

**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](http://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

|              |                                |
|--------------|--------------------------------|
| <b>TO:</b>   | Mayor and City Council         |
| <b>FROM:</b> | Chandler Goodwin, City Manager |
| <b>DATE:</b> | August 5, 2025                 |

## City Council Agenda Item

|                                |                                                                                                                                                          |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                | Review/Action and Public Hearing on an Ordinance adjusting the Common Boundary between the City of Cedar Hills and Pleasant Grove City (Wedgewood Drive) |
| <b>APPLICANT PRESENTATION:</b> | N/A                                                                                                                                                      |
| <b>STAFF PRESENTATION:</b>     | 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 Proski             | 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    |

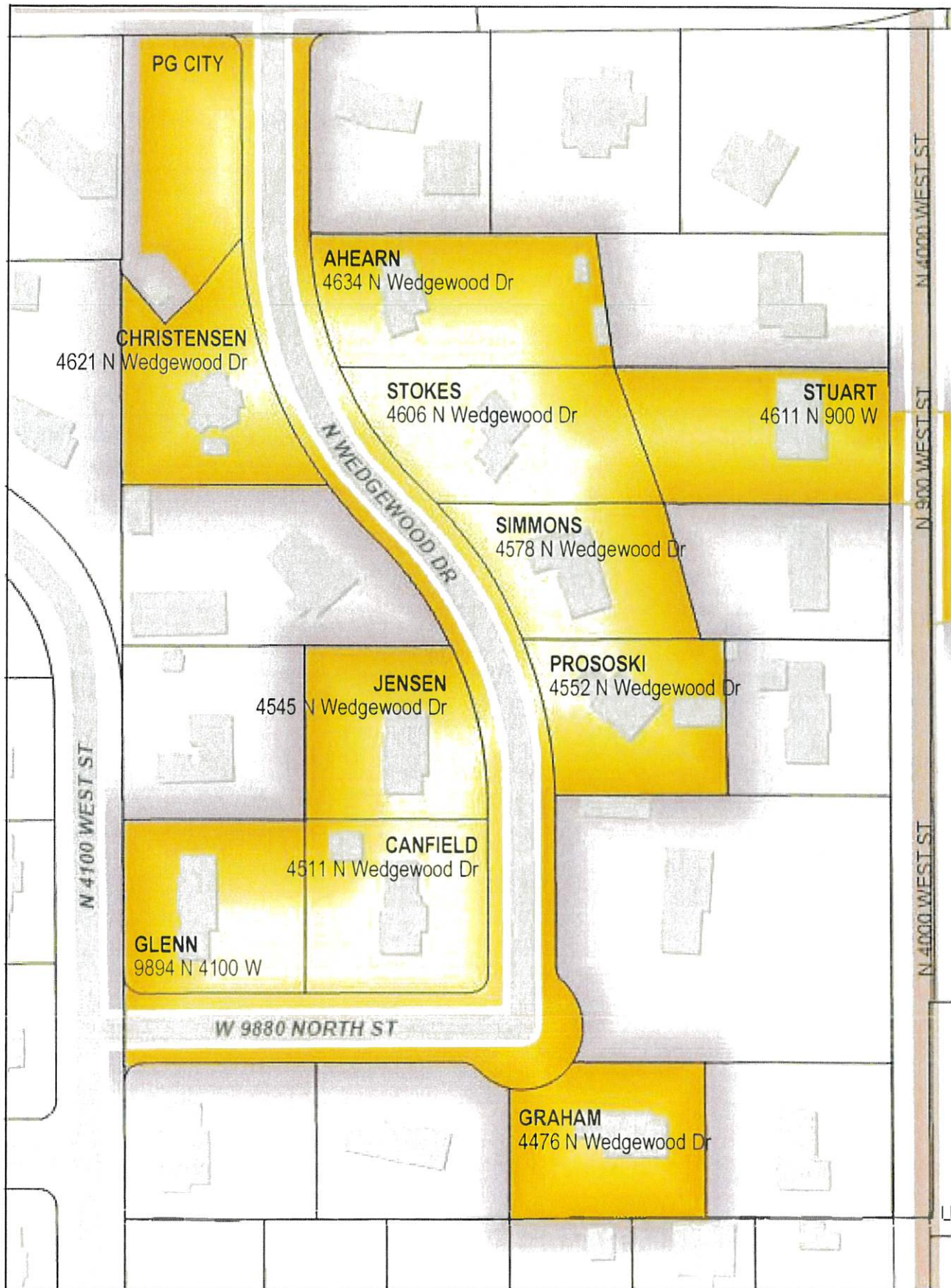
# REQUEST TO INITIATE AN ADJUSTMENT OF A COMMON MUNICIPAL BOUNDARY

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<br>ID NO. | NAME(S) OF OWNERS | ADDRESS        | PHONE NUMBER | SIGNATURE OF OWNER(S) |
|------------------------|-------------------|----------------|--------------|-----------------------|
| 55:090:0008            | Karen Stuart      | 4611 N. 900 W. |              | Karen Stuart          |
|                        | Daniell L. Stuart | 4611 N. 900 W. |              | Karen Stuart          |
|                        |                   |                |              |                       |
|                        |                   |                |              |                       |
|                        |                   |                |              |                       |
|                        |                   |                |              |                       |







**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

|              |                                |
|--------------|--------------------------------|
| <b>TO:</b>   | Mayor and City Council         |
| <b>FROM:</b> | Chandler Goodwin, City Manager |
| <b>DATE:</b> | August 5, 2025                 |

|                                |                                                                                                                                                                         |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                | 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. |
| <b>APPLICANT PRESENTATION:</b> | Affected homeowners will be given the opportunity to make comments                                                                                                      |
| <b>STAFF PRESENTATION:</b>     | 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

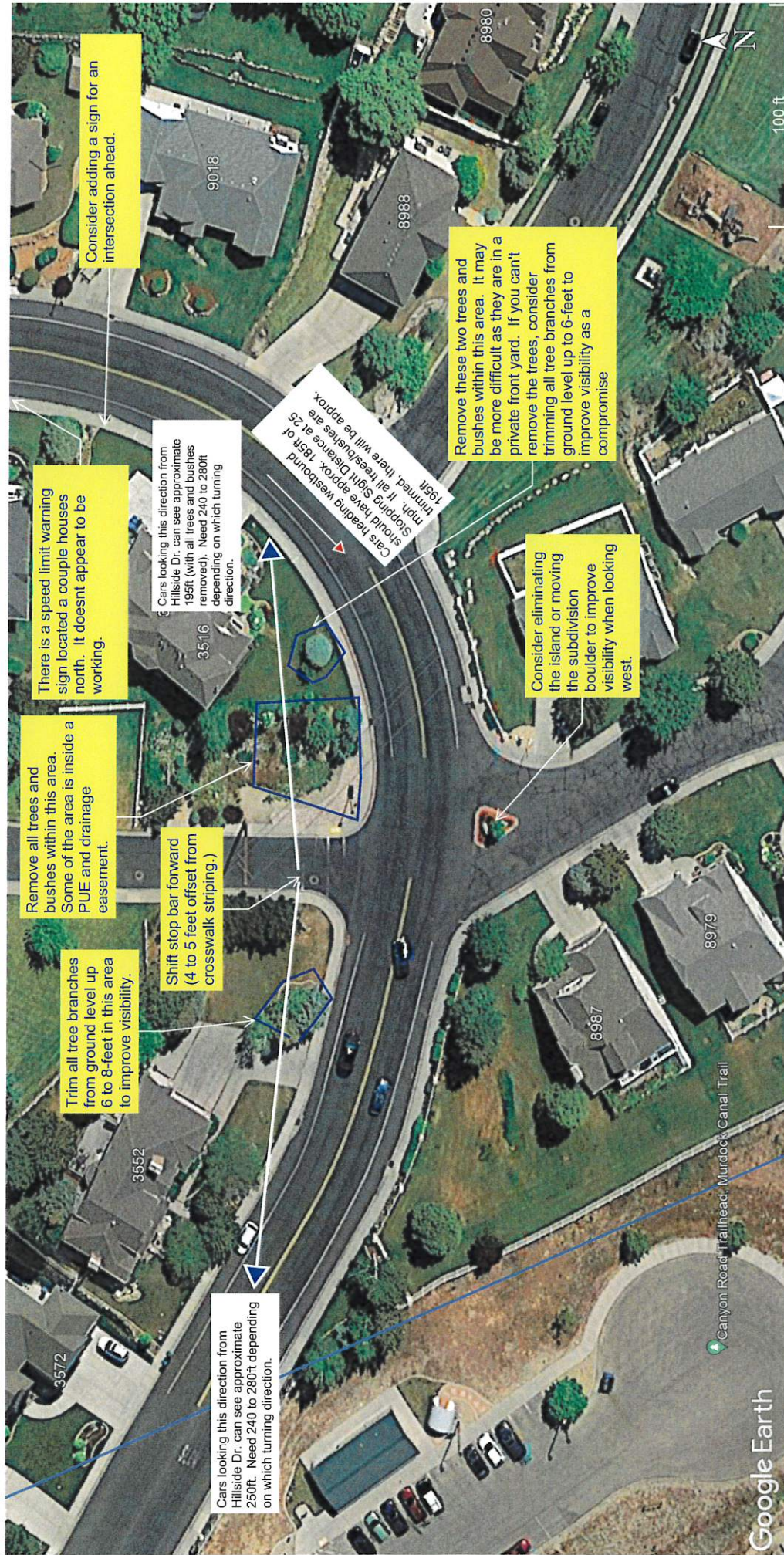
## ACTION:

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__ |















# The City of Cedar Hills

|              |                                |
|--------------|--------------------------------|
| <b>TO:</b>   | Mayor and City Council         |
| <b>FROM:</b> | Chandler Goodwin, City Manager |
| <b>DATE:</b> | August 5, 2025                 |

|                                |                                                                                                                                                                                  |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                | 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) |
| <b>APPLICANT PRESENTATION:</b> |                                                                                                                                                                                  |
| <b>STAFF PRESENTATION:</b>     | 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 retail 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 \_\_



King of the Hill  
Cedar Hills, UT 84062  
Dial 811

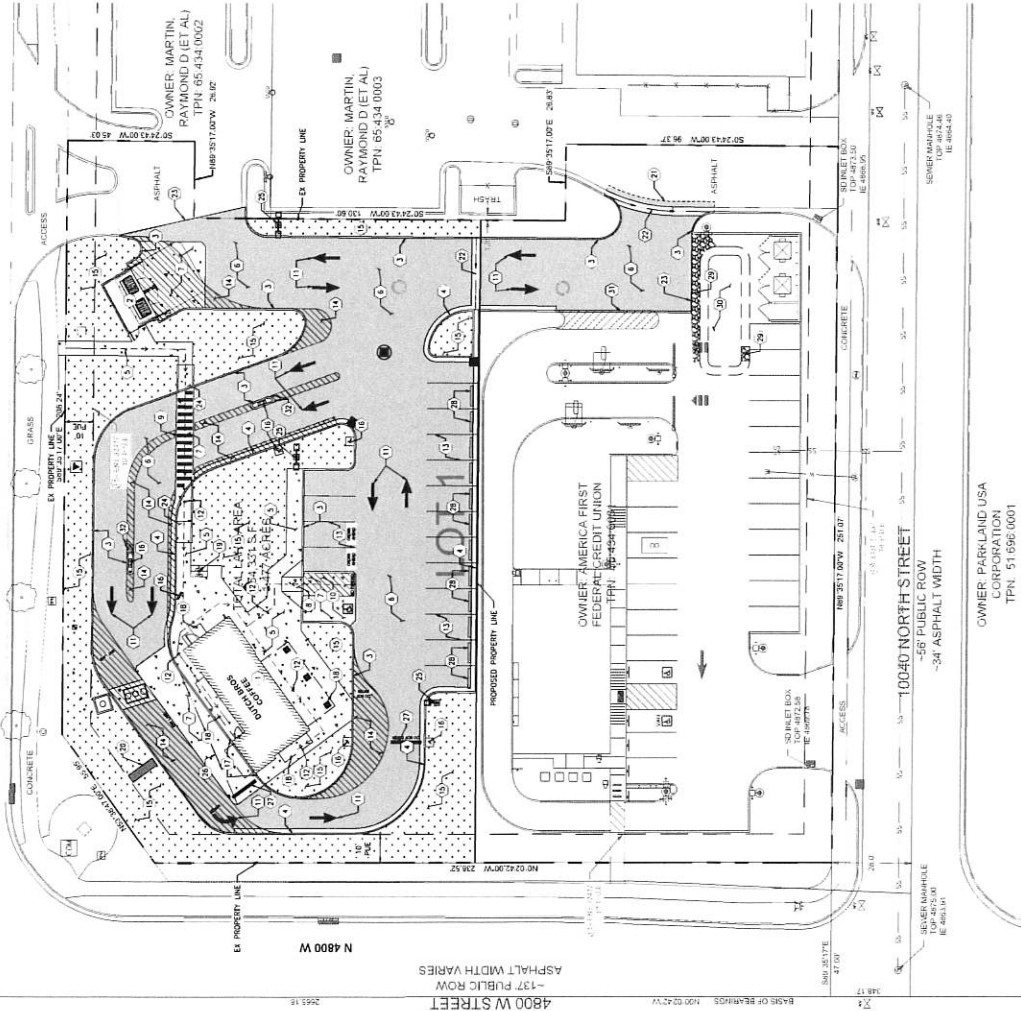
OWNER: JPMORGAN CHASE  
BANK  
TPH: 65 286 0002

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

OWNER: WALMART REAL ESTATE  
BUSINESS TRUST  
TPH: 65 288 0004

CEDAR HILLS DRIVE  
-58' PUBLIC ROW  
-56' ASPHALT WIDTH

W CEDAR HILLS DR



OWNER: PARKLAND USA  
CORPORATION  
TPH: 51 696 0001

## CONSTRUCTION NOTES:

1. LOCATION OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF IMPROVEMENTS WITH CONCRETE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. CONSTRUCT CONCRETE BASED ON DETAIL 1/20' C.S.1.
4. CONSTRUCT CURB AND GUTTER PER DETAIL 1/20' C.S.1.
5. CONSTRUCT ON-SITE CONCRETE SEWERAGE SECTION PER DETAIL 1/20' C.S.1. ALL JOINTS PER DETAIL 1/20' C.S.1.
6. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1.
7. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 1/20' C.S.1.
8. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 1/20' C.S.1.
9. PAINT CONCRETE. REFER TO DETAIL 1/20' C.S.1.
10. CONSTRUCT ACCESSIBLE PAVING STALL AND WALK WITH ALL REQUIRED SLOPE PER DETAIL 1/20' C.S.1.
11. PAINT DIRECTIONAL PAVING MARKINGS. TYPICAL PER DETAIL 1/20' C.S.1. ALL STOPPING ACCURACY REFER TO DETAIL 1/20' C.S.1 FOR STOP MARKINGS.
12. PAINT 4" WIDE WHITE REFLECTIVE PAINT PAVING STALL STRIPS. STOPPING SHALL CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
13. PAINT 4" WIDE WHITE REFLECTIVE PAINT PAVING STALL STRIPS. STOPPING SHALL CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
14. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1. ALL JOINTS PER DETAIL 1/20' C.S.1.
15. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1. ALL JOINTS PER DETAIL 1/20' C.S.1.
16. INSTALL SOIL INSTALLATION WITH CONCRETE. REFER TO DETAIL 1/20' C.S.1.
17. INSTALL ROLL-ON CURB. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAIL.
18. LOCATION OF BUILDING CANYON AND HANDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
19. INSTALL SHORT TERM TRUCK TRAILER TRAILER. REFER TO DETAIL 1/20' C.S.1.
20. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1. ALL JOINTS PER DETAIL 1/20' C.S.1.
21. APPROXIMATE SLOPE INFO.
22. CONSTRUCT CONCRETE SHALE PER DETAIL 1/20' C.S.1.
23. PROPOSED DOSE OF PAVEMENT.
24. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1.
25. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1.
26. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1.
27. PAINT STOP BAR PER CITY OF CEDAR HILLS STANDARD AND SPECIFICATIONS.
28. INSTALL PRE-CUT WELL STOP PER DETAIL 1/20' C.S.1.
29. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1.
30. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1.
31. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1.
32. INSTALL ASPHALT PAVEMENT PER DETAIL 1/20' C.S.1.

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

**ACCESSIBLE ROUTE REQUIREMENTS:**  
ALL PAVING SURFACES SHALL BE CONSTRUCTED ACCESSIBLE. ALL WALKWAYS SHALL BE A MINIMUM 4' IN WIDTH WITH A MAXIMUM 1:12 CROSS SLOPE AND SHALL HAVE RAMP SLOPES OF 1:12. ALL WALKWAYS SHALL BE CONSTRUCTED TO MAINTAIN A MINIMUM ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 3% (1:20).



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



Barghausen  
Consulting Engineers, LLC  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.2222  
barghausen.com

23689  
C2.0  
Sheet





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

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FOR REFERENCE ONLY



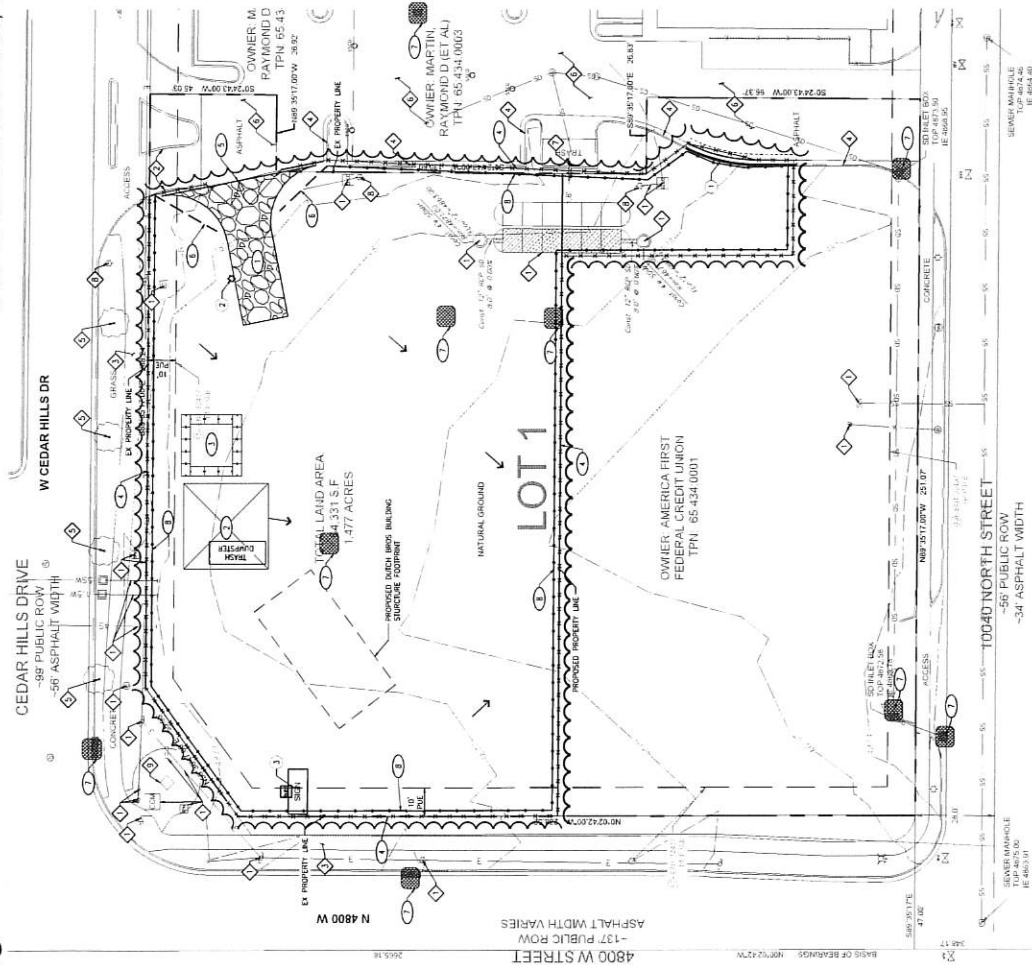






Know what's below.  
Call before you dig.

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



### 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 VERIFY THE LOCATION, DEPTH AND BEARING OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS OR NOT BY POINTING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO THE CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATION AT 811 AND THEN POINTING THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WHETHER OR NOT CONFLICTS EXIST BETWEEN THE UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNEXPOSED PUBLIC INFORMATION AND ARE SUBJECT TO VERIFICATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARBOURZEN CONSTRUCTION, INC. IMMEDIATELY. THE CONTRACTOR SHALL RESOLVE ALL CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

## UTILITY COORDINATION NOT

**THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES TO ENSURE PROPER PROTECTION AND DISCONNECTION**

## 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. UNLESS OTHERWISE NOTED, ALL EXISTING GAS AND POWER SERVICE LOCATIONS ARE CONFIRMED. CONTRACTOR TO OBTAIN NECESSARY PERMITS FOR ALL EXISTING UTILITY LOCATES (INCLUDING GAS AND POWER) FOR THE FULL SCOPE OF WORK PRIOR TO CONSTRUCTION OF ANY GROUND DISTURBING ACTIVITIES.

**WET WEATHER NOTE:**

**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 LOSEN 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

**EROSION AND SEDIMENT CONTROL NOTES:**

- [illegible]

## 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 OFF-SITE. CONTRACTOR TO ENSURE DISPOSAL COMPLES WITH CITY STANDARDS AND REGULATIONS FOR OFFSITE DISPOSAL/RECYCLING.

SPECIAL PROTECTION NOTES

1. PROTECT EXISTING INLET DUCTS, MANHOLE, CLEANOUTS, HYDRAULIC AND ASSOCIATED UNDERGROUND UTILITIES FROM DAMAGE DURING CONSTRUCTION. TYPICAL CONTRACTOR TO CONSIDER 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 OUTLET FROM DAMAGE DURING CONSTRUCTION. EXISTING TIE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
5. PROTECT EXISTING PAVEMENT FROM DAMAGE DURING CONSTRUCTION.
6. PROTECT EXISTING TIE EXCLUSIVE FROM DAMAGE DURING CONSTRUCTION.
7. PROTECT EXISTING LIGHT FROM DAMAGE DURING CONSTRUCTION.
8. PROTECT EXISTING SIGNMOUNT SIGN FROM DAMAGE DURING CONSTRUCTION.

**EROSION CONTROL NOTES:**

- [illegible]

**EROSION CONTROL CONTACT:**

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

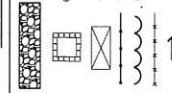
**BMP MAINTENANCE NOTES:**

1. TEMPURARY BRIDGING COVERS SHALL BE PLACED ON A FULL TOLERANCE SPREAD OVER DITCHED AREAS NOT BEING WORKED ON FOR 14 DAYS.
2. TEMPURARY EROSION CONTROLS SHOULD NOT BE REMOVED BEFORE PERMANENT EROSION CONTROL MEASURES ARE IN PLACE AND STABILIZED.
3. TEMPURARY EROSION CONTROLS SHOULD NOT BE REMOVED BEFORE PERMANENT EROSION CONTROL MEASURES ARE IN PLACE AND STABILIZED.
4. ALL MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE POLLUTANTS 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 BARRELS DURING AND AFTER EACH STORM AND REMOVE SEDIMENT FROM DRAINAGE CHANNELS AND STRUCTURES AFTER EACH STORM.
2. ANY SEDIMENT AND GRAVEL SHALL BE MANEUVERED REMOVED FROM THE TRAVELED WAY OF HIGHWAYS.
3. THE HANDHELD SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM OR BE TRANSPORTED OFF SITE.
4. IF THE GRAVES RESOURCES CLOUSED WITH SEDIMENT, IT MUST BE REMOVED FROM THE INLET AND/OR ENTRANCE WITH A HOSE.
5. IT IS URGENT THAT EROSION CONTROL MEASURES ARE IN PLACE AT THE SOURCE IN ADEQUATE DEFERENCE WITH THE GRADES.

**TESC LEGEND:**



| No. | Date | City | State | Name |
|-----|------|------|-------|------|
|     |      |      |       |      |
|     |      |      |       |      |
|     |      |      |       |      |
|     |      |      |       |      |

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



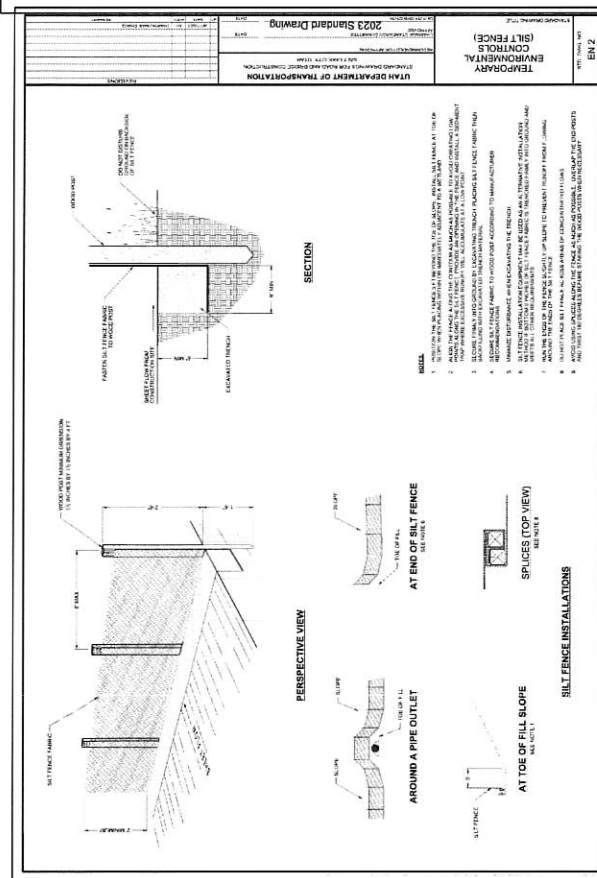
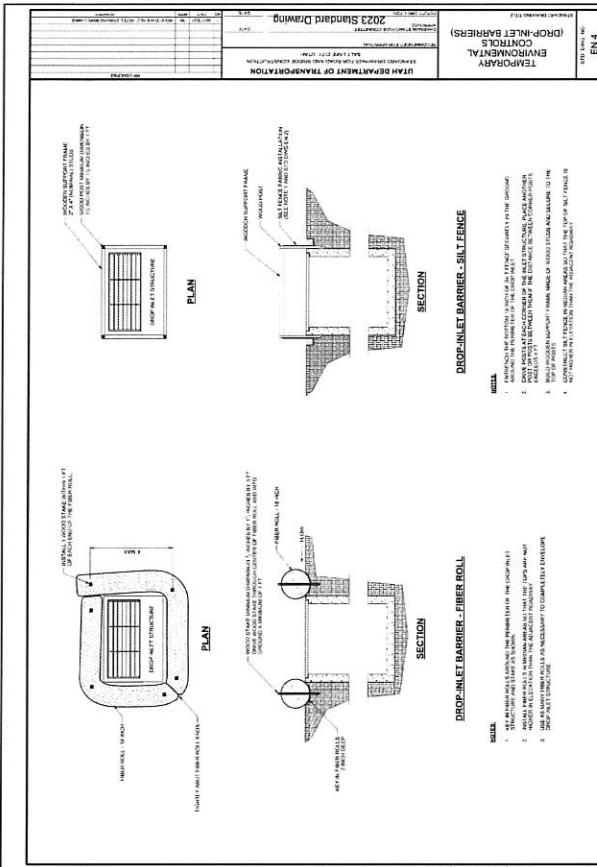
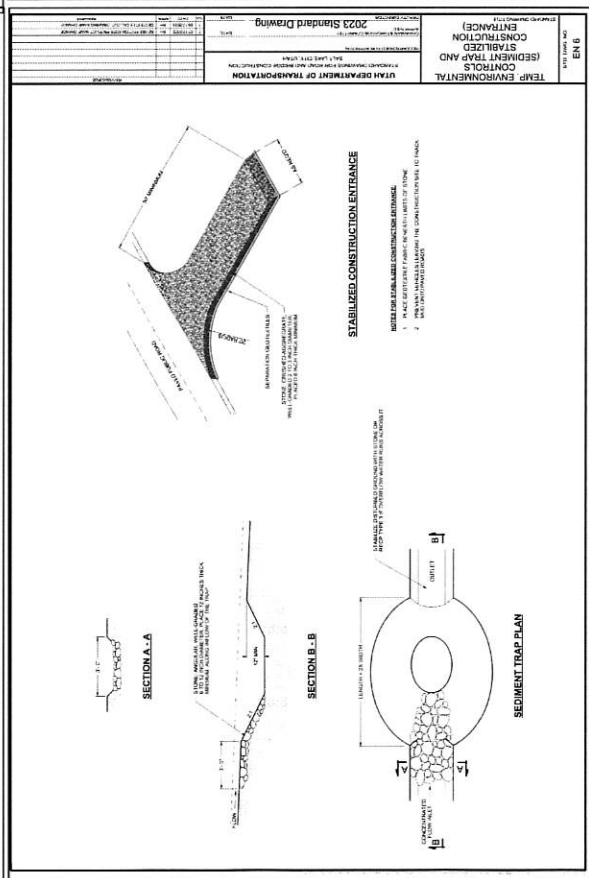
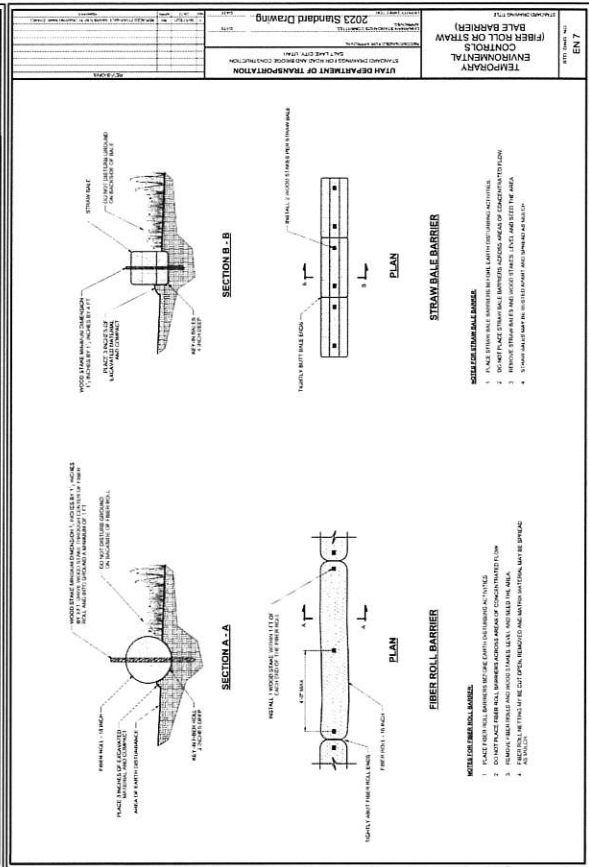
DUTCH BROS.



|            |          |  |
|------------|----------|--|
| Designed   | ENR      |  |
| Drawn      | ENR      |  |
| Checked    | ENR      |  |
| Approved   | ENR      |  |
| Date       | 05/10/23 |  |
| Vertical   | N/A      |  |
| Horizontal | 1" = 20' |  |

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

23689  
Sheet  
C1.3  
2013 (B)  
Engineering Unit









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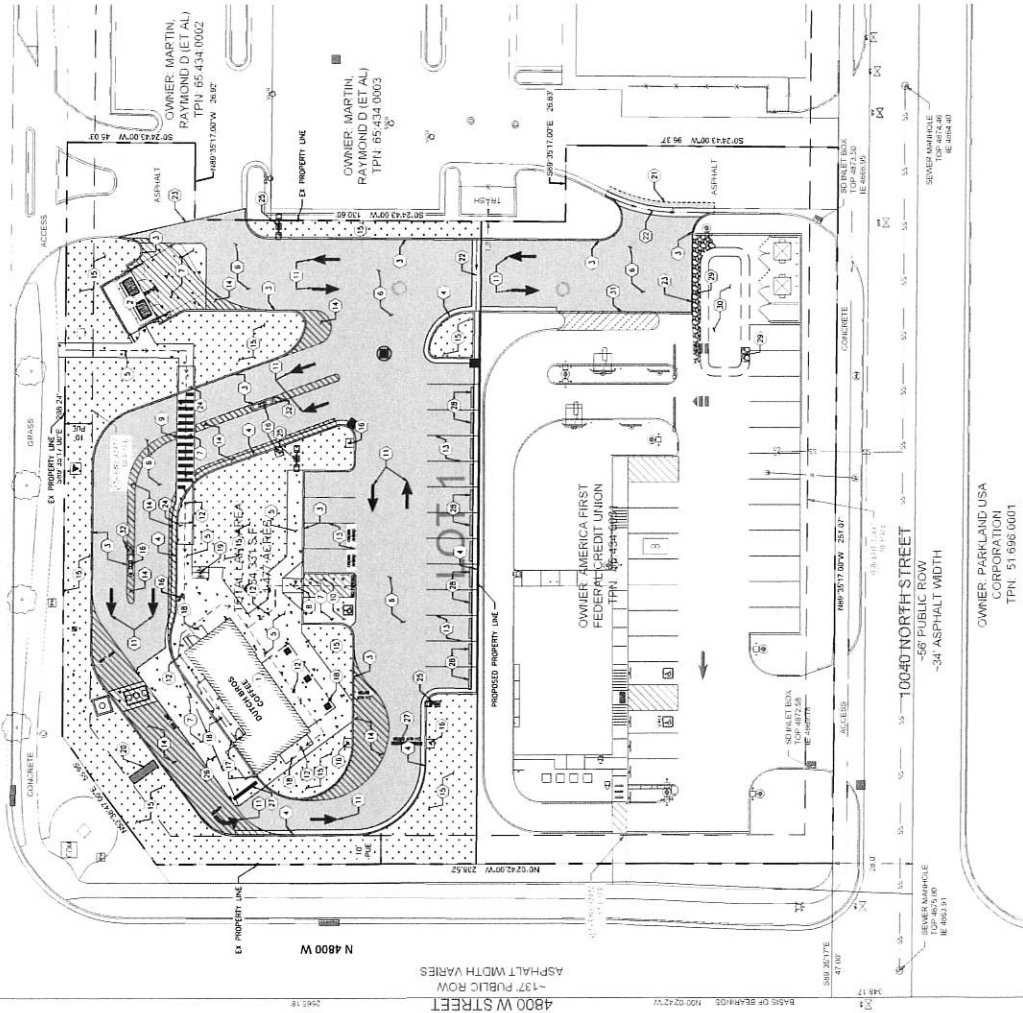
OWNER: JPMORGAN CHASE  
BANK  
TPN: 85 258 0002

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

OWNER: WALMART REAL ESTATE  
BUSINESS TRUST  
TPN: 65 288 0004

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

W CEDAR HILLS DR



OWNER: PARKLAND USA  
CORPORATION  
TPN: 51 695 0001

## CONSTRUCTION NOTES:

1. LOCATION OF BUILDING, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF TRUNK ENCLOSURE WITH CONCRETE, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. CONSTRUCT CONCRETE WALKER CURB PER DETAIL 1/20/17 C.S.1.
4. CONSTRUCT CURB AND GUTTER PER DETAIL 1/20/17 C.S.1.
5. CONSTRUCT ON-SITE CONCRETE SIDEWALK SECTION PER DETAIL 1/20/17 C.S.1. ALL JOINTS PER DETAIL 4/20/17 C.S.1.
6. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/20/17 C.S.1.
7. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 1/20/17 C.S.1.
8. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 1/20/17 C.S.1.
9. PAINT CONCRETEAL REINFORCING RODS PER CITY OF CEDAR HILLS STANDARD AND SPECIFICATIONS.
10. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
11. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
12. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
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15. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
16. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
17. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
18. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
19. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
20. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
21. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
22. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
23. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
24. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
25. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.
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32. DETAIL 1/20/17 C.S.1. REFER TO DETAIL 1/20/17 C.S.1 FOR DETAIL 1/20/17 C.S.1.

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

**ACCESSIBLE ROUTE REQUIREMENTS:**  
ALL WALKING SURFACES SHALL BE CONFORMANT ACCESSIBLE. ALL WALKWAYS MUST BE A  
MINIMUM OF 36" WIDE WITH A MAXIMUM 1:12 CROSS SLOPE AND SHALL HAVE RAMP  
SLOPES OF 1:12 OR FLATTER. ALL WALKWAYS MUST BE CONFORMANT TO THE  
ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 2% (1:50).



|            |                           |
|------------|---------------------------|
| Job Number | 23689                     |
| Sheet      | C2.0                      |
| Client     | Consulting Engineers, LLC |
| Project    | 18215 72nd Avenue South   |
| Location   | 4752515222                |
| Drawn      | LM                        |
| Checked    | LM                        |
| Approved   | LM                        |
| Date       | 08/19/22                  |
| Scale      | N/A                       |

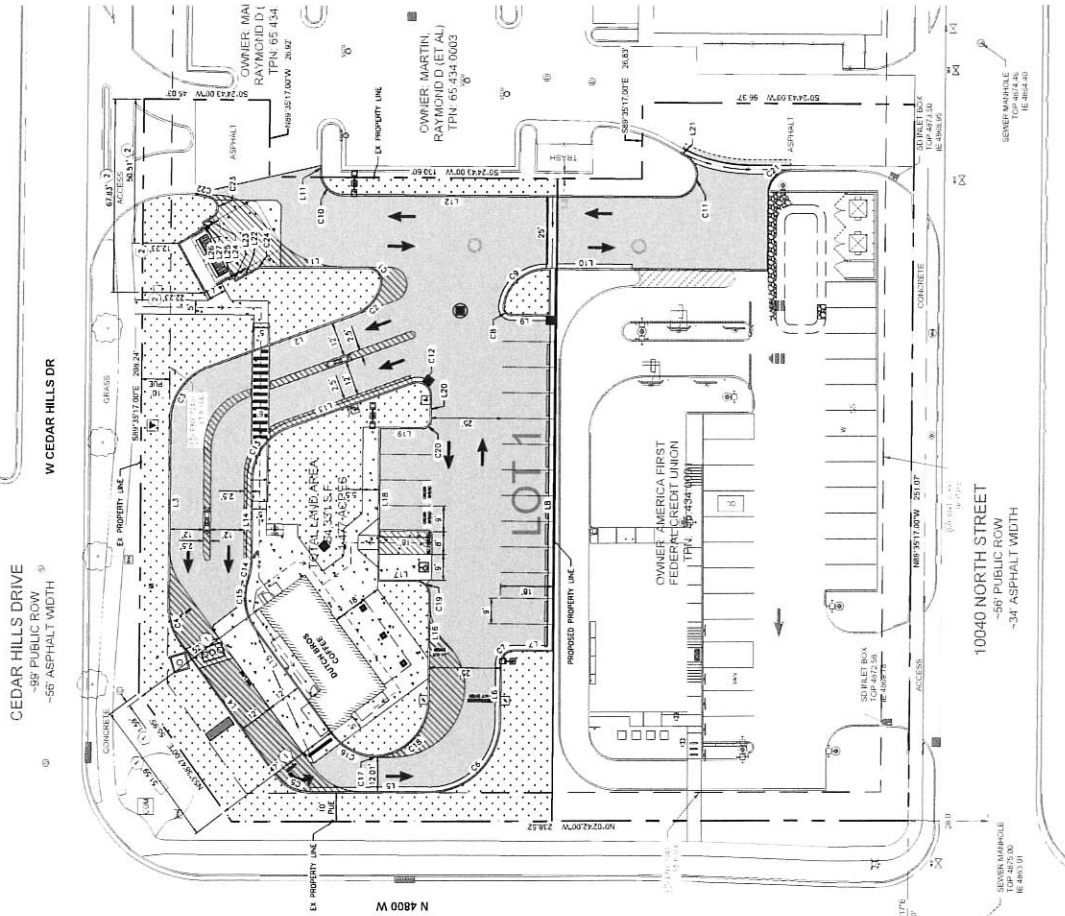


Site Plan  
4773 W. CEDAR HILLS DR.  
CEDAR HILLS, UT 84062



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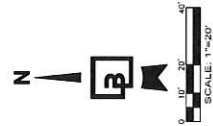
DUTCH BROS COFFEE UT0901  
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



- HORIZONTAL CONTROL NOTE:**  
CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, EASEMENTS, AND Easements SHOWN ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. THE SURVEYOR SHALL STAKE ALL TRAIL USING COORDINATE GEOMETRY (RECTIFIED) TO THE CURB OR SIDEWALK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE STAKES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE STAKES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE STAKES.
- HORIZONTAL CONTROL NOTES:**  
1. HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN FROM THE BUILDING CORNER. THE BUILDING IS PARALLEL TO THE NORTHEAST PROPERTY LINE.  
2. HORIZONTAL CONTROL DIMENSIONS FOR THE TRASH ENCLOSURE ARE SHOWN FROM THE TRASH ENCLOSURE CORNER. THE TRASH ENCLOSURE IS NOT PARALLEL TO THE NORTH PROPERTY LINE.

| LINE TABLE |        |                    |
|------------|--------|--------------------|
| Line #     | Length | Direction          |
| L1         | 37.00  | S 07° 24' 35.16" W |
| L2         | 54.48  | N 07° 30' 17.00" W |
| L3         | 64.20  | N 07° 30' 17.00" W |
| L4         | 57.78  | S 55° 38' 47.00" W |
| L5         | 41.43  | S 07° 02' 42.00" E |
| L6         | 18.85  | S 07° 24' 43.00" W |
| L7         | 13.00  | S 07° 24' 43.00" W |
| L8         | 117.00 | S 07° 24' 43.00" W |
| L9         | 14.93  | N 07° 24' 43.00" E |
| L10        | 29.94  | S 07° 24' 43.00" W |
| L11        | 2.60   | N 07° 22' 55.79" W |
| L12        | 116.70 | S 07° 24' 43.00" W |
| L13        | 46.04  | S 07° 30' 17.00" E |
| L14        | 28.40  | S 07° 30' 17.00" E |
| L15        | 44.99  | N 07° 30' 17.00" E |
| L16        | 37.17  | N 07° 30' 17.00" E |
| L17        | 13.00  | S 07° 24' 43.00" W |
| L18        | 53.00  | N 07° 30' 17.00" W |
| L19        | 15.00  | N 07° 22' 55.79" W |
| L20        | 8.62   | N 07° 30' 17.00" E |
| L21        | 1.55   | N 07° 17' 24.29" E |
| L22        | 8.06   | S 07° 30' 17.00" E |
| L23        | 1.50   | S 07° 24' 43.00" W |
| L24        | 3.59   | N 07° 30' 17.00" W |
| L25        | 2.00   | S 07° 30' 17.00" E |
| L26        | 2.00   | N 07° 30' 17.00" E |
| L27        | 1.50   | S 07° 24' 43.00" W |

| CURVE TABLE |        |        |
|-------------|--------|--------|
| Curve #     | Length | Radius |
| C1          | 8.06   | 5.00   |
| C2          | 15.02  | 15.00  |
| C3          | 24.43  | 20.00  |
| C4          | 13.79  | 20.18  |
| C5          | 14.08  | 15.00  |
| C6          | 20.07  | 25.00  |
| C7          | 8.06   | 5.00   |
| C8          | 21.08  | 15.00  |
| C9          | 12.58  | 8.00   |
| C10         | 21.62  | 8.00   |
| C11         | 21.62  | 8.00   |
| C12         | 8.60   | 5.00   |
| C13         | 24.43  | 20.00  |
| C14         | 8.35   | 20.15  |
| C15         | 19.20  | 20.04  |
| C16         | 15.11  | 20.00  |
| C17         | 3.45   | 15.00  |
| C18         | 27.62  | 20.00  |
| C19         | 7.85   | 5.00   |
| C20         | 4.71   | 3.00   |
| C21         | 11.43  | 7.86   |
| C22         | 5.54   | 37.05  |
| C23         | 9.41   | 4.00   |
| C24         | 2.62   | 5.00   |



HORIZONTAL CONTROL PLAN  
CEDAR HILLS, UT 84062



Scale  
N/A  
Version  
1" = 20'  
Checked  
JCM  
Approved  
JCM  
Date  
06/19/23

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

Job Number  
23689  
Sheet  
C2.1

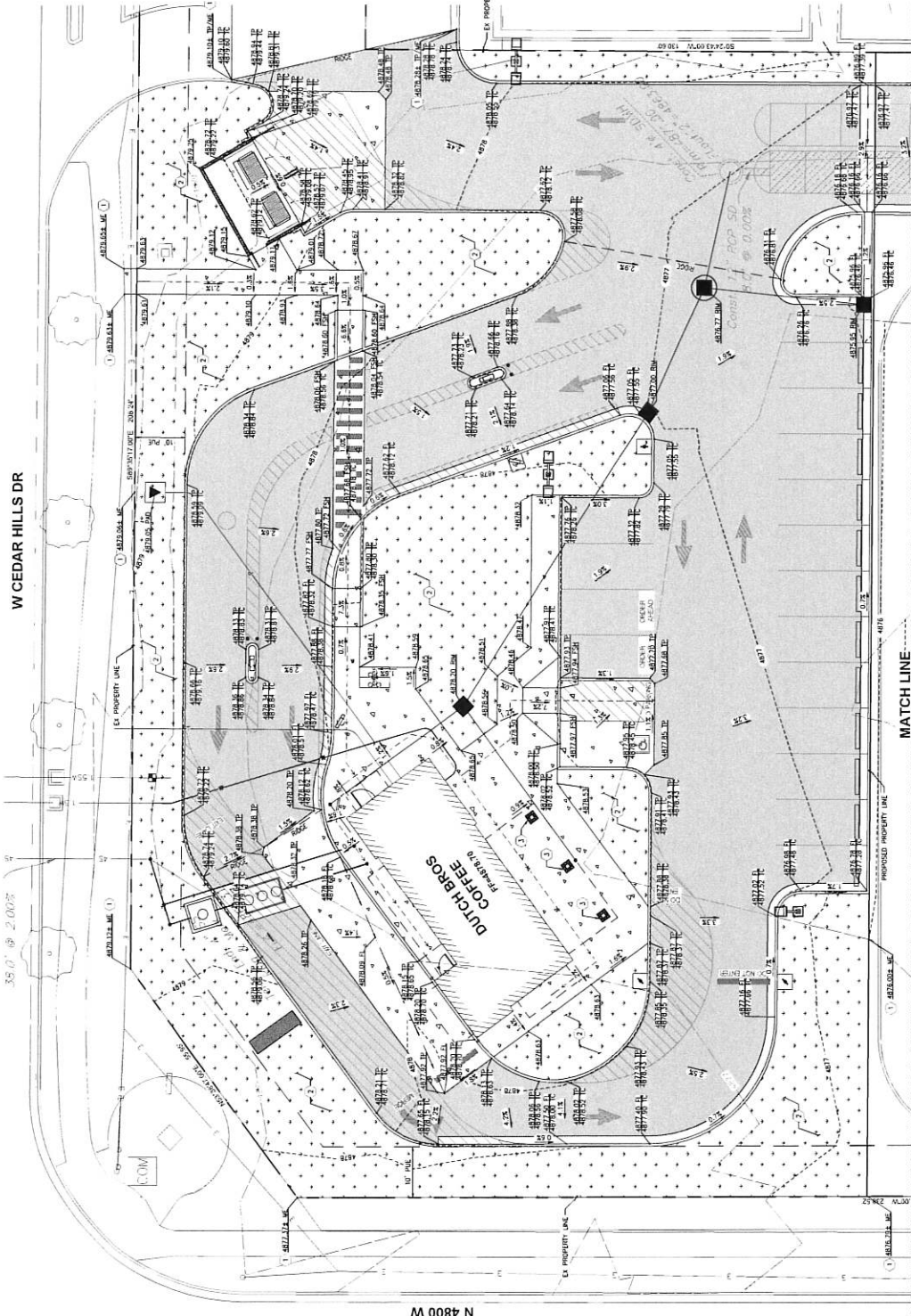


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# DUTCH BROS COFFEE UT0901 4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

W CEDAR HILLS DR

35.0' @ 2.00%



MATCH LINE  
SHEET C3.1

- GRADING GENERAL NOTES:**
1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS FOR THE CITY OF CEDAR HILLS, UT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PUBLIC WORKS TOLERANCES.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEVATIONS. ELEVATIONS SHALL BE IN FEET AND DECIMALS THEREOF.
  3. BUILDING FINISH FLOOR (FF) ELEVATION, THE FINISH FLOOR OF THE BUILDING IS TO BE DETERMINED BY THE ARCHITECT. THE FINISH FLOOR OF THE BUILDING IS TO BE DETERMINED BY THE ARCHITECT. THE FINISH FLOOR OF THE BUILDING IS TO BE DETERMINED BY THE ARCHITECT.
  4. ALL EXISTING UTILITY CONDUITS AND ASSOCIATED LOTS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEVATIONS. ELEVATIONS SHALL BE IN FEET AND DECIMALS THEREOF.
  5. ALL EXISTING UTILITY CONDUITS AND ASSOCIATED LOTS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEVATIONS. ELEVATIONS SHALL BE IN FEET AND DECIMALS THEREOF.
  6. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS REQUIRED FOR WORK SHOWN ON PLANS.
  7. ALL EXISTING UTILITY CONDUITS AND ASSOCIATED LOTS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEVATIONS. ELEVATIONS SHALL BE IN FEET AND DECIMALS THEREOF.
  8. ALL EXISTING UTILITY CONDUITS AND ASSOCIATED LOTS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEVATIONS. ELEVATIONS SHALL BE IN FEET AND DECIMALS THEREOF.
  9. ALL EXISTING UTILITY CONDUITS AND ASSOCIATED LOTS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEVATIONS. ELEVATIONS SHALL BE IN FEET AND DECIMALS THEREOF.
- ABBREVIATIONS**
- OB - GRADE BREAK
  - FF - FINISH FLOOR
  - FC - TOP OF GRADE/FINISH GRADE
  - LP - TOP OF GRADE/FINISH GRADE
  - UP - TOP OF GRADE/FINISH GRADE
  - TP - TOP OF GRADE/FINISH GRADE
  - TS - TOP OF GRADE/FINISH GRADE
- CONSTRUCTION NOTES**
1. CONTRACTOR TO MATCH EXISTING GRADES & FLOW LINE.
  2. CONTRACTOR TO GRADE AREA TO DRAIN.
  3. CONTRACTOR TO MATCH EXISTING GRADES & FLOW LINE.

DUTCHBROS



Scale  
Horizontal  
Vertical  
Date: 08/17/25

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

23689  
C3.0  
Sheet



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

**GRADING GENERAL NOTES:**

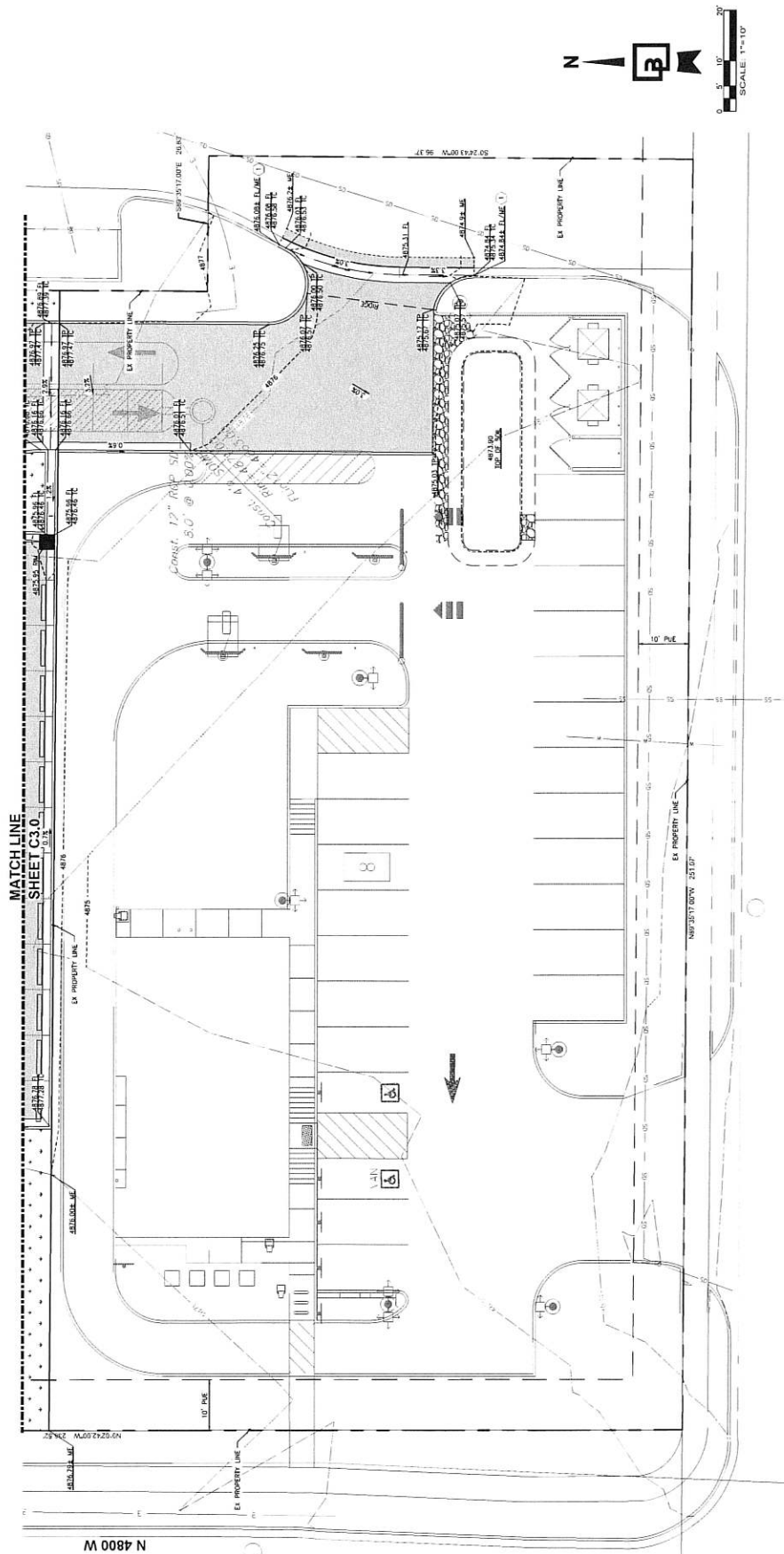
- [illegible]

## GRADING ABBREVIATIONS

- |     |   |                           |
|-----|---|---------------------------|
| GB  | = | GRADE BREAK               |
| FS  | = | FINISH SURFACE            |
| FSH | = | FLASH                     |
| FT  | = | FINISH FLOOR              |
| FC  | = | 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

[illegible]

|          |       |       |       |       |       |
|----------|-------|-------|-------|-------|-------|
| Designed | _____ | _____ | _____ | _____ | _____ |
| Drawn    | _____ | _____ | _____ | _____ | _____ |
| Checked  | _____ | _____ | _____ | _____ | _____ |
| Approved | _____ | _____ | _____ | _____ | _____ |
| Date     | _____ | _____ | _____ | _____ | _____ |

**Barghausen Consulting Engineers, LLC**  
3235 72nd Avenue South  
Rent, WA 98032  
252.51.6222  
barghausen.com



23689





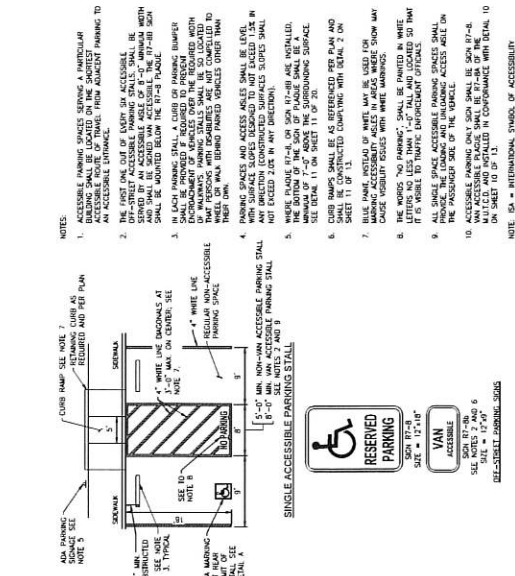


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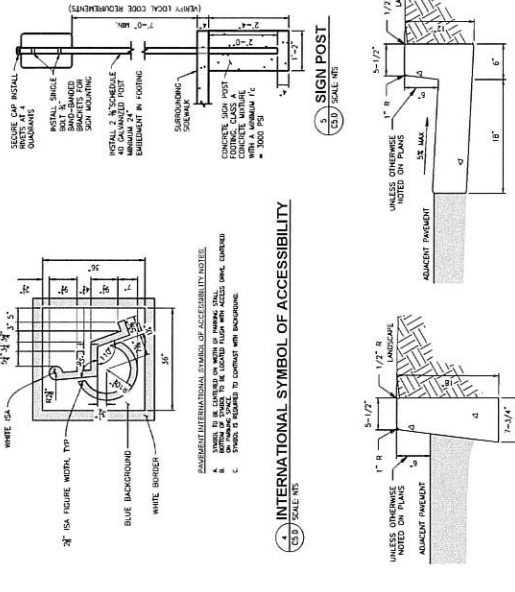
The drawing consists of several parts:

- Top Section:** A title block with the text "2025 Standard Drawing" and "PERMIT TO CONSTRUCT". Below this is a section titled "GENERAL NOTES" containing several numbered items (1-10) providing specifications for the bridge structure.
- Left Section:** A plan view of the bridge structure, showing the layout of the bridge deck and the location of the piers. It includes dimensions and labels for various components.
- Right Section:** A cross-section of the bridge structure, showing the profile of the bridge deck and the location of the piers. It includes dimensions and labels for various components.
- Bottom Section:** A detailed view of the bridge structure, showing the layout of the bridge deck and the location of the piers. It includes dimensions and labels for various components.

1 ACCESSIBLE RAMP  
C5.0 SCALE: NTS



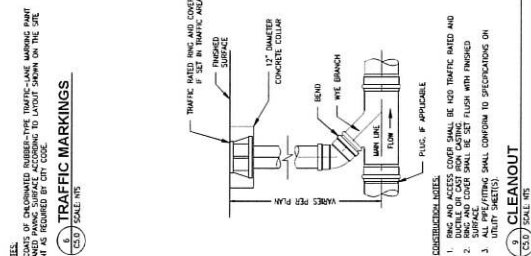
2 DETECTABLE WARNING  
C5.0 SCALE: NTS



3 ACCESSIBLE PARKING  
C5.0 SCALE: NTS

7 UNSITE BARRIER CURB (PRIVATE)  
CS.0 SCALE: NTS

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

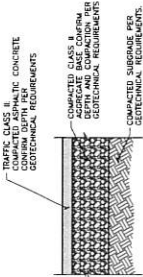


|            |            |                                                                                                                                        |      |                                                                                                                 |                                                                                                                                                                    |
|------------|------------|----------------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Job Number | 23689      | Sheet                                                                                                                                  | CS.0 | Drawn by                                                                                                        | CS.0                                                                                                                                                               |
| Job Title  |            | <br><b>Barghausen</b><br>Consulting Engineers, LLC    |      | 18215 72nd Avenue South<br>Kent, WA 98032<br>425.251.6722<br><a href="http://barghausen.com">barghausen.com</a> | Date: 08/18/23<br>Approved: <br>Michael J. Barghausen, P.E.<br>Principal Engineer |
| Scale      | As Shown   | Drawn                                                                                                                                  | DATE | 1/1/23                                                                                                          | 1/1/23                                                                                                                                                             |
| For        | DUTCH BROS | <br>4773 W. CEDAR HILLS DR.,<br>CEDAR HILLS, UT 84062 |      |                                                                                                                 |                                                                                                                                                                    |

Know what's below.  
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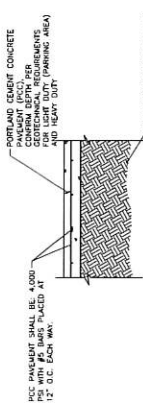
# DUTCH BROS COFFEE UT0901 4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



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

## 1. ASPHALT PAVING SECTION (PRIVATE)

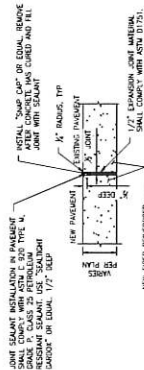
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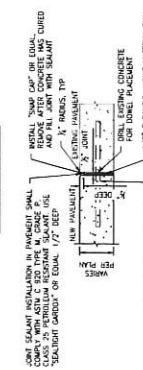
NOTE:  
ALL PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

## 2. CONCRETE PAVING SECTION (PRIVATE)

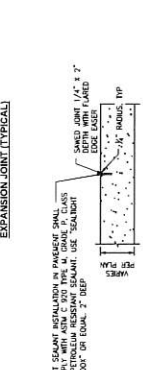
(CS.1) SCALE: NTS



NOTE:  
CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



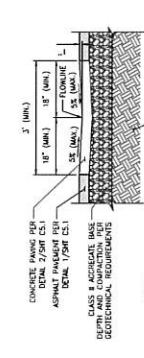
NOTE:  
EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



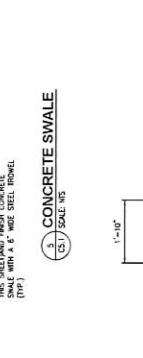
NOTE:  
CONTROL JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

## 3. CONCRETE JOINTING

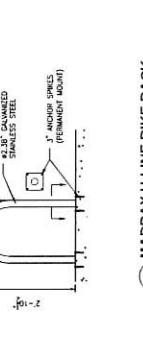
(CS.1) SCALE: NTS



NOTE:  
CONCRETE SWALES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



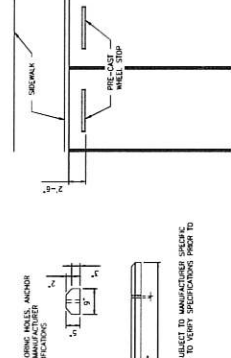
NOTE:  
CONCRETE SWALES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



NOTE:  
MADRAX U-LINE BIKE RACKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

## 4. MADRAX U-LINE BIKE RACK

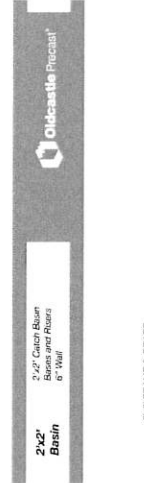
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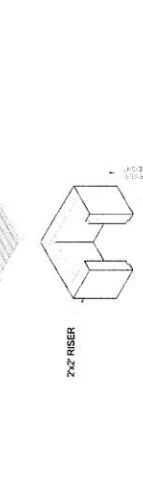
NOTE:  
PRE-CAST WHEEL STOPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

## 5. PRE-CAST WHEEL STOP

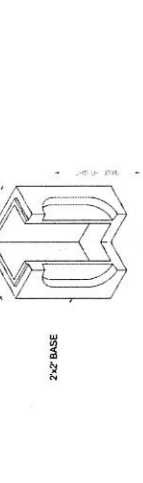
(CS.1) SCALE: NTS



NOTE:  
2x2' BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



NOTE:  
2x2' RISERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



NOTE:  
2x2' BASES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

## 6. 2x2' BASE

(CS.1) SCALE: NTS



NOTE:  
GREASE INTERCEPTOR CONCRETE SLABS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



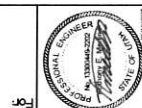
NOTE:  
GREASE INTERCEPTOR CONCRETE SLABS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.



NOTE:  
GUARD RAIL DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

## 7. GUARD RAIL DETAIL

(CS.1) SCALE: NTS



|          |      |       |
|----------|------|-------|
| Designed | DATE | Scale |
| Checked  | DATE | Scale |
| Approved | DATE | Scale |

Barghausen Consulting Engineers, LLC  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.7222  
barghausen.com



23689  
C.S.1  
Job Number  
Sheet

23689



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

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

Title:

DUTCH BROS

For:



Scale:

Horizontal:

Vertical:

Scale:

Date: 09/19/22

Approved: JKL

Checked: JKL

Drawn: JKL

Project: 18215 72nd Avenue South

Project: 425 251 6222

Project: 18215 72nd Avenue South

Project: kent, WA 98032

Project: barghausen.com

Project: Barghausen

Project: Consulting Engineers, LLC.

Project: 23689

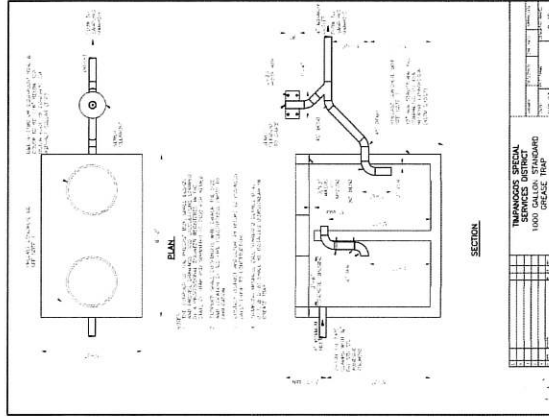
Project: C6.0

Project: Sheet

Project: Job Number

Project: 23689

Project: 23689







101 SE SANDY BLVD. SUITE 100  
PORTLAND, OR 97204  
P: 503.247.2555  
WWW.GNICHARCH.COM  
XX.XX.XX

DB2550-A1

Project No: UT0901  
Dutch Bros Coffee - New Free-standing Store  
55C W Cedar Hills Drive & N 4800 W  
Cedar Hills, UT 84062  
For: Dutch Bros Coffee  
110 W 4th Street  
Grants Pass, OR 97526

ISSUED FOR DESIGN  
REVIEW: 03.12.2025

REV. DATE DESCRIPTION

SHEET NAME

BUILDING ELEVATIONS

SHEET NUMBER

A6.1

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| EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY                                                              |              |                                 |                                                             |
|-------------------------------------------------------------------------------------------------------------|--------------|---------------------------------|-------------------------------------------------------------|
| ID TAG                                                                                                      | MATERIAL     | MANUFACTURER                    | REMARKS                                                     |
| ZONE 1 (BUDY)                                                                                               |              |                                 |                                                             |
| 1A                                                                                                          | STUCCO       | DRYVIT                          | ESP 2 SYSTEM, UNDOUBTABLE FINE<br>E FINISH, RETALS AS SHOWN |
| 1B                                                                                                          | BRICK        | COMMERCIAL BRICK                | STANDARD ANTIKAZZE BRICK -<br>COLOR PER MFR                 |
| 1C                                                                                                          | STUCCO       | DRYVIT                          | CCP-2 SYSTEM, UNDOUBTABLE FINE<br>E FINISH, RETALS AS SHOWN |
| ZONE 2 (TOWER)                                                                                              |              |                                 |                                                             |
| 2                                                                                                           | BRICK        | COMMERCIAL BRICK                | STANDARD ANTIKAZZE BRICK -<br>COLOR PER MFR                 |
| ZONE 3 (BASE)                                                                                               |              |                                 |                                                             |
| 3                                                                                                           | BRICK        | COMMERCIAL BRICK                | STANDARD ANTIKAZZE BRICK -<br>COLOR PER MFR                 |
| ZONE 4 (FRAMED CANOPY)                                                                                      |              |                                 |                                                             |
| 4                                                                                                           | FACIAL       | SECTION 050500<br>METAL ROOFING | 1-GROOVE 12"<br>NATURAL NORTHWESTERN<br>SPUNKS              |
| 5                                                                                                           | SOFFIT       | SECTION 050500<br>METAL ROOFING | NAT. TAG, UP REVEAL                                         |
| 6                                                                                                           | BRICK        | COMMERCIAL BRICK                | THIN BRICK - WEATHER OOD<br>COLOR PER MFR                   |
| MISC.                                                                                                       |              |                                 |                                                             |
| 7                                                                                                           | PARAPET CAPS | SECTION 050500<br>METAL ROOFING | COLOR WHITE BLACK                                           |
| 8                                                                                                           | STOREFRONT   | KAWNEER, OR SIM                 | COLOR DARK BRONZE                                           |
| NOTES: SEE TO PROVIDE FINE SMOOTH DOWNPOUTE, AND ALL NECESSARY ADJUSTING, AT FINISHES AND CANOPY LOCATIONS. |              |                                 |                                                             |













1801 SE SANDY BLVD. SUITE 100  
PORTLAND, OREGON 97202  
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F: 503.241.7659  
WWW.GNICHARCH.COM  
XX.XX.XX

DB250-A1

Project No: UT0901  
Dutch Bros Coffee - New Free-standing Store  
110 SW 4th Street  
Cedar Hills, UT 84062  
SEC W Cedar Hills Drive & N 4800 W  
Grants Pass, OR 97526  
ISSUED FOR DESIGN  
REVIEW: 03.12.2025

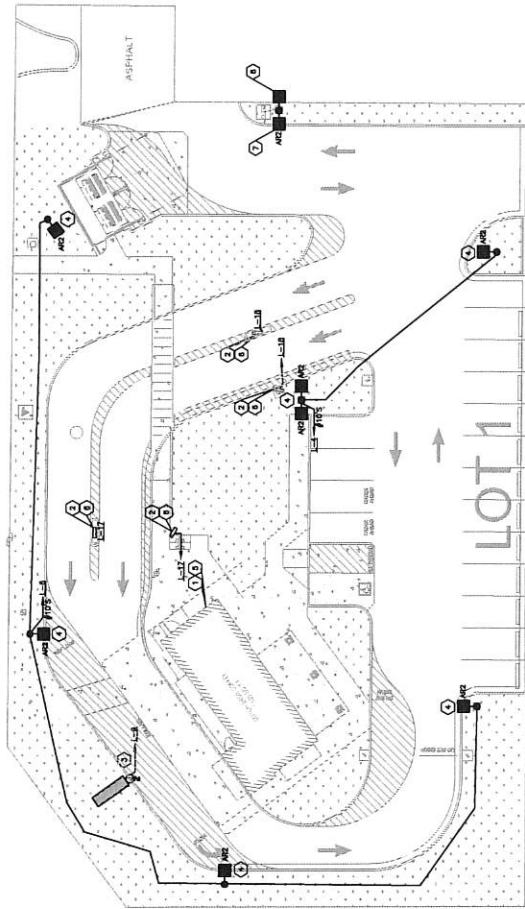
REV: DATE DESCRIPTION

SHEET NAME

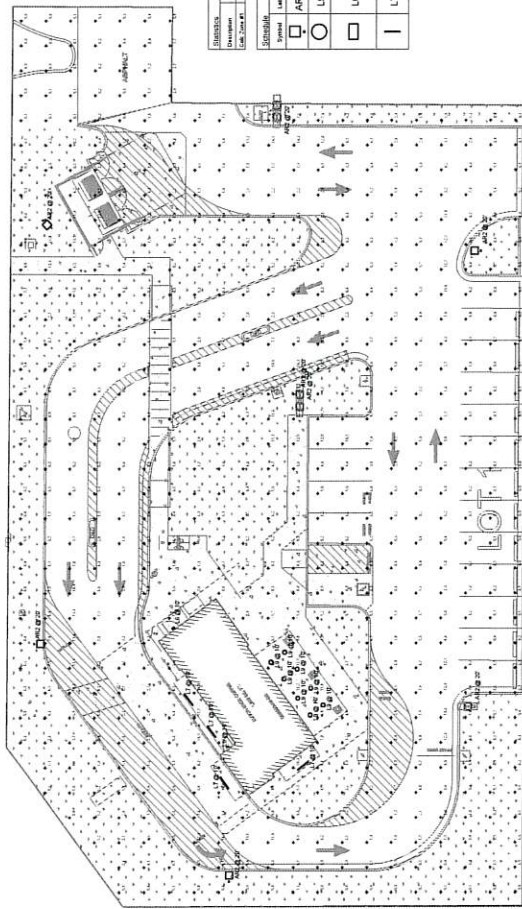
ELECTRICAL  
SITE PLAN &  
PHOTOMETRIC

SHEET NUMBER

E0.01  
03/12/2025

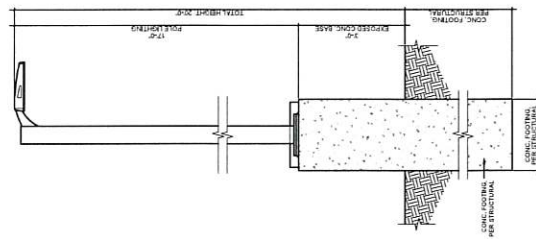


1 ELECTRICAL SITE PLAN  
N  
1" = 10'

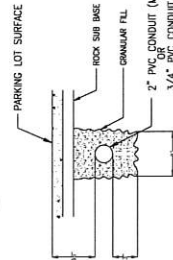


2 SITE PHOTOMETRIC PLAN  
N  
1" = 10'

- KEYED NOTES**
1. LOCATION OF UTILITY METER DISCONNECT SWITCH AND CT CABLE. REFER TO "METER SHED" ON SHEET E0.01.
  2. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC CONDUIT (MENU BOARDS) AND 3/4" PVC CONDUIT (SITE LIGHTING, ETC.) TO MATCH EXISTING PAVING SURFACES FROM EXISTING ELECTRICAL SERVICE TO NEW ELECTRICAL SERVICE.
  3. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC CONDUIT (MENU BOARDS) AND 3/4" PVC CONDUIT (SITE LIGHTING, ETC.) TO MATCH EXISTING PAVING SURFACES FROM EXISTING ELECTRICAL SERVICE TO NEW ELECTRICAL SERVICE.
  4. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC CONDUIT (MENU BOARDS) AND 3/4" PVC CONDUIT (SITE LIGHTING, ETC.) TO MATCH EXISTING PAVING SURFACES FROM EXISTING ELECTRICAL SERVICE TO NEW ELECTRICAL SERVICE.
  5. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC CONDUIT (MENU BOARDS) AND 3/4" PVC CONDUIT (SITE LIGHTING, ETC.) TO MATCH EXISTING PAVING SURFACES FROM EXISTING ELECTRICAL SERVICE TO NEW ELECTRICAL SERVICE.
  6. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC CONDUIT (MENU BOARDS) AND 3/4" PVC CONDUIT (SITE LIGHTING, ETC.) TO MATCH EXISTING PAVING SURFACES FROM EXISTING ELECTRICAL SERVICE TO NEW ELECTRICAL SERVICE.
  7. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC CONDUIT (MENU BOARDS) AND 3/4" PVC CONDUIT (SITE LIGHTING, ETC.) TO MATCH EXISTING PAVING SURFACES FROM EXISTING ELECTRICAL SERVICE TO NEW ELECTRICAL SERVICE.
  8. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC CONDUIT (MENU BOARDS) AND 3/4" PVC CONDUIT (SITE LIGHTING, ETC.) TO MATCH EXISTING PAVING SURFACES FROM EXISTING ELECTRICAL SERVICE TO NEW ELECTRICAL SERVICE.



4 LIGHT POLE DETAIL  
1/8" = 1'-0"



5 TRENCHING DETAIL  
1/8" = 1'-0"

## FEATURES

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



3000K and warmer CCTs only

## CONTROL TECHNOLOGY



## 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

The Archetype®



### 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            |



|            |           |
|------------|-----------|
| DATE:      | LOCATION: |
| TYPE:      | PROJECT:  |
| CATALOG #: |           |

## ORDERING GUIDE

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

CATALOG #

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

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

Notes:

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

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



## SPECIFICATIONS (CONTINUED)

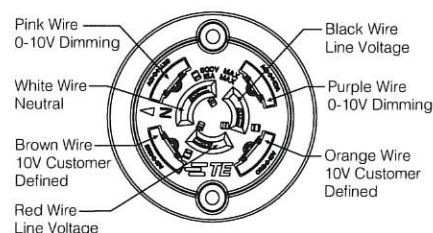
### CONTROLS

#### BUTTON PHOTOCELL

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

#### 7PR

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



#### LightGRID+

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

#### WIR-RME-L

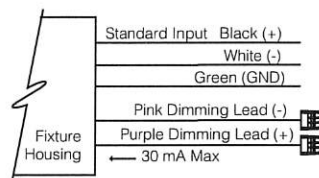
- LightGRID+ External Module, 120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

#### NX LIGHTING CONTROLS

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

#### DIMMING:

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



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

#### POLE MOUNTED

##### ROUND POLE-MOUNTED OCCUPANCY

##### SENSOR UP TO 30'

##### SCH-R

- Round Pole Mounted Occupancy Sensor up to 30' - Outdoor occupancy sensor with 0-10V interface dimming control mounts directly to the pole. Wide 360° pattern. Module colors available Black, Gray, and White. Module is cut for round pole mounting. Pole diameter needed. Pole to be drilled in the field with provided installation instructions
- Ordering Example: SCH-R4/277<sup>2</sup>/BL<sup>3</sup>

##### 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<sup>2</sup>/BL<sup>3</sup>

#### ASTRODIM

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

#### OPTIONAL FUSING:

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

#### CAUTION:

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

**PRODUCT EXCEPTIONS & DETAILS**

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

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

**MOUNTING OPTIONS**

**SUPPORT ARM:**

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

**FIXTURE DRILLING INSTRUCTIONS:**

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

**OPTIONAL VERTICAL SLIP-FITTER (VSF/SVSF):**

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



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

**Ordering example for round:**

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

**Ordering example for square:**

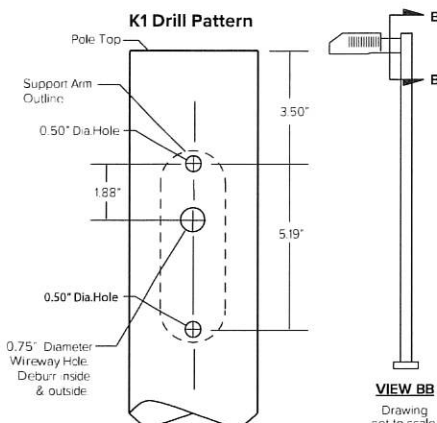
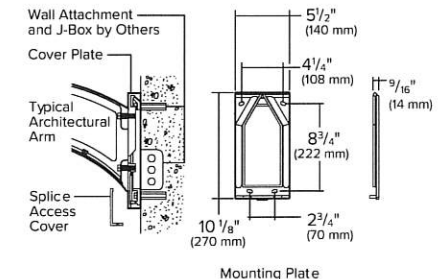
- 2 1A/ARA2/54L-500/35K8/3/CLR/SQ/UNV/BLT
- 1 SVSF-2SB

| 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**

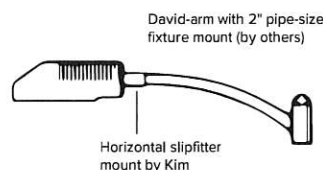
**1W**

- 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.



**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.





## 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

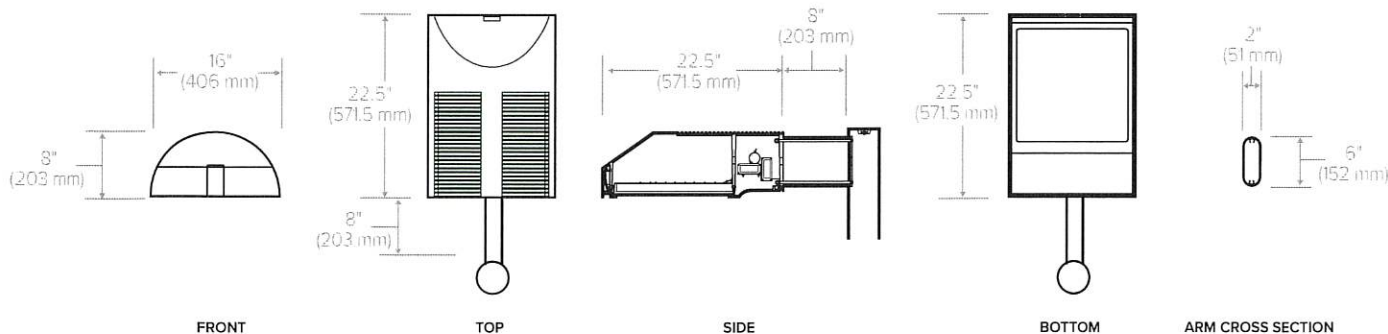
| LED # | Nominal Lumen Package | Drive Current | Distribution | 3000K 70CRI |            |   |   |       | 4000K 70CRI |            |   |   |       | 5000K 70CRI |            |   |   |       |
|-------|-----------------------|---------------|--------------|-------------|------------|---|---|-------|-------------|------------|---|---|-------|-------------|------------|---|---|-------|
|       |                       |               |              | 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  |

**DELIVERED LUMENS (CONTINUED)**

**PL LENS**

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

**DIMENSIONS**



# ARA2

## ARCHITECTURAL AREA/SITE PHOTOMETRY

AR2-54L-750-4K7-1

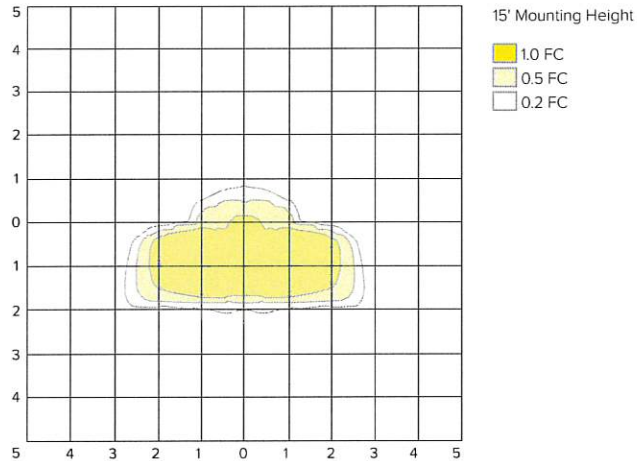
### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

### ISOFOOT CANDLE PLOT



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

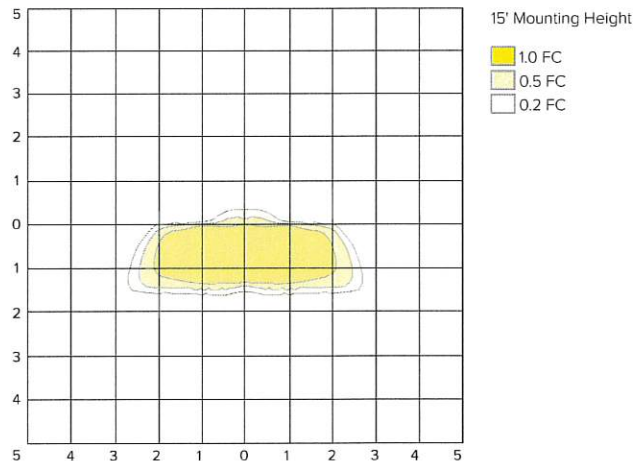
### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

### ISOFOOT CANDLE PLOT



AR2-54L-750-4K7-2

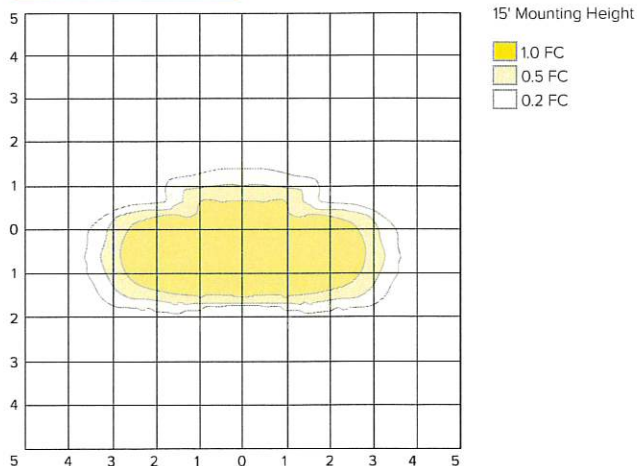
### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

### ISOFOOT CANDLE PLOT





# ARA2

ARCHITECTURAL AREA/SITE

## PHOTOMETRY

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

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

AR2-54L-750-4K7-3

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

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

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

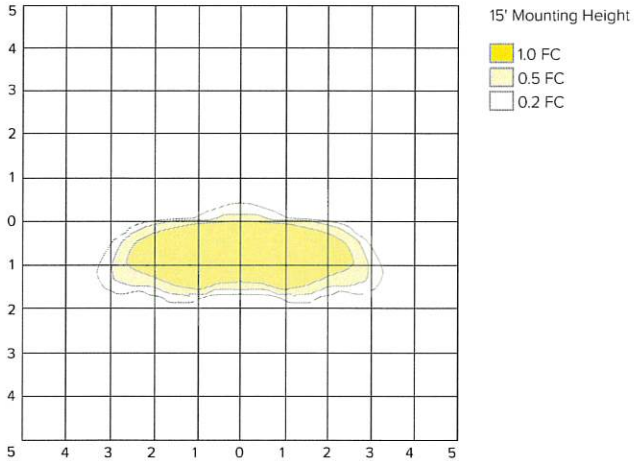
| Zone                 | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 7108   | 96.7%       |
| Downward House Side  | 239    | 3.3%        |
| Downward Total       | 7347   | 100.0%      |
| Upward Street Side   | 0      | 0.0%        |
| Upward House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

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

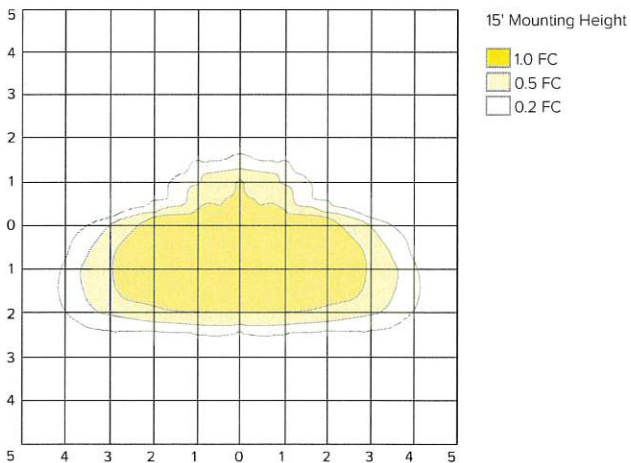
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

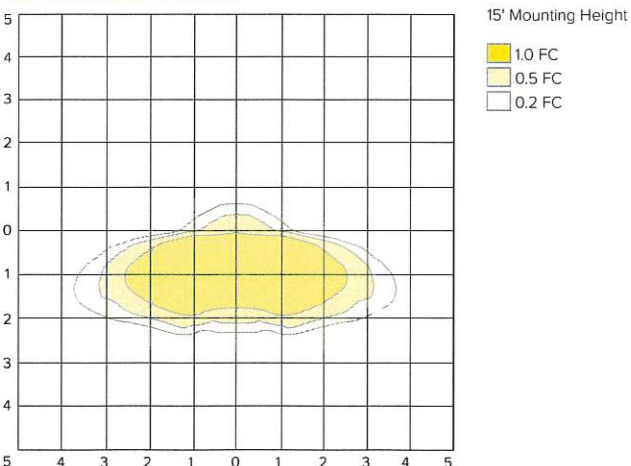
### ISOFOOT CANDLE PLOT



### ISOFOOT CANDLE PLOT



### ISOFOOT CANDLE PLOT



# ARA2

ARCHITECTURAL AREA/SITE

## PHOTOMETRY

AR2-54L-750-4K7-4

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

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

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

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

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

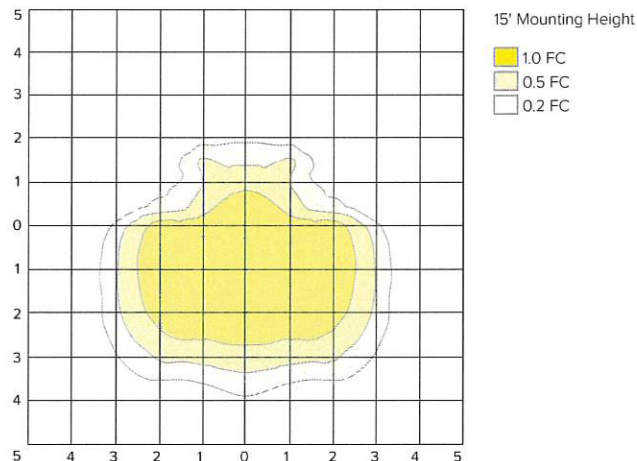
| Zone                 | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 11324  | 87.6%       |
| Downward House Side  | 1602   | 12.4%       |
| Downward Total       | 12926  | 100.0%      |
| Upward Street Side   | 0      | 0.0%        |
| Upward House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

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

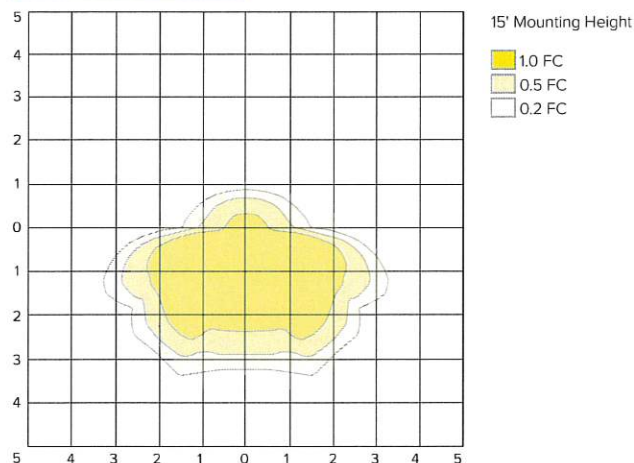
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

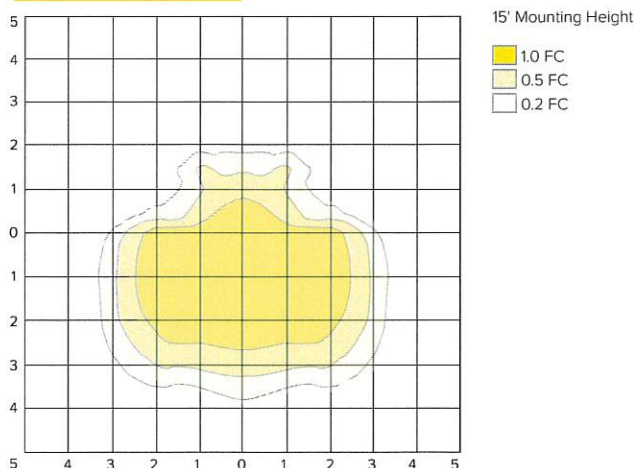
### ISOFOOT CANDLE PLOT



### ISOFOOT CANDLE PLOT



### ISOFOOT CANDLE PLOT



# ARA2

ARCHITECTURAL AREA/SITE

## PHOTOMETRY

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

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

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

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

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

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

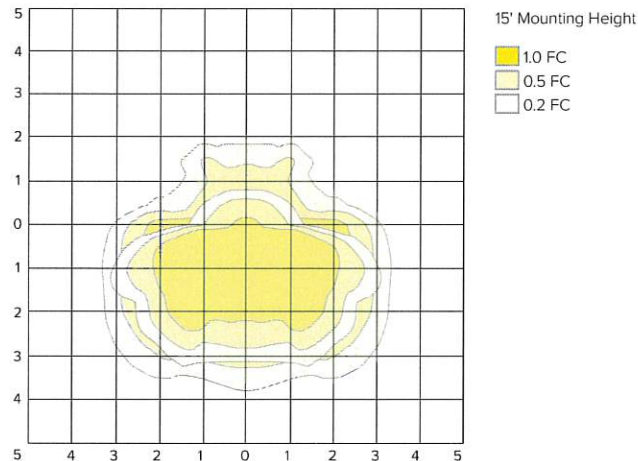
| Zone                 | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 6473   | 50.0%       |
| Downward House Side  | 6473   | 50.0%       |
| Downward Total       | 12946  | 100.0%      |
| Upward Street Side   | 0      | 0.0%        |
| Upward House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

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

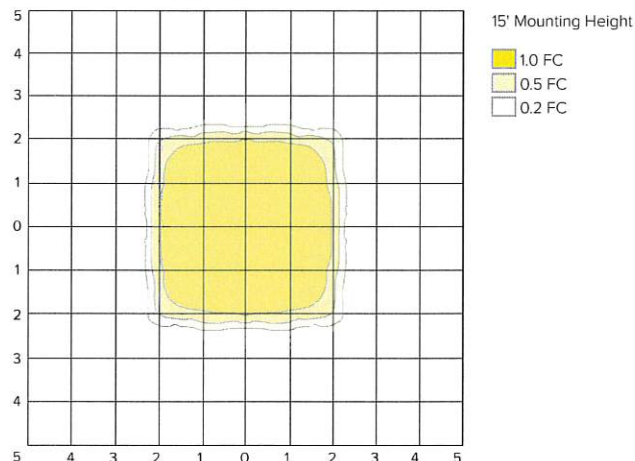
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

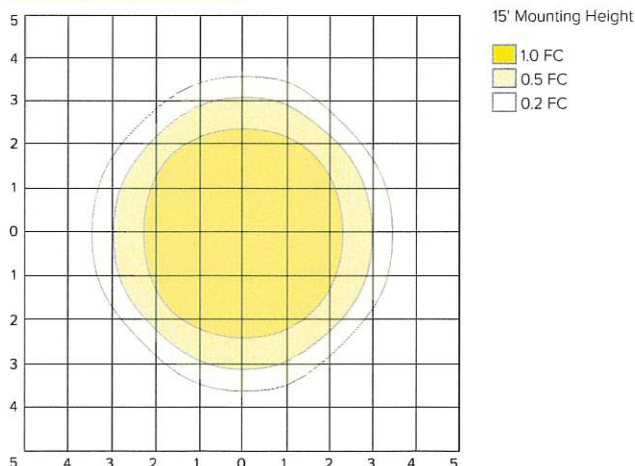
### ISOFOOT CANDLE PLOT



### ISOFOOT CANDLE PLOT



### ISOFOOT CANDLE PLOT





# ARA2

ARCHITECTURAL AREA/SITE

## PHOTOMETRY

AR2-54L-750-4K7-R

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

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

AR2-54L-750-4K7-L

### LUMINAIRE DATA

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

### ZONAL LUMEN SUMMARY

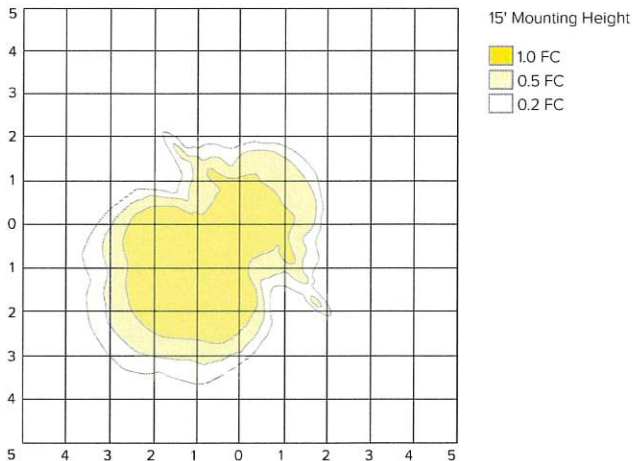
| Zone                 | Lumens | % Luminaire |
|----------------------|--------|-------------|
| Downward Street Side | 11523  | 84.9%       |
| Downward House Side  | 2048   | 15.1%       |
| Downward Total       | 13571  | 100.0%      |
| Upward Street Side   | 0      | 0.0%        |
| Upward House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

DATE: LOCATION:

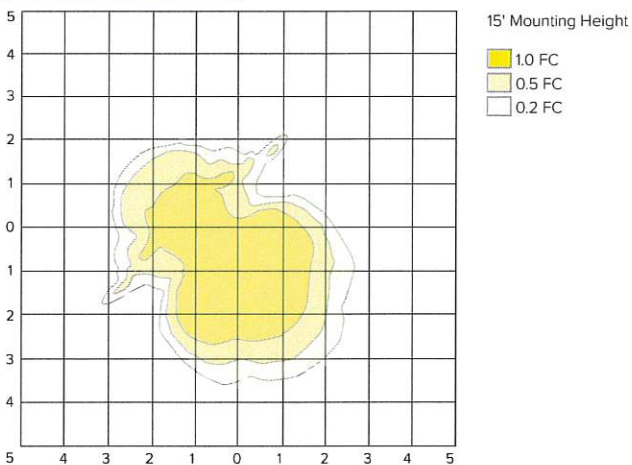
TYPE: PROJECT:

CATALOG #:

### ISOFOOT CANDLE PLOT

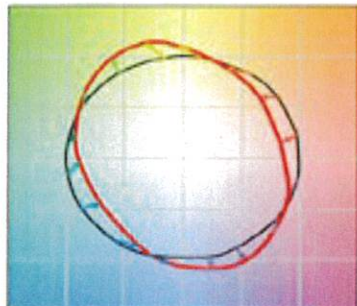


### ISOFOOT CANDLE PLOT



**TM-30 DATA**

**COLOR VECTOR GRAPHIC**

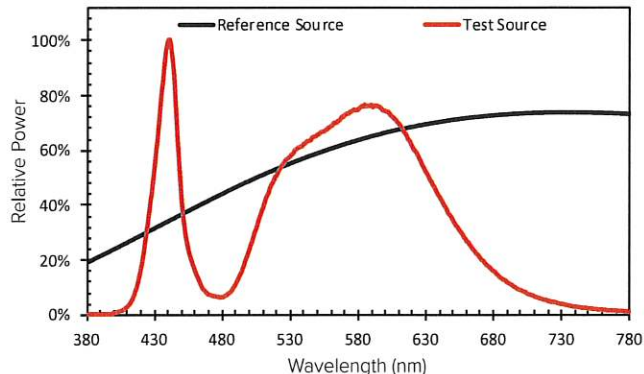


— Reference Illuminant — Test Source

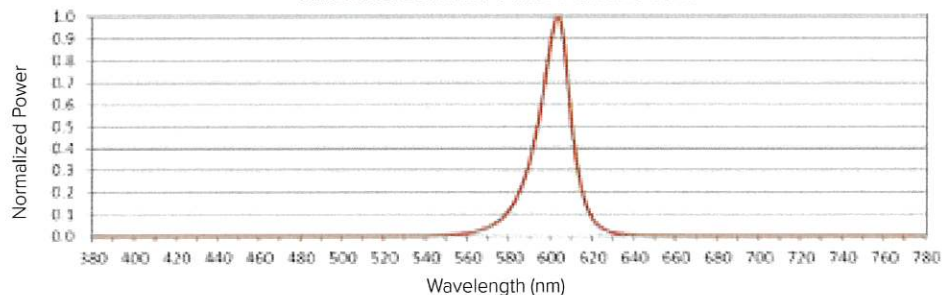
**TEST SOURCE**

|                    |        |
|--------------------|--------|
| R <sub>i</sub>     | 68     |
| R <sub>a</sub>     | 99     |
| CCT(K)             | 3947   |
| D <sub>uv</sub>    | 0.0004 |
| x                  | 0.3831 |
| y                  | 0.3793 |
| CIE R <sub>a</sub> | 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

|              |                                  |
|--------------|----------------------------------|
| <b>TO:</b>   | Mayor and City Council           |
| <b>FROM:</b> | Sarah Sampson, Associate Planner |
| <b>DATE:</b> | August 5, 2025                   |

|                                |                                                                                                                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                | 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) |
| <b>APPLICANT PRESENTATION:</b> |                                                                                                                                                                                                        |
| <b>STAFF PRESENTATION:</b>     | 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 brick 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}

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

--- PROPERTY BOUNDARY LINE  
 --- EXISTING LOCUMET  
 - - - PROPOSED EASEMENT  
 [ ] PROPOSED ASPHALT PAVING  
 [ ] PROPOSED CONCRETE PAVING  
 [ ] EXISTING SIDEWALK  
 [ ] PROPOSED SIDEWALK  
 [ ] EXISTING CURB AND GUTTER  
 [ ] PROPOSED CURB AND GUTTER  
 [ ] CURB RAMPS  
 [ ] EXISTING SHEET PILE LIGHT  
 [ ] PROPOSED SHEET PILE LIGHT  
 [ ] EXISTING WHEEL STOP  
 [ ] PROPOSED WHEEL STOP  
 [ ] EXISTING ACCESSIBLE PARKING SPACES  
 [ ] PROPOSED ACCESSIBLE PARKING SPACES  
 [ ] EXISTING BIKE JACK  
 [ ] PROPOSED BIKE JACK  
 [ ] EXISTING TRANSFORMER LOCATION  
 [ ] PROPOSED TRANSFORMER LOCATION  
 [ ] EXISTING PROPOSED WATER METER LOCATION  
 [ ] PROPOSED PROPOSED DEBRIS INTERCEPTION LOCATION  
 [ ] EXISTING NUMBER OF PARKING SPACES  
 [ ] PROPOSED NUMBER OF PARKING SPACES

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.

- A. REFER TO THE ACCESSIBILITY AND DIMENSIONING PLAN, SHEET 100 FOR HORIZONTAL CONTROL INFORMATION AND JOINT DETAILS.
- B. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, "COARSE SLOSH" SIGNAGE. SEE DETAIL 9.02.01.
- C. ALL SITE CONCRETE PAVING SHALL BE SPICATED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
- D. GENERAL CONTRACTOR SHALL PROVIDE "7-17-17" LANDSCAPE PAKERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.

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

|                             |                   |
|-----------------------------|-------------------|
| TOTAL PARKING REQUIRED      | 2 SPACES MINIMUM  |
| ACCESSIBLE PARKING PROVIDED | 26 SPACES PARKING |
| STANDARD PARKING PROVIDED   | 28 SPACES TOTAL   |
| PROVIDED                    |                   |

LOT 4, A & B SUBDIVISION, 5TH AMENDMENT

BEARINGS ARE BASED ON .....

## BENCHMARK: CITY OF ...

| PAVEMENT AREA    | THICKNESS OF ASPHALT PAVING | THICKNESS OF CLASS II AGGREGATE BASE | THICKNESS OF CONCRETE PAVING |
|------------------|-----------------------------|--------------------------------------|------------------------------|
| WHOLE PAVING     |                             |                                      |                              |
| MAIN AGGLES      |                             |                                      |                              |
| DRIVE, THRU LAKE |                             |                                      |                              |

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.



## SITE PLAN

1

|                          |                                      |
|--------------------------|--------------------------------------|
| PROPERTY BOUNDARY LINE   | WHEEL STOP                           |
| EXISTING EASEMENT        | ACCESSIBLE PARKING SPACES            |
| PROPOSED EASEMENT        | BIKE RACK                            |
| PROPOSED ASPHALT PAVING  | PROPOSED TRANSFORMER LOCATION        |
| PROPOSED CONCRETE PAVING | PROPOSED WATER METER LOCATION        |
| EXISTING SIDEWALK        | PROPOSED GROUND INTERCEPTOR LOCATION |
| PROPOSED SIDEWALK        | TOP OF CURB                          |
| EXISTING CURB AND GUTTER | BOTTOM OF CURB                       |
| PROPOSED CURB AND GUTTER | TOP OF PAVEMENT                      |
| CURB RAMPS               | GRADING ELEVATION                    |
| EXISTING STREET LIGHT    |                                      |
| PROPOSED SITE LIGHTING   |                                      |
| BUILDING ENTRANCE        |                                      |

1. PROVIDE JOINTS AT A 15'-15" MAXIMUM SPACING IN THE VEHICLE ACCESS SPACES. JOINTS SHOULD EXTEND THROUGH THE ADJACENT CURB AND BE A MINIMUM OF 1'-0" PERPENDICULAR THERETO.
2. MAXIMUM JOINT SPACING IN PEDESTRIAN ACCESS (SIDEWALKS) IS 7'.
3. CONTROL JOINTS THEREIN SHALL BE TOOL FINISHED.
4. THE CONTRACTOR SHALL SELECT AND USE A BOND BREAKER AT INLETS, MANHOLES, AND SIMILAR SIZE STRUCTURAL SMALLER STRUCTURES SUCH AS VALVE AND MONUMENT BOXES SHALL NOT REQUIRE A BOND BREAKER.
5. PROVIDE A CONTINUOUS ISOLATION JOINT AT THE BUILDING FOUNDATION. REFERENCE SLANT 10/202.0.

1. PROVIDE ACCESSIBLE SIDEWALK, DRIVEWAY, AND DRIVEWAY RAMP PROVIDED IN ACCORDANCE WITH ADAAG, AL APPLICABLE TECHNICAL GUIDELINES, AND DISCRETELY MARKED CROSSWALKS.
2. PROVIDE ACCESSIBLE WAY OF TRAVEL, NOT TO EXCEED 1.5% TO SIDEWALK ADJACENT TO RIGHT-OF-WAY OR TO PUBLIC TRANSPORTATION WHERE SIDEWALK OR TRANSPORTATION IS NOT AVAILABLE. SIDEWALKS SHALL BE 4' MINIMUM WIDE AND 5' MINIMUM HIGH.
3. PROVIDE ACCESSIBLE SIDEWALKS AND DRIVEWAYS TO BE CONFORMED TO LIGHT POLLS, SIGNALS, ETC. MAINTAIN MAX CROSS SLOPE OF 1.5% SEE SITE AND GRADING PLAN.
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 SPACE AS CLOSE TO ENTRANCE DOORS AS POSSIBLE, PROVIDED THAT THE SPACE DOES NOT INTERFERE WITH THE FUNCTION OF THE DOOR. PROVIDE 5' x 5' MIN, 1% SLOPE WITH AN EASEMENT 8' FEET MIN. WIDE ACCESS ACROSS ON THE PASSENGER SIDE, AS REQUIRED BY LOCAL CODE. SEE ITD PLAN.
6. ACCESSIBLE PARKING SPACE SHALL BE A MINIMUM OF 8' FEET MIN. AND 16' FEET DEEP WITH A MAXIMUM 8' FEET MIN. WIDE ACCESS ACROSS ON THE PASSENGER SIDE, AS REQUIRED BY LOCAL CODE. SEE ITD PLAN.
7. PARKING SPACES AND ADJACENT STRIPPED ACCESSIBLE SPACES SHALL BE PAVED IN CONCRETE. SEE SITE PLAN.
8. PROVIDE ACCESSIBLE STORAGE FOR ADAAG REQUIREMENTS. SEE SITE PLAN.
9. FOR ACCESSIBLE ACCESS, PROVIDE IN-LINE RAMPS WHEN POSSIBLE, SLOPING PARALLEL TO CURB AT 1:12 MIN. TO 1:25 MAX. SEE SITE AND GRADING PLAN.
10. PROVIDE ACCESSIBLE CURB WITH MAXIMUM CROSS SLOPE OF 2.0% MIN. TO 1.5% MAX. FOR ACCESSED CURB WITH MAXIMUM CROSS SLOPE OF 2.0% MIN. TO 1.5% MAX. PROVIDE DELIVERY RAMP WITH 7:12 MIN. TO 7:25 MAX. SLOPE, SLOPE TIGHT BACK DOOR. SEE SITE AND GRADING PLAN.
11. THE FRONT USED FOR DELIVERIES SHALL BE ADAAG COMPLIANT, BUT NOT DESIGNATED AS A DELIVERY DOOR. PROVIDE A MAXIMUM OF 10' CLEARANCE WITH A MAXIMUM WIDTH OF LIMITED 90 DEGREE TURN BETWEEN RAMP AND THE BACK DOOR. SEE ITD PLAN.
12. NOT USED
13. AND LOADING SLOPE 1:12 IN POTENTIAL DELIVERY TRUCK PATH ON IN ADAAG REQUIRED PATH OF TRAVEL.
14. PROVIDE ACCESSIBLE PARKING SPACE FOR ACCESSIBLE PARKING PROVIDED TO TRAVEL OUTSIDE A MAX SLOPE OF 1:12 SEE SITE PLAN. INTERFERED WITH ACCESSIBLE PATH OF TRAVEL.
15. PROVIDE LEVEL LANDING AT BASE OF IN-LINE RAMPS. MAINTAIN MAX 1.5% CROSS SLOPE IN CURB AND 1.5% CROSS SLOPE IN DRIVEWAY.
16. ACCESSIBLE PARKING ACCESSIBLE AND ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 1:52 SLOPE IN ANY DIRECTION, SEE GRADING PLAN.
17. DESIGNATED ACCESSIBLE WAY OF TRAVEL SHALL HAVE A MAX CROSS SLOPE OF 1.5% SEE GRADING PLAN.
18. PROVIDE 5' x 5' MIN. LANDING TO ACCESS MAINTENANCE SPACE FOR ACCESSIBLE PARKING SPACES. PROVIDE 8' MIN. WIDE ACCESS ACROSS ALL SIDEWALKS AND DRIVEWAYS.



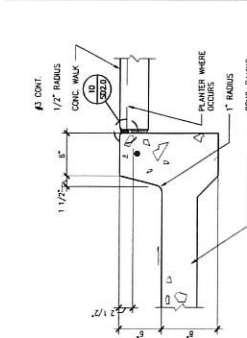
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**CALL STATE UTILITY  
NOTIFICATION CENTER**  
1-000-000-0000  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG, CHASE OR EXCAVATE FOR THE  
HARRINGTON CO. GASOLINE SERVICE CENTER. AVOID  
DISASTERS.

ACCESSIBILITY &  
DIMENSIONING PLAN  
MK12C\_SM  
**SD1.1**

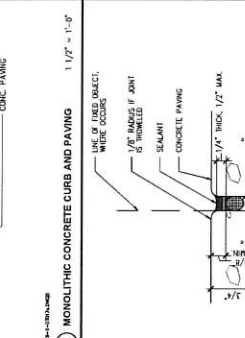
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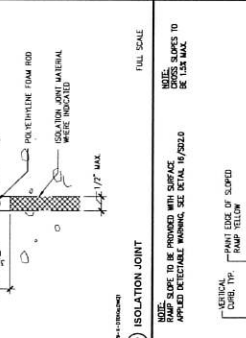


**1** CONCRETE CURB AND OUTLET

NOTE: CONCRETE DRIVE THRU SLAB ELEVATIONS AT THE DRIVE-THRU WINDOWS SHOULD BE 0'-0" SLAB ELEVATION AT THE CONTIGUOUS 0/1' WINDOWS.

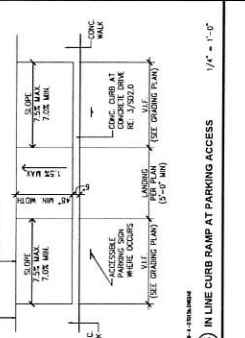


**2** CONCRETE CURB AT ASPHALT DRIVE



**3** CONCRETE CURB AT CONCRETE DRIVE

NOTE: 1/2\" SLAB 4\" AT BACK OF RAMP



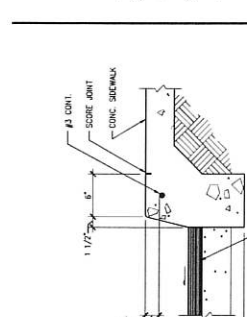
**4** MONOLITHIC CONCRETE CURB & WALK



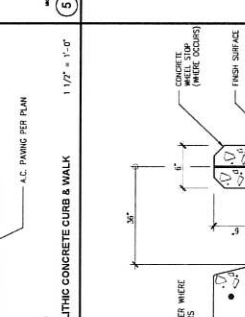
**5** MONOLITHIC CONCRETE CURBS AND PAVING



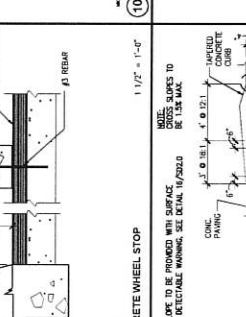
**6** CONCRETE CURB AT DRIVE-THRU ALONGS BUILDING



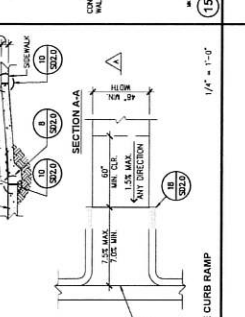
**7** TYPICAL ASPHALT CURB



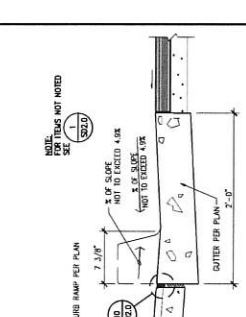
**8** TYPICAL THICKENED SLAB DETAIL



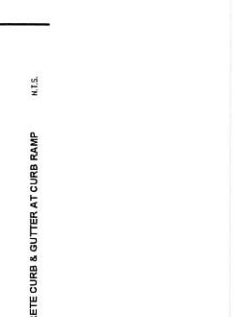
**9** CONCRETE WHEEL STOP



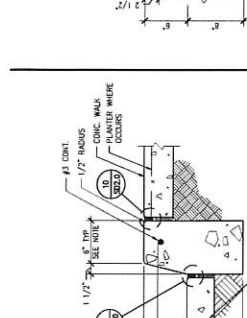
**10** ISOLATION JOINT



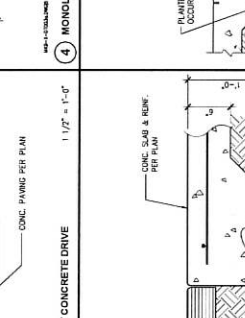
**11** TYPICAL CONTROL JOINT (SAWCUT)



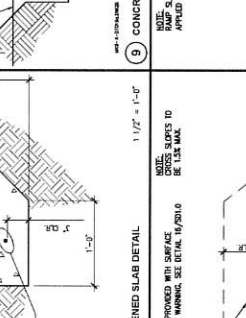
**12** CONSTRUCTION JOINT



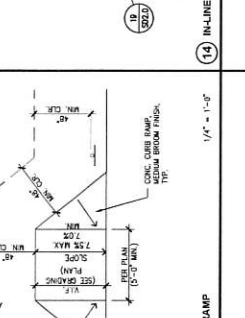
**13** WINGED CURB RAMP



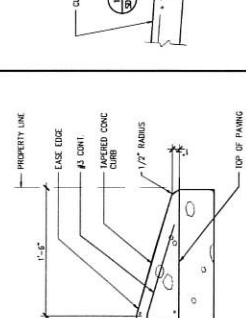
**14** IN-LINE CURB RAMP



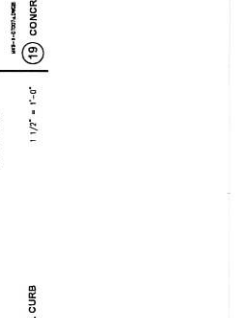
**15** IN-LINE CURB RAMP AT PARKING ACCESS



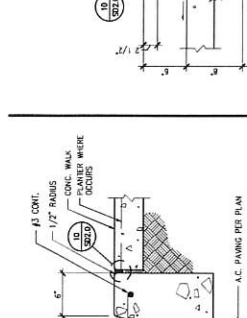
**16** SURFACE APPLIED DETECTABLE WARNING



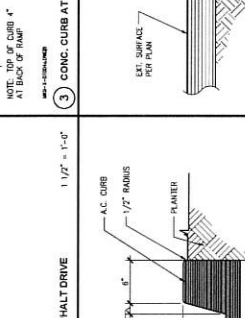
**17** DELIVERY RAMP



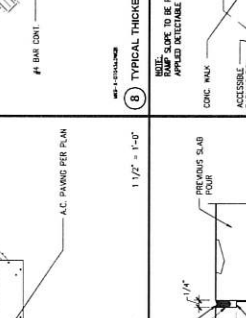
**18** TAPERED CONCRETE CURB



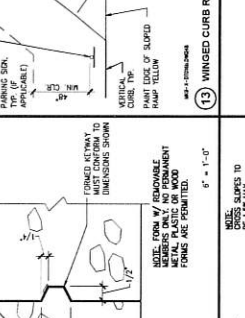
**19** CONCRETE CURB & GUTTER AT CURB RAMP



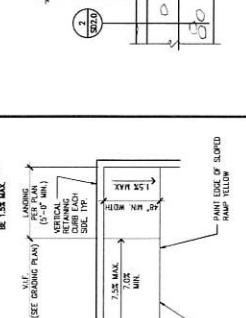
**20** CONCRETE CURB & GUTTER AT CURB RAMP



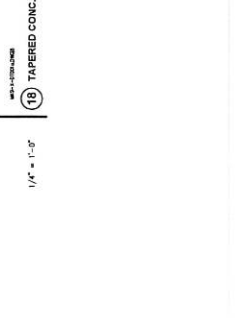
**21** CONCRETE CURB & GUTTER AT CURB RAMP



**22** CONCRETE CURB & GUTTER AT CURB RAMP



**23** CONCRETE CURB & GUTTER AT CURB RAMP



**24** CONCRETE CURB & GUTTER AT CURB RAMP



**In the box**  
9357 SPECTRUM DRIVE S.W.  
SAN DIEGO, CA 92123  
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**DATES**  
RELEASE: FEBRUARY 2025  
P.M. UPDATES:

**SUBMITTAL DATE:**  
1:  
2:  
3:

**CONSTRUCTION:**  
BID

**REVISIONS**

**VIZUAL**  
ARCHITECT  
400 N. SAINT PAUL STREET  
SUITE 11120  
DALLAS, TEXAS 75201  
OFFICE: 214-794-1755

**SITE INFORMATION**  
BLDG TYPE: MK12C SM  
JOB # J1335  
ADDRESS: CEDAR HILL DRIVE  
CEDAR HILLS, UT 84602

**DATE:** 5/30/2025

**DRAWN BY:** NAME

**PROJECT #:** AS NOTED

**SCALE:** AS NOTED

**DETAILS**

**SD2.1**

**SD2.1**

**SD2.1**

**SD2.1**

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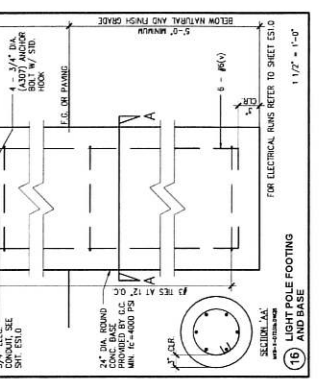
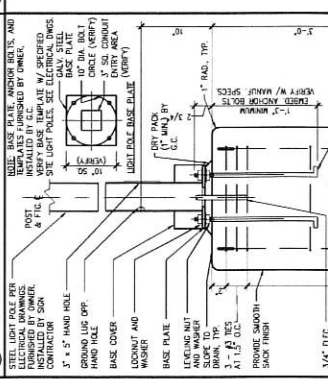
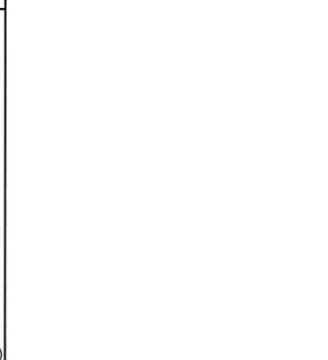
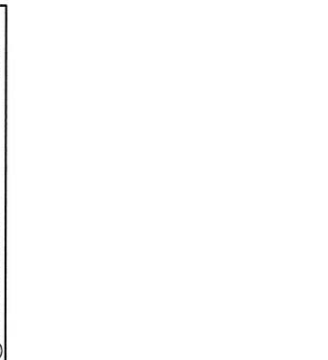
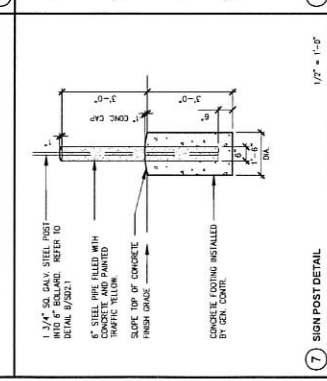
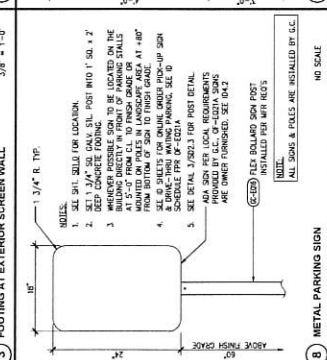
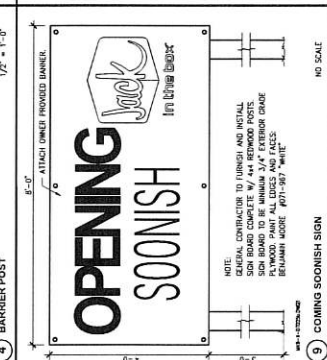
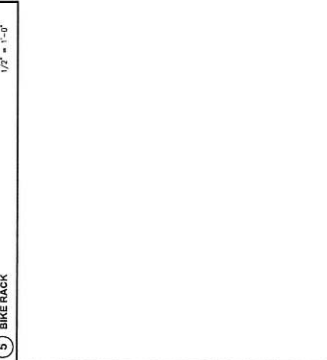
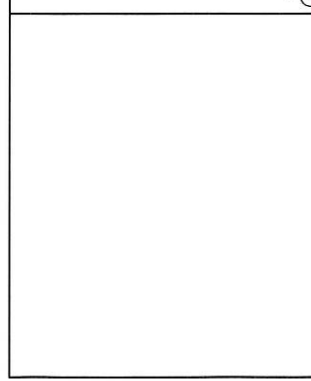
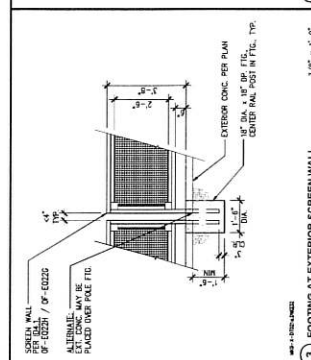
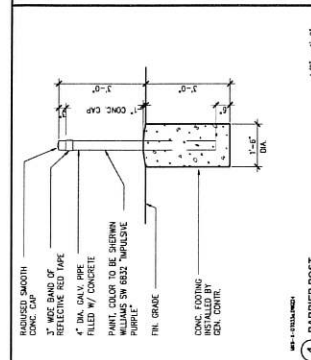
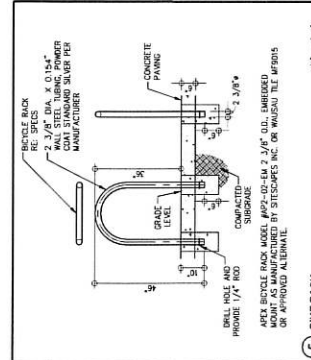
**SD2.1**

**SD2.1**

**SD2.1**

**SD2.1**

**SD2.1**









8437 SPECTRUM CENTER BLVD  
SAN DIEGO, CA 92123  
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| DATES          |            |
|----------------|------------|
| RELEASE        | 11/01/2025 |
| P.M. UPDATE    |            |
| SUBMITTAL DATE |            |
| 1.             |            |
| 2.             |            |
| 3.             |            |
| BID            |            |
| CONSTRUCTION   |            |

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |

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

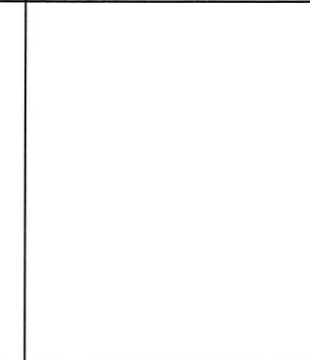
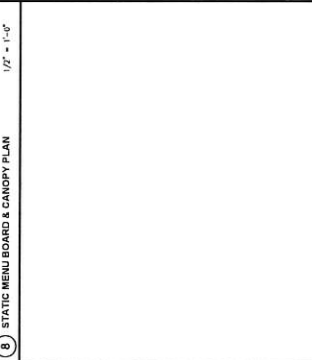
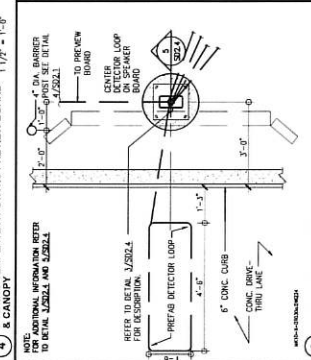
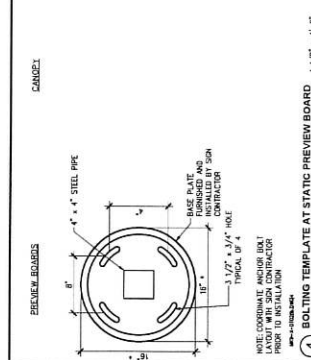
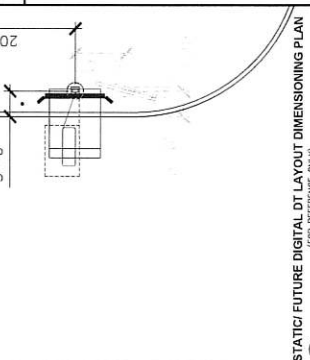
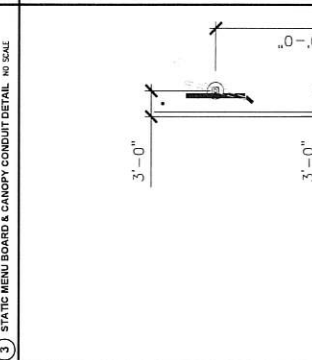
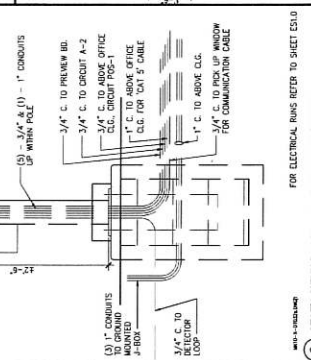
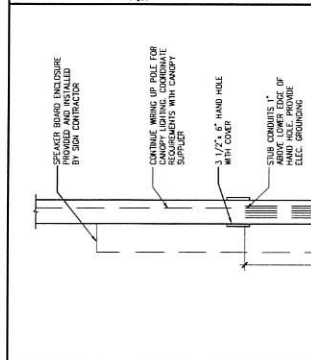
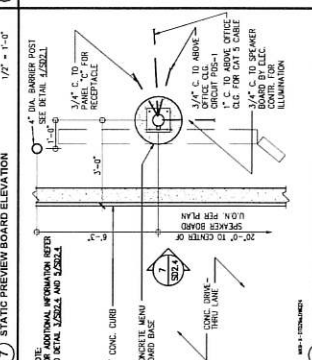
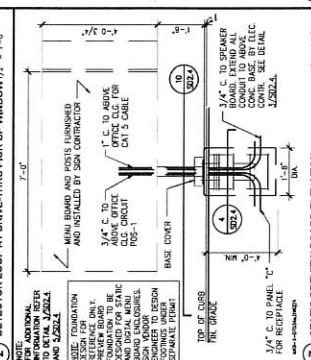
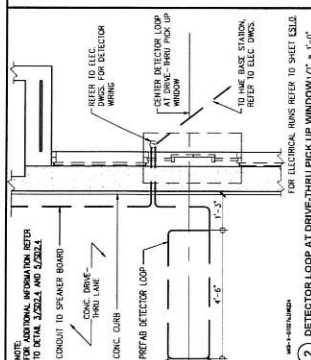
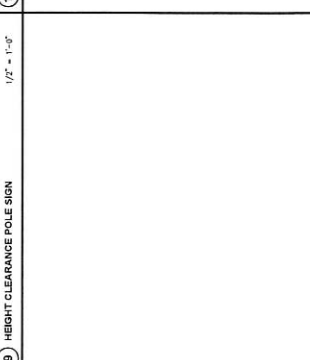
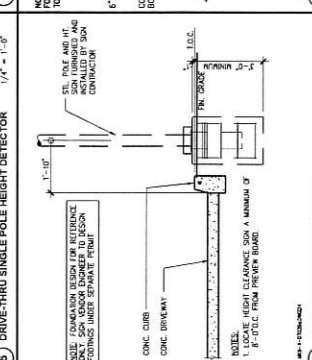
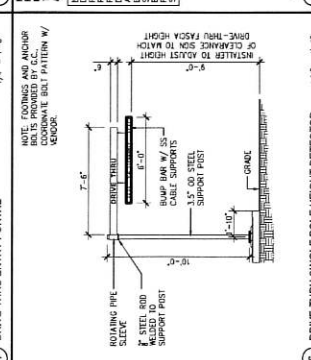
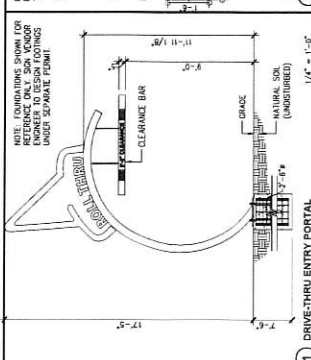


| SITE INFORMATION |                                               |
|------------------|-----------------------------------------------|
| BUILD TYPE       | MARKET                                        |
| JOB #            | J1335                                         |
| ADDRESS          | 400 N. SAINT PAUL STREET, DALLAS, TEXAS 75201 |
| CLIENT           | CLUB HILLS, UT 80662                          |

DRAWN BY: NAME  
PROJECT #  
SCALE: AS NOTED

DRIVE THRU  
DETAILS  
MK13C SM

SD2.4



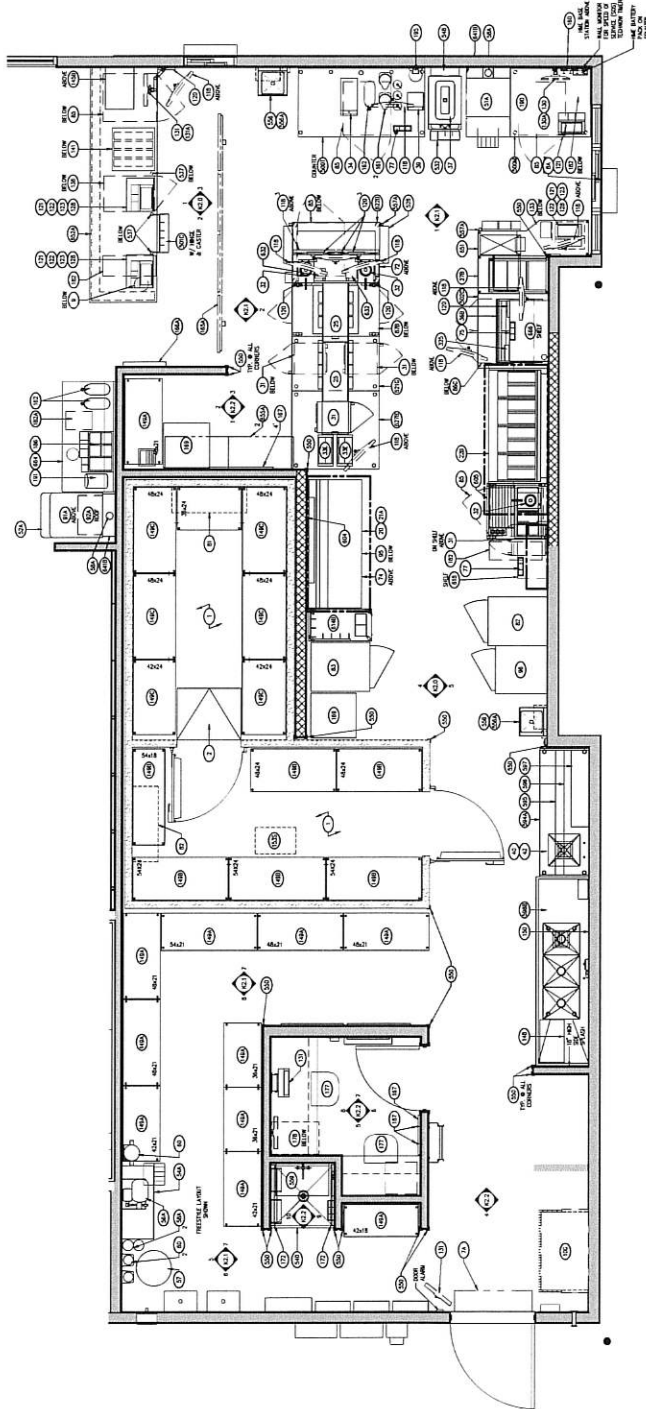
1/4" = 1'-0"



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

| DATES         |               |
|---------------|---------------|
| PLEASE:       | FEBRUARY 2025 |
| M. UPDATES:   |               |
| INITIAL DATE: |               |
| 1:            |               |
| 2:            |               |
| 3:            |               |
| 4:            |               |
| INSTRUCTION:  |               |
| REVISIONS:    |               |

**NOTE:**  
\* COORDINATE EQUIPMENT WITH JIB.



## KITCHEN EQUIPMENT PLAN

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



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



|                         |          |
|-------------------------|----------|
| <b>SITE INFORMATION</b> |          |
| LOG TYPE:               | MK12C_SM |
| J                       | J1335    |
| ADDRESS:                |          |
| 773 W CEDAR HILLS DRIVE |          |
| DAN HILLS, UT 84062     |          |
| TOWN BY: NAME           |          |
| PROJECT #               |          |
| TOWN BY: AS NOTED       |          |

EQUIPMENT  
PLAN  
MK12C\_SM  
K1.0







**Jack in the Box**  
1937 SPECIMEN CENTER BLVD  
SAN DIEGO, CA 92123  
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| DATE                   | REVISION |
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| RELEASE: FEBRUARY 2025 |          |
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| 2.                     |          |
| 3.                     |          |
| BID:                   |          |
| CONSTRUCTION:          |          |
| REVISIONS:             |          |

**VIZUAL**  
ARCHITECT  
400 N. SAINT PAUL STREET  
SUITE 1100  
DALLAS, TX 75201  
OFFICE: 214-798-1755

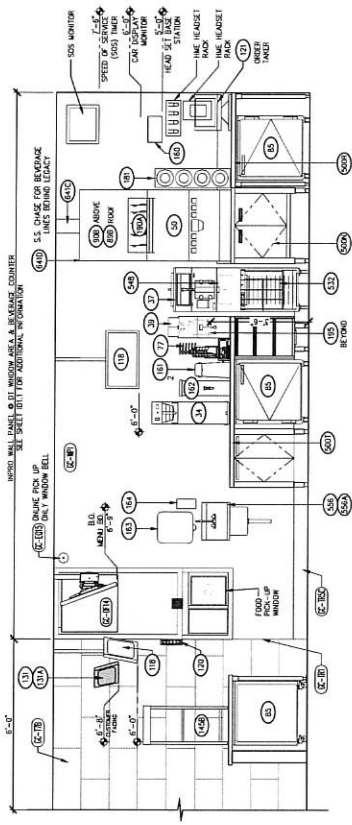


**SITE INFORMATION**  
BUD. TYPE: MK12C\_SM  
JOB # 23375  
ADDRESS: CEDAR HILLS DRIVE  
CEDAR HILLS, UT 84002

DRAWN BY: NAME  
PROJECT #  
SCALE: AS NOTED

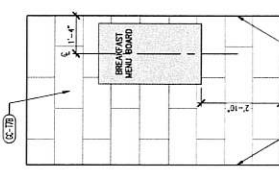
**EQUIPMENT ELEVATIONS**  
MK12C\_SM

**K2.0**



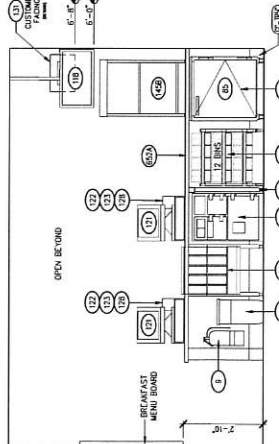
**ELEVATION - SERVICE**

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



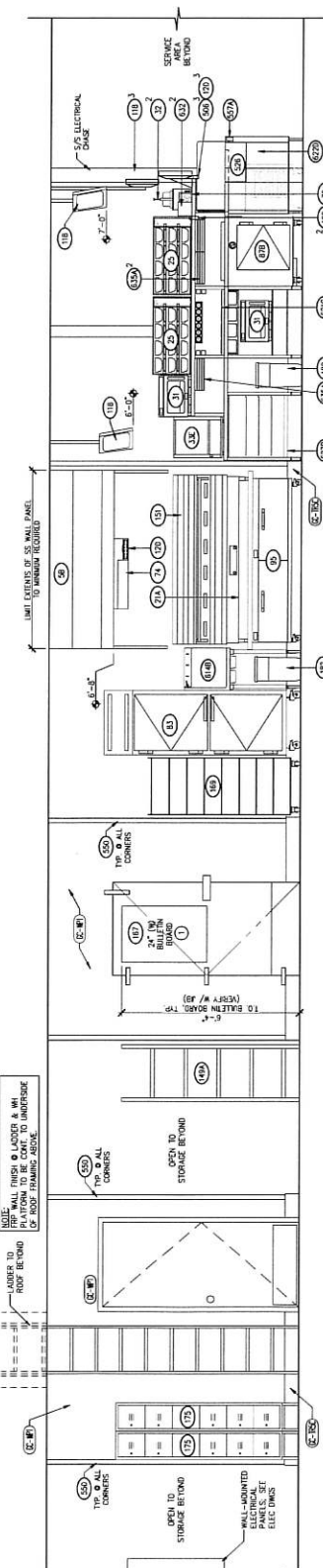
**ELEVATION - SERVICE**

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



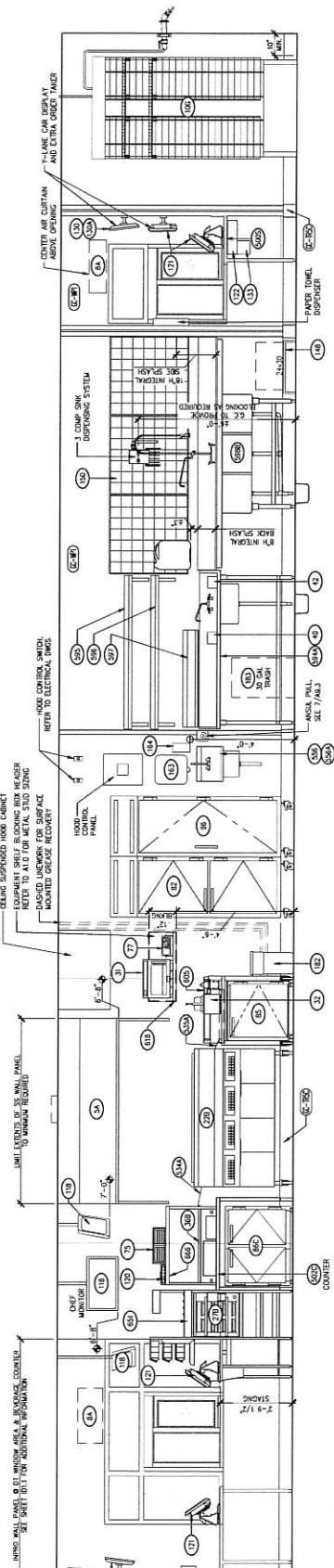
**ELEVATION - SERVICE COUNTER**

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



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

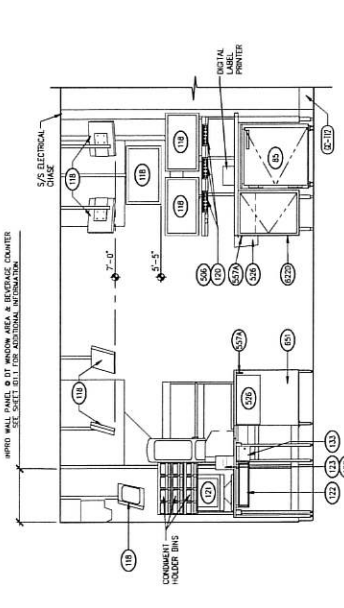
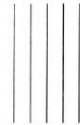
SCALE: 1/2" = 1'-0"



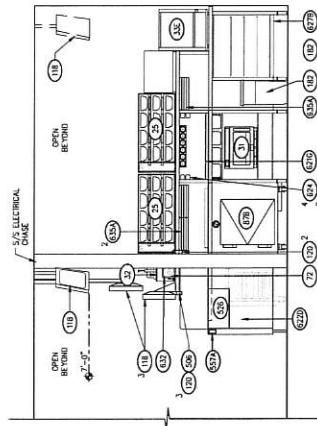
**ELEVATION - FRYER/FRY HOLDING BIN & EXPEDITER COUNTERS**

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

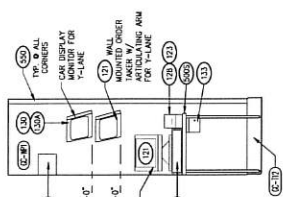
| DATES           |               |
|-----------------|---------------|
| RELEASE:        | FEBRUARY 2025 |
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| BID:            |               |
| CONSTRUCTION:   |               |



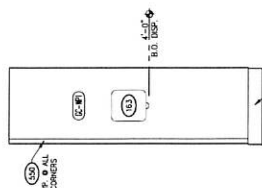
① ELEVATION - DT EXPEDITER & LANDING ZONE COUNTER



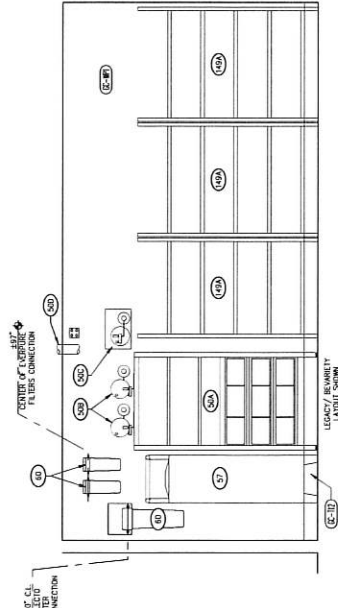
**ELEVATION - KITCHEN**



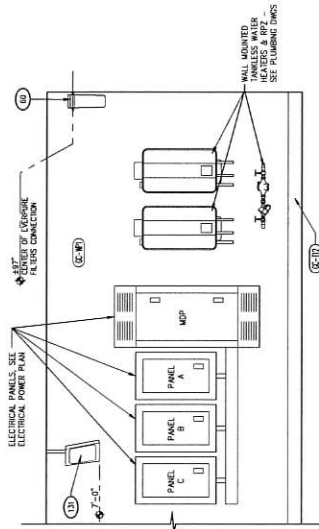
3 ELEVATION - DT CASHIER



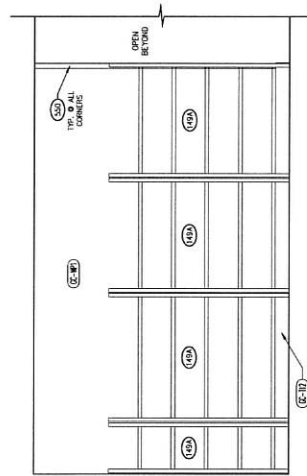
4 ELEVATION - DT CASHIER



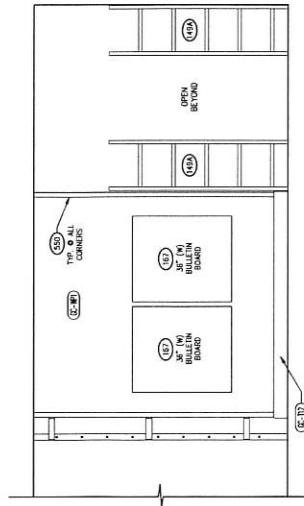
5 ELEVATION - DRY STORAGE AT BEVARIETY EQUIPMENT



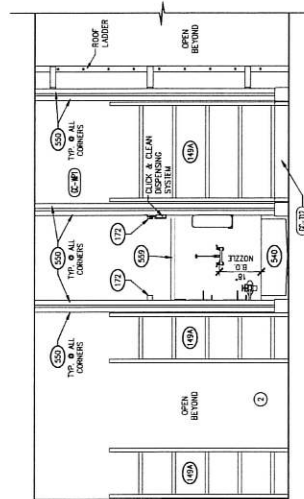
6 ELEVATION - DRY STORAGE



## ELEVATION - DRY STORAGE



**ELEVATION - DRY STORAGE**



9 ELEVATION - DRY STORAGE



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| RELEASE:        | FEBRUARY 2022 |
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| 3:              |               |
| NO:             |               |
| CONSTRUCTION:   |               |
| REVISIONS       |               |

## REVISIONS

**VIZUAL**  
ARCHITECTURE



**SITE INFORMATION**  
 LOGIC TYPE: MK12C\_SM  
 B #: JT335  
 ADDRESS:  
 7773 W CEDAR HILLS DRIVE  
 CEDAR HILLS, UT 84062  
 DRAWN BY: NAME  
 PROJECT #:

EQUIPMENT  
ELEVATIONS  
MK12C\_SIM

## K2.2









[illegible]

STATE OF NEW YORK  
JONATHAN L. COHEN  
No. 1421068-02015  
*[Signature]*  
5/30/2025

DRAWN BY: NAME \_\_\_\_\_  
PROJECT #: \_\_\_\_\_  
SCALE: NONE \_\_\_\_\_

EQUIPMENT  
SCHEDULES  
MK12C\_SM  
K3.1

## MK12C EQUIPMENT SCHEDULE - JIB

[illegible]

**NOTES**

1. ASTRISK (\*) INDICATES STAINLESS STEEL EQUIPMENT THAT IS CUSTOM FABRICATED (C.F.) AND INSTALLED BY SHOP LISTED WITH N.S.T.
2. DOUBLE ASTRISK (\*\*) NOTE INCLUDES PHASE CONSTANT CURRENT AT 21.7 AMPS FOR EITHER 200V 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

## MK12C EQUIPMENT SCHEDULE - JIB

[illegible][illegible]

| 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.                                           |





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|------------------------|---------------|
| <b>RELEASE:</b>        | FEBRUARY 2025 |
| <b>M. UPDATES:</b>     |               |
| <b>SUBMITTAL DATE:</b> |               |
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| <b>ID:</b>             |               |
| <b>CONSTRUCTION:</b>   |               |
| <b>REVISIONS</b>       |               |
|                        |               |
|                        |               |
|                        |               |
|                        |               |

**VIZUAL**  
ARCHITECTURE  
100 N. SAINT PAUL STREET  
SUITE 1120



**SITE INFORMATION**  
LOG TYPE: MK12C\_SM  
B #: J1335  
ADDRESS:

2008-09

PROJECT #:

CALL: NONE

EQUIPMENT  
SCHEDULESMK12C\_SM  
K3-2[illegible]

| MK12C FABRICATED KITCHEN PACKAGE |                                                                                                                                                                                                                                                |     |      |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|
| ITEM NO.                         | DESCRIPTION                                                                                                                                                                                                                                    | QTY | UNIT |
| 4210                             | SANDWICH PREP TABLE 24" WIDE X 48" DEEP X 35" HIGH W/ COGNIZANT HOLLOW W/ SLIDE SHELF BELOW & INTEGRATED OUTLETS ALSO A 18" X 18" DEEP SHELF AT 42" HIGH PROVIDING FOR (2) ENRICHED HOLDING BIN (ITEM#25), FOR MOVING AVE ON TOP & LOWER SHELF | 1   | EA   |
| 4231                             | ASSEMBLY RACK                                                                                                                                                                                                                                  | 1   | EA   |
| 4232                             | 3 TONG FOLDERS                                                                                                                                                                                                                                 | 3   | EA   |
| 4233                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4234                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4235                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4236                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4237                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4238                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4239                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4240                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4241                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4242                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4243                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4244                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4245                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4246                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4247                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4248                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4249                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4250                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4251                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4252                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4253                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4254                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4255                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4256                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4257                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4258                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4259                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4260                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4261                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4262                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4263                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4264                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4265                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4266                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4267                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4268                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4269                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4270                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4271                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4272                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4273                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4274                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4275                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4276                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4277                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4278                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4279                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4280                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4281                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4282                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4283                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4284                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4285                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4286                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4287                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4288                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4289                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4290                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4291                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4292                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4293                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4294                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4295                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4296                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4297                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4298                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4299                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4300                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4301                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4302                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4303                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4304                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4305                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4306                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4307                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4308                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4309                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4310                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4311                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4312                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4313                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4314                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4315                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4316                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4317                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4318                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4319                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4320                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4321                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4322                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4323                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4324                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4325                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4326                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4327                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4328                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4329                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4330                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4331                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4332                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4333                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |
| 4334                             | 1 TONG FOLDER                                                                                                                                                                                                                                  | 1   | EA   |

**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 BY THE TRAMA OR THE USER, OTHERWISE INDICATED. REFRIGERANT, TO ELECTROLYTES, ALL SOAP & PAPER TOWEL DISPENSERS TO BE PROVIDED BY C.C., UNLESS NOTED OTHERWISE.

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



## DIVISION 8 - DOORS AND WINDOWS

## 1. METAL DOORS AND FRAMES:

- A) Doors and Frames as manufactured by STEGLIGHT, or approved equal, label or non-labeled and cast as indicated on the Drawings. Maximum U-factor at 0.05.
- B) The doors and frames shall be full-depth design (1-1/8" (31 mm) minimum for 1-1/4" (32 mm) thick glass) and with bonded-on prime spots. Steel shall be Type 304 (14 gauge) U-welded unit construction with corners milled, reinforced and continuously welded full depth and with all of frame. Proper reinforcement and cut-out for the finish hardware. Frames supplied with suitable gaskets and seal anchors, rubber bumper and pinns supplied.
- STEGLIGHT**  
3017 Burr Oak Road  
St. Louis, MO 63124  
(800) 243-3780  
[www.steelight.com](http://www.steelight.com)

## 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.

- [illegible]

**2A. DOUBLE ACTION IMPACT DOORS:**

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

- 1) Face vesier 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 L2 Sargent hinges by Elston

### 3. GLASS AND GLAZING:

- [illegible]

### 1.1. EXTERIOR INSULATION AND FINISHING SYSTEM (EIFS):

1. MANUFACTURERS
  - A. Manufacturers: **Basic-of-Design Product**. Subject to compliance with requirements, provide Dryvit Osculation Plus MD System or comparable product by one of the following:
    1. Sto Corp.
    2. **Synarx**
  - B. Sources Limitations: Oclon EPS from single source from single EPS manufacturer and from sources approved by EPS manufacturer as compatible with EPS components.

## 2. PERFORMANCE REQUIREMENTS

- ASTM E 568 and ICC-ES AC709 and with the following:
1. **Weatherlightness:** Resistant to uncontrolled water penetration from exterior, with a means to drain water entering EPS to the exterior.
  2. **Impact Performance:** ASTM E 2688, Standard impact resistance, unless otherwise indicated.
  3. **Bond Integrity:** Free from bond failure within EPS components or between EPS and substrates, resulting from exposure to fire, wind loads, weather, or other in-service conditions.

### 3. EFS MATERIALS

Primer/sealer below is offered by some EIFS manufacturers for areas of anticipated high moisture such as sloped surfaces, windows, and certain parapet applications. Retain second or third option in "Primer/Sealer." Paragraph below if required for LEED and LEED-CS.

- A. Primer/Sealer. Wear resins, EFS manufacturer's standard substrate conditioners designed to protect substrates from moisture penetration and to improve the bond between substrate and insulation adhesive.
- B. Water-Relative Goggles. EFS manufacturer's standard formulation and accessories for use as water-resistant barriers, goggles, and eye shields. EFS goggles are supplied with performance literature of ASTM E 2730.
- C. Flexible Membrane Taping. Liquid-applied with mesh scrim reinforcing of Cold-applied, self-adhering, self-healing, rubberized-asphalt and polyethylene-film composite sheet or tape and primer. EFS manufacturer's standard or product recommended in writing by EFS manufacturer.
- D. Insulation. Kapsafe. EFS manufacturer's standard formulation 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 EFS-coat drainage-wall assembly, complete with water barrier.
- E. Mastic. Rapid Cure Polyurethane Board Insulation. Comply with 1. from Bala-Otis. Provide with profiles and dimensions indicated on drawings.

## 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. EFS Tests and Inspections: According to ICC-ES AC219.
- D. EFS will be considered defective if it does not pass tests and inspections.

### 5. FIBER CEMENT WALL PANELS

This section is based on the products of James Hardie Building HZ10 Engineered for Climate Siding.

- a. **Quality Assurance:**
  - i. **Installer Qualifications:** Minimum 2 years of experience with installation of similar products.
  - ii. **Delivery, Storage and Handling:** Store products in manufacturer's unopened packaging until ready for installation. Store siding on edge or flat on smooth level surface. Protect edges and corners from chipping.
  - iii. **Level under cover and keep dry prior to installing.**
  - iv. **Store and dispose of solvent-based materials and materials used with solvent-based materials in**

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 (Primer for Paint Collection)**
  - b. **Panel Width: 9.25" (8" visible exposure)**
  - c. **Panel Thickness: 5/16"**
  - d. **Finish: Smooth (Designed for Bristle)**

1. **Installation:** Install materials in strict accordance with manufacturer's installation instructions.
2. **Installation:** Install over braced wood. See General Finishing instructions.
3. **Installation:** After installation, sanding and smoothing can be done with 120-grit sandpaper. Do not sand through the finished appearance. Correct irregularities before installing siding.
4. **Installation:** A water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements.
5. **Installation:** Siding must be installed with min. 90 percent lap and min. 1/4" overlap. All joints must be staggered. Drainage efficiency shall be used.
6. **Installation:** Adjacent finished grade must slope away from the building in accordance with local building codes.

- do not install product with contact to standing water.
- Fasteners: Refer to applicable building code compliance reports for maximum basic and speed for exposure category and/or applicable weather values and select one fastener.
- Fasteners must be corrosion resistant, galvanized or stainless steel. James Hardie recommends the use of quality, hot-dipped galvanized nails.
- Drive fasteners perpendicular to siding and framing.
- Fiber cement products may be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly

7. **Painting:** Paints, sealers or primers all field cut edges.
8. **Coatings:** Field test results using an alternate paint system complying with ASTM C200 grade NS, Class 25 or higher or a latex paint system complying with ASTM C83.
9. **Sealing:** Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.
10. **Finishing:** The surface is clean, dry and free of any dust, dirt or moisture.
11. **Curing:** Do not use ston, oil/acid base paint or powder coating. Product must be painted within 180 days for primed product and 90 days for unprimed.
12. **Insulation:** 100% acrylic isopoints are recommended.
13. **Installation:** Follow manufacturer's written instructions regarding overlap, application methods and application temperature.

## 1 FILES 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 Manufacturer's requirements.

3. 1/4" clear float glass

- 0.09 (Btu/hr/°Sq.Ft./Ft.)
- Glass shall have a summer daytime U-value of 1.03 (Btu/hr/°Sq.Ft./Ft.)
- Glass shall have a winter nighttime U-value of 0.09 (Btu/hr/°Sq.Ft./Ft.)
- Solar Heat Gain Coefficient (SHGC) shall be 0.40 maximum or as required by ECC (current adopted code of the AIA)
- Daylight transmittance shall be 77%
- Ultraviolet transmittance shall be 65%
- STC (Sound Transmission Class) rating: 36

10/10

- size of means necessary to protect the products of this work, during, and after installation, and to protect the work areas of all other trades.

- is into their framing systems. The glass used in the automobile industry (Corning, Sylvania and Agma) recommendations for glass, with proper sealing, should be 80-80 Shore A durometer naphrene, 4" (min.) equal to glass thickness, and placed at quarter points of panel base. Anti-walk (edge) blocks should be 50-65 durometer with at least 1/16" clearance between

**CONT SYSTEM:**

as noted on the Drawings and as manufactured by UNITED  
M or approved equal.

- U.S. ALUMINUM  
6669 West 73rd St.  
Chicago, IL 60638  
(800) 373-8490
- OR
- U.S. ALUMINUM  
5653 Bandini Blvd.  
Vernon, CA 90023  
(800) 766-6563

1

NDRCROSS, GA 30092  
(770) 449-5555 or call local rep.  
[www.kdwiner.com](http://www.kdwiner.com)

- ... shall be Series 451 as manufactured by UNITED STATES ALUMINUM CORPORATION, or approved equal.

## 391

- [illegible]

:(Furnished by Owner and Installed by Contractor)

- 8-parting Pass-Thru Window in anodized alum. frame. Total to exceed 432 sq. in. See Exterior Elevations for Color, material information.

## GENERAL

MK12C\_SM  
SP1-1











## PART 1 - GENERAL

## 2.1 MATERIALS (cont.)

- 2.2 RELATED WORK SPECIFIED ELSEWHERE**

**A. Codes:**

|                                       |  |
|---------------------------------------|--|
| International Mechanical Code         |  |
| International Plumbing Code           |  |
| California Administrative Code        |  |
| National Electrical Code (NEC)        |  |
| Applicable Local Codes                |  |
| Applicable Safety Codes               |  |
| Americans with Disabilities Act (ADA) |  |

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

- c. Submittals

1. Valves and accessories.
2. Hangers and supports.
3. Clean outs.
4. Dielectric connections.
5. Water hammer arresters.
6. Floor valves and flow drains.
7. Water heater and accessories.
  - a. Plumbing fixtures.
9. Back flow preventer.

### 2.1 MATERIALS

5. **WIRE ROPE:**
  - A. Bot., 2-inch and smaller, 125 psi WSP brass, steel joint, WATIS #1075 approved alternative.
  - B. Chopped wire, 150 psi WSP, brass body, steel joint, threaded end, WATIS #1076 or CVS or approved alternative.
6. **Air valves:**  
CRANE #431-UB, STROCKHAM #170, or approved alternative.
7. **Quick connect coupling:** 1/2-inch size brass or approved alternative.

- 2.2.2 FEATURES**

1. Split-ring type, polynized: GRANNEL, SUPERSPLIT, or approved alternative.
2. Trazene type, polynized: UNISTRUT, KINDORF, or approved alternative.

- #### MISCELLANEOUS MATERIALS
- A. Flaxing for peeling protruding through exterior walls  
1. Prepare a mixture of 1 cup linseed oil, 1 cup turpentine,  
and 1 pound of kerosene.
  - B. Solids: 90/5 (in increments) per ASTM B32
  - C. Coating test: 99.7 percent pure lead.
  - D. Pipe sleeves: Steel, cast iron, or plastic.
  - E. Enclosures: Cast iron, malleable iron, painted or chrome plated.

### 2.6 SUBSTITUTIONS

A. Substitutions may be considered in lieu of specified features as follows:

|                                                                                                                         |                                  |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| These installed fixtures and clean outs – J.R. Smith, Johnson Water Coasts, Lowtress, Urinda – Kohler, American Std., C | Water Heater – Sloan, A.O. Smith |
| Reel drums – Tech Specialties                                                                                           |                                  |

These and other equivalent alternatives and be presented to the J.R.B. Construction Manager for consideration per the

### 1.1. INSTALLATION - GENERAL

1. Fixing shall include all piping fittings and valves connect to existing utilities as indicated on drawings.
2. Conceal all entering piping in walls or above ceilings, except where shown to be exposed.
3. Provide for expansion and contraction of all pipes.
4. Provide reducing fittings for all changes in pipe sizes - do not use bushings.
5. Provide electric isolation between dissimilar metals and where required at equipment connections.
6. Provide fittings for all changes in pipe direction.

- Contamination precautions: Do not cross-connect or interconnect between potable water piping and drain, soil, or waste piping.

## A. Water piping:

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°.

will heat and cold water supply, drainage, vent and gas piping systems to meet the requirements of the applicable code 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 planning inspector.

A. Water piping.

1. Upon completion of a section, or of the entire hot and cold water piping system, the piping shall be tested at a minimum 150 psi under a water pressure not less than the working pressure under which it is to be used, or equivalently (50) psig, whichever is higher (with the full water supply), and the water used in testing shall be drained from the pipeline after the test is completed. The test shall be conducted in a pipeline test without breaking for a period of not less than fifteen (15) minutes.

- #### 3.4 GUARANTEE
- A. Work shall be guaranteed for a minimum period of one year from the date of completion of the work. 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 the specifications, the contractor shall be responsible for the cost of replacement of materials, labor, and materials to correct the malfunction without any additional charges.

**3.5 CLEANING**

A. The Plumbing Contractor shall remove all waste generated by plumbing work on a daily basis, and keep the job site clean and free of debris. Upon completion of the project, the plumbing work shall be cleaned, including plumbing fixtures, waste lines, water heaters and other plumbing devices. This shall be performed to the satisfaction of the City Engineer. The Plumbing Contractor shall obtain the acceptance of their project and all work shall be done in accordance with the project specifications. All waste shall be removed from the site and disposed of in a safe manner as required by the City Engineer.

[illegible][illegible]







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

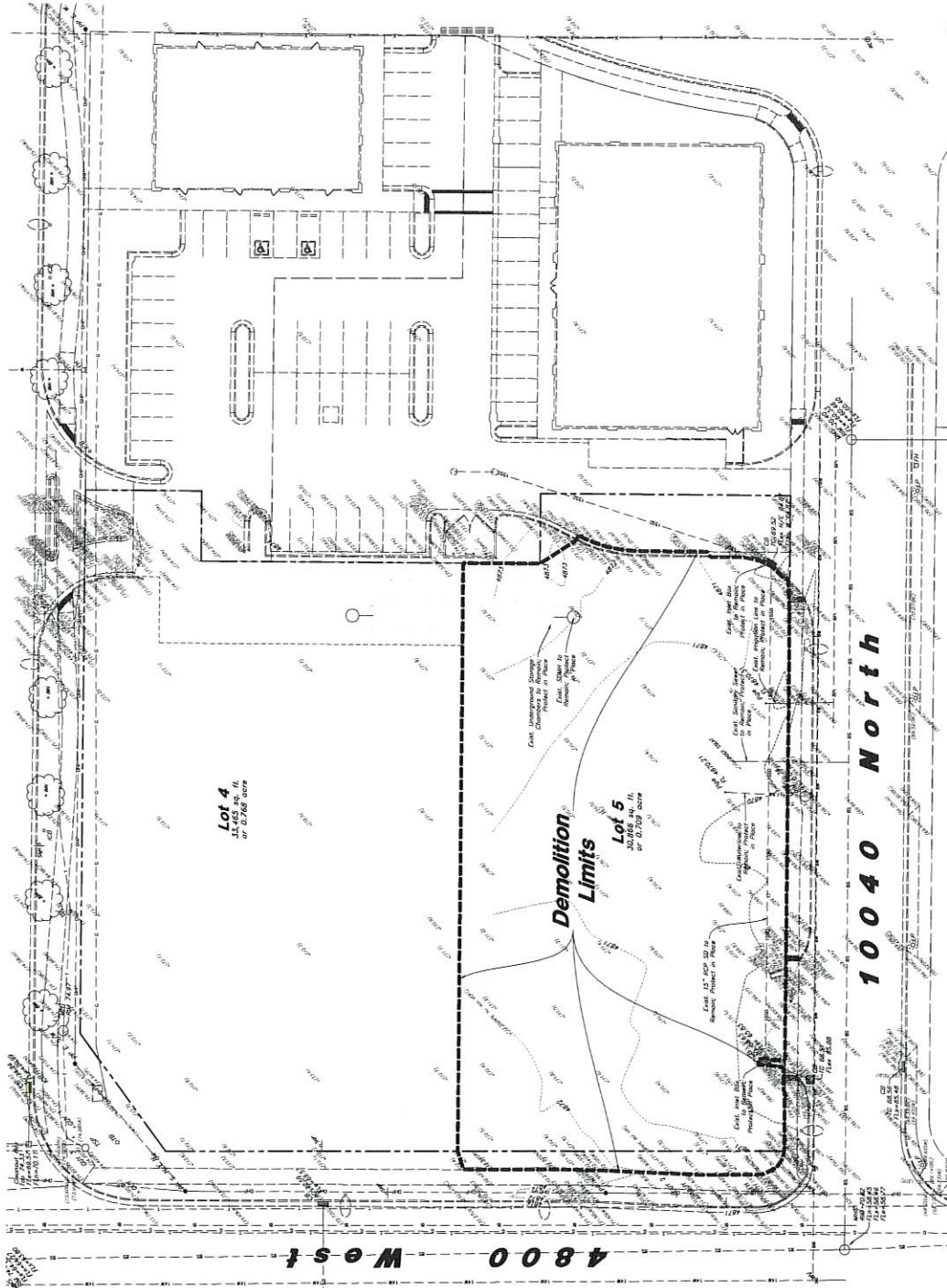
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|      |                                |
|------|--------------------------------|
| C0.0 | Cover Sheet                    |
| I    | ALTA / NSPS Land Title Survey  |
| C0.1 | Demolition Plan                |
| C1.1 | Site Plan                      |
| C2.1 | Grading Plan                   |
| C3.1 | Utility Plan                   |
| C4.1 | Details                        |
| C4.2 | Details                        |
| C5.1 | Erosion Control Plan           |
| C5.2 | Erosion Control Details        |
| L1.1 | Landscape Plan                 |
| L2.1 | Irrigation Plan                |
| L3.1 | Landscape & Irrigation Details |

*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.*





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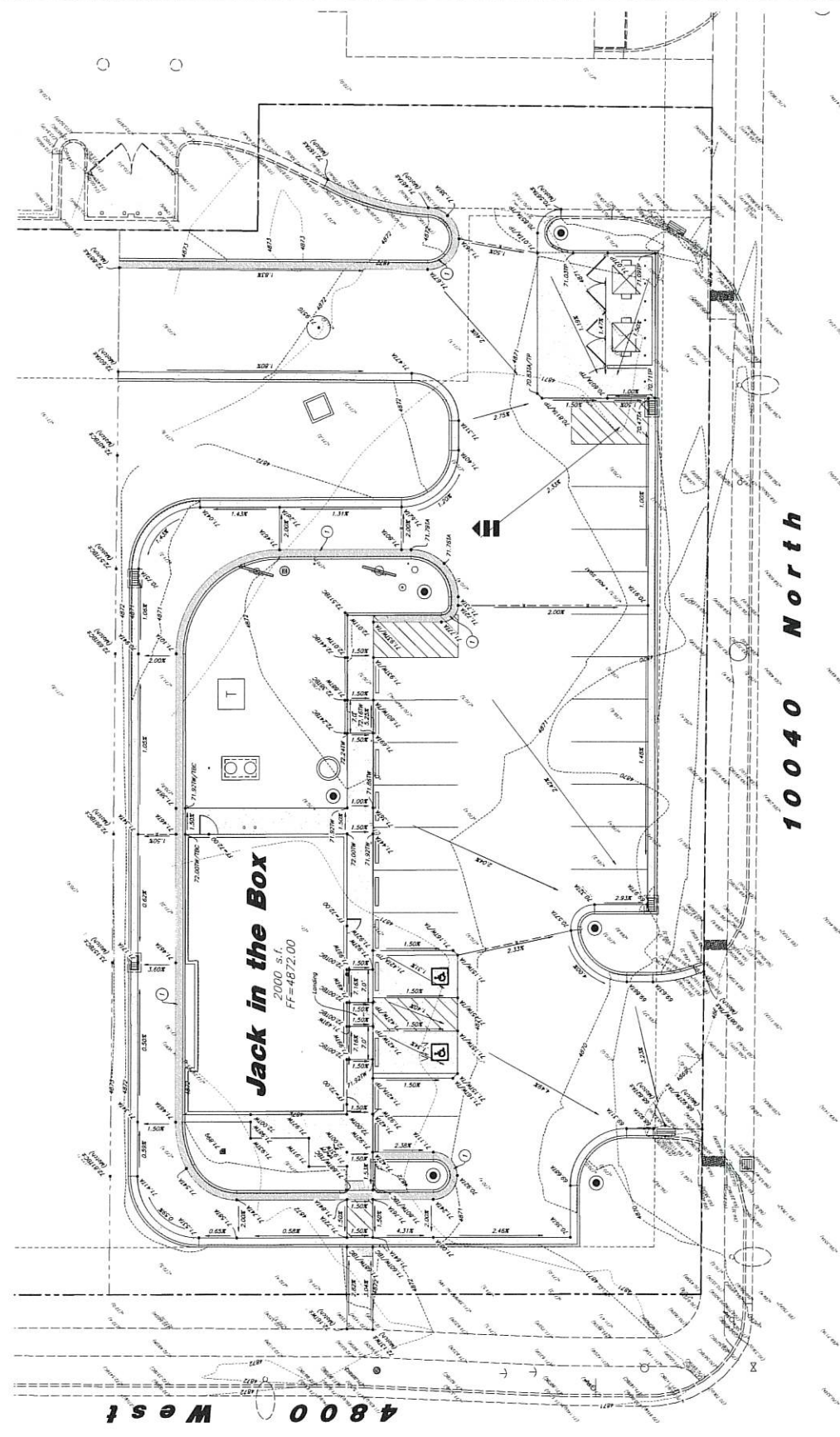
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 1-800-962-4111

28 May, 2025  
SHEET NO.  
**CO-1**

| NO/Jan2020 | 11/10 | AJW | Designed By: JH  |
|------------|-------|-----|------------------|
|            |       |     | Drafted by: JH   |
|            |       |     | Client Name:     |
|            |       |     | check in the Box |
|            |       |     | SA: JH, JH       |







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. Fill 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 and the project prepared and approved by a Geotechnical Engineer prior to activity fill.
6. Fill shall be banded into compact lifts/as per specifications and geotechnical report.
7. All trench located shall be tested and verified by a Geotechnical Engineer.
8. Any other material exposed shall adhere previous practices and submit a complete report and map upon completion of the final rough grading.

15. The contract and project documents shall be maintained in accordance with the City of Eugene's Records Management Policy.
16. Appropriate staff shall communicate with the project owner and the City of Eugene regarding the project.
17. The project shall be completed within the time frame specified in the contract.
18. The project shall be completed within the budget specified in the contract.
19. The project shall be completed within the scope specified in the contract.
20. The project shall be completed within the quality specified in the contract.
21. The project shall be completed within the safety specified in the contract.
22. The project shall be completed within the environmental specified in the contract.
23. The project shall be completed within the social specified in the contract.
24. The project shall be completed within the economic specified in the contract.
25. The project shall be completed within the cultural specified in the contract.
26. The project shall be completed within the historical specified in the contract.
27. The project shall be completed within the archaeological specified in the contract.
28. The project shall be completed within the geologic specified in the contract.
29. The project shall be completed within the hydrologic specified in the contract.
30. The project shall be completed within the meteorologic specified in the contract.
31. The project shall be completed within the oceanographic specified in the contract.
32. The project shall be completed within the atmospheric specified in the contract.
33. The project shall be completed within the land specified in the contract.
34. The project shall be completed within the water specified in the contract.
35. The project shall be completed within the air specified in the contract.
36. The project shall be completed within the soil specified in the contract.
37. The project shall be completed within the rock specified in the contract.
38. The project shall be completed within the mineral specified in the contract.
39. The project shall be completed within the fossil specified in the contract.
40. The project shall be completed within the plant specified in the contract.
41. The project shall be completed within the animal specified in the contract.
42. The project shall be completed within the human specified in the contract.
43. The project shall be completed within the community specified in the contract.
44. The project shall be completed within the region specified in the contract.
45. The project shall be completed within the state specified in the contract.
46. The project shall be completed within the nation specified in the contract.
47. The project shall be completed within the world specified in the contract.
48. The project shall be completed within the universe specified in the contract.
49. The project shall be completed within the multiverse specified in the contract.
50. The project shall be completed within the omniverse specified in the contract.

23. The contractor shall immediately notify the Engineer in writing of any delay in the completion of the work, or of any other event, which may result in the work not being completed by the time specified in the contract. The contractor shall not be entitled to an extension of time or to any other relief from the obligation to complete the work by the time specified in the contract, unless the contractor can establish that the delay or other event was caused by the Employer or by an event which was beyond the contractor's control and for which the contractor is not responsible. The contractor shall be responsible for any delay in the completion of the work which is caused by the contractor's failure to complete the work by the time specified in the contract.

1. Open fire gutter shall be constructed where drainage is directed away from building.
2. Down pipe water runoffs are to be prevented by packing and seals on the roof edge and the gutter shall be installed in a way to prevent water from getting into the building.
3. It is the responsibility of the contractor to select the size of gutter pipes to suit the roof area and the roof pitch.
4. Water to the space inside for drainage and open fire curb and gutter connections.
5. Gutter down pipes shall be installed and gutter are to be connected to the main drainage system.
6. Gutter sections are shown in the plan with feet marking. Coordinate and verify plot dimensions and project drawings.

---





*General Utility Notes:*

[illegible]

**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 manufacturer recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

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

- [illegible]

**CAUTION :**

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

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

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection conditions prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any small utility construction. Priority lines are to be constructed starting at the lowest point and be installed prior to any wetline installation.

**PC Pipe Protection During Construction:**  
PC Pipe must have 24" cover for heavy construction during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by covering over the pipes.

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28 May, 2025

### C3.1

**Jack in the Box - Cedar Hills**  
4775 West Cedar Hills Drive  
Cedar Hills, MO 64104

### Utility Plan

4773 West Cedar Hills Drive  
Cedar Hills, Utah



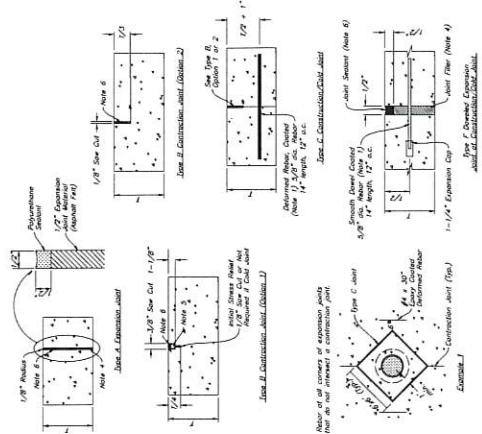
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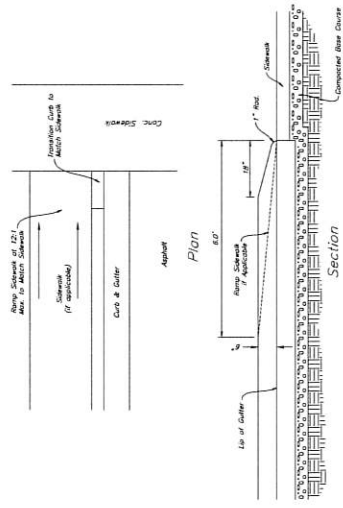
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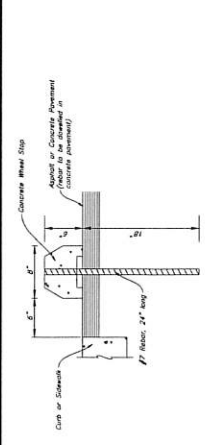
1. **CONCRETE** SHALL BE 4151, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel debar with diameter and spacing as shown.
2. **REINFORCEMENT** SHALL BE 12" MAXIMUM ON CENTER IN BOTH DIRECTIONS. Make the joints coincide with:
- A. Slab rebar and debar at 12" to 15 inches on center.
- B. Slab rebar and debar at 12" to 15 inches on center.
- C. Slab rebar and debar at 12" to 15 inches on center.
3. **SPACING** SHALL BE 12" MAXIMUM ON CENTER IN BOTH DIRECTIONS. Make the joints coincide with:
- A. Slab rebar and debar at 12" to 15 inches on center.
- B. Slab rebar and debar at 12" to 15 inches on center.
- C. Slab rebar and debar at 12" to 15 inches on center.
4. **REINFORCEMENT** SHALL BE 12" MAXIMUM ON CENTER IN BOTH DIRECTIONS. Make the joints coincide with:
- A. Slab rebar and debar at 12" to 15 inches on center.
- B. Slab rebar and debar at 12" to 15 inches on center.
- C. Slab rebar and debar at 12" to 15 inches on center.
5. **REINFORCEMENT** SHALL BE 12" MAXIMUM ON CENTER IN BOTH DIRECTIONS. Make the joints coincide with:
- A. Slab rebar and debar at 12" to 15 inches on center.
- B. Slab rebar and debar at 12" to 15 inches on center.
- C. Slab rebar and debar at 12" to 15 inches on center.
6. **REINFORCEMENT** SHALL BE 12" MAXIMUM ON CENTER IN BOTH DIRECTIONS. Make the joints coincide with:
- A. Slab rebar and debar at 12" to 15 inches on center.
- B. Slab rebar and debar at 12" to 15 inches on center.
- C. Slab rebar and debar at 12" to 15 inches on center.



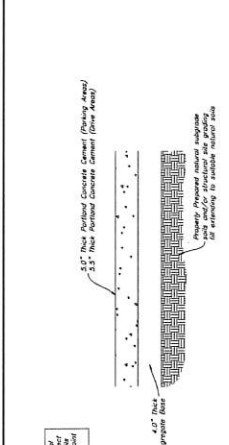
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 Not to Scale



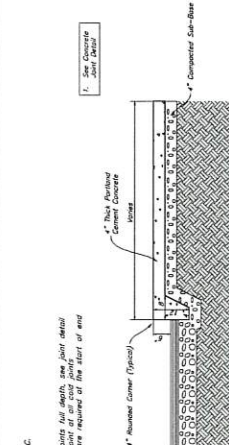
**Curb Transition**  
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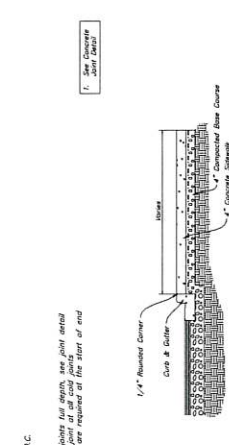
**Concrete Wheel Stop Detail**  
 Not to Scale



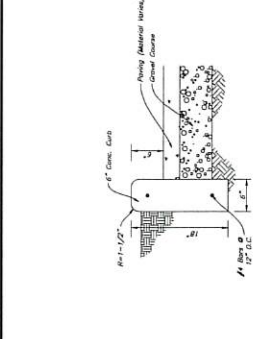
**Concrete Paving Section**  
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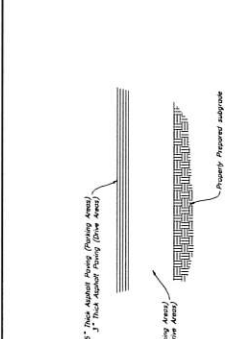
**Thickened Edge Walk**  
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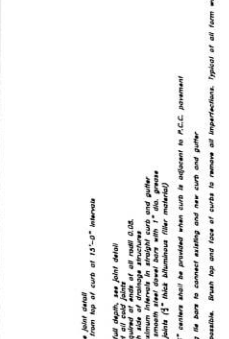
**Typical Sidewalk Detail**  
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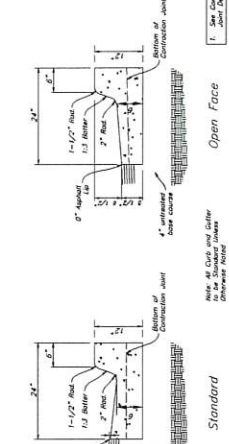
**Curb Wall Detail**  
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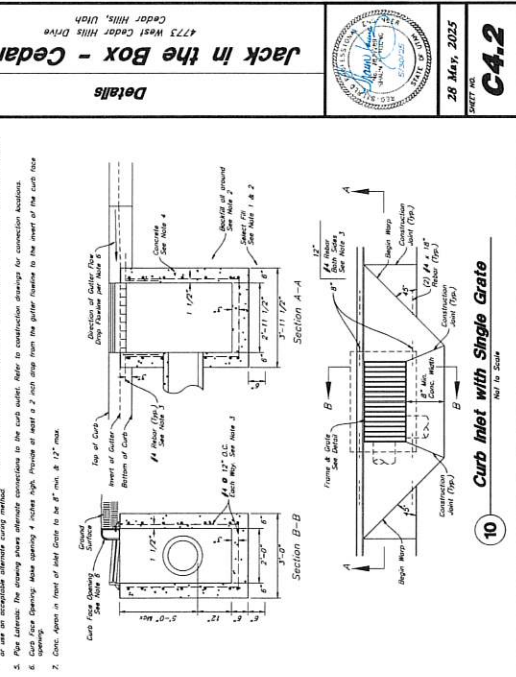
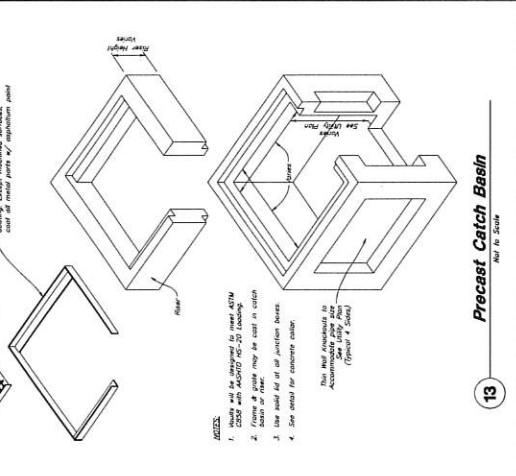
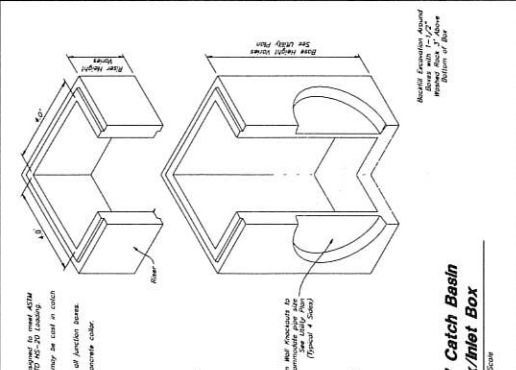
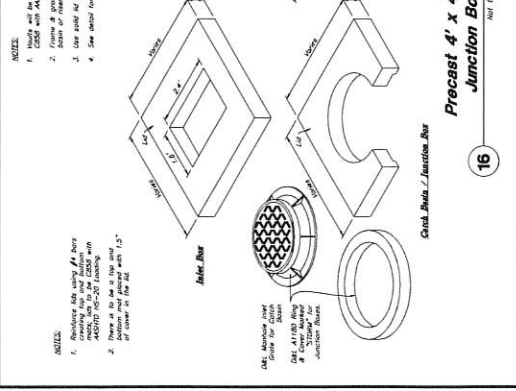
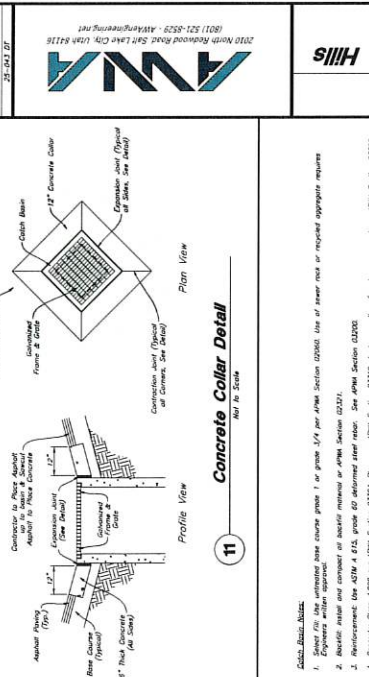
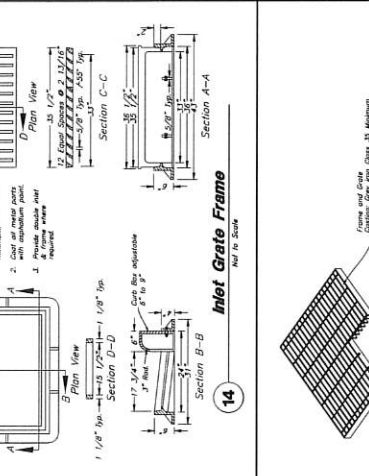
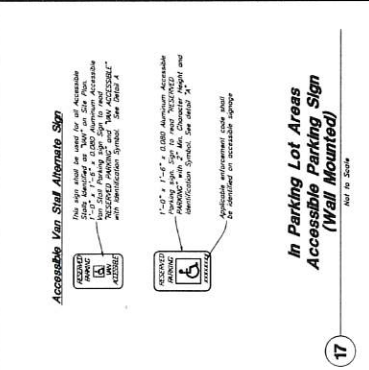
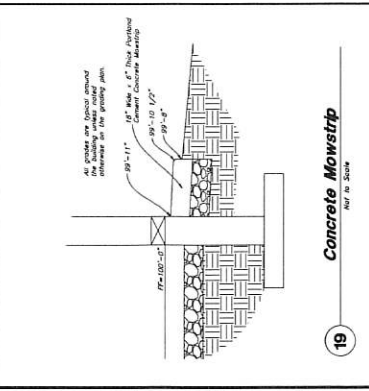
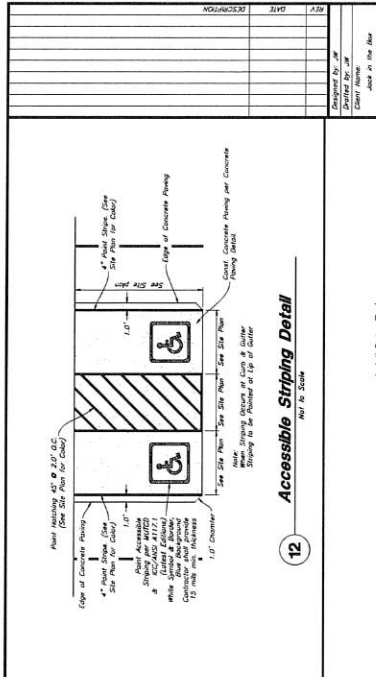
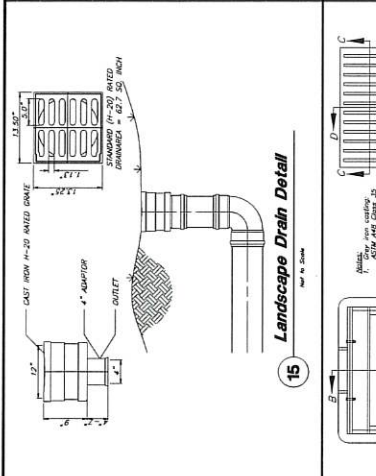
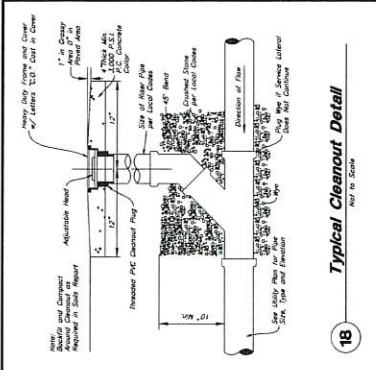
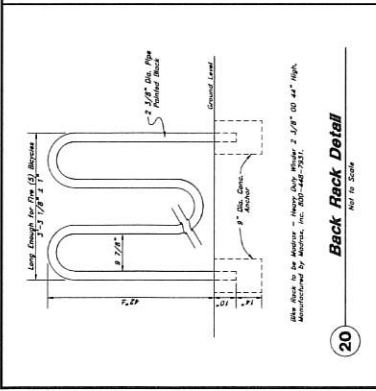
**Standard Asphalt Section**  
 Not to Scale



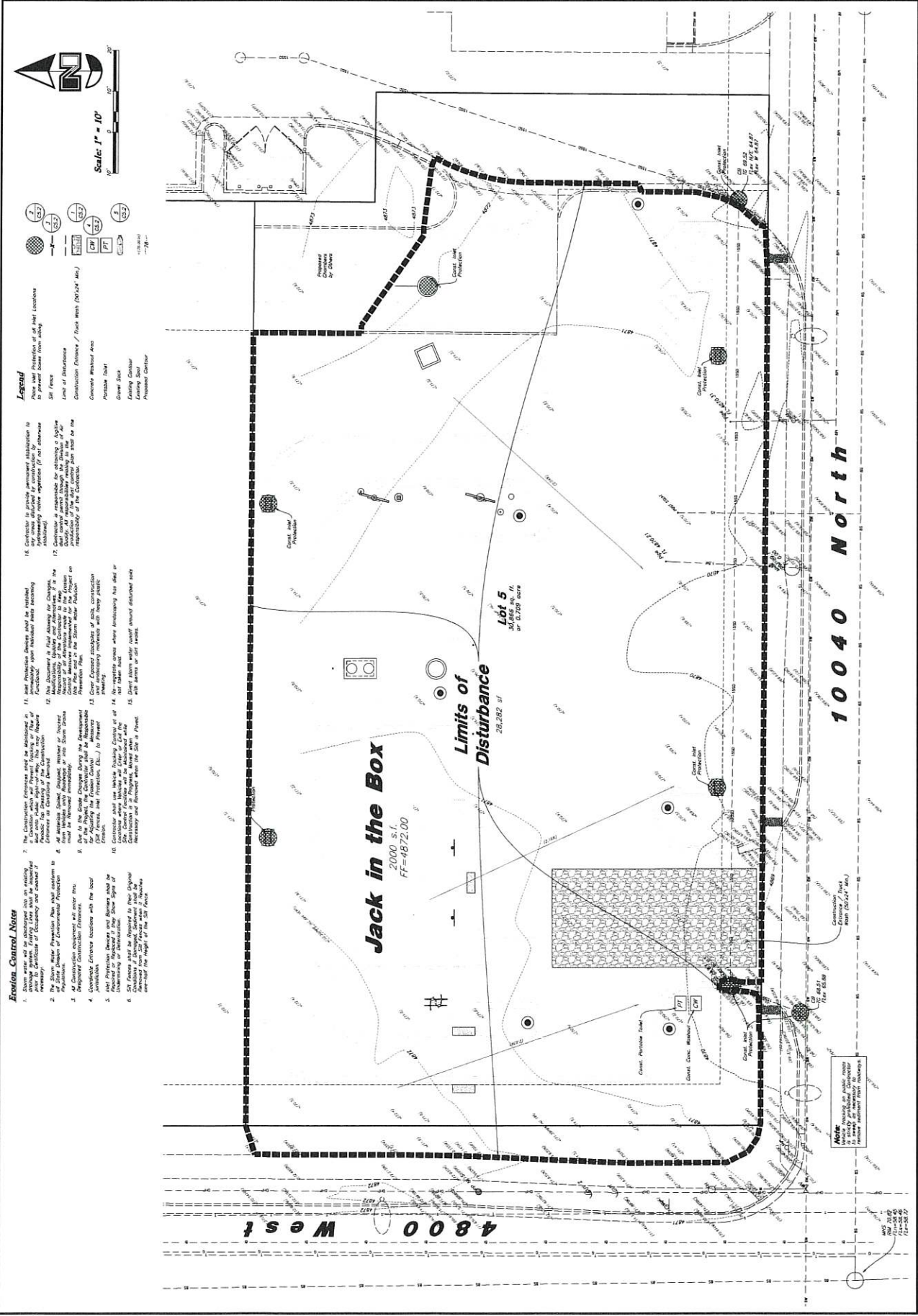
**24" Curb And Gutter**  
 Not to Scale



**Jack in the Box - Cedar Hills**  
 Not to Scale







# Erosion Control Notes

1. Stormwater management shall be in accordance with the latest edition of the Utah Stormwater Management Act (Utah Code Ann. Title 19, Chapter 11) and the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
2. The Stormwater Management Plan shall conform to the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
3. All construction equipment shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
4. Erosion control measures shall be installed and maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
5. All construction equipment shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
6. All construction equipment shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).

7. The Construction Erosion Control Plan shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
8. The Construction Erosion Control Plan shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
9. The Construction Erosion Control Plan shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
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16. The Construction Erosion Control Plan shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
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18. The Construction Erosion Control Plan shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
19. The Construction Erosion Control Plan shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).
20. The Construction Erosion Control Plan shall be maintained in accordance with the latest edition of the Utah Stormwater Management Rules (Utah Code Regs. Title 19, Chapter 11).

# Legend

- 1. Silt Fence
- 2. Concrete Curb
- 3. Erosion Control Blanket
- 4. Erosion Control Blanket
- 5. Erosion Control Blanket
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- 20. Erosion Control Blanket



[illegible]

6

### Gravel Sock Sediment Barrier

[illegible][illegible]

| STANDARD                                                                          | QTY. | SCIENTIFIC / COMMON NAME                                        | SIZE        |
|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------|-------------|
|  | 8    | <i>Juniperus scopulorum</i> "Miniflora" / Mountain Juniper      | 6" Min. Ht. |
|  | 4    | <i> Zelkova serrata</i> "JS-Kent" / City Spire Japanese Zelkova | 3" Caliper  |

|   |                                                                  |                |
|---|------------------------------------------------------------------|----------------|
| 4 | Asar ginsado 'Nudy Slipper' / <i>Nudy Slipper</i> Amor Maple     | 2 1/2" Caliper |
| 3 | Quercus robur <i>fraxinifolia</i> / <i>Pyramidal</i> English Oak | 2" Caliper     |

|    |                                                                                   |                                                                                    |       |
|----|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------|
| 12 |  | <i>Arctostaphylos × californicus</i> "Francis" / <i>Fraxinus</i> <i>Margashita</i> | 5 gal |
| 4  |  | <i>Picea pungens</i> "Gibbers" / Dwarf Globe Blue Spruce                           | 5 gal |
| 20 |  | <i>Pinus mugo</i> "Pumila" / Dwarf Mugo Pine                                       | 5 gal |
| 18 |  | <i>Potentilla fruticosa</i> "Gold Drop" / Gold Drop Bush Creeperol                 | 5 gal |

|    |                                                                       |       |
|----|-----------------------------------------------------------------------|-------|
| 12 | Rhine aromatics 'Go-Low' / Go-Low Fragrant Sumac                      | 2 gal |
| 25 | Rhine x 'Magajaro' / Red Drift Rose                                   | 2 gal |
| 23 | Spinoza x Sumakdo 'Anthony Waterer' / Anthony Waterer Bunsold Spinoza | 5 gal |

|                   |  |                                                                      |                             |       |
|-------------------|--|----------------------------------------------------------------------|-----------------------------|-------|
| 29                |  | <i>Brachypodium gracile</i> Bonnier & Arènes                         | Mounts Arabian blue orchids | 2 pol |
| 35                |  | <i>Colopoglossis x ouffroyi</i> 'Nori Foerster' / Feather Reed Grass |                             | 2 pol |
| <b>PERENNIALS</b> |  |                                                                      |                             |       |
| 27                |  | <i>Hemerocallis x 'Stark's Ono'</i> / Star of Oro Daylily            |                             | 1 pol |

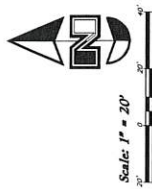
⊕ 32 Series memoria "My Night" / My Night Serie I gal

[illegible][illegible]

2. See Sheet 1.1 for Printing Details.
3. All Landscape Material shall be Fully Integrated by an Automatic Irrigation System. See Sheet 1.2 for Irrigation Layout. See Sheet 1.3 for Irrigation Details.
4. Adapt most material as needed to Accommodate New and Existing Utilities.
5. Prior to installing Stone, Apply an Application of Pre-emergent Herbicide.
6. See Landscape Notes for Details regarding Landscape Maintenance Period.
7. Different Types of Stone Shall not be Separated by Existing but a Graded Smooth Paving Line.

[illegible][illegible]

2. See Sheet 1.1 for Printing Details.
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7. Different Types of Stone Shall not be Separated by Existing but a Graded Smooth Paving Line.

[illegible][illegible]

Scale: 1" = 20'

[illegible]

2. See Sheet 1.1 for Printing Details.
3. All Landscape Material shall be Fully Integrated by an Automatic Irrigation System. See Sheet 1.2 for Irrigation Layout. See Sheet 1.3 for Irrigation Details.
4. Adapt most material as needed to Accommodate New and Existing Utilities.
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6. See Landscape Notes for Details regarding Landscape Maintenance Period.
7. Different Types of Stone Shall not be Separated by Existing but a Graded Smooth Paving Line.

[illegible]

**Site Area = 30,865 sq. ft.** (0.709 ac.)  
**Landscaped Area = 9,240 sq. ft.** (0.209)  
**Total Landscape Area Provided = 11,483 sq. ft.** (0.264)  
**Street Trees = 11,483 sq. ft.** (0.264)  
**Screen Area = 0 sq. ft.** (0%)

**4600 West Fountains = 130 sq. ft.** (0.003)  
**North Fountains = 130 sq. ft.** (0.003)  
**South Fountains = 130 sq. ft.** (0.003)

**Trees Required = 4 Trees** (4 Provided) \*\*\*  
**Landscape Total Includes Landscape in the ROW and Pedestrian Landscape and Irrigation**  
**This Shall Be Maintained by Park in the Box**

\*\*\* Down's Include Drivers Linear Fountains  
 \*\*\* Street Trees Have Been Selected From the Approved Tree List and Minimum Spacing Requirements are Met.  
 \*\*\* The Site is Slightly Above the Flooded Region Level.

[illegible]

Now what's below.  
Call before you dig.



below

Call before you dig.

28 May, 2025

LET NO.

## L1.1



***Landscape Plan***

4773 West Cedar Hills Drive  
Cedar Hills, Utah

[illegible]











|       |
|-------|
| DATES |
|-------|

[illegible]

**SITE INFORMATION**

BUILD TYPE: \_\_\_\_\_

FIG # \_\_\_\_\_

ADDRESS: 7775 W CEDAR HILLS DRIVE  
CEDAR HILLS, UT 84062

## STRUCTURAL

SP2.0

(ALSO SEE STRUCTURAL DRAWINGS)

- ## SPECIAL INSPECTIONS

- ## DEFERRED SUBMITTALS

- H. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO APPLICATION OF GYPSUM BOARD, PLYWOOD, ETC.

- DOCTRINE

## CONNECTION

PLYWOOD SHEATHING - SEE STRUCTURAL DRAWINGS AND DETAILS FOR NAILING.

- OTHER: 10% (10% of 100% = 10%) TOP: 90% (90% of 100% = 90%)

- CLEAR SPACING BETWEEN BARS BEING SPLICED LESS THAN 2 BAR DIA

- Source: *Journal of the American Statistical Association*, 1997, 92, 1031-1042.

6. WELDED WIRE FABRIC REINFORCING SHALL CONFORM

12. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.

1. ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 PSF AT A MINIMUM DEPTH

doi:10.1002/for

- SUBSTRATE MATERIAL**

UATION DRAWINGS.)

- THE GROUT SHALL BE: 1 PART PORTLAND CEMENT, 3 PARTS SAND, 1 MINIMUM TO 2 MAXIMUM.





1. SEE SHEET SP2.0 FOR TYPICAL STRUCTURAL NOTES AND SPECIFICATIONS.

- [illegible]

PROVIDE TRUSS SHOW DRAWINGS, INSTALLATION DRAWINGS & CALCULATIONS PREPARED BY THE TRUSS COMPANY MANUFACTURER IN ACCORDANCE WITH ALL APPLICABLE CODES, PERMITS, ETC.

3. PROVIDE TRUSS SHIP DRAWINGS, INSTANTANEOUS DIMENSIONS & CALCULATIONS PREPARED BY THE TRUSS COMPANY MANUFACTURER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, ETC.
4. PROVIDE ROOF TRUSSES AND BLOODING PLANETS AS SHOWN ON THE ROOF FRAMING PLAN AND SHIP DRAWINGS.
5. SEVER THE SHIP DRAWINGS, CORRELATE THE WORK REQUIREMENTS & VERIFY THE DIMENSIONS OF SECOND MANUALLY IN ALL CONTACTS OR DISCREPANCIES.
6. CONSIDER THE BRACE & SUPPORT TRUSSES BASED UPON THE TRUSS COMPANY'S DESIGN & CONSTRUCTION. THE TRUSS COMPANY'S DESIGN TRUSSES TO SHIP SAIL, OR BE SUBJECT TO OUT-OF-PLANE BENDING.
7. PROTECT TRUSSES FROM WETTING, IMPACT AND DISLOCATION DURING STORAGE.
8. PROVIDE FRAMING ANCHORS AND/OR TRUSS HANGERS AS REQUIRED AND AS SHOWN ON THE SHIP DRAWINGS.
9. INSTALL TRUSSES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, SAFETY PRECAUTIONS, AND TOLERANT FRAMING DIRECTION.
10. INSTALL TRUSSES WITH DETAIL BRACING AS REQUIRED BY TRUSS SHIP DRAWINGS.
11. PROVIDE TRUSSES FOR DAMAGE AFTER INSTALLATION. NOTIFY DESIGNER IMMEDIATELY OF ANY DAMAGE TO TRUSSES. DAMAGE TO TRUSSES WILL BE REPAIRED AT THE TRUSS COMPANY'S EXPENSE.

**TRUSS DESIGN LOADS:**

- TRUSS DESIGN LOADS**
- LOAD CONCENTRATIONS USED FOR DESIGN OF ROOF TRUSSES SHALL BE IN ACCORDANCE WITH IRC 1603.3 LOAD CONCENTRATIONS (USE ALLOWABLE STRESS DESIGN METHOD)
- |                        |                       |
|------------------------|-----------------------|
| 1. UNIFORM DEAD LOADS  | 10 PSF                |
| 2. UNIFORM LIVE LOADS  | 10 PSF                |
| 3. UNIFORM DEAD LOAD   | TYP. CHORD 10, 10 PSF |
| 4. UNIFORM DEAD LOAD   | TYP. CHORD 10, 10 PSF |
| 5. UNIFORM DEAD LOAD   | SEE PLAN              |
| 6. UNIFORM DEAD LOAD   | SEE PLAN              |
| 7. UNIFORM DEAD LOAD   | SEE PLAN              |
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| 99. UNIFORM DEAD LOAD  | SEE PLAN              |
| 100. UNIFORM DEAD LOAD | SEE PLAN              |

UNBLOCKED  
ROOF DIAFRAGMATICI.

- UNBLOCKED
- 19/32 APA RATED SHEATHING (40/20)  
BOUNDARY NAILING (BN) W/ 10d NAILS  
EDGE NAILING (EN) W/ 10d NAILS AT  
FIELD NAILING (FN) W/ 10d NAILS AT
- NOTES
1. EDGE NAIL ALL SIDES OF ROOF OPENING.
  2. PANEL LAYOUT SHALL BE PER PLAN. 10d NAILS SHALL BE COMMON WIRE NAILS.

PROVIDE 4x4 BLKG W/ SIMPSON LUS4 MECHANICAL EQUIPMENT, SET 2/25/00

- PROVIDE 4x4 BLAG W/ SHIMPOIN LUSA  
MECHANICAL EQUIPMENT. SET 2x2x4  
DRL. 2x4 BLAG @ ROOF OPENINGS W/  
LA END.

[illegible]

**In the box**

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

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

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |

---



**DEI**  
DIEBLE ENGINEERS INC.  
www.dei-engineers.com

1224 Market Street, Suite 120  
Baltimore, MD 21201  
410-528-4298

## SITE INFORMATION

BUILD TYPE: \_\_\_\_\_  
JOB # \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

4773 W. CEDAR HILLS DRIVE  
CEDAR HILLS, UT 84062

DRAWN BY: BGL/AMEL  
PROJECT #: DEI 25-128  
SCALE: 1/4" = 1'-0"

## ROOF FRAMING

PLAN

**\$2.0**









950 SPECTRUM DRIVE SUITE 400  
SAN DIEGO, CA 92123  
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DATE: 12/18/2025

RELEASE: 12/18/2025

P.M. UPDATE:

SUBMITTAL DATE:

1:

2:

3:

REV:

CONSTRUCTION:

REVISIONS

DEL  
DUBLIE ENGINEERS INC.  
10000 DEL MAR BLVD  
SUITE 100  
DEL MAR, CA 92014  
(619) 391-1111

SITE INFORMATION

BUILD TYPE:

JOB #:

ADDRESS:

CITY:

COUNTY:

STATE:

ZIP:

PROJECT #:

SCALE:

AS NOTED

DRAWN BY:

CHECKED BY:

DATE:

PROJECT #:

SCALE:

AS NOTED

DRAWN BY:

CHECKED BY:

DATE:

PROJECT #:

SCALE:

AS NOTED

DRAWN BY:

CHECKED BY:

DATE:

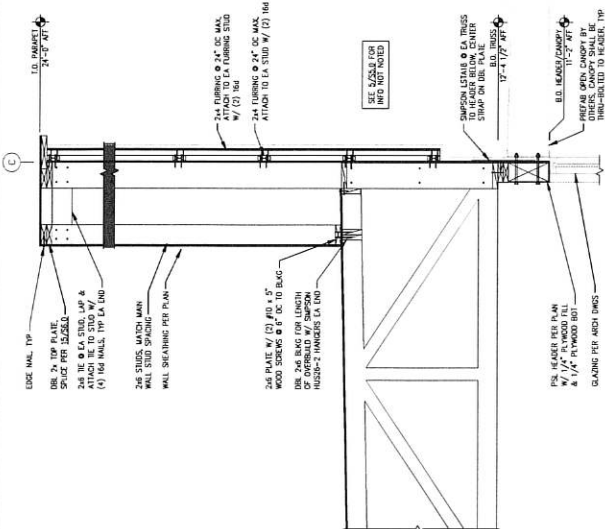
PROJECT #:

SCALE:

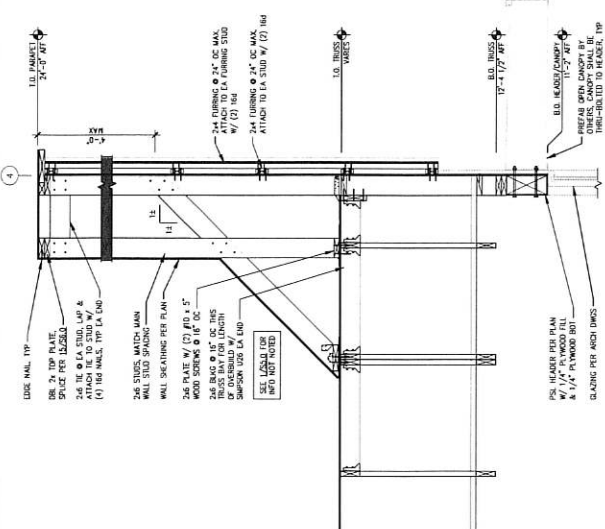
AS NOTED

FRAMING  
SECTIONS

S5.1



2) FRONT WALL FRAMING @ TOWER



1) SIDE WALL FRAMING @ TOWER

3

5

4



**In the box**  
937 OFFICIAL CHAIRS R 40  
SAN DIEGO, CA 92123  
© 2021 Jack in the Box Inc.

See the drawings for details of the construction of the chairs and the installation of the chairs in the building. The drawings are not to be used for any other purpose without the written consent of Jack in the Box Inc.

**DATES**  
RELEASE: FEBRUARY 2022  
P.M. UPDATE:  
SUBMITTAL DATE:  
1.  
2.  
3.

**REVISIONS**  
BID  
CONSTRUCTION

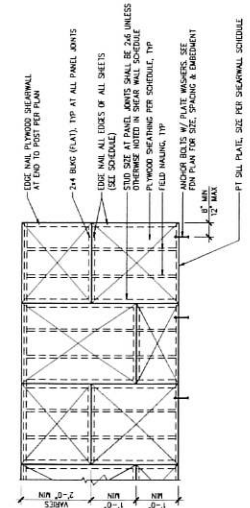
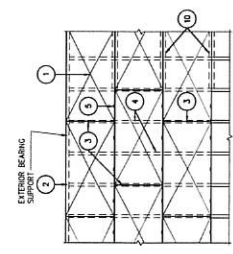
**DEI**  
DIBBLE ENGINEERS INC  
10100 DEER CREEK DRIVE  
SAN DIEGO, CA 92123  
(619) 594-1100

**SITE INFORMATION**  
BUDGET TYPE:  
JOB #:  
ADDRESS: 10100 DEER CREEK DRIVE  
CITY: SAN DIEGO, CA 92123  
DRAWN BY: ELL/AM  
PROJECT # 22-178  
SCALE: AS NOTED

**FRAMING DETAILS**

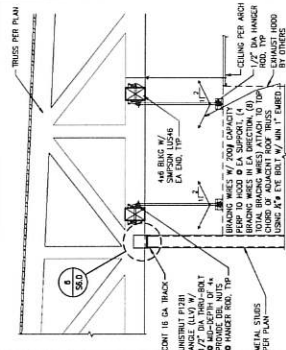
**S6.0**

1. SEE PLAN FOR PLYWOOD THICKNESS, HANGING 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. INTERIOR (1) TRUSS: CLIP BETWEEN EACH SUPPORT AT CONTINUOUS PANEL EDGES WHERE 2x4 FLAT BLOCKING DOES NOT OCCUR. END CLIPS CAN ONLY BE USED DIRECTLY TO PLYWOOD SHEATHING USE FLAT 2x4 BLOCKING WITHOUT CLIPS IF SUPPORTS ARE LOCATED DIRECTLY TO SHEATHING AND/OR WHEN A BLOCKED JOINT IS REQUIRED TO BE USED.
6. LONG DIMENSION OF PLYWOOD SHALL RUN PERPENDICULAR TO TRUSS SPAN.
7. MIN EDGE DISTANCE FOR NAILS SHALL BE 3/4".
8. UNMATCHED PLYWOOD SHEET SIZE: 2'-0" x 2'-0" UNLESS ALL EDGES ARE TO BE MATCHED TO AN ADJACENT SHEET OR TO A TRUSS JOINT.
9. TOP OF NAIL HEADS SHALL BE FLUSH WITH FACE OF SHEATHING.
10. TRUSS JOINTS SHALL BE LOCATED AT CONTINUOUS PLYWOOD JOINTS WHERE 2x4 FLAT BLOCKING & SECURITY.

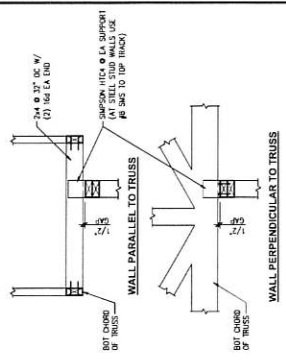


**NOTES:**  
1. ALL PLYWOOD EDGES NOT SUPPORTED BY FRAMING MEMBER SHALL BE FINISHED WITH 1/2" PLYWOOD SHEATHING OR 1/2" GYPSUM BOARD TO MATCH ADJACENT PANELS.  
2. ALL PLYWOOD SHEATHING SHALL BE 5/8" THICK UNLESS NOTED OTHERWISE.  
3. ALL PLYWOOD SHEATHING SHALL BE TYPE I OR II UNLESS NOTED OTHERWISE.  
4. ALL PLYWOOD SHEATHING SHALL BE TYPE I OR II UNLESS NOTED OTHERWISE.  
5. ALL PLYWOOD SHEATHING SHALL BE TYPE I OR II UNLESS NOTED OTHERWISE.

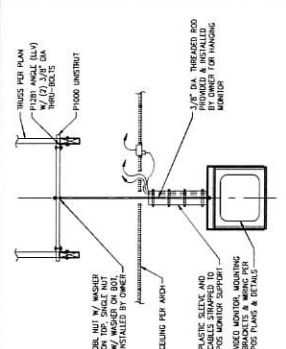
**3 ROOF DIAPHRAGM: PLYWOOD SHEATHING LAYOUT**



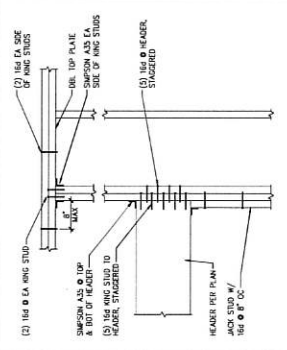
**1 SHEARWALL: PLYWOOD PANEL LAYOUT**



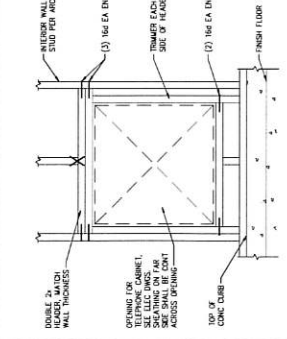
**5 MECHANICAL CURB ATTACHMENT**



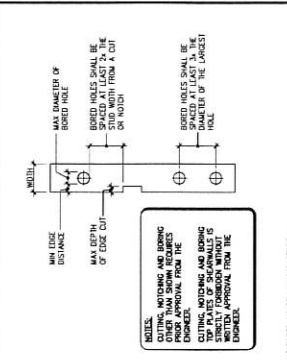
**8 EXHAUST HOOD SUPPORT**



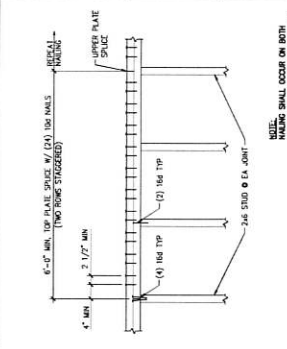
**7 BOTTOM CHORD TRUSS BRACING**



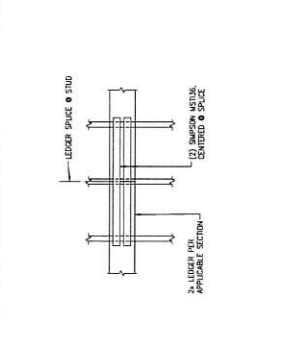
**6 INTERIOR NONBEARING WALL SUPPORT**



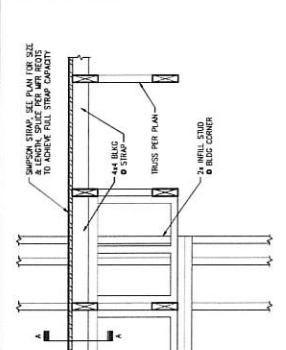
**10 VIDEO MONITOR MOUNTING**



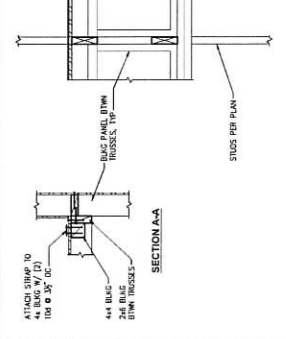
**9 SECURITY MONITOR MOUNTING**



**13 KING STUD TO HEADER ATTACHMENT**



**12 OPENING FOR TELEPHONE CABINET**



**16 TYP CUTTING, NOTCHING & BORING OF WOOD STUD**

| TABLE 16.1 (BEARING WALLS) | TABLE 16.2 (NON-BEARING WALLS) | TABLE 16.3 (BEARING WALLS) | TABLE 16.4 (NON-BEARING WALLS) |
|----------------------------|--------------------------------|----------------------------|--------------------------------|
| STUD SIZE                  | STUD SIZE                      | STUD SIZE                  | STUD SIZE                      |
| 2" x 4"                    | 2" x 4"                        | 2" x 4"                    | 2" x 4"                        |
| 2" x 6"                    | 2" x 6"                        | 2" x 6"                    | 2" x 6"                        |
| 2" x 8"                    | 2" x 8"                        | 2" x 8"                    | 2" x 8"                        |
| 2" x 10"                   | 2" x 10"                       | 2" x 10"                   | 2" x 10"                       |
| 2" x 12"                   | 2" x 12"                       | 2" x 12"                   | 2" x 12"                       |
| 2" x 14"                   | 2" x 14"                       | 2" x 14"                   | 2" x 14"                       |
| 2" x 16"                   | 2" x 16"                       | 2" x 16"                   | 2" x 16"                       |
| 2" x 18"                   | 2" x 18"                       | 2" x 18"                   | 2" x 18"                       |
| 2" x 20"                   | 2" x 20"                       | 2" x 20"                   | 2" x 20"                       |
| 2" x 22"                   | 2" x 22"                       | 2" x 22"                   | 2" x 22"                       |
| 2" x 24"                   | 2" x 24"                       | 2" x 24"                   | 2" x 24"                       |
| 2" x 26"                   | 2" x 26"                       | 2" x 26"                   | 2" x 26"                       |
| 2" x 28"                   | 2" x 28"                       | 2" x 28"                   | 2" x 28"                       |
| 2" x 30"                   | 2" x 30"                       | 2" x 30"                   | 2" x 30"                       |
| 2" x 32"                   | 2" x 32"                       | 2" x 32"                   | 2" x 32"                       |
| 2" x 34"                   | 2" x 34"                       | 2" x 34"                   | 2" x 34"                       |
| 2" x 36"                   | 2" x 36"                       | 2" x 36"                   | 2" x 36"                       |
| 2" x 38"                   | 2" x 38"                       | 2" x 38"                   | 2" x 38"                       |
| 2" x 40"                   | 2" x 40"                       | 2" x 40"                   | 2" x 40"                       |
| 2" x 42"                   | 2" x 42"                       | 2" x 42"                   | 2" x 42"                       |
| 2" x 44"                   | 2" x 44"                       | 2" x 44"                   | 2" x 44"                       |
| 2" x 46"                   | 2" x 46"                       | 2" x 46"                   | 2" x 46"                       |
| 2" x 48"                   | 2" x 48"                       | 2" x 48"                   | 2" x 48"                       |
| 2" x 50"                   | 2" x 50"                       | 2" x 50"                   | 2" x 50"                       |
| 2" x 52"                   | 2" x 52"                       | 2" x 52"                   | 2" x 52"                       |
| 2" x 54"                   | 2" x 54"                       | 2" x 54"                   | 2" x 54"                       |
| 2" x 56"                   | 2" x 56"                       | 2" x 56"                   | 2" x 56"                       |
| 2" x 58"                   | 2" x 58"                       | 2" x 58"                   | 2" x 58"                       |
| 2" x 60"                   | 2" x 60"                       | 2" x 60"                   | 2" x 60"                       |
| 2" x 62"                   | 2" x 62"                       | 2" x 62"                   | 2" x 62"                       |
| 2" x 64"                   | 2" x 64"                       | 2" x 64"                   | 2" x 64"                       |
| 2" x 66"                   | 2" x 66"                       | 2" x 66"                   | 2" x 66"                       |
| 2" x 68"                   | 2" x 68"                       | 2" x 68"                   | 2" x 68"                       |
| 2" x 70"                   | 2" x 70"                       | 2" x 70"                   | 2" x 70"                       |
| 2" x 72"                   | 2" x 72"                       | 2" x 72"                   | 2" x 72"                       |
| 2" x 74"                   | 2" x 74"                       | 2" x 74"                   | 2" x 74"                       |
| 2" x 76"                   | 2" x 76"                       | 2" x 76"                   | 2" x 76"                       |
| 2" x 78"                   | 2" x 78"                       | 2" x 78"                   | 2" x 78"                       |
| 2" x 80"                   | 2" x 80"                       | 2" x 80"                   | 2" x 80"                       |
| 2" x 82"                   | 2" x 82"                       | 2" x 82"                   | 2" x 82"                       |
| 2" x 84"                   | 2" x 84"                       | 2" x 84"                   | 2" x 84"                       |
| 2" x 86"                   | 2" x 86"                       | 2" x 86"                   | 2" x 86"                       |
| 2" x 88"                   | 2" x 88"                       | 2" x 88"                   | 2" x 88"                       |
| 2" x 90"                   | 2" x 90"                       | 2" x 90"                   | 2" x 90"                       |
| 2" x 92"                   | 2" x 92"                       | 2" x 92"                   | 2" x 92"                       |
| 2" x 94"                   | 2" x 94"                       | 2" x 94"                   | 2" x 94"                       |
| 2" x 96"                   | 2" x 96"                       | 2" x 96"                   | 2" x 96"                       |
| 2" x 98"                   | 2" x 98"                       | 2" x 98"                   | 2" x 98"                       |
| 2" x 100"                  | 2" x 100"                      | 2" x 100"                  | 2" x 100"                      |

**17 DRAG STRAP**



**14 TYPICAL LEDGER SPLICE**



**19 TYPICAL TRUSS BLOCKING PANEL**



**16 TYPICAL TOP PLATE SPLICE**



**20**





**FRONT ELEVATION**

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



**SIDE ELEVATION**

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

## GENERAL NOTES

- A. REFER TO ALO EZE 2002 & WINDOW TAGS & ALO SHEET SERIES FOR DOOR & WINDOW TAGS & SCHEDULES.
- B. ALL SCHEDULE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.C.I.)
- 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 FINISHED TO MATCH EXTERIOR WALL FINISH. PROVIDE SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL NOTES.
- E. ALL FINISHES, LIGHTING, & EQUIPMENT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL.
- F. SEE ALO SHEET SERIES FOR EQUIPMENT, FURNITURE, SCHEDULE, & INTERIOR FINISH SCHEDULES COMPLETED BY (XX-XXX).

## COLORS

- |    |                                          |
|----|------------------------------------------|
| A. | DARK BRONZE ANODIZED ALUMINUM            |
| B. | COLOR / FINISH TO MATCH ADJACENT SURFACE |
| C. | SHENKIN WILLIAMS SW 7568 "SUNN STEPHEN"  |
| D. | WHITE TILE - RED BACKGROUND              |
| E. | SHENKIN WILLIAMS SW 7568 "COSTLE GRAY"   |
| F. | WIRE DIT, "COPPING"                      |
| G. | SW 6832 "WOLFSPICE PURPLE"               |
| H. | SW 6832 "WOLFSPICE PURPLE"               |
| I. | SW 3001 "SUNN RED"                       |
| J. | SW 7050 "PURE WHITE"                     |
| K. | WHICH WALL COLOR BELOW                   |
| L. | "CLASSIC" RED                            |
| M. | ADJ. PANEL                               |
| N. | SHENKIN BENDER WIRE DIT, "WINDMILL 30V"  |
| O. | "COPING"                                 |
| P. | BURGUST "WIRE RED"                       |
| Q. | SH RED (CUSTOM COLOR IF TILE W/IF)       |
| R. | MESSAGE BOARD                            |
| S. | SW 6832 "WOLFSPICE PURPLE"               |

EXTERIOR ELEVATION LEGEND



----- COLOR -----

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

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

### EXTERIOR FINISH SCHEDULE

- |     |                                                                                                                                         |  |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------|--|
| 1.  | EXTERIOR EPS, 3" EPS FLUSH FINISH, W/ INTERIOR COLOR & SHEEN MATCH ADJACENT CLADDING                                                    |  |
| 2.  | PRE-FAB CHASE IN W/ WINDOW, SEE DETAIL 1/2A2.2 (O.D.)                                                                                   |  |
| 3.  | PRE-FAB CHASE IN W/ WINDOW, COORDINATE W/ OTHER WINDOWING OPERATIONS                                                                    |  |
| 4.  | SE PROPOSED ALUMINUM STRENGTHENING SYSTEM, SEE WINDOW TYPES & SPECIFICATIONS                                                            |  |
| 5.  | <input checked="" type="checkbox"/> 1" CLAY INSULATED GLAZ                                                                              |  |
| 6.  | <input checked="" type="checkbox"/> 1" CLAY INSULATED GLAZ                                                                              |  |
| 7.  | <input type="checkbox"/> 1" CLAY INSULATED GLAZ                                                                                         |  |
| 8.  | <input type="checkbox"/> 1" CLAY INSULATED GLAZ                                                                                         |  |
| 9.  | EXPLODED CONCRETE CURB/ STEM WALL                                                                                                       |  |
| 10. | INTERNALLY ILLUMINATED SPRADE BY SSA VENDOR (O.D.) UNDER SEPARATE CONTRACT                                                              |  |
| 11. | INSULATED 1" CONCRETE ELECTRICAL W/ SSA VENDOR PRIOR TO INSTALLATION                                                                    |  |
| 12. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 13. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 14. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 15. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 16. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 17. | INTERNALLY ILLUMINATED ADDRESS BOX, 17" H, WITH LETTERS (SEE 1/2D) OR AS REQUIRED FOR LOCAL JURISDICTION (O.D.) UNDER SEPARATE CONTRACT |  |
| 18. | EXPLODED CONCRETE CURB/ STEM WALL                                                                                                       |  |
| 19. | INSULATED 1" CONCRETE ELECTRICAL W/ VENDOR PRIOR TO INSTALLATION                                                                        |  |
| 20. | INSULATED 1" CONCRETE ELECTRICAL W/ VENDOR PRIOR TO INSTALLATION                                                                        |  |
| 21. | CONTROL, VENT, SEE DETAIL 1/2A2.2                                                                                                       |  |
| 22. | HALLOW MARK, COORDINATE WITH FINISH, MICELLARIZING TBM                                                                                  |  |
| 23. | ALUMINUM CORERS WITH FACTORY APPLIED FINISH, VENT/ W/ ROOF PAIN SPRING AT 1/2" ROPE LIFTING LOCATION, SEE DETAIL 7/2A.2 & 7/2A.2.2      |  |
| 24. | CO2 TAIL LINE, SEE DETAIL 7/2A.2.2                                                                                                      |  |
| 25. | BAK OF 1/2" (O.D.) WITH LETTERS (SEE 1/2D) OR AS REQUIRED FOR LOCAL JURISDICTION (O.D.) UNDER SEPARATE CONTRACT                         |  |
| 26. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 27. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 28. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 29. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 30. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 31. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 32. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 33. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 34. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 35. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 36. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 37. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 38. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 39. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 40. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 41. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 42. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 43. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 44. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 45. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 46. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
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| 48. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 49. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 50. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 51. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 52. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 53. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 54. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 55. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 56. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
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| 58. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 59. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 60. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 61. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 62. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 63. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 64. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 65. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 66. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 67. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 68. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 69. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 70. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 71. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 72. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 73. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 74. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 75. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 76. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 77. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 78. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 79. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |
| 80. | WALL MOUNTED LIGHT FIXTURE, SEE DETAIL ON SHEET 1/2D FOR FIXTURE ATTACHMENT                                                             |  |



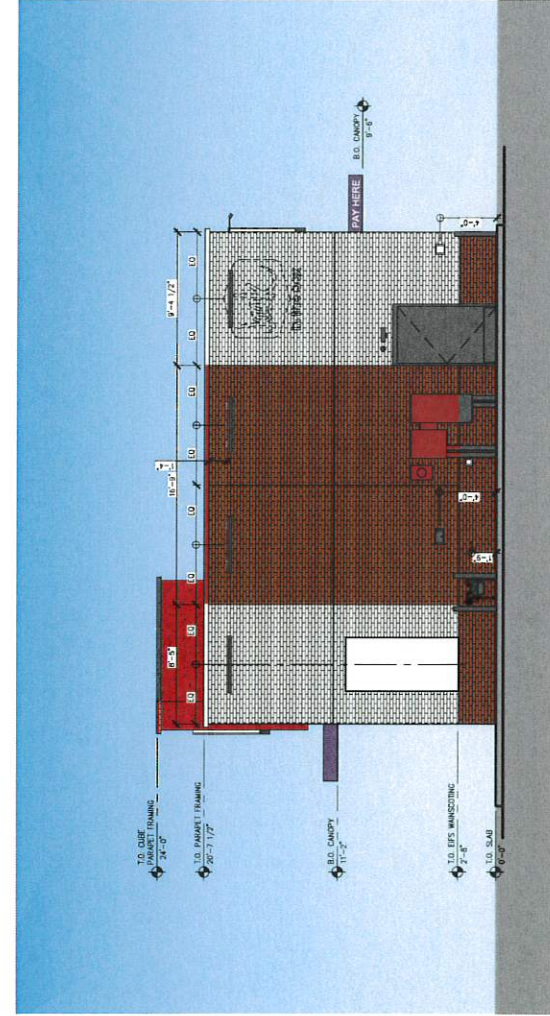
**In the box**  
9357 SPECTRUM CENTER BLVD  
SAN DIEGO, CA 92123  
© 2025 Jack in the Box Inc.

|                  |              |
|------------------|--------------|
| <b>DATES</b>     |              |
| RELEASE:         | JANUARY 2025 |
| P.M. UPDATE:     |              |
| SUBMITTAL DATE:  |              |
| 1:               |              |
| 2:               |              |
| 3:               |              |
| BID:             |              |
| CONSTRUCTION:    |              |
| <b>REVISIONS</b> |              |
|                  |              |
|                  |              |
|                  |              |
|                  |              |
|                  |              |



|                         |                                                    |
|-------------------------|----------------------------------------------------|
| <b>SITE INFORMATION</b> |                                                    |
| BUILDING TYPE:          | MARKETPLACE                                        |
| ADDRESS:                | 4773 W. CEDAR HILLS DRIVE<br>CEDAR HILLS, UT 84062 |
| DATE:                   | JAN 15, 2015                                       |
| DRAWN BY:               | NAME                                               |
| PROJECT #               |                                                    |
| SCALE:                  | AS NOTED                                           |





## REAR ELEVATION



## GENERAL NOTES

- A. REFER TO A13 FOR DOOR & WINDOW TAGS & A10 SHEET SERIES FOR DOOR & WINDOW TITLES & SCHEDULES.
- B. ALL SCHEDULES UNDER SEPARATE SUBMITTAL AND PERMIT (N.E.C)
- C. ALL PLASTER ACCESSORIES, FLASHING, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.O.N)
- D. ALL EXTERIOR WALL FINISHES FOR RECEPTACLES, HOSE BIBS, ETC. SHALL BE SUBMITTED FOR PERMIT. PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.
- E. ALL FINISHES, LAYOUTS, & EQUIPMENT ARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL.
- F. SEE 04 SHEET SERIES FOR FOUNDTN., PLUMBING, SLOANAGE & INTERIOR FINISH SCHEDULES DESIGNATED BY (XX-XXX).

## COLORS

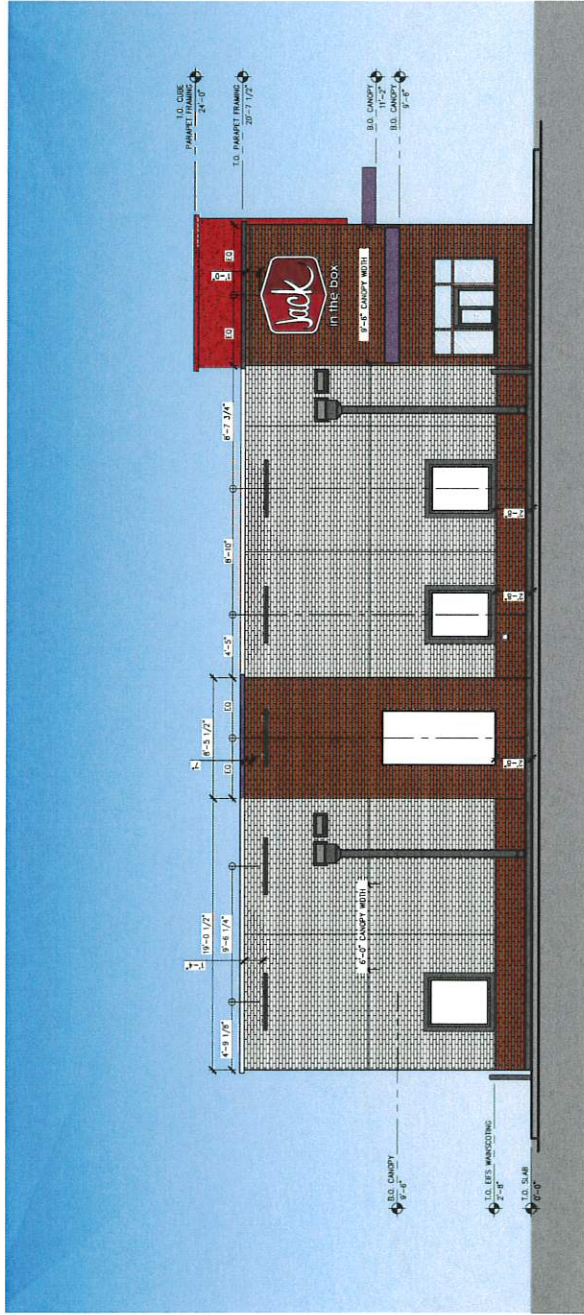
- |                                           |                           |
|-------------------------------------------|---------------------------|
| A. DARK BRONZE ADJUSTED ALUMINUM          | SW 653 "IMPUSSIVE PURPLE" |
| B. COLD / FRESH TO MATCH ADJACENT SURFACE | SW 653 "IMPUSSIVE PURPLE" |
| C. SHERMAN WALLS                          | SW 768 "SNOW STORM"       |
| D. WHITE TEXT - RED BACKGROUND            | SW 653 "IMPUSSIVE PURPLE" |
| E. BATH LOGOS                             | SW 768 "SNOW STORM"       |
| F. THERM-BROK VENEER                      | SW 653 "IMPUSSIVE PURPLE" |
| G. CANOPY                                 | SW 653 "IMPUSSIVE PURPLE" |
| H. SHERMAN WALLS                          | SW 768 "SNOW STORM"       |
| I. LOWER PALL                             | SW 653 "IMPUSSIVE PURPLE" |
| J. SHERMAN WALLS                          | SW 768 "SNOW STORM"       |
| K. CORNICE                                | SW 653 "IMPUSSIVE PURPLE" |
| L. THERM-BROK VENEER                      | SW 653 "IMPUSSIVE PURPLE" |
| M. ADJ PANELS                             | SW 653 "IMPUSSIVE PURPLE" |
| N. THERM-BROK VENEER                      | SW 653 "IMPUSSIVE PURPLE" |
| O. CORNICE                                | SW 653 "IMPUSSIVE PURPLE" |
| P. WALL TIE                               | SW 653 "IMPUSSIVE PURPLE" |
| Q. MESSAGE CANAL                          | SW 653 "IMPUSSIVE PURPLE" |

### EXTERIOR ELEVATION LEGEND

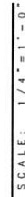
- 
 MATERIAL / FINISH  
 COLOR

## EXTERIOR FINISH SCHEDULE

- [illegible]



DRIVE-THRU ELEVATION

[illegible]





# The City of Cedar Hills

|              |                                |
|--------------|--------------------------------|
| <b>TO:</b>   | Mayor and City Council         |
| <b>FROM:</b> | Chandler Goodwin, City Manager |
| <b>DATE:</b> | August 5, 2025                 |

|                                |                                                                                              |
|--------------------------------|----------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                | Review/Action and Public Hearing on a Resolution adopting Fiscal Year 2026 Budget Amendments |
| <b>APPLICANT PRESENTATION:</b> | N/A                                                                                          |
| <b>STAFF PRESENTATION:</b>     | 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****General Fund**

PARC Tax Transfer from Capital Projects Fund

|                                              | Adjustment                            | Current Budget | Adj. Budget |
|----------------------------------------------|---------------------------------------|----------------|-------------|
| 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

|              |                                |
|--------------|--------------------------------|
| <b>TO:</b>   | Mayor and City Council         |
| <b>FROM:</b> | Chandler Goodwin, City Manager |
| <b>DATE:</b> | August 5, 2025                 |

|                                |                                                                                                                                                                         |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                | 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 |
| <b>APPLICANT PRESENTATION:</b> | N/A                                                                                                                                                                     |
| <b>STAFF PRESENTATION:</b>     | 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 Amphitheater 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 throughout 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 |
| <b>\$2,207.25</b> | \$812.75   |

|                   |          |
|-------------------|----------|
| Commercial #2     | \$255.00 |
| <b>\$2,472.00</b> | \$480.75 |
|                   | \$85.00  |
|                   | \$44.75  |
|                   | \$76.50  |
|                   | \$153.00 |
|                   | \$38.25  |
|                   | \$340.00 |
|                   | \$998.75 |

|                   |            |
|-------------------|------------|
| Commercial #3     | \$297.50   |
| <b>\$6,906.75</b> | \$271.75   |
|                   | \$2,571.50 |
|                   | \$191.25   |
|                   | \$2,189.00 |
|                   | \$1,385.75 |

|                 |          |
|-----------------|----------|
| Residential #1  | \$991.75 |
| <b>\$991.75</b> |          |

|                    |            |            |            |            |
|--------------------|------------|------------|------------|------------|
| Residential #2     | \$1,409.50 | \$1,653.50 | \$212.50   | \$2,189.00 |
| <b>\$22,597.75</b> | \$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                                             |                                                 |
|----------------------------------------------------------|-------------------------------------------------|
| <b>Secondary Water – Pressurized Irrigation</b>          |                                                 |
| 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) |
| <b>Passports</b>                                         |                                                 |
| Digital Passport Photo                                   | \$5.00 per Photo                                |
| <b>Parks/Recreation</b>                                  |                                                 |
| <b>Heritage Park Amphitheatre Rental</b>                 |                                                 |
| Full Day Rental – Resident Rate                          | \$300.00                                        |
| Full Day Rental – Non-Resident Rate                      | \$450.00                                        |
| <b>Planning/Building/Zoning</b>                          |                                                 |
| <b>Development Fees</b>                                  |                                                 |
| 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

|              |                                |
|--------------|--------------------------------|
| <b>TO:</b>   | Mayor and City Council         |
| <b>FROM:</b> | Chandler Goodwin, City Manager |
| <b>DATE:</b> | August 5, 2025                 |

|                                |                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                | Review/Action on adoption of a policy related to the City's use of artificial intelligence (AI) |
| <b>APPLICANT PRESENTATION:</b> | None                                                                                            |
| <b>STAFF PRESENTATION:</b>     | 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 proposed 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.



3. Transparency: The user shall be clear when using AI, this can often include citing that AI was used in creating a product. Always cite images, video, and audio generated by AI. Cite other content generated entirely by AI. Citing AI maintains trust with our residents that content published by the City is reliable and overseen by human City staff.

Even when used minimally, disclosing the use of AI builds trust through transparency, and it might help others catch errors. Citations should ideally include the version and type of model used to generate information.

4. Accountability: The person using AI is accountable for the content it generates. Use AI with level of caution corresponding to the risk level of the use case. It is always important to verify information provided by generative AI. Users should be open to responsibly incorporating generative AI into their work where it can make services better or more efficient. By incorporating AI into workflows, users should understand and assess the levels of risk as it relates to information breaches and the other potential adverse impacts their use of AI may include.

Users should check if the content they use from any generative AI system does not infringe on the copyright of other content. For example, City employees can check the copyright of image-based content by searching the generated image in a search engine like Google or Bing. Currently, AI generated image content is not considered eligible for copyright. Additionally, any statements used as fact must cite a credible source rather than the AI; these sources may include official City documents. All images, videos, and audio must cite any AI used in their creation, even if the images are substantially edited after generation.