VOC 300 g/L)

K. Interior Painting:

Paint specification requirements are base on Sherwin Williams products listed below. Alternate manufactures as equal paint specifications are acceptable. Submit to architect for review.

1. Ferrous and Non-Ferrous Metal and Aluminum
   See Exterior Painting Specifications

   Primer: Pro Cryl Universal Primer B66 W VOC 50 G/L
   Finish: Pro Industrial Waterborne Alkyd Urethane Enamel Semi Gloss VOC 50 G/L

2. Gypsum Board
   A. Walls
      Primer: PVA Interior Latex Primer and SEaler B28W VOC 50 G/L
      See Interior Finish Schedule to determine color
      Finish: Pro Industrial Acrylic B66-660 Egg Shell VOC 50 G/L

   B. Ceiling
      Primer:PVA Interior Latex Primer and SEaler B28W VOC 50 G/L
      See Interior Finish Schedule to determine color
      Finish: Pro Industrial Acrylic B66-660 Egg Shell VOC 50 G/L

3. Diffusers
   Diffusers are to remain factory white painted.
   For open ceiling concept all dining room diffusers to be factory exposed metal finish.

4. Wood - Stained
   Primer: One Coat Sherwood Natural Filler D7011 as required (PRODUCT VOC 258 g/L)
   (COMPLIANT IN WOOD PRESERVATIVES CATEGORY)
   See Finish Schedule for appropriate color
   Stain: Wood Classics 250 VOC Stain or Minwax 250 VOC Stain (PRODUCT VOC <250 g/L)
   (CARB COMPLIANT)
   Finish: Minwax Waterbased Polyurethane Varnish: Satin, Semi-Gloss, Gloss: 710337/710320/710313 Series
   (PRODUCT VOC <275 g/L) (CARB COMPLIANT)

5. Wood - Natural
   Finish: Minwax Waterbased Polyurethane Varnish: Satin, Semi-Gloss, Gloss: 710337/710320/710313 Series
   (PRODUCT VOC <275 g/L) (CARB COMPLIANT)

6. Wood - Painted
   Primer: Multi Purpose Latex Primer B51-450 VOC 50 G/L (CARB COMPLIANT)
   See Finish Schedule for appropriate color
   Finish: Pro Industrial Waterborne Alkyd Urethane Enamel Semi Gloss VOC 50 G/L

7. Door Frames
   Primer: Extreme Bond Primer B 51W VOC
   See Finish Schedule for appropriate color
   Finish: Pro Industrial Waterborne Alkyd Urethane Enamel Semi Gloss VOC 50 G/L

8. Miscellaneous
   Construction visible through screen vents and grilles
   Finish: ProMar 200 Interior Latex Flat VOC Less Than 50 G/L

L. General Rules & Categories for VOC Emitted from AIM Coatings:

Key to Acronyms

(US) EPA: (United States) Environmental Protection Agency
AIM: Architectural and Industrial Maintenance
CARB: California Air Resource Board = Cal/EPA ARB
SCAQMD: South Coast Air Quality Management District
VOC: Volatile Organic Compound
SCM: Suggested Control Measure

1. United States Environmental Protection Agency (USEPA)
The USEPA AIM VOC national rule remains unchanged. USEPA AIM VOC regulations differ from state and local counterparts. Unlike other standards, the national rule does not set an absolute cap on coatings VOC content. National AIM rule, January 2005 (regulated by EPA) = US EPA AIM = Federal AIM VOC 40 CFR Part 59 Subpart D under authority of Section 183(e) of the Clean Air Act:
US EPA AIM categories

• Bond Breakers	600 g/L
• Concrete Protective Coatings	400 g/L
• Waterproofing Sealers and Treatments	600 g/L
• Concrete Curing Compounds	350 g/L
• Concrete Curing and Sealing Compounds	700 g/L
• Concrete Surface Retarders	780 g/L
• Form Release Compounds	450 g/L
• Industrial Maintenance	450 g/L

2. California Air Resources Board (CARB)
In 2007, CARB completed rulemaking for an update of its AIM VOC rule effective January 1, 2010. The 2010 rule incorporates category, definition and limit changes. California except South Coast:
CARB SCM categories

• Bond Breakers	350 g/L
• Concrete Curing Compounds	350 g/L
• Industrial Maintenance	250 g/L
• Primer, Sealer and Undercoaters	100 g/L
• Stain	50 g/L
• Waterproofing Concrete / Masonry Sealers	400 g/L
• Form Release Compounds	250 g/L
• Floor Coatings	100 g/L
• Waterproofing Membranes	250 g/L
• Reactive Penetrating Sealer	350 g/L

9. LAMINATES:

A. All laminates shall be manufactured by 'Nevamar Company, LLC'. Refer to interior plans, elevations and finish schedule for specific finishes.

NATIONAL ACCOUNT:

SEE SHEET (D4.0 FOR CONTACT INFORMATION.

DIVISION 10 - SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS:

(Furnished by Owner and installed by Contractor).

Conform to N.F.P.A. Standard No. 10, and 96 and manufactured by:
ANSUL FIRE PROTECTION or equal. Refer to Kitchen Equipment Schedule, Kitchen drawings.

ANSUL INCORPORATED
TYCO INTERNATIONAL, LTD.
1 STANTON RD.
MARINETTE, WI 54143-2542
(715) 735-7411

2. MOP HANGERS:

Furnished by Owner, installed by the General Contractor.

3. LOUVERS AND VENTS:

A. Soffit Vents & Parapet Louvers:

1) Soffit vent constructed of 28 ga., galvanized steel w/ plaster grounds, prime painted, no. 471 (3" x 22")

2) Parapet louver constructed of 28 ga., galvanized steel w/ birdscreen, no. 5320 (14" x 12")

ABLE SHEET METAL PRODUCTS INC.
614 NORTH FORD BLVD.
LOS ANGELES, CA 90022-1107
(800)699-ABLE(2253)
www.ablemetal.com
or approved equal

B. Water Heater Room Louvered Vent:

1) MetalAire # OAL-2F (size per exterior elevation and door schedule) with bird screen. (Min. free area of 0.4 s.f. ea.)

METALAIRE, Inc.
1310 NORTH HERCULES AVE.
Clearwater, FL 33765
ph: (727) 441-2651
fax (727) 443-7176
www.metalaire.com

or approved equal

4. ROOF ACCESS LADDER: (C.F.C.I.)

Interior Mounted: (Where noted on plans)
Pre-fabricated O'Keeffe's or equal aluminum ladder, Series 500, with Safety Post Option, Standard Mill Finish (10) and all required closures, fasteners and anchors.

Exterior Mounted: (Where noted on plans)
Pre-fabricated O'Keeffe's or equal aluminum ladder, Series 504 with Security Door, and Standard Mill Finish (10), and all required closures, fasteners and anchors.

O'Keeffe's, Inc.
325 Newhall Street
San Francisco, CA 94124
(888) 653-3333
www.okeeffes.com

5. ROOF ACCESS HATCH:

Roof Hatch: (If not noted within drawings)
Bilco Type "S", 2'-6" X 3'-0", 14 gauge, galvanized G90 steel, bonded for painting with Bilco LadderUp Safety Post Model LU-1, or approved equal.

The Bilco Company
P.O. Box 1203
New Haven, CT 06505
(203) 934-6363
www.bilco.com

APPROVED ALTERNATE MANUFACTURERS

Babcock-Davis
9300 73 Ave. N
Brooklyn Park, MN 55428
(888) 412-3726
www.babcockdavis.com

Milcor INC.
1150 N. Cable Rd
P.O. Box 28
Lima, OH 45085
(800) 528-1411
www.milcor.com

6. TOILET COMPARTMENTS:

A. Materials:
   1) Type: Stainless Steel: See Interior Finish Schedule for specified type and color.
   2) Construction style of toilet compartments: Floor to Ceiling.
   3) Construction style of sight screens: Leg screen.
   4) Construction style of urinal screens: Wall hung urinal screen with continuous brackets and wing bracket.
   5) Construction style of brackets: Stainless Steel stirrup.
   6) Hardware: See Interior Decor Schedule for Specified Type and Finish. Provide full height through bolted panel-to-stile U-Channel and stainless steel concealed slide latch and keeper.
   7) Additional Hardware: Continuous Stainless Spring-Loaded Hinge, 'U' shaped Pull Handle on each side of door. Provide grab bar reinforcements.
   8) Door Size: 2'-0" wide at standard stalls and 3'-0" wide at accessible stalls. Provide solid particle board core at all doors.

B. Quality Assurance:
   1) Field measurements: Take field measurements prior to component fabrication to ensure proper fitting of work.
   2) Coordination: Furnish inserts and anchorages that must be built into other work for installation of toilet compartments and related items.

C. Installation:
   1) Comply with manufactures recommended procedures and installation sequence. Install compartment units ridged, straight, plumb and level. Provide clearance of not more than 1/2" between panels and walls. Secure panels to walls with not less than two brackets attached near top and bottom of panel. Locate wall brackets so that hole for wall anchors occur in tile joints. Secure panels to stiles with no less than two brackets located to align with brackets at wall. Secure panels in position with manufactures recommended anchoring devices.
   2) Screens: Attach with anchoring devices as recommended by manufacturer to suit supporting structure. Set unit to provide support and to resist lateral impact.

7. GREASE EXHAUST DUCT FIRE WRAP:

As an alternate to the grease exhaust duct 1-hr rated fire shaft indicated on the design drawings, the contractor may use a grease exhaust duct fire wrap with the approval of the JIB Construction Manager.

A. Materials:

3M fire barrier duct wrap #15A for 1 hr protection (most regions) or 3M fire barrier duct wrap #20A for 2 hr protection (ICBO regions) or equivalent. Verify exact requirements with local jurisdiction.

Wrap shall be 1 1/2" thick (min.) 8 PCF blanket made of mineral wool fibers and fiberglass, and encapsulated with a scrim-reinforced foil. Wrap shall have a minimum 1 hour rating for use for wrapping grease exhaust ducts. Provide and install wrap, access doors, pins, strapping, sealants, supports and other necessary items per manufacturer's installation guidelines.

The listed wrap system product technical data must be on site and available to installers and inspectors.

B. Codes and Standards:

- ICBO
- UL
- BOCA
- ASTM
- NFPA

C. Contact Information

Jason Wharton
3M Fire Protection Products
Cell 714.366.7211
Fax 619.722.6536
jwharton@mmm.com
www.3m.com/firestop

8. MAILBOX:

Florence Mfg. Co. "M92000" Curbside Mailbox installed on aluminum post per manufacturer. General Contractor to confirm location with JIB. "New Restaurant Coordinator" prior to installation.

DIVISION 11 - FOOD SERVICE EQUIPMENT:

1. FOOD SERVICE EQUIPMENT:

A. The General Contractor's Responsibility:

The General Contractor shall be responsible for coordination of this work and for hook-up of Food Service Equipment provided by others and for the installation of certain items provided to him by the Food Service Equipment Contractor.

B. Separate Contract:

All work shown on the Food Service Equipment Drawings (Kitchen drawings) is for the purpose of indicating the General Contractor's work in relationship to the Food Service Contractor's work. The fixtures themselves will be supplied and set in place under a separate contract. No other work will be required of the General Contractor other than that specifically required on the Architect's Drawings and the Food Service Equipment Drawings

C. Service by Food Service Equipment Contractor:

The Food Service Equipment Contractor will visit the site at mutually agreed upon times for the purpose of verifying the correctness of stub-outs for utilities and construction in general related to the installation of Food Service Equipment.

2. RELATED WORK DESCRIBED ELSEWHERE:

A. Plumbing:

Work of Section "Plumbing" includes setting of faucets and connections to services, interconnections of equipment; floor drains in vicinity of indirect drain outlets; faucets and trim.

B. Electrical:

All line switches, safety cut-outs, control panels, fuse boxes and other controls, electrical receptacles, fittings and connections, except as otherwise specified in Section "Electrical". Electrical Contractor, Section "Electrical", will make final connection to the building from all junction boxes.

DIVISION 12 - FURNISHINGS

1. FURNISHINGS:

See Interior Design Drawings.

DIVISION 13 - SPECIAL CONSTRUCTION

1. SPECIAL CONSTRUCTION:

Not Applicable.

DIVISION 14 - CONVEYING SYSTEMS

1. CONVEYING SYSTEM:

Not Applicable.

DIVISION 15 - MECHANICAL

1. PLUMBING:

See Plumbing Drawings.

2. HEATING, VENTILATING, AIR CONDITIONING AND EXHAUST HOODS:

See Mechanical Drawings.

3. FIRE SPRINKLER SYSTEM :

See Fire Sprinkler Drawings. (Where Applicable)

DIVISION 16 - ELECTRICAL

1. ELECTRICAL:

See Electrical Drawings.

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

VIZUAL ARCHITECTURE
400 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-799-1756

STATE OF UTAH — JOHNNY LAWCHES — No. 14216640-0301 — 5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1.335
ADDRESS:
4775 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

GENERAL

MK12C_SM

SP1.3

GENERAL

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE ABOVE MENTIONED BUILDING CODE AND CONTRACT SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
3. IF NOTES AND DETAILS ARE IN CONFLICT WITH THESE GENERAL NOTES, THE ARCHITECT SHALL BE NOTIFIED.
4. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OF RECORD. THE CONTRACTOR IS RESPONSIBLE FOR STABILITY OF THE STRUCTURE PRIOR TO APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER OF RECORD SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

FOUNDATIONS (ALSO SEE STRUCTURAL DRAWINGS)

1. THE FOUNDATION AND SLAB CONSTRUCTION SHALL COMFOORM TO THE BELOW REFERENCED SOILS REPORT.
2. THE SOILS CLASSIFICATION IS PER REPORT BY: _____ REPORT NO: _____ DATED: _____ ALLOWABLE SOIL BEARING PRESSURE IS _____ PSF AT A MINIMUM DEPTH OF ____ INCHES BELOW LOWEST ADJACENT GRADE.
3. THE SOILS REPORT IS TO BE CONSIDERED TO BE PART OF THE PROJECT PLANS AND ALL PROVISIONS SHALL BE COMPLIED WITH BY THE CONTRACTOR.
4. A SOILS TESTING LABORATORY SHALL BE RETAINED TO PROVIDE CONSTRUCTION REVIEW TO ENSURE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS DURING THE EXCAVATIONS, BACKFILL, AND FOUNDATION PHASES OF THE PROJECT.
5. REFER TO SITE AND/OR GRADING PLAN FOR PREPARATION WORK.
6. FOOTINGS SHALL REST ON AT LEAST 18" OF PROPERLY COMPACTED FILL MATERIALS AT A MINIMUM DEPTH BELOW FINISH OR NATURAL GRADE AS SHOWN ON DRAWINGS. IF POOR SOIL CONDITIONS ARE ENCOUNTERED AT FOUNDATION DEPTHS SHOWN, FOOTING BOTTOMS SHALL BE LOWERED TO ACCEPTABLE SUBGRADE MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER. FILL OVER-EXCAVATION WITH LEAN CONCRETE (F'C = 2000 PSI) OR COMPACTED ENGINEERED FILL PER THE REFERENCED GEOTECHNICAL REPORT.
7. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATION, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.

SLAB BASE MATERIAL - (SEE NOTATION ON FOUNDATION DRAWINGS.)

MASONRY

1. CONCRETE MASONRY BLOCK SHALL CONFORM TO ASTM C-90, GRADE "A" UNITS, SIZE OF UNITS TO BE NOMINAL 8" WIDE X 8" HIGH X 16" LONG. BLOCK LAID WITH A RUNNING BOND WITH STAGGERED JOINTS, U.O.N. JOINTS TO BE RAKED UNLESS NOTED OTHERWISE AND NATURAL GRAY COLOR MORTAR, U.O.N. BLOCK COLOR AND TYPE PER PLANS AND ELEVATIONS.
2. BRICK SHALL CONFORM TO ASTM C-62, GRADE N.W. 2500 P.S.I..
3. CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II.
4. AGGREGATE SHALL CONFORM TO ASTM C-144 (MORTAR) AND ASTM C-404 GROUT.
5. MORTAR SHALL BE: 1 PART PORTLAND CEMENT, 4 PARTS SAND, 1/4 MINIMUM TO 1/2 MAXIMUM PART HYDRATED LIME.
6. GROUT SHALL BE: 1 PART PORTLAND CEMENT, 3 PARTS SAND, 1 MINIMUM TO 2 MAXIMUM PARTS PEA GRAVEL WITH WATER SUFFICIENT TO ALLOW GROUT TO FLOW INTO ALL CAVITIES.
7. PROVIDE 1-1/2" MINIMUM GROUT SPACE AND 1/2" MINIMUM GROUT BETWEEN REINFORCING AND MASONRY.
8. BLOCK CELLS SHALL BE IN VERTICAL ALIGNMENT TO PROVIDE A MINIMUM UNOBSTRUCTED CORE OF 3"X3". DOWELS FROM FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING.
9. ALL BLOCK CELLS BELOW FLOOR LINE OR FINISH GRADE, WHICHEVER IS HIGHER, AND ALL CELLS CONTAINING REINFORCING, ANCHORS OR INSERTS SHALL BE FILLED SOLID WITH GROUT.
10. CONCRETE SURFACES SHALL BE CLEANED OF ALL LAITANCE PRIOR TO SETTING OF MASONRY.
11. ALL BELOW GRADE MASONRY SHALL RECEIVE A ROLL ON WATERPROOF MEMBRANE THAT IS APPROPRIATE FOR THE PARTICULAR APPLICATION/CLIMATE.

REINFORCING STEEL

1. REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE A.C.I. "DETAILING MANUAL NO. SP-66", LATEST EDITION. SUBMIT STEEL REINFORCEMENT SHOP DRAWINGS, INCLUDING DETAILS OF FABRICATION, BENDING, AND PLACEMENT, PREPARED ACCORDING TO ACI 315, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
2. REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS, OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR BARS.
3. REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER:

CAST AGAINST EARTH:	3"
EXPOSED TO EARTH OR WEATHER (#5 OR SMALLER):	1 1/2"
EXPOSED TO EARTH OR WEATHER (#6 OR LARGER):	2"
CONCRETE NOT EXPOSED TO WEATHER:	3/4"

4. REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 4000 PSI CONCRETE:

	OTHER		TOP*	
BAR SIZE	ANCHORAGE	SPLICE	ANCHORAGE	SPLICE
# 3	15	19	22	28
# 4	19	25	28	37
# 5	24	31	36	47
# 6	29	37	43	56

* CLEAR SPACING BETWEEN BARS BEING SPLICED LESS THAN 2 BAR DIAMETERS

5. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. MILL CERTIFICATE SHALL BE AVAILABLE AT JOB SITE PRIOR TO CONCRETE PLACEMENT.
6. DOWELS SHALL BE PROVIDED AT POURED CONSTRUCTION JOINTS AND SHALL BE THE SAME SIZE AS DETAILED WITH A STANDARD LAP SPLICE.
7. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED BY STRUCTURAL ENGINEER OF RECORD.
8. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCEMENT BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.
9. NO. 5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. DOWELS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP SPLICE UNLESS OTHERWISE SHOWN.
10. ALL REINFORCING ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
11. ALL CONTINUOUS BARS OR DOWELS SHALL LAP 30 DIAMETERS IN CONCRETE AND 40 DIAMETERS IN MASONRY.
12. PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION. PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.
13. PROVIDE DOWELS IN FOOTINGS AND/OR GRADE BEAMS THE SAME SIZE AND NUMBER AS VERTICAL WALL OF COLUMN REINFORCING. DOWELS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP SPLICE UNLESS OTHERWISE NOTED.
14. BARS NOTED "CONT", TYPICAL WALL REINFORCING AND VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE EQUAL TO STANDARD LAP SPLICE.

CONCRETE (ALSO SEE STRUCTURAL DRAWINGS)

1. REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) COMPLY WITH ASTM C94; ACI 301, SPECIFICATION FOR STRUCTURAL CONCRETE"; ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"; AND CRSI'S "MANUAL OF STANDARD PRACTICE".
2. PROVIDE AIR ENTRAINMENT (6% ±1%) FOR ALL CONCRETE EXPOSED TO FREEZE/THAW IN ACCORDANCE WITH ASTM C-260.
3. ALL REINFORCED CONCRETE SHALL OBTAIN A COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. MAX. WATER CEMENT RATIO = 0.45, MAX. 4" SLUMP. MIN. 6 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II. TYPE II CONCRETE SHOULD BE USED IN CONCRETE ELEMENTS THAT WILL BE IN CONTACT WITH THE UPPER SOILS DUE TO THE POTENTIAL FOR SULFATE ATTACK ON THE CONCRETE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
5. AGGREGATE SHALL CONFORM TO ASTM C-33.
6. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.
7. SEE DRAWINGS FOR MISCELLANEOUS IRON AND STEEL, ETC., TO BE CAST IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
8. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF PIPES, CONDUIT, ETC.
9. PIPE OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
10. PIPE MAY PASS THROUGH CONCRETE IN A SLEEVE, BUT NOT BE EMBEDDED THEREIN.
11. THE STRENGTH LEVEL OF THE CONCRETE WILL BE CONSIDERED SATISFACTORY IF THE AVERAGE OF THE STRENGTH TESTS OF A GIVEN AREA OR PANEL EQUALS OR EXCEEDS THE SPECIFIED STRENGTH AT 28 DAYS, WITH NO INDIVIDUAL STRENGTH TEST OF SUCH AREA OR PANEL LESS THAN 5% BELOW THAT SPECIFIED. CONCRETE THAT DOES NOT MEET OR EXCEED THESE CRITERIA WILL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH CONCRETE THAT CONFORMS TO THESE CRITERIA.
12. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
13. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE CAST IN CONCRETE, AND FOR LOCATIONS OF FLOOR FINISHES AND SLAB DEPRESSIONS.
14. DIVIDE FLOOR SLABS ON GROUND INTO SEGMENTS BY MEANS OF EXPANSION, CONTROL AND CONSTRUCTION JOINTS AS INDICATED ON THE DRAWINGS. POSITION OF CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. INSTALL FULL-DEPTH JOINT-FILLER STRIPS AT ISOLATION JOINTS. JOINT-FILLER STRIPS SHALL CONFORM TO ASTM D-1751, ASPHALT-SATURATED CELLULOSIC FIBER, OR ASTM D-1752, CORK OR SELF-EXPANDING CORK.
15. PROVIDE 1/8" WIDE x 1" DEEP SAW-CUT CONTROL JOINTS WITH THE FOLLOWING PROVISIONS: JOINTS SHALL BE LOCATED AT EACH BUILDING COLUMN AND SLAB DISCONTINUITY AND SHALL BE EQUALLY SPACED IN BOTH DIRECTIONS WITH A MINIMUM SPACING OF 10'-0" AND A MAXIMUM JOINT SPACING OF 12'-0".

LUMBER (ALSO SEE STRUCTURAL DRAWINGS)

1. ALL LUMBER SHALL BE OF THE FOLLOWING GRADES AND SPECIES UNLESS OTHERWISE NOTED:

STRUCTURAL WOOD	
6X BEAMS	DOUGLAS FIR-LARCH NO. 1 / HEM-FIR NO. 1 SR
STUDS & HEADERS	DOUGLAS FIR-LARCH NO. 1 / HEM-FIR NO. 1
POSTS 4x & LARGER	DOUGLAS FIR-LARCH NO. 1 / HEM-FIR NO. 1
SHEARWALL STUDS & POSTS	DOUGLAS FIR-LARCH NO. 1 / HEM-FIR NO. 1

2. ALL STRUCTURAL LUMBER SHALL BE GRADE MARKED BY A RECOGNIZED GRADING AGENCY (W.C.L.I.B. & W.W.P.A.)
3. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH ARE IN CONTACT WITH THE EARTH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED AND MEET THE REQUIREMENTS OF THE AWPA. PRESSURE TREATMENT SHALL BE NON-BORATE TYPE AND SHALL NOT CONTAIN AMMONIA. GENERAL CONTRACTOR SHALL SUBMIT MILL CERTIFICATE STATING THE TYPE OF WOOD PRESERVATIVE USED. IF NOT AVAILABLE, ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD, SHALL BE TYPE 303, 304, 305 OR 316 STAINLESS STEEL.
5. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED.
6. HOLES FOR MACHINE BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. LAG BOLTS SHALL BE PRE-DRILLED 60% OF SHANK DIAMETER.
7. ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND/OR NUT AND MEET THE FOLLOWING REQUIREMENTS:

STANDARD BOLTS AND NUTS:	ASTM A307, GRADE A
PLAIN WASHERS:	ANSI B27.2, TYPE B

8. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO APPLICATION OF GYPSUM BOARD, PLYWOOD, ETC.
9. 2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
10. ATTACH 2x NAILERS TO STRUCTURAL STEEL WITH 1/2" DIAMETER BOLTS AT 4'-0" O/C FOR ATTACHMENT OF FINISH NOTED AND SHOWN ON ARCHITECTURAL DRAWINGS, UNLESS NOTED OTHERWISE.
11. ALL METAL CONNECTORS SHALL BE "SIMPSON STRONG-TIE". ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE "ZMAX / HDG" GALVANIZED CONNECTORS UNLESS NOTED OTHERWISE. FASTENERS FOR "ZMAX / HDG" CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 OR "SIMPSON STRONG-TIE STRONG-DRIVE" SCREWS WITH DOUBLE BARRIER COATING. SEE NOTE 4 ABOVE FOR STAINLESS STEEL REQUIREMENTS.
12. WHERE NAIL SPACING IS 3" OC OR LESS, ALL SHEAR WALL PANEL EDGES (INCLUDING BLOCKING) SHALL BE 3x MATERIAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

PLYWOOD

1. PLYWOOD SHEATHING, DIAPHRAGMS AND SHEAR PANELS SHALL BE ANY SPECIES CLASSIFIED IN "GROUP 1" CONFORMING TO U.S. PRODUCT STANDARD PS-1-83. THIS INCLUDES DOUGLAS FIR, WESTERN LARCH, LONGLEAF AND SHORTLEAF SOUTHERN PINE. SHEETS SHALL BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO THE TRUSSES OR JOISTS. SEE SCHEDULE FOR GRADES AND INDEX.
2. ORIENTED STAND BOARD (O.S.B.) OF EQUAL OR BETTER RATING MAY BE USED AS ALLOWED BY LOCAL BUILDING DEPARTMENT. CONTRACTOR IS TO VERIFY USE WITH INSPECTOR PRIOR TO INSTALLATION.

NAILING SCHEDULE

THIS NAILING IS TYPICAL UNLESS OTHERWISE NOTED OR DETAILED. ALL NAILS SHALL BE COMMON WIRE NAILS.

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE-NAIL EA SIDE	3-8d
BRIDGING TO JOIST, TOE-NAIL EACH END	2-8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" OC
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOE-NAIL	4-8d
DOUBLE STUD, FACE NAIL	16d @ 24" OC
DOUBLE TOP PLATES, FACE NAIL	16d @ 16" OC
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC
CEILING JOISTS TO PLATE, TOE-NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE-NAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE-NAIL	3-8d
TRUSS TO PLATE, TOE-NAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24" OC
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d

PLYWOOD SHEATHING - SEE STRUCTURAL DRAWINGS AND DETAILS FOR NAILING.

ENGINEERED LUMBER (ALSO SEE STRUCTURAL DRAWINGS)

1. FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. APPROVED MANUFACTURERS:

ILEVEL BY WEYERHAEUSER TRUS-JOIST P.O. BOX 9777 OR 2027 FEDERAL WAY, WA 98063 (888) 453-8358	REDBUILT, LLC 4807 N. 70TH ST. SCOTTSDALE, AZ 85251 (602) 989-8383

3. LVL ALLOWABLE DESIGN STRESS: (100% LOAD DURATION)
   SHEAR MODULUS OF ELASTICITY: G = 125,000 PSI
   MODULUS OF ELASTICITY: E = 2,000,000 PSI
   FLEXURAL STRESS: Fb = 2,600 PSI
   HORIZONTAL SHEAR: Fv = 285 PSI
4. PSL ALLOWABLE DESIGN STRESS: (100% LOAD DURATION)
   SHEAR MODULUS OF ELASTICITY: G = 125,000 PSI
   MODULUS OF ELASTICITY: E = 2,000,000 PSI
   FLEXURAL STRESS: Fb = 2,900 PSI
   HORIZONTAL SHEAR: Fv = 290 PSI

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS ARE TO BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1704. SPECIAL INSPECTIONS SHALL BE IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE DEPARTMENT OF BUILDING SAFETY AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR HIS AUTHORIZED AGENT FROM REQUESTING THE PERIODIC AND CALLED INSPECTIONS REQUIRED BY THE BUILDING CODE. SPECIAL INSPECTION SHALL BE PAID BY THE OWNER.
2. IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE.
   - SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION (COMPACTING FILL, SPECIAL GRADING)
   - STRUCTURAL CONCRETE OVER 2,500 PSI
   - POST-INSTALLED ANCHORS
3. SPECIAL INSPECTOR SHALL MEET THE QUALIFICATIONS AS STATED IN THE BUILDING CODE AND SHALL PERFORM THE DUTIES AND RESPONSIBILITIES AS OUTLINED IN THE BUILDING CODE. THE SPECIAL INSPECTOR SHALL PROVIDE INSPECTION REPORTS TO THE CODE OFFICIAL, ENGINEER AND OWNER.

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH — JOHNNY LAICHES — No. 14216049-6301 — 5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4775 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

STRUCTURAL

MK12C_SM

SP2.0

SECTION 15410 - PLUMBING SYSTEMS PIPING

PART 1 - GENERAL

1.1 PRINCIPAL ITEMS OF WORK INCLUDED

A. Soil piping.

B. Drain, waste and vent piping. (DWV)

C. Indirect waste piping.

D. Hot and cold domestic water system.

E. Fuel gas system.

F. Gas water heater vents (as applicable).

G. Roof and overflow drains, roof leaders and rain water drainage piping.

H. Grease interceptor (as applicable).

I. Valves and accessories.

J. Utility connection requirements.

K. Potable water system disinfection.

L. Plumbing fixtures and water heater per drawings.

M. Backflow preventer.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Trenching and backfill: Section EARTHWORK.

B. Fixtures and equipment: See Plumbing Fixture Schedule on drawings.

C. Painting: Section PAINTING.

1.3 REQUIREMENTS

A. Codes:

International Mechanical Code
International Plumbing Code
California Administrative Code, Title 24 (where req'd)
National Electrical Code (NEC)
Applicable Local Codes
Applicable Safety Codes
Americans with Disabilities Act (ADA)

B. Standards:

1. American National Standards Institute (ANSI):

A-53	Steel, Black and Hot Dipped, Zinc Coated Welded and Seamless Pipe.
B16.18	Cast Bronze Solder-Joint Pressure Fittings.
B16.22	Wrought Copper and Bronze Solder-Joint Pressure Fittings.
B16.23	Cast Copper Alloy Solder – Joint Drainage Fittings – DWV.
B16.26	Cast Copper Alloy Fittings for Flared Copper Tubes.
B16.29	Wrought Copper and Wrought Alloy Solder-Joint Drainig Fittings – DWV.
B306.B6	Copper Drainage Tube (DWV).

2. American Society for Testing and Materials (ASTM)

A-53	Steel, Black and Hot Dipped, Zinc Coated Welded and Seamless Pipe.
A74	Cast Iron Soil Pipe and Fittings
B32	Solder Metal
B88	Seamless Copper Water Tube
B306	Copper Drainage Tube (DWV)
D1785	Polyvenyl Chloride (PVC) Plastic Pipe, Schedules 40 and 80
D2146	Propylene Plastic Molding and Extruding Materials
D2466	Socket-Type PVC Plastic Pipe Fittings
D2564	Solvent Cements for PVC Plastic Pipe and Fittings
D2661	ABS Schedule 40 Plastic Drain, Waste and Vent Pipe.
D2665	PVC Plastic Drain, Waste and Vent Pipe and Fittings.
D2751	ABS Sewer Pipe and Fittings.

C. Submittals

Three (3) copies of catalog data sheets shall be submitted to the Jack in the Box Inc. Construction manager for review. Submittals shall be made and favorable review secured before materials and equipment are installed.

Submit catalog data sheets for:

1. Valves and accessories.
2. Hangers and supports.
3. Clean outs
4. Dielectric connections.
5. Water hammer arresters.
6. Floor sinks and floor drains.
7. Water heater and accessories.
8. Plumbing fixtures.
9. Back flow preventer.
10. Grease interceptor and sample box.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Cast Iron DWV piping system: ASTM A74

B. Copper DWV piping system: Type DWV copper per ASTM B306

C. Copper pressure piping system:

1. Piping: Type "L" copper per ASTM B88.
2. Fittings: Solder-joint cast bronze per ANSI B16.18 or wrought copper per ANSI B16.22.
3. Flanges: Class 150 pound bronze: NIBCO, CHASE, or approved alternative.
4. Unions: Solder-end bronze: NIBCO, CHASE, or approved alternative.

2.1 MATERIALS (cont.)

5. Water valves:
   - A. Ball, 2-inch and smaller: 125 psi WSP brass, sweat joints: WATTS #BBVS or approved alternative.
   - B. Check valves: 150 psi WSP, Bronze body, sweat or threaded joints: WATTS #CV or CVS or approved alternative.
6. Air valves: Bronze, screwed end, 150 SWP, CRANE #431-UB, STOCKHAM #720, or approved alternative.
7. Quick connect coupling: 1/2-inch size brass construction, PARKER HANNIFIN, AMFLO, or approved alternative.

D. PVC piping systems:

1. Piping: Schedule 40 PVC per ASTM D1785 or Schedule 80 PVC per ASTM 1785.
2. Fittings and flanges: PVC Schedule 80 socket weld per ASTM D2467.
3. Water valves: Same as for copper piping.

E. Joints in piping:

1. Copper: Solder-joint.
2. Plastic: Socket weld and fusion weld.
3. Cast iron: Compression, or no-hub joint.

F. Gas water heater vent (as applicable):

1. Gas water heater gravity vent shall be type "B" vent per UMC chapter 5.
2. Power vented water heated vent shall be per manufacturer and be nationally listed (UL, IAPMO, ETC.)

G. Pex Piping Systems

1. Pex piping: ASTM F 877, SDR 9 tubing.
2. Fittings: ASTM F 1807, metal-insert type with copper or stainless-steel crimps rings.
3. Manifold: Multiple-outlet, plastic or corrosion-resistant -metal assembly complying with ASTM F 877.

2.2 FIXTURES

See Plumbing Fixture Schedule on plans.

2.3 EQUIPMENT

A. Hangers and supports:

1. Split-ring type, galvanized: GRINNELL, SUPERSTRUT, or approved alternative.
2. Trapeze type, galvanized: UNISTRUT, KINDORF, or approved alternative.
3. Bolted steel clamps, galvanized: GRINNELL, SUPERSTRUT, or approved alternative.
4. Vertical strut type: UNISTRUT, KINDORF, or approved alternative.

B. Piping isolators: Metal-clad felt type specifically made for isolating pipe from hanger: SEMCO Trisolators, SUPERSTRUT Type C715 isolator, or approved alternative.

C. Water hammer arrestors: J.R. Smith Hydrotrol, Zurn Shocktrol, or approved alternative.

D. Back flow preventer: Reduced pressure type, bronze construction, three-year approval by the Foundation for Cross-Connection Control Research, University of Southern California: FEBCO Model 825, BEECO, or approved alternative.

E. Dielectric connections, insulating unions: CAPITOL, CLAYTON-MARK (Petro), or approved alternative. For cold water only, Schedule 80 PENTON , or CPVC nipples, 4-inch long, may be used.

2.4 MISCELLANEOUS MATERIALS

A. Flashing for piping protruding through exterior walls or roof: 16-ounce per square foot copper, or 4-pound per square foot lead.

B. Solder: 95/5 (tin antimony) per ASTM B32.

C. Caulking lead: 99.7 percent pure lead.

D. Pipe sleeves: Steel, cast iron, or plastic.

E. Escutcheons: Cast iron, malleable iron, painted or chrome plated.

2.5 SUBSTITUTIONS

A. Substitutions may be considered in lieu of specified fixtures as follows:

Floor installed fixtures and clean outs – J.R. Smith, Josam

Water Closets, Lavatories, Urinals – Kohler, American Std., Crane

Roof drains – Tech Specialties

Water Heater – Slate, A.O. Smith

These and other equivalent alternatives shall be presented to the J.I.B. Construction Manager for consideration per the 'Submittals' Section.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

A. Piping shall include all piping fittings and valves; connect to existing piping utilities as indicated on drawings.

B. Conceal all interior piping in walls or above ceilings, except where shown to be exposed.

C. Provide for expansion and contraction of all pipes.

D. Provide reducing fittings for all changes in pipe sizes – do not use bushings.

E. Provide dielectric isolation between dissimilar metals and where required at equipment connections.

F. Provide fittings for all changes in pipe direction.

G. Contamination precautions: Do not cross-connect or interconnect between potable water piping and drain, soil, or waste piping.

3.2 INSTALLATION - SYSTEMS

A. Water piping:

1. Copper Type "L".
2. Provide shutoff valves as indicated or required.
3. Provide drain valves where required for complete system drainage.
4. Provide water hammer arresters sized and located per Table V, WH-201, or as shown.
5. Provide back flow preventer where shown.
6. Provide 1" insulation for hot water pipes <= 1-1/2" and 2" insulation for hot water pipes > 1-1/2".

B. Sanitory piping:

1. Soil, waste and vent piping underground: Schedule 40 PVC, ABS or cast iron – refer to drawings
2. Soil, waste and vent piping aboveground: Cast iron or copper DWV piping.
3. Grading: Slope horizontal soil and waste piping 1/4-inch per foot where possible, but in no case less than 1/8-inch per foot.
4. Cleanouts: Provide a cleanout for every 50 ft of horizontal soil & waste pipe and for each aggregate horizontal change in direction exceeding 135°.

3.3 INSTALLATION - TESTING

All hot and cold water supply, drainage, vent and gas piping shall be tested as indicated below or as required by the local jurisdiction, whichever is more stringent. No piping system shall be covered up or buried until successfully tested and approved by the owner and the local plumbing inspector.

A. Water piping:
Upon completion of a section, or of the entire hot and cold water supply system, it shall be tested and proved water-tight under a water pressure not less than the working pressure under which it is to be used, or eighty (80) psig, whichever is higher (verify with the local water company). The water used for testing shall be obtained from a potable source of supply. The piping under test shall withstand the test without leaking for a period of not less than fifteen (15) minutes.

Any section of piping failing the test shall be repaired and retested, as indicated above until successful, holding the applied pressure for at least the specified time period.

B. Drainage piping:
Upon completion of a section, or of the entire drainage and venting systems, they shall be tested and proved watertight under a water pressure not less than a ten (10) foot head. If the system is tested in sections, each opening shall be tightly plugged except at the highest opening of the section under test, and each section shall be filled with water to a ten (10) foot head. In testing successive sections at least the upper ten (10) feet of the next proceeding section shall be tested, so that no joint or pipe in the building shall have been tested to less than ten (10) foot head of water. The water shall be kept in the system, or in the section under test, for at least thirty (30) minutes and maintain the applied pressure without leaking.

Any section of the drainage or vent piping failing the test shall be repaired and retested as indicated above until successfully holding the applied pressure for at least the specified time period.

C Gas piping:
Upon completion of the entire gas piping system, it shall be tested to a pressure of at least ten (10) pounds per square inch gauge with air. The test pressure shall be maintained for at least fifteen (15) minutes, with no perceptible drop in pressure.

If the system fails the test, the piping and joints shall be checked and repaired where required, and the system re-tested as indicated above until successfully holding the applied pressure for at least the specified time period.

3.4 GUARANTEE

A. All work shall be guaranteed for a minimum period of one year from the date of acceptance by the Owner. The guarantee period for certain items shall be longer, as indicated in the specifications for those items.

B. Should any malfunction develop during the guarantee time period due to defective material, faulty workmanship, or noncompliance with plans, specifications, codes or directions of the Owner, Architect, Engineer or Inspector, the contractor shall furnish all necessary labor and materials to correct the malfunction without additional charges.

3.5 CLEANING

A. The Plumbing Contractor shall remove all waste generated by the plumbing works on a daily basis, and keep the job site clear and safe from any debris and/or items that fall under his responsibility. Upon completion of the project, the plumbing works shall be cleaned including plumbing fixtures, waste lines, water heaters and any other plumbing devices. This shall be performed to the satisfaction of the owner or the owner's representative and shall occur before final acceptance of the project. All debris and waste shall be removed from the site and disposed of in a safe manner as required by local and state authorities.

3.6 MATERIALS SPECIFICATION

A. Sanitary Soil, Waste and Vent Systems: soil, waste & vent piping shall be schedule 40 pvc or abs. before commencement of work, contractor shall verify that pipe to be installed complies with local codes & will be acceptable to local bldg. inspectors. contractor shall bear all costs for removal and replacement of any unacceptable pipe. where pvc & abs are unacceptable, soil & waste piping below slab & incl. yard piping shall be std. wt. cast iron soil pipe & fittings (no hub). the couplings shall be stainless steel shields & clamps w/ neoprene gaskets. vent piping above floor shall be sch. 40 galv. steel w/ C.I. drainage pattern screw fittings. install sch. 40 pvc for acidic waste as indicated on drawings, if not acceptable to local authorities install fuseal or duriron.

B. Water piping above slab:
1. Type "L", hard drawn copper tubing with 95-5 tin/antimony solder or approved "lead-less" joint fittings.

C. Water piping below grade outside building: schedule 40 pvc, if pvc is unacceptable to local authorities or if soil is contaminated use type "K" hard drawn copper tubing with 95-5 tin/antimony solder or approved "lead-less" joint fittings. where street pressure exceeds 80 psi, provide pressure reducing valve assembly complete with relief valve. no joints will be allowed under building slab.

D. Gas piping: sch-40 black steel pipe with malleable iron fittings. apply Loctite #567 compound on pipe threads – use per manufacturer's instructions.

E. Indirect & Condensate Drains: copper, type "M" with 95-5 tin/antimony solder joint fittings.

F. Pipe Insulation:
1. All piping shall be insulated with a preformed fiber glass pipe insulation, complying with ASTM C 547, Class 3 (to 850°F [454°C]), rigid, molded pipe insulation, noncombustible.

a. All cold water lines within the building (in areas with high outdoor humidity and/or temperature or low outdoor temperature only) shall be insulated with Johns Manville Micro-Lok® HP High Performance Fiber Glass Pipe Insulation or equal.

b. All hot water lines within the building shall be insulated with Johns Manville Micro-Lok® HP High Performance Fiber Glass Pipe Insulation or equal.

c. Hot and cold water insulation shall be 1" thick or per applicable codes.

d. Exposed hot and cold water pipes, supplies and traps below restroom lavatories shall be insulated with Truebro LAV GUARD® 2 #102 E-Z series insulation kit, see sheet P1.0.

e. All condensate drains including waste lines from evaporative coolers shall be insulated with Johns Manville Micro-Lok® HP High Performance Fiber Glass Pipe Insulation or equal.

2. All fittings, valves, tees, flanges, connections, etc. shall be insulated and covered with the appropriate Zeston 2000 PVC insulated fitting cover.

G. Water Hammer Arresters: all stainless steel construction, bellows-type, pdi approved & certified sizing & placement conforming to Plumbing & Drainage Institute Standard 201 latest edition & as manufactured by J.R. Smith, Zurn or PPT, Inc.

H. Grease Interceptor: 150 meals per hour at single service kitchen. Use min. 1000 gallon interceptor by Jensen Precast, Smith Precast, Precast Products Inc., or approved alternate, see sheet P1.0 for size.

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

RELEASE: 11 FEBRUARY 2025
P.M. UPDATES:
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

VIZUAL ARCHITECTURE
400 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 76201
OFFICE: 214-799-1755

STATE OF UTAH
JOHNNY LIMONES
No. 14215649-6301
ARCHITECT
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4775 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

PLUMBING

MK12C_SM

SP3.0

SECTION 15000 - MECHANICAL SYSTEMS

GENERAL

1. GENERAL CONDITIONS

A. Conform with applicable provisions of the general conditions, supplementary conditions and the general requirements.

B. Definitions: Furnish means to supply and deliver to project site, ready for installation. Install means to place in position and make connections for service or use. Provide means to furnish and install, complete and ready for intended use.

2. SCOPE OF WORK

A. Provide all labor, equipment, materials, tools, erection, hoisting and incidentals required to provide heating, ventilation, grease exhaust and air conditioning systems.

Provide equipment indicated on the drawings, and as required for a complete functioning system.

3. RULES AND REGULATIONS

A. All work shall comply with state and local code requirements as approved and amended by the governing city. Purchase all permits associated with the work. obtain all inspections required by code.

B. Where the standards of the drawings and specifications for materials and/or workmanship are higher than the requirements cited above, the drawings and specifications shall take precedence.

4. WARRANTY

A. Provide labor and materials to repair or replace defective parts and materials as required for one year after owner acceptance of the completed project. Provide a separate line item deduct amount on the proposal form to delete warranty service, at the owner's option.

5. COORDINATION

A. Coordinate with the work of other sections, equipment furnished by others, requirements of the owner, and with the constraints of the existing conditions of the project site.

B. Contractor shall execute work so that progress will harmonize with that of other trades, and so that all work may proceed as expeditiously as possible.

C. To the fullest extent possible, the work under this contract has been indicated on the drawings in such positions as to suit and accommodate the work of other trades, but the work as indicated is largely diagrammatic and the final positions of all equipment and materials cannot be indicated. Therefore, the contractor is directly responsible for the correct placement of work and the proper location and connection of work in relation to work of other trades.

6. LOCATION AND SPACE REQUIREMENTS

A. Verify spaces, dimensions, locations, and conditions required for installation of all HVAC and related work.

B. Obtain necessary rough-in data and dimensions of fixtures, equipment, tenant furnished equipment, owner furnished equipment, and equipment furnished under other sections.

C. No exposed ducts will be permitted to show on interior of building in finished rooms. Where this would occur, exposed portion shall be furred and plastered, or cased when not adjacent to the wall.

D. Maintain sufficient clearance and accessibility. Interference between work of various trades will be resolved by the architect and owner in consultation with the engineer. Relocate or offset work as required to accommodate work of other trades. Maintain ceiling heights and avoid excessive furring requirements.

E. If not precisely located on drawings, obtain locations of fixtures, equipment, and appliances, from architect and food service equipment supplier. No deviations will be allowed.

7. MEASUREMENTS

A. All dimensions of work of other trades which require verification shall be verified from shop drawings of such work or from actual measurements at building, whichever is the most accurate and practical in the judgment of the contractor, who shall be responsible for the accuracy of such measurements.

PRODUCTS

1. GENERAL MATERIALS

A. All materials shall conform to applicable ASHRAE and SMACNA standards.

B. Brands of materials mentioned are used as a standard and requests for substitutions will be considered when submitted to the engineer in accordance with the provisions set forth in the supplementary general conditions.

C. Approved Equivalent refers to materials which, in the opinion of the engineer, are similar and equal in all respects to material or method indicated on drawings or as specified. Engineer is not required to prove that a substitute material is not equal to specified material. Contractor shall submit in writing to engineer evidence supporting his contention that substituted material is equivalent to material shown on drawings or specified. Engineer reserves right to reject materials and workmanship, either before or after installation, that are not shown on drawings or specifications, or substitutions that have not been approved by engineer in writing.

2. DUCTWORK

A. Duct dimensions: Unless otherwise noted, duct dimensions on the drawings are inside clear dimensions.

B. Sheet metal ductwork: Provide sheet metal ductwork fabricated and installed in accordance with ASHRAE and SMACNA standards, for 1" w.g. pressure class, seal class "A". Sheet metal shall be galvanized steel: steel of lock forming quality, ASTM A-525. All angle iron used for support shall be galvanized. Connections to walls or floor shall be air tight with angle iron and caulking. Seal all duct seams, transverse and longitudinal, air tight. Provide turning vanes at all 90° elbows.

C. Round sheet metal duct: Provide spiral seam (all sizes) or snap lock (duct sizes up to 10") galvanized steel complying with SMACNA standards. Spiral seam ductwork shall have SMACNA seam type RL-1.

D. Flexible duct: Provide factory assembled class 1 air duct (UL 181) with 1" thick 1 pcf fiberglass insulation and reinforced outer protective cover/vapor barrier. Flexible duct shall meet NFPA 90A with flame spread under 25, smoke developed under 50, and shall be rated for minimum 2" w.g. pressure and 0 to 250°F temperature. Provide screw-operated metal adjustable damping devices. Use twist-lock conical tap collars at connections into sheet metal ductwork. Maximum extended length of flexible duct shall not exceed 6 feet.

E. Exposed ductwork: Exposed ductwork shall be cleaned of debris and oil, then wiped down with vinegar or other surface preparing chemical to prepare duct for paint.

F. Duct sealant: Provide polymeric rubber type sealant for use on both interior located ductwork and ductwork exposed to outdoor conditions. Sealer shall have high bonding strength for sure, first time sealing of joints in low, medium, and high pressure duct systems.

G. Duct turning vanes: Provide fabricated turning vanes and vane runners, constructed in accordance with SMACNA "HVAC duct construction standards". Provide turning vanes constructed of curved blades, supported with bars perpendicular to blades, and set into side strips suitable for mounting in ductwork. Follow SMACNA guidelines for spacing support, and construction. All blades shall be double thickness airfoil type.

H. Kitchen exhaust ducts: Fabricate kitchen exhaust ducts and supports used for grease and vapor removal from cooking equipment, of minimum 16 gauge carbon steel where concealed, and of minimum 18 gauge stainless steel where exposed. Seams shall be continuously welded liquid tight and ground smooth to prevent bonding.

3. DUCTWORK SUPPORT

A. Hangers for horizontal sheet metal ducts.

Rectangular:

Max. Side	Metal Strap	Max Spacing
18"	1"x18 GA.	10'
30"	1"x18 GA.	10'
48"	1"x1/8 GA.	10'

Round:

Max. Dia.	Metal Strap	Max. Spacing
10"	1"x26 GA	10'
20"	1"x26 GA	10'

B. Hangers for horizontal flexible ducts.

Max. Dia.	Metal Strap	Max. Spacing
10"	3"x26 GA.	4'
20"	3"x26 GA.	4'

C. Miscellaneous Supports.
Contractor shall adequate support flexible duct connections at diffuser and grill box to minimize kinking or crushing of ductwork. Ensure flexible duct bends have smooth radii. Contractor shall utilize wide metal straps or Thermaflex Flexiflow elbows or equivalent alternate.

4. DUCTWORK ACCESSORIES

A. Flexible duct connectors: Provide UL labeled 30 ounce neoprene coated fiberglass fabric duct connectors.

B. Duct access doors: Provide hinged access doors in ductwork where required for access to equipment. Provide insulated access doors for insulated ductwork. Construct of same or thicker gauge sheet metal as duct in which it is installed. Provide flush frames for uninsulated ducts, and extended frames for externally insulated ducts. Provide continuous hinge on one side, with one handle-type latch for access doors 12" high and smaller, and two handle-type latches for larger access doors.

C. Round volume dampers: Provide minimum 20 gauge galvanized steel frame and blades, minimum 3/8" square steel axle, molded synthetic bearings, with locking position regulator. Regulator shall be positioned with sheetmetal bracket beyond duct covering. Where positioning regulator is not accessible, provide coupling and extension rod with regulator for ceiling or wall installation, as required.

D. Rectangular volume dampers: Provide minimum 16 gauge galvanized steel channel frame, 16 gauge galvanized steel blades, minimum ½" hexagonal axle, molded synthetic bearings, with 3/8" square plated steel control shaft. Linkages shall be concealed in the frame. Operating shaft shall extend beyond frame and duct to a locking quadrant with adjustable lever. Maximum blade width shall not exceed 6".

5. FIRE DAMPERS/SMOKE DAMPERS

A. Curtain fire dampers: Provide curtain type fire dampers, suitable for vertical or horizontal installation as required for the location shown. Curtain fire dampers shall have minimum 24 gauge galvanized steel blades, completely out of the air stream. Curtain fire dampers shall conform to UL standard 555, which includes testing to close under dynamic airflow conditions, and shall be UL labeled as a dynamic rated fire damper. Dampers shall be 1-1/2 or 3 hour rated as required by location, and shall have a 212°F fusible link.

B. Ceiling fire dampers: Provide ceiling fire dampers constructed and tested in accordance with current edition of UL standard 555c. Ceiling fire dampers shall have minimum 20 gauge galvanized steel blades, with UL classified insulation, and minimum 20 gauge galvanized steel frames. Ceiling fire dampers shall have a 212°F fusible link. Provide diffuser radiation shields constructed of refractory ceramic fiber as applicable.

C. Combination fire/smoke dampers: Provide combination fire/smoke dampers constructed and tested in accordance with current edition of UL standard 555S. Combination fire/smoke dampers shall have galvanized steel airfoil blades with silicone rubber blade seals and flexible stainless steel jamb seals. Frames shall be minimum 16 gauge galvanized steel. Axles shall be minimum ½" plated steel. Provide 212°F fusible link. Provide opposed blade configuration. Linkages shall be concealed in the frame. Leakage rating shall be UL 555S class I (4 cfm/sf at 1.0" wg). Provide factory installed actuator, located out of the air stream. Combination fire/smoke dampers shall be powered open, spring closed.

D. Provide approved fire dampers at all locations indicated on the plans and/or required by building code.

E. Fire dampers and fusible links shall be accessible through access doors or panels in ducts and access panels in the building structure or ceilings.

F. Fire dampers furnished as an integral part of diffusers or grilles shall be accessible by means of removable grille or diffuser face.

6. DUCT INSULATION

A. Blanket type duct insulation: Provide minimum 1-1/2" thick blanket type fiberglass insulation complying with ASTM C-553, type II, with factory applied kraft bonded to aluminum foil, reinforced with fiberglass vapor barrier/jacket. Jacket shall conform to ASTM C-1136, type II.

B. Duct liner: Provide minimum 1" thick, 2 pcf density, neoprene coated, long textile fiber type duct liner, with coating on the air stream side conforming to NFPA 90A. Duct liner adhesive shall be as recommended by duct liner manufacturer, and shall comply with ASTM C-916. Duct liner fasteners shall comply with SMACNA "HVAC duct construction standards," latest edition.

C. Concealed conditioned supply and return air ducts shall be insulated with blanket type duct insulation, installed in accordance with insulation manufacturer's installation instructions.

D. Conditioned supply air and return air ducts and plenums exposed to view or where required for acoustical purposes shall be lined with duct liner. Install duct liner in accordance with liner manufacturer's installation instructions.

E. Minimum Sheet metal and flexible duct insulation shall be R-8. for supply and return air duct in unconditioned spaces. R-8 for supply and return air ducts exposed outside of the building, and R-8 when ducts and the building exterior when ducts are part of a building assembly.

F. Insulate all diffuser and grille boxes adequately to prevent condensation formation, and reduce heat gain or heat loss.

7. CONTROL SYSTEMS

A. Provide complete control systems, including all instruments, controls, thermostats, temperature sensors, low voltage wiring, transformers, and all necessary appurtenances. Low voltage wiring shall be installed in conduit in accordance with electrical specifications.

EXECUTION

1. TESTING, ADJUSTING, AND BALANCING

A. Test, adjust, and balance all mechanical systems and equipment to ensure proper balance and operation. Perform tests in accordance with NEBB or AABC and ASHRAE standards. Eliminate noise and vibration, and ensure proper function of controls. Submit completed certified test and balance report to owner's representative. Balancing contractor shall be an independent NEBB or AABC certified test and balance contractor. Balance all systems to within 10% of air flows indicated on the drawings, and report all discrepancies to HVAC installer for correction. Mark final balance positions on dampers with permanent marker. Final

2. VIBRATION AND NOISE

A. Eliminate vibration and noise from the operation of fans, motors and equipment to the extent that they will not be heard outside of the room in which installed. Adjustments and changes to produce satisfactory quietness to be made without expense to owner.

3. OPERATING AND MAINTENANCE MANUALS

A. Provide complete operations and maintenance manuals for all mechanical equipment installed on project. Include index of equipment, directory including supplier telephone numbers, and list of recommended spare parts. Manuals shall be furnished in "d-ring" binders, clearly labeled "Operation and Maintenance Manual for Jack-in-the Box Store No. _____". Provide 2 copies of each manual. Provide instructions by qualified technician to owner's representative.

4. CLEANING

A. Machinery and apparatus: Thoroughly clean cement and plaster and other materials. Remove grease and oil spots with cleaning solvent. Carefully wipe surfaces clean.

B. Exposed metal work: Carefully clean with steel brush, removing all rust and soiled spots, and provide touch-up paint as required.

C. Final cleaning: Remove all scraps and installation-related debris from area. Leave entire installation area in a neat, clean and ready-to-use condition. store balance shall be positive with respect to outdoors.

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH
JOHNNY LIMONES
No. 14216040-0301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

MECHANICAL

MK12C_SM

SP4.0

SECTION 16000 - ELECTRICAL SPECIFICATIONS

GENERAL

1. GENERAL CONDITIONS:

A. The General Conditions, Supplementary Conditions and Special Conditions are a part of this contract and apply to this section as fully as if repeated herein.

2. SCOPE:

A. This section of specifications includes, but is not limited to:

B. All labor, tools, appliances, materials and equipment required to furnish and install the complete installation shown on the drawings for this section of the work and/or in the following specifications, including that which is reasonably inferred.

3. CODES AND REGULATIONS:

A. All work and materials shall be in accordance with applicable requirements of public authorities having jurisdiction and utilities furnishing services.

B. Codes governing this work include but are not limited to the latest approved edition of the following:

C. National Fire Protection Association's National Electrical Code (NEC), most current edition being enforced.
California Administrative Codes, Title 8 and Title 24 (In California only)
Occupational Safety and Health Act (OSHA).
Local Ordinances and Regulations.

4. STANDARDS:

A. Electrical material and equipment shall have been tested and listed or labeled as conforming to approved published standards by Underwriters Laboratories where such listing or labeling service is available for the class of materials or equipment. Where applicable, listing or labeling shall apply to the complete assembled equipment and not to the components alone.

5. SUBMITTALS:

A. Three copies of materials list, shop drawings and data sheets shall be submitted to Jack in the Box Inc. Construction Manager for review. Submittals shall be made and favorable review secured before material and equipment is installed.

B. Materials list shall include fixtures, switchgear, panels, devices, wireways, disconnects, lamps and all other specified or unspecified standard catalogued materials to be used. The list shall include manufacturer, type and such other descriptive data as may be required to determine the acceptability of each item.

C. Shop drawings and data sheets for equipment and systems shall be submitted where required in the specification for those items. Include information on each component, wiring diagrams, layouts, dimensions and sufficient other data to establish compliance with the specifications and acceptability of the equipment or system.

6. PERMITS AND DRAWINGS:

A. Permits and inspections shall be by the General Contractor.

7. AS-BUILT DRAWINGS:

A. On a set of contract drawings, kept at the site during construction, mark all work that is installed differently from that shown, including any revised circuitry, material or equipment. Upon conclusion of work, deliver to Jack in the Box Inc. Construction Manager a set of signed and dated "as-built" drawings.

8. GUARANTEE:

A. All work shall be guaranteed for a minimum period of one year from the date of acceptance by the Owner.
The guarantee period for certain items shall be longer, as indicated in the specification for those items.

B. Should any malfunction develop during the guarantee time period due to defective material, faulty workmanship, or non-compliance with plans, specifications, codes or directions of the Owner, Architect, Engineer or Inspector, the Contractor shall furnish all necessary labor and materials to correct the malfunction without additional charges.

PRODUCTS

1. METERING AND SERVICE EQUIPMENT:

A. Metering and main service equipment shall be Square-D and shall include all required metering and main disconnect equipment such as power company meter socket and ring, current transformer space and connections, test block, gutters, main switches and all other equipment required by the serving utility. Applicable codes shall apply to all service equipment and installation whether or not shown on the drawings or described.

B. The underground service Pull Section/CT Cabinet shall be furnished and installed by the Contractor as shown on drawings and shall comply with the requirements of the serving utility.

C. Construction and installation shall conform to the specification for "Distribution Switchboards". Location shall be as shown on the drawings.

D. Special construction or features shall be as shown on the plans. For switches and other items included refer to the paragraph where those items are specified.

E. Submit shop drawings as required under "Submittals".

F. All conductor terminals and equipment enclosures shall be U.L. listed for use with minimum 75° C. rated conductors.

2. DISTRIBUTION SWITCHBOARDS:

A. Approved Manufacturers:
1. Basis of Design: Square D "Modular Panelboard System".
2. Eaton "Integrated Facilities Switchboard" (IFS).
3. Siemens "Integrated Power Systems Switchboard" (IPS).
4. General Electric "Spectra Integrated Switchboard Solutions".

B. Integrated switchboards shall be factory assembled type by the same manufacturer that furnishes the main service equipment. Voltage, phase, wire, rating, location, arrangement and components shall be as shown on the drawings.

C. Switchboards shall be shop finished in ANSI 61 gray enamel. All front plates shall be baked to obtain maximum finish hardness.

D. Bussing shall be tin plated electrical grade aluminum. Dimensions of buss bars shall be based upon the ampacity shown on the plans. Bussing shall extend the full height of distribution sections. buss bars shall be rigidly supported, braced for 65,000 amps symmetrical and spaced according to the UL and NEC standards for bare buss bar.

E. Provide a nameplate for each switchboard item on the face of the switchboard as specified in section "Nameplates".

F. Circuit breakers, switches and other equipment to be included as an assembled part of a switchboard shall comply with the sub-section or paragraph where those items are specified.

G. All conductor terminals 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 part of the integrated switchboard. The number of poles, type, voltage and ampere ratings shall be as indicated on the drawings. Bussing shall be aluminum.

B. Neutral wires shall be connected to a common neutral bus with binding screws or lugs. The neutral bus shall be insulated from the cabinet. Ground wires shall be connected to a common equipment ground bus with binding screws or lugs. The ground bus shall be bonded to the cabinet.

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 fastened with screws in countersunk washers, or with approved concealed spring clamps. Cabinet fronts shall have hinged lockable doors with milled keys (all panels shall be keyed alike) and circuit schedule holders with clear plastic windows. Provide typewritten schedules in holders and submit copies for record purposes. Doors shall be fastened to trim with full length flush hinges. Panel fronts shall be shop painted with 2 coats of primer and a finish coat of gray enamel.

E. Special panelboard construction or features shall be as shown on drawings. For circuit breakers, contactors and other equipment to be included as an assembled part of the panelboard, refer to the paragraph where those items are specified.

F. All conductor terminals and equipment enclosures shall be U.L. listed for use with minimum 75° C. rated conductors.

G. Panelboard directory for each panel shall be neatly typed indicating actual load for each branch circuit.

4. CIRCUIT BREAKERS:

A. Breakers shall be molded case bolt-on type. Clamp-on, push-on, or plug-in types are not acceptable. Removable handle ties and dual, quad or tandem breakers are not acceptable. Mounting hardware, accessories, faceplates and enclosures shall be provided as necessary for the intended use.

B. Short circuit interrupting capacity shall be as indicated on the plans and shall in no case be less than 10,000 rms symmetrical amps at the applied voltage.

5. DISCONNECT SWITCHES:

A. Switches shall be by Square-D, Eaton, Siemens or General Electric.

B. Switches and enclosures shall be heavy duty. They shall be externally operated, quick-make, blade type, of numbers of poles and rating indicated or required.

C. Enclosures shall be NEMA 1 for dry, interior locations and NEMA 3R for damp, wet or exterior locations. Finish shall be ANSI 61. Covers shall have a defeatable interlock. Operating handles shall be padlockable.

D. Short circuit withstand ratings shall be 200,000 rms symmetrical amps.

E. Switches shall accept fuses of the rating and UL or NEMA class indicated.

F. Submit data sheets of the disconnect switches as required under "Submittals".

G. All conductor terminals and equipment enclosures shall be U.L. listed for use with minimum 75° C. rated conductors.

6. MANUAL MOTOR STARTERS:

A. Where shown on the plans, fractional horsepower motors shall toggle type manual starters with thermal overload protection in each phase. Where the motor is out of sight of the switch provide a pilot light in the cover to indicate switch is closed.

B. Submit data on starters as required under "Submittals".

7. SNAP SWITCHES:

A. AC general use snap switches shall be toggle handle, quiet operating, premium or heavy duty specification grade, UL listed and verified to meet Federal Specification W-S-896-d and NEMA heavy duty tests. Color shall be white.

B. All switches shall be rated 120/277 volts. For the 20 amp size, HP ratings shall be 1 for 120V and 2 for 240V.

C. Switches shall be as listed below:

1. 20A SPST – Hubbell 1221, Leviton 1221 or P & S 521

D. Switches required but not listed shall have equivalent quality as those listed above.

8. RECEPTACLE OUTLETS:

A. Receptacle outlets shall be standard NEMA configuration, grounding type.

B. General convenience outlets shall be 20 amp, 125 volt, 2 pole, 3 wire grounding. Outlets shall be UL listed and verified to meet Federal Specification W-C-596-c and NEMA heavy duty performance tests.

C. Convenience outlet fronts shall be white.

D. Outlets shall be as listed below: (numbers do not include color designation or options).

1. 20A Convenience – Hubbell 5352, Leviton 5362, or P & S 5362
2. 20A Combination single receptacle w/(2) USB Charging Ports – Leviton T5830 or P & S TR5361USB. Color shall be white.

E. Receptacle outlets for the P.O.S. system shall be Type NEMA 5-15R single or duplex isolated ground as indicated on plans. Single receptacle for OCS unit in Drive-Thru speaker board shall be NEMA L5-15R.

F. Special outlets, not listed above, shall be standard NEMA configuration for the application shown and shall be of equivalent grade and quality to those listed above. An approved cord cap or plug shall be furnished with each receptacle outlet except general convenience type. Plug shall be of the same grade, quality and manufacturer as the outlet.

9. DEVICE & BOX COVER PLATES:

A. Provide a plate for each outlet, receptacle, switch, device and box.

B. All plates for interior use shall be stainless steel.

C. All plates for exterior use shall be metallic with gaskets and shall have weatherproof covers for devices.

D. Ganged devices shall have gang plates exactly matching the arrangement and quantity of devices.

E. Special plates, engraving or application shall be as indicated on the drawings or otherwise specified.

10. OUTLET AND JUNCTION BOXES:

A. The size at each outlet or junction box shall be determined by the number and sizes of wires and conduits entering the box, per NEC, but shall be not less than 4-inch square and 1-1/2 inches deep unless otherwise noted.

B. Outlet and junction boxes for interior use shall be galvanized, one-piece pressed or welded steel, knockout type, except where other types of boxes are indicated or specified. In masonry or concrete construction waterproof boxes manufactured for that purpose shall be used. Plastic, fiber or composition boxes will not be permitted except where furnished with millwork and allowed by local codes.

C. Outlet and junction boxes for surface exterior use shall be cast boxes, Crouse-Hinds FS type, or approved equivalent.

11. CONDUITS AND FITTINGS:

A. Standard weight rigid metal conduit shall be hot dipped galvanized. All fittings shall be of the screw thread type. Couplings, locknuts, bushings, etc., shall be hot dipped galvanized.

B. Electrical metallic tubing (EMT) shall be galvanized. Couplings and connectors shall be galvanized. Fittings shall be compression type with gland sealing rings or set screw type.

C. Flexible conduit is permitted to be used only where hard-wiring of equipment is required and shall be of the liquid-tight type with outer neoprene jacket and suitable liquid-tight fittings.

D. Rigid non-metallic conduit shall be PVC Schedule 40, U.L. approved. All couplings, fittings, solvent cement, etc..

12. WIRE AND CABLE:

A. Wire and cable for use on systems of 50 volts to 600 volts shall be 600 volt rated type THW or THHN for branch circuits. Feeders shall be THHN.

B. Wire and cable for use on systems of below 50 volts shall be 300 volt PVC insulated and suitable for the class of wiring except as otherwise indicated or specified.

C. All conductors shall be copper.

13. LIGHTING FIXTURES AND LAMPS:

A. Fixtures shall be complete with all required accessories and equipment, including lamps, necessary for a complete installation. Contractor shall receive, unpack, assemble and install fixtures indicated as being furnished by others.

B. Fluorescent ballasts shall be CBM, ETL approved, high power factor "P" rated with a sound rating of "A". Ballasts for interior use shall be high frequency electronic type with a THD of less than 20%. Fixtures shall comply with local lighting codes.

C. 4' fluorescent lamps shall be F32T8 type by Phillips, GE or Sylvania, color as indicated on plans. All A-type lamps shall be 130 volt.

D. Verify the ceiling or wall construction, voltage and the mounting requirements of each fixture and provide plaster frames, special flanges, concrete pour housings, boxes, brackets, adapters, hangers, stems, canopies, special ballasts or lenses and other materials necessary to properly purchase and mount the fixture.

E. Submit shop drawings on all fixtures as required under Submittals". "Shop Drawings" may be catalog data sheets if complete information including mounting hardware is shown and identified. Shop drawings shall include mounting details and show compatibility with the ceiling or other equipment.

14. NAMEPLATES AND LABELS:

A. Nameplates shall be provided for circuit breakers in the main switchboard, switches, and to identify each panelboard and similar items which are furnished or installed under this section.

B. Nameplates shall be engraved laminated plastic with characters cut through the black top layer to white layer below.

15. PHOTO ELECTRIC SWITCHES:

A. Photo electric switches and photo controllers shall be as specified on the drawings. Type of mounting, poles, voltage, ampacity and arrangement shall be as shown on drawings or required by conditions.

B. Submit shop drawings as required under "Submittals". Catalog sheets will be adequate if all information is shown.

16. TIME SWITCHES:

A. Time switches shall be electronic as specified on the drawings. Type of mounting, poles, voltage, ampacity and arrangement shall be as shown on drawings or required by conditions. Time switches controlling lighting shall have non-volatile memeory and any other features shown on the plans or required for proper operation.

B. Enclosures shall be NEMA 1 for interior dry locations.

17. MAGNETIC MOTOR STARTERS:

A. Motor starters shall be horsepower rated non-reversing, full voltage of type required by motor with overload thermal protection.

B. Submit shop drawings as required under "Submittals".

18. RELAYS:

A. Relays for motor control shall be heavy-duty industrial type, magnetically held, with both normally open and closed contacts.

B. Submit shop drawings as required under "Submittals".

EXECUTION

1. INSTALLATION AND CONNECTION OF ELECTRICAL EQUIPMENT:

A. Equipment furnished by others shall be completely connected to the electrical system except as noted on the drawings. All fuses, breakers and disconnects shall be provided as necessary for proper protection. Provide all flexible conduit, boxes, fittings, receptacles, cords, plugs and other material required for proper installation. Refer to manufacturer's directions where applicable.

2. WORK ON HVAC AND PLUMBING SYSTEMS:

A. Complete power circuits, including breakers, switches, disconnects, wire and conduit, outlets and connections to HVAC and plumbing equipment shall be provided under this section.

B. Starters and controllers shall be provided under this section except where part of a package unit or panel specified in Division 15.

C. HVAC and plumbing control and interlock wiring regardless of voltage, and conduits for same, will be wired and connected under this section.

3. INSTALLATION OF CONDUIT:

A. Standard weight steel rigid metal conduit (RMC) shall be used where exposed to the weather, placed underground below concrete slab, in concrete or masonry construction in contact with earth, and where shown on the plans.

B. Galvanized steel electrical metallic tubing (EMT) shall be used in above ground, interior, dry locations protected from weather and physical damage, and may be used in concrete or masonry construction not in contact with earth.

C. Flexible metallic conduit (FMC) shall be used where shown on the plans and to connect conduit systems to motors, direct wired and vibrating equipment, as a final connection to lighting fixtures (6' max) in accessible ceilings, and where protected from physical damage. It may be used as a wiring system instead of EMT in interior walls only (dry frame or stud construction).

D. Liquidtight flexible metal conduit (LMC) or "Liqui-Flex" shall be used for final electrical connections to roof top or other equipment exposed to the outdoor environment.

E. Rigid non metallic conduit (RNC) may be used for all underslab or underground work in place of standard weight rigid metal conduit and where specifically specified. All runs of rigid non metallic conduit shall contain a separate green ground wire adequately sized for service intended. Where required to continue above slab, stub rigid non metallic conduit 6" above slab then make proper transition to metal conduit as required.

F. All steel rigid metal conduit installed in the ground shall be wrapped with Hunt's Process No. 3, PVC coated or encased in 3" concrete on all sides.

G. The minimum sizes of conduit per the NEC or local code (which ever is more stringent) for the number and size of conductors, unless a larger size is shown, in which case such larger size shall be used.

H. All final connections to motors shall be flexible conduit either FMC or LFMC as required for the application, and as shown on drawings.

I. Where portions of raceways or sleeves enter areas such as cold storage or where passing from the interior to the exterior of a building, the raceway or sleeve shall be filled with an approved material to prevent the circulation of warm air to a cooler section of the raceway or sleeve.

4. INSTALLATION AND CONNECTION OF WIRING:

A. All wiring shall be installed in conduit, wireways, or gutters, except where other raceway systems or methods are specifically shown. MC (metal-clad cable), or flexible non-metallic conduit ("Smurf" tube) shall not be permitted except where furnished with millwork. Non-Metallic sheathed cable (Romex) is not permitted for any work. MC (metal-clad cable) type conductor/flex conduit shall be allowed only as whips to lighting fixtures.

B. Clean out and dry all conduit and wireways before pulling any wires. Use no lubricant except as recommended by the wire or cable manufacturer.

C. Make all connections and splices necessary to properly complete the electrical wiring. Connections and splices shall be made only in pull, junction or outlet boxes, or in switchboards, wireways or panels having sufficient code sized gutter space. Connections and splices in wires smaller than No. 6 AWG shall be made with spring type connectors, and in wires No. 6 AWG and larger shall be made with compression, vise type, or split bolt solderless connectors, insulated and taped.

D. Connections for the power wiring of the P.O.S. system shall be soldered only, no solderless connections will be allowed. Wire nut connections after soldering.

5. TELEPHONE SYSTEM:

A. Furnish and install complete conduit and terminal system for telephone services as indicated on drawings.

B. Install a 1/8-inch polyethylene pull-in wire in each conduit run.

C. Telephone wall outlets shall be 4-11/16 inch square by 2-1/8 inch deep metal boxes, with plaster ring and single bushed outlet flush telephone plate.

D. Furnish and install 3/4-inch conduit from the telephone equipment room main telephone backboard to nearest accessible cold water ground. *This conduit should be terminated in such a manner that access to grounding device may be had at any time in the future.

*-Per NEC 250 & NEC 800

6. GROUNDING:

A. Make good mechanical and electrical contact at all poles, panelboards, switchboards, outlet boxes, junction boxes, and wherever the conduit run is connected. Permanently and effectively ground all conduit, fixtures, motors and other equipment as required by all applicable codes, regulations and standards.

7. CLEANING AND PROTECTION OF PRODUCTS & PREMISES:

A. At frequent intervals during the time of construction, the Contractor shall clean up after his work and remove his debris from the premises, leaving the building and grounds clean to the Owner's satisfaction.

B. The Contractor shall take all necessary precautions to protect all materials, equipment and property, whether electrical or not, from damage as a result of his work.

8. CHECKING AND TESTING OF EQUIPMENT & SYSTEMS:

A. Panels, disconnects, starters and other equipment installed under this section shall be inspected for defects and tested for proper operation.

B. Systems shall be tested for short circuits, open circuits and wrong connections and shall be free from mechanical and electrical defects. Circuits shall be tested for proper neutral and ground connections.

9. TEMPORARY CONSTRUCTION POWER & TELEPHONE:

A. Electrical Contractor shall provide all labor, cost and materials required for installation and maintenance of temporary construction power and telephone. Construction power shall be minimum of 100A, 120/208V /1 phase, 4W, with provisions for one 50A, 208V, 2P, 4W grounding receptacle and four 120V, 20A, 1P receptacles.

10. SUBSTITUTIONS:

A. Alternative manufacturer's will be considered for electrical devices, switches, outlets, etc. not provided by owner.

B. Catalogs, data sheets or shop drawings shall be submitted to the construction manager for all alternative manufactured equipment as required under "Submittals".

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

STATE OF UTAH
JOHNNY L MONES
No 14215040-0301
5/30/2025

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1535
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: NONE

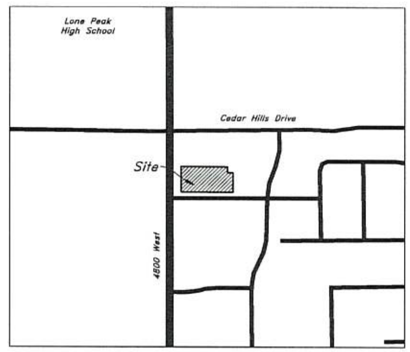
ELECTRICAL

MK12C_SM

SP5.0

Jack in the Box - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah 84062



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PP	Power Pole
BOL	Bollard	PT	Point of Tangency
BRW	Finish Grade - Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer		Existing Overhead Power Line	--OHP--
Proposed Meter Box		Existing Water	--W--
Proposed Water Meter		Existing Secondary Water	--SW--
Proposed Combo Box		Existing Sewer	--S--
Proposed Fire Hydrant		Existing Storm Drain	--SD--
Proposed Water Valve		Existing Gas	--G--
Proposed Water Line	—W—	Existing Power	--P--
Proposed Sanitary Sewer	—S—	Existing Telephone	--T--
Proposed Storm Drain		Existing Fiber Optic	--FO--
Proposed Conduit Line	—C—	Existing Fence	--X--
Proposed Power Line	—P—	Flowline	
Proposed Gas Line	—G—	Centerline	
Proposed Fire Line	—F—	Existing Contour	
Proposed Fiber Optic	—FO—	Existing Spot	
Proposed Secondary Water Line	—SW—	Existing Light Pole	
Proposed Roof Drain	—RD—	Existing Street Light	
Proposed Fence	—X—	Existing Building	
Ridge line	---R---	Existing Telephone Box	TB
Grade Break	---GB---	Existing Power Meter	PM
Proposed Contour	--78--	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	• 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number	xx
Existing Utility Marker		Sheet Number	xx
Existing Post			

Civil Sheet Index

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0167F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A line between monuments found the West Quarter Corner and the Northwest Corner of Section 6 was assigned the record Utah County bearing of N 0°02'42" W as the Basis of Bearings to retrace and honor the said underlying Subdivision.

Benchmark

Brass Cap Monument for the West Quarter Corner of Section 6, T5S, R2E, SLB&M
Assigned Elevation = 4866.34 feet Observed January 6, 2014

Legal 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.

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name: Jack in the Box
25-043 CV

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

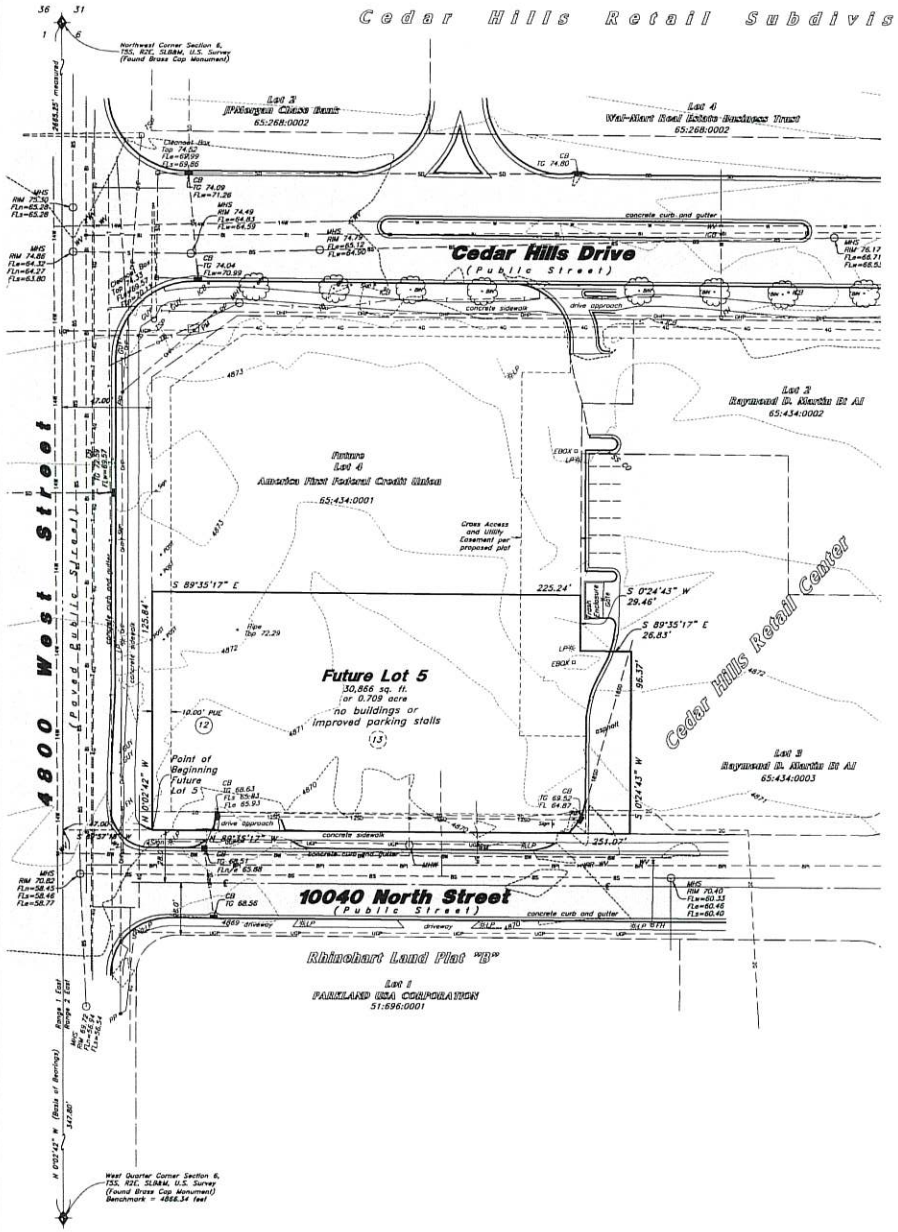
Cover Sheet

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

Registered Professional Engineer, Shawn Young, State of Utah, 5/30/25

28 May, 2025

SHEET NO. **C0.0**



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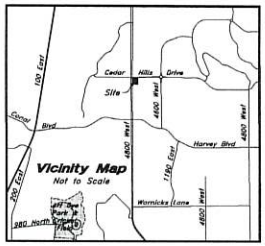
30' 0 30' 60'



Benchmark

Brass Cap Monument for the West Quarter Corner of Section 6, T5S, R2E, SLB&M
Assigned Elevation = 4866.34 feet

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Sanitary Sewer Line
- Culinary Water Line
- Storm Drain Line
- Gas Line
- Overhead Power
- Underground Power
- Telephone Line
- Pressure Irrigation Line
- Section Line
- Center Line
- Traffic Signal Pole
- Section Corner
- Manhole
- Catch Basin
- Fire Hydrant
- Water Valve
- Power Meter
- Power Pole
- Guy Wire
- Sign
- Inlet Box
- Light Pole
- Telephone Box
- Electrical Box
- Deciduous Tree
- Asphalt
- Concrete
- Contour

Narrative

This Survey was requested by Salt Rock Holdings, LLC prerequisite to development of this property.

This Survey retraces and honors the underlying 2014 Cedar Hills Retail Center Subdivision recorded as Entry No. 32437:2015 by AWA.

A line between monuments found the West Quarter Corner and the Northwest Corner of Section 6 was assigned the record Utah County bearing of N 0°02'42" W as the Basis of Bearings to retrace and honor said underlying Subdivision.

This Survey reflects Future Lot 5 of the Forthcoming Subdivision, being the Southerly portion of Lot 1 of the 2014 Cedar Hills Retail Center Subdivision.

Property corners will be set with the forthcoming Subdivision.

Title Information

This survey was completed using Title Report File No. NCS-1218321-SLC1 dated April 22, 2024 from First American Title Insurance Company National Commercial Services:

The following survey related items circled (Solid) from Schedule B, Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B, Part II of the title report blanket all or a portion of this site but contain nothing to plot:

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

(12) Easements, notes and restrictions as shown on Cedar Hills Retail Center subdivision plat recorded April 20, 2015 as Entry No. 32437:2015 in Book 65 of Plats at Page 434.

(13) Terms and Recitals contained in that certain Escrow Agreement for Subdivision Improvements in Cedar Hills recorded April 20, 2015 as Entry No. 32438:2015 of Official Records. Blankets the underlying Cedar Hills Retail Center Subdivision regarding an escrow account to be created for on-site and off-site improvements related to said subdivision, but contains nothing to plat.

* Exception No.'s 1-11, and 14-16 are general and/or standard exceptions that do not reveal matters of survey.

Zoning Information

Zone	=	S.C.-1 (Commercial -Retail District)
Building Setback Requirements		
Front yard	=	All buildings must be set back at least 30 feet from any adjacent residential property
Side yard	=	15'
Back yard	=	All buildings must be set back at least 30 feet from any adjacent residential property
Height Restrictions	=	35'
Lot 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.

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

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: Comcast, The City of Cedar Hills, Centracom, Lumen, Central Utah Water Conservancy District, Fiadigitel, Highland City, Enbridge Gas Utah, Rocky Mountain Power, UDOT, Utah County and Utopia Fiber.

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 plat 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 23, 2025.

Date: 30 May, 2025

PROFESSIONAL LAND SURVEYOR 12966234 David M. Hamilton STATE OF UTAH

David M. Hamilton
Utah PLS No. 12966234

Pro Forma

DESCRIPTION	DATE	REV

Designed by: DMH
Drafted by: LPC/r, KA
Client Name:
Salt Rock Holdings, LLC
25-043 AS

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 AWAengineering.net

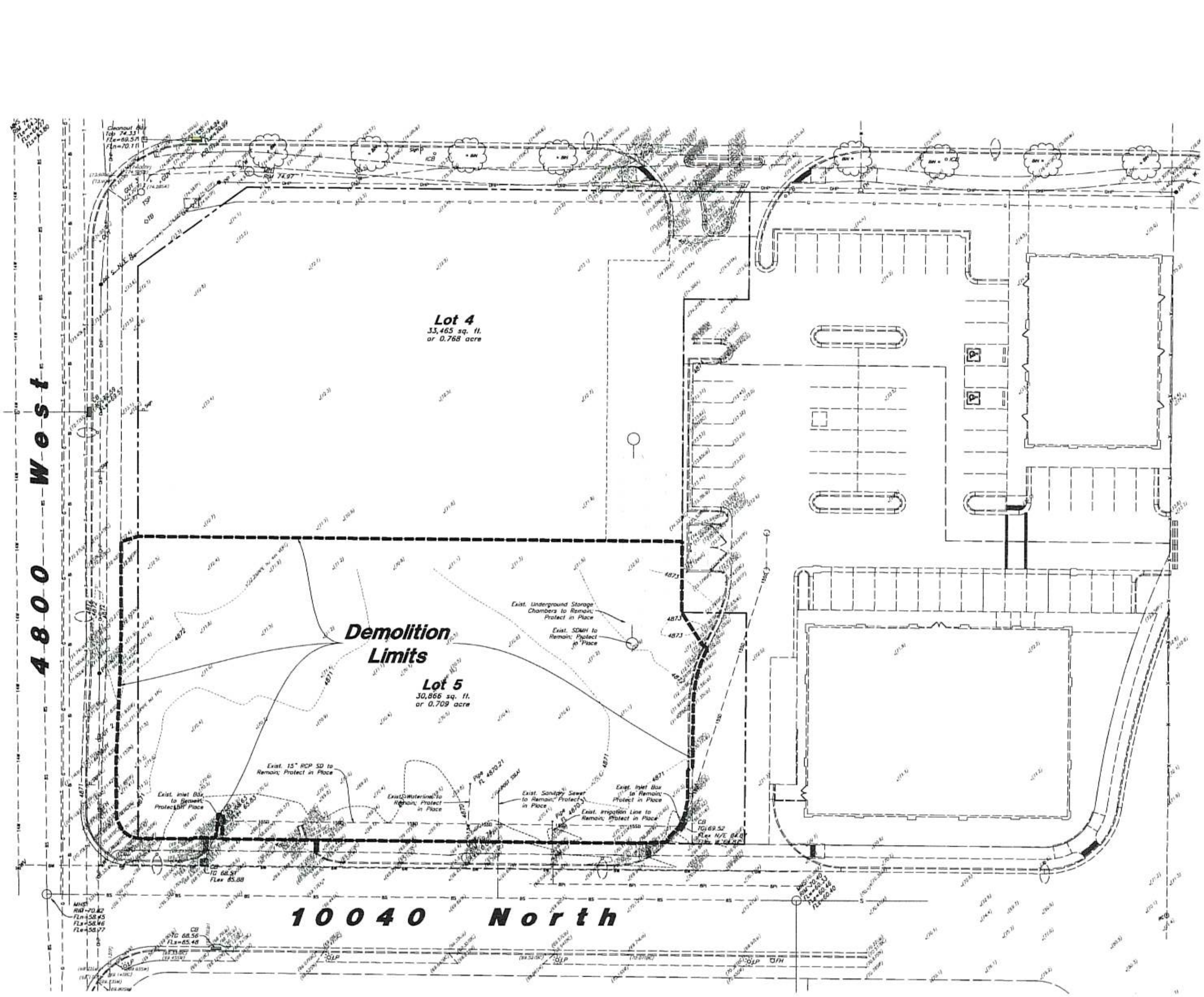
ALTA / NSPS Land Title Survey

Jack in the Box

4773 West Cedar Hills Drive
City of Cedar Hills, Utah County, Utah
A part of the Northwest Quarter of Section 6, Township 5 South, Range 2 East
Salt Lake Base and Meridian, U.S. Survey

1 May, 2025

SHEET NO.
1
of 1



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. 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 upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
19. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
20. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

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.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name: Jack in the Box
25-043 DM

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Demolition Plan

Jack in the Box - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah

28 May, 2025

SHEET NO.
C0.1

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Site Data

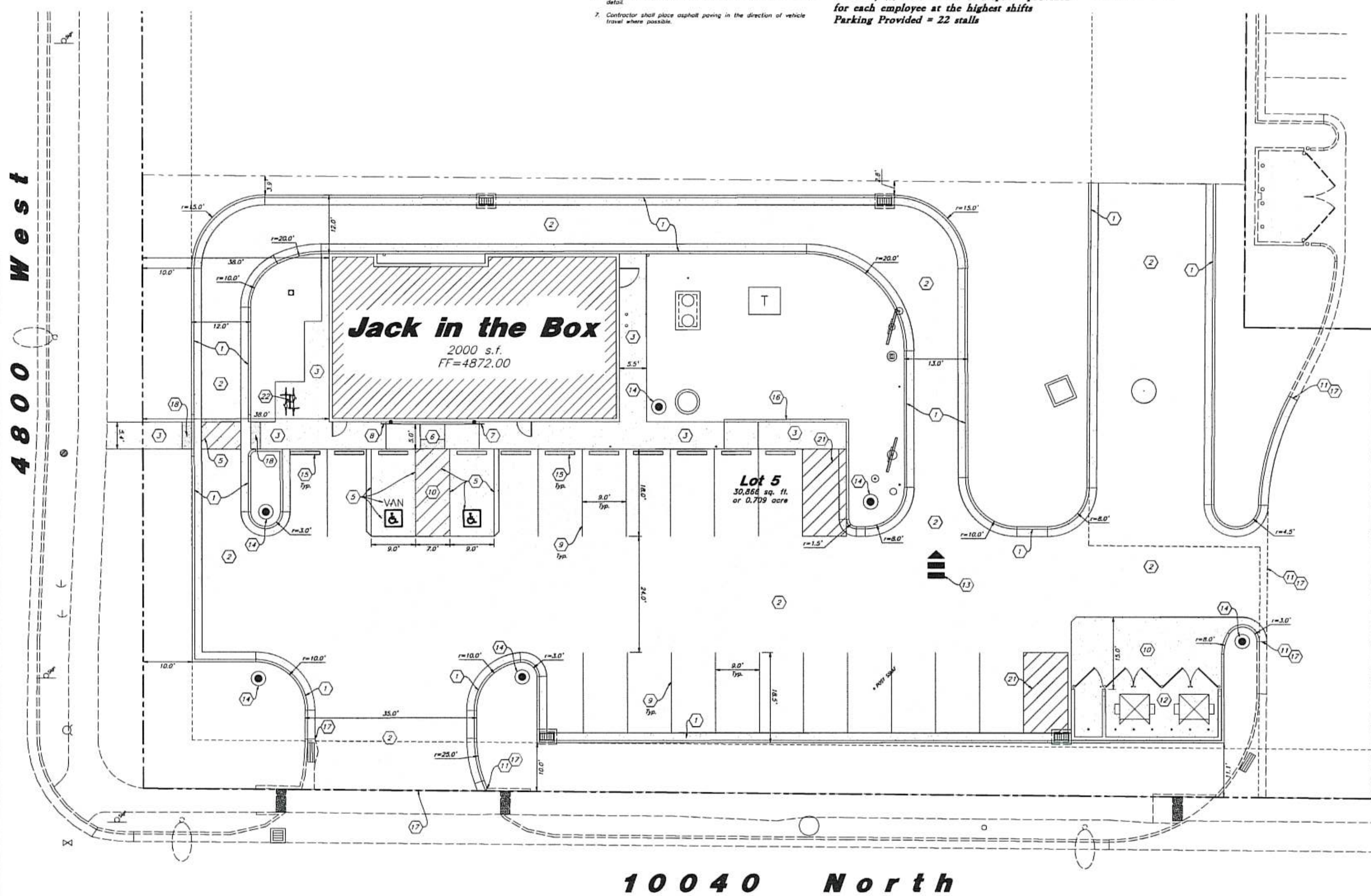
Site Area = 30,866 s.f. (0.709 ac.)
Landscape Area Provided = 11,483 s.f. (37%)
Impervious Area Provided = 17,383 s.f. (56%)
Building Area = 2,000 s.f (7%)

Parking Required = Min. of 1 parking space for every (3) seats + min. of 1 space provided for each employee at the highest shifts
Parking Provided = 22 stalls

Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Heavy Duty Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas

Scale: 1" = 10'



Site Construction Notes

1. Const. 24" Curb & Gutter (1/C4.1)
2. Const. Asphalt Paving (2/C4.1)
3. Const. Conc. Sidewalk (4/C4.1)
4. Const. Thickened Edge Sidewalk (5/C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (12/C4.2)
6. Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Sheet)
7. Const. Wall Mounted Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (17/C4.1)
8. Const. Wall Mounted Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (17/C4.1)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (6/C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrow per Jack in the Box Standards
14. Const. Light Pole
15. Const. Conc Wheel Stop
16. Const. Curb Wall (3/C4.1)
17. Conn. & Match Existing Improvements
18. Const. Truncated Domes per ICC/ANSI A117.1 (Latest Edition)
19. Const. Conc. Mowstrip (19/C4.2)
20. Const. Curb Transition (8/C4.1)
21. Const. 4" White Paint Hatching @ 45°, 24" O.C. (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
22. Const. Bike Rack (20/C4.2)

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name: Jack in the Box
25-043 SP

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

Site Plan

Jack in the Box - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah

5/30/25
STATE OF UTAH

28 May, 2025

SHEET NO.
C1.1

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site Preparation. The Report is titled "Report Geotechnical Study Proposed America First Credit Union Southeast Corner of Cedar Hills Drive and 4800 West Street Cedar Hills, Utah."

    Project No.: 1242-013-14
    Dated: January 24, 2014

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
20. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

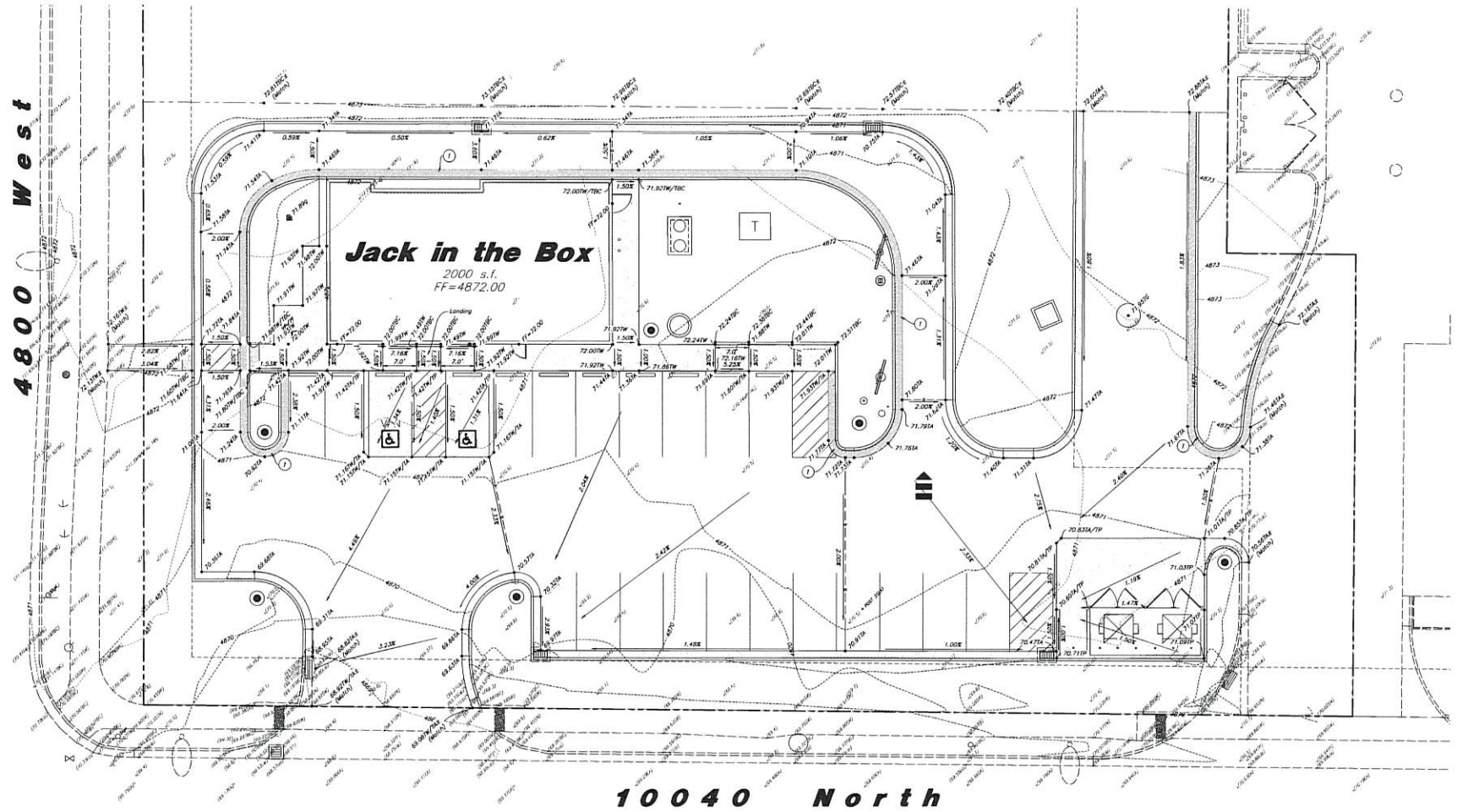
Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Scale: 1" = 10'



Designed by: JW
Drafted by: JW
Client Name:
Jack in the Box
25-043 GR

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

Grading Plan

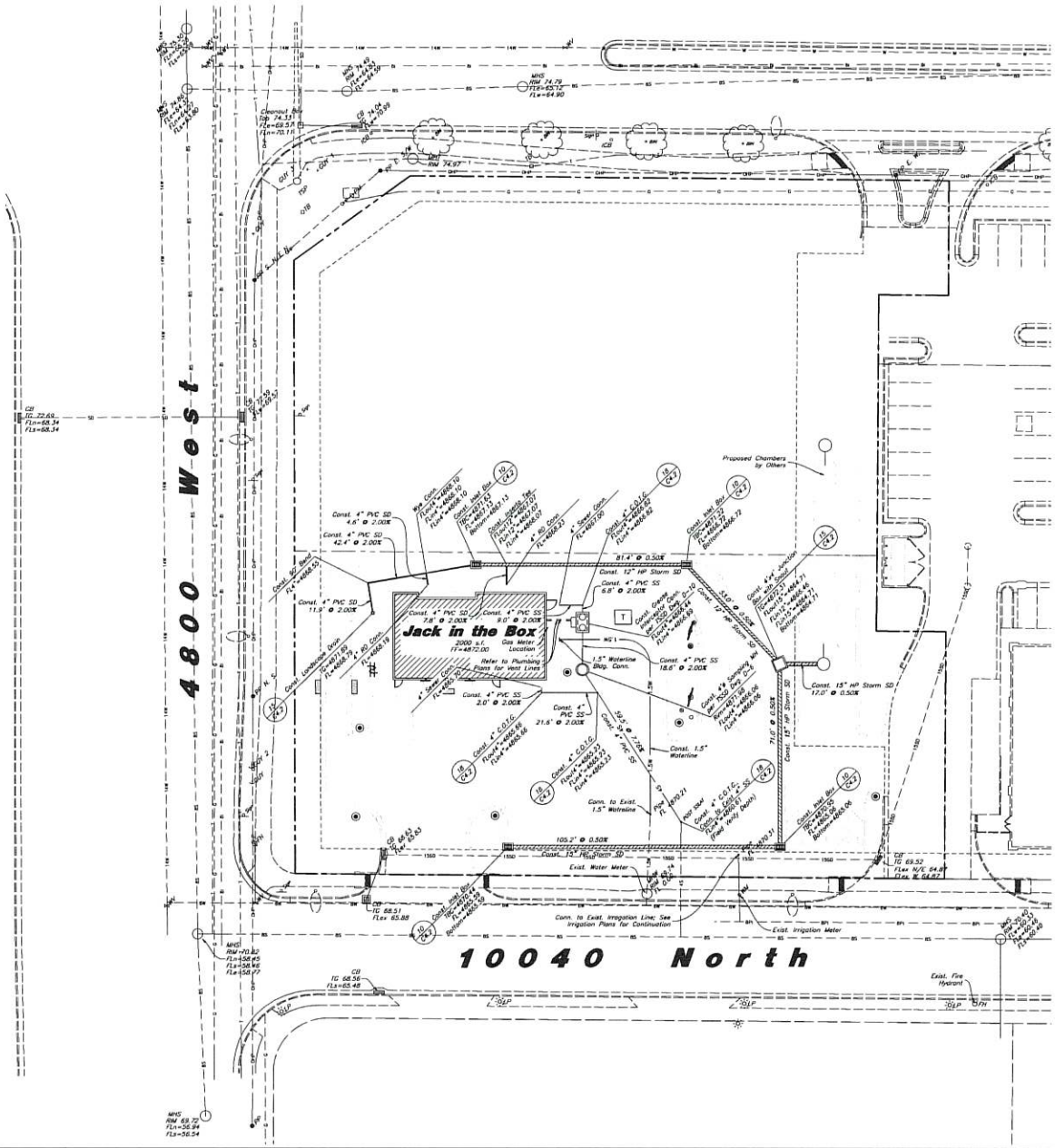
Jack in the Box - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah

5/30/25

28 May, 2025

SHEET NO.
C2.1



Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
3. Coordinate all utility connections to building with plumbing plans and building contractor.
4. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
5. All catch basin and inlet box grates are to be bicycle proof.
6. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
7. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
8. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
9. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
10. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

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

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

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 exact or complete.

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 Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

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

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name:
Jack in the Box
25-043 UT

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AllAengineering.net

Utility Plan

Jack in the Box - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah

5/30/25

28 May, 2025

SHEET NO.
C3.1

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

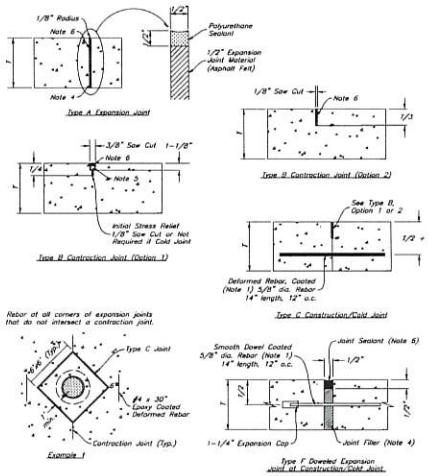
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

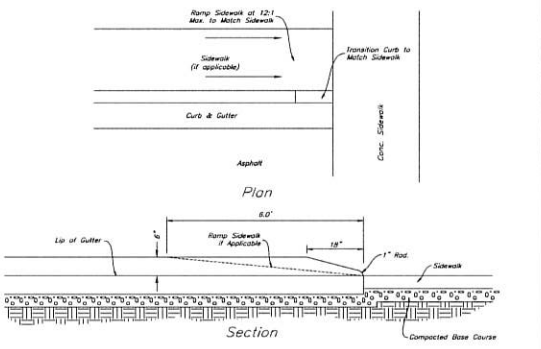
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

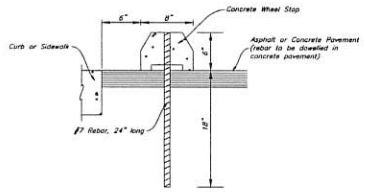
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



9 Concrete Joint Detail
Not to Scale

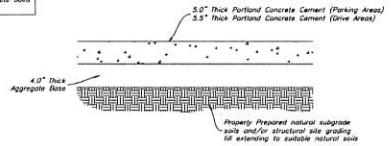


8 Curb Transition
Not to Scale



7 Concrete Wheel Stop Detail
Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



6 Concrete Paving Section
Not to Scale

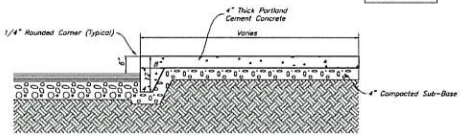
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



5 Thickened Edge Walk
Not to Scale

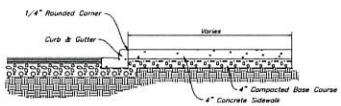
Contraction Joints

A. Spacing = 10' O.C.

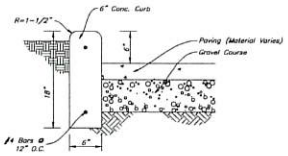
Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail

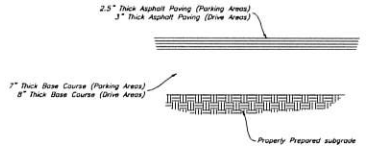


4 Typical Sidewalk Detail
Not to Scale



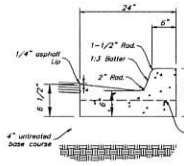
3 Curb Wall Detail
Not to Scale

1. See Geotechnical Report for Project

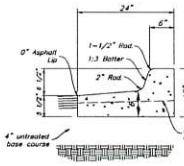


2 Standard Asphalt Section
Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends at all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard



Open Face

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1. See Concrete Joint Detail

1 24" Curb And Gutter
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name:
Jack in the Box
25-043 DT

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Details

Jack in the Box - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah

28 May, 2025

SHEET NO.
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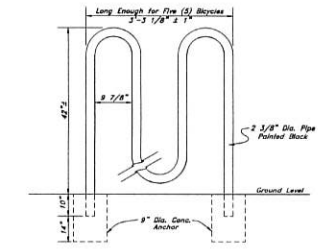
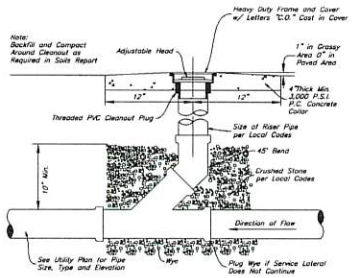
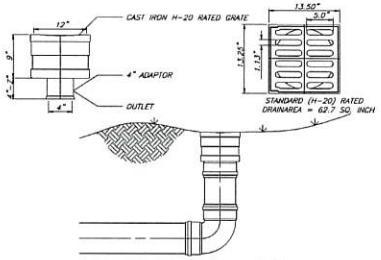


Bike Rack to be Madrax – Heavy Duty Winder 2 3/8" OD 44" High, Manufactured by Madrax, Inc. 800-448-7931.

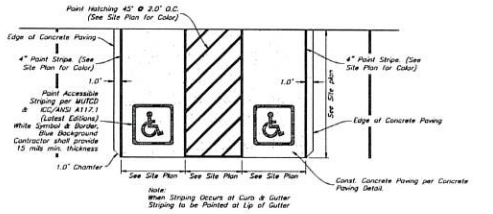
20 Back Rack Detail
Not to Scale



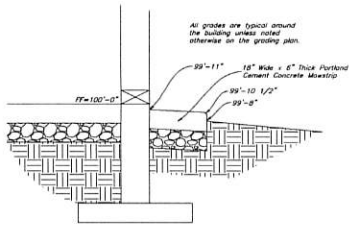
18 Typical Cleanout Detail
Not to Scale



15 Landscape Drain Detail
Not to Scale



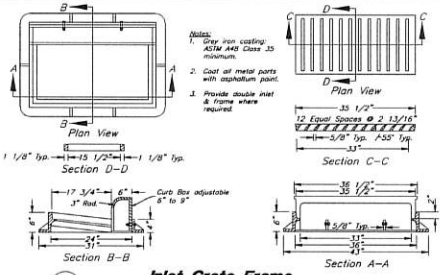
12 Accessible Striping Detail
Not to Scale



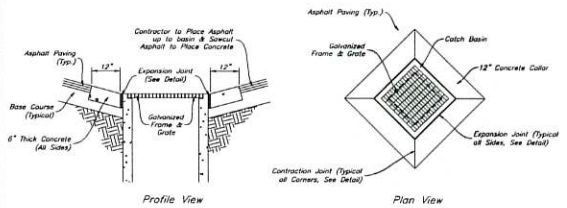
19 Concrete Mowstrip
Not to Scale

In Parking Lot Areas
Accessible Parking Sign
(Wall Mounted)

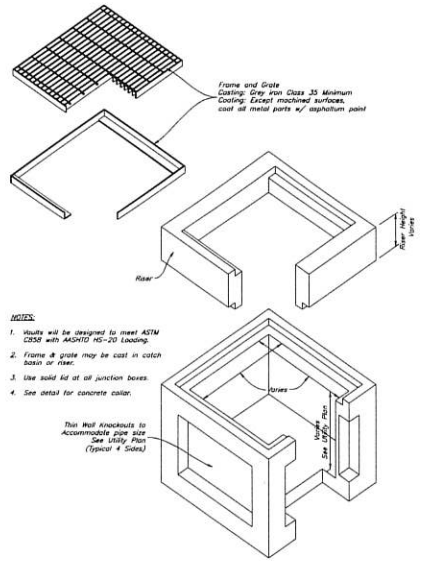
17
Not to Scale



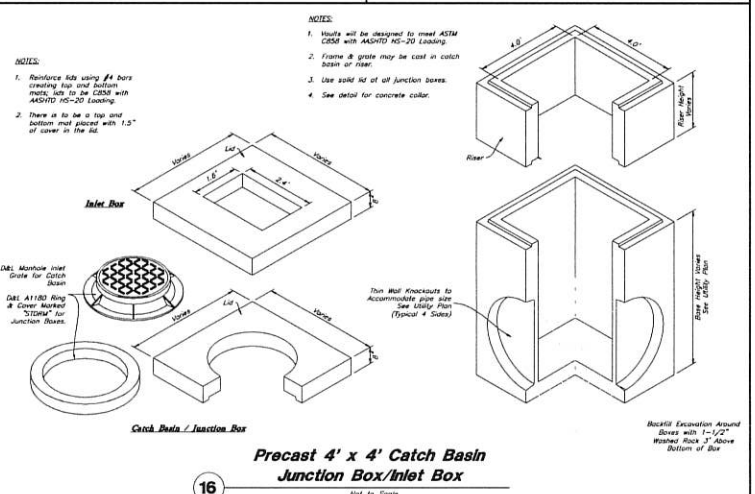
14 Inlet Grate Frame
Not to Scale



11 Concrete Collar Detail
Not to Scale



13 Precast Catch Basin
Not to Scale

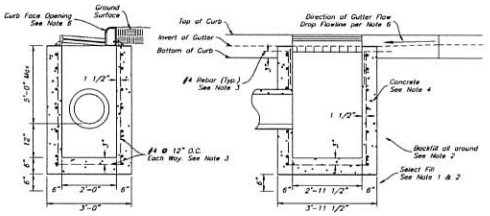


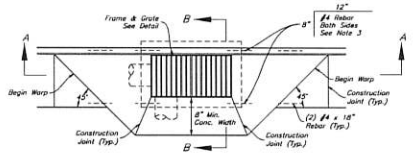
Precast 4' x 4' Catch Basin
Junction Box/Inlet Box

16
Not to Scale

Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.





10 Curb Inlet with Single Grate
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JM
Drafted by: JM
Client Name:
Jack in the Box
25-043 DT

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

Details

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

5/30/25

28 May, 2025

SHEET NO.
C4.2

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

Portable Toilet

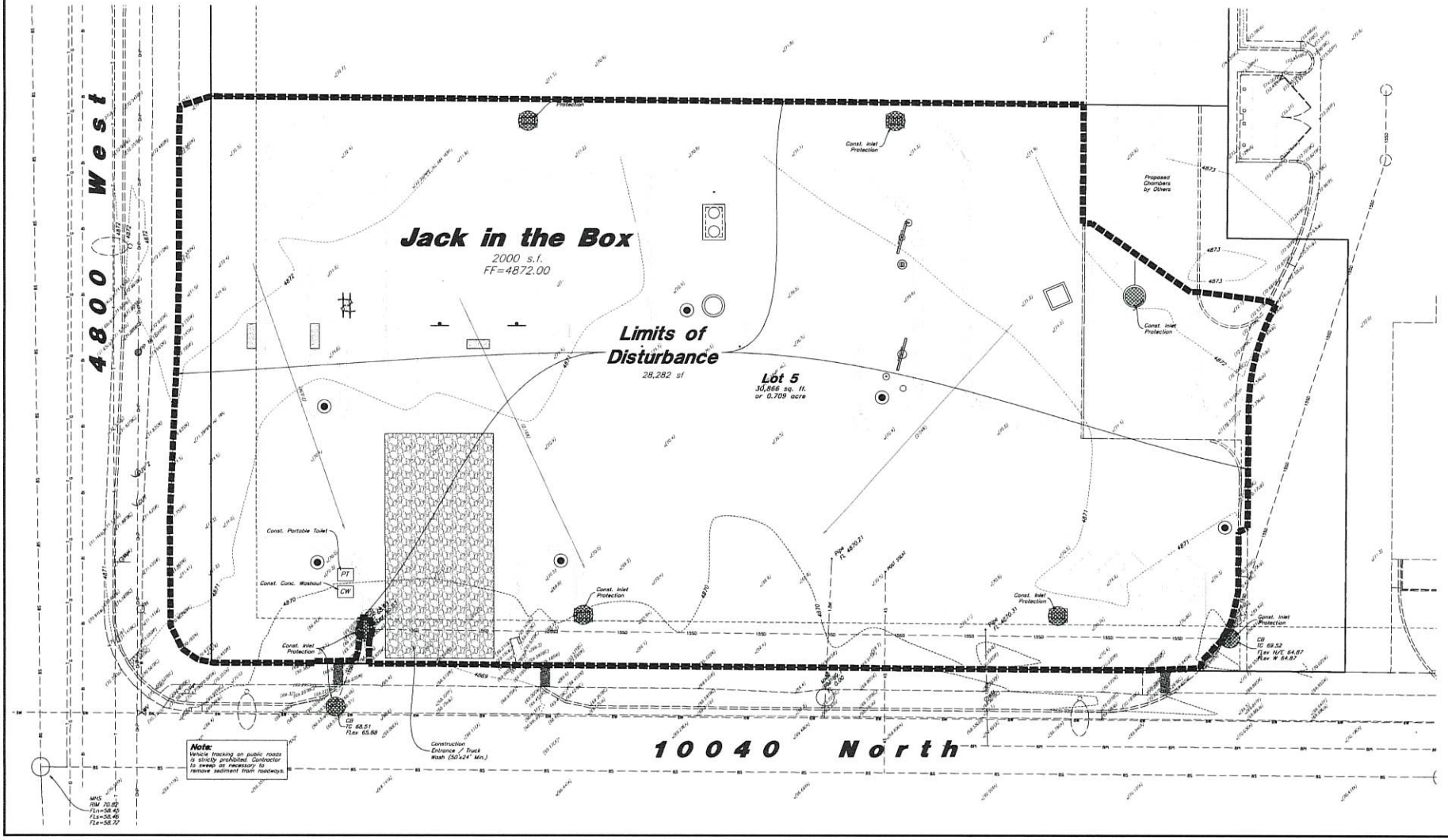
Gravel Sack

Existing Contour

Existing Spot

Proposed Contour

Scale: 1" = 10'



Designed by: JW
Drafted by: JW
Client Name:
Jack in the Box
25-043 EC

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Erosion Control Plan

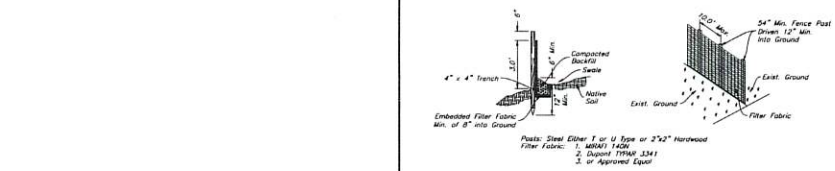
Jack in the Box - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah

5/30/25

28 May, 2025

SHEET NO.
C5.1

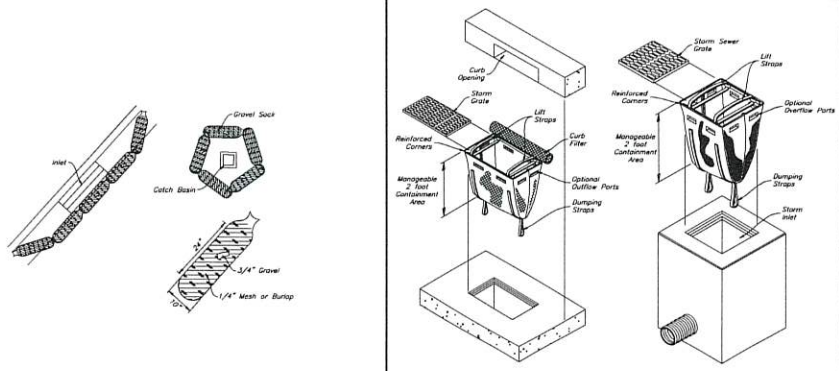


Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

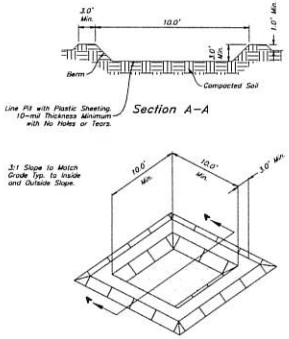
3 **Silt Fence Section**
Not to Scale

6 **Not Used**
Not to Scale

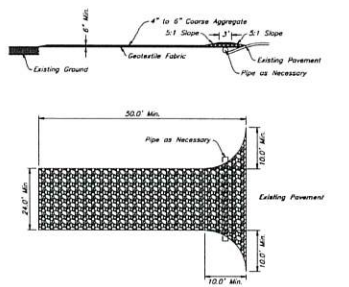


2 **Dandy Sack Inlet Protection**
Not to Scale

5 **Gravel Sock Sediment Barrier**
Not to Scale



4 **Concrete Washout**
Not to Scale



1 **Stabilized Construction Entrance**
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name:
Jack in the Box
25-043 EC

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

Erosion Control Details

Jack in the Box - Cedar Hills

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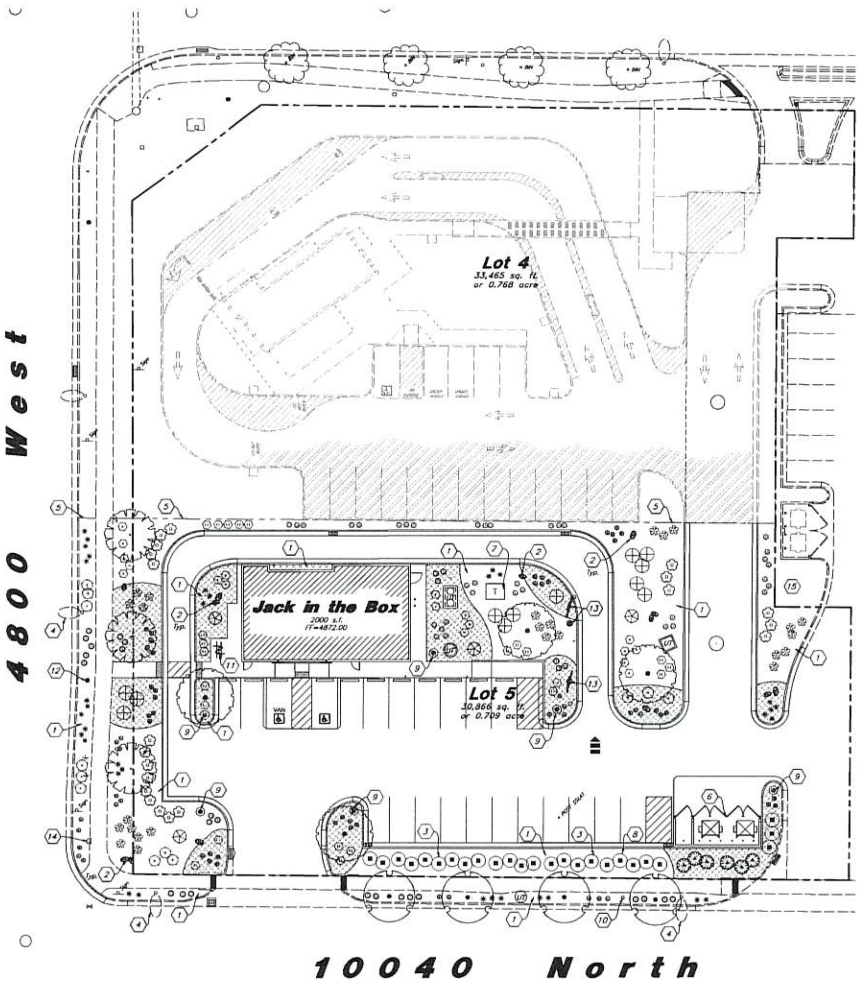
28 May, 2025

SHEET NO.
C5.2



Scale: 1" = 20'

20' 0 20' 40'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SITE TREES			
	6	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	6' Min. Ht.
	4	Zelkova serrata 'JFS-KW1' / City Sprite Japanese Zelkova	2" Caliper
STREET TREES			
	4	Acer ginnala 'Ruby Slippers' / Ruby Slippers Amur Maple	2 1/2" Caliper
	3	Quercus robur fastigiata / Pyramidal English Oak	2" Caliper
SHRUBS			
	12	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal
	4	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal
	20	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal
	18	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	5 gal
	25	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal
	25	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
	23	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal
ORNAMENTAL GRASSES			
	29	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	2 gal
	35	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
PERENNIALS			
	27	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	34	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
	32	Salvia nemorosa 'May Night' / May Night Salvia	1 gal

MATERIAL SCHEDULE

	Decorative Stone #1 – Install a Four (4) Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Angular, Tan in Color, and 1 1/2" in Diameter From Geneva Rock Pit at Point of the Mountain; Provide a Sample for Approval	Detail: 4/L3.1
	Decorative Stone #2 – Install a Eight (8) Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be 3–5" in Diameter and Wasatch Gray From a Local Source; Provide a Sample for Approval	Detail: 4/L3.1
	Landscape Accent Boulders – Boulders Shall be 3–4' in Diameter, Angular, Tan in Color From Brown's Canyon; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper	Detail: 5/L3.1

Landscape Data

Zone: S.C-1 (Commercial)

Site Area = 30,866 s.f. (0.709 ac.)

Landscape Required = 9,260 s.f. (30%)

Total Landscape Area Provided = 11,483 s.f. (37%) *

Shrub Area = 11,483 s.f. (100%)

Lawn Area = 0 s.f. (0%)

4800 West Frontage = 130 l.f. **

Street Trees Required = 3 Trees (3 Provided) ***

10040 North Frontage = 203 l.f. **

Street Trees Required = 4 Trees (4 Provided) ***

**** Landscape Total Includes Landscape in the ROW and Parkstrip. Landscape and Irrigation Shall be Maintained by Jack in the Box***

***** Doesn't Include Driveway Linear Footage***

****** Street Trees Have Been Selected From the Approved City Tree List and Minimum Spacing Requirements; Trees Have Been Spaced Behind the Sidewalk Due to the Overhead Power Lines***

Landscape Notes:

1. See Sheet L3.1 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
4. Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
5. See Landscape Notes for Details regarding Landscape Maintenance Period.
6. Different Types of Stone Shall not be Separated by Edging but a Distinct Smooth Flowing Line.

Landscape Installation Keynotes

1. Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type
2. Install Landscape Boulder – See Material Sch. for More Detail
3. Parking Lot/Drive Thru Planting Screen to Screen Headlights from Leaving the Site; Planting Screen Shall Consist of a 42" High Shrub Hedge
4. Existing Street Light
5. Blend New Landscape into Adjacent Lot Landscape
6. Dumpster Enclosure with Plant Screening
7. New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
8. Existing Secondary Irrigation Connection – See Utility Plan for Exact Location; See Irrigation Plan for Continuation
9. New Light Pole – See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
10. Existing Secondary Water Meter – See Utility Plan for Exact Location
11. Bike Rack – See Civil Plans for More Detail
12. Overhead Power Lines with Guy Wires
13. Drive Thru Order and Menu Boards; Preserve Views and Adjust Plant Material as Needed
14. Existing Fire Hydrant; Keep Area Clear of Plant Material
15. Existing Adjacent Landscape to Remain and be Protected

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing/imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
18. Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and removed from the tree.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 weed barrier. Sections of weed barrier shall overlap six (6) inches and be staked down using triangular spacing. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. No edging shall be used between different stone types. Provide a defined edge between stone.
23. All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. Tree ties shall be installed loosely to allow the tree to move. It is the contractors responsibility to remove tree staking after one year warranty period.
24. Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
25. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

811
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REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name:
Jack in the Box

25-043 LS

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Landscape Plan

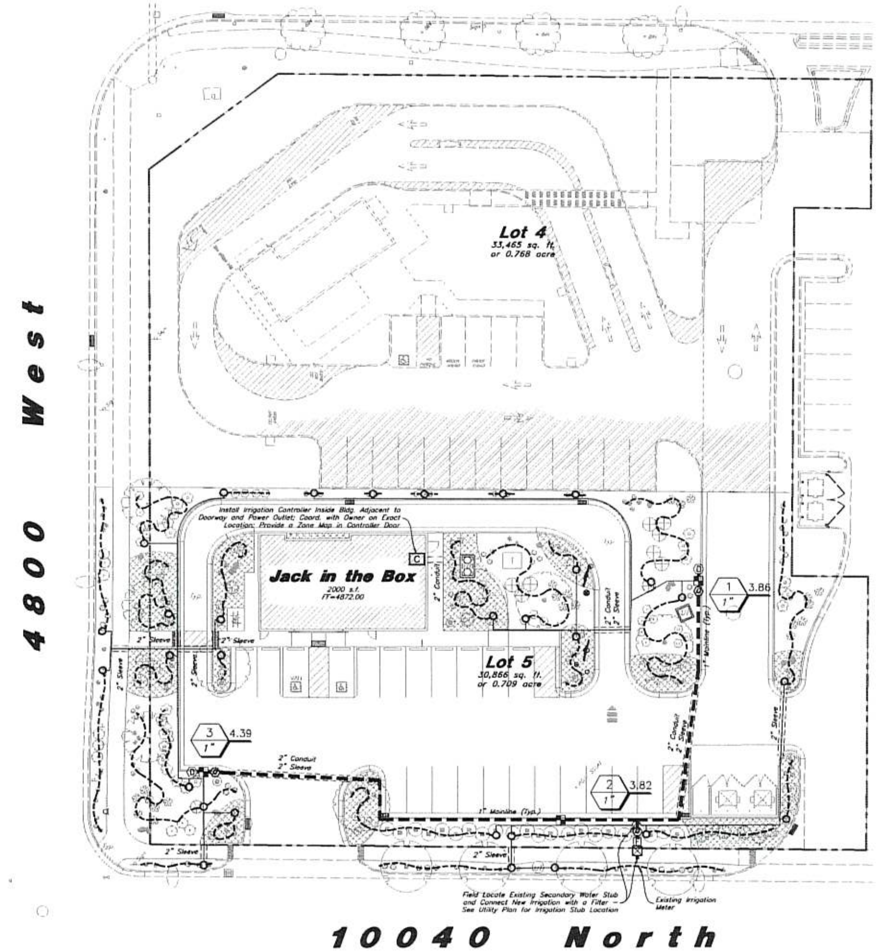
Jack in the Box - Cedar Hills

4773 West Cedar Hills Drive
Cedar Hills, Utah

State of Utah
Jared R. Monsell
No. 7740426-5301
06/30/2025
Licensed Landscape Architect

28 May, 2025

SHEET NO.
L1.1



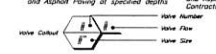
Scale: 1" = 20'

20' 0 20' 40'

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
▚	Rain Bird XCZ-100-PRB-COM	Drip Control Zone Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	15/L3.1
⟨Q⟩	Rain Bird 44NP (Purple Cap)	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
⟨D⟩	Matco-Norco 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	9/L3.1
Drip				
◎	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	12/L3.1
- - -	Netafim TLCV-09-12	Techline Copper Dripline with 0.90 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Blank Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 Inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier		6/L3.1 10/L3.1
P.O.C. Components				
☒	Nibco T-FP-600A	Shutoff Valve Brass Ball Valve	1 Inch Size; Installed in a Standard Valve Box with 3" Depth Gravel Over Weed Barrier; Valve Shall be Turned Sideways for Easy Maneuvering	14/L3.1
F	Amiad Tagline Y-Filter with Flush Valve	Secondary Water Filter	1 Inch Size; Plastic Filter with 100 Micron (150 Mesh) Stainless Steel Weave-Wire Screen Filter; Filter Shall be Installed Underground in Jumbo Size Box with Clean Gravel Over Weed Barrier	16/L3.1
Pipes				
▬ ▬ ▬	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Control Wiring Shall be Tucked Under Mainline for Protection; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
———	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1
Controller				
C	Rain Bird ESP4MEI	4 Station Base Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	11/L3.1
Sleeving				
= = =	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	13/L3.1



VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP RATE
1	1"	Area for Drip Emitters	3.86	37.1	37.7	0.84 in/h
2	1"	Area for Drip Emitters	3.82	37.1	37.3	0.26 in/h
3	1"	Area for Drip Emitters	4.39	37.2	38.3	0.44 in/h

Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of psi in the Area. The Irrigation Requires a Minimum of 39 psi to Function.

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and adequate pressure for system operation. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards.
14. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
15. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that run the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
16. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks.
17. Quick couplers shall be a Rain Bird 44NP (Purple Cap) with a one inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
18. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
19. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
20. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
21. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
22. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
23. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
24. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
25. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
26. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with one set of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
27. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

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

REV	DATE	DESCRIPTION

Designed by: JW
Drafted by: JW
Client Name: Jack in the Box
25-043 IR

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

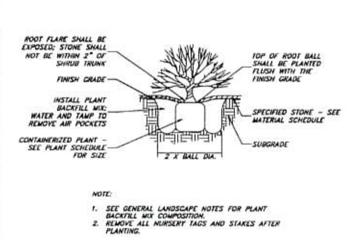
Irrigation Plan

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

State of Utah — Licensed Landscape Architect — Jared R. Monsch — 06/30/2025

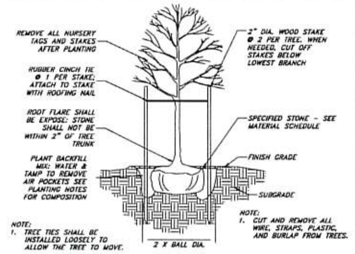
28 May, 2025

SHEET NO. **L2.1**



NOTE:
1. SEE GENERAL LANDSCAPE NOTES FOR PLANT BACKFILL MIX COMPOSITION.
2. REMOVE ALL NURSERY TAGS AND STAKES AFTER PLANTING.

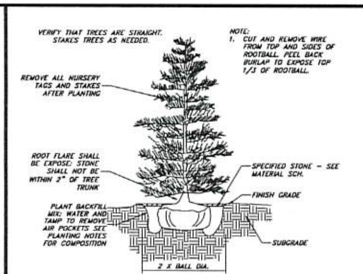
1 **SHRUB PLANTING**
NOT TO SCALE



NOTE:
1. TREE TIES SHALL BE INSTALLED LOOSELY TO ALLOW THE TREE TO MOVE.

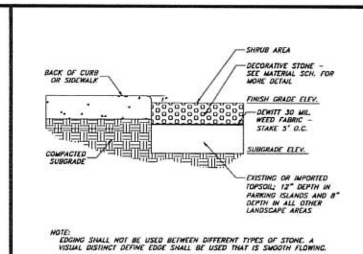
NOTE:
1. CUT AND REMOVE ALL WIRE, STRAPS, PLASTIC, AND BURLAP FROM TREES.

2 **DECIDUOUS TREE PLANTING**
NOT TO SCALE



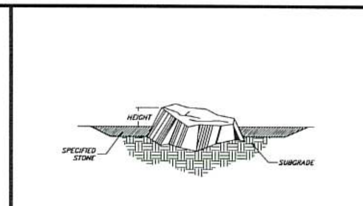
NOTE:
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

3 **EVERGREEEN TREE PLANTING**
NOT TO SCALE



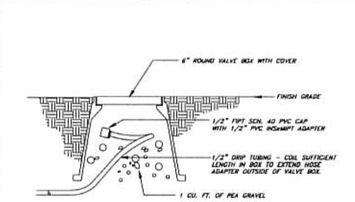
NOTE:
EDGING SHALL NOT BE USED BETWEEN DIFFERENT TYPES OF STONE. A VISUAL DISTINCT DEFINE EDGE SHALL BE USED THAT IS SMOOTH FLOWING.

4 **LANDSCAPE PREPARATION**
NOT TO SCALE

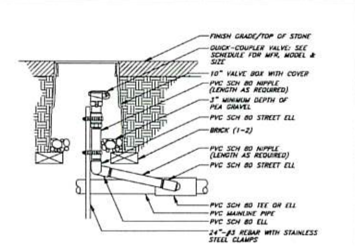


NOTE:
1. USE CARE TO MINIMIZE MARRING AND SCRATCHING
2. BURY BOULDER INTO SOIL TWO (2) INCHES, KEEPING BEST VISUAL SIDE ABOVE GROUND.

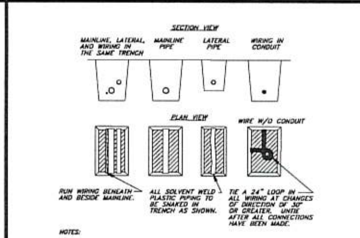
5 **LANDSCAPE BOULDER**
NOT TO SCALE



6 **COMPRESSION FLUSH CAP**
NOT TO SCALE

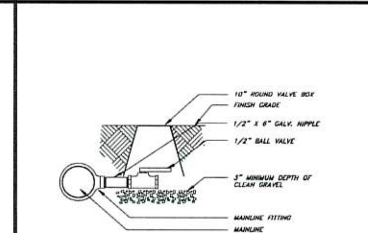


7 **QUICK COUPLING VALVE**
NOT TO SCALE

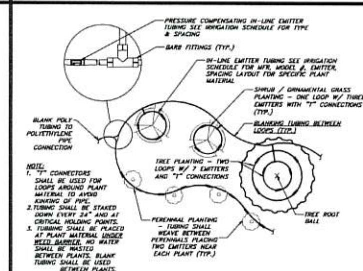


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

8 **PIPE & WIRE TRENCHING**
NOT TO SCALE

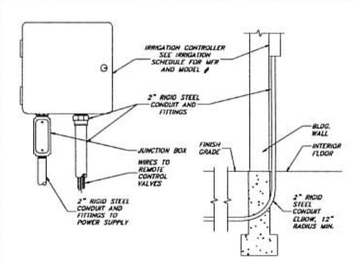


9 **MANUAL DRAIN VALVE**
NOT TO SCALE

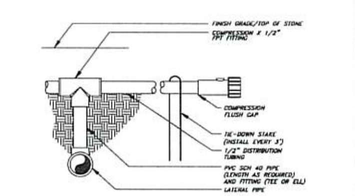


NOTE:
1. "T" CONNECTORS SHALL BE USED FOR LOOPS AROUND PLANT MATERIAL TO AVOID KINKING OF PIPE.
2. TUBING SHALL BE STAKED DOWN EVERY 24" AND AT CRITICAL HOLDING POINTS.
3. TUBING SHALL BE PLACED AT PLANT MATERIAL UNDER WEED BARRIER. NO WATER SHALL BE WASTED BETWEEN PLANTS. BLANK TUBING SHALL BE USED BETWEEN PLANTS.

10 **DRIP TUBING AT PLANT**
NOT TO SCALE

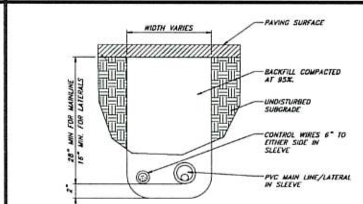


11 **IRR. CONTROLLER - INDOOR WALL MOUNT**
NOT TO SCALE



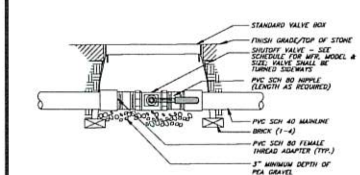
NOTE:
1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" DISTRIBUTION TUBING.

12 **PVC TO POLY PIPE CONNECTION**
NOT TO SCALE

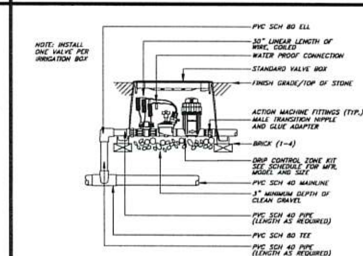


NOTE:
1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

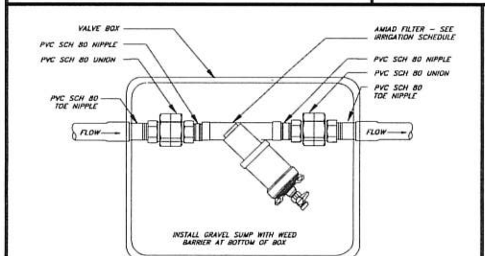
13 **PIPE SLEEVING**
NOT TO SCALE



14 **SHUTOFF VALVE - BALL VALVE**
NOT TO SCALE



15 **DRIP CONTROL VALVE**
NOT TO SCALE



16 **SECONDARY WATER FILTER**
NOT TO SCALE

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Designed by: JW
Drafted by: JW
Client Name: Jack in the Box
25-043 IR

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Landscape & Irrigation Details

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

State of Utah — Jared R. Mansell — Licensed Landscape Architect — 05/30/2025

28 May, 2025

SHEET NO.
L3.1

GENERAL

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE ABOVE MENTIONED BUILDING CODE AND CONTRACT SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
3. IF NOTES AND DETAILS ARE IN CONFLICT WITH THESE GENERAL NOTES, THE ARCHITECT SHALL BE NOTIFIED.
4. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OF RECORD. THE CONTRACTOR IS RESPONSIBLE FOR STABILITY OF THE STRUCTURE PRIOR TO APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER OF RECORD SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

FOUNDATIONS (ALSO SEE STRUCTURAL DRAWINGS)

1. ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 PSF AT A MINIMUM DEPTH OF 30 INCHES BELOW LOWEST ADJACENT GRADE.
2. REFER TO SITE AND/OR GRADING PLAN FOR PREPARATION WORK.
3. FOOTINGS SHALL REST ON AT LEAST 18" OF PROPERLY COMPACTED FILL MATERIALS AT A MINIMUM DEPTH BELOW FINISH OR NATURAL GRADE AS SHOWN ON DRAWINGS. IF POOR SOIL CONDITIONS ARE ENCOUNTERED AT FOUNDATION DEPTHS SHOWN, FOOTING BOTTOMS SHALL BE LOWERED TO ACCEPTABLE SUBGRADE MATERIAL AS DETERMINED BY A GEOTECHNICAL ENGINEER. FILL OVER-EXCAVATION WITH LEAN CONCRETE (F'C = 2000 PSI) OR COMPACTED ENGINEERED FILL PER THE REFERENCED GEOTECHNICAL REPORT.
4. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATION, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.

SLAB BASE MATERIAL – (SEE NOTATION ON FOUNDATION DRAWINGS.)

MASONRY

1. CONCRETE MASONRY BLOCK SHALL CONFORM TO ASTM C-90, GRADE 'A' UNITS, SIZE OF UNITS TO BE NOMINAL 8" WIDE X 8" HIGH X 16" LONG. BLOCK LAID WITH A RUNNING BOND WITH STAGGERED JOINTS, U.O.N. JOINTS TO BE RAKED UNLESS NOTED OTHERWISE AND NATURAL GRAY COLOR MORTAR, U.O.N. BLOCK COLOR AND TYPE PER PLANS AND ELEVATIONS.
2. BRICK SHALL CONFORM TO ASTM C-62, GRADE N.W. 2500 P.S.I.
3. CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II.
4. AGGREGATE SHALL CONFORM TO ASTM C-144 (MORTAR) AND ASTM C-404 GROUT.
5. MORTAR SHALL BE: 1 PART PORTLAND CEMENT, 4 PARTS SAND, 1/4 MINIMUM TO 1/2 MAXIMUM PART HYDRATED LIME.
6. GROUT SHALL BE: 1 PART PORTLAND CEMENT, 3 PARTS SAND, 1 MINIMUM TO 2 MAXIMUM PARTS PEA GRAVEL WITH WATER SUFFICIENT TO ALLOW GROUT TO FLOW INTO ALL CAVITIES.
7. PROVIDE 1-1/2" MINIMUM GROUT SPACE AND 1/2" MINIMUM GROUT BETWEEN REINFORCING AND MASONRY.
8. BLOCK CELLS SHALL BE IN VERTICAL ALIGNMENT TO PROVIDE A MINIMUM UNOBSTRUCTED CORE OF 3"X3". DOWELS FROM FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING.
9. ALL BLOCK CELLS BELOW FLOOR LINE OR FINISH GRADE, WHICHEVER IS HIGHER, AND ALL CELLS CONTAINING REINFORCING, ANCHORS OR INSERTS SHALL BE FILLED SOLID WITH GROUT.
10. CONCRETE SURFACES SHALL BE CLEANED OF ALL LAITANCE PRIOR TO SETTING OF MASONRY.
11. ALL BELOW GRADE MASONRY SHALL RECEIVE A ROLL ON WATERPROOF MEMBRANE THAT IS APPROPRIATE FOR THE PARTICULAR APPLICATION/CLIMATE.

REINFORCING STEEL

1. REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE A.C.I. "DETAILING MANUAL NO. SP-66", LATEST EDITION. SUBMIT STEEL REINFORCEMENT SHOP DRAWINGS, INCLUDING DETAILS OF FABRICATION, BENDING, AND PLACEMENT, PREPARED ACCORDING TO ACI 315, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
2. REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS, OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR BARS.
3. REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER:

CAST AGAINST EARTH:	3"
EXPOSED TO EARTH OR WEATHER (#5 OR SMALLER):	1 1/2"
EXPOSED TO EARTH OR WEATHER (#6 OR LARGER):	2"
CONCRETE NOT EXPOSED TO WEATHER:	3/4"

4. REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 4000 PSI CONCRETE:

BAR SIZE	OTHER ANCHORAGE	OTHER SPLICE	TOP* ANCHORAGE	TOP* SPLICE
# 3	15	19	22	28
# 4	19	25	29	37
# 5	24	31	36	47
# 6	29	37	43	56

* CLEAR SPACING BETWEEN BARS BEING SPLICED LESS THAN 2 BAR DIAMETERS

5. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. MILL CERTIFICATE SHALL BE AVAILABLE AT JOB SITE PRIOR TO CONCRETE PLACEMENT.
6. DOWELS SHALL BE PROVIDED AT POURED CONSTRUCTION JOINTS AND SHALL BE THE SAME SIZE AS DETAILED WITH A STANDARD LAP SPLICE.
7. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED BY STRUCTURAL ENGINEER OF RECOED.
8. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCEMENT BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.
9. NO. 5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. DOWELS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP SPLICE UNLESS OTHERWISE SHOWN.
10. ALL REINFORCING ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
11. ALL CONTINUOUS BARS OR DOWELS SHALL LAP 30 DIAMETERS IN CONCRETE AND 40 DIAMETERS IN MASONRY.
12. PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION. PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.
13. PROVIDE DOWELS IN FOOTINGS AND/OR GRADE BEAMS THE SAME SIZE AND NUMBER AS VERTICAL WALL OF COLUMN REINFORCING. DOWELS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP SPLICE UNLESS OTHERWISE NOTED.
14. BARS NOTED 'CONT', TYPICAL WALL REINFORCING AND VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE EQUAL TO STANDARD LAP SPLICE.

CONCRETE (ALSO SEE STRUCTURAL DRAWINGS)

1. REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) COMPLY WITH ASTM C94; ACI 301, SPECIFICATION FOR STRUCTURAL CONCRETE"; ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"; AND CRSI'S "MANUAL OF STANDARD PRACTICE".
2. PROVIDE AIR ENTRAINMENT (6% ±1%) FOR ALL CONCRETE EXPOSED TO FREEZE/THAW IN ACCORDANCE WITH ASTM C-260.
3. ALL REINFORCED CONCRETE SHALL OBTAIN A COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. MAX. WATER CEMENT RATIO = 0.45, MAX. 4" SLUMP. MIN. 6 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II. TYPE II CONCRETE SHOULD BE USED IN CONCRETE ELEMENTS THAT WILL BE IN CONTACT WITH THE UPPER SOILS DUE TO THE POTENTIAL FOR SULFATE ATTACK ON THE CONCRETE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
5. AGGREGATE SHALL CONFORM TO ASTM C-33.
6. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.
7. SEE DRAWINGS FOR MISCELLANEOUS IRON AND STEEL, ETC., TO BE CAST IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
8. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF PIPES, CONDUIT, ETC.
9. PIPE OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
10. PIPE MAY PASS THROUGH CONCRETE IN A SLEEVE, BUT NOT BE EMBEDDED THEREIN.
11. THE STRENGTH LEVEL OF THE CONCRETE WILL BE CONSIDERED SATISFACTORY IF THE AVERAGE OF THE STRENGTH TESTS OF A GIVEN AREA OR PANEL EQUALS OR EXCEEDS THE SPECIFIED STRENGTH AT 28 DAYS, WITH NO INDIVIDUAL STRENGTH TEST OF SUCH AREA OR PANEL LESS THAN 5% BELOW THAT SPECIFIED. CONCRETE THAT DOES NOT MEET OR EXCEED THESE CRITERIA WILL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH CONCRETE THAT CONFORMS TO THESE CRITERIA.
12. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
13. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE CAST IN CONCRETE, AND FOR LOCATIONS OF FLOOR FINISHES AND SLAB DEPRESSIONS.
14. DIVIDE FLOOR SLABS ON GROUND INTO SEGMENTS BY MEANS OF EXPANSION, CONTROL AND CONSTRUCTION JOINTS AS INDICATED ON THE DRAWINGS. POSITION OF CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. INSTALL FULL-DEPTH JOINT-FILLER STRIPS AT ISOLATION JOINTS. JOINT-FILLER STRIPS SHALL CONFORM TO ASTM D-1751, ASPHALT-SATURATED CELLULOSIC FIBER, OR ASTM D-1752, CORK OR SELF-EXPANDING CORK.
15. PROVIDE 1/8" WIDE x 1" DEEP SAW-CUT CONTROL JOINTS WITH THE FOLLOWING PROVISIONS: JOINTS SHALL BE LOCATED AT EACH BUILDING COLUMN AND SLAB DISCONTINUITY AND SHALL BE EQUALLY SPACED IN BOTH DIRECTIONS WITH A MINIMUM SPACING OF 10'-0" AND A MAXIMUM JOINT SPACING OF 12'-0".

LUMBER (ALSO SEE STRUCTURAL DRAWINGS)

1. ALL LUMBER SHALL BE OF THE FOLLOWING GRADES AND SPECIES UNLESS OTHERWISE NOTED: STRUCTURAL WOOD

6X BEAMS	DOUGLAS FIR-LARCH NO. 1 / HEM-FIR NO. 1 SR
STUDS & HEADERS	DOUGLAS FIR-LARCH NO. 1 / HEM-FIR NO. 1
POSTS 4x & LARGER	DOUGLAS FIR-LARCH NO. 1 / HEM-FIR NO. 1
SHEARWALL STUDS & POSTS	DOUGLAS FIR-LARCH NO. 1 / HEM-FIR NO. 1

2. ALL STRUCTURAL LUMBER SHALL BE GRADE MARKED BY A RECOGNIZED GRADING AGENCY (W.C.L.I.B. & W.W.P.A.)
3. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH ARE IN CONTACT WITH THE EARTH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED AND MEET THE REQUIREMENTS OF THE AWPA. PRESSURE TREATMENT SHALL BE NON-BORATE TYPE AND SHALL NOT CONTAIN AMMONIA. GENERAL CONTRACTOR SHALL SUBMIT MILL CERTIFICATE STATING THE TYPE OF WOOD PRESERVATIVE USED. IF NOT AVAILABLE, ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD, SHALL BE TYPE 303, 304, 305 OR 316 STAINLESS STEEL.
5. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED.
6. HOLES FOR MACHINE BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. LAG BOLTS SHALL BE PRE-DRILLED 60% OF SHANK DIAMETER.
7. ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND/OR NUT AND MEET THE FOLLOWING REQUIREMENTS:

STANDARD BOLTS AND NUTS:	ASTM A307, GRADE A
PLAIN WASHERS:	ANSI B27.2, TYPE B

8. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO APPLICATION OF GYPSUM BOARD, PLYWOOD, ETC.
9. 2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
10. ATTACH 2x NAILERS TO STRUCTURAL STEEL WITH 1/2" DIAMETER BOLTS AT 4'-0" O/C FOR ATTACHMENT OF FINISH NOTED AND SHOWN ON ARCHITECTURAL DRAWINGS, UNLESS NOTED OTHERWISE.
11. ALL METAL CONNECTORS SHALL BE "SIMPSON STRONG-TIE". ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE "ZMAX / HDG" GALVANIZED CONNECTORS UNLESS NOTED OTHERWISE. FASTENERS FOR "ZMAX / HDG" CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 OR "SIMPSON STRONG-TIE STRONG-DRIVE" SCREWS WITH DOUBLE BARRIER COATING. SEE NOTE 4 ABOVE FOR STAINLESS STEEL REQUIREMENTS.
12. WHERE NAIL SPACING IS 3" OC OR LESS, ALL SHEAR WALL PANEL EDGES (INCLUDING BLOCKING) SHALL BE 3x MATERIAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

PLYWOOD

1. PLYWOOD SHEATHING, DIAPHRAGMS AND SHEAR PANELS SHALL BE ANY SPECIES CLASSIFIED IN 'GROUP 1' CONFORMING TO U.S. PRODUCT STANDARD PS-1-83. THIS INCLUDES DOUGLAS FIR, WESTERN LARCH, LONGLEAF AND SHORTLEAF SOUTHERN PINE. SHEETS SHALL BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO THE TRUSSES OR JOISTS. SEE SCHEDULE FOR GRADES AND INDEX.
2. ORIENTED STAND BOARD (O.S.B.) OF EQUAL OR BETTER RATING MAY BE USED AS ALLOWED BY LOCAL BUILDING DEPARTMENT. CONTRACTOR IS TO VERIFY USE WITH INSPECTOR PRIOR TO INSTALLATION.

NAILING SCHEDULE

THIS NAILING IS TYPICAL UNLESS OTHERWISE NOTED OR DETAILED. ALL NAILS SHALL BE COMMON WIRE NAILS.

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE-NAIL EA SIDE	3-8d
BRIDGING TO JOIST, TOE-NAIL EACH END	2-8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" OC
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOE-NAIL	4-8d
DOUBLE STUD, FACE NAIL	16d @ 24" OC
DOUBLE TOP PLATES, FACE NAIL	16d @ 16" OC
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC
CEILING JOISTS TO PLATE, TOE-NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE-NAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE-NAIL	d3-8d
TRUSS TO PLATE, TOE-NAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24" OC
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d

PLYWOOD SHEATHING – SEE STRUCTURAL DRAWINGS AND DETAILS FOR NAILING.

ENGINEERED LUMBER (ALSO SEE STRUCTURAL DRAWINGS)

1. FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. APPROVED MANUFACTURERS:

ILEVEL BY WEYERHAEUSER TRUS-JOIST P.O. BOX 9777 CH 2C27 FEDERAL WAY, WA 98063 (888) 453-8358	REDBUILT, LLC 4807 N. 70TH ST. SCOTTSDALE, AZ 85251 (602) 989-8383

3. LVL ALLOWABLE DESIGN STRESS: (100% LOAD DURATION)

SHEAR MODULUS OF ELASTICITY:	G = 125,000 PSI
MODULUS OF ELASTICITY:	E = 2,000,000 PSI
FLEXURAL STRESS:	Fb = 2,600 PSI
HORIZONTAL SHEAR:	Fv = 285 PSI

4. PSL ALLOWABLE DESIGN STRESS: (100% LOAD DURATION)

SHEAR MODULUS OF ELASTICITY:	G = 125,000 PSI
MODULUS OF ELASTICITY:	E = 2,000,000 PSI
FLEXURAL STRESS:	Fb = 2,900 PSI
HORIZONTAL SHEAR:	Fv = 290 PSI

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS ARE TO BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1704. SPECIAL INSPECTIONS SHALL BE IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE DEPARTMENT OF BUILDING SAFETY AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR HIS AUTHORIZED AGENT FROM REQUESTING THE PERIODIC AND CALLED INSPECTIONS REQUIRED BY THE BUILDING CODE. SPECIAL INSPECTION SHALL BE PAID BY THE OWNER.
2. IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE.
   - SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION (COMPACTING FILL, SPECIAL GRADING)
   - STRUCTURAL CONCRETE OVER 2,500 PSI
   - POST-INSTALLED ANCHORS
3. SPECIAL INSPECTOR SHALL MEET THE QUALIFICATIONS AS STATED IN THE BUILDING CODE AND SHALL PERFORM THE DUTIES AND RESPONSIBILITIES AS OUTLINED IN THE BUILDING CODE. THE SPECIAL INSPECTOR SHALL PROVIDE INSPECTION REPORTS TO THE CODE OFFICIAL, ENGINEER AND OWNER.

DEFERRED SUBMITTALS

PER IBC SECTION 107.3.4.1, DRAWINGS, CALCULATIONS, AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED-BY-OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF THE UTAH STATE REGISTERED PROFESSIONAL ENGINEER (SSE) WHO IS RESPONSIBLE FOR THE DESIGN AND SHALL BE SUBMITTED TO THE ARCHITECT/EOR AND THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION. ALLOW MIN TWO WEEKS FOR EOR REVIEW TIME.

THE SSE SHALL SUBMIT STAMPED AND SIGNED CALCULATIONS AND SHOP DRAWINGS TO THE EOR FOR REVIEW. REVIEW OF THE SSE'S SHOP DRAWINGS IS FOR GENERAL COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, AND PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. SUBMITTED DRAWINGS SHALL INDICATE ALL REACTION FORCES IMPARTED TO THE PRIMARY STRUCTURE. THE DESIGN OF THE CONNECTION TO THE PRIMARY STRUCTURE IS THE RESPONSIBILITY OF THE SUPPLIER AND SSE. SUBMITTED CALCULATIONS ARE FOR CURSORY REVIEW ONLY AND WILL GENERALLY NOT BE RETURNED. DEFERRED SUBMITTALS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

PREFABRICATED EXTERIOR CANOPIES
PREFABRICATED WOOD ROOF TRUSSES/JOISTS (RT/RJ)

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Suite 220
Kirkland, WA 98033
425.828.4200

SITE INFORMATION

BLDG TYPE: ______
JIB #: ______
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: BGJ/AML
PROJECT #: DEI 25-128
SCALE: NONE

STRUCTURAL

SP2.0

DESIGN CRITERIA

2021 INTERNATIONAL BUILDING CODE

LIVE LOADS:		
	ROOF LIVE LOAD:	20 PSF
	FLOOR LIVE LOAD (RETAIL FIRST FLOOR):	100 PSF
SNOW LOADS:		
	GROUND SNOW LOAD (Pg):	38 PSF
	EXPOSURE FACTOR (Ce):	1.0
	THERMAL FACTOR (Ct):	1.0
	IMPORTANCE FACTOR (I):	1.0
	FLAT ROOF SNOW LOAD (Pf):	24 PSF
ROOF DEAD LOADS:		20 PSF
WIND LOADS:		
	BASIC WIND SPEED:	103 MPH
	EXPOSURE CATEGORY:	B
	RISK CATEGORY:	II
	INTERNAL PRESSURE COEFF:	±.18
SEISMIC LOADS:		
	RISK CATEGORY	II
	MAPPED SPECTRAL RESPONSE ACCELERATION:	
	S_s:	1.357
	S_1:	0.504
	SPECTRAL RESPONSE COEFFICIENT:	
	SHORT PERIODS (S_{DS}):	1.08
	1 SECOND PERIODS (S_{D1}):	0.751
	SITE CLASS:	D (ASSUMED)
	SEISMIC DESIGN CATEGORY:	D
	BASIC STRUCTURAL SYSTEM:	LOAD BEARING WALLS
	SEISMIC RESISTING SYSTEM:	LIGHT FRAMED WALLS w/ WD SHEAR PANELS
	RESPONSE MODIFICATION COEFFICIENT (R):	6.5
	DEFLECTION AMPLIFICATION FACTOR (Cd):	4.0
	DESIGN BASE SHEAR (V):	0.167W

ANALYSIS BY EQUIVALENT LATERAL FORCE PROCEDURE

GENERAL FOUNDATION NOTES

1. 4" CONCRETE SLAB ON GRADE REINFORCED W/ 6x6xW1.4xW1.4 WWF OR #3 @ 18" OC EACH WAY. SEE GEOTECHNICAL REPORT FOR SUBGRADE REQUIREMENTS.
2. SET FLOOR SINKS AND FLOOR DRAINS FLUSH WITH FINISH FLOOR UNLESS OTHERWISE NOTED. SET FLOOR SINKS IN ACCORDANCE WITH THE LOCAL GOVERNING AGENCIES. IF FLOOR SINKS ARE REQUIRED TO BE INSTALLED ABOVE FLOOR LEVEL, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT. SEE FLOOR PLAN OR SCHEDULE FOR FLOOR MATERIALS.
3. VERIFY LOCATION OF FLOOR SINKS AND FLOOR DRAINS WITH PLUMBING DRAWINGS PRIOR TO INSTALLATION.
4. VERIFY LOCATIONS OF EQUIPMENT CURBS, DEPRESSIONS, BLOCK-OUTS AND SPECIAL CONCRETE FINISHES WITH ARCHITECTURAL AND KITCHEN DRAWINGS.
5. CONCRETE SLAB AT TILE PAVERS AND OTHER SIMILAR FLOORING MATERIALS SHALL RECEIVE A FINE FLOAT FINISH. SEE DRAWINGS FOR LOCATIONS. SEE SPECIFICATIONS FOR ANY SPECIAL INSTRUCTIONS.
6. EXTERIOR WALLS SHALL HAVE THE FOLLOWING CONCRETE CURB DIMENSIONS (UNLESS DETAILED OTHERWISE): 6"W x 5-1/2"H
7. EXTERIOR WALLS SHALL BE COORDINATED WITH TRUSS LOCATIONS. A STUD SHALL BE LOCATED BELOW THE CENTERLINE OF EACH TRUSS UNLESS NOTED OTHERWISE ON THE ROOF FRAMING PLAN. LOCATE ANCHOR BOLTS TO AVOID STUDS/POSTS.
8. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNO.
9. [hatch] INDICATES METAL STUD WALLS. SEE SHEET S2.0.
10. PROVIDE 'RPS' STRAP TIES AT ALL NOTCHES IN SILL PLATES.
11. SEE SHEET SP2.0 FOR ADDITIONAL INFORMATION.
12. SEE SHEET S4.0 FOR TYPICAL FOUNDATION DETAILS.
13. SOIL PREPARATION AT STRUCTURES SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE. THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.
14. ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF (ASSUMED) ON COMPACTED FILL MATERIAL.
15. BOTTOM OF PERIMETER & EXTERIOR FOOTINGS SHALL BE AT LEAST 2'-6" BELOW LOWEST ADJACENT FINISHED GRADE/T.O. PAVEMENT.
16. ELEVATIONS ARE REFERENCED FROM FINISH FLOOR ELEVATIONS (0'-0")=PER ARCH
17. DIMENSION TO THE CENTER LINE OF OBJECT.
18. DIMENSION TO THE EDGE / FACE OF OBJECT.

SHEAR WALL ANCHORAGE

SYMBOL	ANCHOR BOLT SIZE & SPACING
A	5/8" DIA ANCHOR BOLTS W/ 8" MIN EMBED @ 42" OC 2x6 P.T. SILL PLATE (MIN)
B	5/8" DIA ANCHOR BOLTS W/ 8" MIN EMBED @ 36" OC 2x6 P.T. SILL PLATE (MIN)
C	5/8" DIA ANCHOR BOLTS W/ 8" MIN EMBED @ 24" OC 2x6 P.T. SILL PLATE (MIN)

ANCHOR BOLT NOTES:

1. ANCHOR BOLTS AT EXTERIOR WALLS SHALL BE 5/8" DIA W/ 8" MIN EMBED AT 8" FROM ENDS AND 48" OC W/ 2x6 PT SILL PLATE MIN (UNLESS OTHERWISE NOTED).
2. PROVIDE 1/4" x 3" x 3" (MIN) PLATE WASHERS @ EA ANCHOR BOLT.
3. PROVIDE A MINIMUM OF (2) ANCHOR BOLTS IN ALL SILL PLATES.
4. ANCHOR BOLTS SHALL BE HOT-DIP GALVANIZED.
5. FOR ANCHOR BOLT REQTS AT SILL PLATE SPLICES, NOTCHES & BORES SEE 19/S4.0.
6. HOLDOWNS DO NOT REPLACE SILL PLATE ANCHOR BOLTS.

KEYNOTES

1. MOP SINK (M.S.) – SEE PLUMBING DWGS.
2. 5'-0" SQ SLOPED AREA TO FLOOR DRAIN (F.D.). SET FLOOR DRAIN TO BE FLUSH W/ FINISH MATERIAL, SLOPE 1/8" PER 1'-0".
3. INTERIOR PARTITION WALLS, SEE 6/S4.0 & 7/S4.0.
4. FLOOR SINK (F.S.), SEE PLUMBING DWGS.
5. COOLER/FREEZER BOX, SEE ARCH DWGS.

FOUNDATION SCHEDULE

MARK	SIZE	REINFORCING
1	CONTINUOUS FOOTING: 1'-6" WIDE x 24" THICK	(2) #5 CONT. TOP & BOT
2	CONTINUOUS FOOTING: 2'-0" WIDE x 24" THICK	(3) #5 CONT. TOP & BOT
3	3'-0" x 3'-0" x 18" THICK	(5) #5 EW BOT SEE DETAIL 18/S4.0

HOLDOWN, ANCHOR & PAD SCHED

MARK	HOLD DOWN	EMBEDMENT DEPTH	SQUARE PAD	DETAIL REFERENCE
1	HDU2-SDS2.5	9" EMBED (PAB5)	20" x 20"	16/S4.0
2	HDU4-SDS2.5	9" EMBED (PAB5)	20" x 20"	16/S4.0
3	HDU5-SDS2.5	9" EMBED (PAB5)	24" x 24"	16/S4.0
4	HDU8-SDS2.5	12" EMBED (PAB7)	30" x 30"	16/S4.0
5	HDU11-SDS2.5	12" EMBED (PAB8)	36" x 36"	16/S4.0
6	HDU14-SDS2.5	12" EMBED (PAB8)	36" x 36"	16/S4.0

INDICATES HOLD DOWN

COLUMN SCHEDULE

MARK	MEMBER	COMMENT
1	(2) 2x6 DF or SYP	FULL HEIGHT STUDS
2	(3) 2x6 DF or SYP	FULL HEIGHT STUDS
3	(3) 2x6 DF or SYP	(2) FULL HEIGHT STUDS, (1) JACK STUD
4	(4) 2x6 DF or SYP	(2) FULL HEIGHT STUDS, (2) JACK STUDS
5	(5) 2x6 DF or SYP	(3) FULL HEIGHT STUDS, (2) JACK STUDS
6	6x6 DF or SYP	FULL HEIGHT POST
7	5.25x5.25 PSL	FULL HEIGHT POST

NOTE: SEE SHEET SP2.0 FOR WOOD SPECIFICATIONS.

SHEAR WALLS

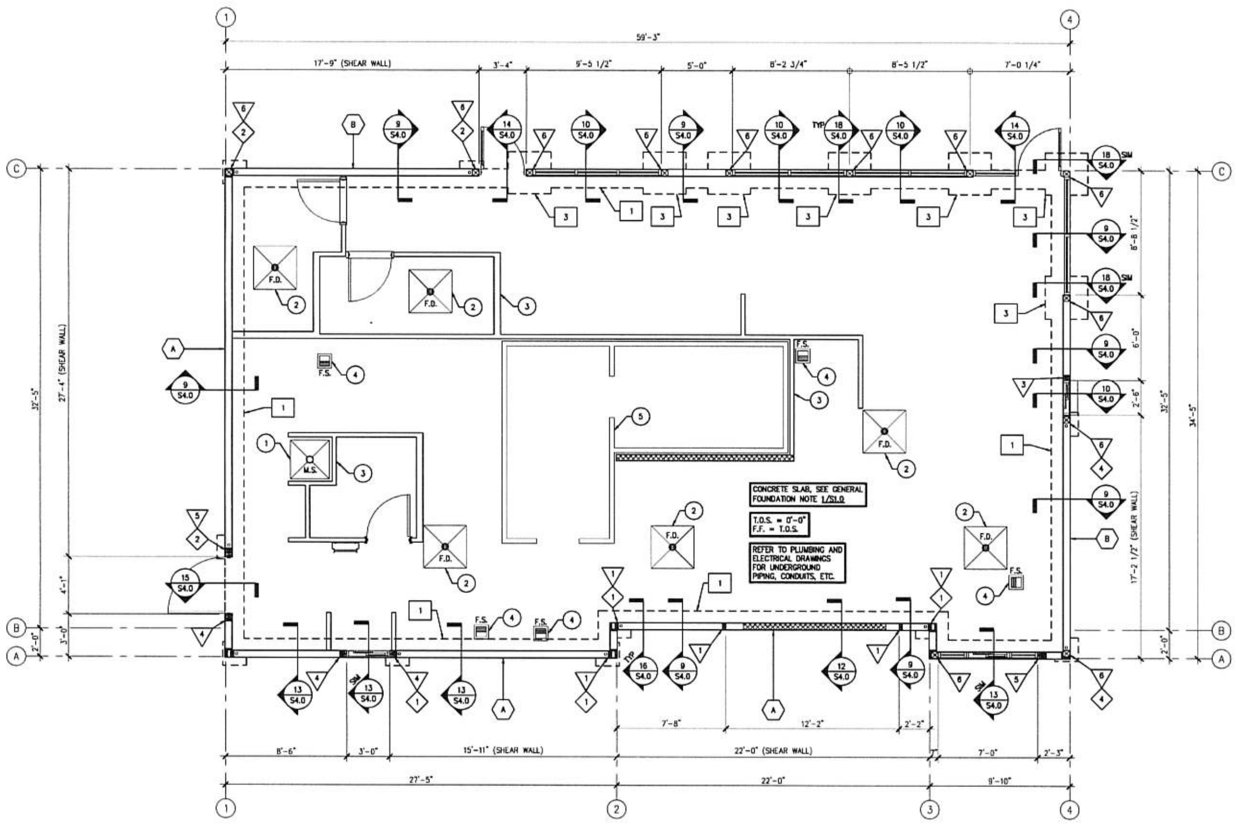
A 15/32" APA RATED SHEATHING (24/0), EXPOSURE 1
E.N. W/ 10d AT 6" OC
F.N. W/ 10d AT 12" OC
2x6 PRESSURE TREATED SILL PLATE.
400 PLF ALLOWABLE CAPACITY [WIND]
285 PLF ALLOWABLE CAPACITY [SEISMIC]

B 15/32" A.P.A. RATED SHEATHING (24/0), EXPOSURE 1
E.N. W/ 10d AT 4" OC (SEE NOTE 5 BELOW)
F.N. W/ 10d AT 12" OC
2x6 PRESSURE TREATED SILL PLATE.
593 PLF ALLOWABLE CAPACITY [WIND]
423 PLF ALLOWABLE CAPACITY [SEISMIC]

C 15/32" APA RATED SHEATHING (24/0), EXPOSURE 1
E.N. W/ 10d AT 3" OC (SEE NOTE 5 BELOW)
F.N. W/ 10d AT 12" OC
2x6 PRESSURE TREATED SILL PLATE.
772 PLF ALLOWABLE CAPACITY [WIND]
552 PLF ALLOWABLE CAPACITY [SEISMIC]

SHEAR WALL NOTES:

1. SHEAR WALL MARK IS LOCATED ON SIDE OF WALL INTENDED TO BE SHEATHED.
2. 10d NAILS SHALL BE COMMON WIRE NAILS 0.148" DIA x 3" MINIMUM LENGTH.
3. REFER TO DETAIL 1/S6.0 FOR SHEAR WALL PLYWOOD LAYOUT.
4. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL & NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES & NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
5. WHERE NAIL SPACING IS LESS THAN 6" OC, FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES & NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.



DATES

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

REVISIONS

DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Suite 100
Kirkland, WA 98033
425.828.4200

SITE INFORMATION

BLDG TYPE:
JIB #:
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: BGJ/AML
PROJECT #: DEI 25-128
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN

S1.0

GENERAL ROOF FRAMING NOTES:

1. SEE SHEET SP2.0 FOR TYPICAL STRUCTURAL NOTES AND SPECIFICATIONS.
2. SEE SHEET SP2.0 FOR WOOD SPECIFICATIONS.
3. PLYWOOD SHALL BE A.P.A. RATED SHEATHING AND SHALL CONFORM TO COMMERCIAL PRODUCT STANDARD PS1-09 OR PERFORMANCE STANDARD PRP-108.
4. NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC UNO.
5. FRAMING ANCHORS, POST CAPS, COLUMN BASES, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE INC. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE ENGINEER OF RECORD. ITEMS SHALL BE INSTALLED USING THE MAXIMUM FASTENERS PRESCRIBED BY THE MANUFACTURER UNO.
6. B – INDICATES WOOD COLUMN AT WALL OPENING, REFER TO CALLOUTS AND COLUMN SCHEDULE, SHEET S1.0.
7. TYPICAL TOP PLATE SPLICE AT EXTERIOR WALLS SHALL BE PER DETAIL 15/S6.0
8. EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" APA RATED ZIP SHEATHING W/ 10d AT 6" OC EDGES & 10d AT 12" OC FIELD, UNO. (USE #10 SCREWS IN LIEU OF NAILS @ METAL STUD WALLS). IF ZIP SHEATHING IS UNAVAILABLE OR NOT ALLOWED BY LOCAL BUILDING OFFICIAL, WALL SHALL BE SHEATHED W/ 15/32" APA RATED PLYWOOD SHEATHING, EXPOSURE 1.
9. APA RATED ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD SHEATHING WHEN ALLOWED BY LOCAL BUILDING OFFICIAL.
10. PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR ANCHORING GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL BUMPERS, ETC. SEE ARCHITECTURAL AND KITCHEN INTERIOR ELEVATIONS FOR EQUIPMENT HEIGHTS & LOCATIONS. SEE ARCHITECTURAL BUILDING AND WALL SECTIONS FOR LOCATIONS OF ADDITIONAL BLOCKING REQUIREMENTS. IN STEEL STUD WALLS, PROVIDE 18 GA x STUD WIDTH BLOCKING, IN LIEU OF 2x SOLID BLOCKING.
11. FOR TYPICAL CUTTING, NOTCHING AND BORING OF WOOD STUDS SEE DETAIL 16/S6.0
12. PROVIDE MONITOR SUPPORT PER DETAILS 9/S6.0 & 10/S6.0 (TYP. UNO). VERIFY LOCATION IN FIELD, SEE SHEET A2.0 & POS PLAN & DETAILS.
13. SEE SHEET A9.4 FOR SOFFIT FRAMING.
14. ▩▩▩▩▩▩▩▩ – INDICATES METAL STUD WALL, 550S162-43 @ 16" OC.
15. FOR TYPICAL MECHANICAL CURB ATTACHMENT, SEE DETAIL 5/S6.0
16. ELEVATIONS ARE REFERENCED FROM FINISH FLOOR ELEV = (0'-0").
17. SEE 6/S6.0 FOR TYPICAL INTERIOR NONBEARING WALL SUPPORT DETAIL.
18. SEE 13/S6.0 FOR TYPICAL KING STUD TO HEADER ATTACHMENT DETAIL.

PREFABRICATED ROOF TRUSS NOTES:

1. PROVIDE TRUSS SHOP DRAWINGS, INSTALLATION DRAWINGS & CALCULATIONS PREPARED BY THE TRUSS COMPANY MANUFACTURER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, ETC.
2. PROVIDE ROOF TRUSSES AND BLOCKING PANELS AS SHOWN ON THE ROOF FRAMING PLANS AND SHOP DRAWINGS.
3. REVIEW THE SHOP DRAWINGS, CONFIRM THE WORK REQUIREMENTS & MATERIAL LIST IS IN CONFORMANCE W/ THE APPROVED PLANS. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
4. CONTINUOUSLY BRACE & SUPPORT TRUSSES DURING HANDLING TO PREVENT EXCESSIVE STRESS ON THE JOINTS. DO NOT PERMIT TRUSSES TO DROP, SAG, OR BE SUBJECT TO OUT-OF-PLANE BENDING.
5. PROTECT TRUSSES FROM MOISTURE, WARPAGE AND DISTORTION DURING STORAGE.
6. PROVIDE FRAMING ANCHORS AND/OR TRUSS HANGERS AS REQUIRED AND AS SHOWN ON THE SHOP DRAWINGS.
7. INSTALL TRUSSES IN ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS, INCLUDING PROPER HANDLING, SAFETY PRECAUTIONS, AND TEMPORARY BRACING DURING ERECTION.
8. INSTALL PERMANENT CHORD BRACING AS REQUIRED BY TRUSS SHOP DRAWINGS, SEE DETAIL 7/S6.0
9. INSPECT TRUSSES FOR DAMAGE AFTER INSTALLATION. NOTIFY ENGINEER OF RECORD IMMEDIATELY OF DAMAGED TRUSSES. REMOVE & REPLACE ALL DAMAGED TRUSSES.
10. ROOF TRUSSES SHALL BE 36" DEEP ALONG THE DRIVE THRU (LOW SIDE), AND SLOPE UPWARDS @ 1/4" PER FOOT TO THE ENTRY (HIGH SIDE).
11. DESIGN OF THE ROOF TRUSSES SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER, DESIGNED TO SUPPORT THE DESIGN LOADS LISTED ON THIS SHEET, AS WELL AS THE MECHANICAL AND EQUIPMENT LOADS SHOWN ON THIS SHEET. REFER TO WALL SECTIONS FOR SUPPORTED WALLS ABOVE ROOF LEVELS. WIND AND SNOW LOADS SHALL BE DISTRIBUTED IN ACCORDANCE W/ ASCE 7. LOAD DIAGRAMS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER AS PART OF THE SHOP DRAWINGS.
12. TRUSSES ARE A DEFERRED SUBMITTAL ITEM. CONTRACTOR IS REQUIRED TO COMPLETE THE FOLLOWING:
    A. FIRST, THE TRUSS PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW BEFORE SUBMITTING TO THE BUILDING DEPARTMENT. DRAWINGS AND CALCULATIONS MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
    B. SECOND, SUBMIT THE SHOP DRAWINGS TO THE BUILDING DEPARTMENT WITH A NOTATION INDICATING THAT THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE ENGINEER AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE W/ THE CONTRACT DOCUMENTS. TRUSS DESIGNS SHALL BE APPROVED BY THE BUILDING DEPARTMENT BEFORE THE TRUSSES ARE FABRICATED.
    C. THE GENERAL CONTRACTOR SHOULD PLAN FOR REVIEW TIME BY BOTH THE ENGINEER AND THE BUILDING OFFICIAL IN HIS CONSTRUCTION SCHEDULE.

TRUSS DESIGN LOADS:

LOAD COMBINATIONS USED FOR DESIGN OF ROOF TRUSSES SHALL BE IN ACCORDANCE W/ IBC 1605.3 "LOAD COMBINATIONS USING ALLOWABLE STRESS DESIGN".

ROOF LOADING:

1. DEAD LOAD:
   1.1. UNIFORM DEAD LOAD: TOP CHORD DL 10 PSF; BOTTOM CHORD DL 10 PSF
   1.2. ROOF EQUIPMENT: SEE PLAN
2. LIVE LOAD:
   2.1. UNIFORM LIVE LOAD: TOP CHORD LL 20 PSF; BOTTOM CHORD LL 10 PSF (NON CONCURRENT)
3. SNOW LOAD
   3.1. MINIMUM SNOW LOAD: 20 PSF
   3.2. UNIFORM FLAT ROOF SNOW LOAD: 24.0 PSF
   3.3. SNOW DRIFT: ALONG SHORT WALLS: 41.3 PSF FOR 8'-10" DRIFT WIDTH; ALONG LONG WALLS: 31.0 PSF FOR 6'-7" DRIFT WIDTH
4. WIND LOAD:
   4.1. UNIFORM NET UPLIFT LOAD (0.6W+0.6D): 18 PSF
   UNIFORM DOWNWARD LOAD (UNFACTORED): 24.0 PSF
   4.2. UNIFORM KICKER LOAD (UNFACTORED):
   TYPICAL PARAPET KICKER: 565 PLF (REVERSIBLE)
   TOWER PARAPET KICKER: 587 PLF (REVERSIBLE)
   (LOAD OCCURS WHERE KICKERS NOTED ON PLAN ONLY)

ROOF DIAPHRAGM:

UNBLOCKED

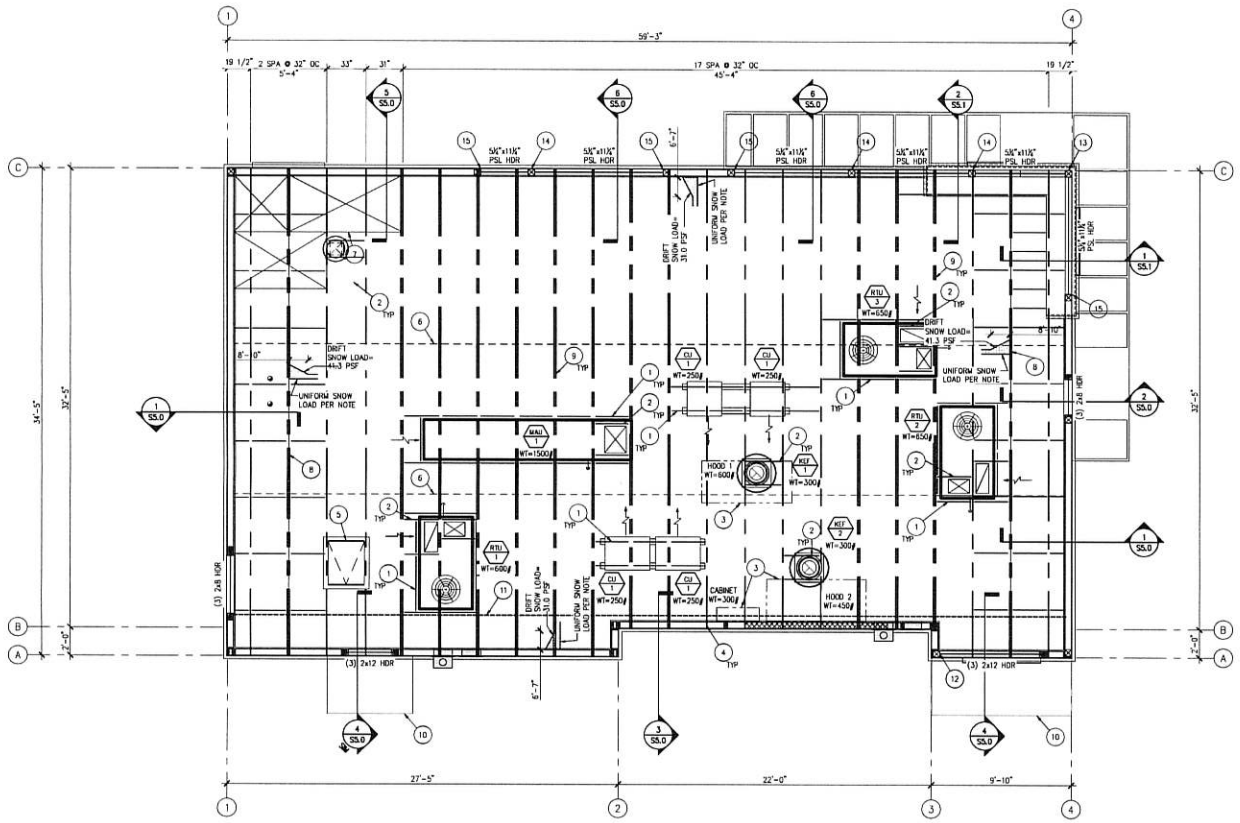
19/32 APA RATED SHEATHING (40/20), 5 PLY EXPOSURE 1
BOUNDARY NAILING (BN) W/ 10d NAILS AT 6" OC.
EDGE NAILING (EN) W/ 10d NAILS AT 6" OC.
FIELD NAILING (FN) W/ 10d NAILS AT 12" OC.

NOTES
1. EDGE NAIL ALL SIDES OF ROOF OPENINGS.
2. PANEL LAYOUT SHALL BE PER PLAN. SEE DETAIL 3/S6.0
3. 10d NAILS SHALL BE COMMON WIRE NAILS 0.148" DIA x 3" MIN LENGTH.

KEYNOTES:

1. PROVIDE 4x4 BLKG W/ SIMPSON LUS44 HANGERS EA END @ MECHANICAL EQUIPMENT. SEE 5/S6.0 FOR ADDL INFO.
2. DBL 2x6 BLKG @ ROOF OPENINGS W/ SIMPSON HUS26-2 HANGERS EA END.
3. HOOD BELOW. SEE HOOD DRAWING FOR EXACT LOCATION. SEE 8/S6.0 FOR ADDL INFO.
4. LOCATE 2x6 STUD BELOW EA SINGLE TRUSS, & (2) 2x6 STUDS BELOW EA DOUBLE TRUSS.
5. ROOF HATCH, SEE ARCH DWGS.
6. TRUSS BOTTOM CHORD BRACING PER 7/S6.0. COORDINATE LOCATION W/ TRUSS MFR, MECHANICAL, ROOF HATCH, ETC.
7. ROOF PLYWOOD LAYOUT, SEE 3/S6.0 FOR ADDL INFO.
8. DOUBLE TRUSS MIN BELOW PARAPET KICKERS.
9. DOUBLE TRUSS AS REQD BY TRUSS MFR @ MECHANICAL EQUIPMENT.
10. CANOPY BELOW.
11. DRAG STRAP: SIMPSON CMST14. LOCATE STRAP OVER PLYWOOD ROOF SHEATHING. STRAP SHALL NOT BE SPLICED WITHIN 10'-0" OF EITHER SIDE OF GRID 2. SEE DETAIL 17/S6.0 FOR ADDL INFO.
12. ATTACH BUILT-UP 2x HEADER TO POST W/ SIMPSON HUC612-SDS.
13. ATTACH BUILT-UP LVL HEADERS TO POST W/ SIMPSON ECCLRQ666SDS2.5 POST CAP.
14. ATTACH BUILT-UP LVL HEADERS TO POST W/ SIMPSON CCQ665DS2.5 POST CAP.
15. ATTACH BUILT-UP LVL HEADER TO POST W/ SIMPSON ECCQ665DS2.5 POST CAP.
16. INTERIOR SHEAR WALL PER S1.0. SEE DETAIL 20/S6.0 FOR TOP OF WALL CONNECTION INFO.
17. 

INDICATES SNOW LOAD & ADDITIONAL DRIFT PER ROOF TRUSS NOTE 3



Jack in the box
9357 SPECTRUM CENTER BLVD
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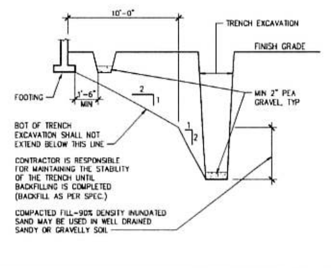
CEDAR HILLS, UT 84062

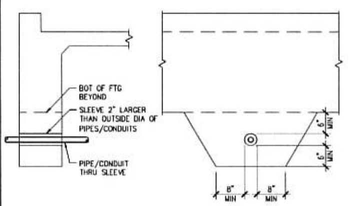
DRAWN BY: BGJ/AML
PROJECT #: DEI 25-128
SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN

S2.0

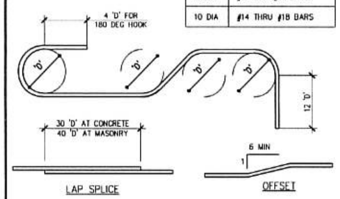


(1) TYPICAL TRENCHING EXCAVATION — NO SCALE

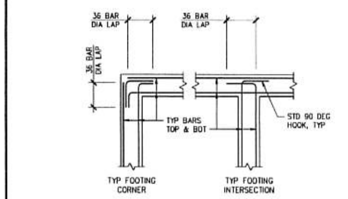


(2) TYPICAL FOOTING SLEEVE — 3/4" = 1'-0"

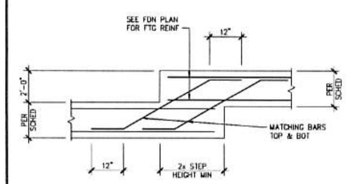
'D'	BAR SIZE
6 DIA	#8 AND SMALLER BARS
8 DIA	#9 THRU #11 BARS
10 DIA	#14 THRU #18 BARS



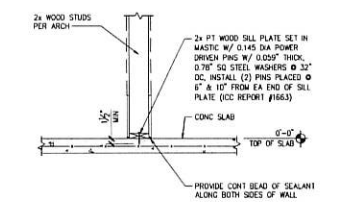
(3) TYPICAL REBAR BENDS — NO SCALE



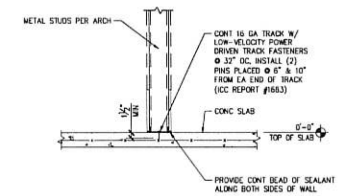
(4) TYPICAL REINFORCING AT FOOTING INTERSECTION — NO SCALE



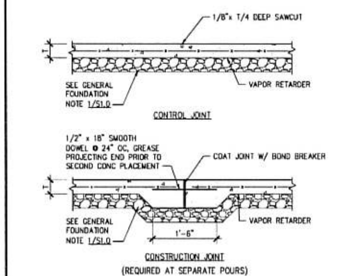
(5) TYPICAL STEPPED FOOTING — NO SCALE



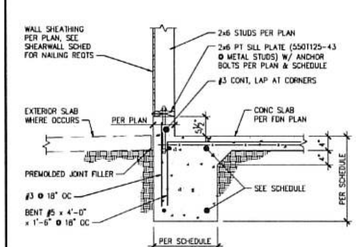
(6) INTERIOR WOOD STUD PARTITION WALL — 3/4" = 1'-0"



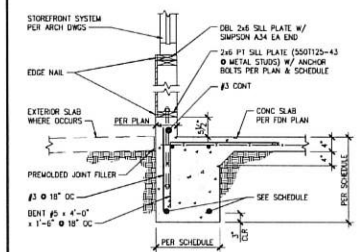
(7) INTERIOR STEEL STUD PARTITION WALL — 3/4" = 1'-0"



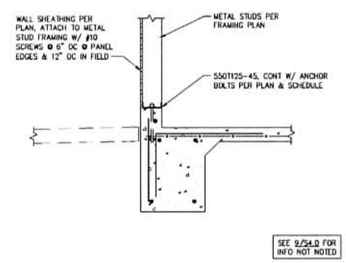
(8) TYPICAL SLAB DETAILS — NO SCALE



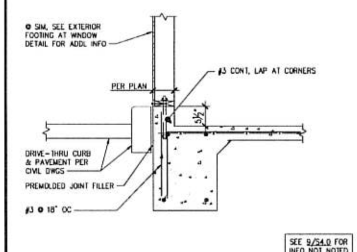
(9) TYPICAL EXTERIOR FOOTING — 3/4" = 1'-0"



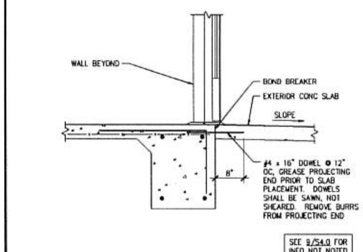
(10) EXTERIOR FOOTING AT WINDOWS — 3/4" = 1'-0"



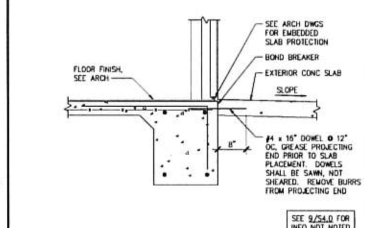
(12) EXTERIOR FOOTING @ STEEL STUD WALL — 3/4" = 1'-0"



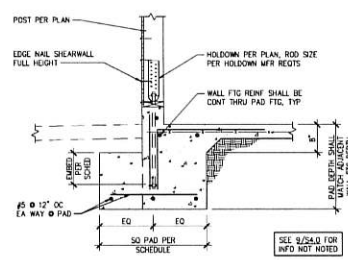
(13) FOOTING AT DRIVE-THRU — 3/4" = 1'-0"



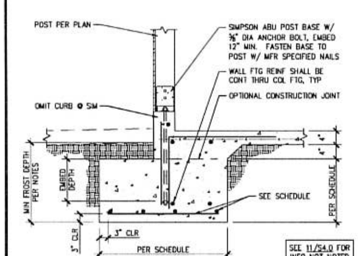
(14) EXTERIOR FOOTING AT ENTRY DOOR — 3/4" = 1'-0"



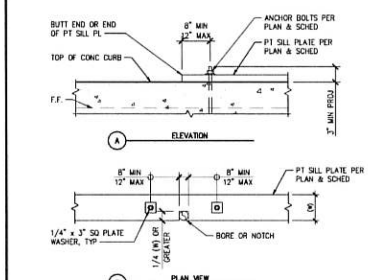
(15) EXTERIOR FOOTING AT REAR DOOR — 3/4" = 1'-0"



(16) HOLDOWN AT EXTERIOR SHEAR WALL — 3/4" = 1'-0"



(18) POST AT COLUMN FOUNDATION



ANCHOR BOLT REQUIREMENTS:

1. SEE PLANS FOR MINIMUM ANCHOR BOLT EMBEDMENT BELOW FINISH FLOOR.
2. PROVIDE ADDITIONAL ANCHOR BOLT 8" - 12" FROM EA END OF EA PIECE OF SILL PLATE, AS SHOWN ON DETAIL A.
3. WHERE SILL PLATES ARE BORED OR NOTCHED IN EXCESS OF 1/4 OF SILL PLATE WIDTH, PROVIDE ADDITIONAL ANCHOR BOLTS 8"- 12" EA SIDE OF BORE OR NOTCH AS SHOWN ON DETAIL B.
4. POSITION AND SECURE ANCHOR BOLTS W/ A SETTING TEMPLATE BEFORE PLACING CONCRETE. STABBING OR PUSHING OF ANCHOR BOLTS INTO WET CONCRETE IS PROHIBITED.
5. WHEN ADDITIONAL ANCHOR BOLTS ARE REQUIRED AFTER CONCRETE HAS BEEN PLACED, PROVIDE A307 THREADED ROD OF THE SAME DIAMETER AND EMBEDMENT AS REQUIRED BY ANCHOR BOLT SCHEDULE AND DETAILS. INSTALL W/ HILTI HIT-RE 500-V3 ADHESIVE (ESR-3814). SPECIAL INSPECTION REQUIRED.

(19) ANCHOR BOLT REQUIREMENTS — 1" = 1'-0"

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DIBBLE ENGINEERS INC

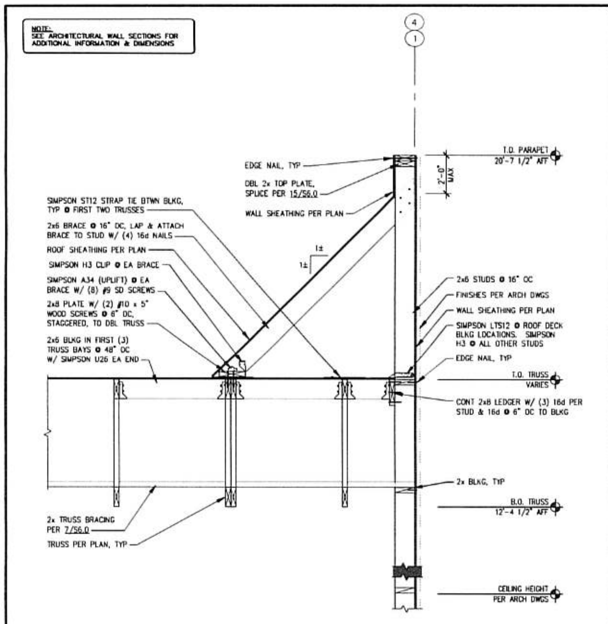
SITE INFORMATION

BLDG TYPE:
JIB #:
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

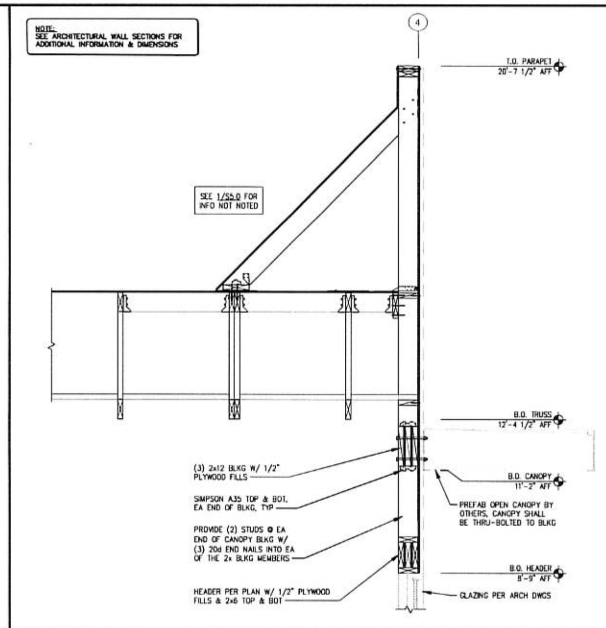
DRAWN BY: BGJ/AML
PROJECT #: DEI 25-128
SCALE: AS NOTED

FOUNDATION DETAILS

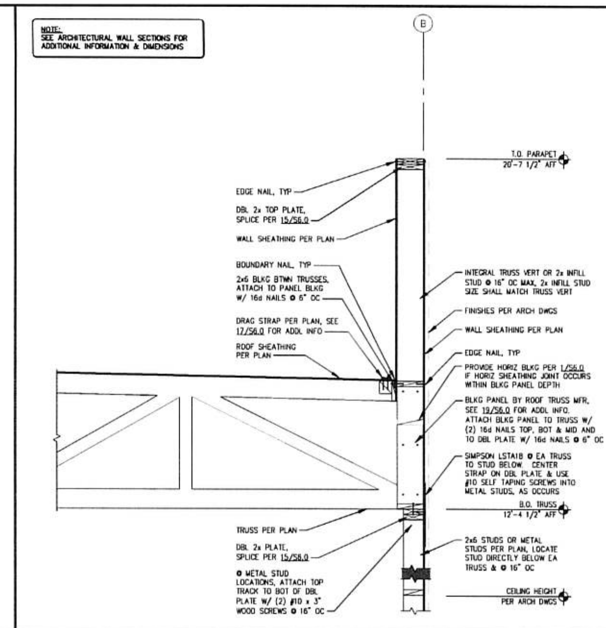
S4.0



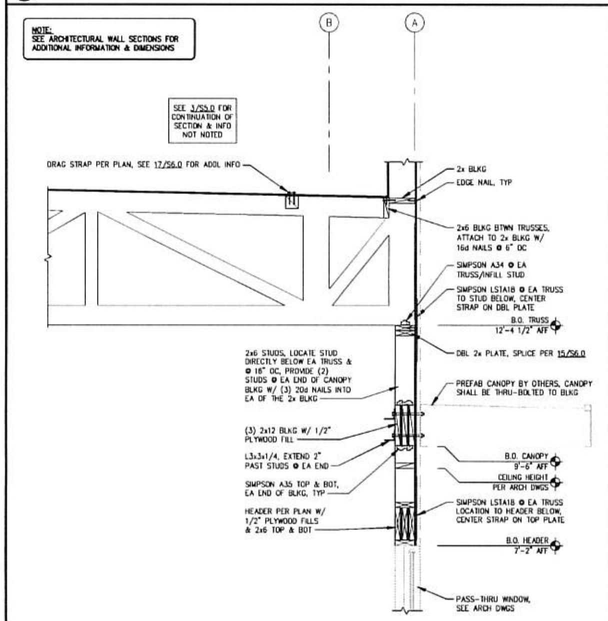
1 SIDE WALL FRAMING 3/4" = 1'-0"



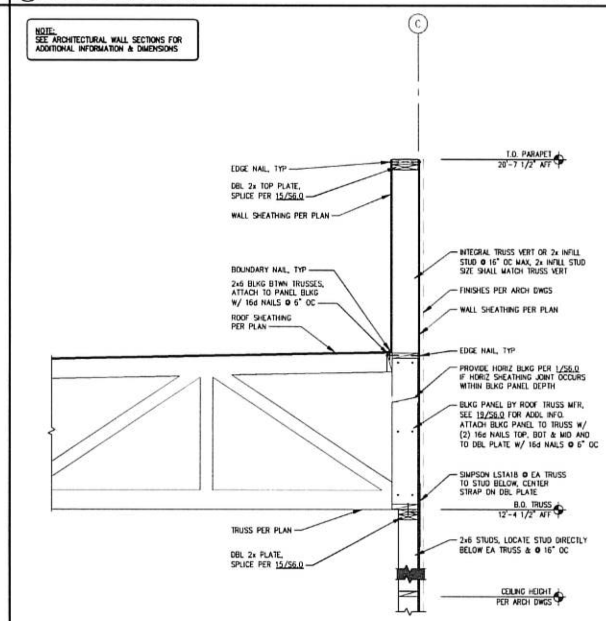
2 SIDE WALL FRAMING @ CANOPY 3/4" = 1'-0"



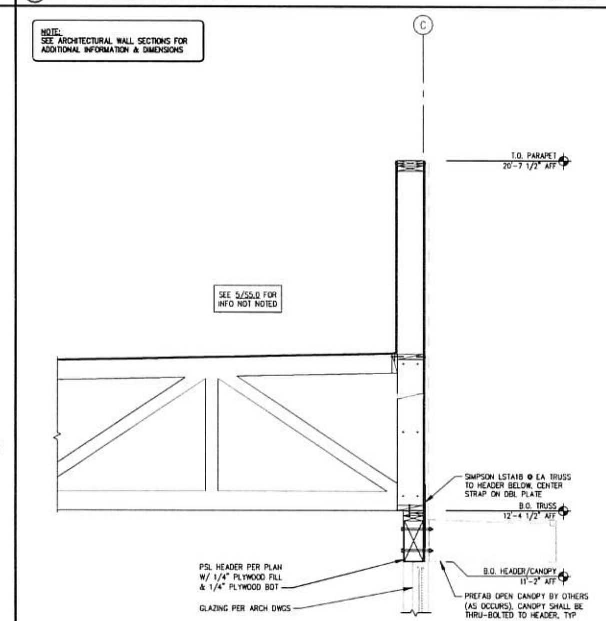
3 WALL FRAMING @ DRIVE-THRU SIDE 3/4" = 1'-0"



4 WALL FRAMING @ DRIVE-THRU CANOPY 3/4" = 1'-0"



5 FRONT WALL FRAMING 3/4" = 1'-0"



6 FRONT WALL FRAMING @ CANOPY 3/4" = 1'-0"

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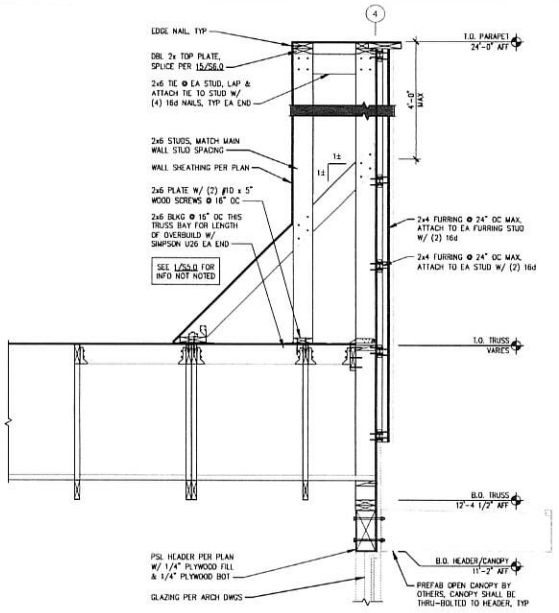
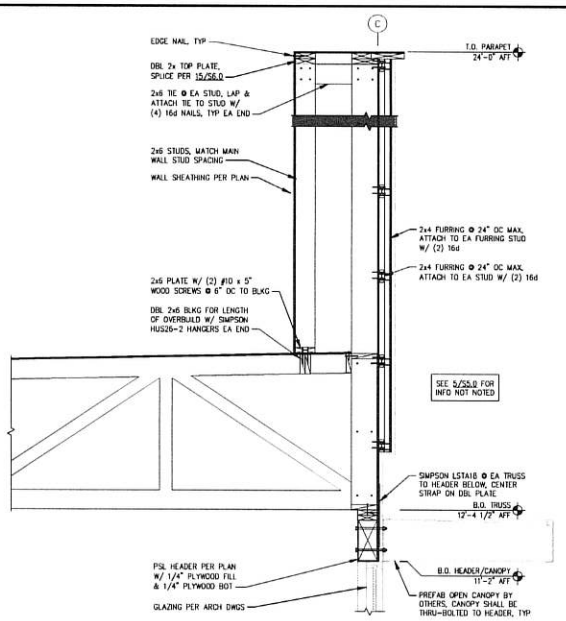
FRAMING SECTIONS

S5.0



1 SIDE WALL FRAMING @ TOWER 3/4" = 1'-0"



2 FRONT WALL FRAMING @ TOWER 3/4" = 1'-0"

3

4

5

6

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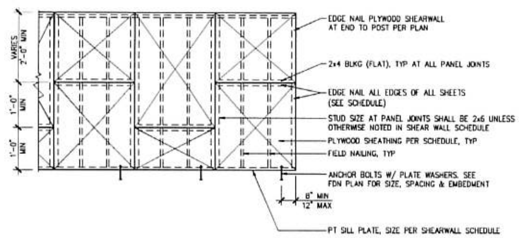
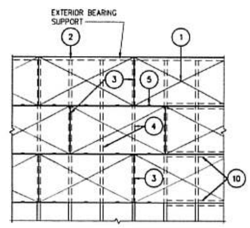
FRAMING SECTIONS

S5.1

NOTES:
BLOCK ALL PLYWOOD EDGES NOT SUPPORTED BY FRAMING MEMBER.
CONTINUOUS FULL HEIGHT PLYWOOD MAY BE USED IN LIEU OF LAYOUT SHOWN

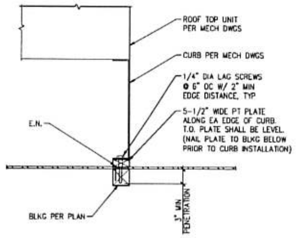


(1) SHEARWALL: PLYWOOD PANEL LAYOUT N.T.S.

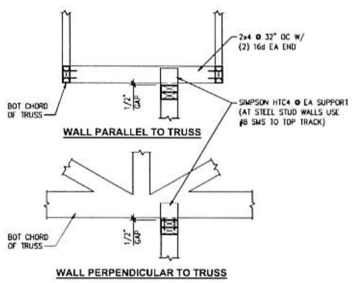


1. SEE PLANS FOR PLYWOOD THICKNESS, NAILING SCHEDULE & SHEET LAYOUT.
2. BOUNDARY NAIL AT ROOF PERIMETER (BN).
3. EDGE NAIL AT ALL EDGES OF ALL PLYWOOD SHEETS AT SUPPORTS (EN).
4. INTERIOR FIELD NAIL AT ALL BEARING SUPPORTS (FN).
5. INSTALL (1) "PSCL" CLIP BETWEEN EACH SUPPORT AT CONTINUOUS PANEL EDGES WHERE 2x FLAT BLOCKING DOES NOT OCCUR. PSCL CLIPS CAN ONLY BE USED WHERE ROOFING IS APPLIED OVER COVER OR INSULATION BOARDS AND NOT DIRECTLY TO PLYWOOD SHEATHING. USE FLAT 2x BLOCKING WITHOUT CLIPS IF ROOFING IS TO BE INSTALLED DIRECTLY TO SHEATHING AND/OR WHEN A BLOCKED DIAPHRAGM IS REQUIRED - SEE PLAN FOR REQUIREMENTS.
6. LONG DIMENSION OF PLYWOOD SHALL RUN PERPENDICULAR TO TRUSS SPAN.
7. MIN EDGE DISTANCE FOR NAILS SHALL BE 3/8".
8. MINIMUM PLYWOOD SHEET SIZE 2'-0" x 2'-0" UNLESS ALL EDGES ARE SUPPORTED BY OR FASTENED TO FRAMING MEMBERS OR BLOCKING.
9. TOP OF NAIL HEADS SHALL BE FLUSH WITH FACE OF SHEATHING.
10. BOUNDARY NAIL EDGES AT CONTINUOUS PLYWOOD JOINTS WHERE 2x FLAT BLOCKING IS REQUIRED.

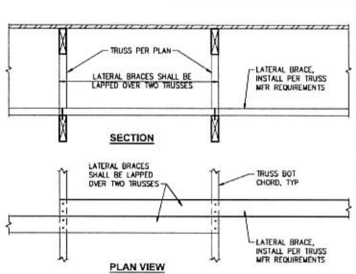
(3) ROOF DIAPHRAGM: PLYWOOD SHEATHING LAYOUT N.T.S.



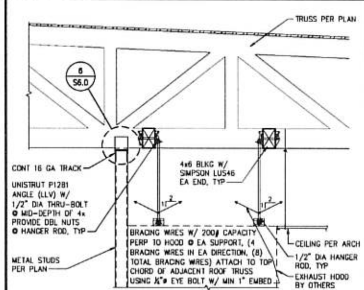
(5) MECHANICAL CURB ATTACHMENT 1" = 1'-0"



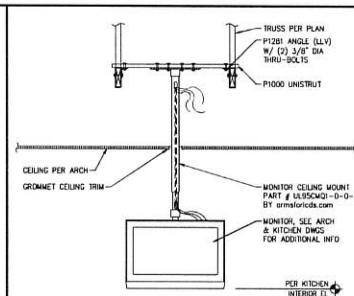
(6) INTERIOR NONBEARING WALL SUPPORT 1" = 1'-0"



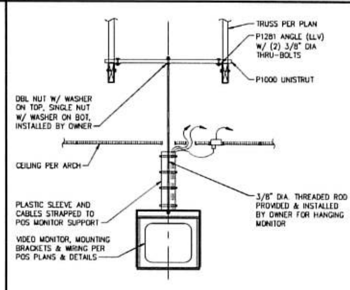
(7) BOTTOM CHORD TRUSS BRACING 1" = 1'-0"



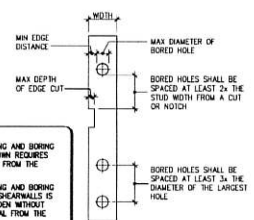
(8) EXHAUST HOOD SUPPORT 3/4" = 1'-0"



(9) SECURITY MONITOR MOUNTING 3/4" = 1'-0"



(10) VIDEO MONITOR MOUNTING 3/4" = 1'-0"



NOTES:
CUTTING, NOTCHING AND BORING OTHER THAN SHOWN REQUIRES PRIOR APPROVAL FROM THE ENGINEER.
CUTTING, NOTCHING AND BORING TOP PLATES OF SHEARWALLS IS STRICTLY FORBIDDEN WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

A) BORED HOLES IN WOOD STUDS.
ANY WOOD STUD MAY BE BORED NOT IN EXCESS OF 30% OF THE STUD WIDTH. BORING SHALL NOT BE MADE AT THE SAME SECTION OF A STUD WHERE A CUT OR NOTCH HAS BEEN MADE.

TABLE No.1	(BEARING WALLS)	
STUD SIZE	MAX. DIAMETER OF BORED HOLE	MINIMUM EDGE DISTANCE AFTER BORING
2" x 4"	1"	1-1/4" EACH SIDE OF HOLE
2" x 6"	1-3/4"	1-3/4" EACH SIDE OF HOLE

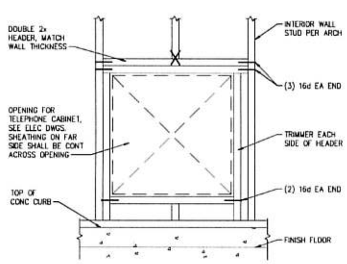
TABLE No.2	(NON BEARING WALLS)	
STUD SIZE	MAX. DIAMETER OF BORED HOLE	MINIMUM EDGE DISTANCE AFTER BORING
2" x 4"	2"	3/4" EACH SIDE OF HOLE
2" x 6"	3"	1-1/4" EACH SIDE OF HOLE

B) CUTTING AND NOTCHING WOOD STUDS.

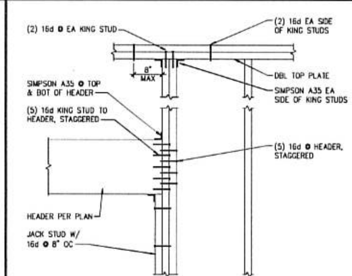
TABLE No.3	(BEARING WALLS)	
STUD SIZE	MAXIMUM DEPTH OF EDGE CUT OF NOTCH	MINIMUM WOOD WIDTH REMAINING AFTER CUT OR NOTCH
2" x 4"	3/4"	2-3/4"
2" x 6"	1-1/4"	4-1/4"

TABLE No.4	(NON BEARING WALLS)	
STUD SIZE	MAXIMUM DEPTH OF EDGE CUT OF NOTCH	MINIMUM WOOD WIDTH REMAINING AFTER CUT OR NOTCH
2" x 4"	1-1/4"	2-1/4"
2" x 6"	2"	3-1/2"

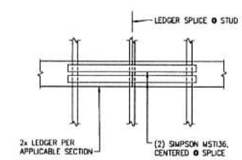
(16) TYP CUTTING, NOTCHING & BORING OF WOOD STUD N.T.S.



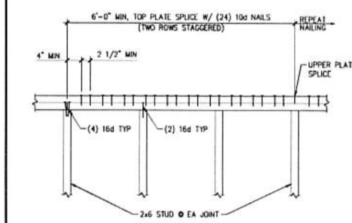
(12) OPENING FOR TELEPHONE CABINET 1" = 1'-0"



(13) KING STUD TO HEADER ATTACHMENT 1" = 1'-0"

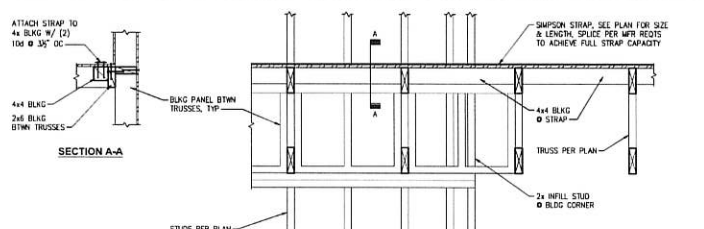


(14) TYPICAL LEDGER SPLICE 1" = 1'-0"

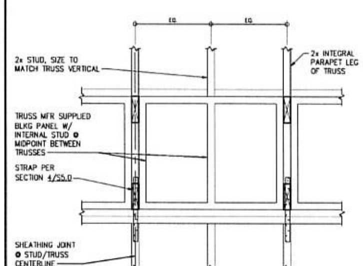


NOTE:
NAILING SHALL OCCUR ON BOTH SIDES OF UPPER TOP PLATE SPLICE

(15) TYPICAL TOP PLATE SPLICE 1" = 1'-0"



(17) DRAG STRAP 1" = 1'-0"



(19) TYPICAL TRUSS BLOCKING PANEL 1" = 1'-0"

(20)

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

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

REVISIONS

DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Suite 220
Kirkland, WA 98033
425.828.4200

SITE INFORMATION
BLDG TYPE:
JIB #:
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: BGJ/AML
PROJECT #: DEI 25-128
SCALE: AS NOTED

FRAMING DETAILS

S6.0

1 **FRONT ELEVATION**

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

2 **SIDE ELEVATION**

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

GENERAL NOTES

A. REFER TO A1.0 FOR DOOR & WINDOW TAGS & A8.0 SHEET SERIES FOR DOOR & WINDOW TYPES & SCHEDULES.
B. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C)
C. ALL PLASTER ACCESSORIES, FLASHING, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.O.N)
D. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.
E. ALL FINISHES, LIGHTING, & EQUIPMENT ARE TO SUBMITED TO ARCHITECT FOR REVIEW & APPROVAL.
F. SEE I04 SHEET SERIES FOR EQUIPMENT, FURNITURE, SIGNAGE, & INTERIOR FINISH SHEDULES DESIGNATED BY (XX-XXX).

COLORS

A. DARK BRONZE ANODIZED ALUMINUM
B. COLOR/ FINISH TO MATCH ADJACENT SURFACE
C. SHERWIN WILLIAMS: SW 7568 "SHOW STOPPER"
D. JB LOGOS: WHITE TEXT – RED BACKGROUND
E. SHERWIN WILLIAMS: SW 7068 "GRIZZLE GRAY"
F. THIN-BRICK VENEER: WIRE CUT, "ICEBERG"
G. CANOPY: SW 6832 "IMPULSIVE PURPLE"
H. SHERWIN WILLIAMS: SW 6832 "IMPULSIVE PURPLE"
I. LOCKER PULL: RAL 3001 "SIGNAL RED"
J. SHERWIN WILLIAMS: SW 7005 "PURE WHITE"
K. CONCRETE: NATURAL/ GRAY
L. COPING: MATCH WALL COLOR BELOW
M. ACM PANELS: "CLASSIC RED"
N. THIN BRICK VENEER: WIRE CUT, "MIDNIGHT SKY"
O. COPING: DUROLAST "BRITE RED"
P. WALL TILE JB RED (CUSTOM COLOR BY TILE MFR)
Q. MESSAGE CABINET: SW 6832 "IMPULSIVE PURPLE"

EXTERIOR ELEVATION LEGEND

A/A — MATERIAL/FINISH; COLOR

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

LED ROPE LIGHT IN COPING COVE BY JB VENDOR. SEE EXTERIOR ELEVATIONS, DETAILS, & ELECTRICAL DWGS.

EXTERIOR FINISH SCHEDULE

1. EXTERIOR EIFS w/ SAND FLOAT FINISH, w/ INTEGRAL COLOR & SHERWIN WILLIAMS ACRYLIC COATING, SEE SPECIFICATIONS.
2. PRE-FAB CANOPY BY JB VENDOR, SEE DETAIL 7/A9.5 (O.F.O.I).
3. MOUNT LIGHTING FIXTURE WITHIN CANOPY, COORDINATE WITH VENDOR MOUNTING REQUIREMENTS.
4. GC PROVIDED ALUMINUM STOREFRONT SYSTEM, SEE WINDOW TYPES & SPECIFICATIONS.
   - [x] 1" CLEAR INSULATED GLASS.
   - [ ] 1" CLEAR INSULATED GLASS W/ SOLARBAN 70XL COATING.
   - [ ] 1" CLEAR INSULATED PER LOCAL AHJ REQUIREMENTS.
   - [ ] ANTI GRAFFITI FILM W/ SOLARBAN 60 COATING.
5. EXPOSED CONCRETE CURB/ STEM WALL.
6. INTERNALLY ILLUMINATED SIGNAGE BY SIGN VENDOR (O.F.O.I, UNDER SEPARATE SUBMITTAL). GC TO COORDINATE ELECTRICAL W/ SIGN VENDOR PRIOR TO INSTALLATION.
7. WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET E3.0 FOR FIXTURE ATTACHMENT.
8. NOT USED.
9. DRIVE-UP WINDOW, SEE A1.0 & A8.1.
10. INTERNALLY ILLUMINATED ADDRESS, MIN. 12"H, WHITE LETTERS (OF-EQ8), OR AS REQUIRED PER LOCAL JURISDICTION (O.F.O.I, UNDER SEPRATE SUBMITTAL). GC TO COORDINATE ELECTRICAL W/ VENDOR PRIOR TO INSTALLATION.
11. MAIN ELECTRICAL SERVICE, SEE ELECTRICAL & CIVIL DWGS.
12. CONTROL JOINT, SEE DETAIL 11/A9.3.
13. HOLLOW METAL DOORS & FRAMES, MISCELLANEOUS TRIM.
14. ALUMINUM COPING WITH FACTORY APPLIED FINISH, VERIFY W/ ROOF PLAN COPING AT LED ROPE LIGHTING LOCATION, SEE DETAILS 7/A9.2 & 8/A9.2.
15. CO2 FILL BOX, SEE DETAIL 5/A9.2.
16. BULK OIL FILL BOX (OPTION), SEE DETAIL 3/A9.2. VERIFY W/ JB CONSTRUCTION IF REQUIRED.
17. GREASE TANK RECOVERY TAP-IN (STANDARD), SEE DETAIL 4/A9.2.
18. RECESSED, LOCKABLE, NON-FREEZE HOSE-BIB ENCLOSURE.
19. NOT USED.
20. NOT USED.
21. DISPLAY POSTER PANEL & SURROUND, SEE DETAIL 9/A9.3.
22. EXTERIOR WALL PACK LIGHT FIXTURE.
23. WALK-UP FOOD WINDOW & INTERCOM (OF-EL2) / (OF-EL3). SEE A8.1 & ELECTRICAL DWGS FOR ADDITIONAL INFORMATION.
24. NOT USED.
25. DOWNSPOUT OUTLET, SEE DETAIL 5/A9.3.
26. JB CUSTOM STOREFRONT DOOR PULL, SEE HARDWARE SCHEDULES (OF-EQ13).
27. NOT USED.
28. ROOF TOP MECHANICAL EQUIPMENT BEYOND, SEE MECHANICAL & HOOD DWGS.
29. NOT USED.
30. DYNACLAD GUTTER, DOWNSPOUT & OVERFLOW SCUPPER BY ROOFING CONTRACTOR; SEE DETAIL 14/A9.3 & 15/A9.3 FOR ADDITIONAL INFORMATION.
31. ILLUMINATED WINDOW SIGN (OF-EQ12), SEE I02.0 & ELEC. DWGS.
32. ILLUMINATED WINDOW SIGN (OF-EQ14), SEE KITCHEN ELEVATIONS & ELEC. DWGS.
33. "PAY HERE" CANOPY DECAL.
34. "PICK-UP" CANOPY DECAL.
35. GRAPHIC PANEL BY JB SIGN VENDOR (O.F.O.I, UNDER SEPARATE SUBMITTAL).
36. INTERNALLY ILLUMINATED SIGN WITH WHITE LETTERS WITH "PURPLE" BACKGROUND PROVIDED BY SIGN VENDOR (O.F.O.I, UNDER SEPARATE SUBMITTAL). GC TO COORDINATE ELECTRICAL W/ SIGN VENDOR PRIOR TO INSTALLATION.
37. BRAKE METAL WRAP & COLUMN, SEE SHEET A1.0 & DETAILS ON A9 SERIES DWGS.
38. ACM PANEL SYSTEM W/ HALO LIGHTING, BY JB VENDOR.
39. GAS METER, SEE A1.0, MECHANICAL, & CIVIL DWGS.
40. PRE-FABRICATED CORNER CANOPY W/ DECAL MESSAGE AT FASCIAS, BY SIGN VENDOR.
41. 9.25" HARDIE PLANK LAP SIDING (SMOOTH/PRIMED)
42. NOT USED.

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

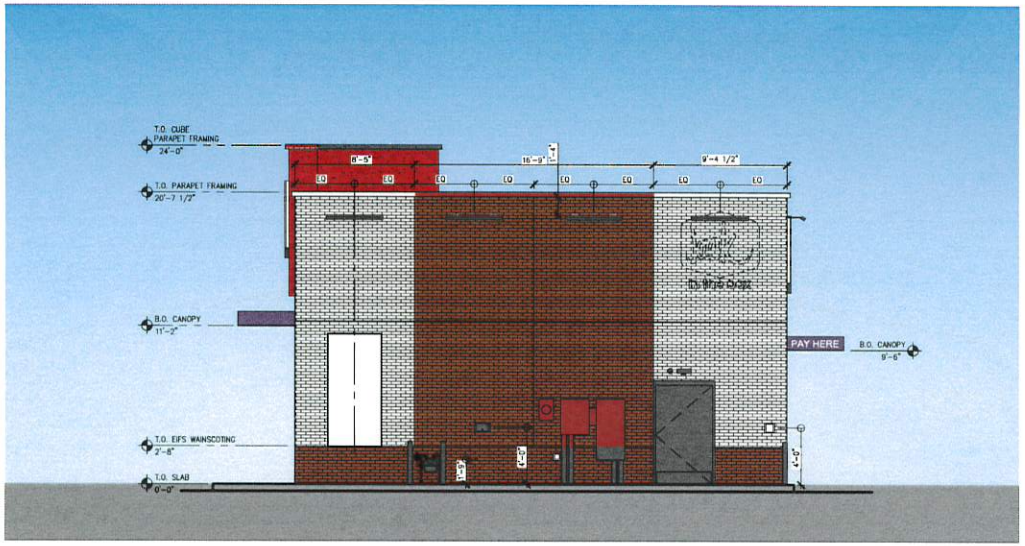
VIZUAL ARCHITECTURE
400 N. SAINT PAUL STREET
SUITE 1120
DALLAS, TEXAS 75201
OFFICE: 214-799-1755

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: JT335
ADDRESS:
4775 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

EXTERIOR ELEVATIONS
MK12C_SM
A4.0



1 REAR ELEVATION

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

2 DRIVE-THRU ELEVATION

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

GENERAL NOTES

A. REFER TO A1.0 FOR DOOR & WINDOW TAGS & A8.0 SHEET SERIES FOR DOOR & WINDOW TYPES & SCHEDULES.

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E. ALL FINISHES, LIGHTING, & EQUIPMENT ARE TO SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL.

F. SEE I04 SHEET SERIES FOR EQUIPMENT, FURNITURE, SIGNAGE, & INTERIOR FINISH SHEDULES DESIGNATED BY (XX-XXX).

COLORS

A.	DARK BRONZE ANODIZED ALUMINUM	
B.	COLOR/ FINISH TO MATCH ADJACENT SURFACE	
C.	SHERWIN WILLIAMS:	SW 7588 "IRON ORE"
D.	JIB LOGOS:	WHITE TEXT - RED BACKGROUND
E.	SHERWIN WILLIAMS:	SW 7068 "GRIZZLE GRAY"
F.	THIN-BRICK VENEER:	WIRE CUT, "ICEBERG"
G.	CANOPY:	SW 6832 "IMPULSIVE PURPLE"
H.	SHERWIN WILLIAMS:	SW 6832 "IMPULSIVE PURPLE"
I.	LOCKER PULL:	RAL 3001 "SIGNAL RED"
J.	SHERWIN WILLIAMS:	SW 7005 "PURE WHITE"
K.	CONCRETE:	NATURAL/ GRAY
L.	COPING:	MATCH WALL COLOR BELOW
M.	ACM PANELS:	"CLASSIC RED"
N.	THIN BRICK VENEER:	WIRE CUT, "MIDNIGHT SKY"
O.	COPING:	DUROLAST "BRITE RED"
P.	WALL TILE	JIB RED (CUSTOM COLOR BY TILE MFR)
Q.	MESSAGE CABINET:	SW 6832 "IMPULSIVE PURPLE"

EXTERIOR ELEVATION LEGEND

4 / X — MATERIAL/FINISH / COLOR

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

EXTERIOR FINISH SCHEDULE

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2. PRE-FAB CANOPY BY JIB VENDOR, SEE DETAIL 7/A9.5 (O.F.O.I).
3. MOUNT LIGHTING FIXTURE WITHIN CANOPY, COORDINATE WITH VENDOR MOUNTING REQUIREMENTS.
4. GC PROVIDED ALUMINUM STOREFRONT SYSTEM, SEE WINDOW TYPES & SPECIFICATIONS.
   - [x] 1" CLEAR INSULATED GLASS.
   - [ ] 1" CLEAR INSULATED GLASS W/ SOLARBAN 70XL COATING.
   - [ ] 1" CLEAR INSULATED PER LOCAL AHJ REQUIREMENTS.
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7. WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET E3.0 FOR FIXTURE ATTACHMENT.
8. NOT USED.
9. DRIVE-UP WINDOW, SEE A1.0 & A8.1.
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15. CO2 FILL BOX, SEE DETAIL 5/A9.2.
16. BULK OIL FILL BOX (OPTION), SEE DETAIL 3/A9.2. VERIFY W/ JIB CONSTRUCTION IF REQUIRED.
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19. NOT USED.
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21. DISPLAY POSTER PANEL & SURROUND, SEE DETAIL 9/A9.3.
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26. JIB CUSTOM STOREFRONT DOOR PULL, SEE HARDWARE SCHEDULES (OF-EQ13).
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37. BRAKE METAL WRAP & COLUMN, SEE SHEET A1.0 & DETAILS ON A9 SERIES DWGS.
38. ACM PANEL SYSTEM W/ HALO LIGHTING, BY JIB VENDOR.
39. GAS METER, SEE A1.0, MECHANICAL, & CIVIL DWGS.
40. PRE-FABRICATED CORNER CANOPY W/ DECAL MESSAGE AT FASCIAS, BY SIGN VENDOR.
41. 9.25" HARDIE PLANK LAP SIDING (SMOOTH/PRIMED)
42. NOT USED.

Jack in the box
9357 SPECTRUM CENTER BLVD
SAN DIEGO, CA 92123

DATES

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

REVISIONS

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

SITE INFORMATION

BLDG TYPE: MK12C_SM
JIB #: J1335
ADDRESS:
4773 W. CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062

DRAWN BY: NAME
PROJECT #:
SCALE: AS NOTED

EXTERIOR ELEVATIONS

MK12C_SM

A4.1

The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	August 5, 2025

SUBJECT:	Review/Action and Public Hearing on a Resolution adopting Fiscal Year 2026 Budget Amendments
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Charl Louw, Finance Director

BACKGROUND AND FINDINGS:

Staff is proposing the following budget amendments in the Golf fund to retain the golf manager with additional compensation, and to hire a golf manager to help with higher demand and build additional golf programs. Golf staff are proposing to offset the costs and add value with higher green fees in the spring, cutting part-time Pro shop staffing, and adding additional golf programs & better service.

Vandalism at Heritage Park bathroom requires repairs. No estimates are available yet, but we are setting aside $10,000.

Creekside Theatre has been a partner with the city providing theater at Heritage Park for over a decade. Historically they have been allocated 20% of PARC Tax funding to help with their productions. They have not had an increase in allocations since 2020, so they asked for an additional $3,000 to help fund the program for June 2026. The total allocation from PARC taxes would be $18,000. The rest of the PARC Tax revenues would be allocated to help with park repairs and updates.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

See proposed budget amendments

SUPPORTING DOCUMENTS:

Proposed Budget Amendments

RECOMMENDATION:

To adopt the proposed budget amendments subject to any necessary changes proposed by the Council

MOTION:

To approve Resolution _____, adopting Fiscal Year 2026 Budget Amendments, subject to the following conditions: {LIST ANY CHANGES}

ACTION:

Motion:
Second:

Laura Ellison:	Yes__ No ___ Abstain __ Absent __
Mike Geddes:	Yes__ No ___ Abstain __ Absent __
Bob Morgan:	Yes__ No ___ Abstain __ Absent __
Erika Price:	Yes__ No ___ Abstain __ Absent __
Kelly Smith:	Yes__ No ___ Abstain __ Absent __

BUDGET AMENDMENTS - FY 2026

		Adjustment		Current Budget	Adj. Budget
General Fund					
PARC Tax Transfer from Capital Projects Fund					
10-65-601	Cultural Events--Creekside Theater	$ 3,000.00	Increase in Expenditures	15,000.00	18,000.00
10-36-903	Transfer in from Capital Projects	$ (3,000.00)	Increase in Transfer In	(15,000.00)	(18,000.00)
Golf Fund					
Adjustments to fund Pro shop staffing adjustment, assuming fee increases, additional camps, lessons, fittings, simulator					
20-30-100	Green Fees	$ (17,000.00)	Increase in Revenues	(1,266,000.00)	(1,283,000.00)
20-30-300	Short course	$ (13,000.00)	Increase in Revenues	(80,000.00)	(93,000.00)
20-30-400	Pro Shop	$ (7,000.00)	Increase in Revenues	(205,000.00)	(212,000.00)
20-30-450	Golf Simulator	$ (10,000.00)	Increase in Revenues	-	(10,000.00)
20-30-500	Concessions	$ (2,000.00)	Increase in Revenues	(25,000.00)	(27,000.00)
20-30-600	Season Passes	$ (25,000.00)	Increase in Revenues	(145,000.00)	(170,000.00)
20-43-120	Salary & Wages (PT)	$ (31,000.00)	Decrease in Expenditures	250,480.00	219,480.00
Golf Manager adjustment 7/1/2025					
20-43-110	Salary & Wages (FT)	$ 5,126.00	Increase in Expenditures	385,389.00	390,515.00
20-43-150	Employee Benefits	$ 1,219.00	Increase in Expenditures	247,810.00	249,029.00
Golf Pro Shop Assistant $26.50 FT 11 months					
20-43-110	Salary & Wages (FT)	$ 55,259.42	Increase in Expenditures	390,515.00	445,774.42
20-43-150	Employee Benefits	$ 43,249.25	Increase in Expenditures	249,029.00	292,278.25
Capital Projects Fund					
Park Vandalism Repair					
40-80-824	Park Renewal	$ 10,000.00	Increase in Expenditures	250,000.00	260,000.00
PARC Tax Transfer to General Fund					
40-96-100	Transfer to the Gen Fund	$ 3,000.00	Increase in Transfer Out	15,000.00	18,000.00

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, ADOPTING THE AMENDED 2026 FISCAL YEAR BUDGET FOR THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, City of Cedar Hills (the "City") adopted its Fiscal Year 2026 Budget on or about June 10, 2025; and

WHEREAS, the City Manager submitted to the City Council proposed amendments to the Fiscal Year 2026 General Fund, Golf Fund, and Capital Projects Fund; and

WHEREAS, the City Council of the City, pursuant to published notice, has conducted a public hearing during a regular meeting of the city council on or about August 5, 2025 to discuss the proposed amendments; and

WHEREAS, residents and other members of the community were given an opportunity to present testimony regarding the proposed amendments.

NOW, THEREFORE, be it resolved by the City Council of the City of Cedar Hills, Utah:

Pursuant to §10-6-118, Utah Code, the Amended 2025-2026 Fiscal Year Budget for the General Fund, Golf Fund, and Capital Projects Fund for the City of Cedar Hills, Utah, is hereby adopted. A copy of said budget amendments is attached hereto (Attachment A), and by this reference made part of this Resolution.

PASSED AND APPROVED this 5th day of August, 2025.

CITY OF CEDAR HILLS COUNCIL

By:_____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Erika Price	Yes	No	Absent
Kelly Smith	Yes	No	Absent

ATTEST:

_____
Colleen A. Mulvey, MMC, UCC
City Recorder

DEPOSITED in the office of the City Recorder this 6th day of August, 2025.

The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	August 5, 2025

SUBJECT:	Review/Action and Public Hearing on a Resolution Adding, Amending, or Deleting Certain Fees to the Official Fees, Bonds, and Fines Schedule for the City of Cedar Hills
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner

BACKGROUND AND FINDINGS:

Staff is proposing that the following fees be added/amended:

Utility Fees

Secondary Water – Pressurized Irrigation

Tier 4 (150%-200% of water allotment) $2.50 per 1,000 gallons (effective 09/01/2025)
Tier 5 (200%-250% of water allotment) $3.10 per 1,000 gallons (effective 09/01/2025)
Tier 6 (250% and more of water allotment) $3.95 per 1,000 gallons (effective 09/01/2025)

Passports

Digital Passport Photo $5.00 per Photo

Parks/Recreation

Heritage Park Amphiterte Rental:

Current Fee- $100/7 hrs (15$/hr) For comparison, the cost to rent the new pavilion in Heritage Park is $30/hr. The current schedule calls for two blocks through out the day, morning and night, each costing $100 for the seven hour block.

Proposed Fee – Only allowing a Full Day Rental $300 resident rate, $450 non-resident rate.

Planning/Building/Zoning

Development Fees – Current Fees:

Site Plan: $100
Concept Plan: $150 + $15/lot
Preliminary Plan: $300 + $30/lot
Final Plan (or site plan approval): $200 + $20/lot
Minor Subdivision: $200 + $20/lot

These fees were last updated April 2006. These fees no longer cover the cost of staff and engineering reviews, cost of mailing notices, etc.

Proposed Fees:

Concept/Preliminary/Final Site Plan: Residential: $1500 + $150/lot, Additional Reviews = Actual Cost
Includes: 2 Staff + 2 Engineering Reviews
Public Hearing Notices
Planning Commission Meeting
Administrative Approval

Concept/Preliminary/Final Site Plan: Commercial: $2000 + $150/lot, Additional Reviews = Actual Cost
Includes: 2 Staff + 2 Engineering Reviews
Public Hearing Notices
2-Planning Commission Meetings
2- City Council Meetings

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:
TBD

SUPPORTING DOCUMENTS:
Cost breakdown of engineering review fees for past projects

RECOMMENDATION:
Staff recommends the City Council review the proposed fee schedule amendments and the resolution with the intent of a motion.

MOTION:
To approve/not approve Resolution No. _____, a resolution adding, amending, or deleting certain fees to the official, fees, bonds and fines schedule of the City of Cedar Hills, Utah.

ACTION:
Motion:
Second:

Laura Ellison:	Yes__ No ___ Abstain __ Absent __
Mike Geddes:	Yes__ No ___ Abstain __ Absent __
Bob Morgan:	Yes__ No ___ Abstain __ Absent __
Erika Price:	Yes__ No ___ Abstain __ Absent __
Kelly Smith:	Yes__ No ___ Abstain __ Absent __

Cost of Site Plan Reviews

Project	Review $			
Commercial #1	$1,394.50			
$2,207.25	$812.75			
Commercial #2	$255.00			
$2,472.00	$480.75			
	$85.00			
	$44.75			
	$76.50			
	$153.00			
	$38.25			
	$340.00			
	$998.75			
Commercial #3	$297.50			
$6,906.75	$271.75			
	$2,571.50			
	$191.25			
	$2,189.00			
	$1,385.75			
Residential #1	$991.75			
$991.75				
Residential #2	$1,409.50	$1,653.50	$212.50	$2,189.00
$22,597.75	$1,843.00	$2,189.00	$1,834.50	
	$3,015.00	$76.50	$2,273.50	
	$2,116.25	$2,132.00	$1,653.50	

RESOLUTION NO. _____

A RESOLUTION ADDING, AMENDING, OR DELETING CERTAIN FEES TO THE OFFICIAL FEES, BONDS, AND FINES SCHEDULE OF THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, the City has enacted various ordinances and fee resolutions setting certain fees for the City; and

WHEREAS, the City Council desires to provide an updated schedule of all City fees; and

WHEREAS, the purpose of this resolution is to add, amend or delete certain fees on the fee schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, as follows:

Section 1
Adoption

Pursuant to the provisions of Section 10-3-717 UCA, 1953, as amended, the City Council hereby adopts the schedule of fees for certain municipal services provided by the City as set forth below:

Specific fees to be added and/or amended are as follows:

Utility Fees	
Secondary Water – Pressurized Irrigation	
Tier 4 (150%-200% of water allotment)	$2.50 per 1,000 gallons (effective 09/01/2025)
Tier 5 (200%-250% of water allotment)	$3.10 per 1,000 gallons (effective 09/01/2025)
Tier 6 (250% and more of water allotment)	$3.95 per 1,000 gallons (effective 09/01/2025)
Passports	
Digital Passport Photo	$5.00 per Photo
Parks/Recreation	
Heritage Park Amphitheatre Rental	
Full Day Rental – Resident Rate	$300.00
Full Day Rental – Non-Resident Rate	$450.00
Planning/Building/Zoning	
Development Fees	
Concept/Preliminary/Final Site Plan Review - Residential	$1,500.00 + $150.00/Lot
Additional Reviews - Residential	Actual Cost
Concept/Preliminary/Final Site Plan Review - Commercial	$2,000.00 + $150.00/Lot
Additional Reviews - Commercial	Actual Cost

Section 2
Update/Adjustment of Fees

1. Any subsequent fee resolutions for any or all of the fees contained within this fee schedule shall have the effect of updating and/or adjusting the fee schedule accordingly.

2. Any adjustment that is needed for those fees not created by a separate fee resolution shall be accomplished only by amending or repealing this resolution and adoption of a new fee resolution.

Section 3
Severability

If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

All resolutions or policies in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS 5TH DAY OF AUGUST, 2025.

CITY OF CEDAR HILLS COUNCIL

By: _____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Erika Price	Yes	No	Absent
Kelly Smith	Yes	No	Absent

ATTEST:

_____
Colleen A. Mulvey, MMC, UCC
City Recorder

DEPOSITED in the office of the City Recorder this 6th day of August, 2025.

The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	August 5, 2025

SUBJECT:	Review/Action on adoption of a policy related to the City's use of artificial intelligence (AI)
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

The City of Cedar Hills is considering the adoption of guidelines overseeing the use of generative AI. Generative AI refers to artificial intelligence models that are trained on massive datasets of varying content. These models learn from the underlying structures, styles, and characteristics of the data they are trained on. Based on patterns found in these datasets, generative AI can create new content that is similar to the original by not an exact copy. Examples of generative AI include large language models (ChatGPT), image generation models (DALL-E 2), and music or audio generation models (Notebook LM). The following are key principles that are found within the guidelines:

The City has established four core principles for staff use of generative AI tools:

Privacy: Only submit information suitable for public disclosure to AI systems. All AI conversations and outputs may be subject to public records requests and potential data breaches. Confidential or personally identifiable information is prohibited from AI prompts.

Accuracy: All AI-generated content must be thoroughly reviewed, fact-checked against trustworthy sources (official City documents, peer-reviewed journals), and verified for accuracy before use. Users remain responsible for the appropriateness of AI-assisted materials.

Transparency: Staff must clearly disclose when AI is used to create content, especially for images, video, and audio. Citations should include the AI model version when possible to maintain public trust and enable error detection.

Accountability: Users are fully responsible for AI-generated content and must assess risk levels appropriate to each use case. Staff should verify that content doesn't infringe copyrights and must cite credible sources rather than AI systems for factual statements.

The guidelines aim to harness AI's efficiency benefits while protecting privacy, ensuring accuracy, maintaining public trust, and establishing clear responsibility for AI-assisted work products.

PREVIOUS LEGISLATIVE ACTION:

None

FISCAL IMPACT:

None

SUPPORTING DOCUMENTS:

Proposed Guidelines for the Use of Generative Artificial Intelligence

RECOMMENDATION:

To review the propsed guidelines, make any recommendations or changes necessary for adoption.

MOTION:

To approve/not approve the proposed guidelines regulating the use of generative AI by the City, subject to the following changes: {LIST ANY CHANGES NECESSARY}

ACTION:

Motion:
Second:

Laura Ellison:	Yes__	No ___	Abstain __	Absent __
Mike Geddes:	Yes__	No ___	Abstain __	Absent __
Bob Morgan:	Yes__	No ___	Abstain __	Absent __
Erika Price:	Yes__	No ___	Abstain __	Absent __
Kelly Smith:	Yes__	No ___	Abstain __	Absent __

Generative Artificial Intelligence Guidelines

July 28, 2025

Executive Summary:

Generative Artificial Intelligence (AI) is a branch of AI technology that interacts with user provided prompts and creativity to create content – such as memos, letters, emails, proposals, and images. The City of Cedar Hills recognizes the opportunity for a controlled, ethical, and responsible approach to the use of AI that acknowledges the benefits to efficiency while recognizing the risks of AI to privacy and cybersecurity.

1. Privacy: Submit information to AI tools that is ready for public disclosure. Information entered into AI systems may be subject to a Government Records Access Management Act request, may be viewable and usable by the public, and may be leaked unencrypted in a data breach. Users are prohibited from using any prompts that may include information not suitable for public release (such as confidential or personally identifiable information).

   Any retained conversations relating to City work may be subject to public records requests and must comply with the City's retention policies. Prompts, outputs, and other information used in relation to a generative AI tool may be released publicly. Users should not use any prompts that may include information not suitable for public release.

2. Accuracy: Review, revise, and fact check via multiple sources any content created from an AI system as these systems can make mistakes. Users should consult trustworthy sources to confirm that the facts and details in the AI-generated content are accurate. Trustworthy sources include official City documents and peer-reviewed journals. Users are responsible for the accuracy and appropriateness of material created with AI assistance.

   Fact check and review all content generated by AI, especially if it will be used in public communication or decision making. While AI can rapidly produce clear prose, the information and content might be inaccurate, outdated, offensive, or simply made up. So, it is essential to validate that the output of the AI system is accurate, properly attributed, free from someone else's intellectual property, and free of unintended or undesirable instances of bias and potentially offensive or harmful material.