



PLANNING COMMISSION AGENDA

Thursday, February 26, 2026, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a Public Hearing: The Break Site Plan & Cross Access Deviation Request (Administrative Item)

On the request of Gary Knapp, representing LM Restaurant Group LC, a Site Plan and Cross Access Deviation located on 1.02 acres of property located at approximately 12240 S. 700 E. and 12258 S. 700 E., Known as applications 2024-0356-SP & 2025-0271-VAR, Staff Contact: Nick Whittaker, nick.whittaker@draperutah.gov, 801-576-6522.

1.b Public Hearing: Jones Lawnmowing, LLC. Home Occupation Conditional Use Permit Request (Administrative Item)

On the behalf of Naaman Jones, representing Jones Lawnmowing, LLC., a request for approval of a Home Occupation Conditional Use Permit, on approximately 0.34 acres located at 191 E. Browns Loop Way. Known as application 2025-0273-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.c Public Hearing: City Initiated Highland Boundary Adjustment Land Use Map and Zoning Map Amendment Requests (Legislative Action)

On the request of Draper City for Zoning and Land Use Map Amendments to remove approximately 0.25 acres of property from the Draper City Zoning and Land Use Maps. The property is located at approximately 16199 S. 3300 E and is the subject of a municipal boundary line adjustment with Highland City. Known and applications 2026-0017-MA & 2026-0018-MA. Staff contact: Todd Draper, 801-576-6335, todd.draper@draperutah.gov.

2. Other Business

Coordination between City Staff and Planning Commission (as needed).

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **February 26, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



A handwritten signature in cursive script, reading "Nicole Smedley".

Nicole Smedley, CMC, City Recorder
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Nicole Smedley, City Recorder at (801) 576-6502 or nicole.smedley@draperutah.gov, at least 24 hours prior to the meeting.

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-02-26

Re: Public Hearing: The Break Site Plan & Cross Access Deviation Request (Administrative Item)

Comments:

This application is a request for approval of a Site Plan for approximately 1.02 acres located on the west side of 700 E. at approximately 12240 S. 700 E. The property is currently zoned CC. The applicant is requesting that a Site Plan and a Cross Access Deviation be approved to allow for the development of a bar establishment.

Cross Access Deviation

Findings for approval:

1. The request meets the criteria for a deviation from the requirement to provide cross access as described in Section 9-5-080(G) of the DCMC.

Findings for denial:

1. The request does not meet the criteria for a deviation from the requirement to provide cross access as described in Section 9-5-080(G) of the DCMC.

Site Plan

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan conforms to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the CC zoning district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.

5. The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Findings for denial:

1. The site plan does not reflect the full development of the property.
2. The site plan does not conform to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials
3. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the CC zoning district in which the site is located.
4. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will not comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

ATTACHMENTS:

[the break site plan report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

February 13, 2026

To: Draper City Planning Commission
Business Date: February 26, 2026

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
801-576-6522, Nick.Whittaker@draperutah.gov

Re: The Break – Site Plan & Cross Access Deviation Requests

Application No.: 2024-0356-SP & 2025-0271-VAR
Applicant: Gary Knapp, representing LM Restaurant Group, LC
Project Location: 12240 S. 700 E. & 12258 S. 700 E.
Current Zoning: CC (Community Commercial Zone)
Acreage: 1.02 Acres (Approximately 44,431 ft²)
Request: Request for approval of a Site Plan and a Cross Access Deviation in the CC zone.

SUMMARY AND BACKGROUND

This application is a request for approval of a Site Plan for approximately 1.02 acres located on the west side of 700 E. at approximately 12240 S. 700 E. & 12258 S. 700 E. (Exhibit B & C). The property is currently zoned CC. The applicant is requesting that a Site Plan and a Cross Access Deviation be approved to allow for the development of a bar establishment.

Both of the subject properties are part of block 17 of the Draperville Plat. The property at 12240 S. 700 E. is a portion of Lot 7 and the property at 12258 S. 700 E. is Lot 8. The property at 12240 S. 700 E. contained a single-family home that was built in 1951. The property at 12258 S. 700 E. contained a commercial structure which was built in 1987. The structures on both properties have been demolished. In 2025 the property owner petitioned the City to amend the Draperville plat to consolidate both properties into one and was approved but has not yet recorded the amended subdivision plat as of the date of this report. The consolidation of the properties is prerequisite for the applicant to move forward with development of the site under the proposed site plan reviewed in this report.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CC	Exhibit E
Adjacent Zoning		
East	CN (Commercial Neighborhood)	
West	OR (Office residential)	
North	RA1 (Residential Agricultural)	
South	CC	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards
LAND USE MIX	• Small-scale commercial • Planned retail • Office
COMPATIBLE ZONING	• Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS)
LOCATION	• Adjacent to neighborhood • Along local roads

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CC zone is to, *“provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development.”*

Site Plan Layout. The proposed Site Plan (Exhibit F) is located on the west side of 700 E. and is accessed from the east side of the property. A pedestrian walkway is accessed from the public sidewalk which leads directly to the building and two drive approaches leading to the parking lot are accessed from 700 E. The main structure is a brick building with two floors located centrally on the property with its main entrance oriented toward the east with parking on the north, east, and west sides. A six-foot (6') tall dumpster enclosure is located at near the southwest property corner.

Table 2 Site Plan Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size			
Street Frontage	No requirement	Approximately 177 feet	Complies with Ordinance
Setback- Front	Per International Building Code (IBC) and Chapter 23 of the DCMC	55'	Complies with Ordinance

Landscaping. The Landscape Plan (Exhibit G) shows the overall layout of the proposed landscaping for the subject property. The plan includes the species diversity of each plant and a tabulation of overall site coverage and the tree, shrub and landscape materials that will be installed which complies with landscape Ordinance requirements.

Commercial properties are required by Ordinance to provide landscaping for minimum of 20% of the site. The proposed landscaping plan shows approximately 22% of the site being landscaped which complies with this ordinance requirement.

Parking lots are required by Ordinance to have a minimum of 7% of the parking lot area landscaped. The proposed parking lot landscaping is approximately 8% of the parking lot area which complies with this ordinance requirement.

City ordinance requires that dumpster enclosures and ground mounted utility enclosures are screened by landscaping. The applicants landscape plan provides landscaped screening for the dumpster enclosure and the ground mounted utility enclosure that meets the requirement of this Ordinance.

The adjacent property to the north is residentially zoned which requires that a land use buffer be provided along the north property line. The applicant is proposing a nineteen-foot (19) landscaped buffer and a six-foot (6') tall fence along the north property line. The landscaping buffer does not comply with this Ordinance requirement as an eight-foot (8') tall fence is required. Staff recommends that as a condition of approval, the applicant shall install an eight-foot (8') fence along the north property line to satisfy Ordinance.

Table 3 **Landscaping Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
Overall Landscaping Coverage	20%	22%	Complies with Ordinance
Parking Lot Landscaping	7%	8%	Complies with Ordinance
Perimeter Landscaping	10 feet 5 feet (when adjacent to parking)	10 feet 5 feet adjacent to parking access drive on south.	Complies with Ordinance
Water Wise Landscaping	All shrubs to be irrigated by drip irrigation	All plantings are irrigated with drip irrigation	Complies With Ordinance
Street Trees	2 trees for every 100 linear feet of frontage from approved tree list	4 trees	Complies with Ordinance
North Property Line Buffer	12 Trees 13 Shrubs 8-foot tall fence	13 Trees 21 Shrubs 6-foot tall fence	Does not comply

Parking. The applicant has provided a parking plan (Exhibit F). The proposed Bar Establishment requires 5 Parking Stalls per 1,000 Ft² of gross floor area. Utilizing the natural adjustment range in the parking ordinance which allows for a 10% increase or reduction from the base calculation results in a requirement of between 35-42 stalls for this site. The application complies with Ordinance as they are providing 38 stalls. Details of how the proposed parking plan complies with Parking Lot Design Requirements are shown in Table 4 of this report.

Table 4 **Parking Lot Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)			
Bar Establishment	35-42 Stalls	38 Stalls	Complies with Ordinance
Pedestrian Connections	Pedestrian connectivity to streets, sidewalks and	Pedestrian walkway connecting to the sidewalk on 700 E.	Complies with ordinance

	pedestrian walkways that abut the property.		
Cross Walks	Different material from parking lot required	A concrete cross walk.	Complies with ordinance
Cross Access	Required	Seeking a Cross Access Deviation	

Cross Access Deviation.

The applicant has submitted an application requesting a Cross Access Deviation (Exhibit K). In the request the applicant claims that the basis for the deviation is that the property to the south was not previously designed and required to provide reciprocal cross access to the subject property and has a significant elevation change along the shared property line. Staff does note that the applicant has not provided details in their request regarding the actual amount of elevation change between the two properties nor have they identified a specific ordinance requirement that impedes creation of the required cross access. Staff has reviewed the request and recommends that the Planning Commission review this report and the applicant's statements and determine if the request meets the deviation criteria found in Sections 9-25-080(E)(2) of the DCMC.

The criteria for review and potential approval of a Cross Access Deviation is found in Sections 9-25-080(E)(2) of the DCMC. This section depicts the standard of review for such requests as:

2. *Deviation from the requirement to provide cross access: The planning commission shall approve a deviation from the requirement to provide cross access upon finding that the required cross access:*
 - a. *Would result in the slope of the cross access drive exceeding twelve percent (12%);*
 - b. *Would result in a violation or nonconformity with other requirements of this title;*
 - c. *Creates a hazard to health, safety, or welfare by linking two uses, such as industrial and residential, that would be incompatible with each other;*
 - d. *Would require connection to an abutting development which:*
 - (1) *Was not previously designed and required to provide reciprocal cross access to the subject property; or*
 - (2) *Includes required site improvements that physically impede the ability to create a cross access drive between both properties.*

Architecture. The building exterior will be constructed with brick as its primary material and will not require a secondary material per DCMC 9-22-040(F). The brick will include three colors – sandalwood, dark gray and dark brick soldier course. The dumpster enclosure will

be made of colored split faced CMU that has a color similar to the sandalwood brick of the building with metal gates painted dark gray that complies with City Ordinance. Mechanical equipment on the roof will be screened with a screen wall constructed of horizontal cedar planks. Draper City Municipal Code architectural design requirements and details of the applicant's proposal can be found in table 5.

Table 5 Architectural Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	45-feet maximum	29-feet	Complies with Ordinance
Architectural Features	Up to 14-feet per Planning Commission Decision	n/a	
Façade Variation			
Vertical and Horizontal	At least every thirty feet (30') or along a minimum of sixty percent (60%) of the horizontal length of buildings with facades one hundred feet (100') or greater.	There are no proposed horizontal facades that exceed 100'	Complies with Ordinance
Building Orientation	Main Entrance must face the street	The proposed entrance faces 700 E.	Complies with Ordinance
Materials			
Primary	Brick, stone, ceramic tile, wood, concrete fiber composite siding, concrete masonry units (CMU), metal composite material, and architectural precast concrete are acceptable primary materials.	Brick	Complies with Ordinance
Secondary	When brick is used as one hundred percent (100%) of the facade material, no	None	Complies With Ordinance

	secondary primary material is required.		
Percentage of Materials			
Front	75% Primary	100%	Complies with Ordinance
Rear	75% Primary	100%	Complies with Ordinance
Side	75% Primary	100%	Complies with Ordinance
Side	75% Primary	100%	Complies with Ordinance

Lighting. The applicant has provided lighting plans with the required photometric analysis for both business hours and for after-hours which can be found in Exhibit I of this report. The Lighting Plans show four (4) light poles that are twenty feet (20') in height and one (1) light pole that is eight feet (8') in height. The light poles are required to be black in compliance with DCMC subsection 9-20-040(K)(2).

The subject property shares its north property line with a residential zone requiring compliance with the buffering requirements for lighting found in DCMC section 9-20-080. The proposed lighting and photometric plans comply with the buffering requirements.

Staff notes that the plans (Exhibit I) comply with *most* of the lighting requirements of City Ordinance, however, the plans do not comply with the maximum illumination ratio. Staff recommends as a condition of approval that revised lighting plans that show a maximum illumination ratio of 2.5:1 be submitted to planning staff for review and approval prior to the issuance of a building permit. More details regarding the proposal and lighting design requirements can be found in table 6 of this report.

Table 6 **Lighting Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
# of Light Poles	6 Primary light poles maximum	4 primary light poles 1 Bollard Pole	Complies with Ordinance
Light Pole Height	20 feet max.	Primary Poles 18 feet Bollard poles 8 feet	Complies with Ordinance
Light Pole Color	Black	No information provided	Included as condition of approval.

Foot Candles			
Maximum Illumination	8.0 fc 6.0 fc (after hours)	7.8 fc 2.3 fc (after hours)	Complies with Ordinance
Maximum Average Illumination	5.0 fc 3.5 fc (after hours)	0.8 fc 0.2 fc (after hours)	Complies with Ordinance
Maximum Illumination Ratio (Max:Ave)	2.5:1 2.5:1 (after hours)	9.75:1 11.5:1 (after hours)	Does not comply with Ordinance. See staff recommended condition of approval.

Fencing. A fence is required as part of the landscaped land use buffer between the subject property and the residential property to the north. As the proposed landscaped buffer is less than 20' in width, an 8' tall fence is required.

An eight (8) foot fence is detailed on the site plan along the north property line, however the construction details provided for the fence only show a 6' tall fence. As a condition of approval, the applicant will need to provide planning staff with a corrected construction detail showing an 8' tall fence prior to issuance of a building permit. Additional details can be found in table 7 and Exhibit J of this report.

Table 7 Fencing Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Fencing Required	Minimum 20-foot landscape buffer with a 6-foot fence, or a minimum 10-foot landscape buffer with an 8' fence.	A 19-foot landscape buffer with an 8-foot tall fence.	Complies with Ordinance

Criteria For Approval. The criteria for review and potential approval of a Site Plan request is found in Sections 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

E. Standards For Approval: The following standards shall apply to the approval of a site plan:

- 1. The entire site shall be developed at one time unless a phased development plan is approved.*

2. *A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.*
3. *The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.*
4. *The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.*
5. *The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan and Cross-Access deviation submissions. +Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan and Cross-Access deviation submissions. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan and Cross-Access deviation submissions. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan and Cross-Access deviation submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Site Plan and Cross-Access deviation submissions. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION – CROSS ACCESS DEVIATION

Staff recommends that the Planning Commission review the requests based on the suggested findings and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also hear from the applicant prior to making a decision.

MODEL MOTIONS AND FINDINGS – CROSS ACCESS DEVIATION

Sample Motion for Approval of the Cross Access Deviation – I move that we approve the Cross Access Deviation, as requested by Gary Knapp, representing LM Restaurant Group, LC, Application No. 2025-0271-VAR, based on the following finding for approval listed in the Staff Report dated February 13, 2026.

Findings for approval:

1. The request meets the criteria for a deviation from the requirement to provide cross access as described in Section 9-5-080(G) of the DCMC.

Sample Motion for Denial of the Cross Access Deviation – I move that we deny the Cross Access Deviation, as requested by Gary Knapp, representing LM Restaurant Group, LC, Application No. 2025-0271-VAR, based on the following finding for denial listed in the Staff Report dated February 13, 2026.

Findings for denial:

1. The request does not meet the criteria for a deviation from the requirement to provide cross access as described in Section 9-5-080(G) of the DCMC.

STAFF RECOMMENDATION – SITE PLAN

Staff recommends that the Planning Commission review the requests based on the suggested findings and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also review the request and hear from the applicant prior to making a decision.

If the Planning Commission decides to approve the site plan request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That the site shall be constructed and landscaped in compliance with the approved site plan and landscaping plan.
3. That the color of the light poles shall be black.
4. That revised lighting plans and photometric analysis in compliance with ordinance including the maximum illumination ratio of 2.5:1 be submitted to

planning staff for review and approval prior to the issuance of a building permit.

5. That an eight-foot (8') masonry fence be constructed along the north property line, and that updated construction details be provided to planning staff for review and approval prior to the issuance of a building permit.
6. That the property be consolidated through recording of the previously approved amended subdivision plat prior to the issuance of the required land disturbance permit or building permit.

Sample Motion for Approval of the Site Plan – I move that we approve the Site Plan, as requested by Gary Knapp, representing LM Restaurant Group, LC, Application No. 2024-0356-SP, based on the following findings for approval and subject to the conditions listed in the Staff Report dated February 13, 2026.

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan conforms to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the CC zoning district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Sample Motion for Modified Approval of the Site Plan – I move that we approve the Site Plan, as requested by Gary Knapp, representing LM Restaurant Group, LC, Application No. 2024-0356-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated February 13, 2026 and as modified by the findings and conditions below:

1. (List any additional findings, modified conditions, or new conditions.)

Sample Motion for Denial of the Site Plan – I move that we deny the Site Plan, as requested by Gary Knapp, representing LM Restaurant Group, LC, Application No. 2024-0356-SP, based on the findings for denial listed in the Staff Report dated February 13, 2026.

Findings for denial:

1. The site plan does not reflect the full development of the property.
2. The site plan does not conform to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the CC zoning district in which the site is located.
4. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will not comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: cn=Brien Maxfield, o=Draper City
Date: 2020.02.20 16:14:27 -0700

Draper City Public Works Department

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: cn=Don Buckley, o=Draper City Fire Department, ou=Fire
Department, DN=Don Buckley
Date: 2020.02.20 18:44:55 -0700

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: cn=Matthew Symes, o=Draper City Building Division
Date: 2020.02.20 11:46:07 -0700

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. Maintenance plan submitted with second submittal for review. Agreement and any comments to the maintenance plan will be addressed at the time of the Land Disturbance Permit.
2. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. Informational comment – no additional action is required prior to site approval.
3. Any work in the public right-Of-way will require an Encroachment Permit obtained through the Engineering Division. Informational comment – no additional action is required prior to site approval.
4. Draper City requires the engineer of record to provide the site as-built drawings, detention/retention basin(s) volume certification(s), and site grading and drainage certification letter after subdivision construction is complete. Informational comment – no additional action is required prior to site approval.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

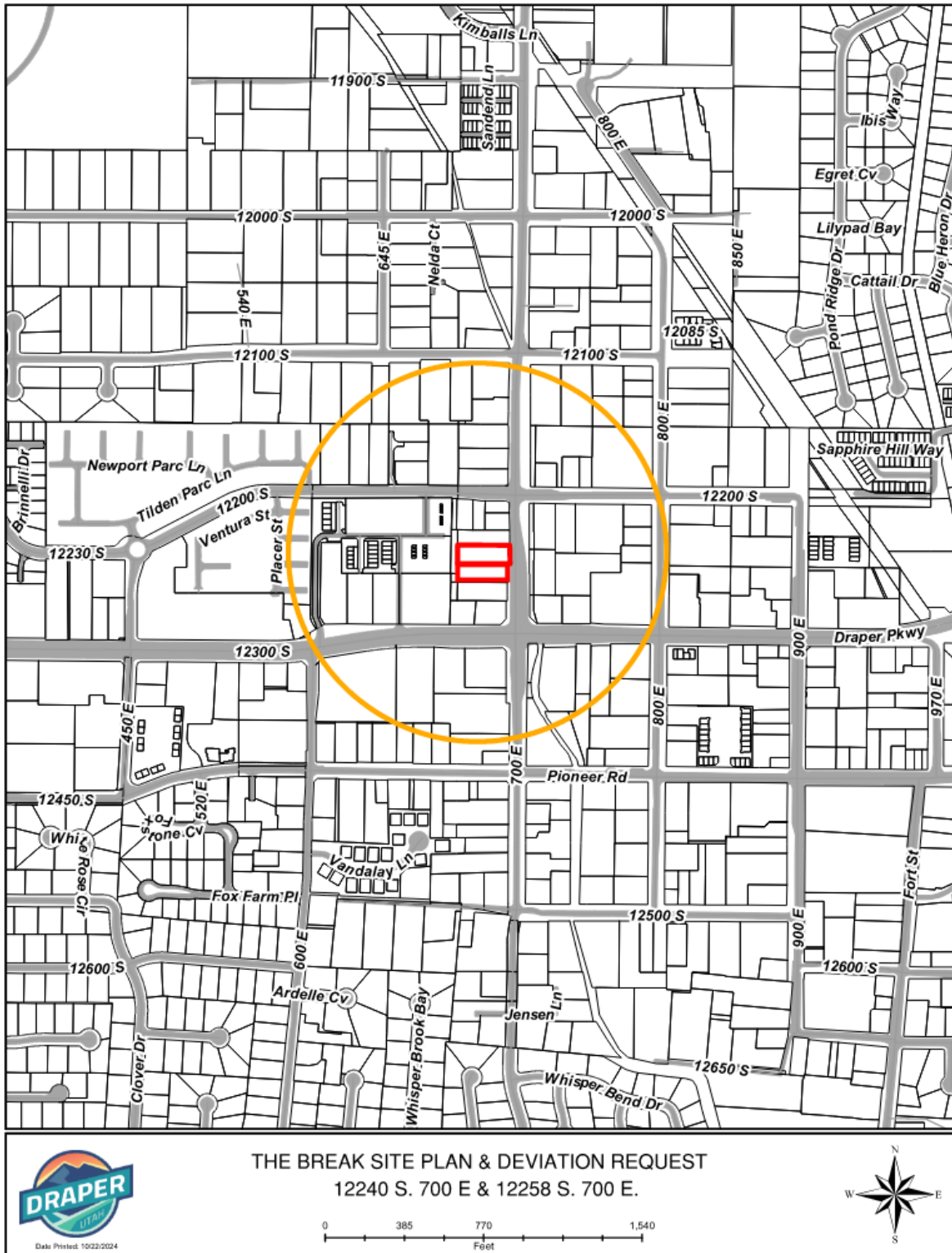


EXHIBIT C
AERIAL MAP

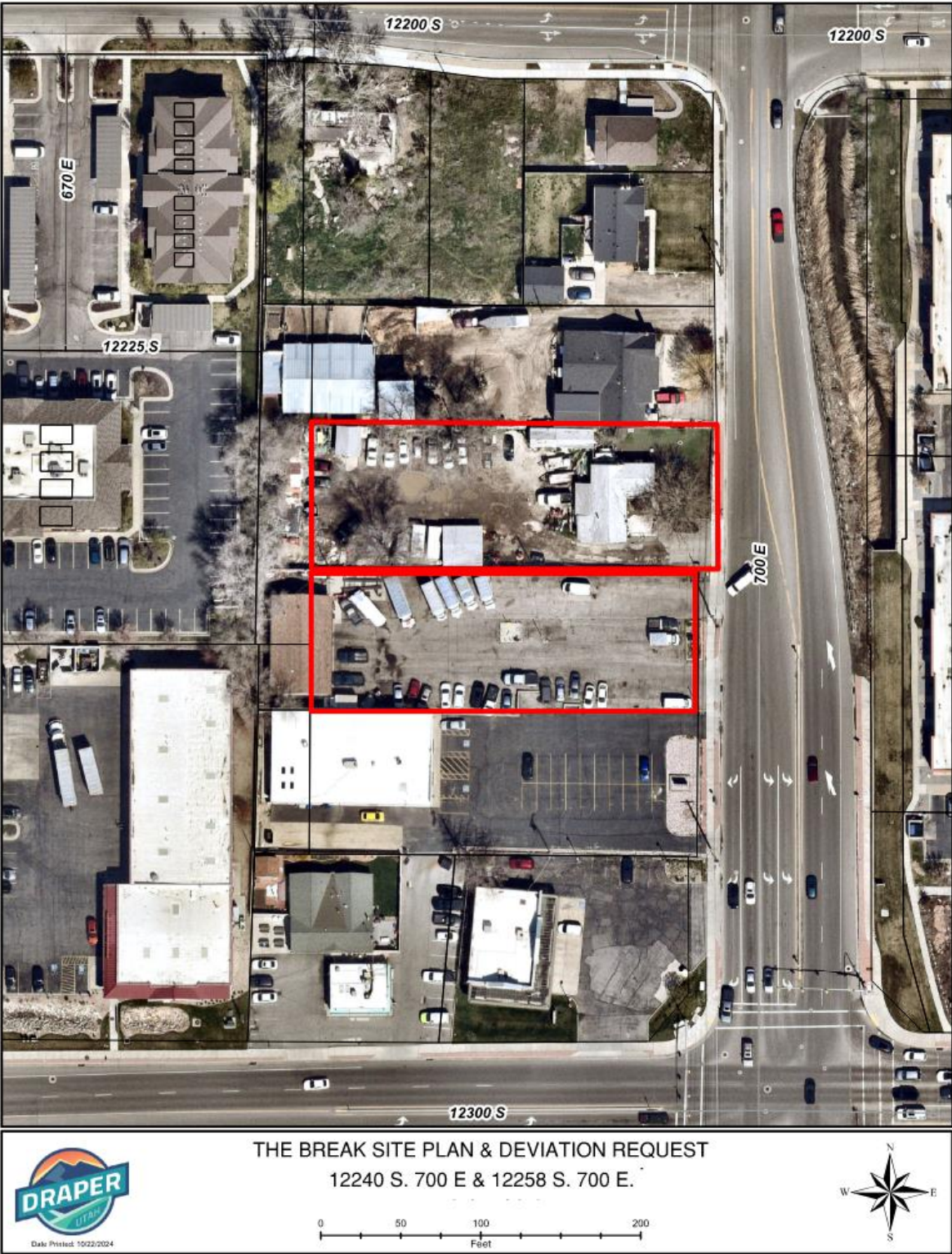


EXHIBIT D
LAND USE MAP

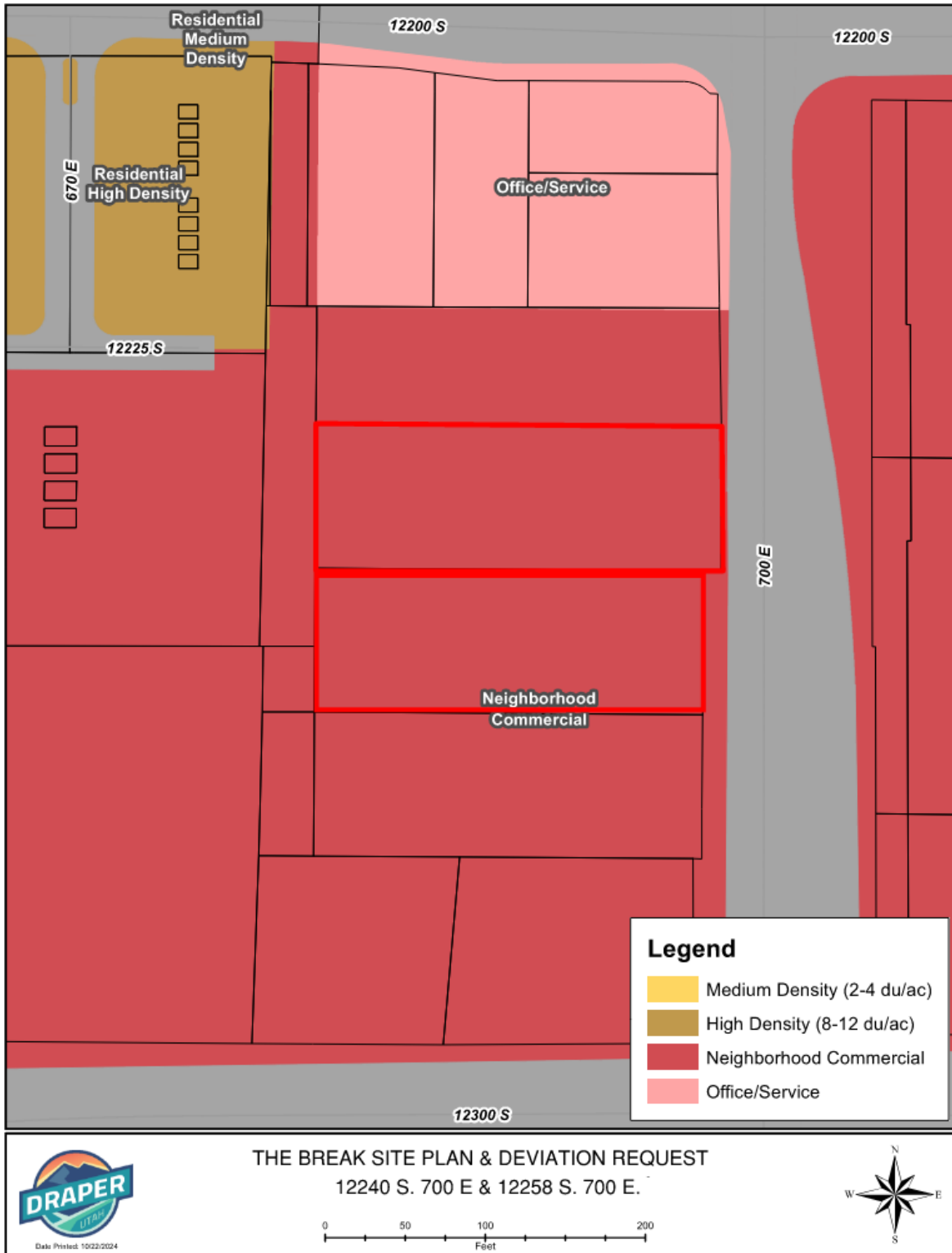
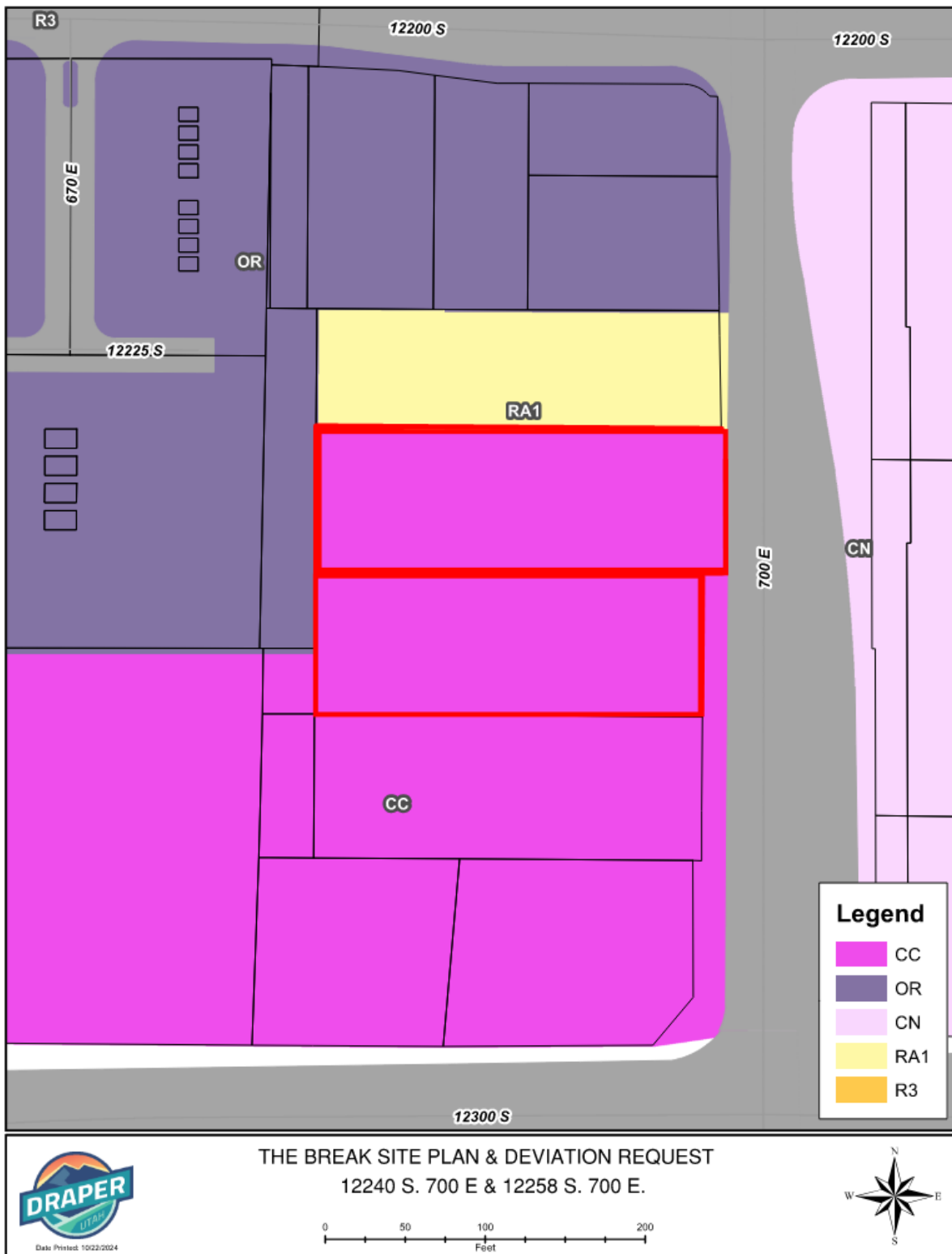


EXHIBIT E ZONING MAP



**EXHIBIT F
SITE PLAN**

8

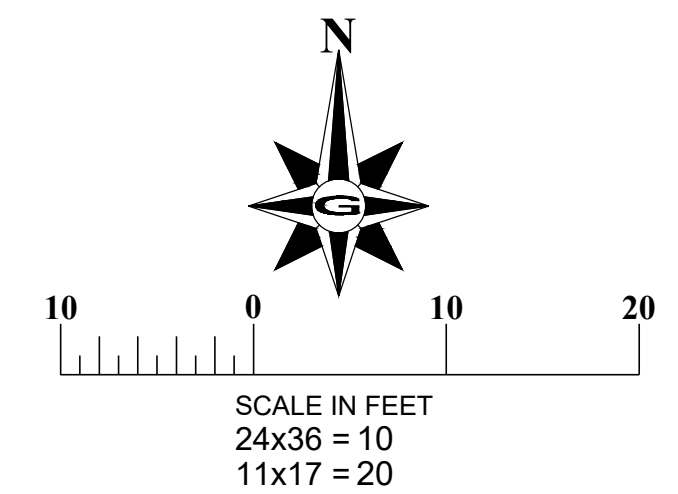
PARKING TABLE**REQUIRED PARKING**

RESIDENTIAL:
5 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA
7,549 SF X 5 = 38 STALLS

TOTAL PARKING REQUIRED: 38 STALLS
MAXIMUM PARKING ALLOWED: 42 STALLS

PARKING PROVIDED

STANDARD STALLS 35 STALLS
ADA STALLS PROVIDED 3 STALLS
TOTAL PARKING STALLS 38 STALLS

**CONSTRUCTION KEY NOTES**

- 1 CONSTRUCT CONCRETE SIDEWALK PER UDOT STD DETAIL GW 3A ON SHEET C.502.
- 2 INSTALL ASPHALT PAVEMENT PER UDOT STANDARDS DETAIL 'A' ON SHEET C.501.
- 3 4" WHITE PAINT PARKING STRIPING PER LATEST VERSION OF M.U.T.C.D TYP.
- 4 CONNECT NEW SIDEWALK INTO EXISTING
- 5 LANDSCAPE AREA REFER TO LANDSCAPE PLANS BY OTHERS
- 6 INSTALL FLARED DRIVE APPROACH PER UDOT STD DETAIL GW 3A ON SHEET C.502.
- 7 CONSTRUCT TYPE 30" CURB AND GUTTER PER DRAPER CITY DETAIL ST-10 ON SHEET C.501.
- 8 INSTALL DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
- 9 INSTALL DUMPSTER ENCLOSURE PAD, PER DETAIL "B", SEE SHEET C.501
- 10 CONNECT TO EXISTING CURB AND GUTTER
- 11 INSTALL AND EXTEND RAISED CURB TO BEGINNING OF TWO WAY LEFT TURN, PER LATEST VERSION OF U.D.O.T. STANDARD DETAIL GW 1A ON SHEET C.506. RAISED CURB SHOULD BE 1' AWAY FROM EXISTING YELLOW STRIPING. CURB IS INSTALLED AT THE HIGH POINT OF CROSS SECTION TO PREVENT DRAINAGE PONDING.
- 12 INSTALL 3' WATERWAY PER DETAIL 'C' ON SHEET C.501
- 13 INSTALL LANDSCAPE WALL PER DETAIL 'D' ON SHEET C.501
- 14 CONSTRUCT TYPE 'P' CURB PER DRAPER CITY DETAIL ST-10 ON SHEET C.502.
- 15 REPAIR TRENCHING WITH THE PUBLIC RIGHT-OF-WAY PER UDOT STD DETAIL DG 5 ON SHEET C.504
- 16 CONSTRUCT ADA PARKING STRIPING AND ADA PAVEMENT MARKINGS PER DETAIL "E". SEE SHEET C.501
- 17 INSTALL ADA RAMP AND DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN 236 AND 238 ON SHEET C.505
- 18 REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS
- 19 REPLACE CONCRETE LANDSCAPE WALL IN KIND.
- 20 TAP NEW 1" CULINARY SERVICE METER AND LATERAL. SEE DETAIL C.503
- 21 INSTALL R7-1 'NO PARKING' SIGN ON EXISTING SIGN POST
- 22 INSTALL PLOWABLE END SECTION TYPE "B5" AND MEDIAN REFLECTORS PER UDOT STANDARD DETAIL GW 1B/1D, SEE SHEET C.502/C.506.
- 23 REPLACE IN KIND CURB AND GUTTER PER UDOT STANDARD DETAIL GW 2A ON SHEET C.506.
- 24 INSTALL OM-3L AND R4-7 SIGN PER UDOT STD. DETAIL GW 1C ON SHEET C.507
- 25 INSTALL R3-R 'RIGHT TURN ONLY' SIGN PER LATEST VERSION OF M.U.T.C.D STD. DRAPER DETAIL SEE SHEET C.507
- 26 INSTALL R5-1 'DO NOT ENTER' SIGN PER LATEST VERSION OF M.U.T.C.D. & STD. DRAPER DETAIL SEE SHEET C.507
- 27 INSTALL 'ENTRANCE ONLY' SIGN PER STD. DRAPER DETAIL SEE SHEET C.507
- 28 INSTALL PAVEMENT ARROWS PER LATEST VERSION OF M.U.T.C.D.
- 29 A REVERSE TAPER SHALL BE PROVIDED ON ALL DRIVEWAY FLARES TO CLEARLY DELINEATE INGRESS AND EGRESS MOVEMENTS AND ENHANCE DIRECTIONAL GUIDANCE FOR VEHICLES
- 30 INSTALL HANDRAILS, SEE ARCHITECTURAL PLANS FOR DETAIL
- 31 INSTALL 8' BLOCK WALL, SEE ARCHITECTURAL PLANS FOR DETAIL

8

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



PROJECT NUMBER

22045

ISSUE DATE:

NOVEMBER 2, 2022

REVISIONS:

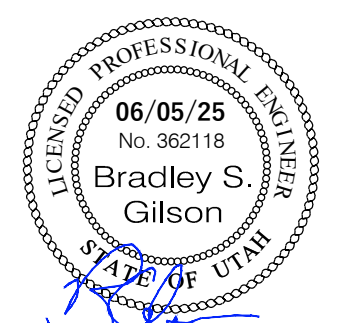
No.	Date	Description
1	06/06/25	City Comments 2
2	07/01/25	UDOT Comments
3	08/04/25	UDOT Comments
4	08/27/25	UDOT Comments
5	09/05/25	UDOT Comments
6	09/25/25	UDOT Comments
7	11/17/25	City Comments 4
8	01/14/26	City Comments

CONSULTANT

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C,
UNIT 2, DRAPER, UT 84020
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THE BREAK

**12240 SOUTH 700 EAST
DRAPER, UTAH 84020**

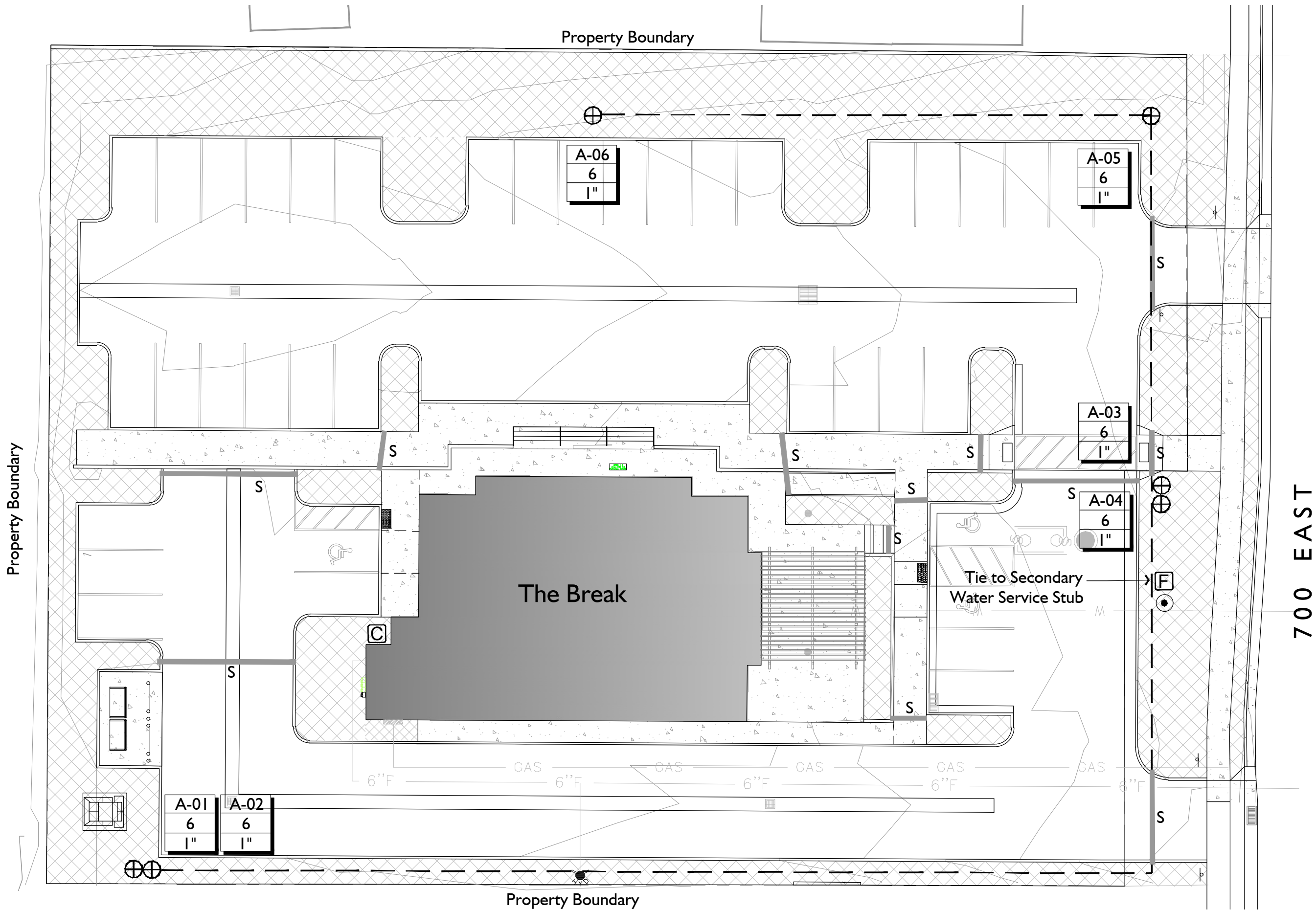


**SITE &
HORIZONTAL
CONTROL**

C.103

JZW
ARCHITECTS

EXHIBIT G
LANDSCAPE PLANS



A IRRIGATION PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH

IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
- Drip irrigation systems shall be equipped at a minimum with a pressure regulator, filter and flush-end assembly.

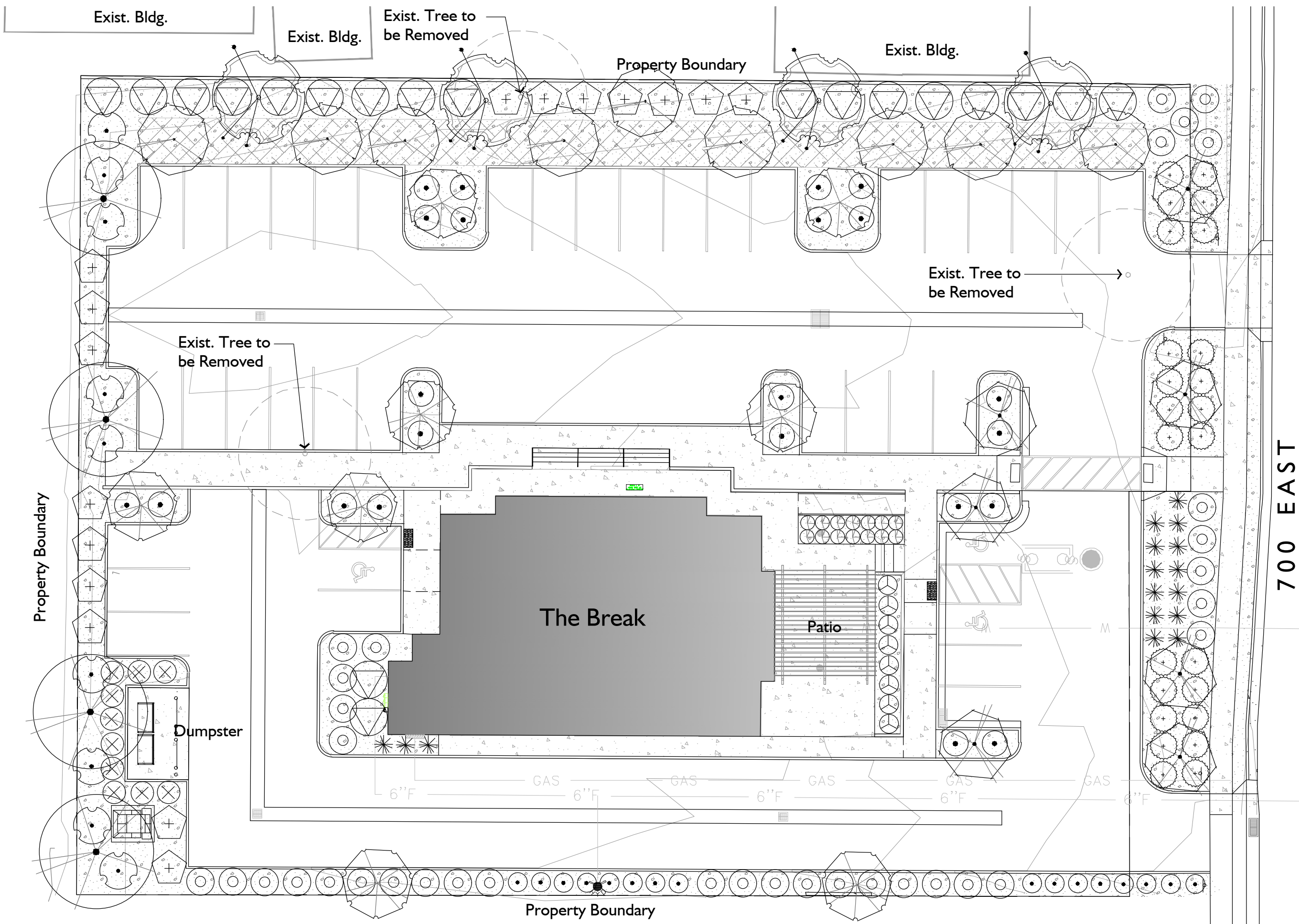
IRRIGATION SCHEDULE

Sym.	Model	PSI	GPM	Area
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
	Drip Control Zone - Rainbird X CZ-100-PRBCOM			
	Quick Coupling Valve Assembly			
	Automatic Secondary Water Filter - Amiad, Mini Sigma, 1 1/2"			
	Controller - Rainbird ESP4ME3 w/ (1) ESP-SM6 Modules, LNK2 WiFi - 10 Stations w/ WR2 Rain Sensor is EPA WaterSense Certified Controller			
	Mainline - 1" Schedule 40 PVC			
	Irrigation Sleeving - See Plan for Locations and Details			

A-01	Controller - Valve #
26.7	GPM
1 1/2"	Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	1 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM



B LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Contractor to submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- Soil preparation shall include scarifying soil to a depth of six inches or greater and amending the soil with fertilizer or organic material.
- All planter beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	32	TREES		
	4 12	ACER TRUN. x A. PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2" CAL.
	8 25%	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.
	7 22%	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
	9 28%	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CAL.
	4 12%	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO ZELKOVA	2" CAL.
		DECIDUOUS SHRUBS		
	8	BUDDLEIA 'LO and BEHOLD' BLUE CHIP	BLUE CHIP BUTTERFLY BUSH	3 GAL.
	38	CARYOP. x CLANDONENSIS 'LONGWOOD BLUE'	BLUE MIST SPIREA	3 GAL.
	35	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	3 GAL.
	9	RHUS TYPHINA 'BALTAIGER'	SUMAC	3 GAL.
		EVERGREEN SHRUBS		
	24	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	3 GAL.
	11	JUNIPERUS CHINENSIS 'SPARTAN'	UPRIGHT JUNIPER	3 GAL.
	19	PRUNUS LAURO. CAUSICA NANA	DWARF ENGLISH LAUREL	3 GAL.
		ORNAMENTAL GRASSES		
	16	CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	K. F. FEATHER GRASS	1 GAL.
	16	MISCANTHUS SINENSIS 'GRACILLIMUS'	SLENDER MAIDEN GRASS	1 GAL.
	14	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.
		GROUNDCOVER		
	2,191 S.F.	EUONYMUS FORTUNEI 'COLORATA'	WINTERCREEPER	1 GAL.
		MULCH		
	12,070 S.F.	DECORATIVE STONE MULCH, 1 1/2", GREY		3" MIN.

LANDSCAPE TABULATIONS

SITE AREA	44,431 S.F.
SITE LANDSCAPE AREA	10,049 S.F. - 22.6%
STREET FRONTAGE - 120 L.F.	
2 Trees / 100 L.f. = 3.5 Trees	4 Trees Provided
NORTH PROPERTY BUFFER - 251 L.F.	
1 Tree / 400 L.F. = 12.6 Trees	13 Trees Provided
WEST PROPERTY PERIMETER - PARKING - 178.4 L.F.	
2 Trees / 100 L.F. = 3.6 Trees	4 Trees Provided
9 Shrubs / 100 L.F. = 16.0 Shrubs	16 Shrubs Provided
SOUTH BOUNDARY - 206 L.F.	
1 Tree / 100 L.F. = 2.1 Trees	2 Provided
9 Shrubs / 100 L.F. = 19 Shrubs	33 Provided
PLANT COVERAGE - 12,070 S.F.	
Plant Coverage - 2 Years = 6,035 S.F.	6,186 S.F. Provided
Plant Coverage - 10 Years = 9,052 S.F.	9,253 S.F. Provided

PROJECT NUMBER

23080

ISSUE DATE:

JAN 22, 2026

REVISIONS:

△
△
△
△



1375 PERRY'S HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO: 801.554.6146
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THE BREAK

12240 SOUTH 700 EAST
DRAPER, UTAH 84020

LANDSCAPE
PLAN

L1.1

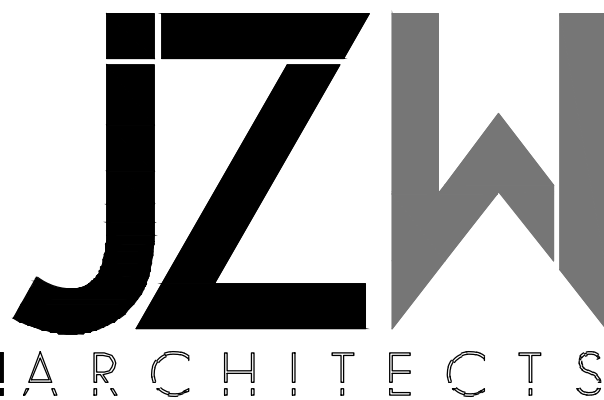


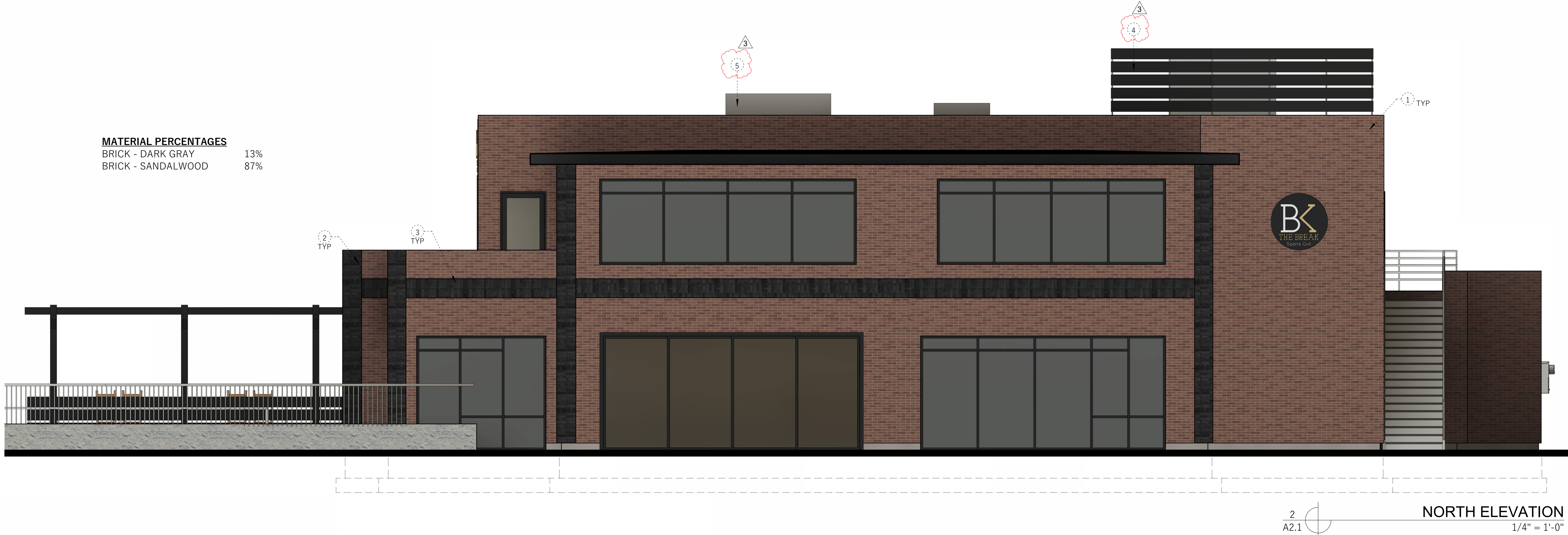
EXHIBIT H
ARCHITECTURAL PLANS



MATERIAL PERCENTAGES
BRICK - DARK GRAY 17%
BRICK - SANDALWOOD 83%

GENERAL NOTES - ELEVATION	
A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
D	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
E	OWNER TO SELECT BRICK FOR BRICK VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C. SEE GENERAL MASONRY NOTES.
F	SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES	
1	RED BRICK
2	DARK GRAY BRICK
3	DARK BRICK SOLDIER COURSE
4	SCREENING FENCE FOR ROOFTOP MECHANICAL EQUIPMENT. SHALL NOT EXTEND HIGHER THAN MECHANICAL EQUIPMENT.
5	PAINT ALL UNSCREENED ROOFTOP MECHANICAL EQUIPMENT TO MATCH TPO COLOR

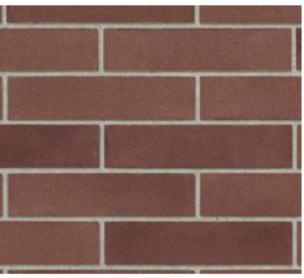


MATERIAL PERCENTAGES
BRICK - DARK GRAY 13%
BRICK - SANDALWOOD 87%

MATERIALS



NON-UNIFORM BRICK -
DARK GRAY



BRICK - SANDALWOOD

PROJECT NUMBER

23080

ISSUE DATE:

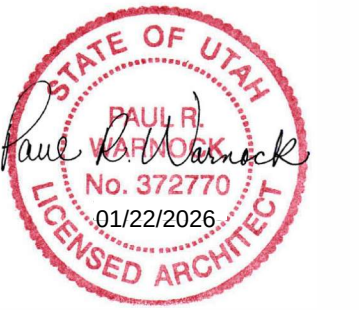
OCTOBER 6, 2025

REVISIONS:

No.	Date	Description
3	12/23/2025	City Comments 5

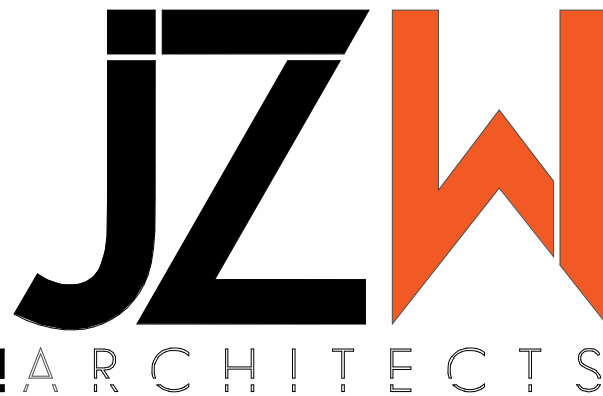
CONSULTANT

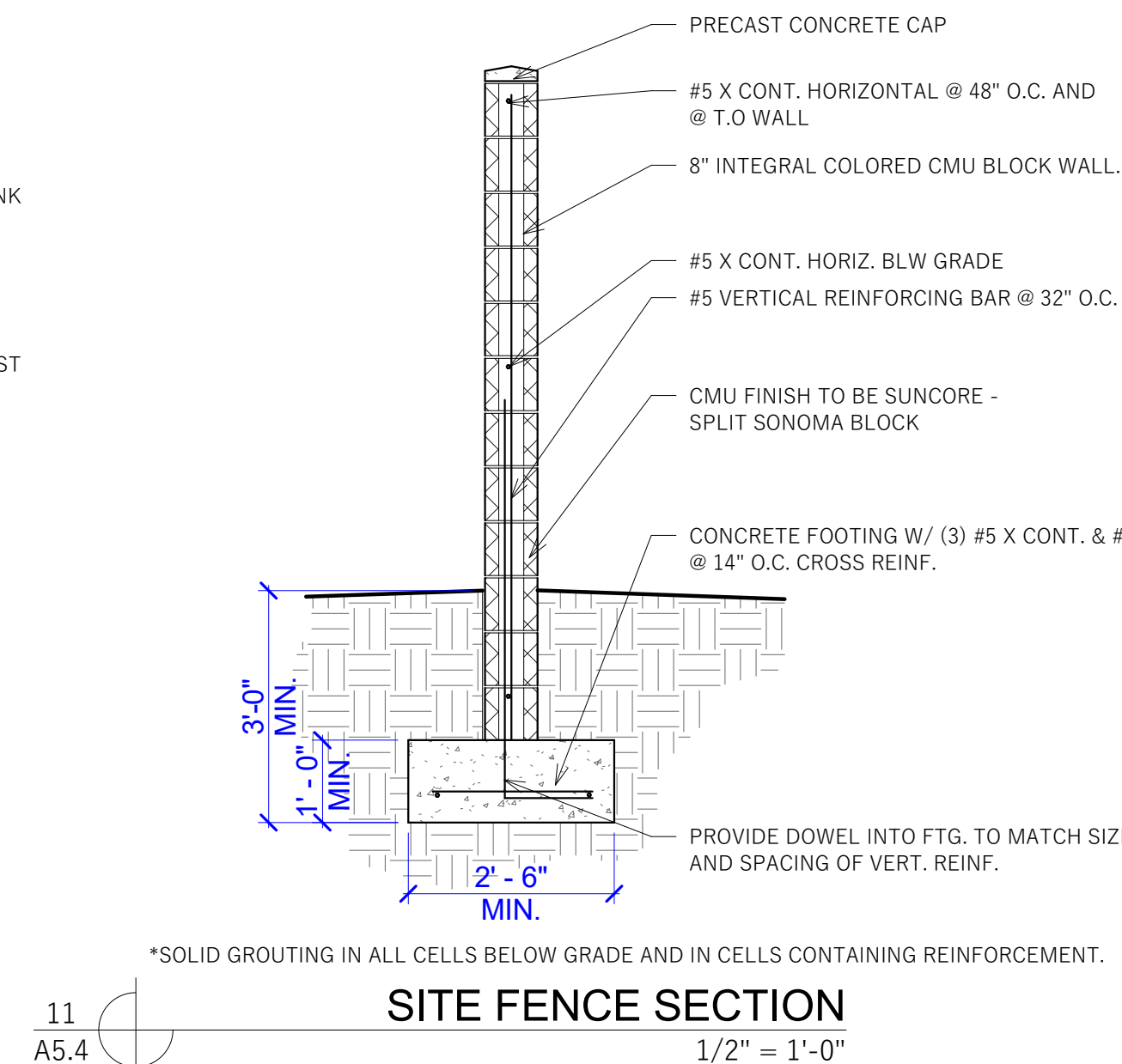
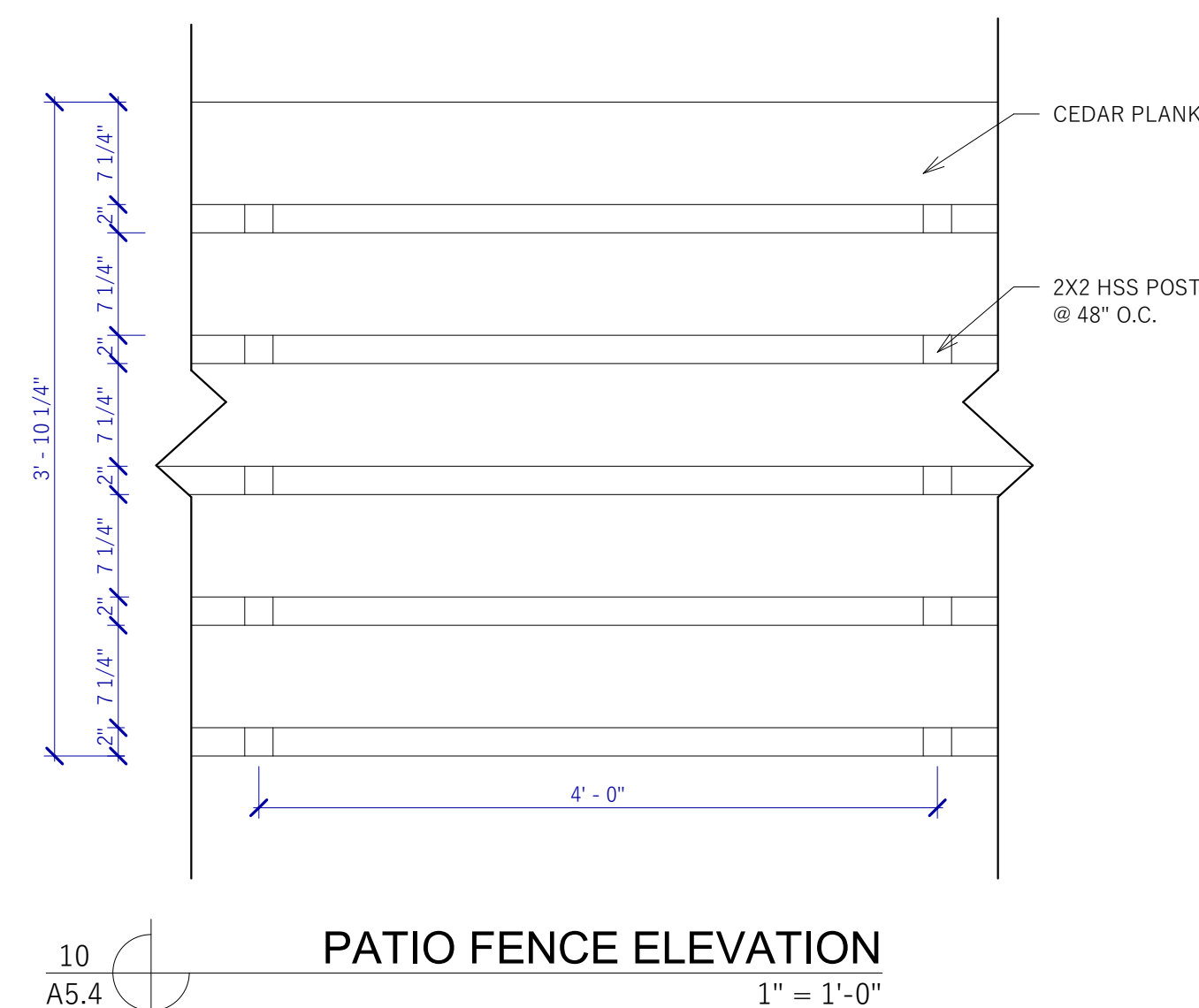
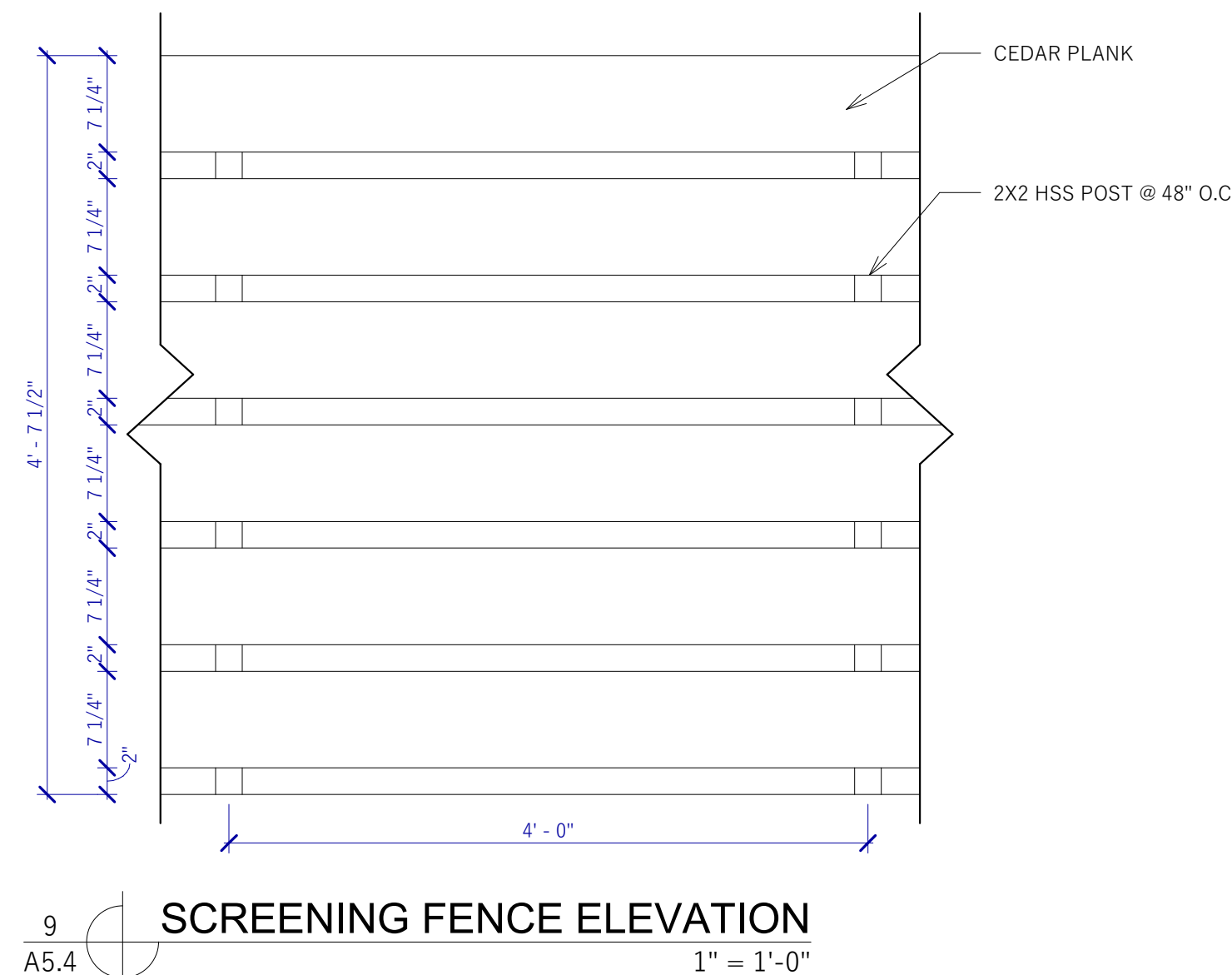
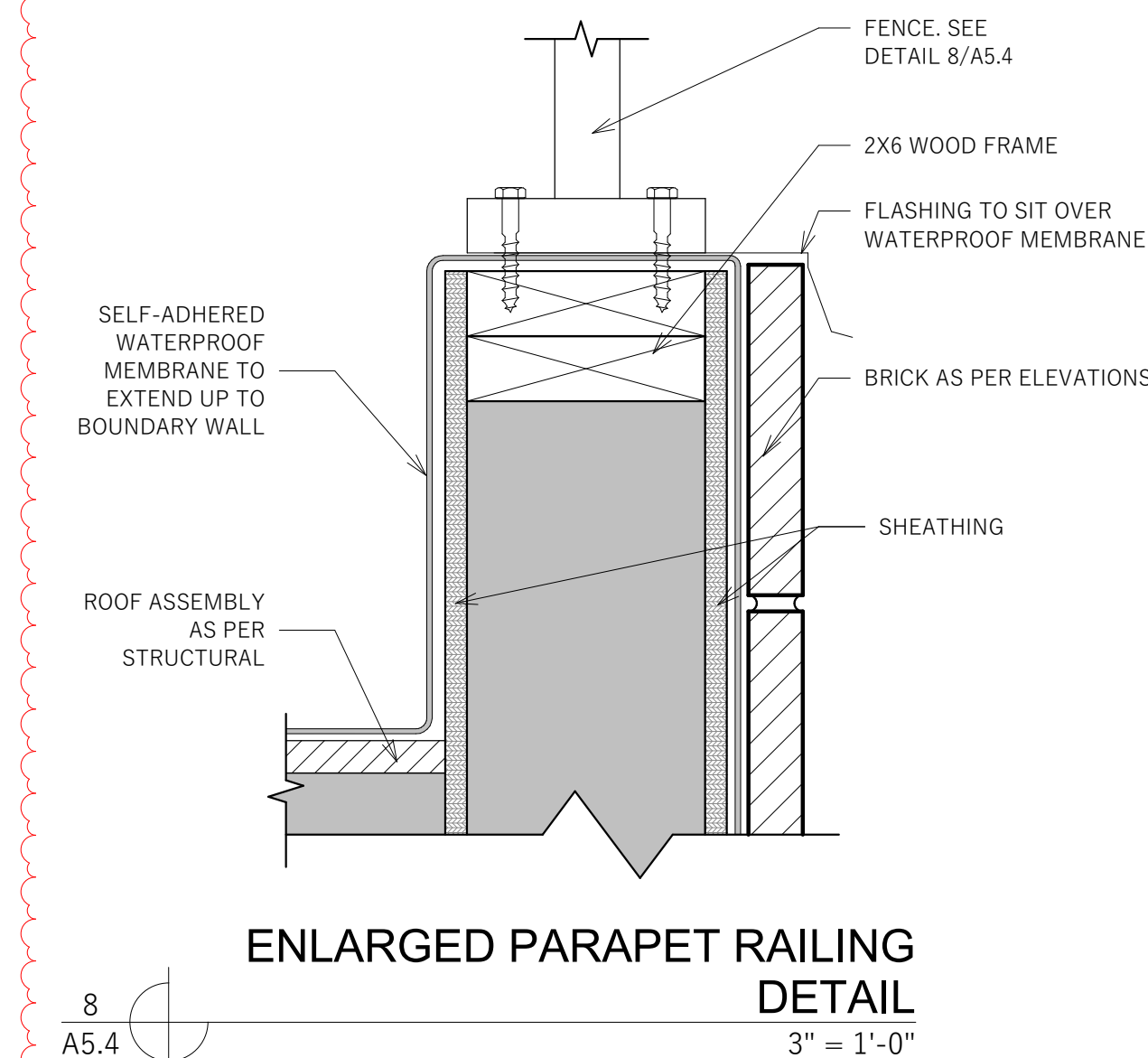
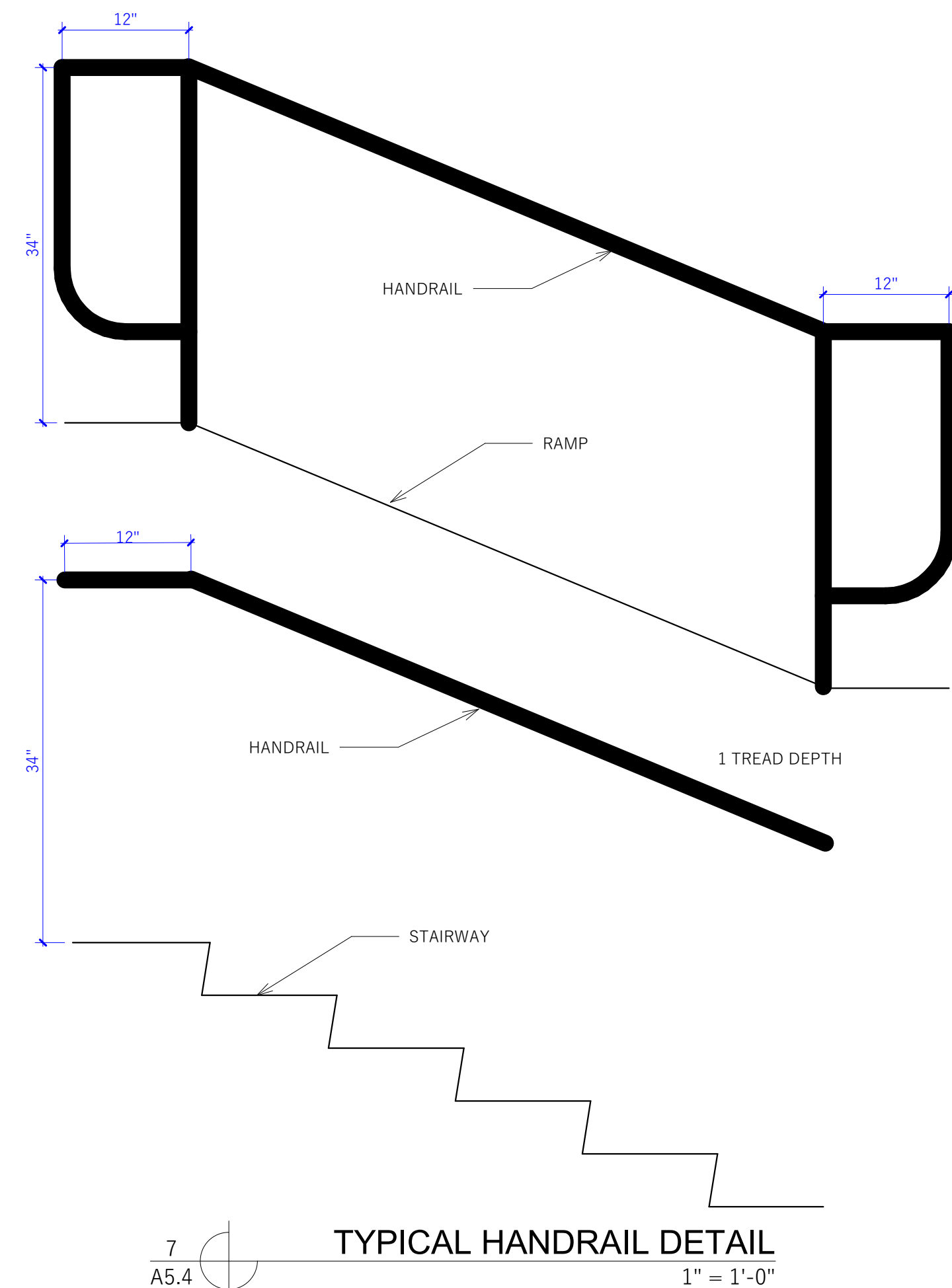
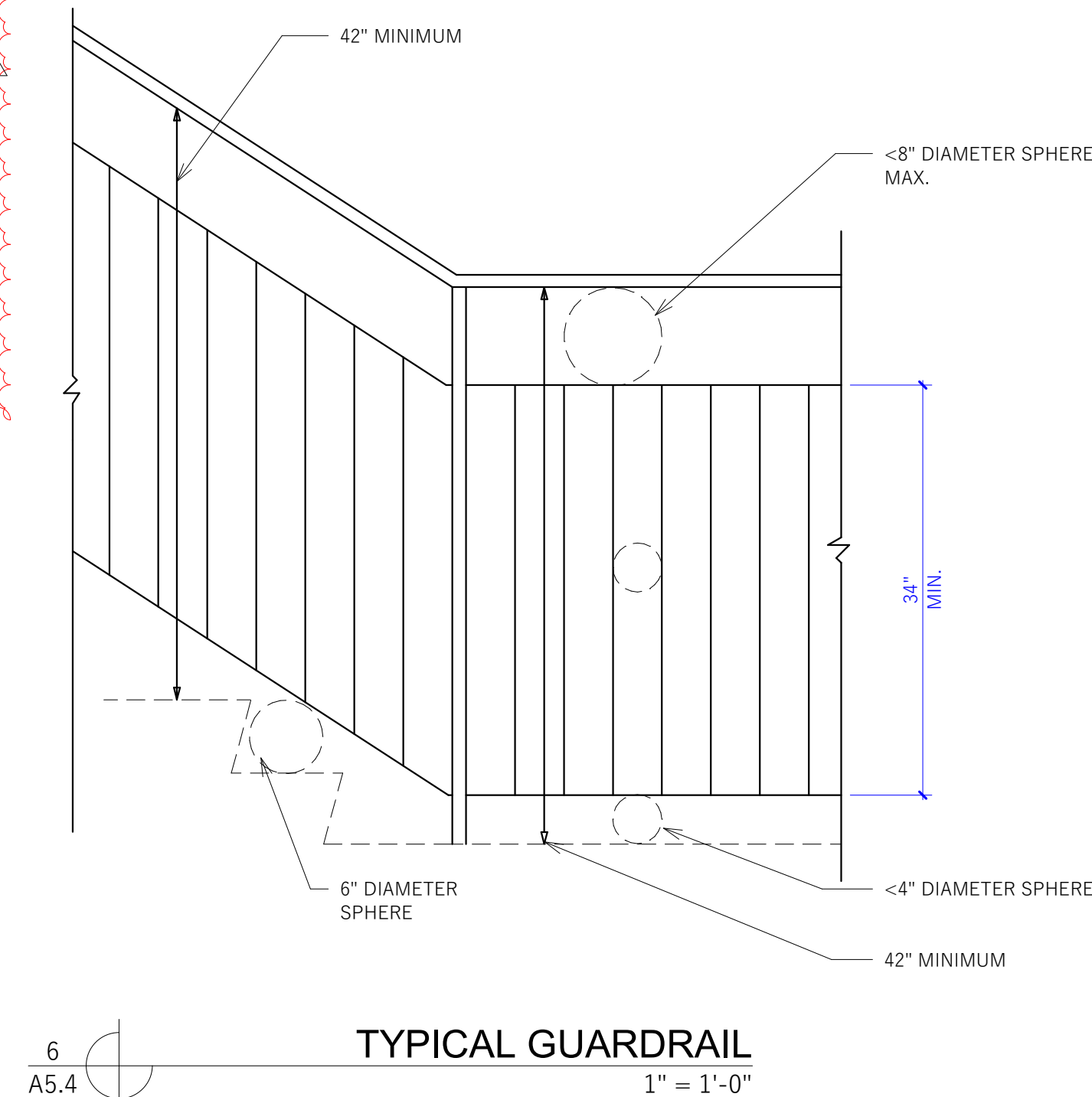
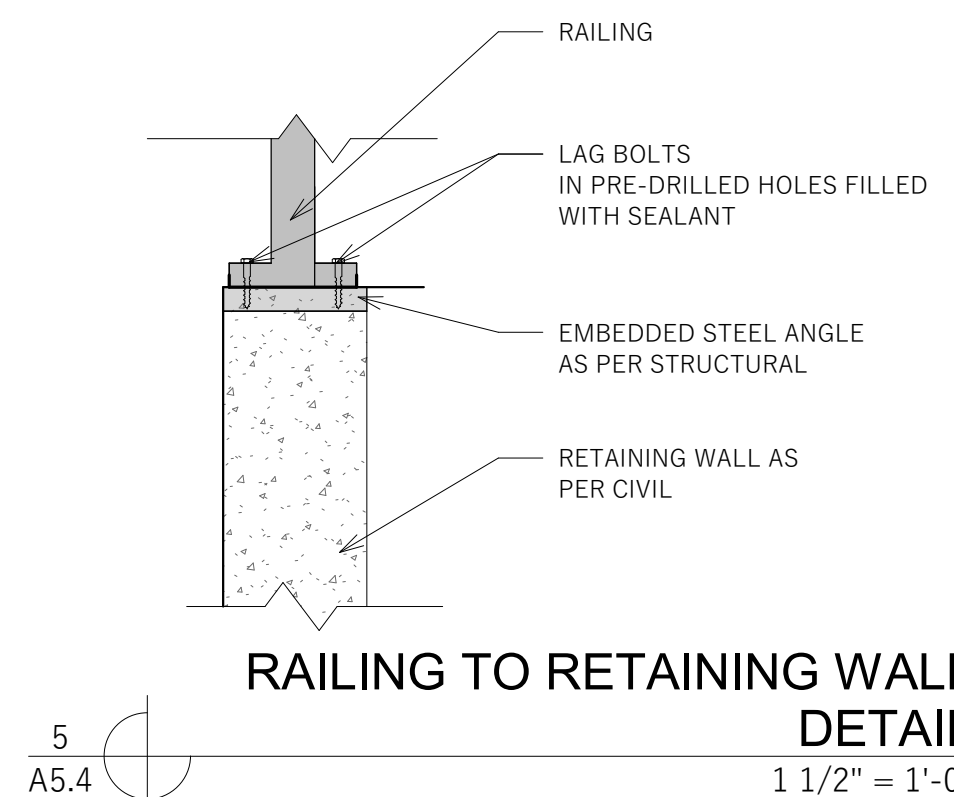
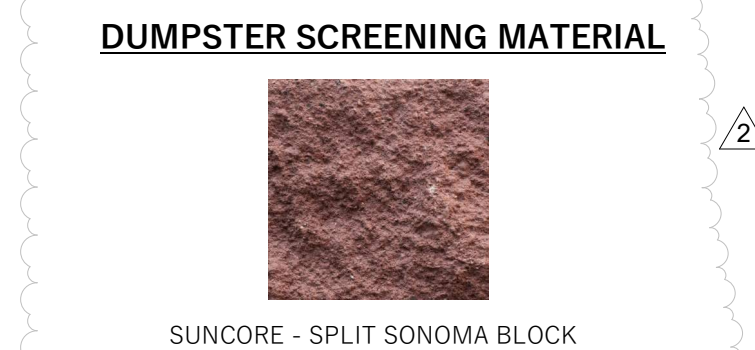
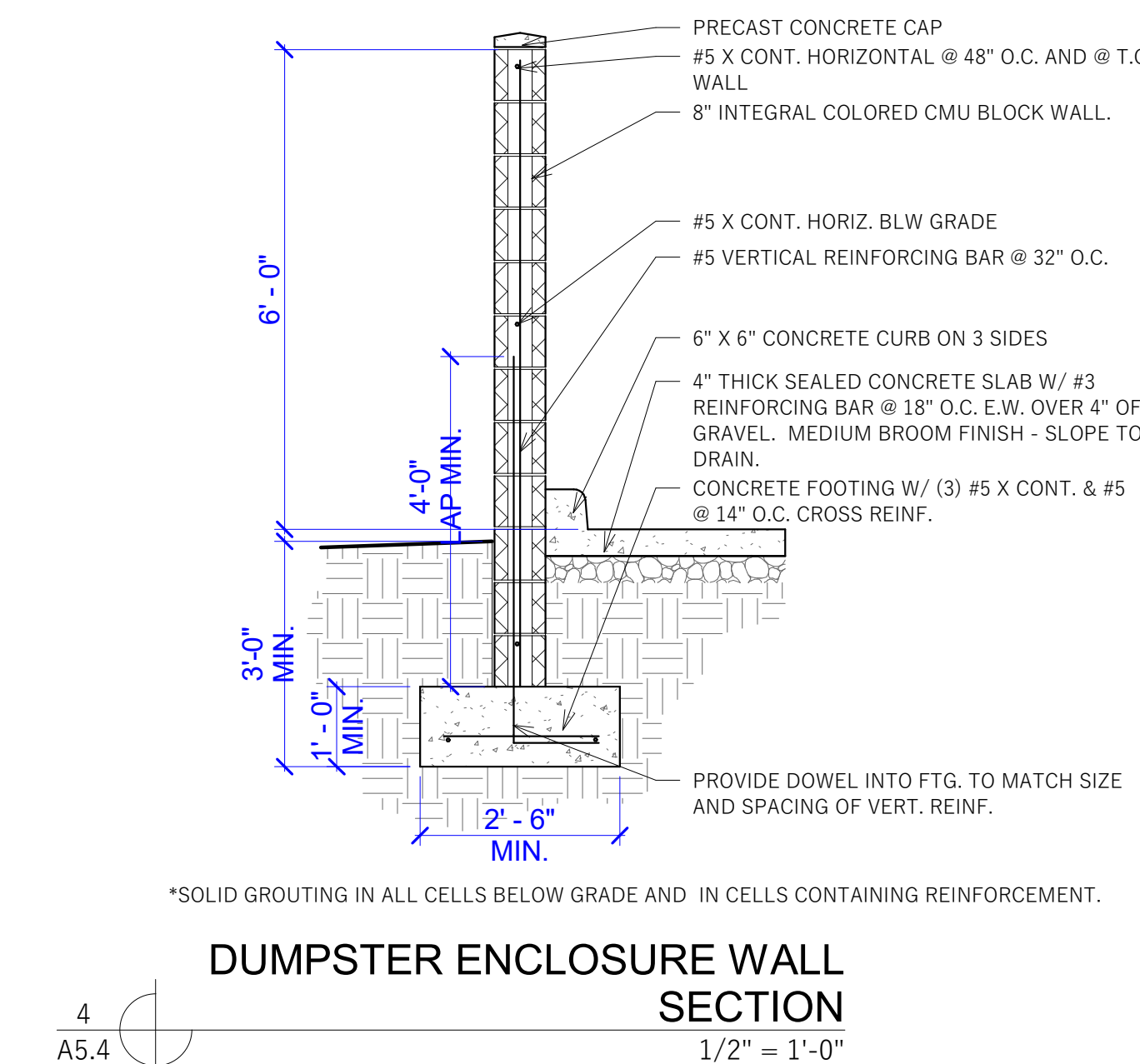
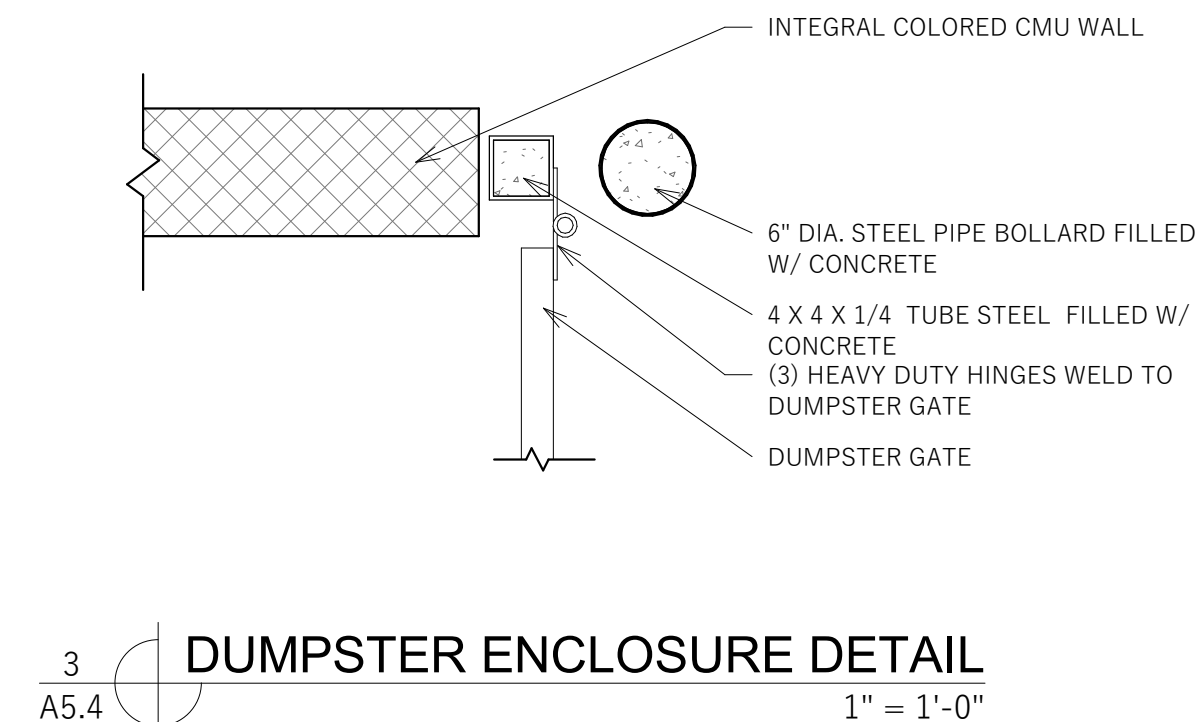
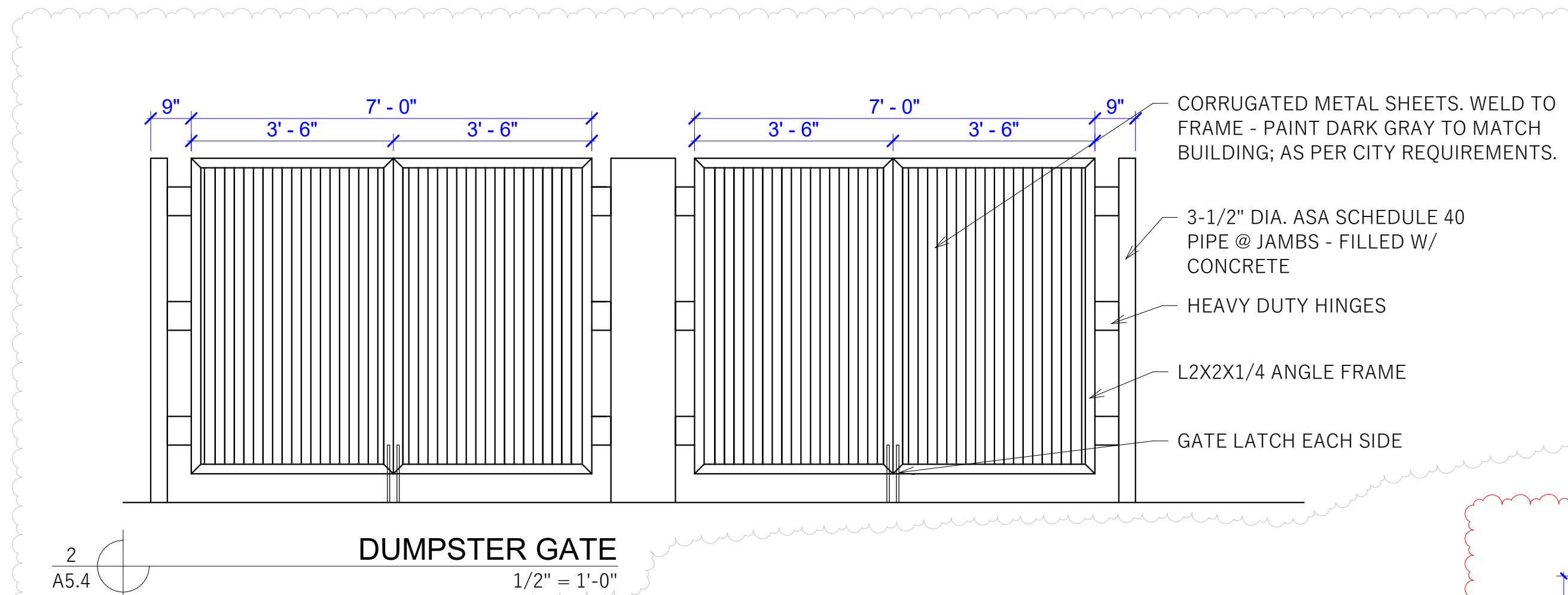
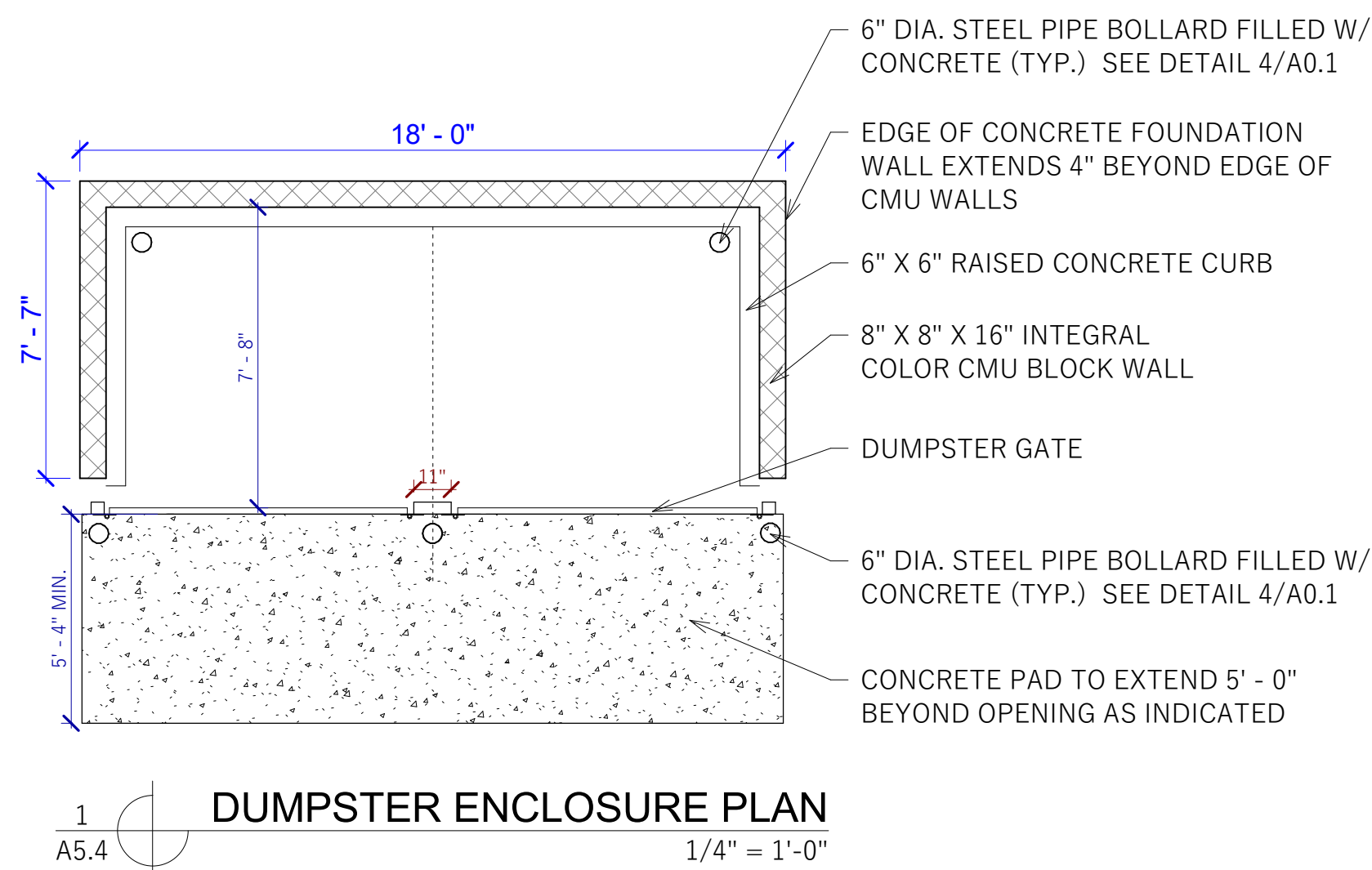
THE BREAK
12240 S 700 E
DRAPER, UT 84020



ELEVATIONS

A2.1





PROJECT NUMBER

23080

ISSUE DATE:

OCTOBER 6, 2025

REVISIONS:

No.	Date	Description
2	11/11/2025	City Comments 4
3	12/23/2025	City Comments 5

CONSULTANT

THE BREAK
12240 S 700 E
DRAPER, UT 84020



ARCHITECTURAL & SITE DETAILS

A5.4

JZW
ARCHITECTS

GENERAL NOTES - SITE PLAN

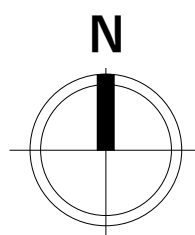
- A SEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
- B CONCRETE TO SLOPE AWAY FROM BUILDING AT 2% SLOPE MIN.
- C GROUND AROUND ENTIRE BUILDING TO SLOPE AWAY FROM HOUSE AT 5% MIN. SLOPE FOR A DISTANCE OF 10'-0" FROM BUILDING.
- D ALL CONCRETE STAIRS TO CONFORM TO I.B.C. REQUIREMENTS.
- E ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
- F COORDINATE WITH CIVIL ENGINEERING DRAWINGS AND LANDSCAPE DRAWINGS FOR FINISH FLOOR ELEVATION OF BUILDING AND CUT AND FILL FOR SITE WORK.

KEYED NOTES

- 1 ASPHALT PARKING LOT AS PER CIVIL ENGINEER. PROVIDE 2-1/2" ASPHALT PAVING OVER 6" GRANULAR BASE OVER COMPACTED SUBGRADE.
- 2 CONCRETE WALKWAY OVER 4" COMPACTED SUBGRADE, SEE GENERAL CONCRETE NOTES. PROVIDE EXPANSION JOINTS AT 20'-0" O.C.
- 3 PAINTED LOGOS AND ACCESSIBLE AISLE STRIPING AS INDICATED.
- 4 PERGOLA
- 5 TRASH ENCLOSURE. SEE DETAILS 1/A5.4 AND 2/A5.4
- 6 NEW CURB AND GUTTER.
- 7 ELECTRICAL TRANSFORMER, COORDINATE WITH ELECTRICAL DRAWINGS.
- 8 GAS METER LOCATION. COORDINATE WITH CIVIL DRAWINGS
- 9 ELECTRICAL METERS. COORDINATE WITH ELECTRICAL DRAWINGS
- 10 8'-0" MASONRY SCREENING WALL. SEE DETAIL 11/A5.4
- 11 ELECTRICAL TRANSFORMER TO BE SCREENED WITH EVERGREEN SHRUBS PLANTED NO FARTHER THAN 5'-0" AWAY AT A MINIMUM HEIGHT OF 18" AT TIME OF PLANTING.
- 12 ACCESSIBLE CONCRETE PEDESTRIAN CROSSWALK. 4" WIDE YELLOW STRIPING, TYP.
- 13 PRIVACY FENCE AROUND PATIO. SEE DETAIL 10/A5.4
- 14 HANDRAIL. SEE DETAIL 7/A5.4
- 15 RAMP. SEE CIVIL DRAWINGS
- 16 CONCRETE STEPS
- 17 RETAINING WALL WITH RAILING ABOVE. SEE RAILING DETAIL 5/A5.4
- 18 RAILING TO CONFORM TO CURRENT I.B.C. REQUIREMENTS. SEE GENERAL FINISH NOTES AND DETAIL 6/A5.4.

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES



SITE PLAN

1" = 10'-0"

2
A0.1

GROSS ACREAGE:
14,230.74 SF
SQUARE FOOTAGE OF STREET RIGHTS OF WAY:
3,794 SF
SQUARE FOOTAGE OF BUILDING FOOTPRINT:
6,980 SF
SQUARE FOOTAGE OF TOTAL BUILDING FLOOR AREA:
12,822 SF
SQUARE FOOTAGE OF LANDSCAPING:
32,108 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACES:
35 STANDARD
3 ADA
38 TOTAL

1.02 ACRES
14,230.74 SF
3,794 SF
6,980 SF
12,822 SF
32,108 SF
35 STANDARD
3 ADA
38 TOTAL

PARKING TABLE

REQUIRED PARKING

BAR:
5 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA
7,549 SF X 5 = 38 STALLS

TOTAL PARKING REQUIRED: 38 STALLS
MAXIMUM PARKING ALLOWED: 42 STALLS

PARKING PROVIDED

STANDARD STALLS 35 STALLS
ADA STALLS PROVIDED 3 STALLS
TOTAL PARKING STALLS 38 STALLS

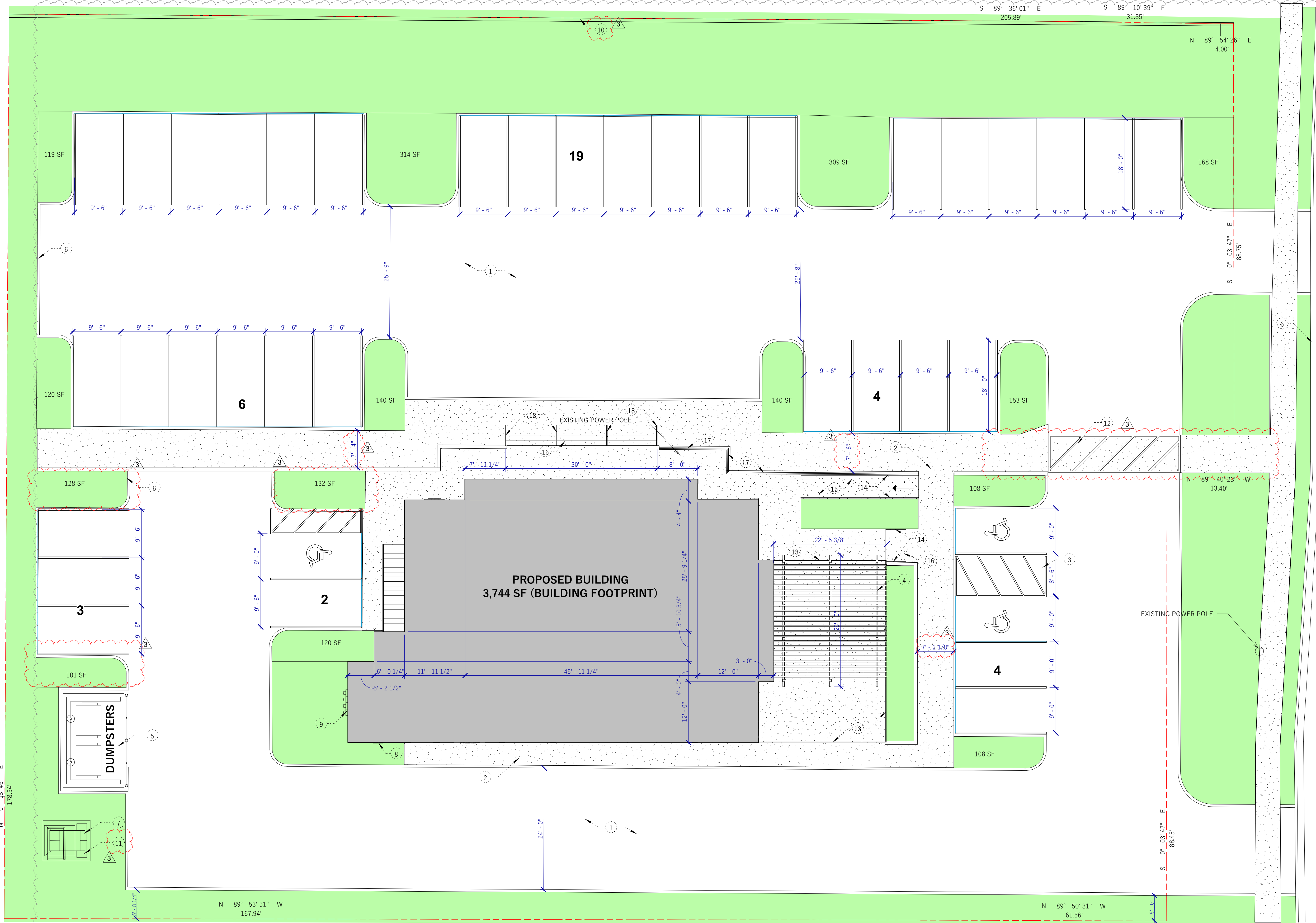


EXHIBIT I
LIGHTING PLANS

ELECTRICAL SYMBOLS					
SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		FLUORESCENT FIXTURE (TYPICAL)	FACP	FIRE ALARM CONTROL PANEL
A-1.3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
135	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	NAC	FIRE ALARM NAC PANEL
	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	VOICE	FIRE ALARM VOICE PANEL
	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	DH	DOOR HOLDER
	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	FIS	FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		FLUORESCENT STRIP		FIRE ALARM PULL STATION
	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
	DISCONNECT SWITCH WITH MOTOR STARTER		EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)		FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT		FIRE ALARM SPEAKER/STROBE
	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
	DUPLX RECEPTACLE OUTLET		SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)		FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	2	TWO POLE SWITCH		FIRE ALARM HORN
	PROTECTED BY FAULT CIRCUIT INTERRUPTER	3	3-WAY SWITCH		FIRE ALARM HORN (LF = LOW FREQUENCY)
	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	4	4-WAY SWITCH		FIRE ALARM STROBE CEILING MOUNTED
	REFRIGERATOR	D	DIMMER SWITCH		FIRE ALARM HORN/STROBE CEILING MOUNTED
	DISHWASHER	TC	TIME SWITCH, COUNT-DOWN/DURATION TIMER		FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
	DISPOSAL	TP	TIME SWITCH, PROGRAMMABLE, ASTRONOMICAL		FIRE ALARM HORN CEILING MOUNTED
	WASHING MACHINE	M	MANUAL STARTER WITH THERMAL OVERLOAD		FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	ELECTRIC WATER COOLER	F	PADDOLE FAN SPEED CONTROL, (CANARM "CN" SERIES)		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	COOPER TR7746 OR EQUAL DUPLEX PLUS USB CHARGER	OC	OCCUPANCY SENSOR SWITCH		SMOKE ALARM BATTERY-BACKED
	TAMPER RESISTANT	LV	LOW VOLTAGE CONTROL SWITCH		SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	QUAD RECEPTACLE OUTLET	LVD	LOW VOLTAGE CONTROL SWITCH WITH DIMMER		DUCT SMOKE DETECTOR
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		SMOKE DETECTOR WITH ADDRESSABLE RELAY
	220V RECEPTACLE OUTLET	OC2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH		HEAT DETECTOR
	ISOLATED GROUND RECEPTACLE	WLD	WIRELESSLY NETWORKED LIGHTING CONTROL SWITCH WITH DIMMING		GAS DETECTOR
	RECEPTACLE FLOOR DEVICE				CARBON MONOXIDE DETECTOR
	CEILING MOUNTED DEVICE				CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	SPECIAL RECEPTACLE				ADA TWO-WAY COMMUNICATIONS SYSTEM
	MOTOR OUTLET				DOOR ACCESS CONTROL KEY PAD
	EXHAUST FAN				DOOR ACCESS CONTROL CARD READER
	THERMOSTAT OUTLET				DOOR ACCESS CONTROL DOOR STRIKE
	REMOTE SENSOR OUTLET				DOOR ACCESS CONTROL MAG LOCK
	TELEPHONE OUTLET				DOOR ACCESS CONTROL DOOR SENSOR
	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES				DOOR ACCESS CONTROL REQUEST TO EXIT
	NETWORK AND VOICE OUTLET				PUSHBUTTON
	WIRELESS ACCESS POINT CEILING MOUNTED				BELL
	TELEVISION OUTLET				
NOTE: ALL SYMBOLS MAY NOT BE USED.					

ABBREVIATIONS INDEX					
#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT
Φ	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS
1Φ	SINGLE PHASE	DRY	DRYER	LTG	LIGHTING
2Φ	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION
3Φ	THREE PHASE	DWG	DRAWING	MAX	MAXIMUM
4P	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE
AHJ	AUTHORITY HAVING JURISDICTION	EW	ELECTRIC WATER COOLER	MC	MICROPHONE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EWI	ELECTRIC WATER HEATER	MIN	MINIMUM
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW
AWG	AMERICAN WIRE GAUGE	FT	FOOT	NA	NOT APPLICABLE
BC	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE
CATB	COMMUNITY ANTENNA TELEVISION	GfEP	GROUND-FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CATV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR	NFS	NON FUSED SWITCH
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT
CLS	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE
CU	COPPER	J-BOX	JUNCTION BOX	PB	PUSH BUTTON
CW	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	TRANSFORMER SWITCH
DB	DECIBEL	KVAR	KILOVAR	PNL	PANEL
NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.					
PT	POTENTIAL TRANSFORMER	PV	PHOTOVOLTAIC	PVC	POLYVINYL CHLORIDE
(R)	RELOCATE	RECIP	RECEPTACLE	REF	REFRIGERATOR
REQ	REQUIRED	RLA	RATED LOAD AMPS	RMS	ROOT MEAN SQUARE
SE	SERVICE ENTRANCE	SPD	SURGE PROTECTION DEVICE	SPEC	SPECIFICATION
SPK	SPEAKER	SS	SELECTOR SWITCH	SW	SWITCH
SWBBD	SWITCHBOARD	SWGR	SWITCHGEAR	TTB	TELEPHONE TERMINAL BOARD
TBC	TELEPHONE TERMINAL CABINET	TV	TELEVISION	TYP	TYPICAL
UG	UNDERGROUND	UNO	UNLESS NOTED OTHERWISE	UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT (KV-KILOVOLT)	V	VOLT (KV-KILOVOLT)	VAVR	VOLT-AMPS/REACTIVE
VM	VOLT METER	W	WATTS	W	WITH
W	WATTS	WASH	WASHER	WH	WATTHOUR
W/O	WITHOUT	WP	WEATHER PROOF	XP	EXPLOSION PROOF

Sheet List Table	
SHEET NUMBER	SHEET TITLE
E010	ELECTRICAL COVER SHEET
E020	ENERGY COMPLIANCE CERTIFICATE
E050	ELECTRICAL SPECIFICATIONS
ES101	SITE ELECTRICAL PLAN
ES102	SITE PHOTOMETRIC PLAN
ES103	AFTER HOURS PHOTOMETRIC PLAN
E101	MAIN LEVEL POWER PLAN
E102	UPPER LEVEL POWER PLAN
E151	MAIN LEVEL LIGHTING PLAN
E152	UPPER LEVEL LIGHTING PLAN
E501	ELECTRICAL DIAGRAMS
E502	INTERIOR INSTALLATION DETAILS
E503	EXTERIOR INSTALLATION DETAILS
E601	EQUIPMENT SCHEDULES
E602	PANEL SCHEDULES & CALCULATIONS

SHOP DRAWING NOTE	
1.	SHOP DRAWINGS MUST NOT BEAR ENGINEER'S SEAL. PRODUCING DOCUMENTS BEARING ANY ENGINEERS SEAL THAT WERE NOT PRODUCED UNDER THE ENGINEER'S DIRECT SUPERVISION IS A MISDEMEANOR AND IS HERE BY NOTED AS PROHIBITED BY THE ENGINEER OF RECORD. PLEASE CONTACT THE ENGINEER FOR SUPPORT FILES NEEDED FOR THE PRODUCTION OF SHOP DRAWINGS. KYLE BREINHOLT CAN BE CONTACTED AT 801-367-5180 OR KYLE@BREINHOLTENG.COM. SUBMITTALS BEARING THE ENGINEER'S SEAL WILL BE RETURNED FOR REVISION AND RESUBMISSION WITHOUT REVIEW.

ELECTRICAL GENERAL NOTES:	
1.	REFER TO ARCHITECTURAL CABINET CASEWORK ELEVATION DRAWINGS FOR CLARIFICATION ON MOUNTING AND PLACEMENT OF ALL RACEWAY, RECEPTACLES, SWITCHES, NURSE CALL PANELS AND LIGHTING CONTROL PANELS.
2.	MANY DEVICE MOUNTING LOCATIONS ARE DEPENDANT ON MILLWORK LOCATIONS. COORDINATE ALL APPLICABLE LOCATIONS WITH MILLWORK INSTALLER PRIOR TO BEGINNING WORK.
3.	REVIEW AND COORDINATE WITH ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND OTHER DRAWINGS PRIOR TO BID.
4.	NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO DUCTS, PIPING, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER, OR PASS THROUGH ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
5.	REVIEW ALL ARCHITECTS ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO ROUGH-IN OF ELECTRICAL JUNCTION BOXES.
6.	CONSULT ARCHITECTS REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES, SPEAKERS, SMOKE DETECTORS, ETC.
7.	MEET WITH THE CEILING AND MECHANICAL CONTRACTORS TO COORDINATE LOCATIONS, CLEARANCES, CEILING TYPES, AND ROUGH-IN REQUIREMENTS OF ALL LIGHTING FIXTURES PRIOR TO DUCT, PIPING, AND CEILING INSTALLATIONS.
8.	VERIFY EXACT LOCATION(S) OF ALL EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.
9.	PERFORM ALL WORK IN A WORKMANLIKE MANNER, PER INDUSTRY STANDARD, AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORK MATERIALS, AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.
10.	FINAL CONNECTIONS TO EQUIPMENT SHALL BE MADE AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND APPROVED WIRING DIAGRAMS AND DETAILS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED UNDER OTHER DIVISIONS WITH APPROVED SHOP DRAWINGS PRIOR TO BEGINNING ROUGH-IN.
11.	REFER TO ALL DETAILS ON ALL SHEETS WETHER OR NOT CALLED IN REFERENCE NOTES.
12.	GANG TOGETHER ALL LIGHT SWITCHES INSTALLED ADJACENT TO EACH OTHER WITH ONE PIECE COVER PLATE.
13.	USE EPOXY ANCHORS TO SUPPORT THE ELECTRICAL EQUIPMENT. EXPANSION ANCHOR BOLTS ARE NOT ACCEPTED.
14.	PROVIDE BLANK COVER PLATES TO MATCH THE OTHER COVER PLATES FOR ALL JUNCTION BOXES WHERE DEVICES HAVE NOT BEEN INSTALLED AT THE COMPLETION OF WORK.
15.	ALL MATERIALS USED IN THIS INSTALLATION SHALL BE U.L. APPROVED AND NEW.
16.	DO NOT INSTALL WIRING IN DUCT WORK.
17.	TERMINATE ELECTRICAL CONNECTIONS TO ALL THE EQUIPMENT BY PROVIDING NECESSARY MALE/FEMALE CONNECTOR, RECEPTACLE, PLUG, ETC.
18.	ALL WALL MOUNTED MOTION SENSORS SHALL BE A DUAL TECHNOLOGY MOTION SENSOR WITH INTEGRAL OVERRIDE SWITCH. MOTION SENSOR TO MOUNT IN A STANDARD SWITCH BOX. MOTION SENSOR TO HAVE A THIRTY MINUTE TIME DELAY SET AT TWENTY MINUTES.
19.	ALL CEILING MOUNTED MOTION SENSORS SHALL BE A DUAL TECHNOLOGY MOTION SENSOR WITH POWER PACK AS REQUIRED TO CONTROL LIGHTING. MOTION SENSOR TO HAVE A FIFTEEN MINUTE DELAY SET AT TEN MINUTES. PROVIDE SUFFICIENT BOX DEPTH AND CORRECT PLASTER RING TO ACCOMMODATE ACTUAL RELAY UNIT AND OCCUPANCY SENSOR INSTALLED. PROVIDE PROPER SEPARATION OF 120 VOLT AND CLASS 2 WIRING AS NECESSARY IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.
20.	SUBMIT FLOOR PLAN TO MOTION SENSOR SUPPLIER FOR FACTORY TO LOCATED MOTION SENSOR FOR OPTIMAL PERFORMANCE TO AVOID NUISANCE SHUT OFF OF LIGHTING. MANUFACTURERS LAYOUT PLAN TO BE PART OF SUBMITTALS.
21.	VISIT THE PROJECT SITE DURING THE BIDDING PROCESS TO DETERMINE THE TOTAL SCOPE OF THE PROJECT.
22.	CONNECT ALL BATTERIES IN EMERGENCY FIXTURES, EGRESS LIGHTS, AND EXIT SIGNS TO UNSWITCHED CONDUCTOR.
23.	DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOF, ETC.

PROJECT NUMBER
23080

ISSUE DATE:
JUNE 2024

REVISIONS:

No.	Date	Description
1	4/18/25	PLAN REVIEW
2	5/8/25	PLAN REVISIONS
3	9/23/25	PLAN REVISIONS
4	1/22/26	PLAN REVIEW

DESIGN DEVELOPMEN
CONSULTANT



THE BREAK
12240 S 700 E
DRAPER, UT 84020



ELECTRICAL COVER
SHEET

E010



Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4.1, C405.2.4.2 [EL23] ²	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces. C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.5 [EL27] ¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.7 [EL28] ¹	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.7 [EL26] ²	Low voltage dry type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.8 [EL27] ²	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.9.1, C405.9.2 [EL28] ²	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.10 [EL29] ²	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.1.1 [EL30] ²	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.11, C405.11.1 [EL31] ²	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5, 2 [F117] ³	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.5.1 [F119] ¹	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Exterior Lighting fixture schedule for values.
C406.3 [F167] ¹	Reduced lighting power - this credit specifies that the connected lighting power is >= 10% more efficient than 2021 IECC requirements.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.1.1 [F157] ¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.2.5 [F116] ³	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.3 [F133] ³	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C103.2 [PR8] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, 1 [EL22] ¹	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1, C405.2.1.1 [EL18] ¹	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1, 2 [EL19] ¹	Occupancy sensors control function in warehouses: in warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.1, 3 [EL20] ¹	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.2, C405.2.2.1 [EL21] ²	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: THE BREAK
Data filename: Report date: 01/22/26
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COMcheck Software Version COMcheckWeb		
Exterior Lighting Compliance Certificate		
Project Information		
Energy Code:	2021 IECC	
Project Title:	THE BREAK	
Project Type:	New Construction	
Exterior Lighting Zone	2 (Neighborhood business district (LZ2))	
Construction Site:	Owner/Agent:	Designer/Contractor:
12240 S 700 E DRAPER, Utah 84020		KYLE BREINHOLT BREINHOLT POWER ENGINEERING 805 SOUTH 1430 WEST LEHI, Utah 84043 801-367-5180 KYLE@BREINHOLTENG.COM

A	B	C	D	E
Area/Surface Category	Quantity	Allowed Watts /	Tradable Wattage	Allowed Watts (8 X C)
Parking area	26736 ft2	0.04	Yes	1069
			Total Tradable Watts (a) =	1317
			Total Allowed Watts =	1317
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

A	B	C	D	E
Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Lamps/ Fixture	# of Fixture	Fixture Watt.	(C X D)
Parking area (26736 ft2): Tradable Wattage				
LED: S1: LED Roadway-Parking Unit 42W:	0	4	45	180
LED: F1: LED Roadway-Parking Unit 42W:	0	11	27	297
LED: F2/F2E: LED Panel 19W:	0	1	58	58
LED: F13: LED PAR 7W:	0	5	44	220
LED: S2: LED Roadway-Parking Unit 42W:	0	1	33	33
Walkway < 10 feet wide (328 ft of walkway length): Tradable Wattage				
Pedestrian and vehicular entrances and exits (6 ft of door width): Tradable Wattage				
			Total Tradable Proposed Watts =	788

Exterior Lighting PASSES: Design 54% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable

Project Title: THE BREAK
Data filename: Report date: 01/22/26
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mandatory requirements listed in the Inspection Checklist.

KYLE BREINHOLT - ELECTRICAL ENGINEER
Name - Title Signature Date 22 JAN 2026

Project Title: THE BREAK
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COMcheck Software Version COMcheckWeb		
Interior Lighting Compliance Certificate		
Project Information		
Energy Code:	2021 IECC	
Project Title:	THE BREAK	
Project Type:	New Construction	
Construction Site:	Owner/Agent:	Designer/Contractor:
12240 S 700 E DRAPER, Utah 84020		KYLE BREINHOLT BREINHOLT POWER ENGINEERING 805 SOUTH 1430 WEST LEHI, Utah 84043 801-367-5180 KYLE@BREINHOLTENG.COM

A	B	C	D
Area Category	Floor Area (ft2)	Allowed Watts / ft2	Allowed Watts
1-Dining: Bar Lounge/Leisure	6160	0.80	4928
			Total Allowed Watts =
			4928

A	B	C	D	E
Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Lamps/ Fixture	# of Fixture	Fixture Watt.	(C X D)
1-Dining: Bar Lounge/Leisure				
LED: F3: LED A Lamp 2.5W:	1	88	13	1144
LED: F4: LED MR 2W:	0	24	5	120
LED: F5: LED Linear 8W:	0	5	2	8
LED: F6: LED Panel 19W:	0	8	30	240
LED: F7: LED Linear 8W:	0	3	25	75
LED: F8: LED Panel 19W:	0	8	51	406
LED: F9: LED MR 2W:	0	6	10	63
LED: F10/F10E: LED Linear 8W:	0	4	30	120
LED: F11: LED A Lamp 2.5W:	0	2	30	60
LED: F12: LED Panel 19W:	0	6	51	304
			Total Proposed Watts =	2539

Interior Lighting PASSES: Design 48% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

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Data filename: Report date: 01/22/26
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KYLE BREINHOLT - ELECTRICAL ENGINEER
Name - Title Signature Date 22 JAN 2026

Project Title: THE BREAK
Data filename: Report date: 01/22/26
Page 2 of 8

PROJECT NUMBER
23080

ISSUE DATE:
JUNE 2024

REVISIONS:

No.	Date	Description
1	4/18/25	PLAN REVIEW
2	5/8/25	PLAN REVISIONS
3	9/23/25	PLAN REVISIONS
4	1/22/26	PLAN REVIEW

DESIGN DEVELOPMEN
CONSULTANT

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805 SOUTH 1430 WEST, LEHI UT 84043
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ENERGY
COMPLIANCE
CERTIFICATE

E020

JZW
ARCHITECTS

ELECTRICAL SPECIFICATIONS

GENERAL PROVISION

- A. REFERENCE
1. THE GENERAL CONDITIONS AND OTHER CONTRACT DRAWINGS AS SET FORTH IN THE FOREGOING PAGES ARE HEREBY INCORPORATED INTO AND BECOME A PART OF THE SPECIFICATIONS FOR WORK UNDER THIS TITLE, INsofar AS THEY APPLY HERETO.
 2. ALL SPECIFICATIONS UNDER THIS DIVISION TITLE ARE DIRECTED TO AND ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR, UNLESS OTHER TRADES OR PERSONS ARE SPECIFICALLY MENTIONED. "ELECTRICAL CONTRACTOR" IS INFERRED AND INTENDED.
- B. CONTRACT DRAWINGS
1. THE DRAWINGS ACCOMPANYING THESE SPECIFICATIONS ARE COMPLEMENTARY EACH TO THE OTHER AND WHAT IS CALLED FOR BY ONE SHALL BE AS IF CALLED FOR BY BOTH.
 2. CONSULT ALL CONTRACT DRAWINGS WHICH MAY AFFECT THE LOCATION OF EQUIPMENT, CONDUIT AND WIRING AND MAKE MINOR ADJUSTMENTS IN LOCATION TO SECURE COORDINATION.
 3. WIRING LAYOUT IS SCHEMATIC AND EXACT LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS.
 4. OTHER THAN MINOR ADJUSTMENTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
- C. JOB-SITE COPY OF DOCUMENTS
1. MAINTAIN AT THE SITE, ONE COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA APPROVED SHOP DRAWINGS, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THESE SHALL BE AVAILABLE TO THE OWNER'S REPRESENTATIVE. THE DRAWINGS MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE FOR THE OWNER UPON COMPLETION OF THE WORK. AN ADDITIONAL SET OF DRAWINGS WILL BE FURNISHED BY THE OWNER'S REPRESENTATIVE FOR THIS PURPOSE UPON REQUEST.
- D. MANUFACTURER'S DRAWINGS
1. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW, (6) COPIES OF MANUFACTURER'S DRAWINGS AND WIRING DIAGRAMS. THE ENGINEER WILL REVIEW CONTRACTOR'S SHOP DRAWINGS AND RELATED SUBMITTALS (AS INDICATED BELOW) WITH RESPECT TO THE ABILITY OF THE DETAILED WORK, WHEN COMPLETE, TO BE A PROPERLY FUNCTIONING INTEGRAL ELEMENT OF THE OVERALL SYSTEM DESIGNED BY THE ENGINEER. BEFORE SUBMITTING A SHOP DRAWING OR ANY RELATED MATERIAL TO THE ENGINEER, CONTRACTOR SHALL: REVIEW EACH SUCH SUBMISSION FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF CONTRACTOR; APPROVE EACH SUCH SUBMISSION BEFORE SUBMITTING IT; AND SO STAMP EACH SUCH SUBMISSION BEFORE SUBMITTING IT. THE ENGINEER SHALL ASSUME THAT NO SHOP DRAWING OR RELATED SUBMITTAL COMPRISES A VARIATION UNLESS CONTRACTOR ADVISES ENGINEER OTHERWISE VIA A WRITTEN INSTRUMENT WHICH IS ACKNOWLEDGED BY ENGINEER IN WRITING. THE ITEMS, TYPES OF SUBMITTALS AND RELATED MATERIAL (IF ANY) CALLED FOR ARE INDICATED BELOW:
- | ITEMS | TYPE SUBMITTALS REQUESTED |
|---------------------------|---------------------------|
| LIGHTING AND POWER PANELS | SHOP DRAWINGS |
| LIGHTING FIXTURES | CATALOG CUTS |
- E. GUARANTEES
1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEFECTS, REPAIRS AND REPLACEMENTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER'S REPRESENTATIVE. PRODUCT GUARANTEES GREATER THAN ONE (1) YEAR SHALL BE PASSED ALONG TO THE OWNER FOR FULL BENEFIT OF THE MANUFACTURER'S WARRANTY.

WORK INCLUDED

- A. INSTALLATION, MATERIALS, AND WORKMANSHIP
1. FURNISH AND INSTALL ALL NECESSARY ANCHORS, SUPPORTS, STRAPS, BOXES, FITTINGS AND OTHER SIMILAR APPURTENANCES NOT INDICATED ON THE DRAWINGS BUT WHICH ARE REQUIRED FOR A COMPLETE AND PROPERLY INSTALLED SYSTEM CONSISTENT WITH THE ARCHITECTURAL TREATMENT OF THE BUILDING.
 2. THE ELECTRICAL CONTRACTOR, INsofar AS THE WORK IS CONCERNED, SHALL AT ALL TIMES KEEP THE PREMISES IN A NEAT AND ORDERLY CONDITION. AND AT THE COMPLETION OF THE WORK, SHALL PROPERLY CLEAN UP AND CART AWAY DEBRIS AND EXCESS MATERIALS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF DUMPSTER & REFUSED DISPOSAL AS REQUIRED FOR ELECTRICAL WORK.
 3. ALL MATERIALS SHALL BE NEW AND UNDETERIORATED AND OF A QUALITY NOT LESS THAN THE MINIMUM SPECIFIED.
- B. COORDINATION OF PLANS AND SPECIFICATIONS
1. CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY IF THERE IS ANY QUESTIONS REGARDING THE MEANING OR INTENT OF EITHER PLANS OR SPECIFICATIONS, OR UPON NOTICING ANY DISCREPANCIES OR OMISSIONS IN EITHER PLANS OR SPECIFICATIONS.
- C. CUTTING AND PATCHING
1. ALL ELECTRICAL EQUIPMENT SHALL BE KEPT DRY AND CLEAN DURING THE CONSTRUCTION PERIOD. INTERIOR OF ALL ENCLOSURES SHALL BE CLEANED OF DIRT AND DEBRIS BEFORE INSTALLING TRIM OR COVERS.
 2. ALL FINISHED SURFACES OF EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE THOROUGHLY CLEANED OF DIRT AND ALL SCRATCHED OR DAMAGED SURFACES SHALL BE TOUCHED UP WITH MATCHING MATERIALS BEFORE FINAL ACCEPTANCE OF THE WORK.
 3. WHEN ALL WORK IS COMPLETED AND ALL WORK HAS BEEN SATISFACTORILY TESTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE, ALL CONDUIT AND OTHER EXPOSED SURFACES SHALL BE THOROUGHLY CLEANED.

CODES AND FEES

- A. CODES:
1. ALL WORK PERFORMED UNDER THIS SPECIFICATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS PREPARED AND PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION AND ANY APPLICABLE STATE OR LOCAL CODES.
- B. FEES:
1. OBTAIN AND PAY FOR ANY AND ALL PERMITS REQUIRED BY ALL LAWS AND REGULATIONS AND PUBLIC AUTHORITY HAVING SUCH JURISDICTION.

TESTS AND INSPECTIONS

- A. OBTAIN ALL INSPECTIONS REQUIRED BY ALL LAWS, ORDINANCES, RULES, REGULATIONS OR PUBLIC AUTHORITY HAVING JURISDICTION AND OBTAIN CERTIFICATES OF SUCH INSPECTIONS AND SUBMIT SAME TO THE OWNER'S REPRESENTATIVE. PAY ALL FEES, CHARGES AND OTHER EXPENSES IN CONNECTION THEREIN, OBTAIN OCCUPANCY PERMIT AS REQUIRED BY OWNER. FINAL PAYMENT SHALL NOT BE MADE UNTIL OCCUPANCY PERMIT IS OBTAINED.
- B. WORK SHALL BE UNACCEPTABLE WHEN FOUND TO BE DEFECTIVE OR CONTRARY TO THE PLANS SPECIFICATIONS, CODES SPECIFIED OR ACCEPTED STANDARDS OF GOOD WORKMANSHIP.
- C. THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK FOUND UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE WHETHER OBSERVED BEFORE OR AFTER SUBSTANTIAL COMPLETION AND WHETHER OR NOT FABRICATED, INSTALLED OR COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTING SUCH UNACCEPTABLE WORK, INCLUDING COMPENSATION FOR THE OWNER'S REPRESENTATIVE ADDITIONAL SERVICES MADE NECESSARY THEREBY.

CONDUIT

- A. FURNISH AND INSTALL ALL CONDUITS, BOXES, FITTINGS, ETC., FOR A COMPLETE RACEWAY SYSTEM.
- B. ALL WIRING SHALL BE RUN IN EMT CONDUIT OR MC CABLE WITH GROUND CONDUCTOR UNLESS OTHERWISE NOTED.
- C. ALL CONDUIT SIZES STATED HEREIN OR MARKED ON THE DRAWINGS ARE MINIMUM SIZE AND SHALL BE NO LESS THAN ½" UNLESS OTHERWISE NOTED.
- D. ALL CONDUIT SHALL BE SUBSTANTIALLY SUPPORTED BY PIPE STRAPS OR SUITABLE CLAMPS OR HANGERS ATTACHED TO THE ELEMENTS OF THE BUILDING STRUCTURE TO PROVIDE RIGID INSTALLATION; IN NO CASE SHALL CONDUIT BE ATTACHED OR SUPPORTED FROM ADJOINING PIPE OR INSTALLED IN SUCH A MANNER AS TO PREVENT THE READY REMOVAL OF OTHER PIPE FOR REPAIRS.

WIRE AND CABLE

- A. ALL CONDUCTORS SHALL BE COPPER AND OF THE AWG SIZE AND TYPE SHOWN ON THE DRAWINGS. WHERE NO SIZE OR TYPE IS SHOWN, CONDUCTORS SHALL NOT BE LESS THAN #12 TYPE XHHW, THHN, OR THWN. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED COPPER AND HAVE 600 VOLT INSULATION; BE UL LABELED AND OF AMERICAN MANUFACTURER.
- B. ALL BRANCH CIRCUITS IN OFFICE AND COMMON AREAS SHALL BE TYPE NM OR MC CABLE.
- C. ALL CONNECTIONS ARE TO BE MADE USING PRESSURE TYPE TERMINALS.
- D. THE FOLLOWING COLOR CODE SHALL BE USED:
- | | 120/240 VOLT | 120/208 VOLT | 277/480 VOLT |
|---------|--------------|--------------|--------------|
| PHASE A | BLACK | BLACK | BROWN |
| PHASE B | RED | RED | ORANGE |
| PHASE C | BLUE | BLUE | YELLOW |
| NEUTRAL | WHITE | WHITE | WHITE |
| GROUND | GREEN | GREEN | GREEN |
- E. CONDUCTORS NO. 10 AWG OR SMALLER SHALL HAVE INSULATION COLORED AS NOTED ABOVE.
- F. CONDUCTORS NO. 8 AWG OR LARGER SHALL HAVE INSULATION COLORED AS NOTED ABOVE OR COLORED TAPE, MINIMUM SIZE ½", WRAPPED TWICE AROUND AT THE FOLLOWING POINTS:
1. AT EACH TERMINAL
 2. AT EACH CONDUIT ENTRANCE
 3. AT INTERVALS NOT MORE THAN 12 INCHES APART IN ALL BOXES, PANEL TUBS, SWITCHBOARDS, ETC.
- G. ALL BRANCH CIRCUITS SHALL BE MARKED IN THE PANEL BOARD GUTTERS. MARKERS SHALL INDICATE CORRESPONDING BRANCH-CIRCUIT NUMBERS.
- H. EACH BRANCH CIRCUIT REQUIRING A NEUTRAL SHALL BE FURNISHED WITH A SEPARATE INDIVIDUAL NEUTRAL CONDUCTOR.

BOXES AND PLATES

- A. FURNISH AND INSTALL ALL OUTLET, JUNCTION, AND PULL BOXES AS INDICATED ON THE DRAWINGS AND AS NECESSARY TO INSTALL THE REQUIRED CONDUIT AND WIRING IN A NEAT AND WORKMANLIKE MANNER.
- B. PULL BOXES AND JUNCTION BOXES SHALL BE GALVANIZED AND OF THE CORRECT SIZE AND GAUGE, SIZED IN ACCORDANCE WITH CODE REQUIREMENTS AND SHALL BE UL LABELED.
- C. BOXES AT EXTERIOR AREAS TO BE WATER-TIGHT AND DUST-TIGHT WITH GASKETED COVERS.
- D. ALL BOXES FOR EXPOSED WORK IN FINISHED SPACES SHALL BE "FS" TYPE WITH THREADED HUBS WITH RIGID CONDUIT RISER (DEEP WIRE MOLD BOXES)
- E. ALL BOXES SHALL BE RIGIDLY SUPPORTED INDEPENDENT OF THE CONDUIT SYSTEM. BOXES CAST INTO MASONRY OR CONCRETE ARE CONSIDERED TO BE RIGIDLY SUPPORTED.
- F. UNDERGROUND BOXES/ENCLOSURES:
1. DESCRIPTION: IN-GROUND, OPEN BOTTOM BOXES FURNISHED WITH FLUSH, NON-SKID COVERS WITH LEGEND INDICATING TYPE OF SERVICE AND STAINLESS STEEL TAMPER RESISTANT COVER BOLTS.
 2. SIZE: AS INDICATED ON DRAWINGS.
 3. DEPTH: AS REQUIRED TO EXTEND BELOW FROST LINE TO PREVENT FROST UPHEAVAL, BUT NOT LESS THAN 12 INCHES.
 4. APPLICATIONS:
 - a. SIDEWALKS AND LANDSCAPED AREAS SUBJECT ONLY TO OCCASIONAL NONDELIBERATE VEHICULAR TRAFFIC: USE POLYMER CONCRETE OR COMPOSITE ENCLOSURE WITH MINIMUM SCTE 77, TIER 1 LOAD RATING.
 - b. PARKING LOTS, IN AREAS SUBJECT ONLY TO OCCASIONAL NONDELIBERATE VEHICULAR TRAFFIC: USE POLYMER CONCRETE OR COMPOSITE ENCLOSURE WITH MINIMUM SCTE 77, TIER 15 LOAD RATING.
 - c. DO NOT USE POLYMER CONCRETE ENCLOSURES IN AREAS SUBJECT TO DELIBERATE VEHICULAR TRAFFIC.
- G. COMPOSITE UNDERGROUND BOXES/ENCLOSURES: COMPLY WITH SCTE 77.

WIRING DEVICES

- A. WIRING DEVICES SHALL BE SIMILAR TO THOSE LISTED BELOW AND OF SPECIFIED AMPERAGE. OTHER SPECIAL PURPOSE DEVICES SHALL BE AS SPECIFIED ON THE DRAWINGS.
- B. DUPLEX GROUNDING TYPE RECEPTACLE--20 AMP, 125 VOLT--
1. HUBBELL--5352
 2. ARROW HART--5352
- C. SINGLE POLE SWITCHES--20 AMP, 120 VOLT
- D. WEATHERPROOF RECEPTACLES--20 AMP, 125 VOLT--NEMA 5-20R
1. HUBBELL--5352 WITH 5205 COVER INTERMATIC GUARDIAN
 2. I SERIES, NEMA 3R COVER
 3. ARROW HART--5352 WITH 4500 COVER
- E. G.F.C.I. RECEPTACLE--20 AMP, 125 VOLT--NEMA 5-20 R
1. HUBBELL--GF 5262 WITH MATCHING NYLON COVER PLATE OR WO-26 W.P. COVER
- F. GROUND ALL RECEPTACLES IN ACCORDANCE WITH ARTICLE 250-146 OF NEC AND AS INDICATED IN THE GROUNDING SECTION OF THIS SPECIFICATION.
- G. PROVIDE TAMPER RESISTANT RECEPTACLES PER NEC 406.12.

IDENTIFICATION

- A. EACH PIECE OF SERVICE EQUIPMENT AND INDIVIDUAL SWITCHES, ALL DISCONNECTS, STARTERS, ALL EXHAUST FAN MANUAL STARTING SWITCHES.
- B. IDENTIFICATION SHALL BE IN THE FORM OF LAMINATED PLASTIC NAMEPLATES, BLACK RACE, WITH THE LETTERS ENGRAVED INTO THE WHITE BACKGROUND, MINIMUM ¼" HIGH. PLATES SHALL BE DRILLED ON EACH END FOR SHEET METAL SCREW ATTACHMENT. NO "DYMO" OR SIMILAR TYPE LABELS WILL BE ALLOWED.
- C. PANEL BOARD DIRECTORY: A TYPED CIRCUIT DIRECTORY SHALL BE PROVIDED INDICATING LOCAL AREA SERVED AND LOCATION FOR EACH BRANCH CIRCUIT.

GROUNDING

- A. ALL FEEDERS AND BRANCH CIRCUITS OVER 100 VOLTS SHALL INCLUDE A GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC TABLE 250-12, EXCEPT NOT BE SMALLER THAN #12 FOR POWER AND LIGHTING CIRCUITS AND #14 FOR CONTROL CIRCUITS. ALL GROUND CONDUCTORS SHALL BE GREEN, OR AS SPECIFIED UNDER "WIRE AND CABLE."
- B. ALL GROUND CLAMPS SHALL BE PENN-UNION "GPL" TYPE OR SIMILAR BY O.Z. OR BURNDY.
- C. CONDUIT FOR SOLITARY GROUND CONDUCTORS SHALL BE RIGIDLY SCHEDULE 40 PVC NON-METALLIC ELECTRICAL CONDUIT WITH U.L. LABEL. SOLITARY GROUND CONDUCTORS SHALL NOT BE PLACED THROUGH METALLIC SLEEVES OR CONDUITS AND SHALL NOT BE COMPLETELY ENCIRCLED BY METALLIC HANGERS OR SUPPORTS.
- D. THE GROUND CONDUCTOR SHALL BE CONNECTED TO THE NEUTRAL IN ONLY TWO LOCATIONS--ON THE SUPPLY SIDE OF THE SERVICE DISCONNECT MEANS PER NEC--250-24 AND ON SEPARATELY DERIVED SYSTEMS PER NEC 250-30.
- E. AT EACH RECEPTACLE BOX, THE GROUND CONDUCTOR SHALL ENTER AND CONNECT, WITH NORMAL WIRING CONNECTOR, TO: 1) THE GROUND PIGTAIL TO RECEPTACLE; 2) THE GROUND PIGTAIL TO THE BOX GROUND SCREW; AND 3) THE OUTGOING GROUND CONDUCTOR TO NEXT DEVICE, IF NOT AT END OF RUN. METAL TO METAL CONTACT BETWEEN THE DEVICE YOKE AND THE OUTLET BOX IS NOT ACCEPTABLE AS A BOND FOR EITHER SURFACE. MOUNTED BOXES OR FLUSH TYPE BOXES.
- F. CONDUIT SYSTEM SHALL BE ELECTRICALLY CONTINUOUS. ALL LOCK NUTS SHALL CUT THROUGH ENAMELED OR PAINTED SURFACES ON ENCLOSURES. WHERE ENCLOSURES AND NON-CURRENT CARRYING METALS ARE ISOLATED FROM THE CONDUIT SYSTEM, USE BONDING JUMPERS WITH APPROVED CLAMPS. WHERE REDUCING WASHERS ARE USED AND WHERE CONCENTRIC OR ECCENTRIC KNOCKOUTS ARE NOT COMPLETELY REMOVED BONDING BUSHINGS SHALL BE REQUIRED.

POWER AND LIGHTING PANELS

- A. FURNISH AND INSTALL, AS SCHEDULED AND SHOWN ON THE DRAWINGS, POWER PANELS FOR OPERATION ON VOLTAGES INDICATED.
- B. ALL TERMINATIONS SHALL BE MARKED "75°C ONLY", "60/75°C" OR LISTED FOR USE OF 75°C INSULATED CONDUCTORS AT FULL 75°C CAPACITY.
- C. ALL BUS BARS SHALL BE SILVER OR TIN PLATED COPPER.
- D. CABINETS SHALL BE OF COMMERCIAL GALVANIZED SHEET STEEL, CODE GAUGE AND SIZE, SURFACE OR RECESSED MOUNTED AS CALLED FOR IN THE DRAWINGS.
- E. NEUTRAL ASSEMBLY SHALL HAVE INDIVIDUAL ANTI-TURN SOLDERLESS TERMINALS, SIMILAR TO SQUARE D TYPE PK, FOR CONNECTION OF ULTIMATE NUMBER OF NEUTRAL WIRES. SHEET METAL TERMINAL STRIPS AND CONNECTIONS WILL BE REJECTED.
- F. PANEL SHALL HAVE A COPPER GROUND BAR SIMILAR TO NEUTRAL BAR IN NUMBER, SIZE, AND TYPE OF ANTI-TURN SOLDERLESS LUGS. THIS GROUND BAR SHALL BE FACTORY TUB IN THE OUTER SPACE OPPOSITE THE MAINS AND THE NEUTRAL ASSEMBLY AND SHALL HAVE THE SCREWDRIVER SLOTS FACING THE FRONT OF THE PANEL.
- G. QUALITY STANDARD: SQUARE D TYPE NQOD

LIGHTING FIXTURES

- A. CONTRACTOR SHALL FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS INDICATED IN FIXTURE SCHEDULE SHOWN ON DRAWINGS, AND SPECIFIED HEREIN.
- B. NEUTRAL ASSEMBLY SHALL HAVE INDIVIDUAL ANTI-TURN SOLDERLESS TERMINALS, SIMILAR TO SQUARE D TYPE PK, FOR CONNECTION OF ULTIMATE NUMBER OF NEUTRAL WIRES. SHEET METAL TERMINAL STRIPS AND CONNECTIONS WILL BE REJECTED.
- C. ALL LAMP HOLDERS INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE FURNISHED COMPLETE WITH NEW LAMPS OF THE SIZE INDICATING ON THE FIXTURE SCHEDULE.
- D. LAMP CURRENT CREST FACTOR SHALL NOT EXCEED 1.8 AND SHALL BE COMPATIBLE WITH BALLAST BEING UTILIZED (PROGRAM START ELECTRONIC BALLAST SHALL BE USED).
- E. ANY FIXTURES SCRATCHED, BENT, CRACKED OR IN ANY WAY DAMAGED BEFORE ACCEPTANCE BY OWNER SHALL BE REPLACED AT THIS CONTRACTOR'S EXPENSE.
- F. ALL LAMPS SHALL BE IN WORKING ORDER AT THE TIME OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- G. ALL LIGHTING FIXTURES ARE TO BE GROUNDED ON THE INTERIOR OF THE FIXTURE HOUSING, ON CLEAN BARE METAL (FREE OF PAINT), BY USE OF PIGTAIL AND FASTENED BY A SCREW USED FOR NO OTHER PURPOSE.
- H. COMMISSIONING

1. C408.3 LIGHTING SYSTEM FUNCTIONAL TESTING. CONTROLS FOR AUTOMATIC LIGHTING SYSTEMS SHALL COMPLY WITH SECTION C408.3.
2. C408.3.1 FUNCTIONAL TESTING. TESTING SHALL ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL CONDUCT THE REQUIRED FUNCTIONAL TESTING, WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED PARTY INDEPENDENT FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR THE FUNCTIONAL TESTING. TESTING SHALL BE IN ACCORDANCE TO THE CODE OFFICIAL CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE PROVISIONS OF SECTION C405, WHERE OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS, PHOTOSENSORS OR DAYLIGHTING CONTROLS ARE INSTALLED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
 - a. CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME-OUT ADJUSTMENTS FOR OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE.
 - b. CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF.
 - c. CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTOSENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED.

ALARM & DETECTION SYSTEMS

- A. SUMMARY
1. INCLUDES BUT NOT LIMITED TO: FURNISH AND INSTALL MICROPROCESSOR-CONTROLLED, INTELLIGENT REPORTING FIRE ALARM EQUIPMENT REQUIRED TO FORM A COMPLETE COORDINATED SYSTEM THAT IS READY FOR OPERATION.
- B. SYSTEM DESCRIPTION
1. THE FIRE ALARM SYSTEM SHALL COMPLY WITH REQUIREMENTS OF NFPA STANDARD NO. 72 FOR PROTECTED PREMISES SIGNALING SYSTEMS EXCEPT AS MODIFIED AND SUPPLEMENTED BY THIS SPECIFICATION. THE SYSTEM SHALL BE ELECTRICALLY SUPERVISED AND MONITOR THE INTEGRITY OF ALL CONDUCTORS.
 2. THE SYSTEM SHALL BE AN ACTIVE/INTERMEDIATE TYPE SYSTEM WHERE EACH DEVICE IS REPETITIVELY SCANNED, CAUSING A SIGNAL TO BE TRANSMITTED TO THE MAIN FIRE ALARM CONTROL PANEL (FACP) INDICATING THAT THE ASSOCIATED INITIATING DEVICE AND NOTIFICATION APPLIANCE CIRCUIT WIRING IS FUNCTIONAL. LOSS OF SUCH A SIGNAL AT THE MAIN FACP SHALL RESULT IN A TROUBLE INDICATION AS SPECIFIED HEREINAFTER FOR THE PARTICULAR INPUT.
 3. SYSTEM OPERATION: OPERATION OF MANUAL STATION OR AUTOMATIC ACTIVATION OF ANY SMOKE DETECTOR OR HEAT DETECTOR SHALL:
 - a. CAUSE SYSTEM EVACUATION HORNS TO SOUND AND LAMPS TO FLASH.
 - b. THE 80 CHARACTER LCD DISPLAY SHALL INDICATE ALL INFORMATION ASSOCIATED WITH THE FIRE ALARM CONDITION, INCLUDING THE TYPE OF ALARM POINT AND ITS LOCATION WITHIN THE PROTECTED PREMISES.
 - c. INITIATE OFF-SITE ALARM NOTIFICATION.
 - d. RELEASE MAGNETIC DOOR HOLDERS.
 - e. INITIATE SHUT DOWN OF MECHANICAL UNITS WITH AIR FLOW IN EXCESS OF 2000CFM.
 - f. INITIATE CLOSURE OF ALL FIRE-SMOKE DAMPERS.
 4. WIRING: THE MULTIPLEX BUSS AND DATA COMMUNICATION BUS (OPTIONS BUS) SHALL BE WIRED WITH STANDARD NEC 760 COMPLIANT WIRING. ALL FACP SCREW TERMINALS SHALL BE CAPABLE OF ACCEPTING 14 AWG (1.8 MM) TO 18 AWG (1.2 MM) WIRE. ALL SYSTEM WIRING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 70, THE NATIONAL ELECTRICAL CODE (NEC) AND ALSO COMPLY WITH ARTICLE 760 OF THE NEC.
- C. QUALITY ASSURANCE
1. REGULATORY REQUIREMENTS -
 - a. SYSTEM SHALL MEET APPROVAL OF AUTHORITY HAVING JURISDICTION (AHJ). CHANGES OR ADDITIONS SHALL BE MADE TO THE SYSTEM AS REQUIRED WITHOUT ADDITIONAL COST TO OWNER.
 - b. EQUIPMENT, DEVICES, AND CABLE SHALL BE UL OR FACTORY MUTUAL LISTED FOR USE IN FIRE ALARM SYSTEMS.
 - c. DESIGNER QUALIFICATIONS: NICET LEVEL III OR IV (3 OR 4) CERTIFIED FIRE ALARM TECHNICIAN OR REGISTERED FIRE PROTECTION ENGINEER, EMPLOYED BY FIRE ALARM CONTROL PANEL MANUFACTURER, CONTRACTOR, OR INSTALLER.
 - d. INSTALLER QUALIFICATIONS: FIRM WITH MINIMUM 5 YEARS DOCUMENTED EXPERIENCE INSTALLING FIRE ALARM SYSTEMS OF THE SPECIFIED TYPE AND PROVIDING CONTRACT MAINTENANCE SERVICE AS A REGULAR PART OF THEIR BUSINESS:
 - 1) AUTHORIZED REPRESENTATIVE OF CONTROL UNIT MANUFACTURER; SUBMIT MANUFACTURER'S CERTIFICATION THAT INSTALLER IS AUTHORIZED; INCLUDE NAME AND TITLE OF MANUFACTURER'S REPRESENTATIVE MAKING CERTIFICATION.
 - 2) INSTALLER PERSONNEL: FACTORY TRAINED AND CERTIFIED WITH AT LEAST 2 YEARS OF EXPERIENCE INSTALLING FIRE ALARM SYSTEMS.
 - 3) SUPERVISOR: NICET LEVEL III OR IV (3 OR 4) CERTIFIED FIRE ALARM TECHNICIAN; FURNISH NAME AND ADDRESS.
- D. FACP COMPONENTS:
1. EQUIPMENT AND ACCESSORIES FURNISHED UNDER TERMS OF THIS SPECIFICATION SHALL BE STANDARD PRODUCTS OF SINGLE MANUFACTURER, OR INCLUDE WRITTEN STATEMENT BY CONTROL PANEL MANUFACTURER CONFIRMING COMPATIBILITY OF COMPONENTS AND INCLUSION OF THESE COMPONENTS UNDER SYSTEM WARRANTY.
 2. THE MAIN FACP CENTRAL CONSOLE SHALL CONTAIN A MICROPROCESSOR BASED CENTRAL PROCESSING UNIT (CPU), THE FACP SHALL COMMUNICATE WITH AND CONTROL THE FOLLOWING TYPES OF EQUIPMENT USED TO MAKE UP THE SYSTEM: ADDRESSABLE DETECTORS, ADDRESSABLE MODULES, LOCAL AND REMOTE OPERATOR TERMINALS, ANNUNCIATORS, AND OTHER SYSTEM CONTROLLED DEVICES.
 - a. THE MAIN FACP AND CENTRAL CONSOLE SHALL PERFORM THE FOLLOWING FUNCTIONS:
 - 1) SUPERVISE AND MONITOR ALL ADDRESSABLE DETECTORS AND MONITOR MODULES CONNECTED TO THE SYSTEM FOR NORMAL, TROUBLE AND ALARM CONDITIONS.
 - 2) SUPERVISE ALL NOTIFICATION CIRCUITS THROUGHOUT THE FACILITY.
 - 3) VISUALLY AND AUDIBLY ANNUNCIATE ANY TROUBLE, SUPERVISORY OR ALARM CONDITION ON OPERATOR'S TERMINAL, PANEL

1. DISPLAY, AND ANNUNCIATORS.
3. THE FIRE ALARM CONTROL PANEL SHALL INCLUDE A FULL FEATURED OPERATOR INTERFACE CONTROL AND ANNUNCIATION PANEL WHICH SHALL INCLUDE A BACKLIT LIQUID CRYSTAL DISPLAY, INDIVIDUAL COLOR CODED SYSTEM STATUS LEADS, AND AN ALPHA-NUMERIC KEYPAD FOR FIELD PROGRAMMING AND CONTROL OF THE FIRE ALARM SYSTEM.
4. THE SYSTEM SHALL INCLUDE EMERGENCY EVACUATION SIGNAL UTILIZING INTELLIGENCE SUCH THAT LOSS OF OPERATION BY THE MAIN FACP WILL NOT RESULT IN THE LOSS OF EVACUATION SIGNAL THROUGHOUT THE BALANCE OF THE BUILDING.
5. THE MAIN COMMUNICATION BUS (OPTIONS BUS) SHALL BE CAPABLE OF CLASS A OR CLASS B CONFIGURATION WITH A TOTAL BUS LENGTH OF 5,900 FEET (1,798 M).
6. OFF-SITE ALARM NOTIFICATION SYSTEM
 - a. PROVIDE TELEPHONE LINE CONNECTION FROM TELEPHONE TERMINAL BOARD TO FIRE ALARM CONTROL PANEL.
 - b. PROVIDE DIALER DEVICE TO NOTIFY OFF-SITE PERSONNEL OF ALARM OR ABNORMAL CONDITIONS.
 - c. CONNECT TO FIRE ALARM CONTROL PANEL SO SPECIFIED CONDITIONS INITIATE OFF-SITE CALL. USE ONE ALARM CODE FOR ALARM AND SECOND CODE FOR SUPERVISORY/TROUBLE ALARM.
7. AUDIBLE HORN ALARM ANNUNCIATION -
 - a. PROVIDE SEPARATE AND DISTINCT ALARM SIGNALS FOR ALARM AND TROUBLE CONDITIONS.
 - b. ALARM SIGNAL SHALL ALSO OPERATE STROBE LIGHTS, IF SPECIFIED.
 - c. PROVIDE ALARM SILENCE SWITCHES AT CONTROL PANEL.
 - d. TROUBLE ALARM SHALL BE HORN INTEGRAL TO CONTROL PANEL.
 - e. SUPERVISORY ALARM MAY BE SAME AUDIBLE ALARM AS TROUBLE ALARM, BUT WITH SEPARATE VISUAL ANNUNCIATION.
- E. FIELD MOUNTED SYSTEM COMPONENTS
 1. FIRE ALARM ACTUATING DEVICES
 - a. DUCT DETECTOR HOUSING: PROVIDE SMOKE DETECTOR DUCT HOUSING ASSEMBLIES TO MOUNT AN ADDRESSABLE DETECTOR ALONG WITH A STANDARD, RELAY OR ISOLATOR DETECTOR MOUNTING BASE. THE HOUSING SHALL ALSO PROTECT THE MEASURING CHAMBER FROM DAMAGE AND INSECTS. THE HOUSING SHALL UTILIZE AN AIR EXHAUST TUBE AND AN AIR SAMPLING INLET TUBE THAT EXTENDS INTO THE DUCT AIR STREAM UP TO TEN FEET. DRILLING TEMPLATES AND GASKETS TO FACILITATE LOCATING AND MOUNTING THE HOUSING SHALL ALSO BE PROVIDED. THE HOUSING SHALL BE FINISHED IN BAKED RED ENAMEL. REMOTE ALARM TEST STATIONS AND REMOTE TEST STATIONS SHALL BE PROVIDED.
 - b. ADDRESSABLE SMOKE DETECTORS
 - 1) CEILING MOUNTED, ADDRESSABLE PHOTOELECTRIC
 - 2) UL LISTED COMPATIBLE WITH THE FIRE ALARM CONTROL PANEL.
 - 3) SHALL HAVE A FLASHING STATUS LED FOR VISUAL SUPERVISION. WHEN THE DETECTOR IS ACTUATED, THE FLASHING LED WILL LATCH ON SOLID. THE LED SHALL FLASH AT A 1/SEC RATE IF THE CHAMBER IS OUT OF CALIBRATION RANGE. THE DETECTOR MAY BE RESET BY ACTUATING THE CONTROL PANEL'S RESET SWITCH.
 - c. SMOKE DETECTOR GUARDS
 - 1) UNDERWRITERS LABORATORIES TESTED AND LISTED BY FOR USE WITH THE SMOKE DETECTORS THEY PROTECT.
 - 2) GUARD DESIGN SHALL NOT AFFECT THE DETECTOR OPERATING SENSITIVITY AND SHALL NOT REDUCE THE LISTED DETECTOR SPACING.
 - 3) CONSTRUCTED OF 16-GAUGE STEEL WITH A BAKED WHITE FINISH TO MATCH THE DETECTORS.
 - d. ADDRESSABLE FIXED TEMPERATURE-ROR HEAT DETECTOR
 - 1) ADDRESSABLE COMBINATION FIXED TEMPERATURE / RATE-OF-RISE
 - 2) NOMINAL FIXED TEMPERATURE ALARM POINT RATING OF 135°F (57°C) AND A RATE OF RISE ALARM POINT OF 15°F(9°C) PER MINUTE.
 - 3) RATED FOR CEILING INSTALLATION AT A MINIMUM OF 70 FT (21.3M) CENTERS AND BE SUITABLE FOR WALL MOUNT APPLICATIONS.
 - e. DETECTOR BASES: STANDARD DETECTOR MOUNTING BASES SUITABLE FOR MOUNTING ON EITHER NORTH AMERICAN 1-GANG, 3/8" OR 4 INCH OCTAGON BOX AND 4 INCH SQUARE BOX, OR EUROPEAN BESA OR 1-GANG BOX. THE BASE SHALL CONTAIN NO ELECTRONICS AND SUPPORT ALL SERIES DETECTOR TYPES.
 - f. ADDRESSABLE MANUAL STATION
 - 1) ADDRESSABLE DOUBLE ACTION, SINGLE STAGE
 - 2) POLYCARBONATE CONSTRUCTION WITH INTERNAL TOGGLE SWITCH.
 - 3) FINISHED IN RED WITH SILVER "PULL IN CASE OF FIRE" LETTERING
 - 4) SUITABLE FOR MOUNTING ON NORTH AMERICAN 2 ½ (64MM) DEEP 1-GANG BOXES AND 1 ½ (38MM) DEEP 4 SQUARE BOXES WITH 1-GANG COVERS.
 2. FIRE ALARM ACTUATING DEVICES
 - a. DOOR HOLDING DEVICES: DOOR RELEASE UNITS SHALL BE ELECTRICALLY OPERATED MAGNETIC DEVICES WHICH HOLD DOORS OPEN UNTIL THE RELEASE UNIT IS ACTIVATED. PROVIDE DOOR PLATES AND COORDINATE WITH THE GENERAL CONTRACTOR TO INSURE THAT THE PLATES ARE PROPERLY MOUNTED ON THE DOORS.
 - b. NOTIFICATION APPLIANCES
 - 1) LOW PROFILE HORN-STROBES
 - a) AUDIBLE OUTPUT OF 92 DBA AT 10 FT. WHEN MEASURED IN REVERBERATION ROOM PER UL-464
 - b) INTERNALLY MOUNTED FLASHING LIGHT UNIT WITH BLOCK LETTERS FIRE; MULTI-CANDELA WITH FIELD-SELECTABLE FLASHING RATE OF 15CD, 30CD, 60CD, 75CD & 110CD, AND FLASH RATE BETWEEN ONE AND THREE HERTZ. ALL UNITS SHALL FLASH IN SYNCHRONIZATION WITH EACH OTHER.
 - c) THE HORN SHALL HAVE A SELECTABLE STEADY OR SYNCHRONIZED TEMPORAL OUTPUT.
 - d) IN AND OUT SCREW TERMINALS SHALL BE PROVIDED FOR WIRING.
 - e) LOW PROFILE HORN-STROBES SHALL MOUNT IN A NORTH AMERICAN 1-GANG BOX.
 - 2) LOW PROFILE STROBES
 - a) PROVIDE LOW PROFILE WALL MOUNTED STROBES AT THE LOCATIONS SHOWN ON THE DRAWINGS. IN AND OUT SCREW TERMINALS SHALL BE PROVIDED FOR WIRING. STROBES SHALL PROVIDE SYNCHRONIZED FLASH OUTPUTS. STROBE OUTPUT SHALL BE DETERMINED AS REQUIRED BY ITS SPECIFIC LOCATION AND APPLICATION FROM A FAMILY OF 15CD, 30CD, 60CD, 75CD, OR 110CD DEVICES. LOW PROFILE STROBES SHALL MOUNT IN A NORTH AMERICAN 1-GANG BOX.
 3. INITIATION & CONTROL MODULES
 - a. RELAY MODULE
 - 1) PROVIDE ADDRESSABLE CONTROL RELAY CIRCUIT MODULES AS REQUIRED. THE MODULE SHALL PROVIDE ONE (1) FORM C DRY RELAY CONTACTS RATED AT 24VDC @ 2 AMPS (PILOT DUTY) TO CONTROL EXTERNAL APPLIANCES OR EQUIPMENT. THE POSITION OF THE RELAY CONTACT SHALL BE CONFIRMED BY THE SYSTEM FIRMWARE.

BATTERIES

1. SHALL BE 12 VOLT, GELL-CELL TYPE.
 2. BATTERY ROOM CAPACITY TO POWER THE FIRE ALARM SYSTEM FOR NOT LESS THAN TWENTY-FOUR HOURS PLUS 5 MINUTES OF ALARM UPON A NORMAL AC POWER FAILURE.
 3. THE BATTERIES ARE TO BE COMPLETELY MAINTENANCE FREE. NO LIQUIDS ARE REQUIRED. FLUID LEVEL CHECKS, REFILLING, SPILLS AND LEAKAGE SHALL NOT BE REQUIRED.
- G. INSTALLATION
1. INSTALL FIRE ALARM AND DETECTION SYSTEMS AS INDICATED, IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S WRITTEN INSTRUCTIONS, AND COMPLYING WITH NEC, NFPA AND OTHER APPLICABLE CODES.
 2. INSTALL WIRING, RACEWAYS, CONDUCTORS, ELECTRICAL BOXES AND FITTINGS IN ACCORDANCE WITH CONDUIT, WIRE AND CABLE, AND BOXES AND PLATES SECTION OF THIS SPEC.
 3. LABEL PULL AND JUNCTION BOXES "FIRE ALARM" WITH RED INDELEIBLE INK.
 4. LOOP WIRES THROUGH EACH DEVICE ON ZONE FOR PROPER SUPERVISION. TEE-TAPS NOT PERMITTED.
 5. PROVIDE DUST PROTECTION FOR INSTALLED SMOKE DETECTORS UNTIL FINISH WORK IS COMPLETED AND BUILDING IS READY FOR OCCUPANCY.
 6. PROTECT CONDUCTORS FROM CUTS, ABRASION AND OTHER DAMAGE DURING CONSTRUCTION.
 7. MINIMUM CONDUCTOR SIZE SHALL BE 14 AWG UNLESS OTHERWISE SPECIFIED.
 8. DO NOT INSTALL CEILING MOUNTED DETECTORS WITHIN 3 FEET OF AIR DISCHARGE GRILLS. COORDINATE WITH OTHER TRADES AS REQUIRED.
 9. POST COPY OF WIRE IDENTIFICATION LIST INSIDE FIRE ALARM PANEL DOOR OR OTHER AREA ACCESSIBLE TO FIRE ALARM SERVICE PERSONNEL.
 10. PROVIDE DUCT SMOKE DETECTORS FOR ALL MECHANICAL UNITS WITH AIR FLOW IN EXCESS OF 2000 CFM AND THE TIE INTO FIRE ALARM CONTROL PANEL. PROVIDE FAN SHUT DOWN CIRCUIT AND ASSOCIATED CONTROL EQUIPMENT FOR ALL REQUIRED MECHANICAL UNITS.
 11. INSTALL CONDUCTORS AND MAKE CONNECTIONS TO ALL, WATER FLOW SWITCHES, VALVE TAMPER SWITCHES, LOW AIR PRESSURE SWITCHES, AND DOOR HOLDING DEVICES.
 12. INSTALL CONDUCTORS AND MAKE CONNECTIONS TO ALL FIRE/SMOKE DAMPERS. REFER TO MECHANICAL DRAWINGS FOR EXACT NUMBER AND LOCATIONS.

FIELD QUALITY CONTROL

- A. SUMMARY
1. TEST & INSPECTION
 - a. ALL INTELLIGENT ADDRESSABLE DEVICES SHALL BE TESTED FOR CURRENT ADDRESS AND USER DEFINED MESSAGE.
 - b. ALL WIRING SHALL BE TESTED FOR CONTINUITY, SHORTS, AND GROUNDS BEFORE THE SYSTEM IS ACTIVATED.
 - c. ALL TEST EQUIPMENT, INSTRUMENTS, TOOLS AND LABOR REQUIRED TO CONDUCT THE TESTS SHALL BE MADE AVAILABLE BY THE INSTALLING CONTRACTOR.
 - d. THE SYSTEM INCLUDING ALL ITS SEQUENCE OF OPERATIONS SHALL BE DEMONSTRATED TO THE OWNER, HIS REPRESENTATIVE, AND THE LOCAL FIRE INSPECTOR. IN THE EVENT THE SYSTEM DOES NOT OPERATE PROPERLY, THE TEST SHALL BE TERMINATED. CORRECTIONS SHALL BE MADE AND THE TESTING PROCEDURE SHALL BE REPEATED UNTIL IT IS ACCEPTABLE TO THE OWNER, HIS REPRESENTATIVES AND THE FIRE INSPECTOR.
 - e. ALL FIRE ALARM TESTING SHALL BE IN ACCORDANCE WITH NATIONAL FIRE ALARM CODE, NFPA 72.
 - I. MANUFACTURER'S FIELD SERVICE
 1. INSTRUCT OWNER'S REPRESENTATIVE IN PROPER OPERATION AND MAINTENANCE PROCEDURES.
 2. PROVIDE A MINIMUM OF 4 HOURS TRAINING.

TELEPHONE/DATA SYSTEMS

- A. SUMMARY
1. INCLUDES BUT NOT LIMITED TO
 - a. FURNISH AND INSTALL BUILDING TELEPHONE AND COMPUTER NETWORK RACEWAY AND CABLE SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, RACEWAY, OUTLETS, MODULAR JACKS, DEVICE PLATES, CABLES, PUNCH DOWN BLOCKS, BACKBOARDS, CABINETS, PATCH PANELS, GROUNDING AND OTHER MISCELLANEOUS ITEMS REQUIRED FOR A COMPLETE SYSTEM.
 - b. FURNISH AND INSTALL MAIN SERVICE RACEWAY AS DESCRIBED IN CONTRACT DOCUMENTS AND TO COMPLY WITH TELEPHONE COMPANY REQUIREMENTS.
 - B. COMPONENTS
 1. TELEPHONE OUTLET BOX SHALL BE SINGLE DEVICE BOX.
 2. BUILDING TELEPHONE AND COMPUTER NETWORK SYSTEM CABLE
 - a. 23 GAUGE, SOLID TINNED COPPER, FOUR TWISTED PAIRS, CATEGORY 6
 - b. USE PLENUM-RATED CABLE IN CEILINGS AND AREAS USED FOR PLENUM AIR RETURN
 3. TELEPHONE TERMINAL BOXES
 - a. UL VERIFIED CATEGORY 6
 - b. 110 TERMINATION WITH TIN LEAD PLATED IDC
 4. NETWORK PATCH PANELS
 - a. UL VERIFIED CATEGORY 6
 - b. 110 TERMINATION WITH TIN LEAD PLATED IDC
 - c. 19" RACK MOUNT WITH BACKBOARD MOUNTING FRAME.
 - d. 48 PORTS
 5. TELEPHONE NETWORK JACKS

- a. WALL JACKS
 - 1) CAT6 - HUBBELL HXJ6 OR ALTERNATE MANUFACTURER WITH EQUIVALENT PERFORMANCE STANDARD.
 - b. PLATES
 - 1) HUBBELL - IFP SERIES (PORT QUANTITY AS REQUIRED, COLOR BY ARCHITECT)
6. BACKBOARDS: INTERIOR GRADE PLYWOOD WITHOUT VOIDS, ¾ INCH THICK, UL-LABELED FIRE RETARDANT.
 - a. SIZE: 48 INCHES WIDE 96 INCHES HIGH.
 - b. DO NOT PAINT OVER UL LABEL.
 - c. PROVIDE ONE 48" MULTI-OUTLET POWER STRIP WITH INTEGRAL SURGE PROTECTION AND OUTLETS AT 6" O.C. (MINIMUM 7 OUTLETS) MOUNTED AT CENTER OF TERMINAL BOARD.
- C. INSTALLATION
 1. RUN 1" CONDUIT TO ACCESSIBLE CEILING SPACE FROM EACH OUTLET. INSTALL CABLE FROM TERMINAL BOARD TO EACH TELEPHONE/NETWORK OUTLET.
 2. TERMINATE CABLES AT EACH OUTLET WITH SPECIFIED MODULAR JACK ASSEMBLY.
 3. TERMINATE CABLES ON PUNCH DOWN BLOCKS OR PATCH PANELS AT TERMINAL BOARD.
 4. PROVIDE TYPED LABELS AT ALL JACKS CORRESPONDING TO TYPED NUMBERING SYSTEM AT PATCH PANEL OR TERMINAL STRIP.
- D. QUALITY ASSURANCE
 1. COMPLY WITH APPLICABLE PORTIONS OF NEC ANSI/EIA/TIA 568 AS TO TYPE PRODUCTS USED AND INSTALLATION OF COMPONENTS. PROVIDE PRODUCTS AND MATERIALS WHICH HAVE BEEN UL-LISTED AND LABELED.

PROJECT NUMBER

23080

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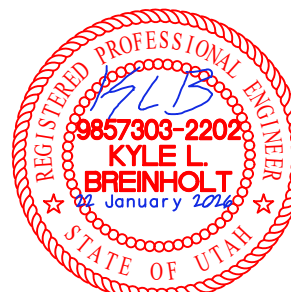
No.	Date	Description
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	5/8/25	PLAN REVISIONS
	9/23/25	PLAN REVISIONS
	1/22/26	PLAN REVIEW

DESIGN DEVELOPMEN

CONSULTANT



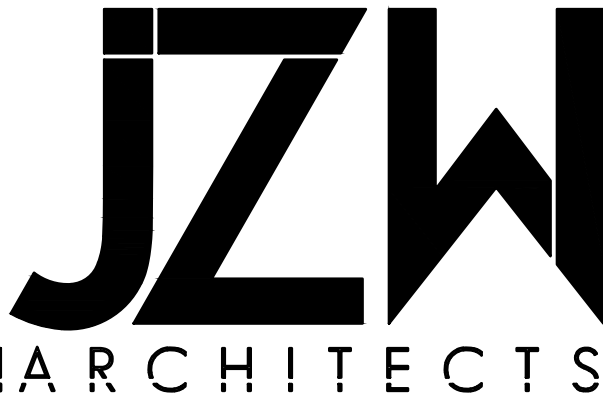
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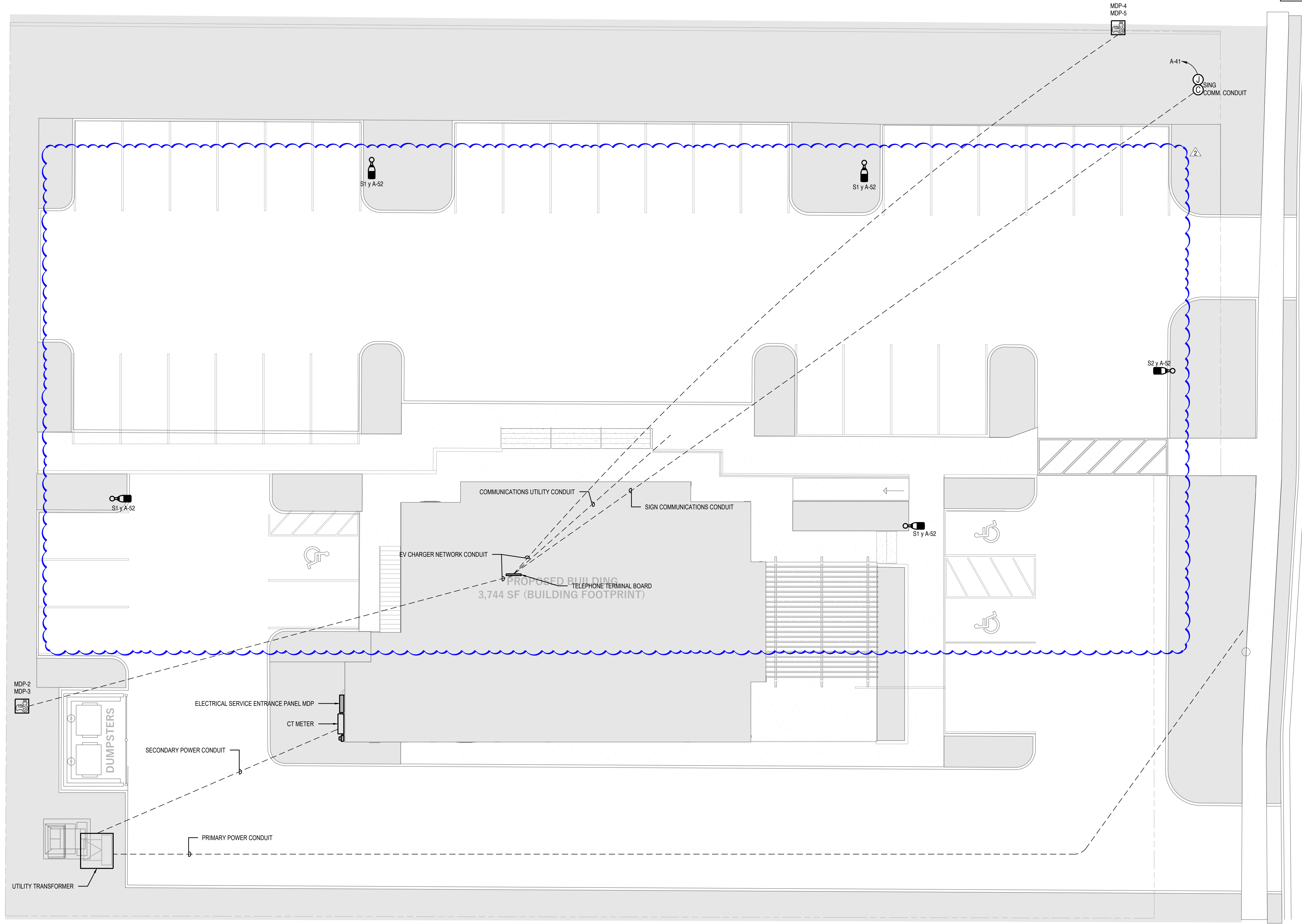


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EXP.: 31 MARCH 2025

ELECTRICAL SPECIFICATIONS

E050





NOTES:

1. PROVIDE BID LINE ITEMS FOR PER-LINEAR-FOOT COST OF CONDUIT AND TRENCHING TO POWER AND COMMUNICATIONS CONNECTION POINTS DIFFERING FROM LOCATIONS SHOWN PER FINAL CONTRACT BETWEEN OWNER AND UTILITY COMPANIES.

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DESIGN DEVELOPMEN

CONSULTANT



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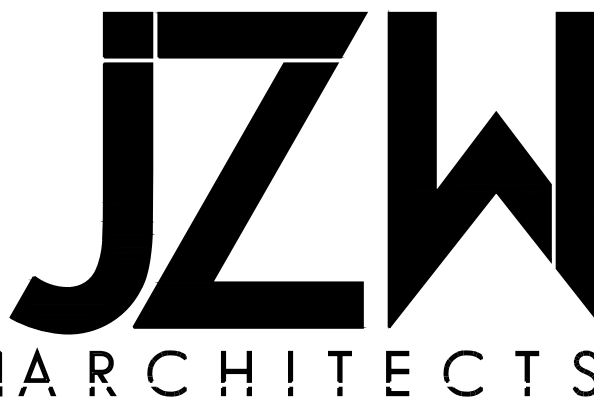
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SITE ELECTRICAL
PLAN

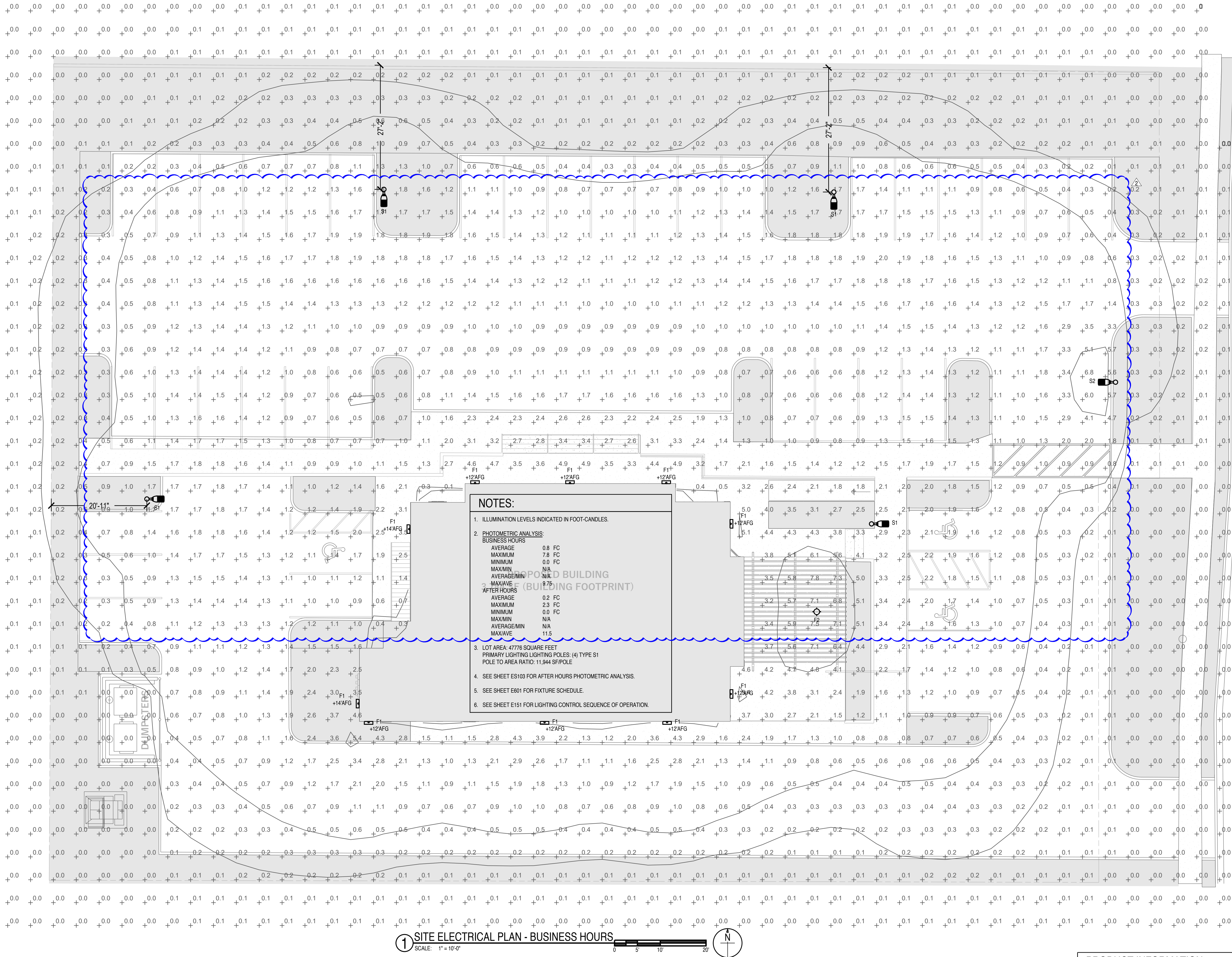
ES101



1 SITE ELECTRICAL PLAN

SCALE: 1" = 10'-0"





NOTES:

- ILLUMINATION LEVELS INDICATED IN FOOT-CANDELES.
- PHOTOMETRIC ANALYSIS:
BUSINESS HOURS
AVERAGE 0.8 FC
MAXIMUM 7.8 FC
MINIMUM 0.0 FC
MAXIMIN N/A
AVERAGE MIN N/A
MAXAVE 11.5
AFTER HOURS
AVERAGE 0.2 FC
MAXIMUM 2.3 FC
MINIMUM 0.0 FC
MAXIMIN N/A
AVERAGE MIN N/A
MAXAVE 11.5
- LOT AREA: 4776 SQUARE FEET
PRIMARY LIGHTING LIGHTING POLES: (4) TYPE S1
POLE TO AREA RATIO: 11,944 SF/POLE
- SEE SHEET ES103 FOR AFTER HOURS PHOTOMETRIC ANALYSIS.
- SEE SHEET E601 FOR FIXTURE SCHEDULE.
- SEE SHEET E151 FOR LIGHTING CONTROL SEQUENCE OF OPERATION.

1 SITE ELECTRICAL PLAN - BUSINESS HOURS
SCALE: 1"=10'-0"

PRODUCT INFORMATION

TYPE F1	TYPE F2	TYPE S1 & S2

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DESIGN DEVELOPMEN
CONSULTANT

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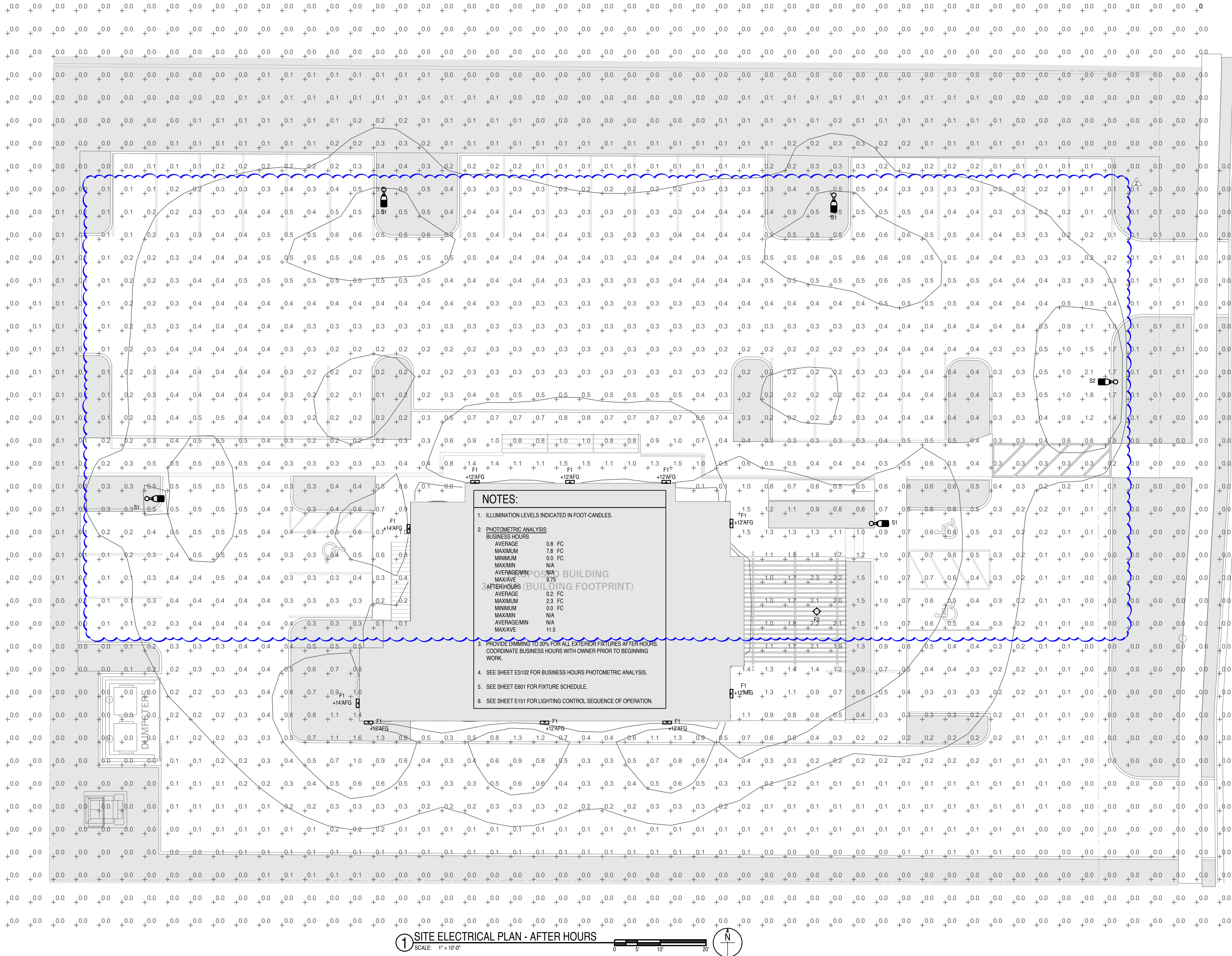
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SITE PHOTOMETRIC
PLAN

ES102

JZW
ARCHITECTS



1 SITE ELECTRICAL PLAN - AFTER HOURS
SCALE: 1" = 10'-0"

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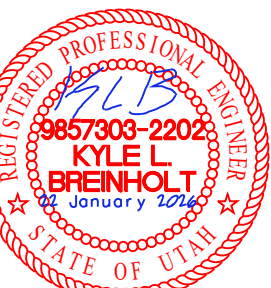
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AFTER HOURS
PHOTOMETRIC PLAN

ES103

JZW
ARCHITECTS

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DESIGN DEVELOPMEN

CONSULTANT



THE BREAK

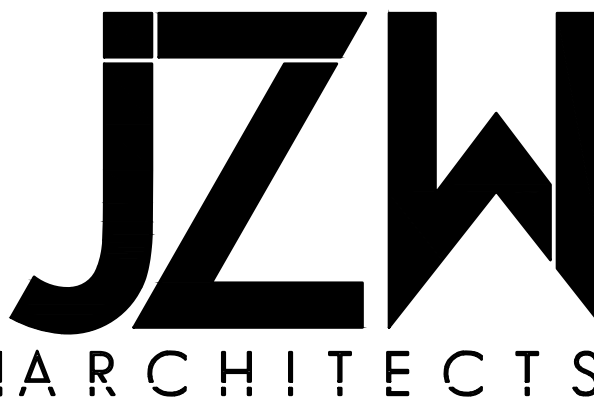
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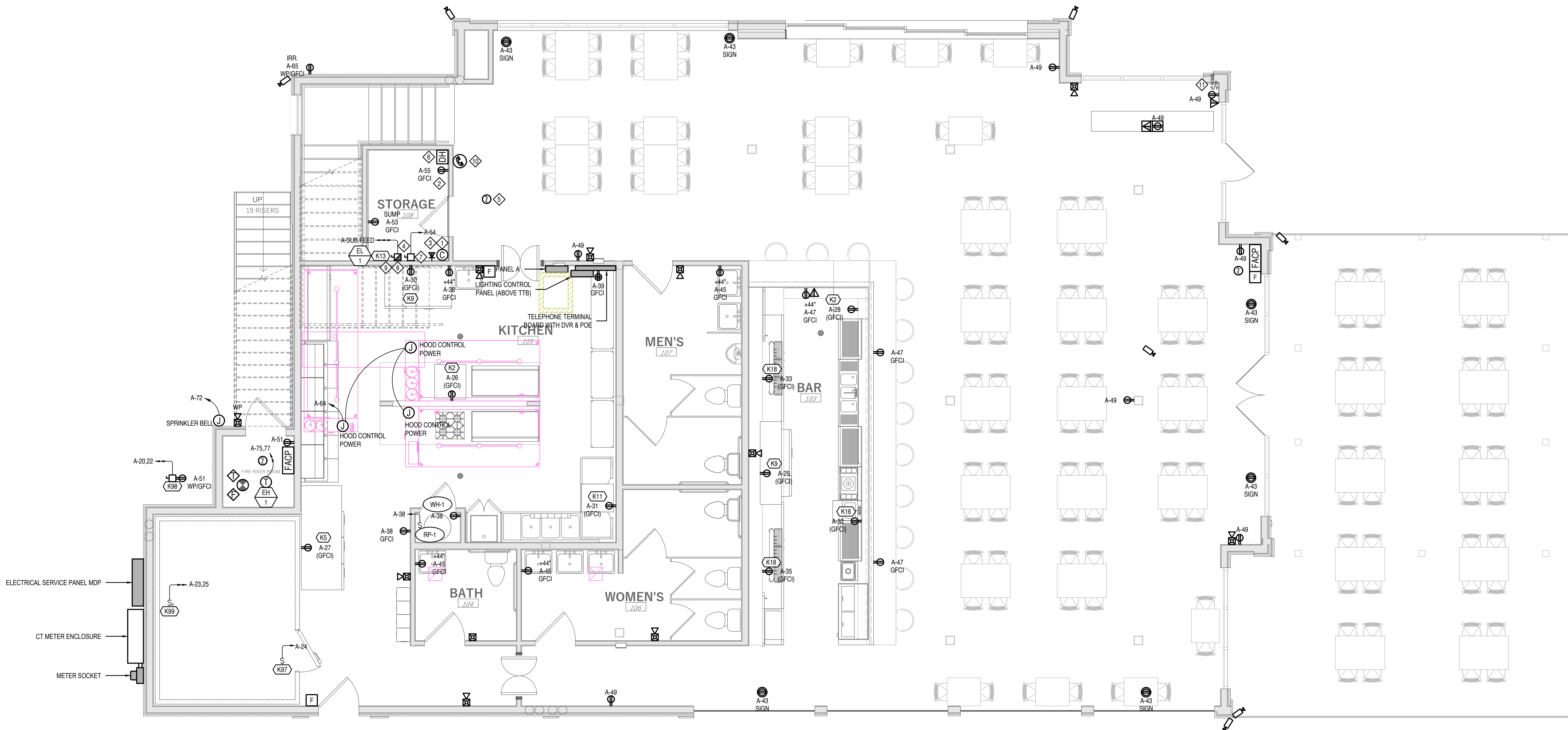
MAIN LEVEL POWER
PLAN

E101



NOTES:

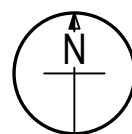
- PROVIDE AND INSTALL ONE 2" CONDUIT FROM CONTROLLER TO ELEVATOR PIT. COORDINATE LOCATION WITH ELEVATOR INSTALLER.
- PROVIDE NEMA 4 LIGHT, SWITCH AND GFCI RECEPTACLE IN ELEVATOR PIT. COORDINATE LOCATION WITH ELEVATOR INSTALLER.
- PROVIDE AND INSTALL 1/2" CONDUIT FROM TEL. BOARD TO ELEVATOR EQUIPMENT SPACE. INSTALL ONE 4-PAIR TELEPHONE CABLE.
- LOCATE DISCONNECTS AS INSTRUCTED BY ELEVATOR CONTRACTOR.
- PROVIDE SMOKE DETECTORS IN ELEVATOR LOBBY, HOISTWAY, AND MACHINE SPACE FOR ELEVATOR RECALL CONTROL CIRCUIT. VERIFY REQUIREMENTS WITH ELEVATOR INSTALLER AND INSPECTOR.
- COORDINATE DOOR HOLDER LOCATIONS WITH SHOP DRAWINGS AND ARCHITECTURAL PLANS.
- PROVIDE LOCKABLE DISCONNECT FOR ELEVATOR CAB LIGHTS AND CONTROL CIRCUITRY. VERIFY REQUIREMENTS WITH ELEVATOR INSTALLER.
- PROVIDE AN AUXILIARY CONTACT WITH WIRING TO THE CONTROLLER. CONTACT TO BE POSITIVELY OPEN WHEN THE MAIN DISCONNECTING MEANS IS OPEN. THE CONTACT SHALL CAUSE THE ERU POWER SOURCE TO BE DISCONNECTED FROM ITS LOAD WHEN THE DISCONNECTING MEANS IS IN THE OPEN POSITION.
- PROVIDE SHUNT-TRIP ELEVATOR DISCONNECT. CONNECT TO HEAT DETECTOR IN ELEVATOR EQUIPMENT SPACE. HEAT DETECTOR SHALL BE SET TO DE-ENERGIZE ELEVATOR EQUIPMENT PRIOR TO ACTIVATION FIRE SPRINKLERS.
- ADA TWO-WAY COMMUNICATION SYSTEM IN ELEVATOR LOBBIES. VERIFY LOCATION REQUIREMENTS WITH AHL.
- SEE LIGHTING PLAN FOR ADDITIONAL SWITCHES IN SAME LOCATION.

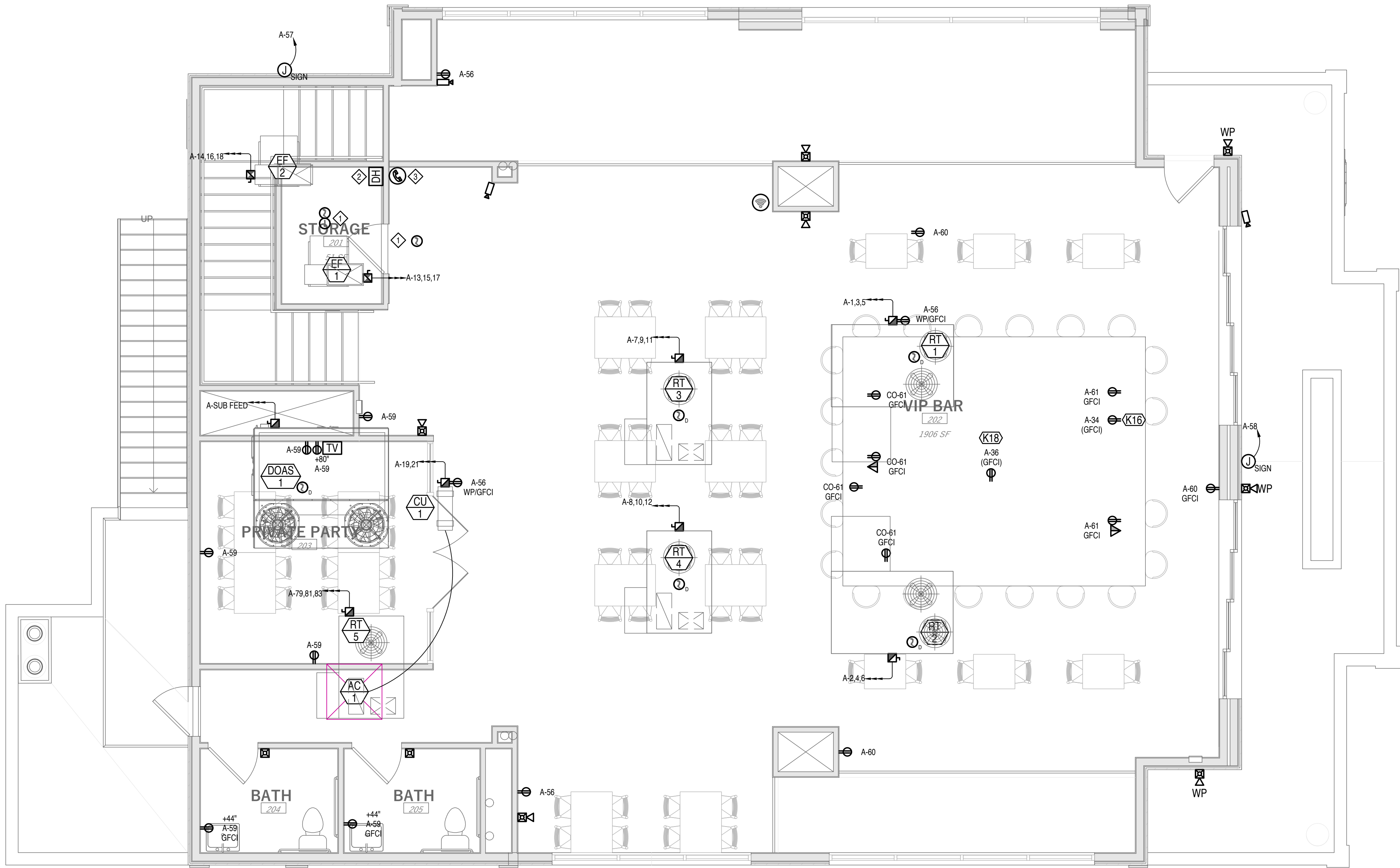


1 MAIN LEVEL POWER PLAN

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

0 2 4 8'





1 UPPER LEVEL POWER PLAN
SCALE: 1/4" = 1'-0"

NOTES:

- ◇ PROVIDE SMOKE DETECTORS IN ELEVATOR LOBBY, HOISTWAY, AND MACHINE SPACE FOR ELEVATOR RECALL CONTROL CIRCUIT. VERIFY REQUIREMENTS WITH ELEVATOR INSTALLER AND INSPECTOR.
- ◇ COORDINATE DOOR HOLDER LOCATIONS WITH SHOP DRAWINGS AND ARCHITECTURAL PLANS.
- ◇ ADA TWO-WAY COMMUNICATION SYSTEM IN ELEVATOR LOBBIES. VERIFY LOCATION REQUIREMENTS WITH AHJ.

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DESIGN DEVELOPMEN

CONSULTANT



THE BREAK

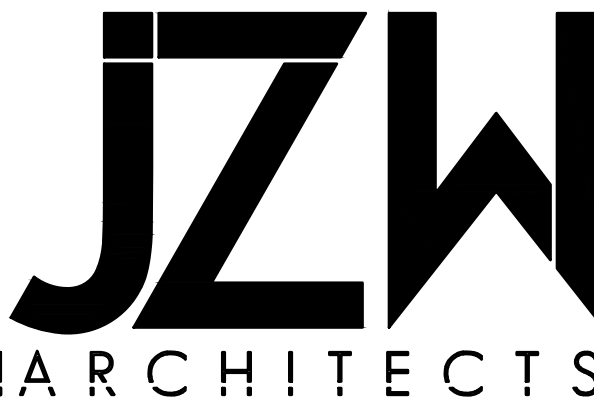
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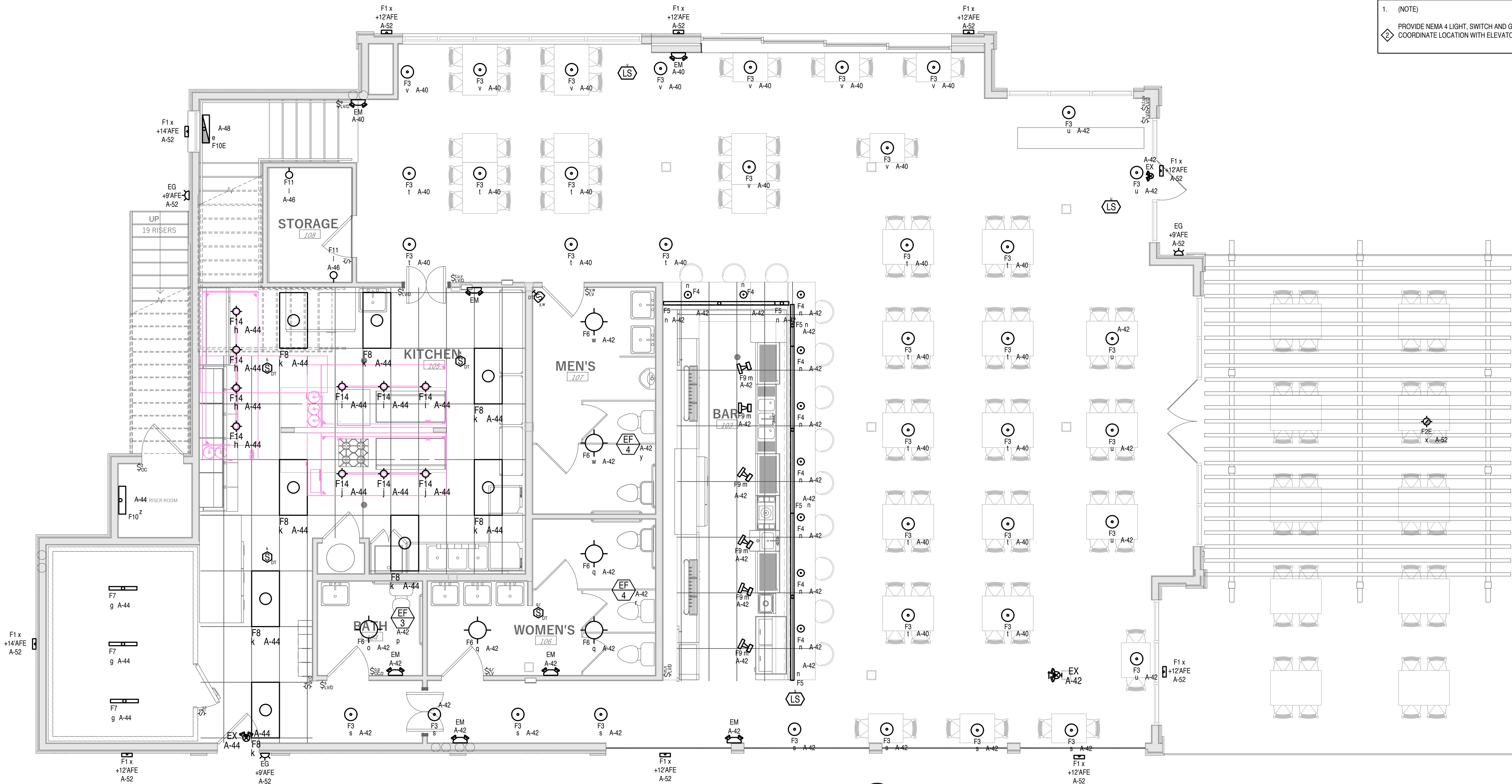


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EXP.: 31 MARCH 2025

UPPER LEVEL
POWER PLAN

E102





① MAIN LEVEL POWER PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. (NOTE)
2. PROVIDE NEMA 4 LIGHT, SWITCH AND GFCI RECEPTACLE IN ELEVATOR PIT.
COORDINATE LOCATION WITH ELEVATOR INSTALLER.

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DESIGN DEVELOPMEN
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SEQUENCE OF OPERATION										
	ON/OFF	SCENE SELECTOR	ON/OFF (MANUAL) LOWER	AUTO ON (% OF NORMAL FC)	MANUAL ON (% OF NORMAL FC)	VACANCY TIME OUT	AUTO OFF (MIN) OUTPUT AT TARGET	SCENE PRE-DESIGN RESPONSE	ILLUMINATION TARGET ILLUMINATION LEVEL	BEGIN NORMAL OPERATION (HOURS TIME ON)
AREA TYPE	MANUAL OVERRIDE	OCCUPANCY SENSOR	INTERIOR DAYLIGHT RESPONSE	TIME SWITCH	NOTES					
BALCONY	X				NOTE 4.		DUSK	04:00	X	
BAR		X				OFF	30 FC	09:00	04:00	X
BATH	X		100%		NOTE 3.					
DINING		X				OFF	30 FC	09:00	04:00	X
ELEVATOR PIT	X									
EXTERIOR	X						DUSK	DAWN	X	
FIRE RISER ROOM	X		100%		NOTE 3.					
KITCHEN		X	50%		NOTE 3.					
KITCHEN HOOD (TASK LIGHTS)	X									
RECEPTION		X				OFF	50 FC	09:00	04:00	X
REFRIGERATION BOX	X							120 MIN.	X	
SEATING ROOM		X				OFF	30 FC	09:00	04:00	X
SIGNS	X						DUSK	01:00/02:00		
SPOT LIGHTS		X						09:00	04:00	X
STAIR		X						09:00	04:00	X
VIP BAR - SEATING		X				OFF	30 FC	09:00	04:00	X
VIP BAR - SERVING		X						09:00	04:00	X

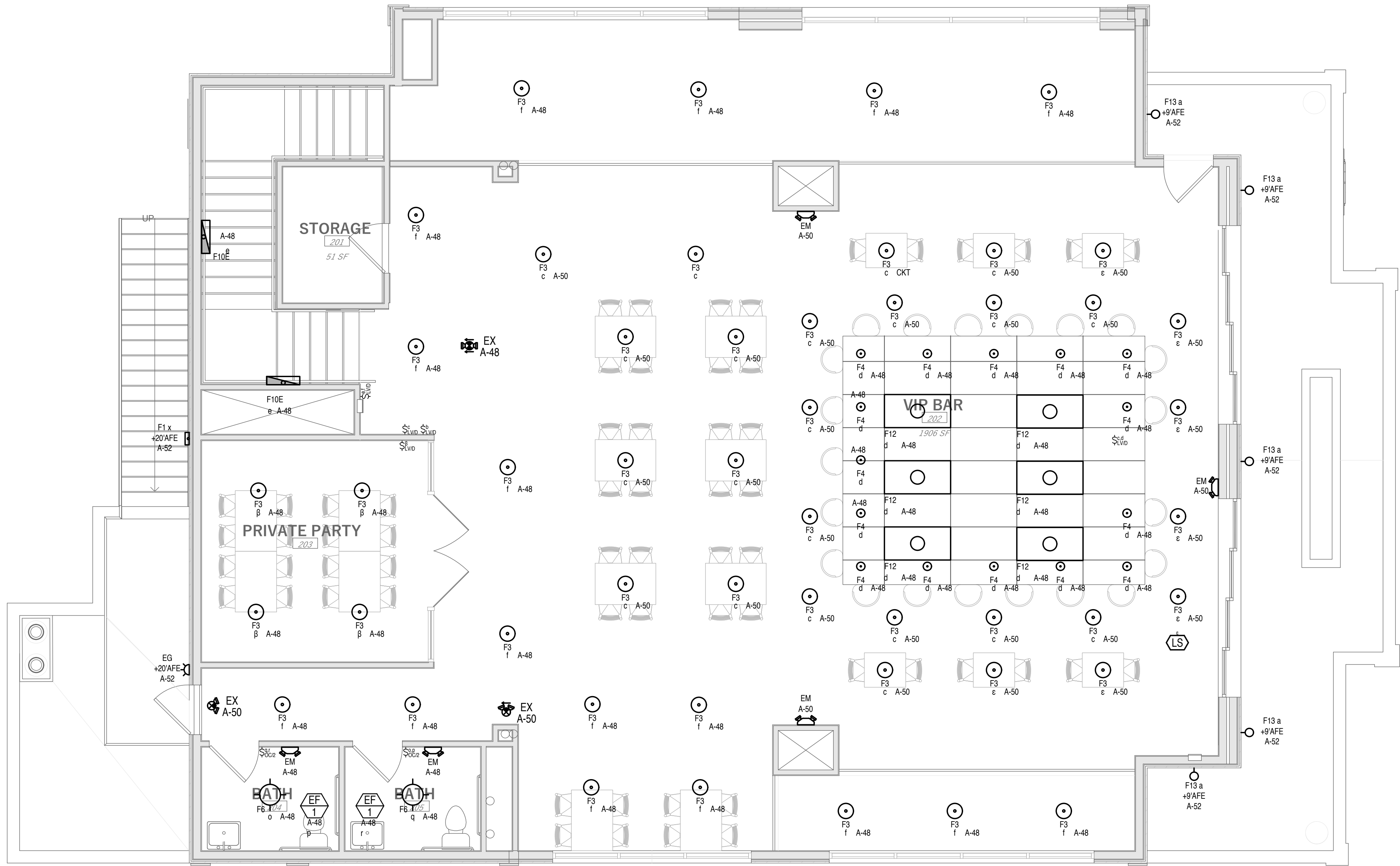
NOTES:
1. PROVIDE HOLD-ON (OPERATE CONTINUOUSLY) FOR LIGHT FIXTURES ILLUMINATING ELECTRICAL WORK SPACE.
2. TWO-RELAY WALL DEVICE OCCUPANCY SENSOR FOR SEPARATE CONTROL OF THE LIGHT AND EXHAUST FAN. LIGHTING CONTROL AS NOTED. FAN CONTROL AUTO ON 30 MINUTE VACANCY TIME OUT.
3. 20 MINUTE VACANCY TIME OUT TO OFF.
4. VERIFY LIGHT SCHEDULING WITH OWNER. BUSINESS IS OPEN 11:00 AM-01:00 AM MONDAY-FRIDAY AND 10:00 AM-02:00 AM SATURDAY AND SUNDAY. SCHEDULE INTERIOR LIGHTING TO START OPERATION 2 HOURS BEFORE BUSINESS OPENING.
5. PROVIDE 0-120 MINUTE SELECTABLE DURATION (COUNT-DOWN) TIME SWITCH.

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LIC.: 9857303
EXP.: 31 MARCH 2025

MAIN LEVEL
LIGHTING PLAN

E151

JZW
ARCHITECTS



1 UPPER LEVEL POWER PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. SEE SHEET E151 FOR LIGHTING CONTROL SEQUENCE OF OPERATION.

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DESIGN DEVELOPMEN
CONSULTANT



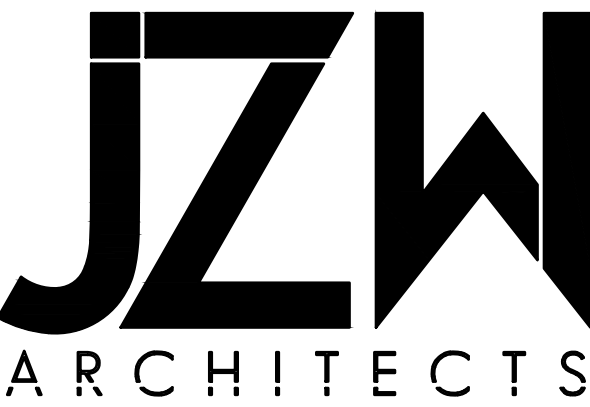
THE BREAK
12240 S 700 E
DRAPER, UT 84020



KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2025

UPPER LEVEL
LIGHTING PLAN

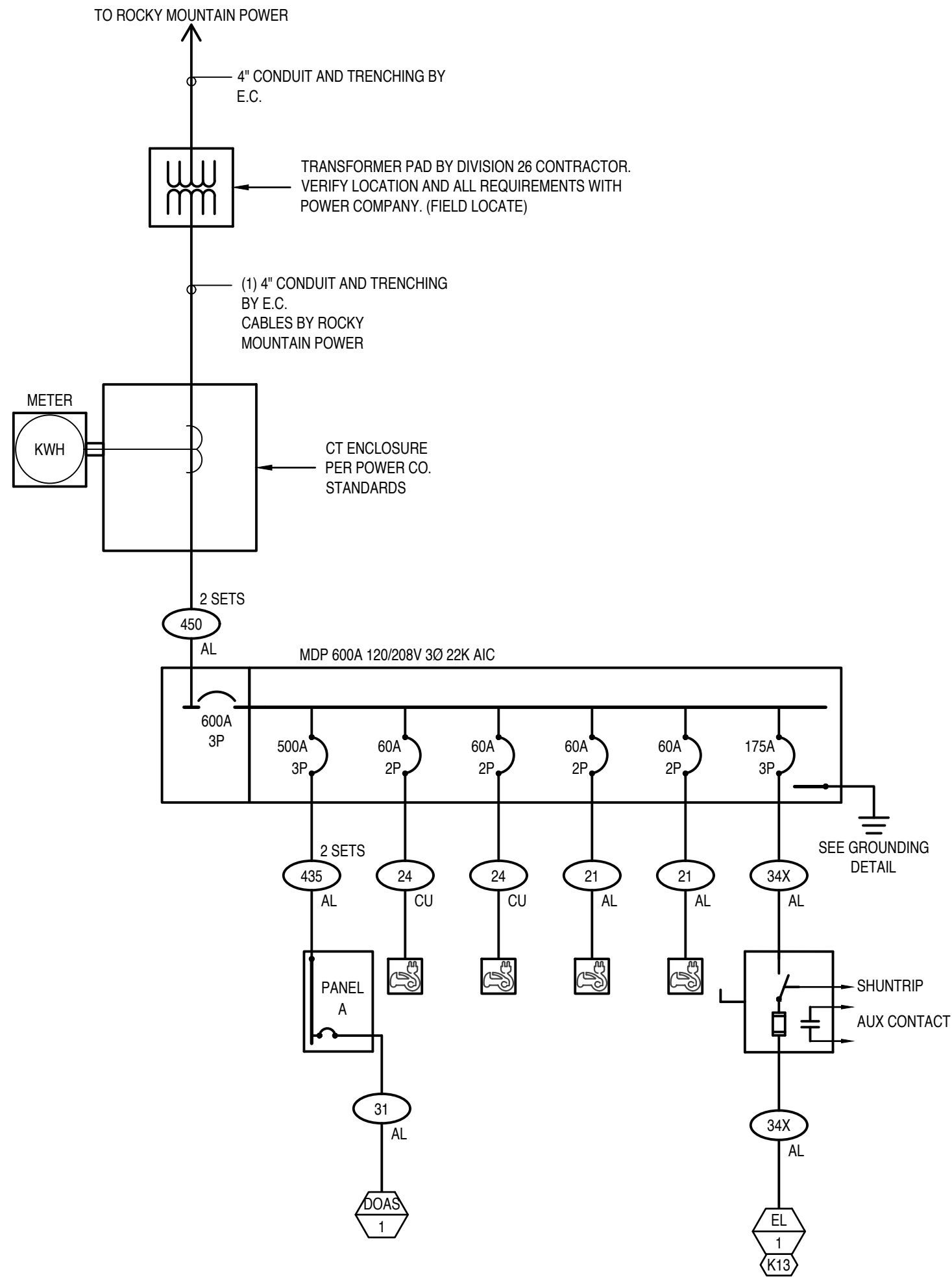
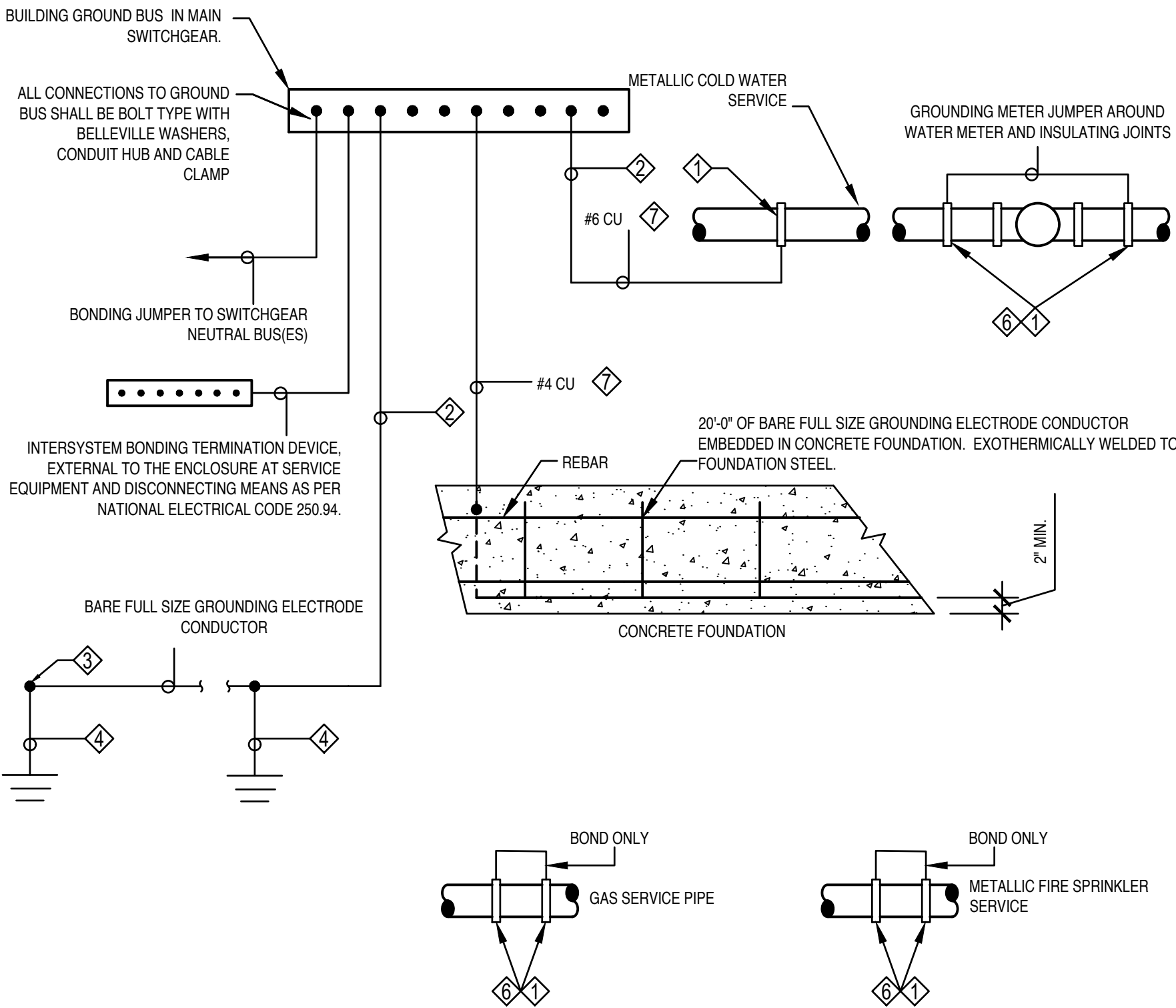
E152



TYPE	CONDUIT SIZE		CONDUCTORS		75°C AMP RATING	TYPE	CONDUIT SIZE		CONDUCTORS		75°C AMP RATING	TYPE	CONDUIT SIZE		CONDUCTORS		75°C AMP RATING
	PVC	EMT	QUAN.	SIZE			PVC	EMT	QUAN.	SIZE			PVC	EMT	QUAN.	SIZE	
(212)	3/4"	3/4"	2	#12 CU	25	(21)	1-1/4"	1-1/4"	2	#1 AL	100	(235)	2"	2"	2	350 KCMIL AL	250
(312)	3/4"	3/4"	3	#12 CU		(31)	1-1/4"	1-1/4"	3	#1 AL		(335)	2-1/2"	2-1/2"	3	350 KCMIL AL	
(412)	3/4"	3/4"	4	#12 CU		(41)	1-1/2"	1-1/2"	4	#1 AL		(435)	3"	3"	4	350 KCMIL AL	
(20)	3/4"	3/4"	2	#10 CU	35	(21X)	1-1/4"	1-1/4"	2	1/0 AL	120	(240)	2"	2"	2	400 KCMIL AL	270
(30)	3/4"	3/4"	3	#10 CU		(31X)	1-1/2"	1-1/2"	3	1/0 AL		(340)	2-1/2"	2-1/2"	3	400 KCMIL AL	
(40)	3/4"	3/4"	4	#10 CU		(41X)	1-1/2"	1-1/2"	4	1/0 AL		(440)	3"	3"	4	400 KCMIL AL	
(28)	3/4"	3/4"	2	#8 CU	50	(22X)	1-1/4"	1-1/4"	2	2/0 AL	135	(250)	2-1/2"	2-1/2"	2	500 KCMIL AL	310
(38)	3/4"	3/4"	3	#8 CU		(32X)	1-1/2"	1-1/2"	3	2/0 AL		(350)	3"	3"	3	500 KCMIL AL	
(48)	3/4"	3/4"	4	#8 CU		(42X)	2"	2"	4	2/0 AL		(450)	4"	4"	4	500 KCMIL AL	
(26)	3/4"	3/4"	2	#6 CU	65	(23X)	1-1/2"	1-1/4"	2	3/0 AL	155	(260)	2-1/2"	2-1/2"	2	600 KCMIL AL	340
(36)	3/4"	3/4"	3	#6 CU		(33X)	2"	2"	3	3/0 AL		(360)	3-1/2"	3-1/2"	3	600 KCMIL AL	
(46)	1"	1"	4	#6 CU		(43X)	2"	2"	4	3/0 AL		(460)	4"	4"	4	600 KCMIL AL	
(24)	3/4"	3/4"	2	#4 CU	85	(24X)	1-1/2"	1-1/2"	2	4/0 AL	180						
(34)	1"	1"	3	#4 CU		(34X)	2"	2"	3	4/0 AL							
(44)	1-1/4"	1-1/4"	4	#4 CU		(44X)	2-1/2"	2-1/2"	4	4/0 AL							
(23)	1"	1"	2	#3 CU	100	(225)	2"	2"	2	250 KCMIL AL	205	EQUIPMENT GROUNDING CONDUCTORS SCHEDULE					
(33)	1"	1"	3	#3 CU		(325)	2"	2"	3	250 KCMIL AL							
(43)	1-1/4"	1-1/4"	4	#3 CU		(425)	3"	2-1/2"	4	250 KCMIL AL							
(22)	1"	1"	2	#2 AL	90	(230)	2"	2"	2	300 KCMIL AL	230	OVERCURRENT DEVICE					
(32)	1-1/4"	1-1/4"	3	#2 AL		(330)	2-1/2"	2-1/2"	3	300 KCMIL AL							
(42)	1-1/4"	1-1/4"	4	#2 AL		(430)	3"	2-1/2"	4	300 KCMIL AL							
NOTE: 1. SEE EQUIPMENT GROUND CONDUCTOR SCHEDULES OR SERVICE GROUNDING DETAIL FOR GROUND CONDUCTORS RATING. 2. ALL INSULATION SHALL BE THHN (ABOVE GRADE) OR THWN (BELOW GRADE) UNLESS NOTED OTHERWISE. 3. PVC CONDUIT SIZE IS BASED ON SCHEDULE 40 PVC. PVC & THWN ARE APPROVED FOR UNDERGROUND FEEDERS ONLY.																	

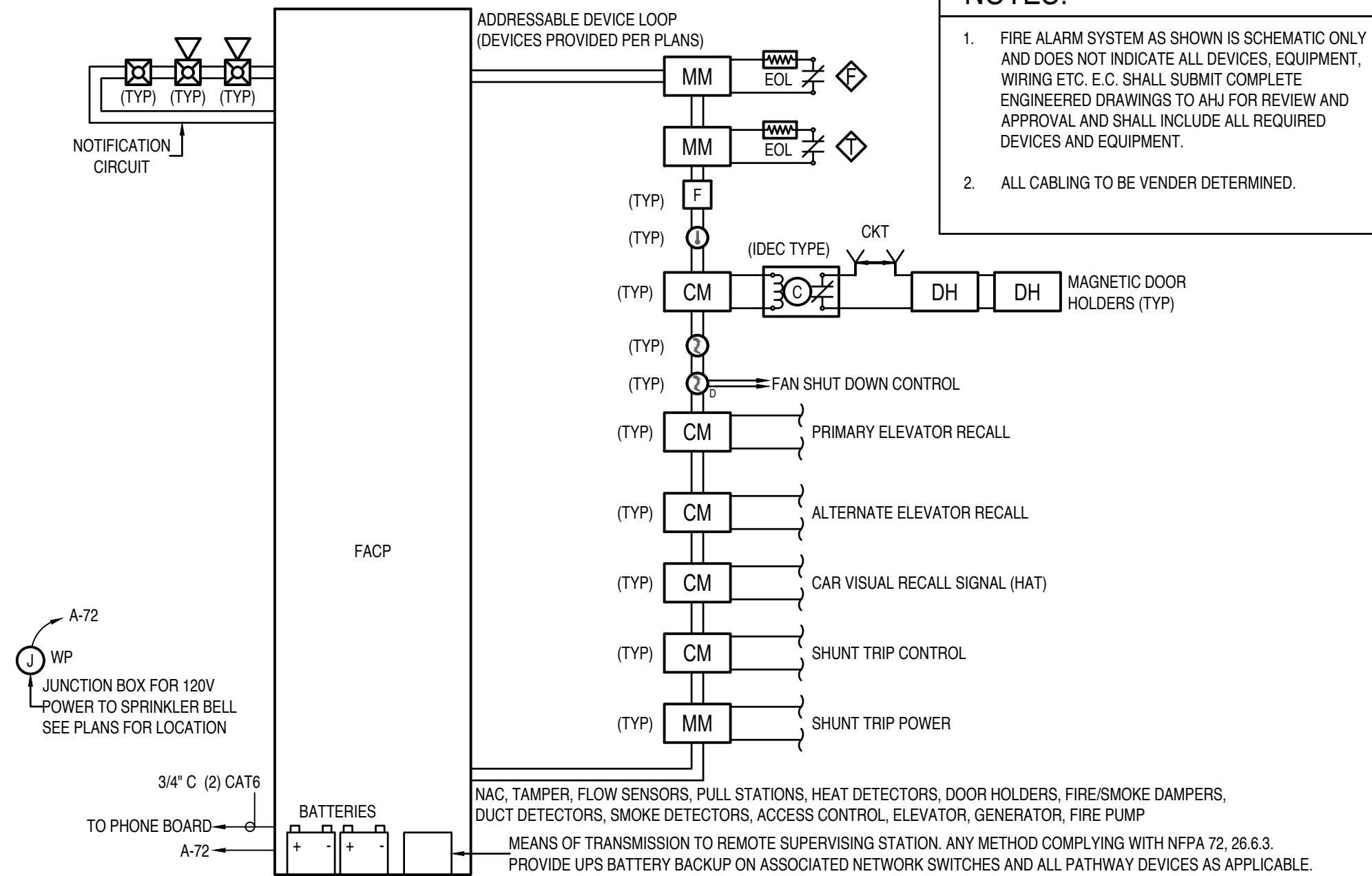
GROUNDING ELECTRODE CONDUCTOR		
UNGROUND PHASE CONDUCTOR (COPPER)	UNGROUND PHASE CONDUCTOR (ALUMINUM)	GRND WIRE SIZE (CU)
#2 OR SMALLER	1/0 OR SMALLER	#8
1 OR 1/0	2/0 OR 3/0	#6
2/0 OR 3/0	4/0 OR 250	#4
>3/0 THRU 350 KCMIL	>250 KCMIL THRU 500 KCMIL	#2
>350 KCMIL THRU 600 KCMIL	>500 KCMIL THRU 900 KCMIL	1/0
>600 KCMIL THRU 1100 KCMIL	>900 KCMIL THRU 1750 KCMIL	2/0
>1100 KCMIL	>1750 KCMIL	3/0

- NOTES:
- T&B 3900 BU GROUND CLAMP WITH 3/4" CONDUIT HUB AND CABLE CLAMP.
 - FULL SIZE GROUNDING ELECTRODE CONDUCTOR IN PVC.
 - EXOTHERMICALLY WELDED (TYPICAL).
 - DRIVEN GROUND RODS 3/4"x8" COPPER/STEEL ON BUILDING EXTERIOR.
 - TABLE TAKEN FROM NEC 250.66. UNGROUNDED PHASE CONDUCTOR REFERS TO THE SIZE OF THE LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS. SEE NEC 250.66.
 - BOND METAL PIPING PER NEC 250.104.
 - REDUCED SIZE GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER PER NEC 250.66 (A) THROUGH (C). PROVIDE FULL SIZE CONDUCTOR IF CONDITIONS OF NEC 250.66 (A) THROUGH (C) ARE NOT MET.
 - WHEN PRESENT CONTRACTOR SHALL PROVIDE ALL GROUNDING MEANS INDICATED. CONTRACTOR SHALL REFER TO ELECTRICAL ONE-LINE DIAGRAM AND GROUNDING ELECTRODE CONDUCTOR SCHEDULE (THIS DETAIL) FOR GROUNDING ELECTRODE CONDUCTOR SIZE.
 - GROUNDING ROD SHALL BE MIN. 9FT. AWAY FROM IRRIGATION CONTROLLER.
 - NFPA 10 6.5 PROHIBITS UNDERGROUND FIRE SPRINKLER PIPE FROM BEING USED AS GROUNDING ELECTRODE.
 - ONLY BOND SPLUNKER PIPE AND GAS PIPE TO GROUND BUS WHEN REQUIRED BY NFPA 780 FOR LIGHTNING PROTECTION OR WHEN LIKELY TO BECOME ENERGIZED PER SEE NEC 250.104 (B).



⑧ COPPER & ALUMINUM FEEDER SCHEDULE

SCALE: TABLE

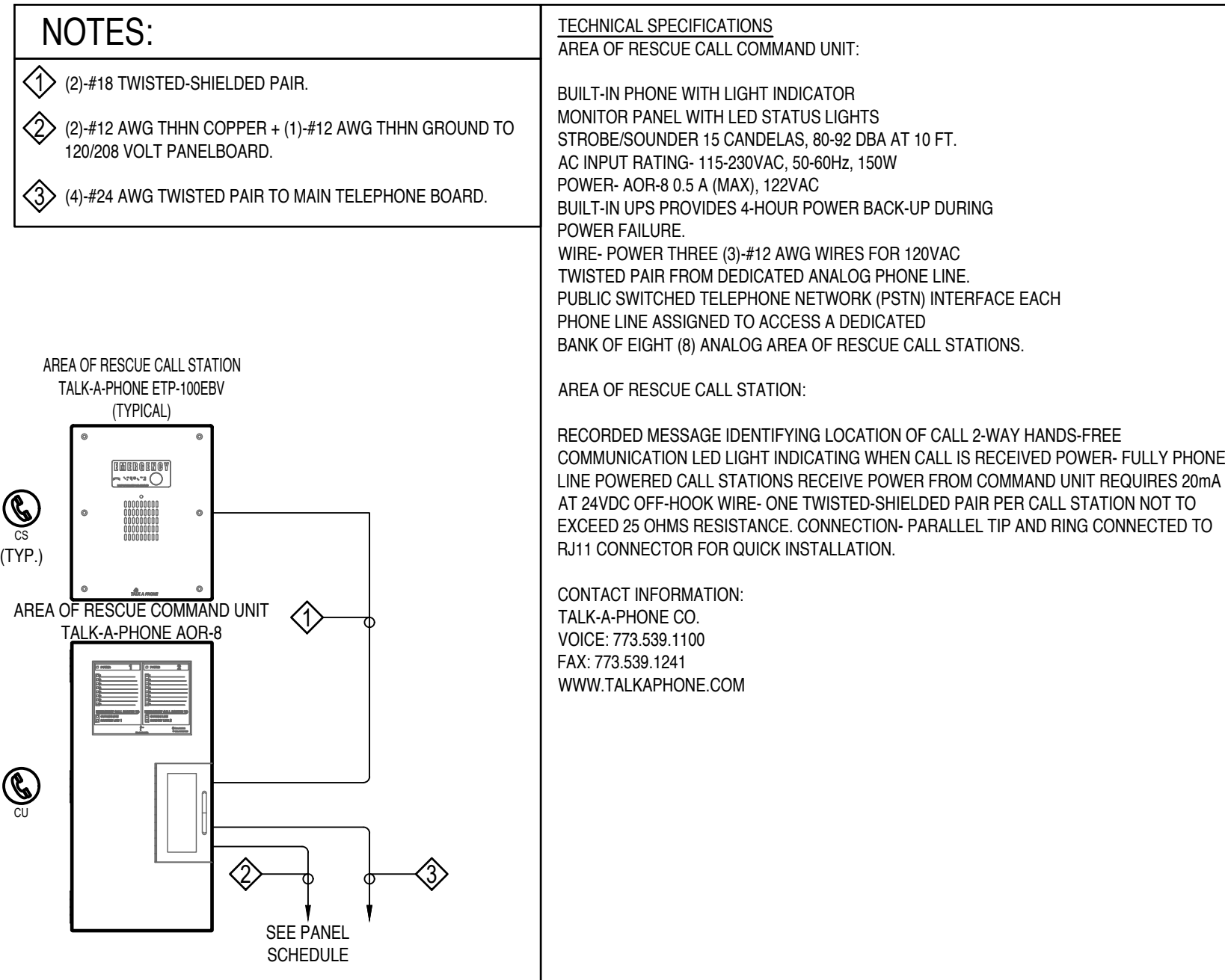


⑨ FIRE ALARM RISER DIAGRAM

SCALE: NONE

⑤ SERVICE GROUNDING DETAIL

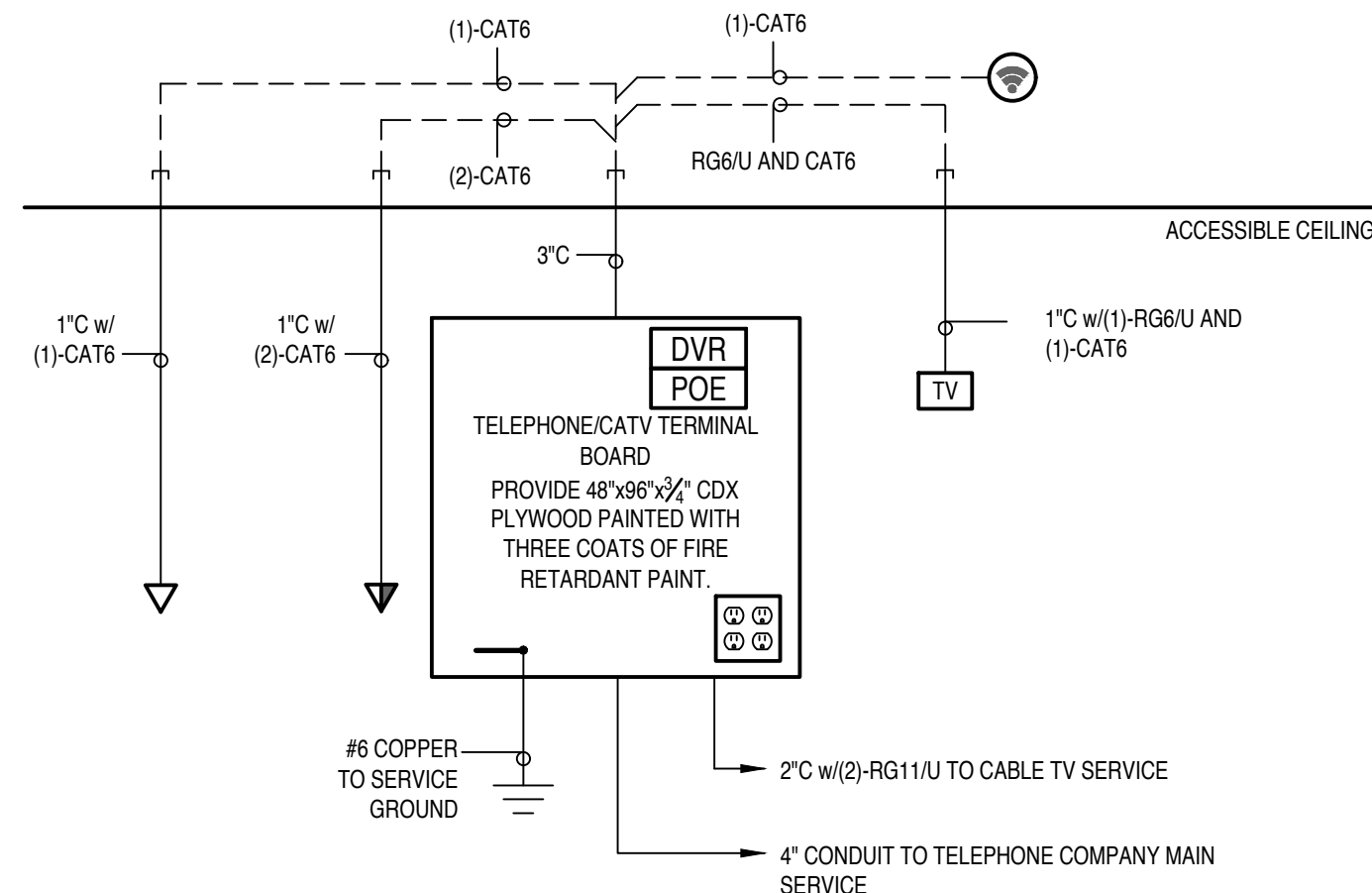
SCALE: NTS



⑥ ADA TWO-WAY COMMUNICATIONS RISER DIAGRAM

② POWER ONE-LINE DIAGRAM

SCALE: SCHEMATIC



③ COMMUNICATIONS RISER DIAGRAM

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REVISIONS:

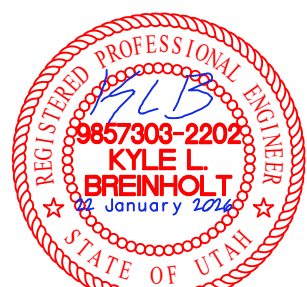
No.	Date	Description
1	4/18/25	PLAN REVIEW
2	5/8/25	PLAN REVISIONS
3	9/23/25	PLAN REVISIONS
4	1/22/26	PLAN REVIEW

DESIGN DEVELOPMEN

CONSULTANT



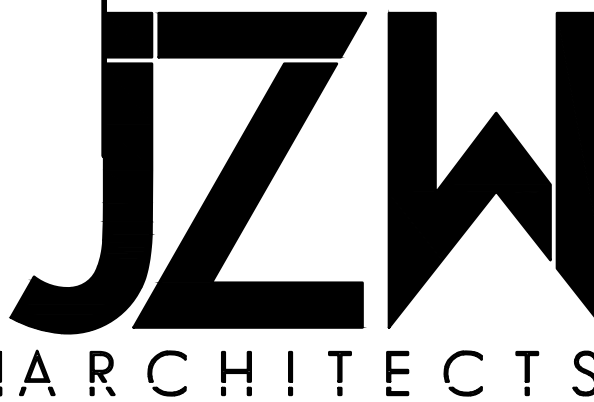
THE BREAK
12240 S 700 E
DRAPER, UT 84020

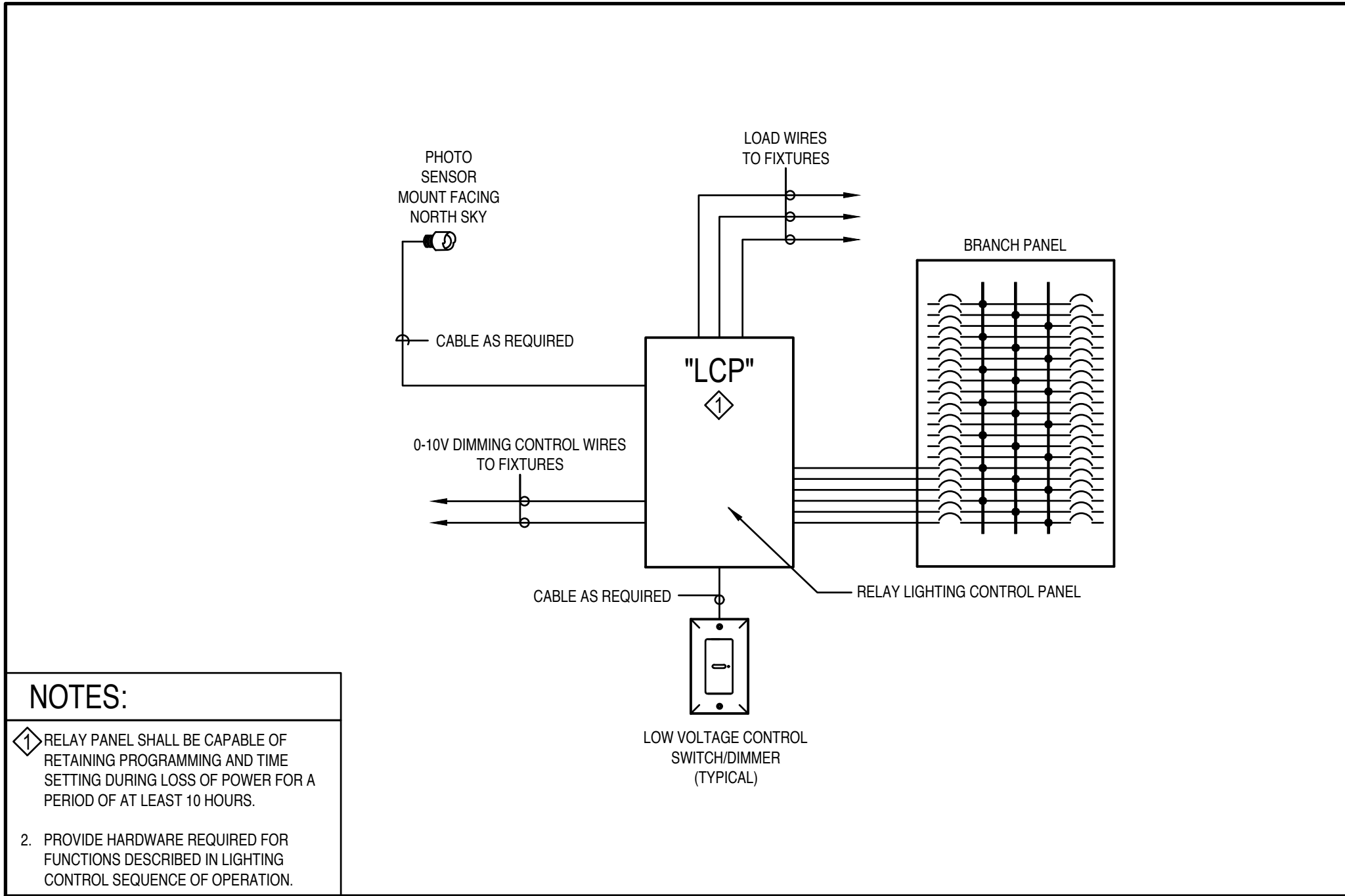


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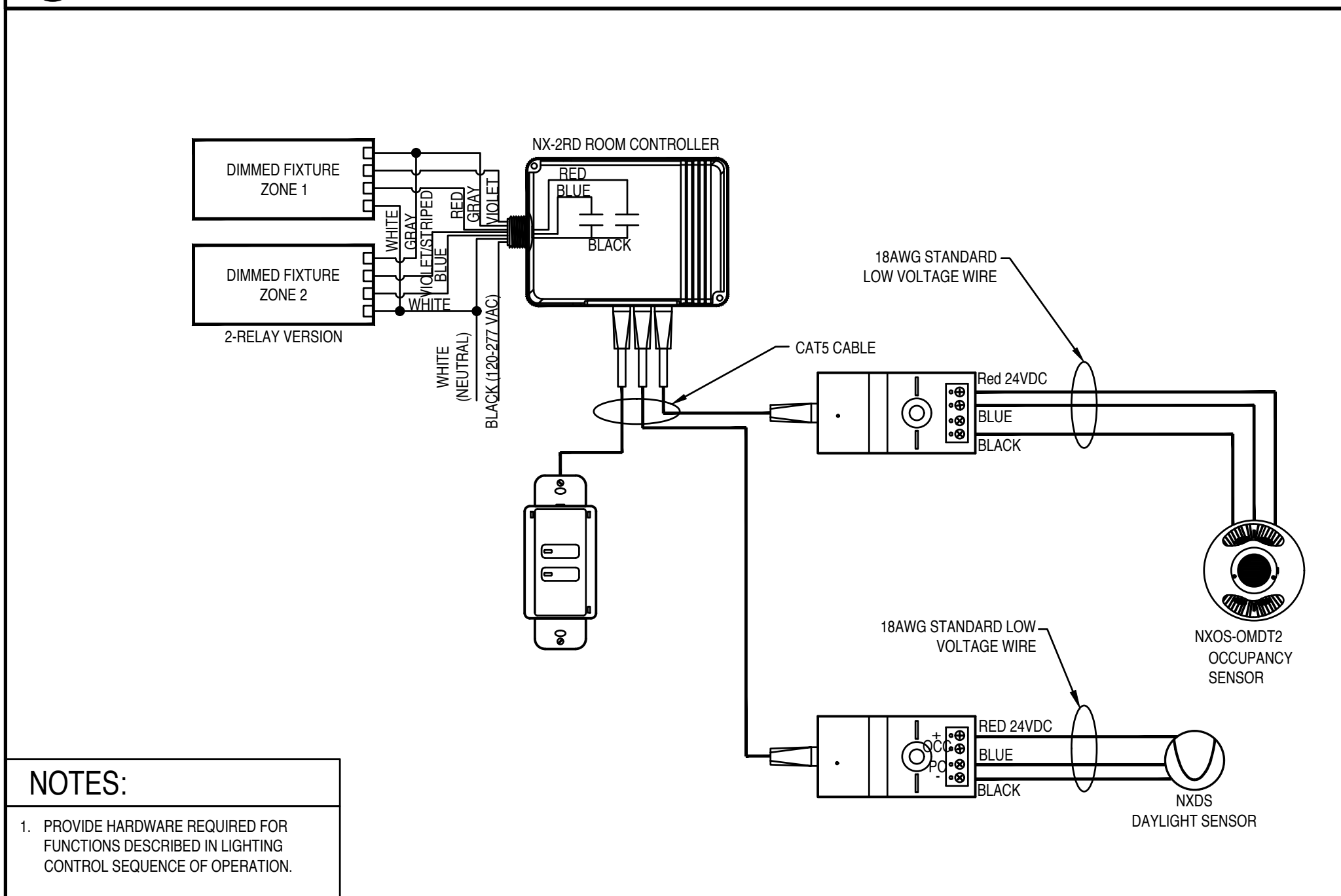
ELECTRICAL
DIAGRAMS

E501

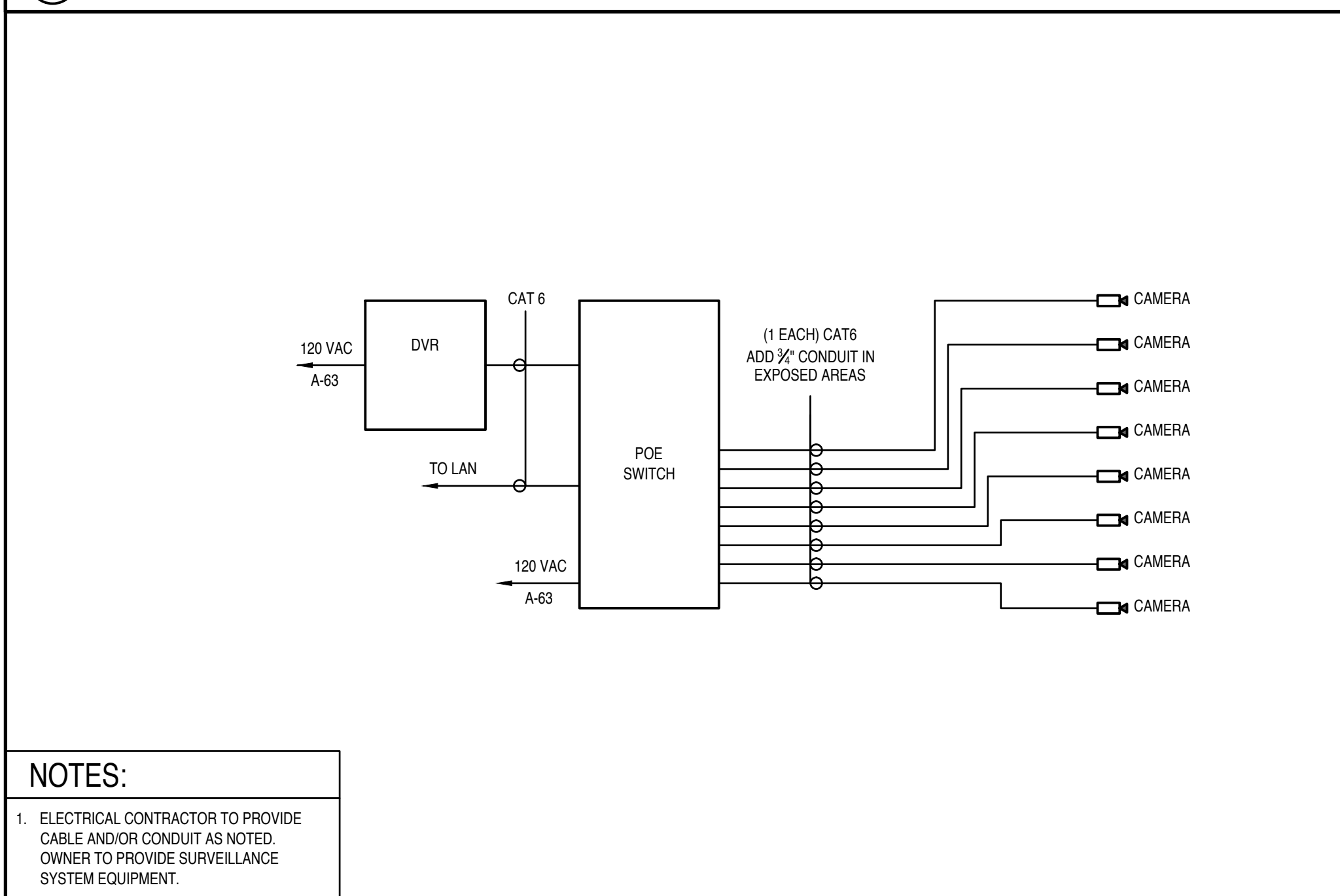




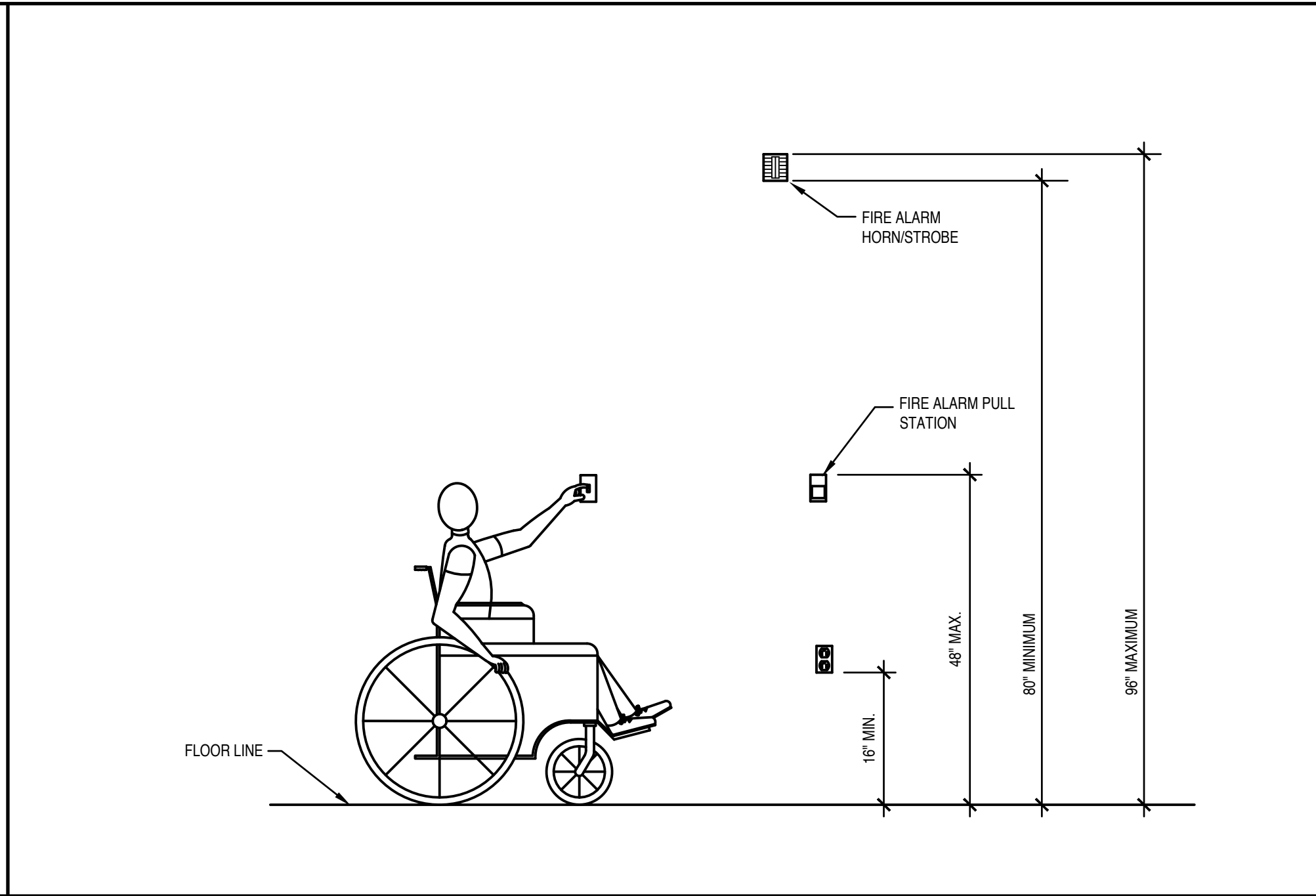
⑦ LIGHTING CONTROL PANEL WIRING DIAGRAM



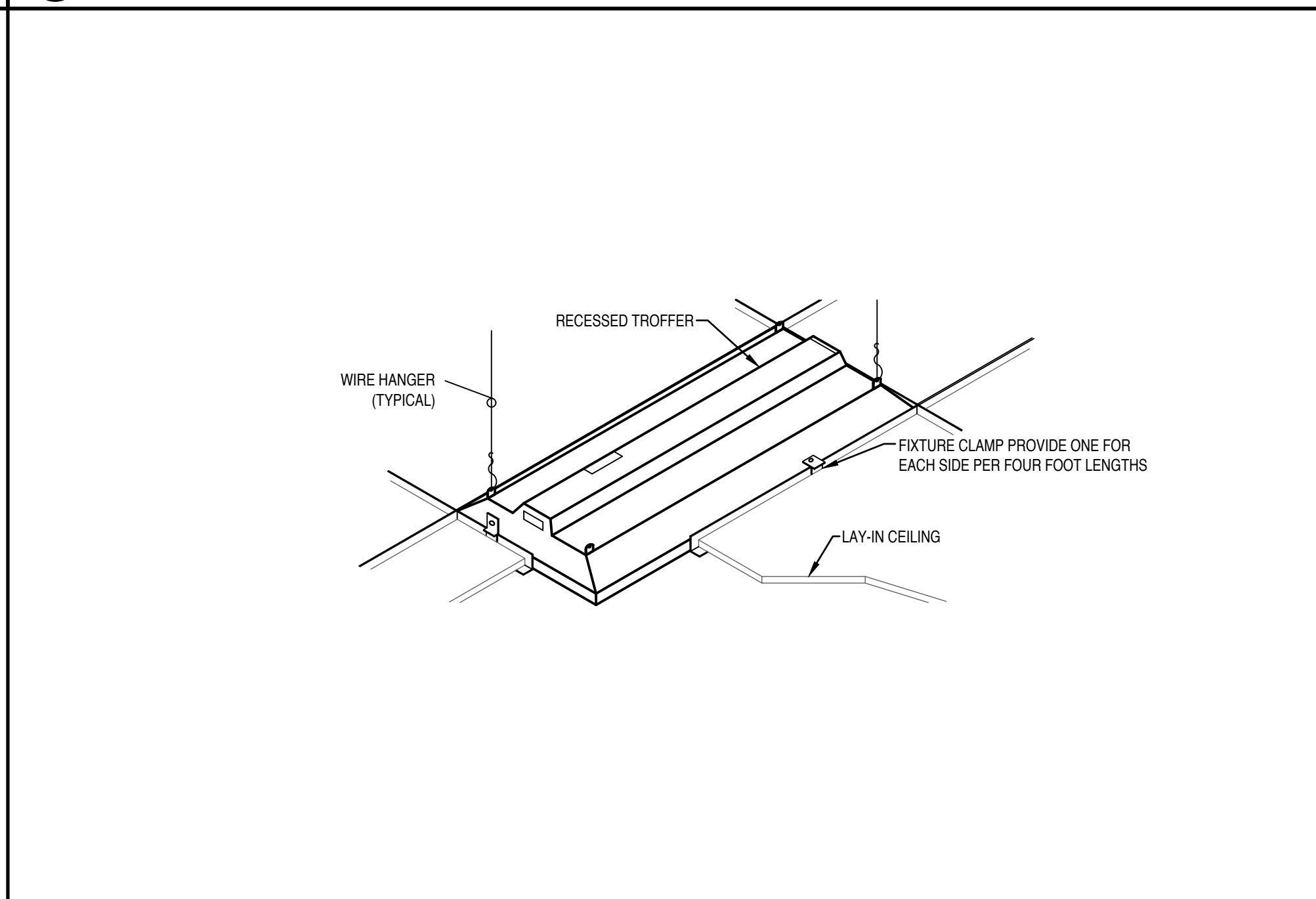
⑧ TYPICAL ROOM CONTROLLER WIRING DIAGRAM



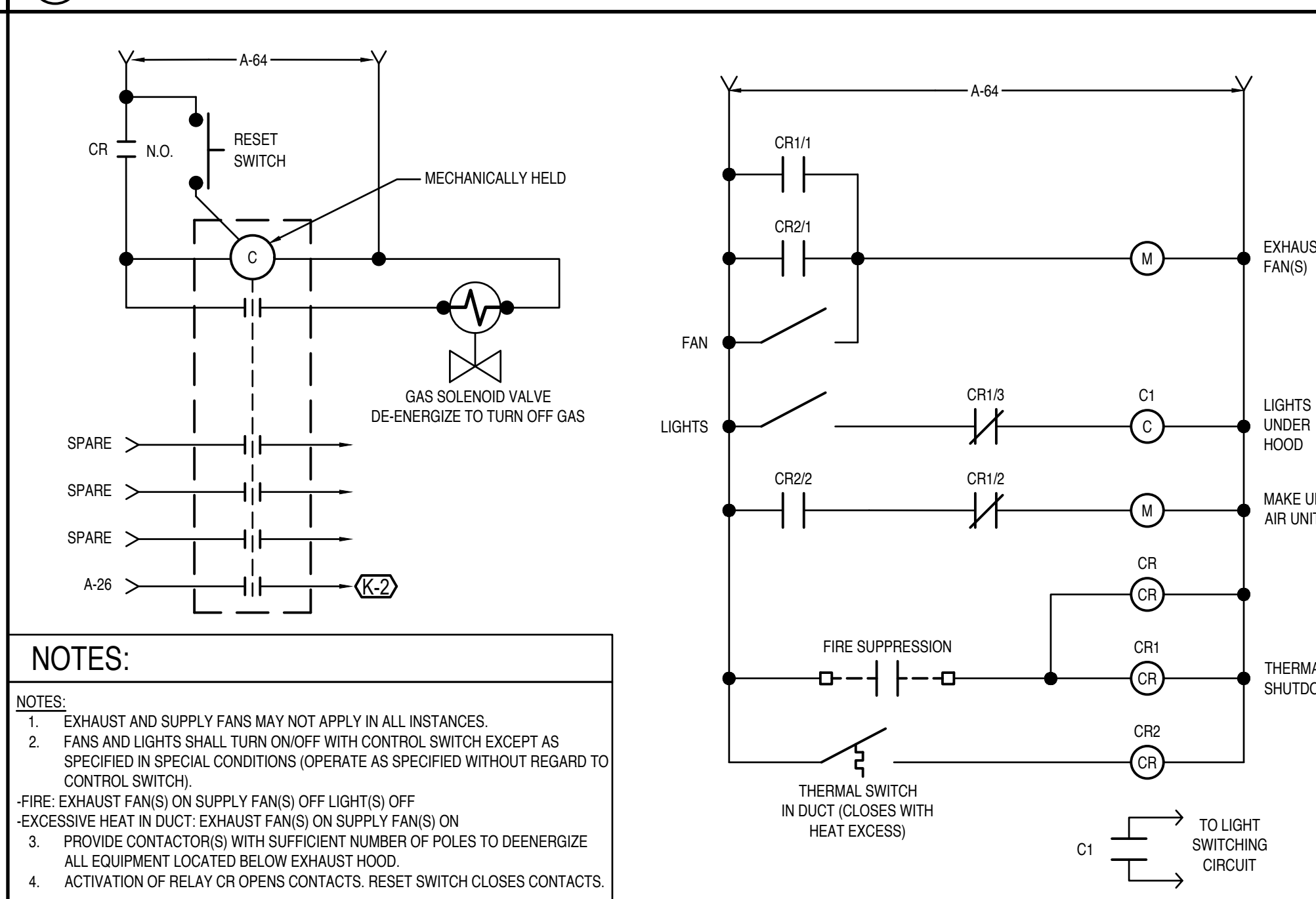
⑨ SURVEILLANCE ONE-LINE DIAGRAM



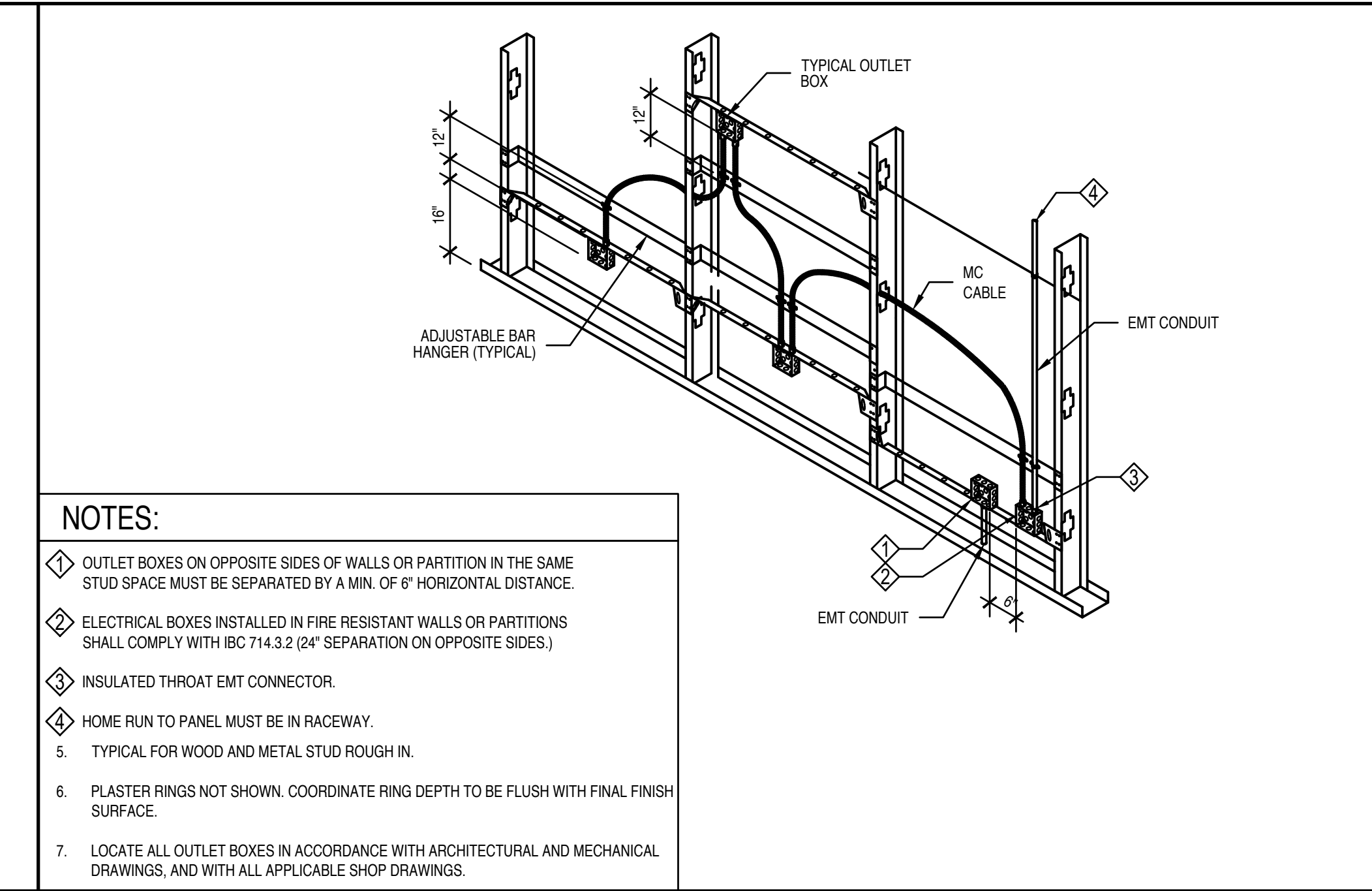
④ DEVICE MOUNTING HEIGHTS INSTALLATION DETAIL



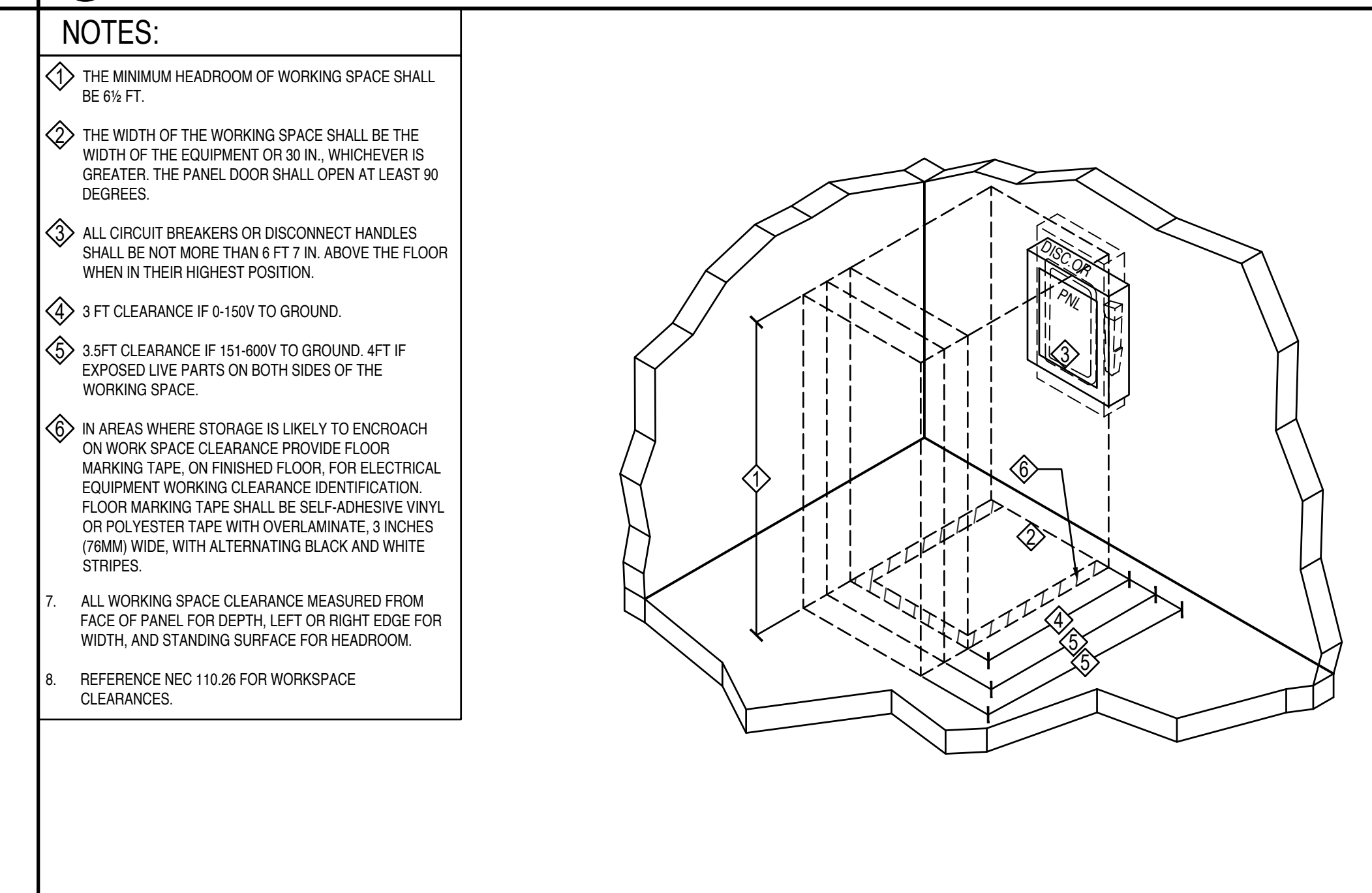
⑤ TYPICAL RECESSED FIXTURE MOUNTING DETAIL



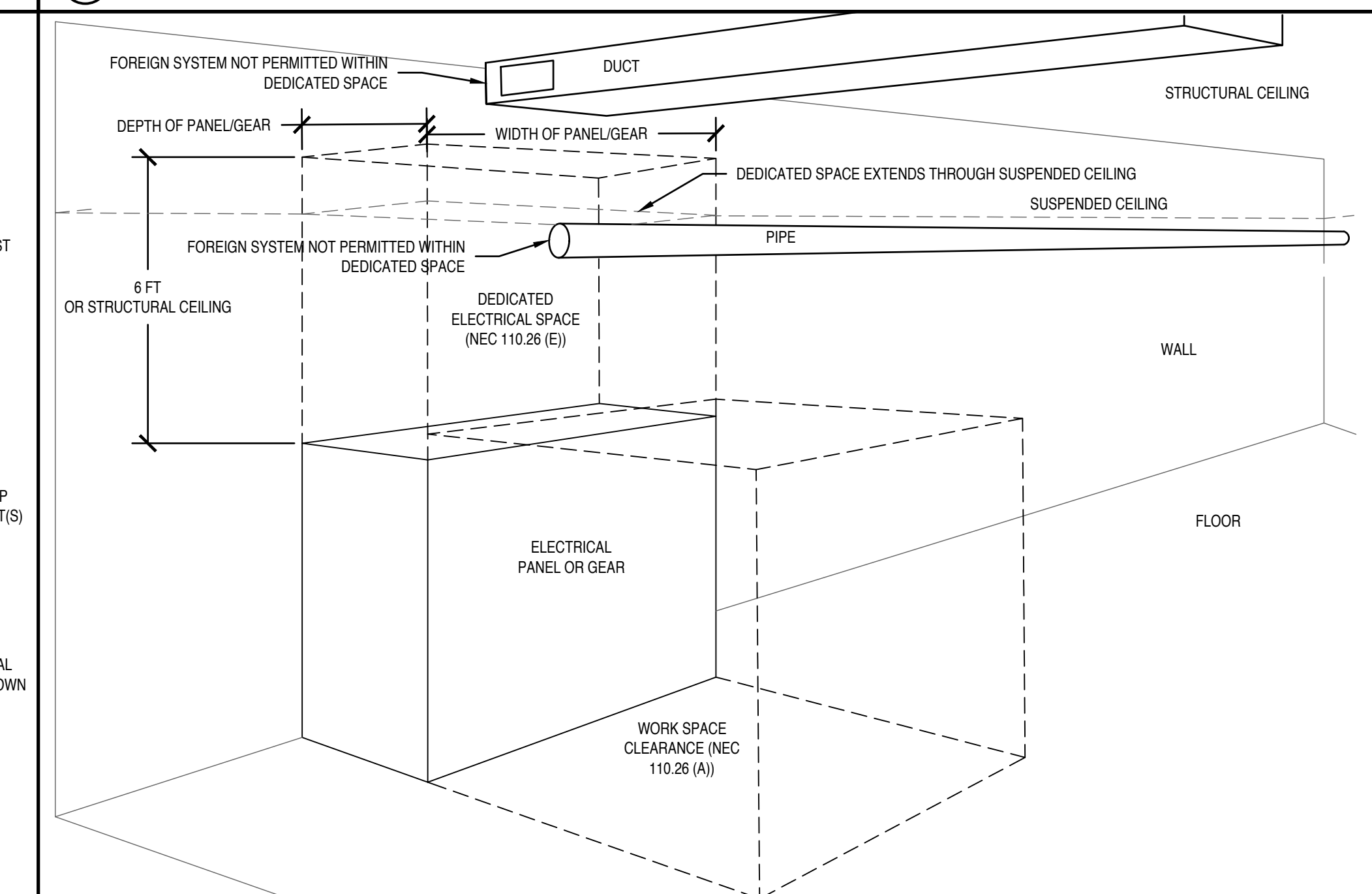
⑥ EX FAN/MAKE UP AIR UNIT INTERLOCK DIAGRAM



① ROUGH-IN DETAIL FOR MC CABLE



② ELECTRICAL EQUIPMENT WORK SPACE CLEARANCES



③ DEDICATED ELECTRICAL SPACE DETAIL

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REVISIONS:

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1	4/18/25	PLAN REVIEW
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3	9/23/25	PLAN REVISIONS
4	1/22/26	PLAN REVIEW

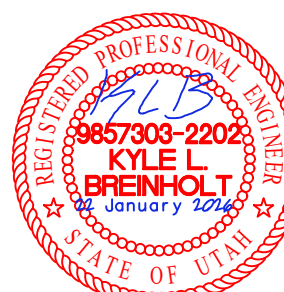
DESIGN DEVELOPMEN

CONSULTANT

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805 SOUTH 1430 WEST, LEHI UT 84043
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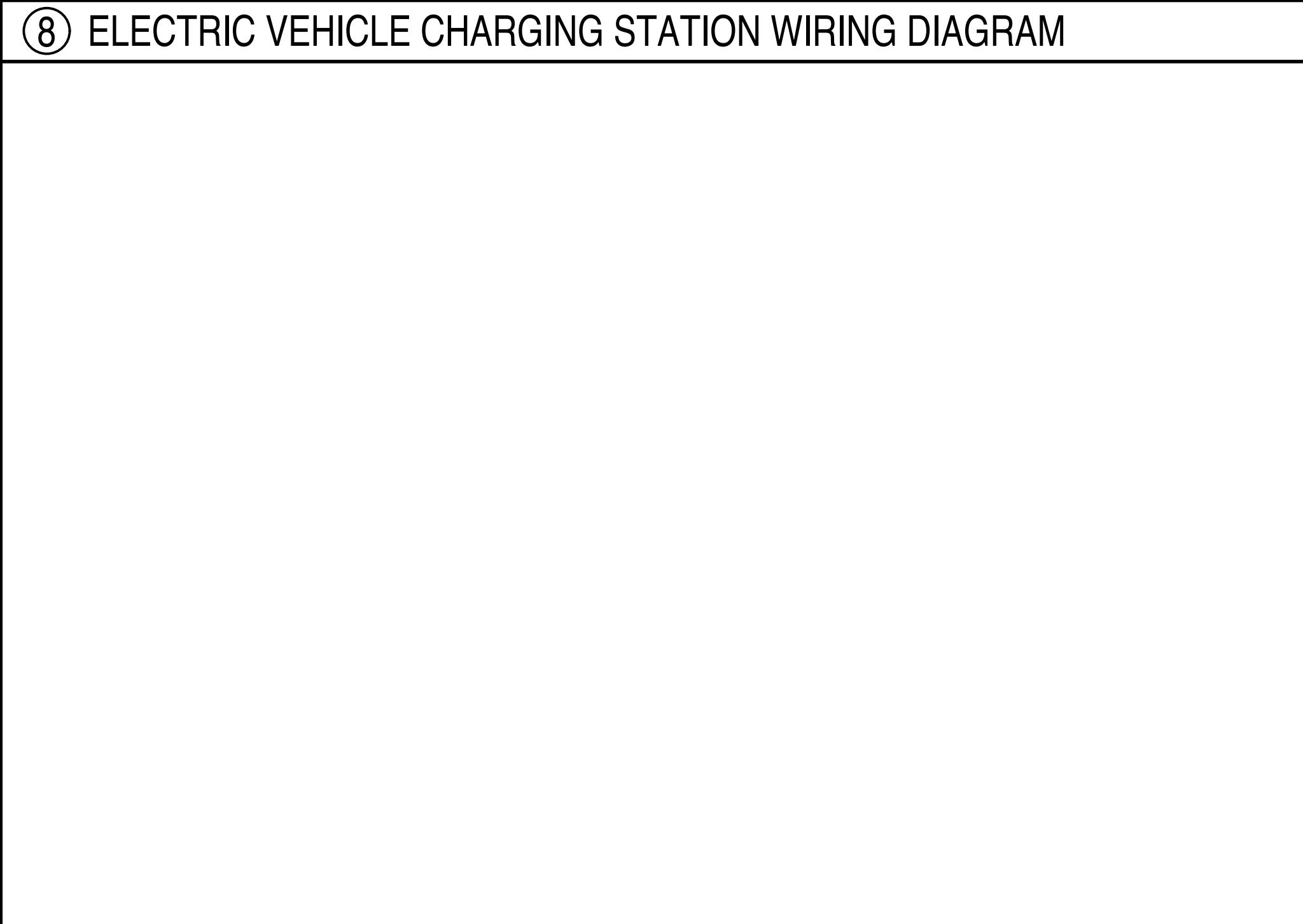
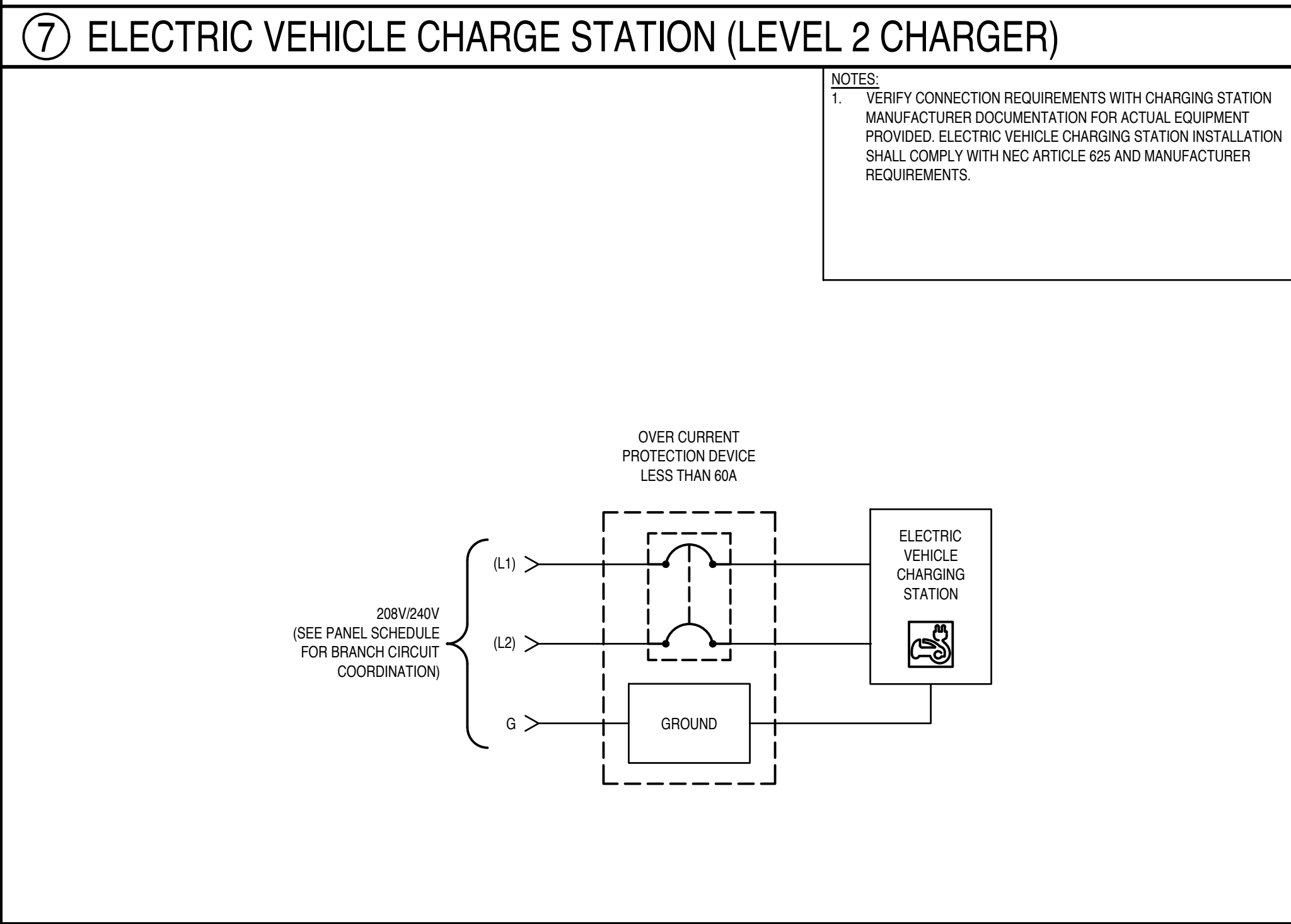
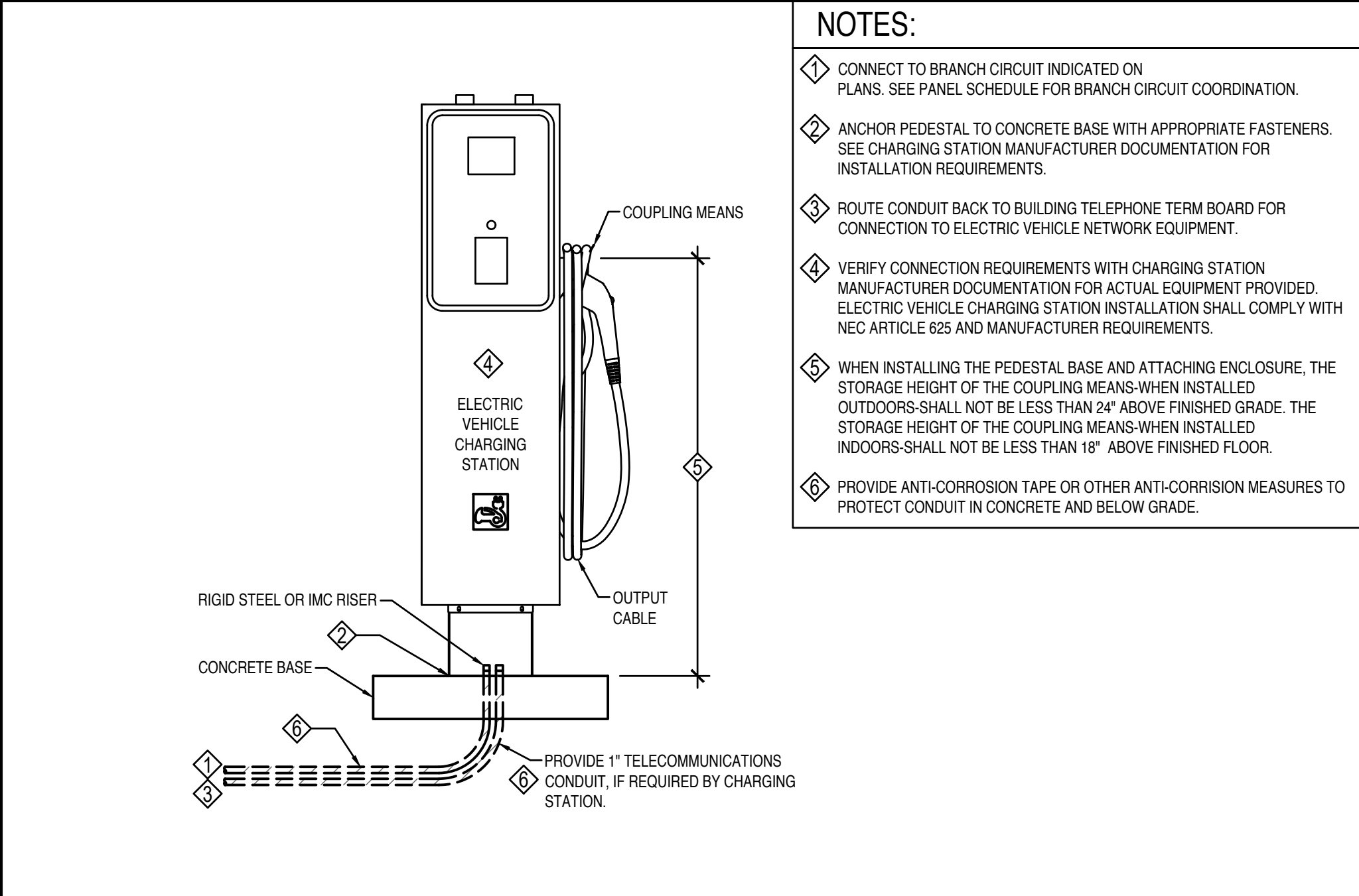


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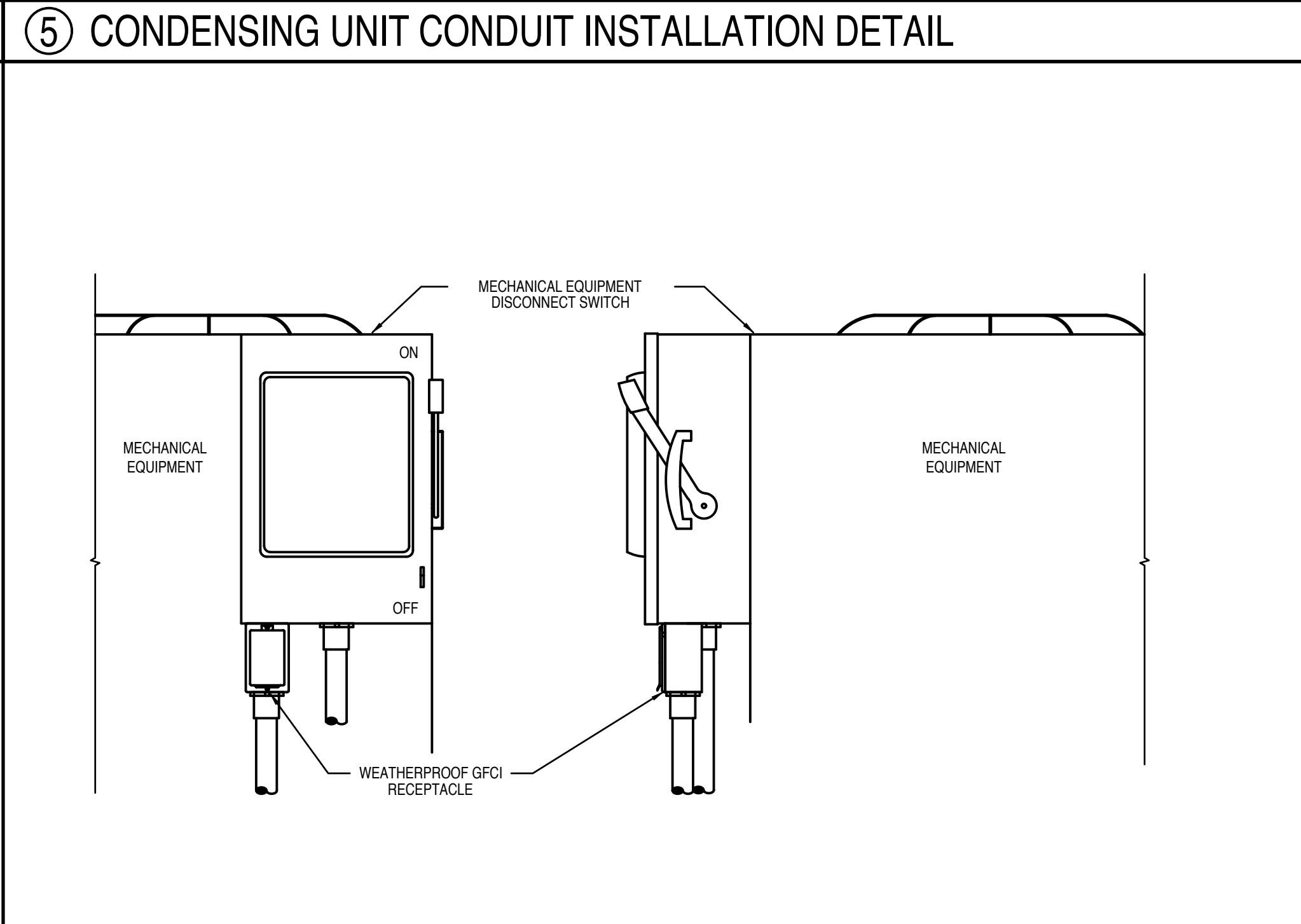
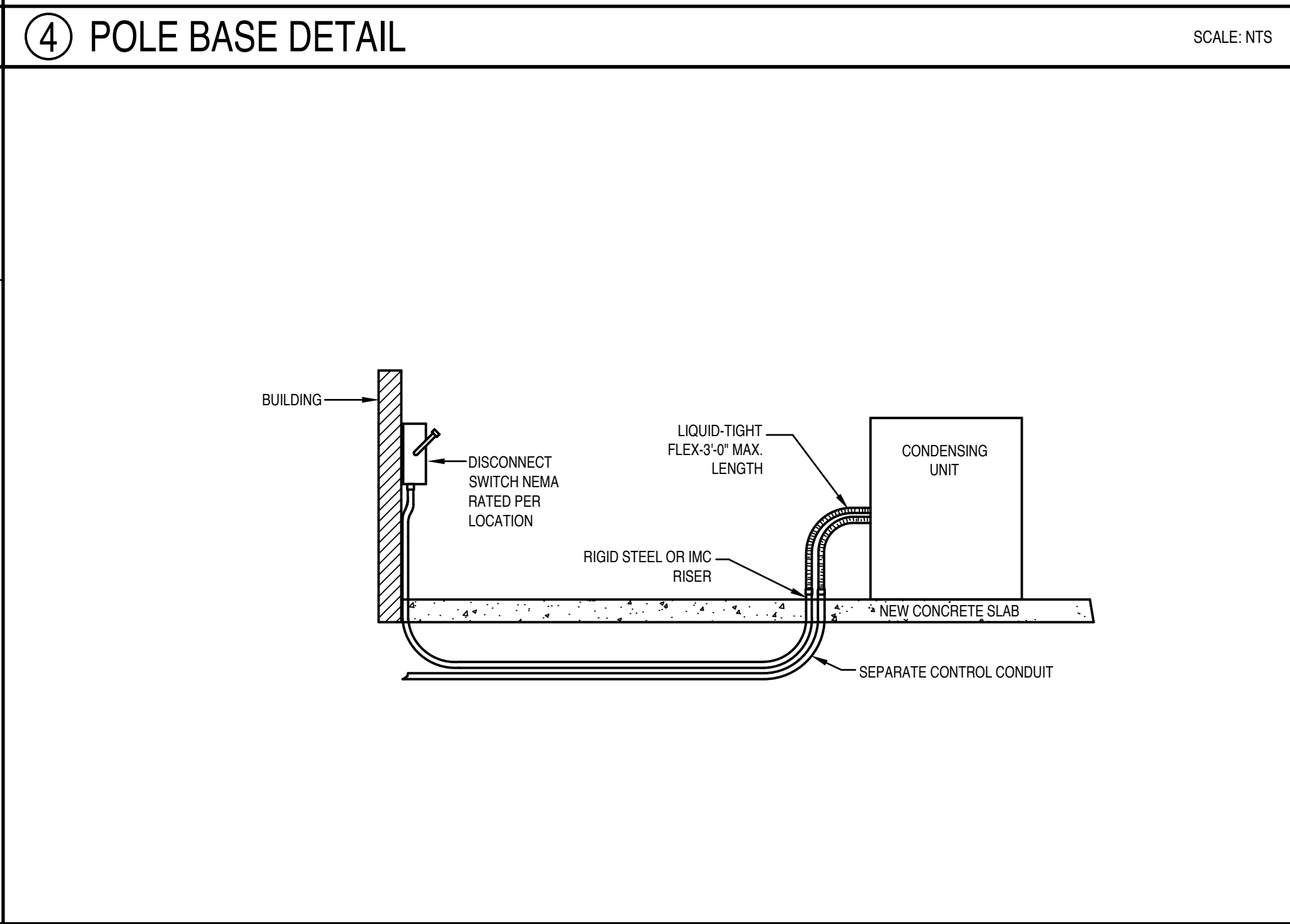
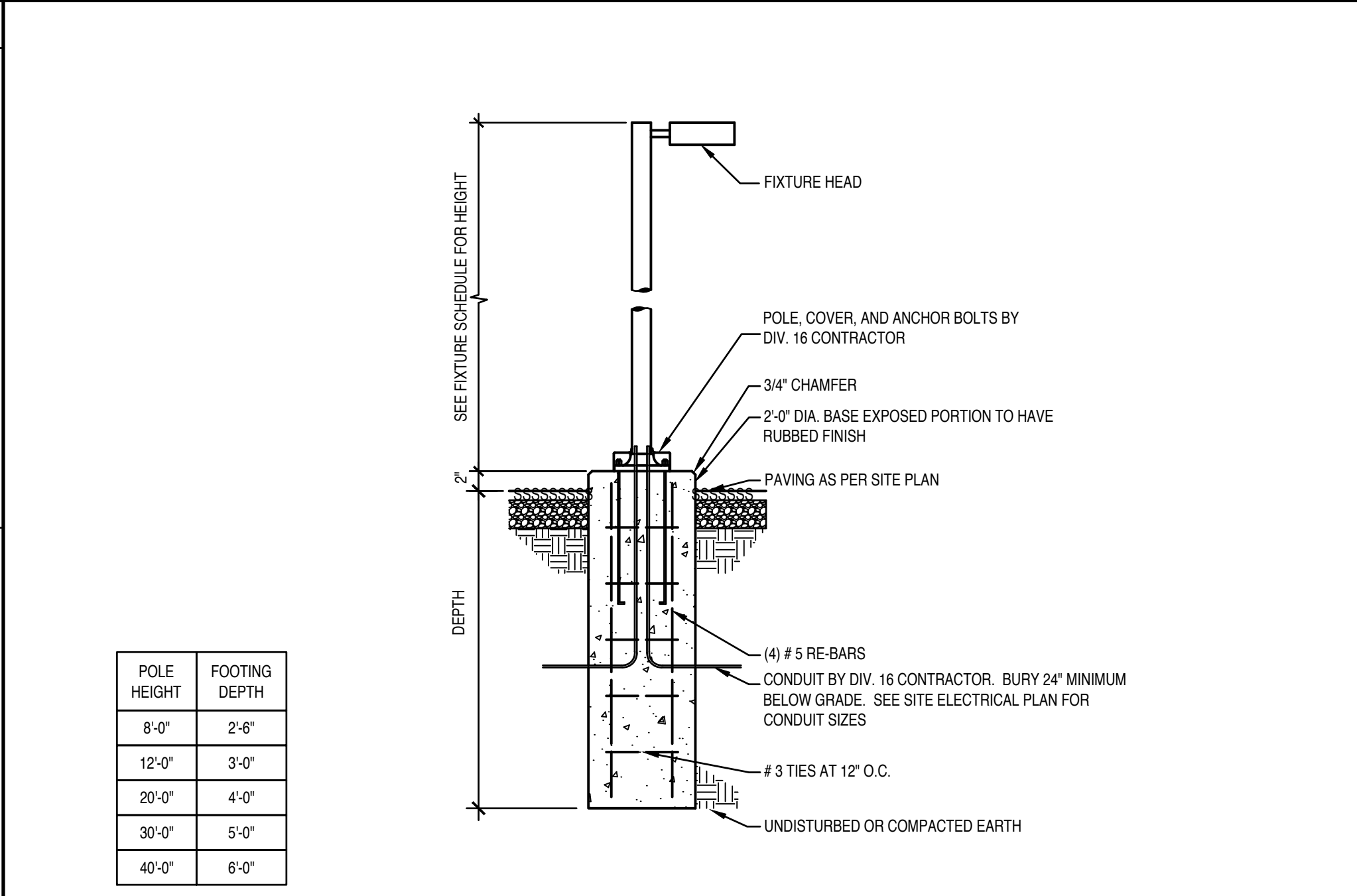
INTERIOR
INSTALLATION
DETAILS

E502

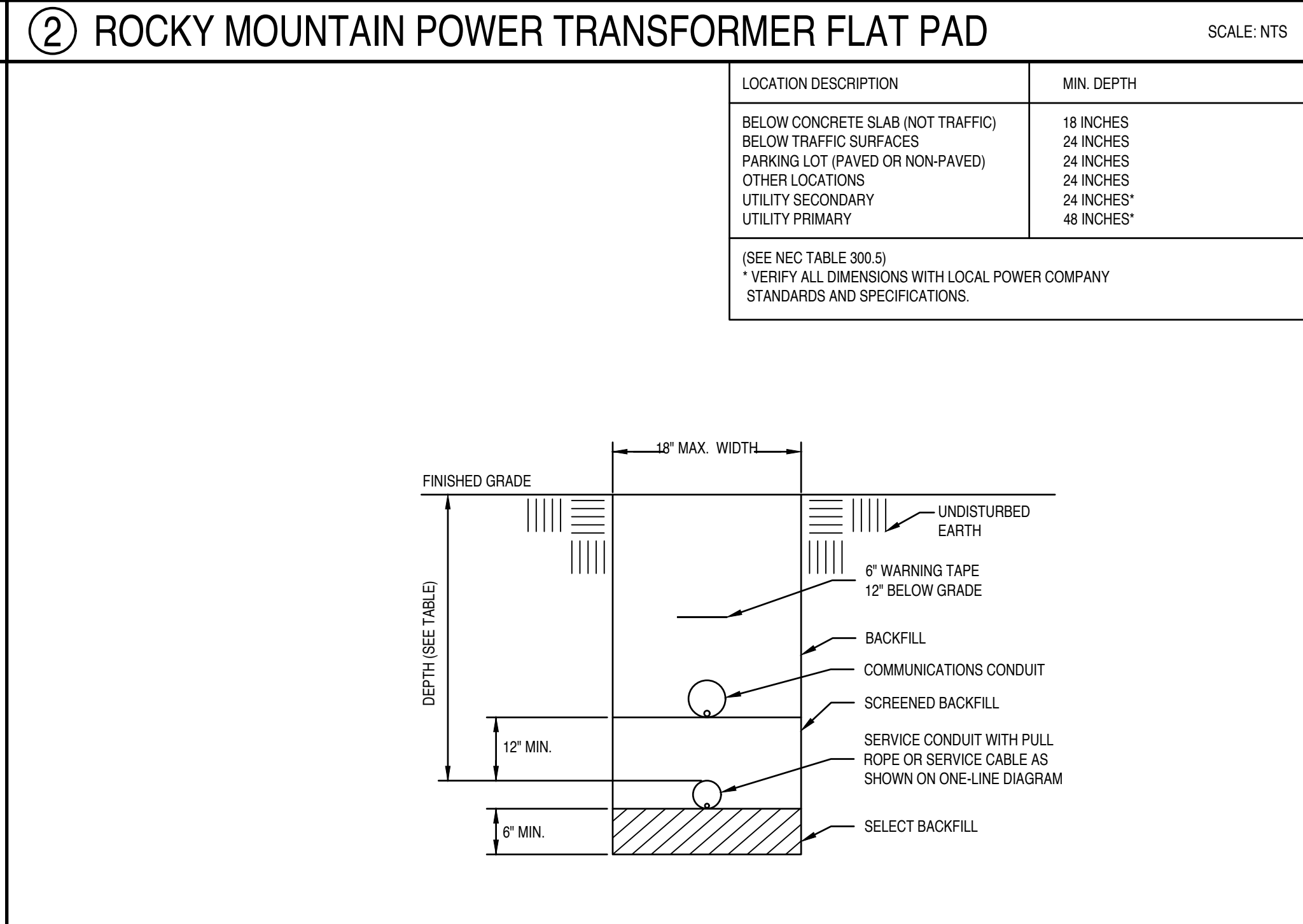
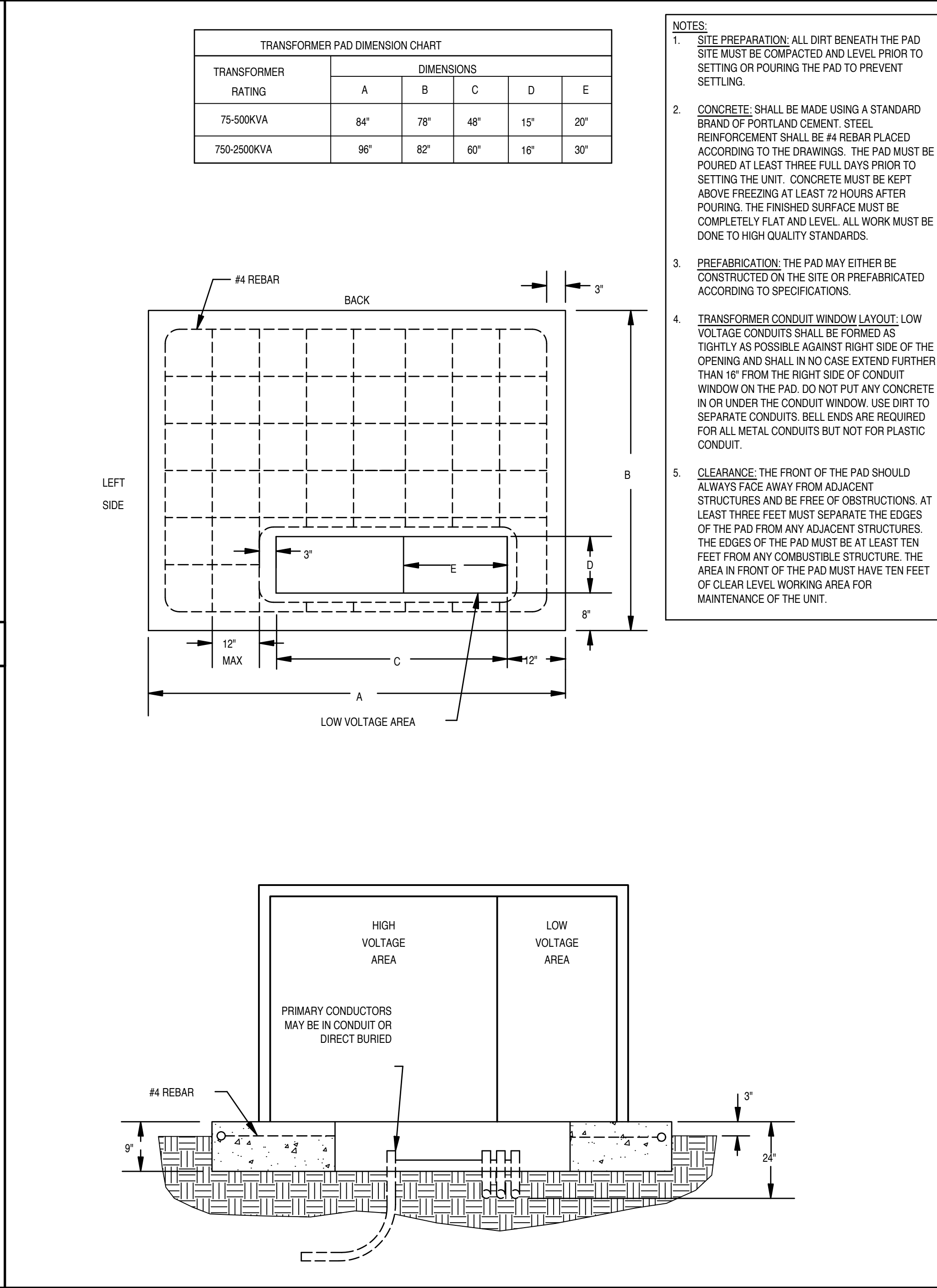
JZW
ARCHITECTS



9 NOT USED



6 WEATHERPROOF RECEPTACLE INSTALLATION DETAIL



3 TRENCHING DETAIL

PROJECT NUMBER
23080

ISSUE DATE:
JUNE 2024

REVISIONS:

No.	Date	Description
1	4/18/25	PLAN REVIEW
2	5/8/25	PLAN REVISIONS
3	9/23/25	PLAN REVISIONS
4	1/22/26	PLAN REVIEW

DESIGN DEVELOPMEN
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THE BREAK
12240 S 700 E
DRAPER, UT 84020

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2025

EXTERIOR
INSTALLATION
DETAILS

E503

JZW
ARCHITECTS

SITE LIGHTING FIXTURE SCHEDULE											
FIXT #	FIXTURE						LAMPS				REMARKS
	MANUFACTURER	CATALOG #	VOLTS	#POLE	WATTS	MOUNTING	TYPE	QTY/FIXT.	MANUFACTURER	POLE HEIGHT	
S1	LITHONIA ATG TRACE LITE	DSX0-LED-P2-30K T2M MVOLT AR2-100-P-50-T2-AM RXAR-100-2-VS-CP-BR-A	120	1	45.1	POLE	LED 3000K CCT TYPE III 9,000 LM	INTEGRAL	LITHONIA GARDCO MCGRAW SPAULDING LTG UNITED ZUMA	18'-0"	RSS 18 4C SRS-18-4 RSS-4A18-SFXXX RSS-18-40-3-**-SCBA RSP-18-4-11 P18-4R-S-2-AB09-SCBA
S2	LITHONIA	DSX0-LED-P1-30K-BLC3-EGS-F-MVOLT	120	1	33.2	POLE	LED 3000K CCT TYPE III 5,900 LM	INTEGRAL	LITHONIA	8'-0"	RSS 8 4C

EQUIPMENT SCHEDULE											
SYMBOL	DESCRIPTION	SERVICE		DISCONNECT		STARTER	LOAD			REMARKS	
		VOLTS	PHASE	SIZE	FUSE		HP/TON	VA	AMPS		
	ELEVATOR HOIST MOTOR	208 V	3Ø	60A NEMA 1	175 A	NEMA 4	30 HP	33,145	92.0 A	PROVIDE DISCONNECT WITH SHUNT-TRIP CONTROL AND AUXILIARY CONTACT.	
	CASSETTE AIR CONDITIONING UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL	-	208	1.0 A	POWERED FROM OUTDOOR UNIT CU-1	
	AIR COOLED CONDENSING UNIT	208 V	1Ø	60A NEMA 3R	50	INTEGRAL	3 TON	6,240	30.0 A		
	DEDICATED OUTDOOR AIR SYSTEM	208 V	3Ø	100A NEMA 3R	100	-	15 TON	30,731	85.3 A		
	EXHAUST FAN	208 V	3Ø	COMBO STARTER	35	-	5 HP	6,305	17.5 A	MANUAL ON. INTERLOCK WITH DOAS.	
	EXHAUST FAN	208 V	3Ø	COMBO STARTER	15	-	2 HP	2,810	7.8 A	MANUAL ON. INTERLOCK WITH DOAS.	
	EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-	-	17	0.1 A	EF CONTROLLED WITH LIGHTING	
	EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-	-	17	0.1 A	EF CONTROLLED WITH LIGHTING	
	ELECTRIC HEAT COIL	208 V	1Ø	TSTAT	-	-	-	3,000	14.4 A		
	ROOF TOP UNIT	208 V	3Ø	60A NEMA 3R	60	INTEGRAL	7½ TON	15,131	42.0 A	PROVIDE DUCT SMOKE DETECTOR. CONNECT TO FACP & FAN SHUT-DOWN.	
	ROOF TOP UNIT	208 V	3Ø	60A NEMA 3R	60	INTEGRAL	7½ TON	15,131	42.0 A	PROVIDE DUCT SMOKE DETECTOR. CONNECT TO FACP & FAN SHUT-DOWN.	
	ROOF TOP UNIT	208 V	3Ø	60A NEMA 3R	35	INTEGRAL	5 TON	9,007	25.0 A	PROVIDE DUCT SMOKE DETECTOR. CONNECT TO FACP & FAN SHUT-DOWN.	
	ROOF TOP UNIT	208 V	3Ø	60A NEMA 3R	35	INTEGRAL	5 TON	9,007	25.0 A	PROVIDE DUCT SMOKE DETECTOR. CONNECT TO FACP & FAN SHUT-DOWN.	
	ROOF TOP UNIT	208 V	3Ø	60A NEMA 3R	35	INTEGRAL	3 TON	9,367	26.0 A	PROVIDE DUCT SMOKE DETECTOR. CONNECT TO FACP & FAN SHUT-DOWN.	
	RECIRCULATION PUMP	120 V	1Ø	TOGGLE SWITCH	-	-	FRAC	84	0.7 A		
	WATER HEATER	120 V	1Ø	PLUG/ CORD	-	-	-	180	1.5 A	CONTROL POWER FOR NATURAL GAS FIRED WATER HEATER.	
NOTES: A. VERIFY ALL EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS (i.e. VOLTAGE, PHASE, FLA, ETC.) WITH MECHANICAL DRAWINGS/SUBMITTALS BEFORE FOR ACTUAL EQUIPMENT INSTALLED. B. ALL FUSES SHALL BE DUAL ELEMENT TIME DELAY. FINAL BREAKER/FUSE & DISCONNECT SIZE SHALL BE DETERMINED BY MANUFACTURER'S RECOMMENDATION FOR ACTUAL EQUIPMENT INSTALLED. C. MAXIMUM VALUES INDICATED. D. DISCONNECTING MEANS NOT REQUIRED FOR EQUIPMENT WITHIN SIGHT (AS DEFINED IN NEC) OF BRANCH PANEL SERVING EQUIPMENT. SEE NEC 422.31 (B). E. DISCONNECTING MEANS NOT REQUIRED FOR APPLIANCES NOT OVER 300 VA. SEE NEC 422.31 (A).											

EQUIPMENT SCHEDULE										
SYMBOL	DESCRIPTION	SERVICE		DISCONNECT		LOAD			REMARKS	
		VOLTS	PHASE	SIZE	FUSE	HP/TON	VA	AMPS		
	GRIDDLE (GAS)									VOLLRATH #40840
	REACH-IN FREEZER	120 V	1Ø	PLUG/ CORD	-	¼ HP	276	2.3 A		TRUE MFG #TUC-27F-HC, NEMA 5-15P
	FRYER (GAS)									KENNECO EQUIP. #STKF150-NG/LP
	HOT PLATE (GAS)									VULCAN #VCRH24
	PIZZA REFRIGERATOR	120 V	1Ø	PLUG/ CORD	-	¼ HP	1,080	9.0 A		MIGALIN INDUSTRIES #C-PP93-HC, NEMA 5-15P
	STORAGE RACK									ADVANCE TABCO
	STORAGE RACK									ADVANCE TABCO
	STORAGE RACK									ADVANCE TABCO
	CHEF BASE REFRIGERATOR	120 V	1Ø	PLUG/ CORD	-	¼ HP	420	3.5 A		EVEREST #ECB52-60D2, NEMA 5-15P
	CHEESE MELTER (GAS)									COMSTOCK-CASTLE #CCCM-60
	DISH MACHINE	120 V	1Ø		-		1,440	12.0 A		ECOLAB #ES-2000
	LOCKER									
	ELEVATOR									SEE EL-1 IN OTHER EQUIPMENT SCHEDULE.
	DRAINBOARD STORAGE CABINET				-					ADVANCE TABCO #CRD-2B
	3 COMPARTMENT SINK									ADVANCE TABCO #SLB-53C
	BLENDER SINK	120 V	1Ø	-	-	-	180	1.5 A		ADVANCE TABCO #CR-RS-18, DUPLEX RECEPTACLE BENEATH BLENDER SHELF.
	ICE BINS W/COLD PLATE									ADVANCE TABCO #CRI-16-36-7
	DD BEER DISPENSER	120 V	1Ø	PLUG/ CORD	-	-	660	5.5 A		BEVERAGE AIRE #DD94HC-1-B-12T, NEMA 5-15P
	(NOT USED)									
	UNDERBAR ICE BINS									REGENCY #600IB1830
	HAND SINK									ADVANCE TABCO #7-PS-64
	KEGERATOR BEER DISPENSER	120 V	1Ø	PLUG/ CORD	-	FRAC	360	3.0 A		ARCTIC AIR #ADD60R-2, NEMA5-15P
	WALK-IN COOLER STRIP HEAT	120 V	1Ø	TOGGLE SWITCH	-	-	1,500	12.5 A		
	WALK-IN COOLER CONDENSER	208 V	1Ø	30A NEMA 3R	-	-	3,120	15.0 A		
	WALK-IN COOLER EVAPORATOR	208 V	1Ø	2 POLE SWITCH	-	-	208	1.0 A		
NOTES: A. VERIFY ALL EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS (i.e. VOLTAGE, PHASE, FLA, ETC.) WITH KITCHEN DRAWINGS/SUBMITTALS BEFORE FOR ACTUAL EQUIPMENT INSTALLED. B. ALL FUSES SHALL BE DUAL ELEMENT TIME DELAY. FINAL BREAKER/FUSE & DISCONNECT SIZE SHALL BE DETERMINED BY MANUFACTURER'S RECOMMENDATION FOR ACTUAL EQUIPMENT INSTALLED. C. MAXIMUM VALUES INDICATED. D. DISCONNECTING MEANS NOT REQUIRED FOR EQUIPMENT WITHIN SIGHT (AS DEFINED IN NEC) OF BRANCH PANEL SERVING EQUIPMENT. SEE NEC 422.31 (B). E. DISCONNECTING MEANS NOT REQUIRED FOR APPLIANCES NOT OVER 300 VA. SEE NEC 422.31 (A).										

LIGHT FIXTURE SCHEDULE									
FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS		FIXTURE			DESCRIPTION	REMARKS
			TYPE	QTY.	VOLTS	WATTS	MOUNTING		
F1	MCGRAW EDISON LITHONIA BARRON LUMINOS GLOBAL HUBBELL ORACLE	IST-F01-LED-E1-8L3-SCBA WDGE2-LED-P3-30K-80CRI-VF-MVOLT-SRM-SCBA HEX-021-A-WW-MT-WPC FCW-25-SV-30-D-T3-SCBA TRP1-12L-30-3K7-3-U-CBA OWP-FC-201-LED-2000L-MVOLT-30K-CBA	LED 3000 KELVIN 2200 LUMENS 80 CRI	INTEGRAL	120	27	SURFACE WALL	TRAPEZOID WALL SCONCE	COLOR TO BE SELECTED BY ARCHITECT
F2/F2E	MCGRAW EDISON LITHONIA VISIONAIRE ILP LUMINOS GLOBAL	TT-D4-730-U-RW-STM-48L-SCBA-[IBP] VCPG-LED-V4-P4-70CRI-TSR-MVOLT-PM-[E8WC]-SCBA PRK-TSL-S-55W-3K-UNV-PM-STANDARD FINISH-[EBPL] UFO-58WLED-UNIV-30-PENS-DIM-[ED8BCT] GLP-60-SV-30-W-7-[EM]	LED 3000K CCT 8000 LM 70 CRI	INTEGRAL	120	57.6	PENDANT OR SURFACE	18" DIAMETER 4"THICK PENDANT MOUNTED ROUND LIGHT	SCBA - STANDARD FINISH SELECTED BY ARCHITECT. ADD BRACKETED PORTION OF CATALOG NUMBER FOR FIXTURES INDICATED FOR EMERGENCY OPERATION
F3	WESTING HOUSE FERROLUCE	63090005289000 C1601 GRUNGE	LED ST19 FILLAMENT 3000K CCT 1600 LM 90 CRI	1	120	13	PENDANT	10" SHADE SUSPENDED	TABLES
F4	ELCO PRIMA	EDL60N-FR 134W-E1-00-SV-SC32-EX12.35-C	LED 3000K CCT 300 LM	INTEGRAL	120	5	PENDANT	4"x6" GLASS PENDANT	BAR
F5	GM LIGHTING OMNI	LTR-P-24V-1.5W-30K-ESTC90LD-ED-UNVLED-CHL-XD-MD OCH-DCS-[LENGTH]-FR-SCBA-GEN2-30-SO-[LENGTH]-APO-[WATT]-E-24	LED 3000K CCT 125 LMFT 90 CRI	INTEGRAL	120	1.5 WATTS/FT	SURFACE	CHANNEL LIGHT	UNDER COUNTER. FIELD VERIFY LENGHTS PRIOR TO ORDERING. PROVIDE ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
F6	WESTING HOUSE JESCO	6133500 CM409RA-15R-120V-SW3-WH	LED 3000K CCT 2400 LM	INTEGRAL	120	30	SURFACE	15" DISK LIGHT	RESTROOM
F7	LIRON TRACE LITE	VT4-2FT-UW-3CCT VPA-2-25-C	LED 5000K CCT 1900 LM	INTEGRAL	120	25	SURFACE	24" VAPOR-TIGHT WITH FIELD SELECTABLE WATTAGE (1520/25W-1900/2500/3000 LM) AND CCT (3000/4000/5000K).	REFRIGERATION BOX. SET WATTAGE TO 15 & CCT TO 5000K.
F8	ATG HE WILLIAMS BARRON	FPBL24-30W-T1-S BP-24-L58CS-DIM-UNV LPX-24-CP4	LED 4000K CCT 5400 LM	INTEGRAL	120	50.7	LAY-IN	2'X4' PANEL LIGHT WITH FIELD SELECTABLE WATTAGE (30/40/50W-4400/5400/6700 LM) AND CCT (3000/4000/5000K).	KITCHEN. SET WATTAGE TO 50 & CCT TO 4000K.
F9	ELCO JESCO	E25-M-SCBA-07-CT5 CM-L5625-3090-40D-8J	LED 750 LM	INTEGRAL	120	10.5	MONOPOINT (SURFACE CEILING)	38 DEGREE SPOT LIGHT WITH FIELD SELECTABLE CCT	SET CCT AS DICTED BY OWNER. STANDARD FINISH SELECTED BY ARCHITECT (WHITE, BLACK, SILVER). PROVIDE ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
F10/F10E	ATG TRACE LITE	LSC-2FT-10W-T1-F-[EC] SSF-2-CP-SC-[BB]	LED 3000K CCT	INTEGRAL	120	30	WALL	2 FT WALL MOUNTED LINEAR WITH FIELD SELECTABLE WATTAGE (10'14/20/30 1100/1750/2400/3500 LM) AND CCT (3000/4000/5000K). WITH EMERGENCY BATTERY WHERE NOTED.	STAIR. SET WATTAGE TO 10 AND CCT TO 3000K. ADD BRACKETED PORTION OF CATALOG NUMBER FOR FIXUTRE INDICATED FOR EMERGENCY OPERATION (F10E)
F11	LEGION LITHONIA HUBBELL TRACE LITE MORRIS HALO	127W-12A-L12-40-FG-WG-UNV-SL OLVTWM VWGL-1 JUL-30-4K-SV 72108A VT0840L	LED 4000K CCT 600 LM	INTEGRAL	120	30	SURFACE WALL	ELEVATOR PIT LIGHT	PROVIDE QUANTITIES REQUIRED TO MEET CURRENT ASME 17.1 ILLUMINATION LEVELS IN ELEVATOR PIT (19 FC FOR MACHINE SPACE, 10 FC FOR PIT AND PLATFORMS REVISION 2022).
F12	ATG HE WILLIAMS TRACE LITE	FPBL24-30W-T1-S BP-24-L58CS-DIM-UNV LPX-24-CP4	LED 4000K CCT 5400 LM	INTEGRAL	120	50.7	LAY-IN	2'X4' PANEL LIGHT WITH FIELD SELECTABLE WATTAGE (30/40/50W-4400/5400/6700 LM) AND CCT (3000/4000/5000K).	BAR. SET WATTAGE TO 50 & CCT TO 3000K.
F13	LIGMAN LIGHTING SISTEMALUX WAC LIGHTING TRACE LITE	UJE-30351-15W-N-W30-SCBA-120/277V S.3850N-UNV-SCBA DC-WE0622-N830S-XX BCY-30-3K-V1	LED 3000K CCT 2214 LUMENS 80 CRI	INTEGRAL	120	22	SURFACE WALL	6" SQUARE LED CYLINDER NARROW DISTRIBUTION DOWN LIGHT	
F14	CAPTIVE AIRE	L55 SEROES E26 CANOPY LIGHT HIGH TEMPERATURE ASSEMBLY	A19	1	120	75	SURFACE HOOD	HIGH TEMPERATURE TASK LIGHT UNDER KITCHEN HOOD	
EG	SURELITE LITHONIA EXITRONIX LSL DUAL-LITE MAXILUME BLG COMPASS	SELW25XX AFN-DB-EXT TRL-ACEM-BR-CL LSDBEL-ACEM-SDT-CW-PC PGZ-HTR ELM-807-8Z TRL-ACEM-FINISH-CL CUWZ-HTR-PC	LED INCLUDED	2	120	12	SURFACE WALL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS FINISH SELECTED BY ARCHITECT
EM	SURELITE LITHONIA EXITRONIX LSL DUAL-LITE MAXILUME EXITRONIX	SEL25 ELM2L LED-95-WH LSLEDR1 EZ-2 ELM-LED-861 QMR-WH	INCLUDED	2	120	5.4	SURFACE WALL	2-HEAD EM WALL PACK (SURFACE)	
EX	SURELITES LITHONIA EXITRONIX LSL COMPASS MAXILUME EXITRONIX	LPXC25 LHOM-S-1-G-EL-N GVLED-U-WH-EL90 LSCEU3GW CCG ELX-703-G-W QCRS-U-WH	INCLUDED	2	120	5.4	SURFACE WALL	2-HEAD EM WALL PACK (SURFACE) WITH EXIT LIGHT	
NOTE- SUBSTITUTION BY PRIOR APPROVAL OF PHOTOMETRIC PLAN SUBMISSION ONLY.									

NOTE: SUBSTITUTION BY PRIOR APPROVAL OF PHOTOMETRIC PLAN SUBMISSION ONLY.

PROJECT NUMBER

23080

ISSUE DATE:

JUNE 2024

REVISIONS:

No.	Date	Description
	4/18/25	PLAN REVIEW
	5/8/25	PLAN REVISIONS
	9/23/25	PLAN REVISIONS
	1/22/26	PLAN REVIEW

DESIGN DEVELOPMEN

CONSULTANT



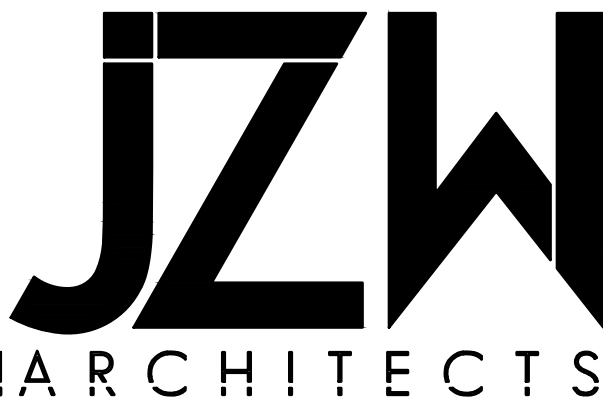
THE BREAK
12240 S 700 E
DRAPER, UT 84020



KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2025

EQUIPMENT
SCHEDULES

E601



FAULT CURRENT CALCULATION TABLE														
MAIN UTILITY COMPANY TRANSFORMER (ROCKY MOUNTAIN POWER)				TRANSFORMER KVA		AFC AT UTILITY		%Z						
3Ø 120/208V -600A PAD MOUNTED				225		17,445 A		3.58%						
CONFIGURATION						FEEDER			SYSTEM			FAULT CURRENT AT EQUIPMENT	FULL OR SERIES RATED	MINIMUM SYMMETRICAL EQUIPMENT AIC RATING
FROM		TO		LENGTH	SOURCE FAULT CURRENT	FEEDER SIZE	FEEDERS PER PHASE	WIRE CONSTANT	LINE TO LINE VOLTS	PHASE	MOTOR LOAD			
TRANSFORMER	UTILITY	SWITCHBOARD	MDP	110'-0"	17,445 AIC	350 AL	2	16,812	208 V	3Ø	30HP	12,212 AIC	FULL	22,000 AIC
SWITCHBOARD	MDP	PANELBOARD	A	35'-0"	12,212 AIC	350 AL	2	16,812	208 V	3Ø		11,043 AIC	FULL	22,000 AIC
PANELBOARD	MDP	SWITCH	EV	135'-0"	12,212 AIC	4 CU	1	3,825	208 V	1Ø		3,975 AIC	FULL	10,000 AIC
PANELBOARD	MDP	SWITCH	EV	235'-0"	12,212 AIC	1 AL	1	4,678	208 V	1Ø		3,092 AIC	FULL	10,000 AIC
PANELBOARD	MDP	SWITCH	EL-1	30'-0"	12,212 AIC	4/0 AL	1	11,174	208 V	3Ø		9,593 AIC	FULL	10,000 AIC
NOTES: 1. DISTANCES INDICATED ARE FOR FAULT-CURRENT ANALYSIS ONLY. CONTRACTOR SHALL USE FIELD MEASUREMENTS ESTABLISH CONDUCTOR LENGTHS FOR ORDERING PURPOSES. 2. PER NEC110.24 PROVIDE FIELD MARKING ON SERVICE EQUIPMENT STATING MAXIMUM AVAILABLE FAULT CURRENT AND DATE OF FAULT CURRENT CALCULATION.														

MAIN DISTRIBUTION PANEL MDP												
VOLTAGE: 208 120				PHASE BUS: 600 AMPS								
PHASE: 3				GROUND BUS: 600 AMPS								
WIRE: 4				NEUTRAL BUS: 600 AMPS								
ENCLOSURE: NEMA 3R				MAIN DEVICE BREAKER								
MOUNTING: WALL				MAIN OVERCURRENT RATING: 600 AMPS								
LOCATION:				SHORT CIRCUIT RATING: 22,000 AMPS (RMS-SYM)								
REMARKS:				12,212 AFC								
CIRC. NO.	DESCRIPTION	KVA	AMPS	KVA	KVA	KVA	O.C. DEVICE					
				ØA	ØB	ØC	TYPE	POLES	AMP TRIP	FEEDER		
1	PANEL A	140.4	394	47.3	47.2	45.9	BRKR	3	500	(2)350 AL		
2	SW EV CHARGER 1	7.2	30	3.6	3.6	-	BRKR	2	60	#4 CU		
3	SW EV CHARGER 2	7.2	30	3.6	-	3.6	BRKR	2	60	#4 CU		
4	NE EV CHARGER 1	7.2	30	-	3.6	3.6	BRKR	2	60	#1AL		
5	NE EV CHARGER 2	7.2	30	3.6	3.6	-	BRKR	2	60	#1AL		
6	ELEVATOR	33.1	92	11.0	11.0	11.0	BRKR	3	175 A	4/0 AL		
				ØA	ØB	ØC	PANEL TOTAL					
				TOTAL KVA: 69.2	69.1	64.2	202.4					
				TOTAL AMPS: 576	575	534	576					

PACIFIC POWER

COMMERCIAL / INDUSTRIAL CUSTOMER INFORMATION SHEET

ROCKY MOUNTAIN POWER

Please complete this form and return to the Estimator assigned to your job

Business Information	
Business of Customer Name: The Break	
Request Number:	
Address: 12240 S 700 W, DRAPER, UT	
Person responsible for advance and contract billing (if different than monthly billing customer):	
Name:	Address:
Phone No.:	Fax No.:
Email Address:	
Building Square Footage: 6160	
Hours of Operation (include days & hours): 11:00 AM-02:00AM	

Service Description	
Desired Secondary Voltage:	■ 3 Phase 120/208V □ 3 Phase 277/480v □ 1 Phase 120v Only □ 1 Phase 120v/240V □ Other
Note: Not all voltages may be available	
Panel Size (in Amps):	600 Total number of 3 Phase Meters: 5 200A (Ø) Total number of 1 Phase Meters: 5 400A (Ø)
Nearest Pole or Equipment number:	Type of Service Desired: □ Overhead ■ Underground
Electrical Contractor:	Phone No.:

Load List (attach additional sheets if necessary)				
Description	Motor starting code	New Load to be added	Load to be removed	Total Connected Load after changes
HVAC		24.0 Tons		24.0 Tons
Refrigeration Equipment		3.33 KW	3.7 Tons*	3.3 KW

Exhaust Fans	9.11 KW	11 HP**	0.0 KW	9.1 KW	11 HP**
Gas/Fuel/Sump Pump	1.18 KW	1 HP**	0.0 KW	1.2 KW	1 HP**
Small Motors < 10 HP	0.00 KW	0 HP**	0.0 KW	0.0 KW	0 HP**
Air Compressor	0.00 KW	0 HP**	0.0 KW	0.0 KW	0 HP**
Swimming Pool	0.00 KW	0 HP**	0.0 KW	0.0 KW	0 HP**
Largest Motor (not included above)	0.00 KW	0 HP**	0.0 KW	0.0 KW	0 HP**

Total (do not convert to kW) :					27.7 Tons
Electric Heat	1.50 KW		0.0 KW	1.5 KW	kW
Water Heating	0.00 KW		0.0 KW	0.0 KW	kW
Lighting	8.30 KW		0.0 KW	8.3 KW	kW
Outlets	9.44 KW		0.0 KW	9.4 KW	kW
Office Equipment	0.00 KW		0.0 KW	0.0 KW	kW
Kitchen Equipment	6.61 KW		0.0 KW	6.6 KW	kW
Computers, Magnetic Power Supplies	0.00 KW		0.0 KW	0.0 KW	kW
Machinery	0.00 KW		0.0 KW	0.0 KW	kW
Thermoplastic Injection Equipment	0.00 KW		0.0 KW	0.0 KW	kW
Elevators	0.00 KW		0.0 KW	33.1 KW	kW
Boiler	0.00 KW		0.0 KW	0.0 KW	kW
Snow Melting	0.00 KW		0.0 KW	0.0 KW	kW
Signs	4.08 KW		0.0 KW	4.1 KW	kW
X-Ray Equipment	0.00 KW		0.0 KW	0.0 KW	kW
Washer/Dryer	0.00 KW		0.0 KW	0.0 KW	kW
Miscellaneous	0.00 KW		0.0 KW	0.0 KW	kW
Heat Exchanger	0.00 KW		0.0 KW	0.0 KW	kW
Humidifier	0.00 KW		0.0 KW	0.0 KW	kW
Future	0.00 KW		0.0 KW	0.0 KW	kW
For PEV (plug-in electric vehicle) chargers see page 2.					Total: 76.7 kW

Plug-in Electric Vehicle (PVE) Chargers:

Description	Number of charger units	Nameplate kW each charger	Total kW	Manufacturer	Model
Level 1 PEV Charger (120V)			0		
Level 2 PEV Charger - J1772 (240V)	4	7.2	28.8		
Level 2 PEV Charger - Tesla (240V)			0		
DC Fast Charger - CHAdeMO (480V)			0		
DC Fast Charger - CCS (480V)			0		
DC Fast Charger - Tesla (480V)			0		
DC Fast Charger - Dual CHAdeMO/CCS			0		
Total PVE Charger:			28.8		

Installing solar panels?	No. ■	Yes. □
Total nameplate kW capacity =		Annual kWh
If yes, list the estimated annual kWh production in alternating current:		

It is important to provide the most accurate information available, as it is used by the Estimator to design PacifiCorp's facilities and determine the customer's costs. Please sign and date this form before giving it to your estimator.

Customer Signature

Date

Note:

- You may wish to consult a trained professional (electrician, engineer, etc.) prior to providing the information to your estimator.
- Commercial metering can have many restrictions that should be discussed with the estimator prior to the purchase and installation of your metering equipment. There are also restrictions regarding master metering, please discuss this with your estimator.
- Motors larger than 3hp three phase or 3hp single phase will require approval by our engineering department prior to installation in order to determine the acceptable starting current.
- Additional comments:

Breinolt Power Engineering
The above information was prepared by Breinholt Power Engineering. Please contact us at (801) 367-5180
805 South 1430 West, Lehi, Utah 84043 kyle@breinholt.com

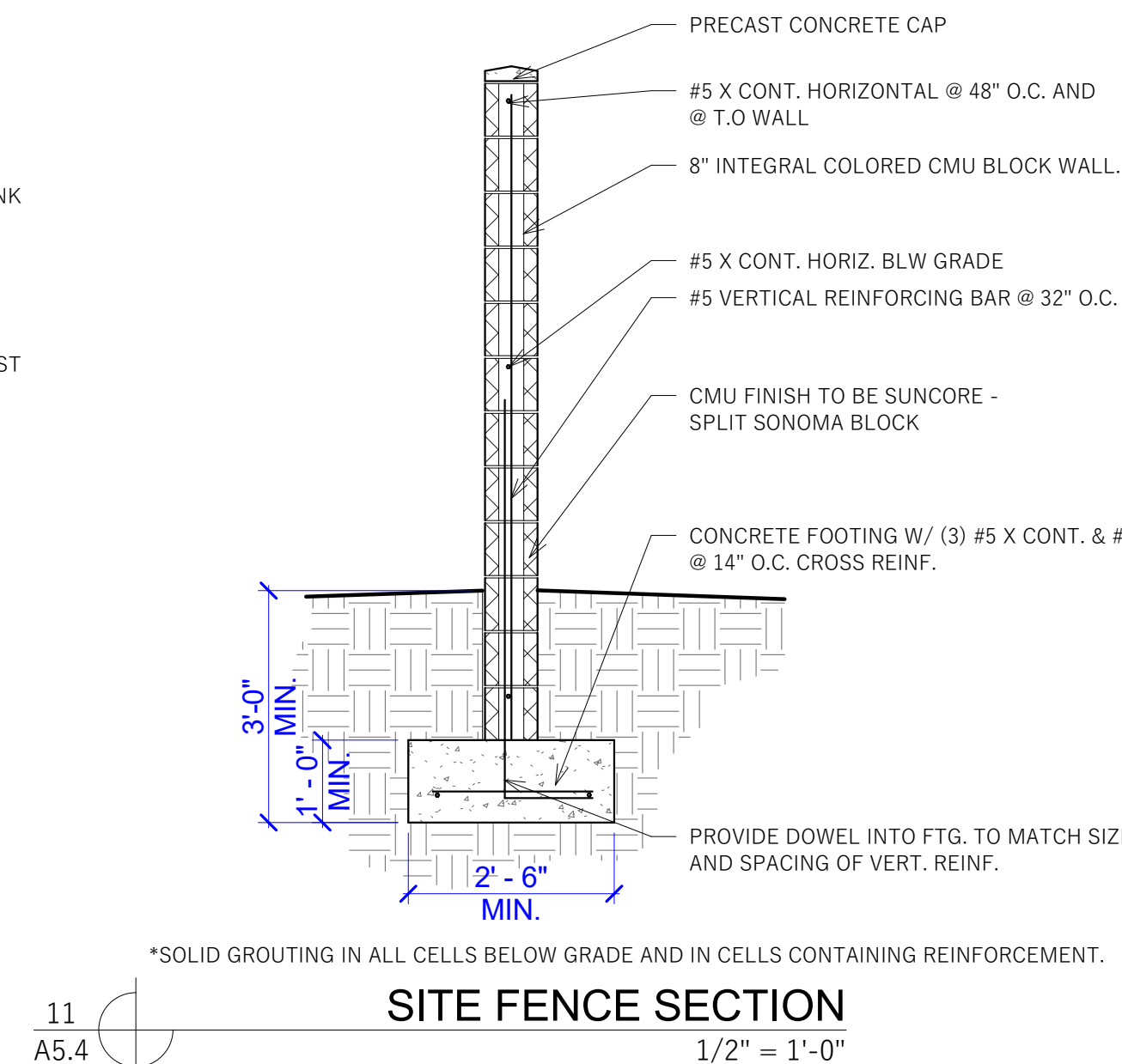
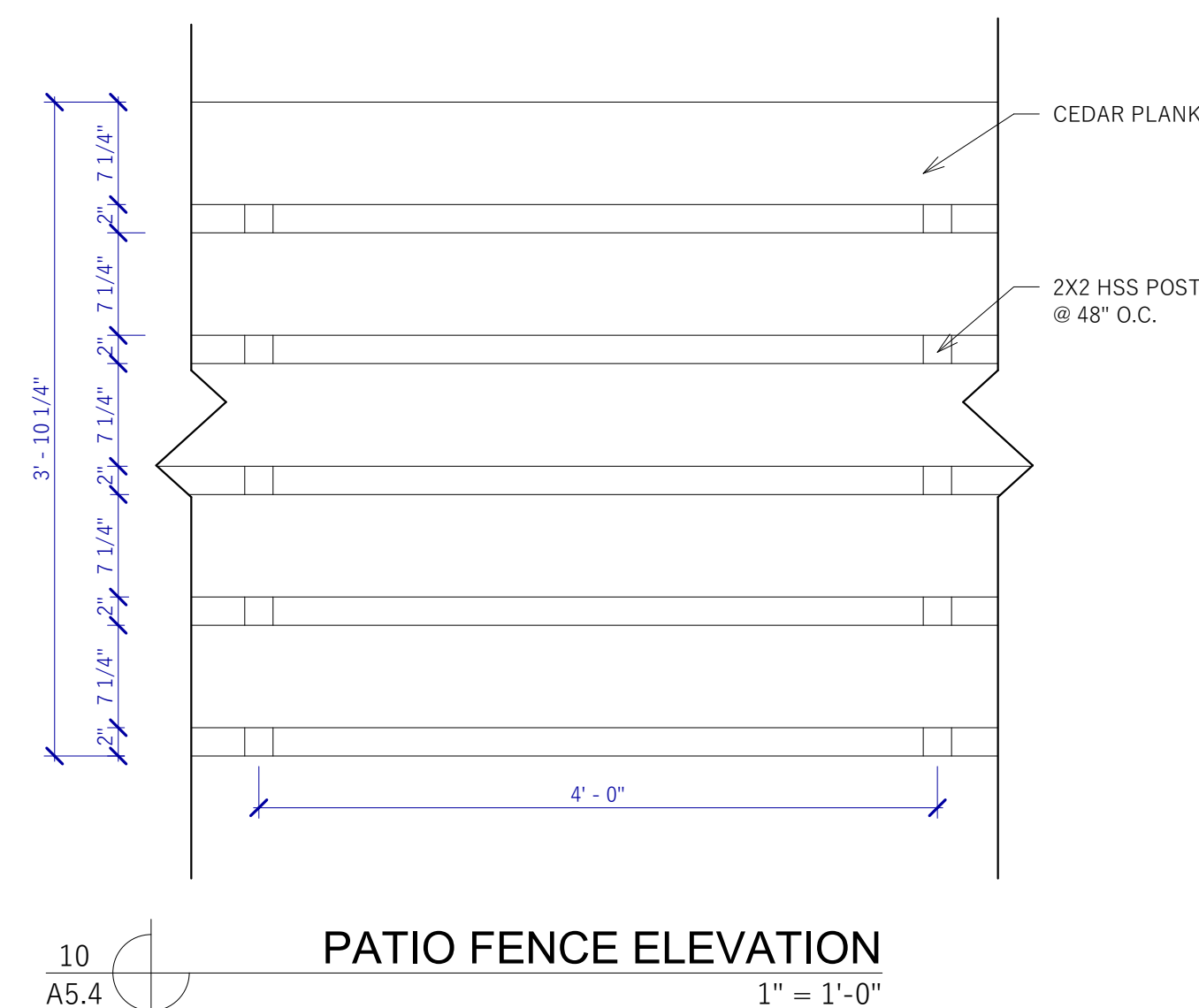
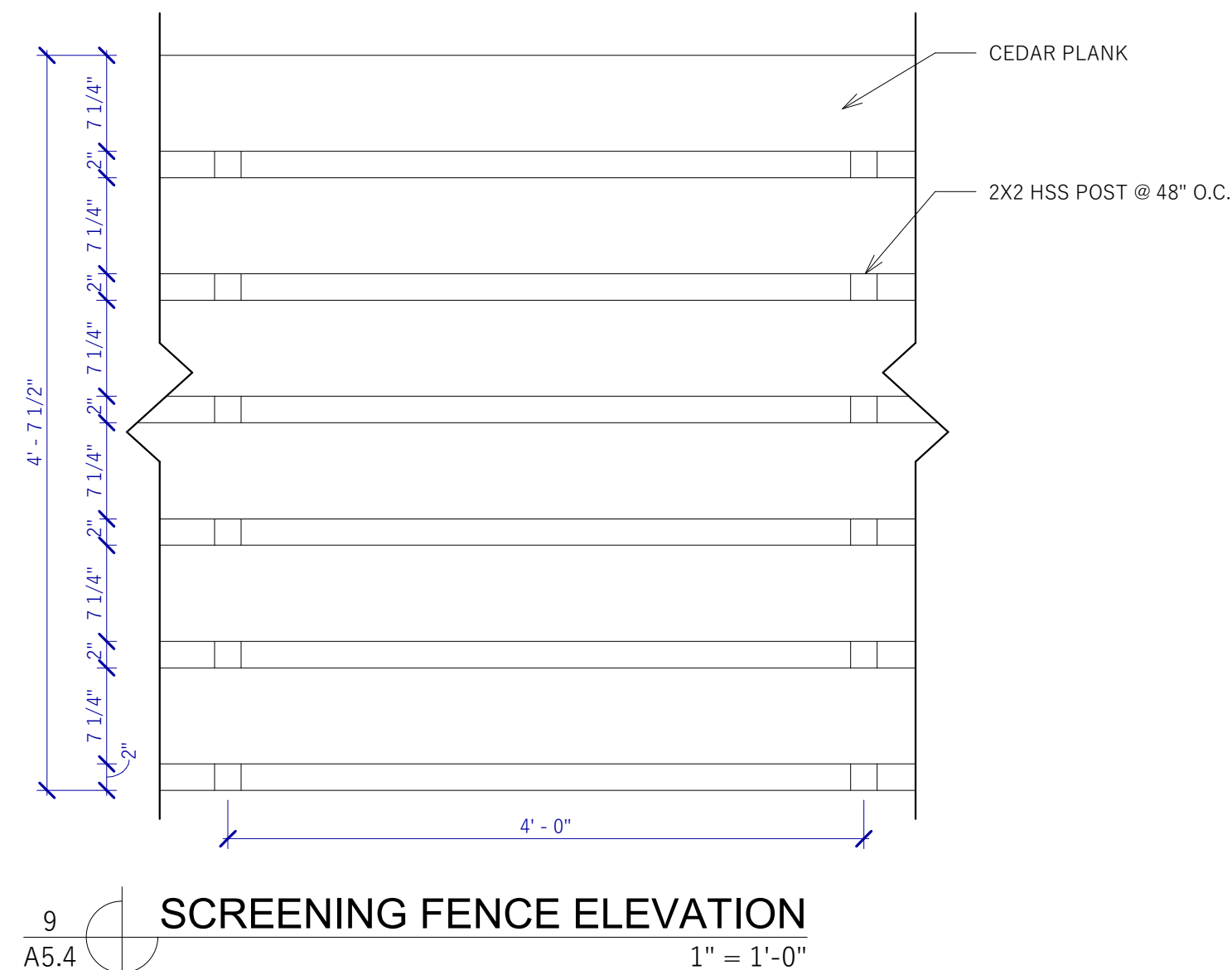
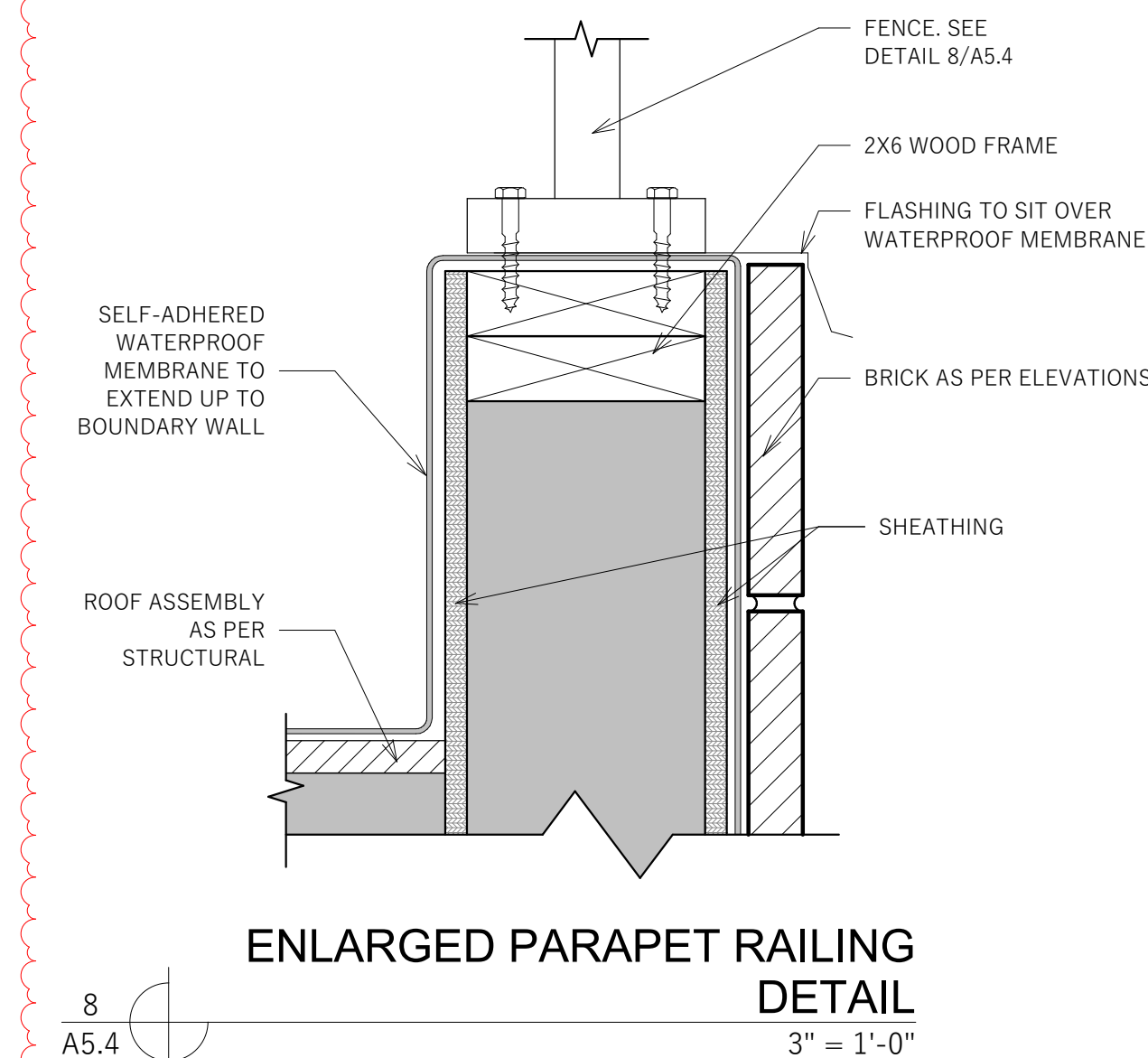
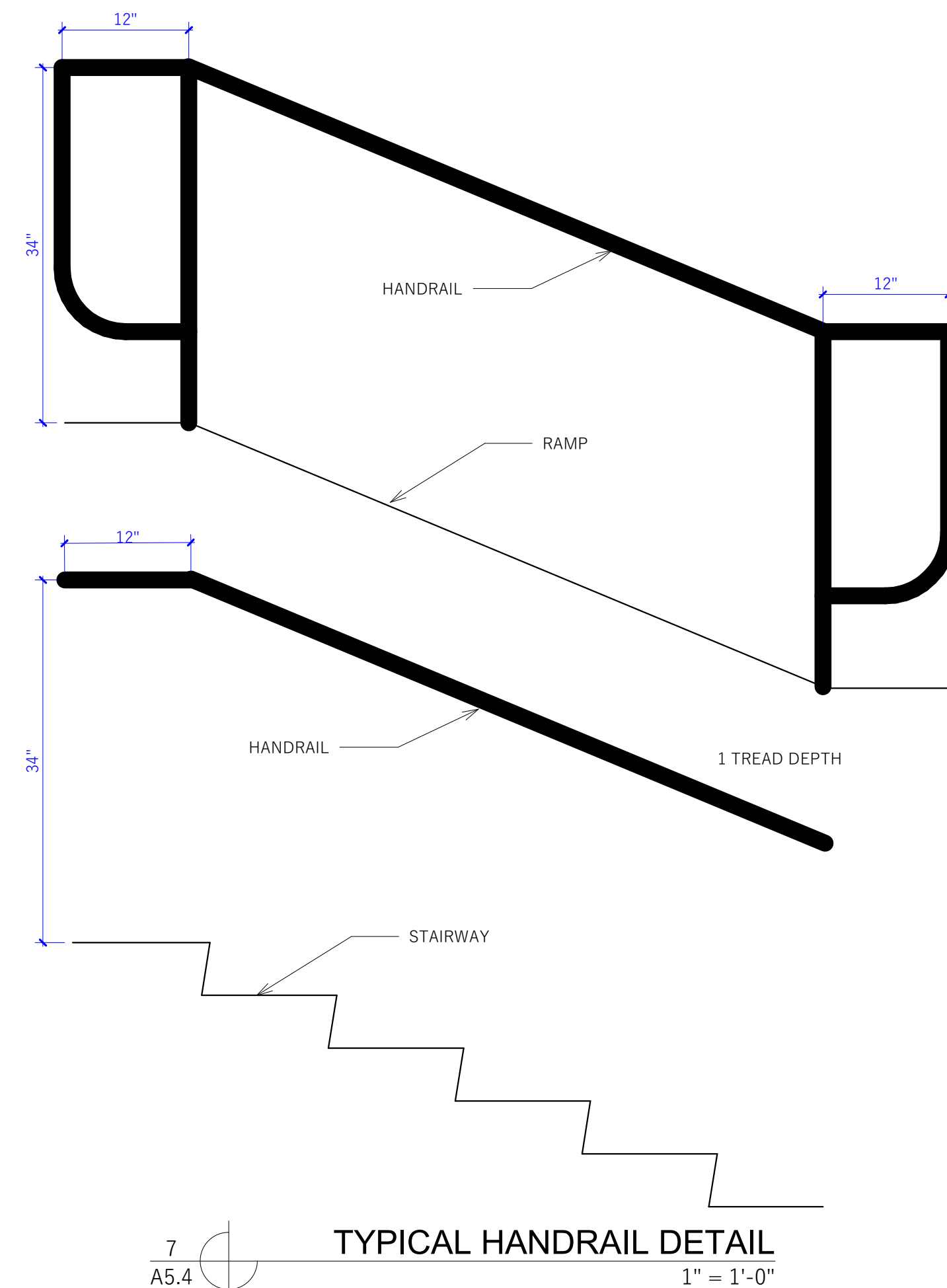
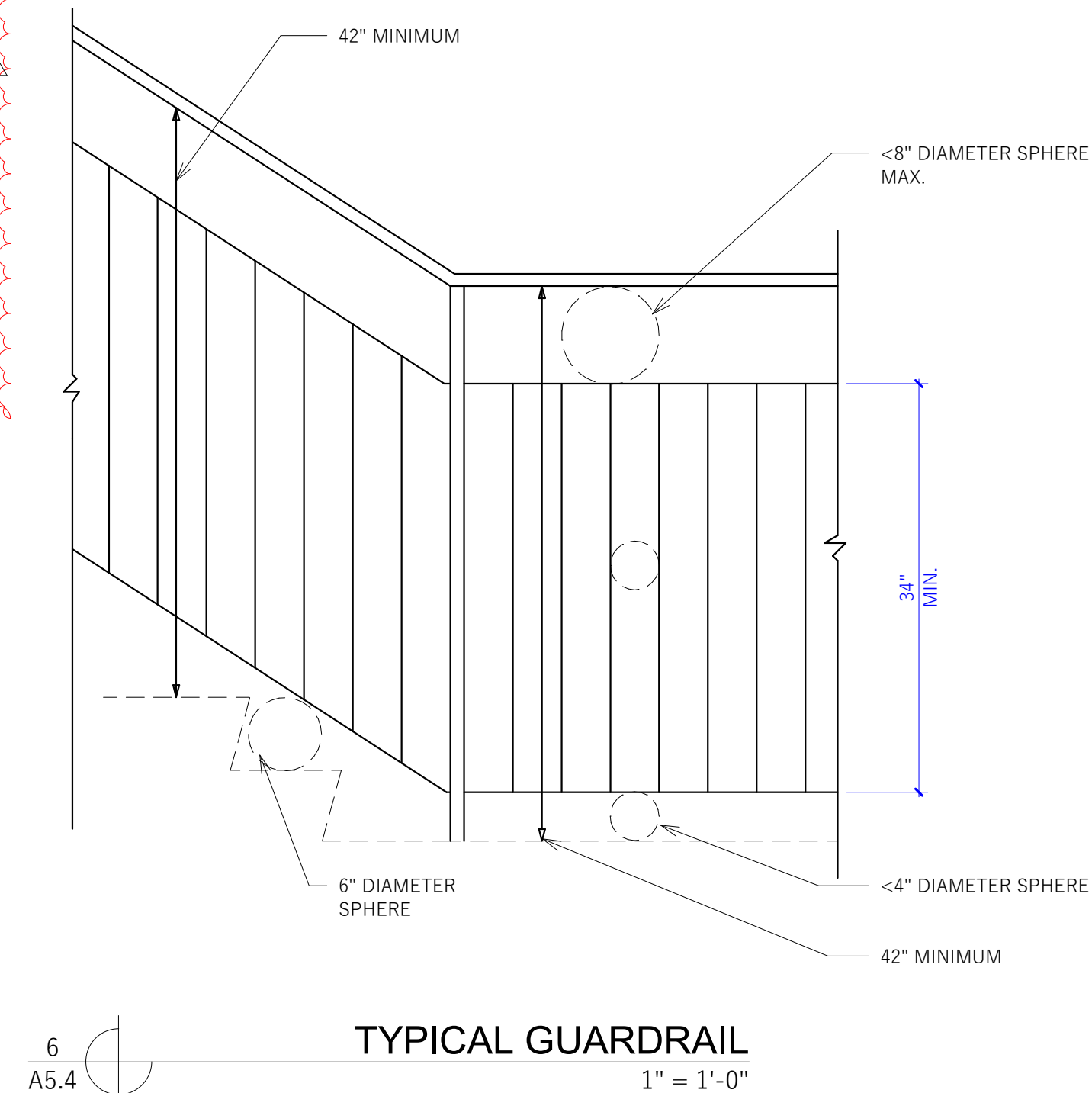
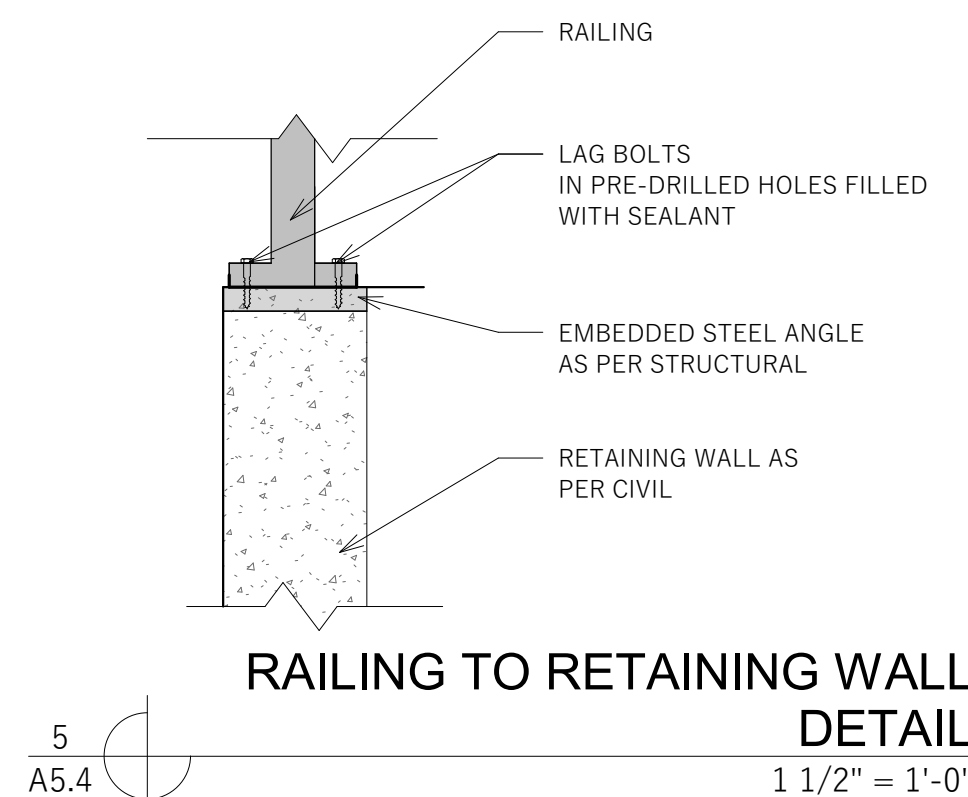
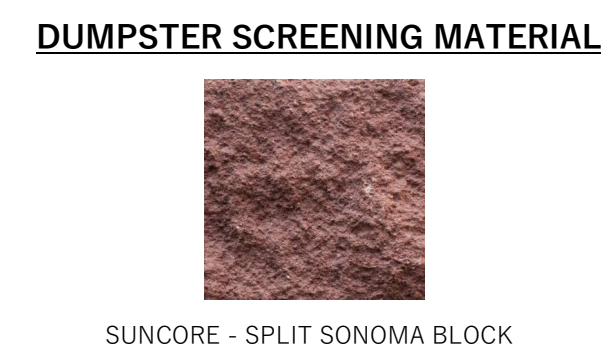
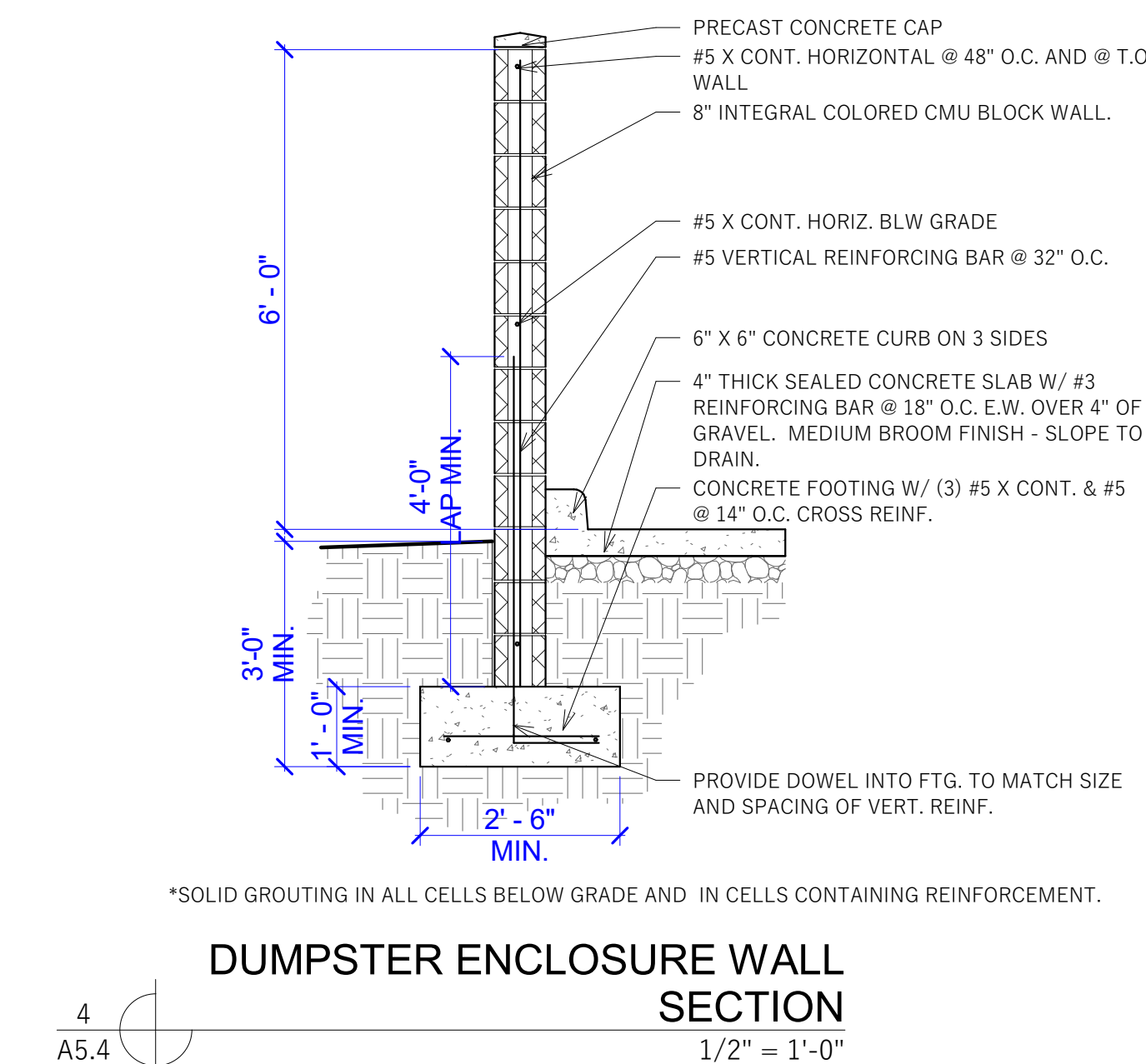
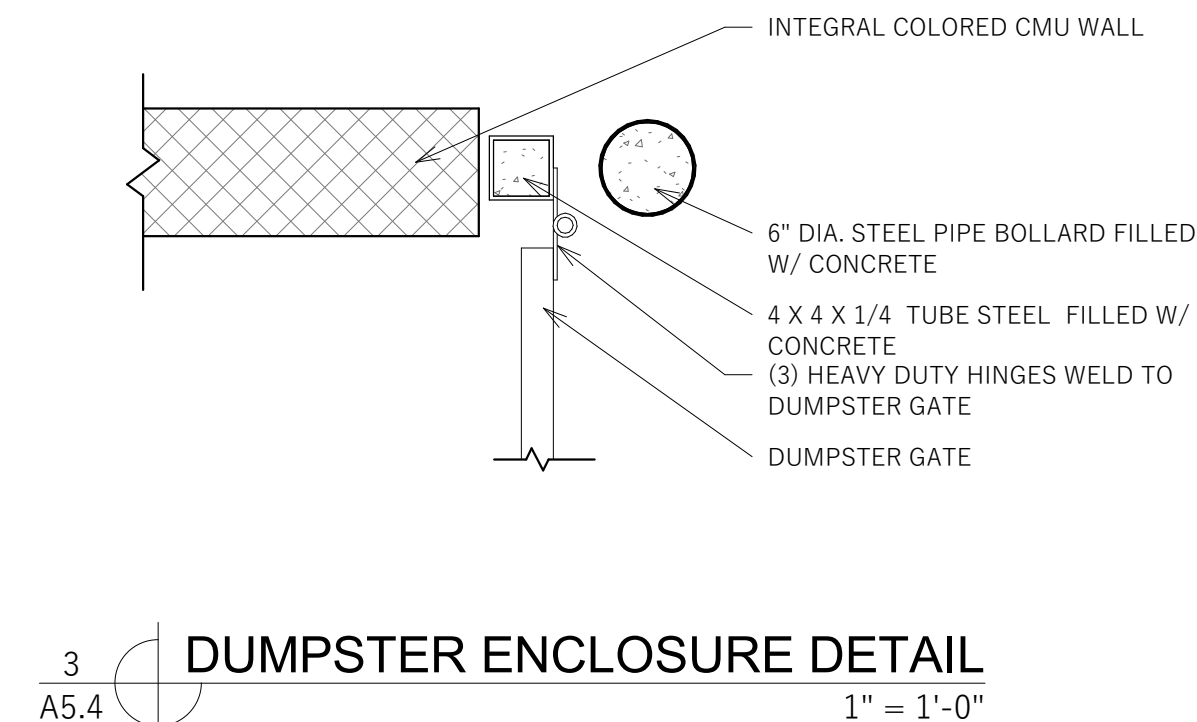
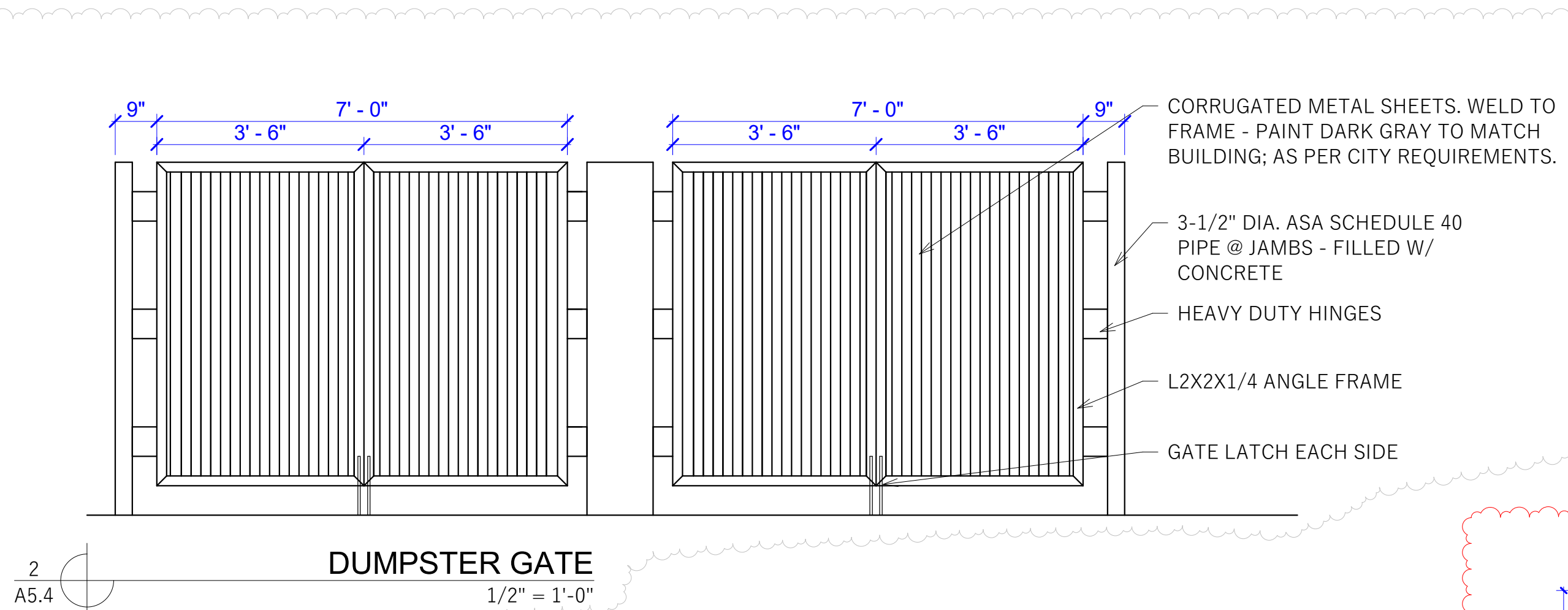
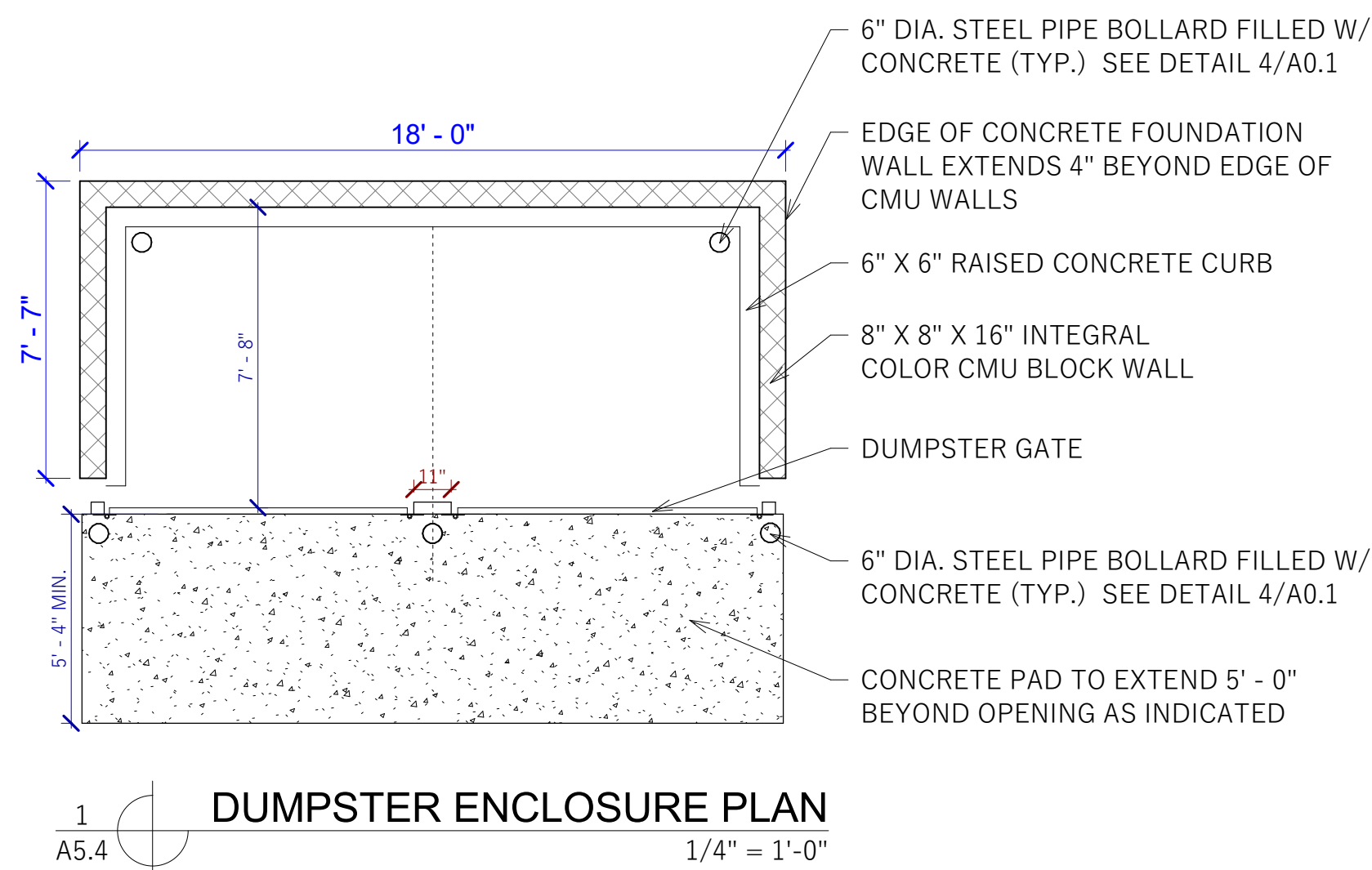
CONVERTED FROM KW WITH CONVERSION FACTOR:

** 1 HP=600 Watts

* 1 Ton=900 Watts

PANEL SCHEDULE "A"																															
VOLTAGE: 208 Y/120 VOLTS				BUS RATING (AMPS): 600				REMARKS:																							
MOUNTING: SURFACE				PHASE: 3				MAIN LUGS ONLY																							
ENCLOSURE: NEMA 1				WIRE: 4				MINIMUM EQUIPMENT RATING: 22,000				AMPS (RMS-SYM) AFC 11,043																			
CIRCUIT BREAKER				FEEDER				LOAD/PHASE (VA)				CIRCUIT BREAKER																			
No.	AMPS	POLE	MOD.	CIRCUIT NAME				C	WIRE	GRD	DEMAND FACTOR	WATTS	ØA	ØB	ØC	WATTS	DEMAND FACTOR	GRD	WIRE	C	CIRCUIT NAME				MOD.	POLE	AMPS	No.			
1	60	3	-	RT-1 ROOF TOP UNIT				1"	#6	#10	1.00	5,044	10,087				5,044	1.00	#10	#6	1"	RT-2 ROOF TOP UNIT				-	3	60	2		
3	-	-	-	-				-	#6	-	1.00	5,044			10,087		5,044	1.00	-	#6	-	-				-	-	-	4		
5	-	-	-	-				-	#6	-	1.00	5,044				10,087	5,044	1.00	-	#6	-	-				-	-	-	6		
7	40	3	-	RT-3 ROOF TOP UNIT				¾"	#8	#10	1.00	3,002	6,004				3,002	1.00	#10	#8	¾"	RT-4 ROOF TOP UNIT				-	3	40			
9	-	-	-	-				-	#8	-	1.00	3,002			6,004		3,002	1.00	-	#8	-	-				-	-	-	10		
11	-	-	-	-				-	#8	-	1.00	3,002				6,004	3,002	1.00	-	#8	-	-				-	-	-	12		
13	35	3	-	EF-1 EXHAUST FAN				¾"	#10	#10	1.00	2,102	3,038				937	1.00	#12	¾"	¾"	EF-2 EXHAUST FAN				-	3	20	14		
15	-	-	-	-				-	#10	-	1.00	2,102			3,038		937	1.00	-	#12	-	-				-	-	-	16		
17	-	-	-	-				-	#10	-	1.00	2,102				3,038	937	1.00	-	#12	-	-				-	-	-	18		
19	50	2	-	CU-1 AIR COOLED-CONDENSIN				¾"	#8	#10	1.00	3,224	4,784				1,560	0.65	#12	¾"	¾"	K98 WALK-IN COOLER CONDEN				-	2	20	20		
21	-	-	-	-				-	#8	-	1.00	3,224			4,784		1,560	0.65	-	#12	-	-				-	-	-	22		
23	20	2	-	K99 WALK-IN COOLER EVAPOR				¾"	#12	#12	0.65	104				1,604	1,500	0.65	#12	¾"	¾"	K97 WALK-IN COOLER STRIP				-	2	20	24		
25	-	-	-	-				-	#12	-	0.65	104	380				276	0.65	-	#12	-	K2 REACH-IN FREEZER				GFCI	-	-	26		
27	20	1	GFCI	K5 PIZZA REFRIGERATOR				¾"	#12	#12	0.65	1,080			1,356		276	0.65	#12	¾"	¾"	K2 REACH-IN FREEZER				GFCI	1	20	28		
29	20	1	GFCI	K9 CHEF BASE REFRIGERATOR				¾"	#12	#12	0.65	420				840	420	0.65	#12	¾"	¾"	K9 CHEF BASE REFRIGERATOR				GFCI	1	20	30		
31	20	1	GFCI	K11 DISH MACHINE				¾"	#12	#12	0.65	1,440	1,620				180	0.65	#12	¾"	¾"	K16 BLENDER SINK				GFCI	1	20	32		
33	20	1	GFCI	K18 DD BEER DISPENSER				¾"	#12	#12	0.65	660			840		180	0.65	#12	¾"	¾"	K16 BLENDER SINK				GFCI	1	20	34		
35	20	1	GFCI	K18 DD BEER DISPENSER				¾"	#12	#12	0.65	660				1,320	660	0.65	#12	¾"	¾"	K18 DD BEER DISPENSER				GFCI	1	20	36		
37	20	1	GFCI	K22 KEGERATOR BEER DISPEN				¾"	#12	#12	0.65	360	984				624	1.00	#12	¾"	¾"	CO KITCHEN, WH-1, RP-1				GFCI	1	20	38		
39	20	1	-	TELEPHONE TERMINAL BOARD				¾"	#12	#12	1.00	360			1,871		1,511	1.25	#12	¾"	¾"	LIGHT MAINLEVEL DINING				-	1	20	40		
41	20	1	-	SIGN MONUMENT				¾"	#12	#12	1.25	1,000				2,255	1,255	1.25	#12	¾"	¾"	LIGHT RECEPTION,RR & HALL				-	1	20	42		
43	20	1	-	SIGN WINDOWS				¾"	#12	#12	1.25	1,080	2,341				1,261	1.25	#12	¾"	¾"	LIGHT KITCHEN, REF BOX,FIRE				-	1	20	44		
45	20	1	-	CO RR				¾"	#12	#12	1.00	540			600		60	1.25	#12	¾"	¾"	LIGHT ELEVATOR HOIST WAY				-	1	20	46		
47	20	1	-	CO BAR(114)				¾"	#12	#12	1.00	540				2,249	1,709	1.25	#12	¾"	¾"	LIGHT STAIR, SEATING VIP				-	1	20	48		
49	20	1	-	CO RECEPTION & DINING				¾"	#12	#12	1.00	1,260	2,842				1,582	1.25	#12	¾"	¾"	LIGHT UPPER DINING				-	1	20	50		
51	20	1	-	CO FIRE RISER & EXT BY K98				¾"	#12	#12	1.00	360			1,086		726	1.25	#10	#10	1"	LIGHT EXTERIOR				-	1	20	52		
53	20	1	-	ELEV. SUMP PUMP				¾"	#12	#12	1.00	1,176				1,376	200	1.25	#12	¾"	¾"	ELEVATOR CAB				-	1	20	54		
55	20	1	-	CO ELEV. PIT				¾"	#12	#12	1.00	180	900				120	1.00	#12	¾"	¾"	CO SALIGN				-	1	20	56		
57	20	1	-	SIGN BUILDING				¾"	#12	#12	1.25	1,000			2,000		1,000	1.00	#12	¾"	¾"	CO SALIGN				-	1	20	58		
59	20	1	-	CO SEATING & FIRE PLACE				¾"	#12	#12	1.00	1,260				1,800	540	1.00	#12	¾"	¾"	CO VIP				-	1	20	60		
61	20	1	-	CO VIP BAR				¾"	#12	#12	1.00	1,080	1,280				200	1.00	#12	¾"	¾"	TWO-WAY COMM				-	1	20	62		
63	20	1	-	SURV. DVR & POE SWITCH				¾"	#12	#12	1.00	500			1,100		500	1.00	#12	¾"	¾"	HOOD CONTROL POWER				-	1	20	64		
65	20	1	-	IRRIGATION CONTROLLER				¾"	#12	#12	1.00	180				180		1.00				SPARE				-	1	20	66		
67	20	1	-	SPARE									0					1.00				SPARE				-	1	20	68		
69	20	1	-	SPARE									1.00			0		1.00				SPARE				-	1	20	70		
71	20	1	-	SPARE									1.00				500	500	1.00	#12	¾"	¾"	FIRE ALARM				RED	1	20	72	
73	-	-	-	SPACE								1.00			0			1.00				SPACE				-	-	-	74		
75	20	2	-	EH-1 ELECTRIC HEAT COIL				¾"	#12	#12	1.00	1,500			1,500			1.00				SPACE				-	-	-	76		
77	-	-	-	-				-	#12	-	1.00	1,500				1,500			1.00			SPACE				-	-	-	78		
79	40	3	-	RT-5 ROOF TOP UNIT				¾"	#8	#10	1.00	3,122	3,122					1.00				SPACE				-	-	-	80		
81	-	-	-	-				-	#8	-	1.00	3,122			3,122			1.00				SPACE				-	-	-	82		
83	-	-	-	-				-	#8	-	1.00	3,122				3,122			1.00			SPACE				-	-	-	84		

EXHIBIT J
FENCING PLANS



PROJECT NUMBER

23080

ISSUE DATE:

OCTOBER 6, 2025

REVISIONS:

No.	Date	Description
2	11/11/2025	City Comments 4
3	12/23/2025	City Comments 5

CONSULTANT

THE BREAK
12240 S 700 E
DRAPER, UT 84020



ARCHITECTURAL & SITE DETAILS

A5.4

JZW
ARCHITECTS

EXHIBIT K CROSS ACCESS DEVIATION STATEMENT



To: Nick Whittaker
Re: The Break – Deviation Request
Date: 4/14/25

Nick,

I am writing to formally request a deviation from the cross-access requirements to both the north and south adjacent properties. Due to significant elevation changes and the presence of retaining walls between these sites, providing cross-access is not feasible. This deviation exception is located in the city code at 9-25-080 E2ad. This property was not previously designed and required to provide reciprocal cross access to the subject property and the required site improvements physically impede the ability to create a cross access drive between both the north and south properties.

Please let me know if you require any additional information to support this request.

Feel free to contact me with any questions.

Thanks,
Gary Knapp
JZW Project Manager
801-936-1343

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-02-26

Re: Public Hearing: Jones Lawnmowing, LLC. Home Occupation Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.34 acres located on the North side of Browns Loop Way, at approximately 191 E. Browns Loop Way. The property is currently zoned RA2 (Residential Agricultural). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home office to operate a lawnmowing business.

Findings for approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

Findings for denial:

1. The proposal does not comply with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not mitigated through the imposition of reasonable conditions.

ATTACHMENTS:

[Jones Lawnmowing HOCUP staff report corrected.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

February 17, 2026

To: Draper City Planning Commission
Business Date: February 26, 2026

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Jones Lawnmowing, LLC.– Home Occupation Conditional Use Permit Request

Application No.: 2025-0273-USE

Applicant: Naaman Jones

Project Location: 191 E. Browns Loop Way

Current Zoning: RA2 (Residential agricultural, 20,000 ft² minimum lot size) Zone

Acreage: 0.34 Acres (Approximately 14,810 ft²)

Request: Request for approval of an Home Occupation Conditional Use Permit in the R3 zone to operate a Home Office for a lawnmowing business.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.34 acres located on the North side of Browns Loop Way, at approximately 191 E. Browns Loop Way (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home office to operate a lawnmowing business.

The property is Lot 1 of the Browns Pond, Phase 2 Subdivision. A detached single-family dwelling was built on the property in 2013. The Home Occupation utilizes an office located on the main floor of the dwelling, inventory storage space in the third car garage and a concrete pad on the east side of the property to store a dumpster and provide off-street employee parking (Exhibits F, G & H).



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	RA2	
West	RA2	
North	R3 (Single-Family Residential)	
South	R3	

The Residential Medium Density land use designation is characterized as follows:

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage “piecemeal” infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to, *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

Home Occupation. The DCMC Section 9-34-040 outlines development standards applicable to all home occupations. Those criteria, along with information specific to the subject request, are as follows:

- A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*
 - The applicant owns the business and resides in the dwelling where the home occupation is located.
- B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.*
 - The applicant has applied for a business license.
- C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*
 - The applicant has two non-resident employees who come to the home (Exhibit H).
 - The applicant is requesting a deviation from this criterion.
- D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.*
 - The applicant will comply with this criterion (Exhibit H).

- E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed.*
- The applicant stores his equipment inside of a trailer which is then stored in the third car garage which utilizes approximately 207 ft² of storage space (exhibits F & H)
- F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.*
- The applicant has a small dumpster on the east side of his property that is used to dump lawn clippings in. The dumpster is screened by a six-foot vinyl fence which matches the fencing surrounding the rear yard area. (Exhibits F & H)
 - The subject property has a concrete pad located on the east side of the home where the dumpster is located and where two off street parking stalls for employees are located.
 - The applicant is requesting a deviation from this criterion
- G. *Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.*
- The applicant indicates that the home occupation does not create such nuisances.
- H. *Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.*
- There is a home office area within the dwelling of approximately 200 ft² and storage space of approximately 207 ft² which is approximately 9 % of the dwelling units total square footage (Exhibits G & H).
- I. *Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.*

- According to the applicant there are no signs associated with the business at the home (Exhibit H).
- J. *Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.*
- Two employees come to the home. The applicant has provided two off-street parking stalls for the employee vehicles (Exhibits F & H)
 - The applicant is requesting a deviation from this criterion.
- K. *Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.*
- The applicant parks his personal truck, that is also used for the business, on the driveway.
 - Two employees park their vehicles in off street parking stalls located on the east side of the home. These stalls do not impact the required parking inside of a garage for the single-family dwelling.
 - Lawn mowing equipment is stored inside of a trailer which is parked in the third car garage space
 - There is no signage on any vehicles
 - The applicant is requesting a deviation from this criterion
- L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*
- A concrete pad located on the east side of the subject property is used to provide employee vehicle parking (Exhibits F & H).
 - A dumpster is stored on the east side of the property on a concrete pad, and screened from view with a 6-foot tall vinyl fence.
 - The applicant is requesting a deviation from this criterion
- M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.*
- No customers come to the home (Exhibit H).

N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*

- The applicant indicates that they won't cause a demand for public utilities. (Exhibit H).

O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property.*

- The applicant indicates that they conduct business in an office located in the dwelling that is approximately 200 ft² (Exhibits G & H).
- The applicant indicates that a dumpster is stored at the property in the yard.
- The applicant is requesting a deviation from this criterion

P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles.*

- The applicant's property is a single-family dwelling and an approval letter from an HOA or management company is not required.

Q. *Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations.*

- The home occupation does not involve child care or food production.

Based upon the staff review of the applicants request and the permitted use requirements to operate a Home Occupation found in DCMC 9-8-020, the applicant will need approval from the Planning Commission for multiple deviations from the listed requirements.

Deviations from the operational criteria are allowed through the Conditional Use Permit process. Staff believes that the proposed home occupation does have the potential to impact traffic due to employees coming to the home and parking their vehicles, as well as the aesthetic impact to the neighborhood by storing a dumpster on the property. However, the applicant has provided two off-street parking stalls to mitigate parking related issues and only two (2) employees will come to the home which will create minimal if any traffic issues. The applicant has also provided adequate screening of the dumpster which mitigates some of the aesthetic impacts to the neighborhood, however, the smell of the dumpster could be a nuisance, but this can be mitigated by having the dumpster emptied weekly and keeping the lid closed.

Criteria For Approval.

The criteria for review and potential approval of a conditional use permit request is found in Section 9-5-080(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:*
- 1. A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
 - 2. Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
 - 3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
 - 4. The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
 - a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. The suitability of the specific property for the proposed use;*
 - c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*

- d. The economic impact of the proposed facility or use on the surrounding area;*
 - e. The aesthetic impact of the proposed facility or use on the surrounding area;*
 - f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
 - g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
 - h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
- 5. The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Home Occupation Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Home Occupation Conditional Use Permit submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Home Occupation Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Home Occupation Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request based on the findings and criteria for approval, or denial as listed within the staff report. The Planning

Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
2. That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.
3. That only one (1) business vehicle shall be allowed as part of the business and that it must be parked on the property in the location shown on the approved site plan when at the subject property.
4. No customers are permitted to come to the home.
5. That the business shall be limited to a maximum of two (2) non-resident employees.
6. That the employees park their vehicles in the designated off-street parking stalls as shown in the site plan.
7. That storage of all inventory, supplies, and equipment shall be located inside the third car garage.
8. That the dumpster shall be screened and the lid closed except when being filled or emptied.
9. That the dumpster shall be maintained at all times and properly emptied at least once a week.
10. That the business or business operations shall not create any of the nuisances listed in DCMC Section 9-34-040(G).
11. That the applicant shall bring their driveway into compliance by reducing the width to no more than 30 feet as described in DCMC 9-10-075(A)(1)

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Naaman Jones, Application 2025-0273-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated February 16, 2026.

Findings for approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

I move that we approve the Home Occupation Conditional Use Permit, as requested by Naaman Jones, Application 2025-0273-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated February 16, 2026 and as modified by the following additional findings or conditions:

1. (List any additional findings...)
2. (List any additional conditions...)

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by Naaman Jones, Application 2025-0273-USE, based on the following findings for denial listed in the Staff Report dated February 16, 2026.

Findings for denial:

1. The proposal does not comply with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not mitigated through the imposition of reasonable conditions.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works
Engineering, CN=Brien Maxfield
Date: 2026.02.19 15:54:41-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.02.20 10:23:36-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2026.02.20 09:17:13-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.02.19 15:52:10-07'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL-INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No Additional Comments

Engineering and Public Works Divisions Review.

1. No Additional Comments

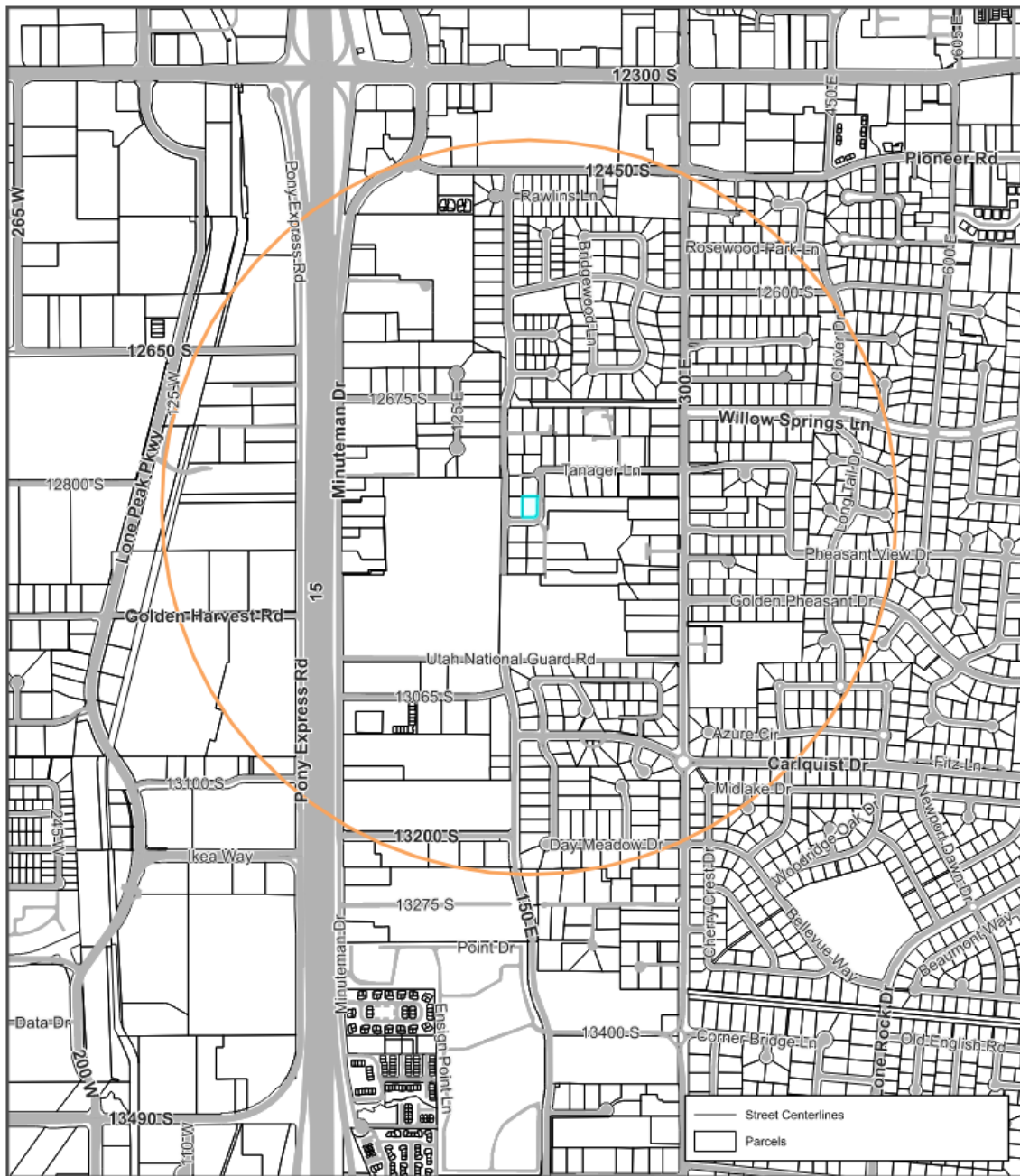
Building Division Review.

1. No Additional Comments

Fire Division Review.

1. No Additional Comments

EXHIBIT B VICINITY MAP



Date Printed: 2/13/2026

Jones Lawnmowing, LLC.

191 E BROWNS LOOP WY

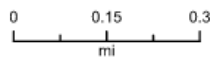


EXHIBIT C
AERIAL MAP



Date Printed: 2/13/2026

Jones Lawnmowing, LLC.
191 E BROWNS LOOP WY

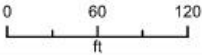
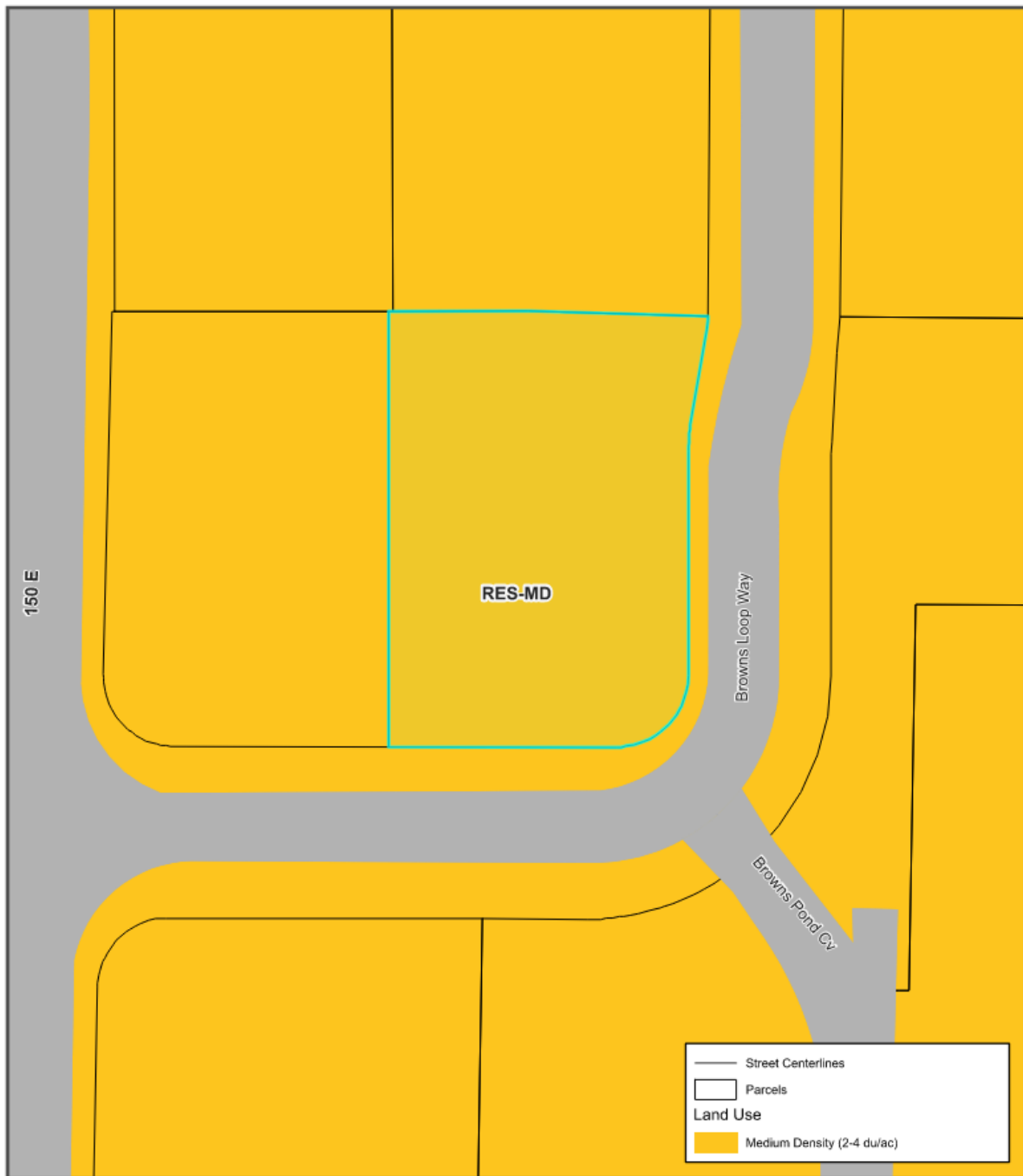


EXHIBIT D
LAND USE MAP



Date Printed: 2/13/2026

Jones Lawnmowing, LLC.
191 E BROWNS LOOP WY

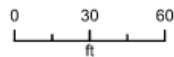
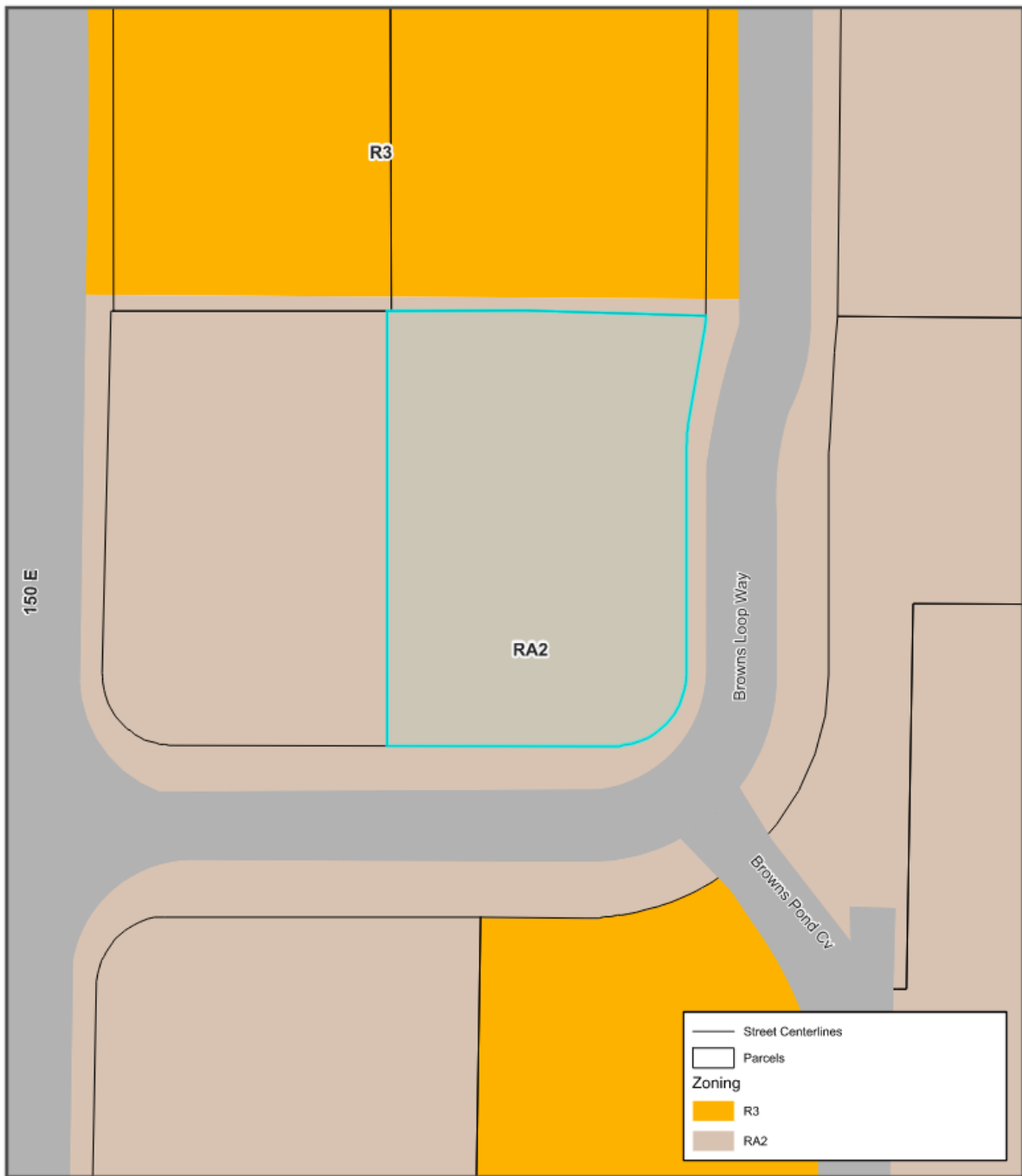
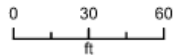


EXHIBIT E
ZONING MAP

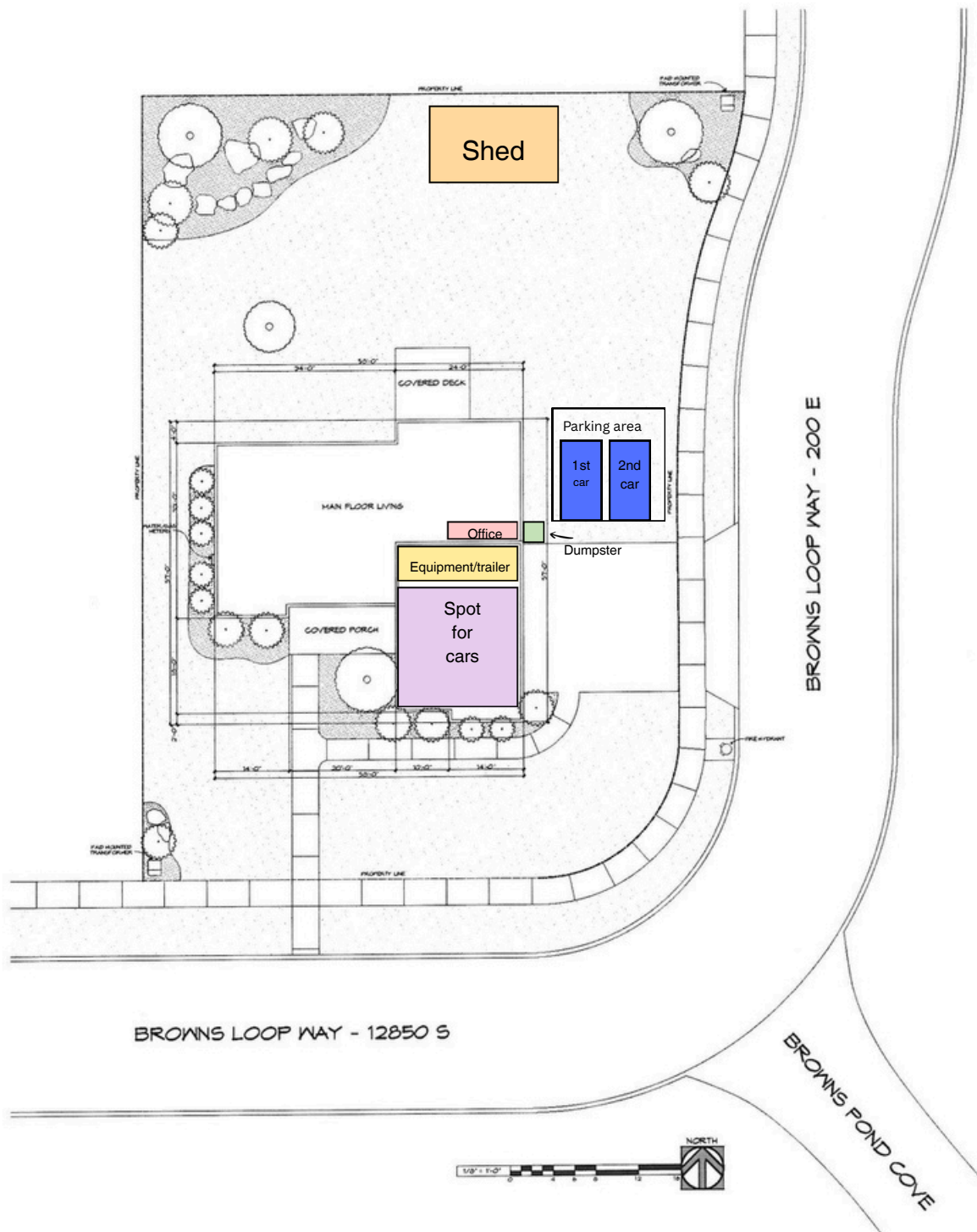


Date Printed: 2/13/2026

Jones Lawnmowing, LLC.
191 E BROWNS LOOP WY



**EXHIBIT F
SITE PLAN**



Key.

- = Dumpster (7.5' x 8.5' x 6)
- = Office Space (13'x6')
- = Trailer & Equipment
- = Spot for cars
- = Shed (10'x20')
- = Parking area is (23'x24')

Jones Lawnmowing

JONES RESIDENCE

Address:	191 E Browns Loop Way Draper, UT 84020
Owner:	Naaman Jones:
Parcel Lot #:	2831126T140000
Lot Size:	34 Acres
Square Footage:	
Upper Level	996 sq ft
Main Level	1634 sq ft
Lower Level	600 sq ft
Unfinished Basement:	1078 sq ft
Garage:	796 sq ft
Total	5104 sq ft

Updated map: 12/18/25

DRAWN BY: MIKE JOHNSON
DATE: 09/21/2022

**EXHIBIT G
FLOOR PLAN**

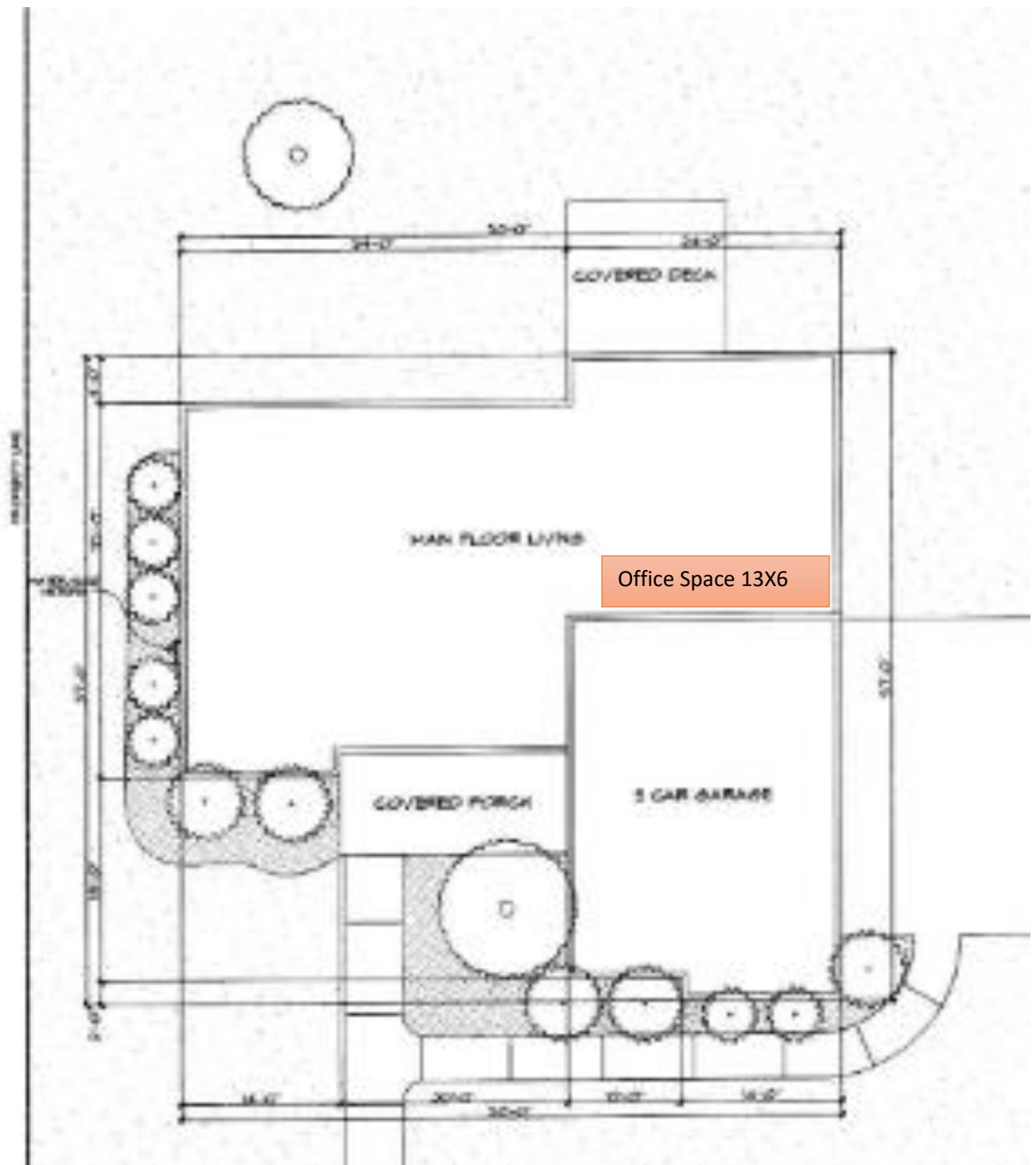


EXHIBIT H
APPLICANT STATEMENTS

Please explain how you will meet the standards listed below. If it does not apply explain why (N/A is not a valid response). If you do not meet the standard, identify that and explain how you intend to mitigate the impact.

9-34-040: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any home occupation allowed as a permitted use:

A. Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.

- I own and live in the home and own the business

B. Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.

- I have applied for a business license

C. Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.

- There are two non-resident employees who come to the home

D. Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.

- My building (home) complies with all fire, building, plumbing, electrical, and all other city, county, state, and federal codes.

E. Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed. (Ord. 909, 7-21-2009)

- I use approximately 210 square feet in my third car garage to store a trailer to hold my equipment. The trailer takes up a space of 9' wide by 23' long including the tongue which extends 5' forward from the bed (usable area) of the trailer.

F. Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation. (Ord. 1132, 2-17-2015)

- I have a dumpster and a pad where two employees can park their vehicles. Both are located on the east side of my home

G. Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.

- I do not create these nuisances

H. Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.

- My office is located in the home on the main floor and is 200 square feet

I. Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.

- No signs

J. Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.

- A personal truck that is also used for my business is parked on the driveway in front of the third car garage

K. Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.

•

L. Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.

- A dumpster that is screened by a fence located on the east side of my property
- A cement pad where the two employees can park their vehicles

M. Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.

- There are no customers that come to my residence.

N. Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

- My home occupation does not cause any demand on utilities other than normal residential use. I do not have any equipment that would need the use of electricity or water. The dumpster mentioned alleviates any extra use of city garbage pick up

O. Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property. (Ord. 909, 7-21-2009)

- My home occupation (administration) is conducted, located and contained within the primary structure as we have a small home office and my equipment is secure and unseen inside the garage

P. Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section [9-34-060](#) of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles. (Ord. 1132, 2-17-2015)

- My home is a single-family dwelling

Q. Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations. (Ord. 909, 7-21-2009)

- I do not provide childcare or do food production/preparation

Employee Parking and Dumpster Fence

I have a small crew of 1 or 2 employees that does weeding and flowerbed maintenance. There is room in my driveway to park 2 employee cars. The employees cars will be parked in my driveway for up to 5 hours four days a week and they will use my personal vehicle that is normally be parked in my driveway. No cars will not be parked on the street and will appear just like any other car parked in a driveway. It will not increase the number of vehicles at my home. This employee(s) will be at the home long enough to exchange vehicles. (See map for parking area

The height of the dumpster enclosure is 6 feet. This height completely hides the dumpster which is 5' 3" at its tallest point. This fence is a standard height and is the same height as the fencing that goes around my yard and most of the yards in my neighborhood that have fencing. The dimensions of the dumpster enclosure are 8.5' long x 7.5' wide x 6' tall

MEMO



To: Planning Commission
From: Todd A. Draper, AICP
Date: 2026-02-26

Re: Public Hearing: City Initiated Highland Boundary Adjustment Land Use Map and Zoning Map Amendment Requests (Legislative Action)

Comments:

This application is a request for approval of a Land Use Map Amendment and Zoning Map Amendments for approximately 0.25 acres located on the southeastern boundary of the City at approximately 16199 S. 3300 E. The property is currently zoned A5 (Agricultural) and is located in the Hillside Sensitive Overlay Zone.

Draper City and Highland City are mutually adjusting their municipal boundary lines in the subject area to incorporate a small parcel of land that was purchased by Highland City for the creation of a trail into Highland City, and to include a nearby sliver of land located in Highland City into Draper City. It is anticipated that the area being annexed into Draper City will be designated as the Residential Hillside Low Density Land Use, the A5 zone and the Hillside Sensitive Overlay zone consistent with the adjacent property in the city. Draper City is seeking to amend the Draper City land use and zoning maps to remove the zoning and land use designations from the property that will become part of Highland City.

Findings for Approval:

1. The proposed amendments are consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendments will not affect the standards of any applicable overlay zone.
4. The proposed amendments will not adversely affect adjacent property.
5. There will be adequate facilities and services to serve the subject property within Highland City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

ATTACHMENTS:

[Highland Boundary LUMA and ZMA staff report - Final.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

February 6, 2026

To: Draper City Planning Commission
Business Date: February 26, 2026

From: Development Review Committee

Prepared By: Todd Draper, AICP, Planning Manager
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: City Initiated Highland Boundary Adjustment - Land Use Map and Zoning Map Amendment Requests

Application No.: 2026-0017-MA & 2026-008-MA

Applicants: Draper City

Project Location: Approximately 16199 S. 3300 E.

Current Zoning: A5 (Agricultural) Zone, Hillside Sensitive Overlay Zone.

Acreage: Approximately 0.25 Acres (10,890 ft²)

Request: Request for approval of Amendments to the Land Use Map and Zoning Map of Draper City.

BACKGROUND AND SUMMARY

This application is a request for approval of a Land Use Map Amendment and Zoning Map Amendments for approximately 0.25 acres located on the southeastern boundary of the City at approximately 16199 S. 3300 E. (Exhibit C & D). The property is currently zoned A5 and is located in the Hillside Sensitive Overlay Zone.

Draper City and Highland City are mutually adjusting their municipal boundary lines in the subject area to incorporate a small parcel of land that was purchased by Highland City for the creation of a trail into Highland City, and to include a nearby sliver of land located in Highland City into Draper City. It is anticipated that the area being annexed into Draper City will be designated as the Residential Hillside Low Density Land use and the A5 and Hillside Sensitive Overlay zones consistent with the adjacent property in the city. Draper City is seeking to amend the Draper City land use and zoning maps to remove the zoning and land use designations from the property that will become part of Highland City.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Hillside Low Density	Exhibit E
Current Zoning	A5, Hillside Sensitive Overlay Zone	Exhibit F
Adjacent Zoning		
East	R-1-40 (Residential) (Highland City)	
West	A5, Hillside Sensitive Overlay Zone	
North	RR-22 (Rural Residential) (Suncrest Development Agreement)	
South	A5, Hillside Sensitive Overlay Zone.	

The Residential Hillside Low Density Land Use Designation is characterized as follows:

Residential Hillside Low Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Large lot single-family neighborhoods or ranchettes • Natural features and vegetation is predominant and special care is required in order to preserve those features • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools
DENSITY	• Density range of 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Agricultural (A2) • Agricultural (A5) • Master Planned Community (MPC) • Single-family Residential Hillside (RH)	

According to the Draper City Municipal Code (DCMC) Section 9-8-20(B)(3) the purpose of the A5 zone is to *"maintain the status of large tracts of agricultural land by allowing most commercial agricultural uses. Typical uses include farming, dairy, and cattle production."*

Map Amendments. The modifications will remove the zoning and land use designations for the Highland City property from the respective Draper City Zoning and Land Use Maps. Highland City will assign zoning and land use designations for their property. The Draper

City Council will assign zoning and land use designations for the property being added to Draper City at time of the boundary adjustment.

Criteria For Approval.

Zoning Map Amendment

A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E) of the DCMC:

1. *Map Amendments:*

- a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- c. *Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
- d. *The extent to which the proposed amendment may adversely affect adjacent property; and*
- e. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Land Use Map Amendments

The Land Use Map amendment request also falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D). That section is noted as follows:

- D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
1. *A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
 - a. *The name, address and telephone number of the applicant and the applicant's agent, if any.*

- b. *The name and address of every person or company the applicant represents.*
 - c. *The requested amendment and reasons supporting the request.*
 - d. *If the proposed amendment requires a change in the zoning map, the application shall include:*
 - (1) *An accurate property map showing present and proposed zoning classifications;*
 - (2) *All abutting properties showing present zoning classifications; and*
 - (3) *An accurate legal description and an approximate common address of the area proposed to be rezoned.*
 - e. *If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
2. *After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.*
 3. *The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.*
 4. *The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Land Use and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed their review of the Land Use and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the requests based on the findings and criteria for approval, as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

MODEL MOTIONS

Sample Motion for Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0017-MA and 2026-0018-MA, based on the findings and criteria for approval as listed in the Staff Report dated February 5, 2026.

Findings for Approval:

1. The proposed amendments are consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendments will not affect the standards of any applicable overlay zone.
4. The proposed amendments will not adversely affect adjacent property.
5. There will be adequate facilities and services to serve the subject property within Highland City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

Sample Motion for Modified Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0017-MA and 2026-0018-MA, based on the findings and criteria for approval as listed in the Staff Report dated February 5, 2026, and the following additional or modified findings.

1. (List any additional or modified findings...)

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.02.20 15:13:51-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
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O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.02.20 10:22:43-07'00'

Draper City Planning Division

Don Buckley

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O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2026.02.20 10:43:57-07'00'

Draper City Fire Department



Draper City Legal Counsel

Matthew Symes

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E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.02.20 12:34:43-07'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL-INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

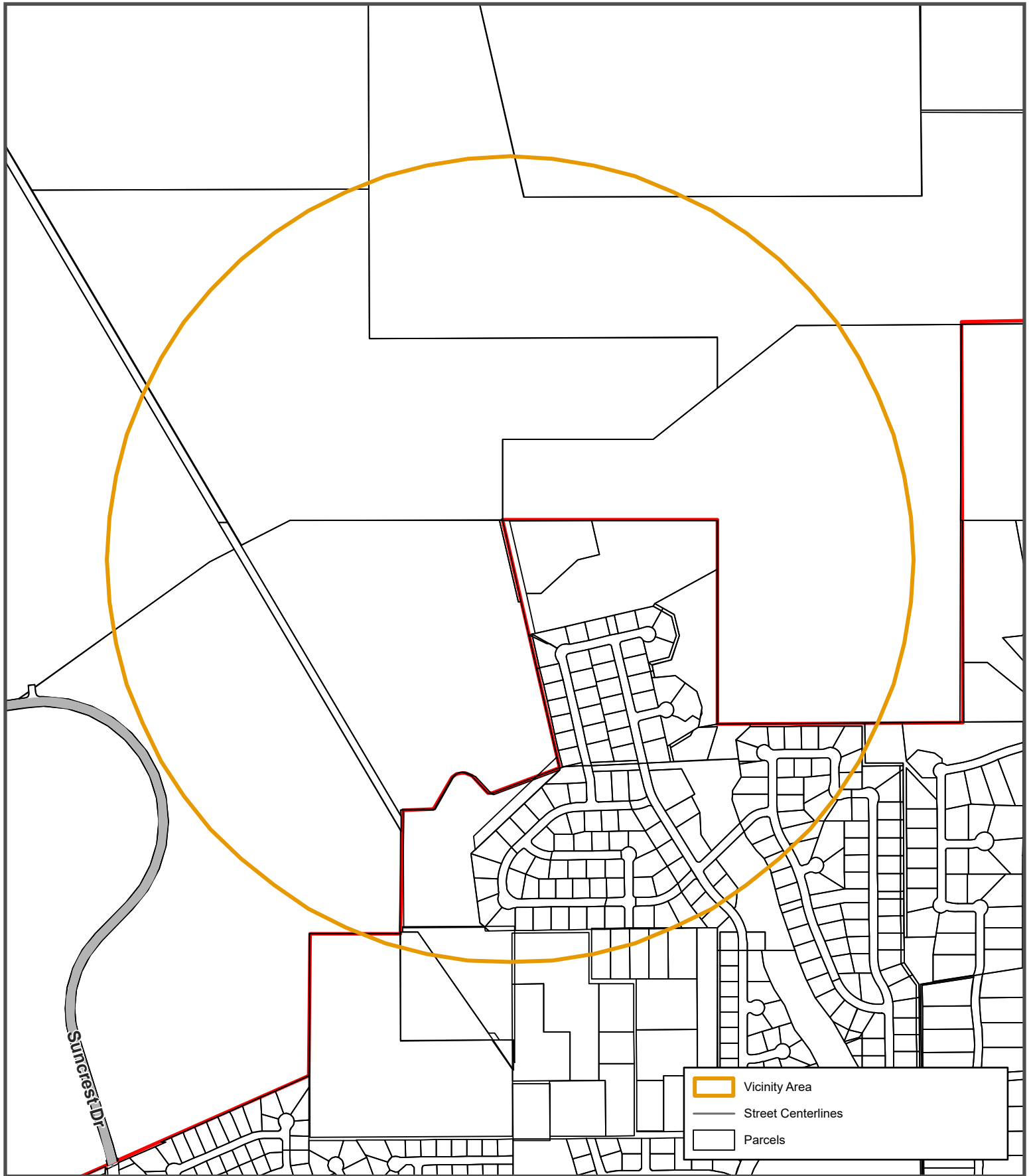
EXHIBIT B
LEGAL DESCRIPTION

DRAPER CITY TO HIGHLAND CITY (WARRANTY DEED ENTRY NO. 93564–2022):

A PARCEL OF LAND SITUATE UPON A PORTION OF COUNTY PARCEL NUMBER 11:017:0046 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY NUMBER 95221:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH UTAH COUNTY LAND SURVEY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89°48'15" EAST 1,231.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'15" EAST 20.52 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF SAID COUNTY PARCEL; THENCE SOUTH 12°45'53" EAST 540.88 FEET ALONG THE EAST LINE OF SAID COUNTY PARCEL; THENCE SOUTH 77°14'07" WEST 20.00 FEET; THENCE NORTH 12°45'53" WEST 545.49 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
VICINITY MAP



Date Printed: 2/13/2026

City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.



EXHIBIT D
AERIAL MAP



Date Printed: 2/13/2026

City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.

0 0.03 0.05
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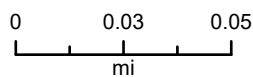
EXHIBIT E
LAND USE MAP



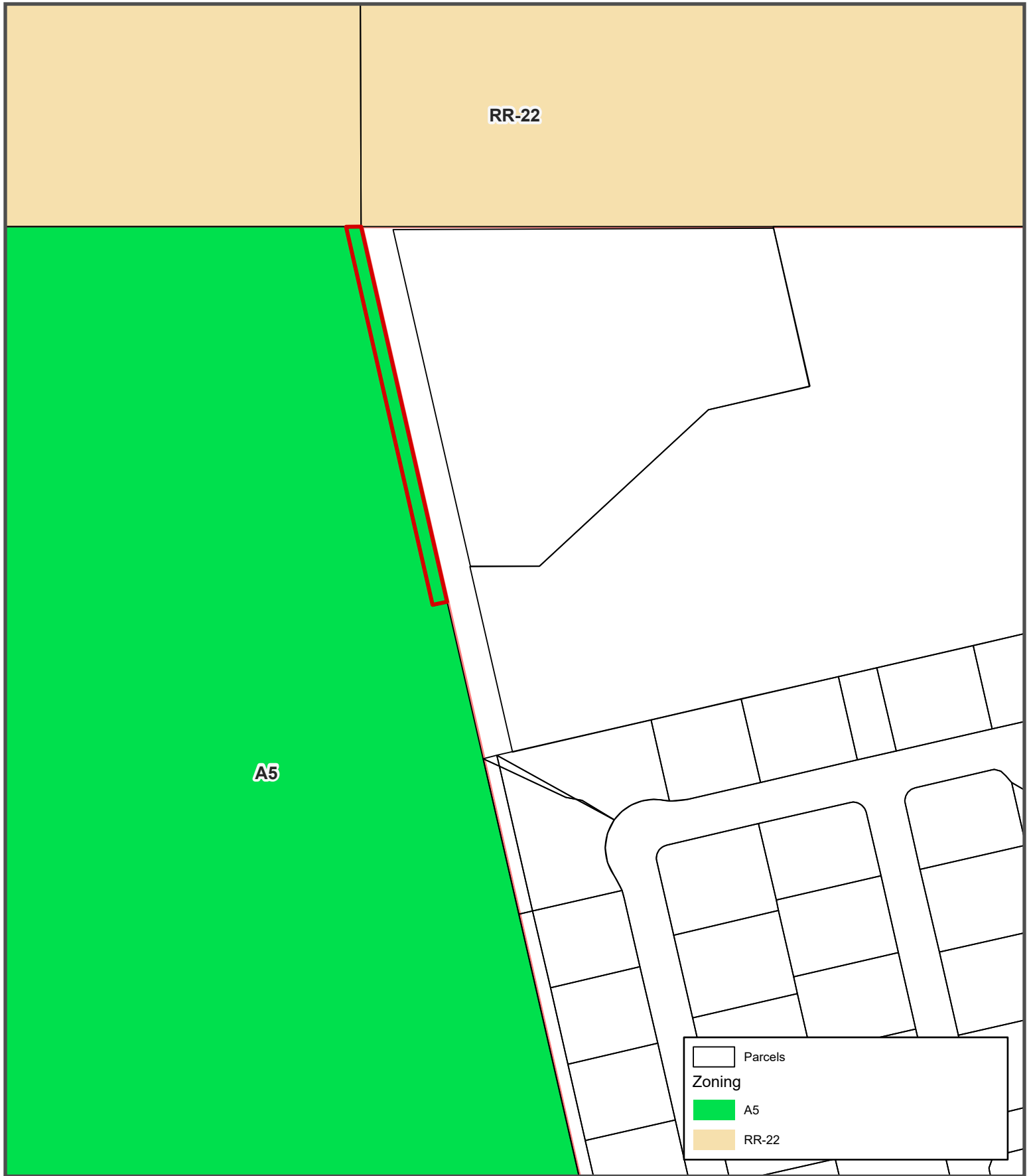
Date Printed: 2/13/2026

City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.



**EXHIBIT F
ZONING MAP**



Date Printed: 2/13/2026

City Initiated Highland Boundary Adjustment

Approximately 16199 S . 3300 E.

