SYRACUSE CITY

Syracuse City Council Business Meeting
September 14, 2021 – 6:00 p.m.
In-Person Location: Syracuse City Hall, 1979 W. 1900 S.
Electronic: Via Zoom Meeting
Connect via telephone: +1-301-715-8592 US, meeting ID: 886 4462 4997
Streamed on Syracuse City YouTube Channel

1. Meeting called to order
   Invocation or thought
   Pledge of Allegiance
   Adopt agenda
2. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. (*Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.com, by 5:00 p.m. on September 14, 2021. Comments submitted by the deadline will be read for the record of the meeting.*)
3. Report/update on drought conditions and secondary water provision. (10 min.)
4. Discussion and/or action regarding petition from Tyson Hamblin for culinary water service outside City limits at 3300 W. 2700 S. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bingham.***
5. Request to be on the agenda: Davis County 4H Horse and Livestock will be making a presentation regarding their program. (15 min.) *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
6. Discussion and/or action regarding a proposal from Mayor Gailey to direct the Parks Advisory Committee to remove the Syracuse Equestrian Park from consideration as the location for a proposed BMX track in the City. (5 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***
7. Approval of Minutes: (5 min.)
   a. July 27, 2021 Work Session.
   b. August 10, 2021 Truth in Taxation Hearing.
   c. August 10, 2021 Business Meeting.
8. Committee Appointments:
   a. Proposed Resolution R21-43 reappointing Christopher Weaver to the Syracuse Arts Council.
   b. Proposed Resolution R21-44 appointing Kenneth Hellewell to the Syracuse City Planning Commission.
   c. Proposed Resolution R21-45 appointing James King to the Syracuse City Planning Commission as an alternate member.
9. Consent agenda:
   a. Proposed Ordinance 2021-24 amending Sections 10.20.030, 10.20.050, and 10.30.090 of the Syracuse City Municipal Code pertaining to noticing land use hearings and meetings in newspapers.
   b. Proposed Resolution R21-42 authorizing execution of Memorandum of Understanding (MOU) with Department of Workforce Services to participate in a temporary Water Assistance Program.
10. Proposed Ordinance 2021-25 amending the Syracuse City Zoning Map from R-1 to R-3, related to property located at 1343 S. Bluff Road. (5 min.) *Council discussion, if necessary, will commence with **Councilmember Savage.***
11. Discussion and/or authorization to proceed with submitting parks maintenance facility design to Planning Commission. (15 min.) *Council discussion, if necessary, will commence with **Councilmember Teague.***
12. Proposed Ordinance 2021-26 amending Chapter 10.100 of the Syracuse City Municipal Code pertaining to the Town Center Overlay Zone. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bingham.***
13. Proposed Ordinance 2021-27 amending Section 10.30.010 of the Syracuse City Municipal Code pertaining to swimming pool setbacks. (5 min.) *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
14. Consideration of letter of support for North Davis Sewer District (NDSD) grant request for American Rescue Plan Act (ARPA) funding. (5 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***
15. Proposal to commence a process to consider comprehensive updates to the City's General Plan. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Savage.***
16. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. (*Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.com, by 5:00 p.m. on September 14, 2021. Comments submitted by the deadline will be read for the record of the meeting.*)
17. Mayor/Council announcements.
18. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (if necessary).
19. Adjourn.

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City
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Offices at 801-825-1477 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 9th day of September, 2021 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examiner on September 9, 2021.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER

COUNCIL AGENDA

August 24, 2021

Agenda Item **Request for culinary water service at approximately 3300 W 2700 S**

Factual Summation

- Tyson Hamblin is planning to construct a home on property currently owned by his father Lance Hamblin that is located outside Syracuse City limits. He is requesting a culinary service connection from the city water main running in the street in front of the property.
- Tyson has indicated that this water would only be needed for indoor purposes.
- Syracuse Code 4.15.130 requires those outside city limits to petition the city council for water service.

Action Items

- Whether to approve a culinary water service to the property at approximately 3300 W 2700 S.

SYRACUSE CITY
1979 W 1900 S
SYRACUSE, UT 84075
801.825.1477

PETITION FOR EXTENSION OF WATER OUTSIDE SYRACUSE CITY

(Submit to City Recorder's Office)

PROPERTY LOCATION: Apprx. 3300 W 2700 S **PROPERTY OWNER:** Tyson Hamblin

DISTANCE AND LOCATION OF PROPOSED EXTENSION: _____

SIZE OF CONNECTION: Residential **# OF CONNECTIONS:** 1

BRIEF DESCRIPTION OF INTENDED USE:

Cullinary water for home

MAIN CONTACT PERSON:

(It is the Main Contact's responsibility to notify/inform other property owners of any notifications or information received regarding this Petition)

Name: Tyson Hamblin Phone: 385-260-0378

Mailing Address: 3388 West 2700 South City: Syracuse

State: UT Zip: 84075 Email: Tysonhamblin24@gmail.com

INCLUDE WITH THIS PETITION (in accordance with Syracuse City Code 4.15.310):

1. A map of the subject property identifying the location of the extension and connection(s).
2. Electronic copy of prepared map sent to cassieb@syracuseut.com
3. A legal property description in word format sent to: cassieb@syracuseut.com

ALTERNATE CONTACT
LANCE HAMBLIN
801-547-7681

By signing this form, petitioner acknowledges their understanding that the City, in granting the petition, need only supply such water to the petitioner from time to time as shall be deemed by the City Council to be available beyond the requirements of water use within the City limits and that such extension shall be the property of and subject to the control of the City. This is a request for water connection and does not guarantee a connection to the water system.

Signature of Applicant: Tyson Hamblin Aug. 26, 2021

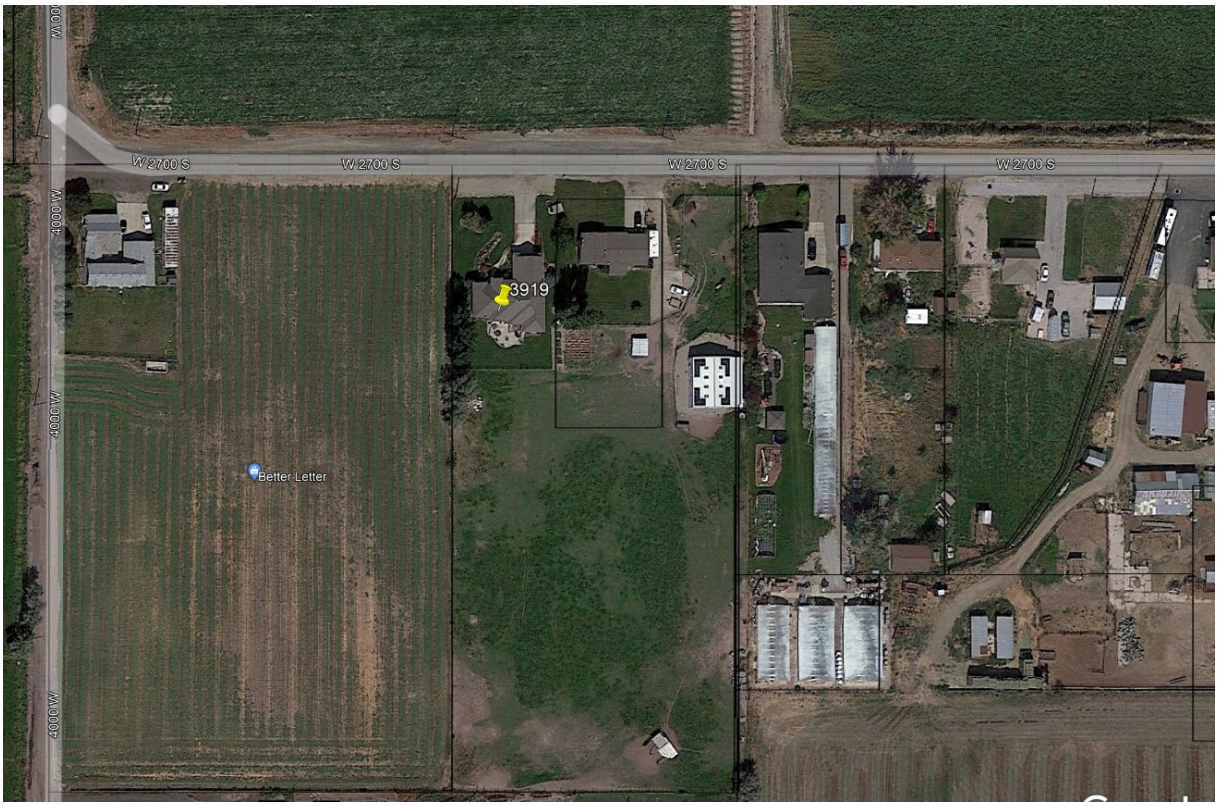
Date Submitted

2700 South
2700 South
2700 South
2700 South
1 acre
150'
291'
Esri

Property at 3919 West 2700 South

ALL OF LOT 1, SHEPHERD ESTATES. LESS & EXCEPT: A PART OF LOT 1, SHEPHERD ESTATES, MORE PART'LY DESC AS: BEG AT THE NW COR OF SD LOT 1 & RUN TH S 89^52'18" E 100.00 FT ALG THE S LINE OF 2700 SOUTH STR TO THE NW COR OF LOT 2, SHEPHERD ESTATES; TH S 00^13'13" W 217.80 FT ALG THE W LINE OF SD LOT 2 TO THE SW COR OF SD LOT 2; TH N 89^52'18" W 100.00 FT TO THE W LINE OF SD LOT 1; TH N 00^13'13" E 217.80 FT ALG SD W LINE OF LOT 1 TO THE POB. CONT. 2.53 ACRES ALSO: A PART OF LOT 1, SHEPHERD ESTATES, MORE PART'LY DESC AS: BEG AT THE NW COR OF SD LOT 1 & RUN TH S 89^52'18" E 100.00 FT ALG THE S LINE OF 2700 SOUTH STR TO THE NW COR OF LOT 2, SHEPHERD ESTATES; TH S 00^13'13" W 217.80 FT ALG THE W LINE OF SD LOT 2 TO THE SW COR OF SD LOT 2; TH N 89^52'18" W 100.00 FT TO THE W LINE OF SD LOT 1; TH N 00^13'13" E 217.80 FT ALG SD W LINE OF LOT 1 TO POB. CONT. 0.50 ACRES TOGETHER WITH A DESC R/W. ALSO: BEG AT NE COR OF W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SEC 20-T4N-R2W, SLB&M; TH W 3.86 FT; TH S 600 FT ALG THE E LINE OF SHEPARD ESTATES; TH E 3.86 FT; TH N 600 FT TO THE POB. CONT. 0.055 ACRES TOTAL ACREAGE 3.085 ACRES.


W 2700 S
W 2700 S
3919


W 2700 S
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4000 W
3919
Better Letter

COUNCIL AGENDA
September 14, 2021

Agenda Item **#5** Request to be on the agenda: Davis County 4H Horse and Livestock Ambassadors

Factual Summation

- Jenna Aldrich, Advisor to the Davis County 4H Horse and Livestock group, requested that 4H Ambassadors be given time on the agenda to present information to the Mayor and Council regarding their program and the services they provide in Syracuse City and other Davis County cities.
- A copy of the group's presentation has been included in this meeting packet.

Discussion Goals

The following items outline the goals of this discussion:

1. Receive the 4H presentation and discuss topics of interest with Ambassadors of the group.

COUNCIL AGENDA
September14, 2021

Agenda Item **#6** Authorization to Remove the Equestrian Park Location from Consideration of Potential BMX Park

Background

- Any question regarding this agenda item may be directed to Mayor Mike Gailey

- Last February, representatives from Legacy BMX came before the City Council to discuss the idea of moving their BMX track to Syracuse. Their current lease with Davis County is ending, and it is expected that the County will not renew the lease. Plans at the County include the possibility of converting the current BMX track location to athletic fields.

- At the February 23rd Council meeting, the BMX proposal was assigned to the Parks Advisory Committee to research the details, such as costs, possible locations, and management structure of the BMX proposal, and return with a recommendation to the City Council.

- During the explorations of the Parks Advisory Committee, the location of the existing equestrian arena was identified as one of three potential places to locate the BMX track. The Parks Advisory Committee asked staff to gather the following information:

    - Provide of cost estimate of constructing a new equestrian park at another location
    - Provide usage data of the existing equestrian park
    - Put together cost estimates for the construction of the BMX and pump tracks
    - Provide a draft memorandum of understanding on the management of the tracks
    - Put together a basic layout and concept plan for the improvements

- The information above is scheduled to be presented to the Parks Advisory Committee at their September 15th meeting.

Discussion

Mayor Gailey is proposing that the Council preemptively vote to remove the Equestrian Park location from consideration. This will both respond to the voice of the citizens who use the facility, and allow the Parks Advisory Committee to complete their task without wasting time on a location of which the Council would not approve.

Action Item

Vote on whether to remove the equestrian park from consideration for the location of the proposed BMX track.

CITY COUNCIL AGENDA

September 14, 2021

Agenda Item #7 Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
    a. City Council Work Session of July 27, 2021.
    b. City Council Truth in Taxation Meeting of August 10, 2021.
    c. City Council Business Meeting of August 10, 2021.

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Work Session Meeting, July 27,2021

Minutes of the Work Session of the Syracuse City Council held on July 27, 2021 at 6:00 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 871 0242 1847, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

DRAFT

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

City Manager Brody Bovero
City Recorder Cassie Z. Brown

Excused: Mayor Mike Gailey

City Employees Present:
Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to hear public comments; receive a report regarding secondary water; discuss water use and rates for dust control; discuss the following Planning items:

1. Application to rezone property located at approximately 2376 W. Antelope Drive from General Commercial (GC) to Planned Residential Development (PRD).
2. Continued discussion - proposed amendment to Development Agreement for Holt Mixed-Use Development (MXD) project, located at approximately 1283 W. 1700 S.
3. Continued discussion – application to rezone property located at approximately 817 W. 1700 S. from Mixed-Use Residential (MXD) to MXD/General Commercial (GC).
4. Continued discussion of potential text amendment in Syracuse City Code Section 10.100 pertaining to the Town Center Overlay Zone.

Discuss proposed adjustments to City Hall staffing levels; discuss Fiscal Year (FY) 2020-2021 General Fund surplus priorities and Fund Balance; discuss final Fiscal Year (FY) 2021-2022 Budget and preparation for Truth in Taxation Hearing scheduled for August 10 2021; continue discussion of adjustments to City Council Rules of Order and Procedure regarding electronic meetings; and discuss future agenda items/Council announcements.

Councilmember Savage provided an invocation. Councilmember Teague led the audience in the Pledge of Allegiance.

Public comment.

Mayor Pro-Tem Maughan stated that tonight's meeting agenda provided instructions for residents to email their public comments to City Recorder Brown by 5:00 p.m. tonight in order for them to be read into the record of the meeting. City Attorney Roberts read the following public comments into the record:

"Dear City Council, Mayor, and Staff:

I appreciate the opportunity to address you tonight and would love an opportunity to discuss this further in an upcoming public hearing. We have worked with CVS the past 8-10 months to secure a new site to relocate our existing store located at Antelope Drive and 2000 West. As part of our negotiations with CVS, we are contractually obligated to build our site with the building next to the park, and dispensers in the front as to avoid eliminating their visibility of their store. The existing Maverik store is a small store that is located on a very small site. Our desire is to relocate across the street on a larger site to construct a new building, gas dispensers, outdoor picnic areas, sidewalks, and other amenities. Unfortunately, the new design standards that you're reviewing tonight will prohibit Maverik from rebuilding a new site at this location or any location within the zone regardless that the use is allowed. We have worked extensively with staff to modify a few items within their proposal to provide flexibility in the new design standards to accommodate the uses that are currently allowed in the current zoning code in the commercial zone including auto related, quick serve restaurants, and other convenience retail. These changes include: excluding a minimum front yard setback forcing buildings to locate to the street, and eliminating parking in the front and side of the buildings. This is an urban design requirement that is typically applied in downtown cities that offer bike lanes, public trax/bus rapid transit, very high density, and is heavily focused on pedestrians. Pedestrian traffic was counted in front of the CVS site, and there were extremely low volumes of pedestrians.

We had the opportunity to ask our store manager in our existing store to present our design and architecture with the building placed next to the park to the public. The friendly poll lasted a few weeks, and there were over 600 signatures who support our new proposal including design and architecture; many of these signatures are residents of Syracuse. WE have provided a packet for you with these signatures. Since the poll was taken, our store manager is often asked when Maverik will be able to build our new site.

We would like to request your assistance in providing flexibility within the design code standards to allow us and other similar types of stores to have the ability to locate within Syracuse city. We would also like to request that a public hearing be scheduled to allow Maverik, residents, brokers, and other interested public to have the ability to provide our feedback on the design standards in a public hearing with the city council.

We respectively appreciate your time and efforts.

Leslie Mascaro Real Estate Manager"

"Thank you for taking the time to hear our comments.

Thank you for taking my comments. My team and I have had the pleasure of talking extensively with Mayor Gailey, your city manager and economic development director to find ways to construct a new store that complies with the requirements of the proposed Town Center overlay zone. After many attempts to reconfigure our plans, we have determined that due to preexisting conditions surrounding our property, the proposed zone code does not allow us to build a functional and safe Maverik in our desired location.

I urge you to vote no on the proposed amendment. We have confidence the City of Syracuse can create modifications to the zoning requirements that are walkable, attractive, and business-friendly.

Belinda Madsen, Planning Project Manager for Maverik"

Mayor Pro-Tem Maughan then invited Zoom participants and those attending in person at the meeting to provide public comments. There were no additional comments made.

Secondary water report.

Public Works Director Whitely provided the Governing Body and those in attendance at the meeting with an update regarding drought conditions and secondary water service in the City. He shared a graph illustrating the fluctuation in City-wide water usage, noting that residents' efforts to conserve water have improved dramatically since the beginning of the summer.

Discussion among the Council and Mr. Whiteley centered on the number of citations and fines that have been imposed on residents who are violating drought secondary watering ordinances; Mr. Whiteley noted that he feels enforcement efforts have been successful and his staff has noted a reduction in violations. Discussion then shifted to the date that the secondary water system will be shut off for residents; Mr. Whiteley noted the Council initially decided to end the season on September 20 and the Davis and Weber Canal Company has indicated the City will have sufficient water to operate the system until that day. This is largely due to conservation efforts and the fact that the start of the 2021 season was delayed from April 15 to May 1. Mr. Whiteley noted he would like to continue discussions of this matter over the winter months and

asked the Council to consider that the secondary season start May 1 each year. Concluding discussion then centered on Administration's plan for watering park lands while trying to conserve water, but preventing sports fields from dying. Parks and Recreation Director Robinson noted that the fields are suffering, but her Department has been watering an extra day each week to keep them alive and available for fall recreation programs.

Discuss water use and rates for dust control.

A staff memo from the Public Works Director explained several contractors are building in Syracuse. They are required to maintain dust control for their own project. They use a water truck to moisten the ground to prevent dust. The water is culinary water and is metered. It is coming from a designated hydrant that is approved for construction use by public works. The volumes of water that is being used is averaging $25,000 to $50,000 gallons each construction day. Public works staff is reviewing the city water supply monthly from Weber Basin. The water use report indicates that the water use is doing okay but is getting on the high side from the use that we typically have seen in the past. If Syracuse goes over its limit of contracted water for the year, a surcharge will be assessed. The surcharge amount is a complex formula based upon actual peak summer use. The cost of water for construction dust control in Syracuse is about 1/3 the price of our neighboring cities. This lower rate may create a higher demand for contractors purchasing water in Syracuse and using it on projects that may be inside or outside the City. Dust control is a requirement of the Utah department of air quality; it applies to all projects in the City that are in construction and are ¼ acre or larger. So, water is mandatory to fulfill that requirement. Water also is necessary to achieve soil compaction for road construction. As strange as this year is with the drought, the dry lakebed of the Great Salt Lake is the source of much of the local dust.

Mr. Whiteley reviewed his memo and asked the Council is they would consider increasing the construction water rates to resemble rates charged in neighboring communities. The Council discussed the item and concluded to offer support for advertising a public hearing and placing an action item on the next business meeting agenda to consider increasing the rate.

Planning item: Application to rezone property located at approximately 2376 W. Antelope Drive from General Commercial (GC) to Planned Residential Development (PRD).

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Project Name:	Aspire at Canterbury Park
Location:	2376 W. Antelope Drive
Current Zoning:	GC (General Commercial)
Proposed Zoning:	Planned Residential Development (PRD)
Units per acre:	9

Peter Matson with Ovation Homes has applied to rezone approximately 3.56 acres of land located between Canterbury Park and Walmart for a 32-unit townhome project. The City recently approved a general plan amendment to 'High Density Residential' in preparation for the rezone. The PRD zone requires that an increased level of detail be provided with the rezone, including architectural elevations and a development agreement. Each of the units will feature a two-car garage and corresponding driveway totaling 4 stalls per unit. The townhomes are proposed to be a maximum of two stories tall. The plans call for a central shared grassy open space and a drive isle connection to the park. The City Council is the land use authority for amendments to the zoning map. Planning Commission's voted five to zero on July 20, 2021 to recommend conditional approval of this item. Conditions included adding a rail fence between the roundabout and play field for safety.

CED Director Steele reviewed the staff memo.

General Council discussion centered on other improvements to the project design since the Council's last review of it, with a focus on the road layout relating to transportation flow, traffic calming, and connectivity; and the amount of open/green space in the project.

Mayor Pro-Tem Maughan invited input from the applicant. Peter Matson referenced the plat and street connectivity improvements. He stated he loves the open space that is being preserved at the front of the project area and does not want to reduce the size of that open space by making further adjustments to the ingress/egress to the project. The Council agreed, after which Mayor Pro-Tem Maughan concluded to move the item to the next business meeting agenda for continued discussion and/or possible action.

Planning item: Continued discussion - proposed amendment to Development Agreement for Holt Mixed-Use Development (MXD) project, located at approximately 1283 W. 1700 S.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location:	Approximately 1225 W. Antelope Drive

Current Zoning: Mixed Use Development (MXD)

Proposed Use: Office condos

The Holt Garden Homes development was approved by the city in 2020 and its corresponding development agreement was signed in October of 2020. The development consists of 309 apartment units and 43 townhomes. The required commercial component of the project is located on the northeast corner of the property and is proposed to be 16,800 sf. The commercial portion of the development has undergone site plan review with the Planning Commission but was denied because the proposed architecture for both buildings was not two stories as required by ordinance. The Planning Commission reviewed the potential of amending the MXD ordinance to allow for the proposed design but decided that was not recommended. The applicant then petitioned the City Council to amend the development agreement asking for an exception to the architectural requirements which was met with a favorable outlook. Council found the proposed development to be attractive even though it did not meet all of the architectural requirements. Anytime a development agreement approves an exception to the ordinance, it must be routed through the same process as an ordinance amendment, which includes holding a public hearing, receiving recommendation from Planning Commission, and final approval by City Council. The Planning Commission recommended approval of this item with a five to zero vote following a public hearing where no comments were received.

CED Director Steele reviewed the staff memo and facilitated discussion among the Council regarding the implications of the development agreement amendments. There was a heavy focus on the adjustments to building design and elevations, after which Mayor Pro-Tem Maughan indicated he is not entirely comfortable with the proposed adjustments, and it will be necessary to engage in further discussion/review of the proposed amendments before a vote can be taken. He determined to move the item to the next business meeting agenda for continued discussion and a possible vote.

Planning item: Continued discussion – application to rezone property located at approximately 817 W. 1700 S. from Mixed-Use Residential (MXD) to MXD/General Commercial (GC).

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location: 817 W. 1700 S

Current General Plan: Commercial

Current Zoning: Mixed Use Development (MXD) for previous apartment project, otherwise A-1

Requested Zoning:	MXD/General Commercial (GC)
Acreage:	4.47 for townhomes (MXD proposed), .848 for GC (offsite)
Units:	54 townhomes
Units per acre:	12
SF Commercial:	0’ onsite, but 5,300 square feet future multitenant one-story commercial offsite
Previous units:	115
Previous units per acre:	21.7
Previous SF commercial:	4,500 sf vertical mixed-use onsite
Acreage:	5.92

Logan Johnson with Wright Development group is requesting the mixed-use zoning designation for a townhome development on the 'Briggs North' site. The city previously approved a mixed-use development on this site with approximately 117 units of three-story apartments and a vertical mixed-use building. The developer desires to amend the plans in order to reduce density and building height which will appease some neighbors. They are also wanting to avoid mixed use architectural standards on the commercial building by utilizing the 'off site' option. Application to the mixed-use zone requires architecture, landscape, and site concept plans be reviewed simultaneously with the rezone request. Staff has some concerns with the roadway design and concerns over considering the commercial portion as 'offsite'. Please find the proposed plans and more detailed staff analysis to this report. The Planning Commission is forwarding a conditional recommendation for approval. They felt that the townhomes were a much more compatible use but had some concerns with the specifics of the plans. They recommended that parking in front of each unit's garage be provided, no residential traffic back into commercial traffic, and concluded that the front porches provided were undersized and not in conformance with the zone requirements. The developer has since modified plans to resolve the backing and porch concerns but not the perceived parking shortage.

CED Director Steele reviewed the staff memo. The Council debated whether the application can actually be defined as a MXD project in the traditional sense. Mr. Steele stated that is why staff has developed five options for the Council to consider responsive to the application and the updated concept for the project. He reviewed the five options (summarized in the packet materials) and presented photos of existing MXD or PRD projects in other cities that serve as an illustration of the different options the Council can consider for the subject property. The developer prefers option five, which is to build a GC compliant project in the front of the property and a MXD project in the rear; the developer prefers this option because there

is no other residential zone that allows 12 units per acre, they openly admit they do not want to build mixed use as most of us understand it. Ordinance allows a mixed-use project to provide commercial in this way only if it is 'off-site'. See ordinance below. Staff interprets this as an 'on-site' pad and that utilizing the 'offsite' option in order to skirt the architectural requirements of the MXD zoning is not exactly what was in mind when the zone was drafted. The concept of allowing 'off site' commercial was to insert residential density next to a struggling shopping center that had vacancies in existing buildings, or existing outparcel pads that had been sitting that could be built on. Sort of like how you see the empty pads in Shadow Point, or the vacant space in the Verizon building. Using the zoning tool in this way sets a precedence that will prevent the zone from building the type of 'town center' project that it was intended to do. In the future, staff fears, if the City exercises this option, every developer will build in to his or her project an 'off-site' pad resulting in exactly what the City didn't want mixed use to be. Plus, it may mean extending multi-family proposals into areas not envisioned for residential.

Council discussion centered on the updated conceptual plan for the project; there was favor for the ratio of residential to commercial space in the project. They debated whether to support option two or five; a few Councilmembers indicated they feel it would be appropriate to adjust the MXD ordinance, while the majority indicated they feel that the updated concept plan can be defined as a MXD project, and they are comfortable proceeding with consideration of an action on the application subject to option five. Councilmember Savage stated he supports option five because the City will ultimately receive the same amount of commercial space in the project, but the residential uses will not be apartment buildings. The residential density is greatly reduced and the ratio of residential to commercial space is much more favorable. Councilmembers Bolduc and Teague agreed, after which Mayor Pro-Tem Maughan noted the item will be moved forward to the next business meeting agenda for possible action.

Planning item: Continued discussion of potential text amendment in Syracuse City Code Section 10.100 pertaining to the Town Center Overlay Zone.

A staff memo from the Community and Economic Development (CED) Department explained one of the goals of the City's recently adopted Economic Development 'PEP' Plan is to "Establish the city as the "Un-I-15" alternative to 'typical' cities on the Wasatch Front." 'Typical' cities on the Wasatch Front are commonly built with automobile-oriented land uses and designs. The 2019 General Plan visioning committee identified during a survey that 'Highway Commercial' was among the least desirable themes for new development. The Town Center Overlay Zone implements standards with the goal to create a pedestrian friendly and mixed-use core. This is for economic development but also pedestrian safety. The

City has experienced multiple pedestrian injuries and even death from auto collisions in recent history. There is a proposal to build a 'typical' gas station within the town center where there is concern that the proposed typical design will reduce pedestrian safety and detract from the desired mixed-use core. Recently a 'Designing for Pedestrian Safety' training was given to Planning Commission and this slideshow is included in this report as it relates to this topic of economic development branding and placemaking. The Planning Commission voted on July 20, 2021 to forwarding a positive recommendation to amend the Town Center Overlay Ordinance.

CED Director Steele reviewed the staff memo and facilitated high-level discussion among the Council regarding the implications of the proposed ordinance amendments. He referenced the comments provided earlier in the meeting by representatives of Maverik; they expressed opposition to the ordinance amendments because the amended ordinance would prevent them from building a new store on the north side of Antelope Drive near the intersection of 2000 West. Council discussion centered on the current layout of commercial projects in the Town Center and whether they would comply with the proposed ordinance amendments. The Council indicated that the emphasis on walkability for commercial areas along Antelope Drive and 2000 West may be impractical, and it would be better to focus on parking and transportation improvements in the Town Center. The Council indicated they would like to have additional discussion with representatives of Maverik regarding the proposed amendments to the Town Center overlay ordinance before taking action on the proposal.

Discussion regarding proposed adjustments to City Hall staffing levels.

A staff memo from the City Manager explained the City has been notified by two employees, a husband and wife, that they will both be terminating their employment with the City to serve a church-related mission. While a specific date has not been given, it is expected to take place in the November-December timeframe. At the current time, one of those employees is taking several weeks of leave due to a medical issue. One of the employees is a combined building inspector/code enforcement officer for the City. The other employee is a part time court clerk.

Dynamics in Court Activity: Since December 2020, the court has experienced an accelerated number of cases, with the most recent quarter reaching the highest number of cases in three years. The primary driver of the court activity is traffic citations. This increase coincides with the City's deployment of a patrol officer dedicated primarily to traffic enforcement. Earlier this year, the City reduced the court's staffing level to match it with the historically low level of activity. Currently, the court is staffed with one court clerk supervisor and a part-time court clerk (the same clerk who is leaving later this year). Based on the increased activity, it is proposed that the City add an additional part-time clerk to the justice court, in addition to

backfilling the vacancy of the existing court clerk. This would raise the justice court's staffing levels back to its pre-pandemic levels. Additionally, it is proposed that that the City may need to plan for an additional part-time or full-time court clerk in the near future depending on the activity that may be generated due to a full-functioning traffic unit in the police department. This decision would not need to be made now, but it is in the foreseeable future.

Dynamics in Community & Economic Development: Over the last three years, the number of annual building permits in the City has steadily risen, reaching historically high numbers in the last year. Based on recently approved residential and commercial developments, the next two years are expected to reach record numbers. Additionally, with the addition of the West Davis Highway, further development is expected to accelerate even further into the foreseeable future. With the current building inspector/code enforcement officer on medical leave, along with his expected departure, our current building inspection staff is facing unsustainable workloads. Administration is concerned that the City will not be able to keep up with the permits, and/or critical mistakes will be made in the rush to get applications processed on time. At a minimum, it is proposed that the City hire an additional full time building inspector. For now, this person would replace the outgoing staff member, but could start now and get trained in time for when the current inspector/code enforcement officer leaves. At the same time, it is proposed that the City detach the code enforcement duties into a dedicated part-time position. This will allow the building inspector to focus fully on building inspections and help relieve the oncoming workloads. Additionally, it proposed that the City make plans to hire an additional full time building inspector in the near future, perhaps during this fiscal year, in order to cover the expected workload over the next several years.

Budgetary Discussion Related to Proposed Changes: All of the proposed staffing additions in this discussion are commensurate with increased activity in their respective departments. Additionally, the staffing additions are related to fee-based revenue, not necessarily tax-supported activities.

<u>Court Staffing</u>

Step 1 (now)

Proposed staffing increase in justice court: 0.5 $17,000- midpoint

Projected additional annual revenue from court activity: $25,000

Net Difference: +$8,000

Step 2 (near future)

Proposed staffing increase in justice court: 1 FTE $56,000- midpoint

Projected additional annual revenue from court activity: $15,000

Net Difference: -$41,000

Total Difference – both 1 & 2 positions: -$33,000

CED Staffing

Step 1-a (now)

Proposed staffing increase in building inspections: 1 FTE $80,000 - midpoint

Projected additional annual revenue from permits: $125,000

Net Difference: +$45,000

Step 1-b (now)

Proposed staffing decrease in building inspections: - 0.5 FTE -$28,000

Projected additional annual revenue from permits: $0 – see above

Net Difference: +$28,000

Total Changes – both 1a & 1b positions: +$73,000

Step 2 (near future)

Proposed staffing increase in building inspections: 1 FTE $80,000 - midpoint

Projected annual revenue from permits: $0– see above

Net Difference: -$80,000

Total Changes – both 1a, 1b, & 2 above: -$7,000

The memo concluded the goal of this discussion is to listen to and consider the presentation of staffing issues in CED and Justice Court; and discuss and give guidance to Administration on the direction moving forward.

City Manager Bovero reviewed the staff memo and facilitated discussion among the Council regarding the proposed staffing adjustments. Councilmember Savage referenced adoption of legislation in the 2020 Utah Legislative Session that gave developers the option of hiring their own inspector to perform building inspections; with the attrition in the Building Division of CED, he wondered if it would be appropriate to leave the building inspector position vacant and simply allow developers to exercise their legal right to hire their own building inspector. The Council discussed this idea and staff noted that is an option for the Council to consider, but it may create a scenario where the City is Syracuse is viewed as 'difficult' or trying to obstruct development; the City's image – in terms of level of service – may suffer. Councilmember Savage agreed, but noted he simply wanted to discuss the option. He noted that so long as building inspection fees are covering the cost of

providing the service, he is comfortable with staff's proposal to adjust staffing levels. Mayor Pro-Tem Maughan added that he is concerned about the skill level of private building inspectors and their ability to properly inspect certain high density residential projects for building code compliance. The Council briefly discussed the appropriate division of the City for code enforcement staff to be assigned, after which Mr. Bovero reported that City Administration will determine the actual budget amendments the Council needs to consider as part of a mid-year budget amendment.

Fiscal Year (FY) 2020-2021 General Fund surplus priorities and Fund Balance discussion.

A staff memo from the Administrative Services Director explained it is projected that the General Fund will have an FY21 surplus of somewhere between $1 Million and $1.5 Million. With its budgetary authority, the City Council has the means to appropriate the surplus funds to fulfill the needs and goals of the City. Surplus funds are considered "one-time" money. From a financial prudence standpoint, this means that any surplus spending should be made on capital improvements, large vehicle purchases, or land acquisition; and not ongoing to expenses such as wages, yearly service contracts, or other operating items. In the 2021 State legislative session, the law was changed to allow cities to retain a General Fund balance up to 35 percent of annual revenues. In the most recent audit, the City had a fund balance that was a little higher than 25 percent of annual revenues. The City's adopted Fund Balance Policy indicates that it will retain a minimum of 16.7 percent (two months' worth) of annual revenue in its fund balance unless additional spending is needed due to an emergency or "rainy day". The Council has broad discretion on uses of the surplus funding. Based on the 2021 annual goals retreat, here are few of the adopted and stated priorities of the Council that could be eligible for surplus funding:

Economic Development (Prioritized Economic Plan)

- Pursue development of 2500 West to SR 193
- Actively Recruit quality office, retail, restaurant, and experiential retail businesses. Set aside money for market studies and/or incentives for these types of businesses.
- Strategic Areas to prepare for targeted development:
    - Town Center (currently $200k budgeted for parking improvements)
    - City-Owned WDC/3000 W property
    - Farm Village Boutique Retail Concept (Boysen site)
    - 1000 West/Antelope Drive Redevelopment Corner
    - Create small area plan for 1000 W, 2000 W, 3000 W nodes

Parks & Trails

- Regional Park Construction
- Park Land Acquisition
- Development of Great Salt Lake Shoreline Trail
- Accelerate Park Projects: See attached 5-yr Parks Plan

Roads

- Various Road Projects- See marked projects on attached 5 Yr. Plan

Other Considerations

Technology

- Park security (cameras)
- Further development of online transactional services and public interaction

Property Management/Water Conservation

- Convert turf areas to low-water landscapes (Currently $25k)

Parks & Trails

- Bike paths (comprehensive system signage and markings)
- Dog Park
- Paved Trail to Causeway on Antelope Drive
- Fishing platforms and interpretive signs at Jensen Park
- Cemetery Expansion

Economic Development

- Branding- City signage to develop branding (currently $60k budgeted for park signs)
- Branding- "Welcome" gateway entry for the WDC/Antelope Interchange

Unallocated

- Place money in fund balance for future allocation

The memo concluded the goals of the discussion are to review the Council's priorities for purposes of allocating the FY21 General Fund Surplus and receive direction from Council to refine the allocation of surplus monies.

Administrative Services Director Marshall reviewed the staff memo and he and City Manager Bovero facilitated discussion among the Council regarding the amount of fund balance they want to retain in the General Fund. The Council determined to maintain the current fund balance at 24.5 percent of the total budget. They then discussed their priorities for

utilization of funds exceeding the 24.5 percent level. There was a focus on various capital projects and infrastructure maintenance, with the Council ultimately concluding to retain the funds until the mid-year budget opening in the event unexpected needs arise or revenues decrease, perhaps from the ongoing COVID-19 pandemic.

Discussion of Final Fiscal Year (FY) 2021-2022 Budget and preparation for Truth in Taxation Hearing scheduled for August 10 2021.

A staff memo from the Administrative Services Director referenced the proposed final budget for Fiscal Year (FY) 2021-2022; no changes have been made to the tentative budget since the Council accepted it as an operating budget on June 8, 2021. The budget includes a proposed property tax increase, which will be noticed in the newspaper one week before the August 10 meeting. Prior to accepting public comment at the Truth in Taxation hearing, City Manager Brody Bovero will provide an informational presentation on the tax proposal being considered by the Council. The truth in taxation process is defined by the State of Utah; as required by Utah Code Annotated 10-6-113, the governing body shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the public hearing. This requirement has been met since the City Council adopted the tentative budget on May 11 and set a public hearing on June 8, 2021 to consider adoption of the final budget. As required by Utah Code Annotated 10-6-118, "before the last June 22 of each fiscal period, or, **in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before August 17 of the year for which a property tax increase is proposed**, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. A copy of the final budget for each fund shall be certified by the budget officer and filed with the state auditor within 30 days after adoption." The council is considering a truth in taxation process and raising property taxes by $486,000 to fund the paramedic program ($450,000) and benchmark adjustments for positions that have fallen greater than 5 percent behind the market ($36,000). Since the Council is considering increasing the tax rate above the county certified tax rate, it is considered a tax increase under state law and requires a truth in taxation process. The council set the Truth in Taxation public hearing to August 10 to discuss increasing the tax rate. The city will be required to advertise in the newspaper once individually and once on a county combined advertisement the intent to increase taxes. This increase will be show on the property tax bills sent to all residents during late July. The tax bill will show that a TNT meeting will be held and will give a date and time of the public hearing.

Administrative Services Director Marshall reviewed the staff memo. There was no detailed Council discussion of this item.

Continued discussion regarding adjustments to City Council Rules of Order and Procedure regarding electronic meetings.

A staff memo from the City Attorney summarized draft provisions related to electronic meetings, designated by redline in the draft version of the Rules document. The changes accomplish the following:

- Indicates that councilmembers are still "present" for quorum purposes, even though they are participating virtually.
- Establishes that connection or other technological issues do not require the meeting to end, unless there is no longer a quorum.
- Requires councilmembers to keep their video cameras on.
- Authorizes staff to mute those who speak without being recognized by the Mayor, and to disconnect individuals who are disrupting the meeting.
- Confirms that Syracuse does not have a minimum number of Councilmembers that must be attending a meeting in person.
- Permits entirely virtual meetings, with an anchor location (unless exigencies or emergency declarations apply).
- Establishes rules for participants and councilmembers who are participating in a closed session, such as a requirement for headphones and personal responsibility for leaked information.

Mr. Roberts reviewed the staff memo and facilitated discussion among the Council regarding the implications of the amendments; the Council indicated it is important for a quorum to be physically present at the anchor location and that Councilmembers should attend meetings in person unless they are ill our physically out of town. They suggested 80 percent in-person attendance, allowing for extenuating circumstances that may require a member to participate electronically. Mr. Roberts indicated that he will adjust the document responsive to the feedback provided in advance of an action item being included on the next business meeting agenda.

Discussion of future agenda items/Council announcements.

The Council discussed and reported on community events and discussed any needs for future agenda items. City Manager Bovero also the calendar of upcoming work session agenda items.

The meeting adjourned at 9:01 p.m.

_____	_____
Mike Gailey	Cassie Z. Brown, MMC
Mayor	City Recorder

Date approved: _____

Minutes of the Syracuse City Council Truth in Taxation Meeting, August 10, 2021

Minutes of the Truth in Taxation meeting of the Syracuse City Council held on August 10, 2021 at 6:00 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 836 8777 4881, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

DRAFT

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Public Works Director Robert Whiteley
Parks and Recreation Director Kresta Robinson
Fire Chief Aaron Byington
Community and Economic Development Director Noah Steele
Deputy Police Chief Heath Rodgers

1. Meeting Called to Order.

Mayor Gailey called the meeting to order at 6:00 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Councilmember Savage provided an invocation and Councilmember Bingham led the audience in the Pledge of Allegiance.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT THE AGENDA. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Consideration of Final Budget for Fiscal Year 2021-2022. Truth in Taxation Public Hearing and consideration of Proposed Resolution R21-35 setting the certified tax rate and adopting the final budget for the Fiscal Year (FY) ending June 30, 2021.

A staff memo from the City Manager and Administrative Services Director explained that as required by Utah Code Annotated 10-6-118, "before the last June 22 of each fiscal period, or, in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. A copy of the final budget for each fund shall be certified by the budget officer and filed with the state auditor within 30 days after adoption." The Council is considering a truth in taxation process and raising property taxes by $486,000

to fund the paramedic program ($450,000) and benchmark adjustments for positions that have fallen greater than five percent behind the market ($36,000). Since the Council is considering increasing the tax rate above the county certified tax rate, it is considered a tax increase under state law and requires a truth in taxation process. The council just completed a truth in taxation public hearing to discuss increasing the tax rate. The council will now need to decide to accept the proposed tax rate, accept a portion of the rate increase, or reject the rate increase and accept the certified tax rate from the county. The City advertised in the newspaper once individually and once on a county combined advertisement the intent to increase taxes. This increase shows on the property tax bills that were sent to all residents during late July. The tax bill shows that a TNT meeting will be held and gave a date and time of the public hearing.

City Manager Bovero reviewed the staff memo and used the aid of a PowerPoint presentation to provide information regarding the items that will be funded with the additional revenue to be generated by the proposed property tax increase. He discussed the availability of information regarding the City's finances; the City strives for transparency in financial reporting and has received the certificate of achievement for excellence in financial reporting from the Government Finance Officers Association (GFOA) for the past 11 years. He noted it is important to correct a few errors that have been reported on the City's website regarding the proposed tax increase; the paramedic costs for FY22 will be $450,000 rather than $482,000 and $942,000 is the annual ongoing cost, not the startup cost. The individual tax impact for paramedics was correct at $2.04 per month per household. Mr. Bovero then discussed the City's revenue sources in the General Fund; property taxes are just 17.3 percent of the City's total revenue. The State law is written in a way that allows for the rate to adjust based upon an increase or decrease in property tax rates; if the City does not adjust the rate, the amount of revenue it receives year after year would remain constant regardless of changes in property value. However, inflation can erode the City's buying power; if the property tax rate were never adjusted, the same $1,000 received in 2011 would be worth just $828 in 2021. New growth requires the City to cover additional services required by new property; it is not intended to offset inflation. For an average Syracuse home valued at $400,000, the City receives just $364 in property taxes. The majority (63 percent) of a resident's property taxes are diverted to the Davis County School District. The City's share is just 14 percent. There are other taxing entities in the County that receive a smaller portion of the total property tax paid by residents. He then cited other things that residents pay for on an annual basis that are equal to or greater than the amount they pay in City property tax, including cable streaming services ($564); cell phone bills ($1,368); and cable television ($1,284). However, for the $364 paid to the City, the average resident gets public safety coverage, public works services, and quality parks. He noted he feels the average resident gets a great value for what they pay

to the City for property taxes. With the additional revenue to be generated by the tax increase, the City would fund the transition of paramedic services from Davis County to Syracuse City ($450,000) and utilize $36,000 for wage competitiveness for positions that have fallen below the market. He then discussed anticipated costs associated with start-up and ongoing administration of paramedic services in the City. The net additional revenue needed to pay for the service is $627,000. The City has applied for a $2.6 million Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) grant that will aid the City in the transition over the next three years. This grant is designed to ease the upfront cost of hiring additional staff to provide fire and EMS services in the City. Grant awards, however, will not be announced until September of this year and Administration is proposing that the new paramedic positions not be filled until mid-year when the City has been made aware of whether it will receive the grant award. He noted the decision before the Council is to determine the appropriate property tax rate with the assumption that the City will not receive the grant as it is best to plan for the worst-case scenario. Without action, the tax rate in the City would reduce from 0.001593 to 0.001416. The proposal is to adjust the tax rate from 0.001593 to 0.001653, which will generate approximately $486,000 in additional revenue. This is $52.14 per year or $4.35 per month for the average residence with a $400,000 home value. A reduction of $24.68 per year or $2.06 per month will be realized by each residence as the County transfer its paramedic tax rate to the City. The total effective tax impact is $27.48 per year or $2.29 per month. There are some important items that will not be addressed with this tax increase proposal, including West Davis Corridor (WDC) betterments, a traffic safety unit in the Police Department, park improvements, park development, and certain street repaving projects. Finally, Mr. Bovero presented a chart comparing the City's property tax rates with neighboring cities in Davis County, some of which to not have their own Fire Department and their residents pay an additional tax to the North Davis Fire District (NDFD); he noted that Bountiful, Centerville, Clearfield, Clinton, Farmington, Fruit Heights, Kaysville, Layton, South Weber, West Point, Davis School District, and NDFD are also holding truth in taxation hearings this year.

Fire Chief Byington then provided additional information regarding the paramedic transition; he discussed the history of the Department, which was created in 1965, and provided call volume statistics for the Department dating back to 2017. It is important for residents to understand what happens when they call 9-1-1 for a medical emergency. A dispatch officer will assign a level of severity to each call, which dictates the apparatus and staff that respond to the emergency. There are EMT Advanced and EMT Paramedic first responders; the EMT Paramedic certification requires more training and more hours of filed internships/clinical training. This is the highest level of EMT training and includes advanced airway techniques, including

intubation, as well as advanced cardiac training and mediation administration. He presented a graph illustrating how often paramedics are needed in Syracuse; in 2019 the Department responded to 362 fire calls and 686 EMS calls, 336 of which required advanced life support (ALS). In 2020 those numbers increased to 476 fire calls and 724 EMS calls, 389 of which required ALS. It is important for the paramedic service discussion to center on quality of care, decreasing response times, and improving service delivery in the most economical and sensible ways possible. The standard care is defined by the State Administrative Code, National Fire Protection Association (NFPA) Code, and Davis County EMS guidelines. These codes require two paramedics to the scene of 9-1-1 calls requiring ALS and for ALS to be on scene within eight minutes of being dispatched, 90 percent of the time. As Davis County has grown, the need for both paramedic service and law enforcement have increased for the Sheriff's Office. Growth has resulted in increased response times, increased use of mutual aid, single paramedic response, and increases in billing/supply costs. Discussions regarding the transition of paramedic services to Davis County cities began in the spring of 2019. In the fall of 2019, sub-committees were created to study coverage, service delivery, financial implications, and governance. In the spring of 2020, the sub-committee was assigned to study a transition timeline, interlocal agreements, community education, and the financial aspects of both the City and County tax rates. Discussions with City Councils began in the fall of 2020 and in the spring of 2021, each City adopted interlocal agreements, launched a public information effort, and the County eliminated their paramedic tax levy. From the fall of 2021 to fall of 2022, the cities will adjust tax rates, each City's Fire Department will apply for paramedic licensure, hire and trail new personnel, purchase equipment and vehicles, and begin providing paramedic service. January 1 of 2023, the County will entirely eliminate paramedic services. He then discussed efforts to evaluate the City's ability to meet the paramedic response standards mentioned above and the manner in which the new service will benefit Syracuse City, including the following:

- Paramedics will also be certified firefighters
- Decreased response times for ALS
- Improved Insurance Services Office (ISO) risk assessment ratings
- Brings us closer to meeting NFPA 1710 response safety standards
- Allows us to keep approximately $40,000 annually in paramedic billing
- Helps us reduce our reliance on unpredictable part-time firefighter staffing
- Control over the service level
- Improves overall service department wide

Chief Byington concluded that since 1965, Syracuse Fire Department has been ready and willing to serve the community for both emergent and non-emergent needs. The Department's promise to City residents is that it will continue to strive for excellence in the training and education of teams. The Department will hold itself to the highest levels of conduct and performance and will maintain a constant state of readiness and will respond to serve and assist the citizens of the community in their time of need with courage, conviction, and compassion.

Mayor Gailey opened the public hearing at 6:57 p.m. and invited in-person public comments.

Patrick Martinez thanked Mr. Bovero and Chief Byington for the information provided in their presentation. He then asked why there are not two emergency response vehicles planned for the expansion of the paramedic service in Syracuse City. Chief Byington stated that staffing would need to increase dramatically to run two paramedic vehicles; he noted, however, that the City will still utilize the existing ambulance and fire engine that can respond to emergencies. Mr. Martinez asked if the SAFER grant application has already been submitted. Chief Byington answered yes and noted it was submitted in March; he reiterated awards will be announced by September 30.

There were no additional in-person participants appearing to be heard.

Mayor Gailey then stated that tonight's meeting agenda provided instructions for residents to email their public comments to City Recorder Brown by 5:00 p.m. tonight in order for them to be read into the record of the meeting. Ms. Brown indicated she received no emailed public comments for this meeting.

Mayor Gailey then invited input from Zoom participants. No comments were made.

The public hearing was closed at 6:59 p.m.

Councilmember Bingham commented on the ongoing discussions between the City Council and Chief Byington regarding this proposed transition; she understands the need at this time and expressed appreciation to Davis County and City Administration for working together to reduce the financial burden on residents as much as possible.

Councilmember Savage stated that one thing that has not been talked about enough is that growth in the County has stretched the paramedic resource too thin. It had become difficult for paramedics to reach the standard of service and now is the time to address this problem by proceeding with this transition and improving the level of service.

Councilmember Bolduc agreed with Councilmember Savage and noted that the City will only continue to grow in the next several years; 65 percent of the State's growth is considered 'natural' as families have children, while 35 percent of the

growth is attributed to new residents moving to Utah from other states. This is largely attributed to the State's low unemployment rate. It is necessary to expand services to respond to growth and this is an example of that type of scenario.

Councilmember Maughan stated that paramedics save lives and if the City does not vote to support the tax increase, it will be impossible to fund the paramedic transition. He would feel horrible if anyone died because of the City's failure to secure paramedic services.

Councilmember Teague thanked staff for the solid data provided regarding this subject matter and noted he supports the increase that will fund the paramedic transition. He noted he feels the entire City budget is very fiscally conservative and he looks forward to approving it.

Mayor Gailey reported that Administration and the City Council have spent the last eight months working on the final budget proposal for FY 2021-2022. He called for a motion from the Council.

COUNCILMEMBER TEAGUE MADE A MOTION TO ADOPT RESOLUTION R21-35 SETTING THE CERTIFIED TAX RATE OF 0.001653 AND ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR (FY) ENDING JUNE 30, 2022. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

At 7:06 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the Syracuse City Council Regular Meeting, August 10, 2021.

Minutes of the regular meeting of the Syracuse City Council held on August 10, 2021 at 7:08 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 886 4462 4997, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

DRAFT

City Employees Present:
Administrative Services Director Stephen Marshall
City Attorney Paul Roberts
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele
Assistant Police Chief Heath Rogers

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 7:08 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT THE AGENDA. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED IN FAVOR.

2. Public comment:

Mayor Gailey invited in person public comments.

Patrick Martinez stated he appreciates the work the Mayor and Council do for the City. Most of the questions he has had were answered during the Truth in Taxation meeting. He has paid close attention to the drought conditions impacting the City and referenced development plans for the City that will further impact the availability of water. He asked if the residents have been advised to install slow flow valves in their showers at their homes to help conserve water.

Mayor Gailey then invited Zoom participants to provide public comments. There were no Zoom participants wishing to provide public comments.

Mayor Gailey stated that tonight's meeting agenda provided instructions for residents to email their public comments to City Recorder Brown by 5:00 p.m. tonight in order for them to be read into the record of the meeting. Ms. Brown read the following emailed public comment:

"Hi council,

I am unable to attend the meeting tonight, but I wanted to comment on the agenda item regarding the property east of smiths. As you all know, the developers worked with some citizens to change the previous development to something that would be a better compromise and fit for that specific location. I just wanted to show my support for this proposal with townhomes and wanted to express that the developers are upholding their agreement they made with the citizens by sticking to the townhome/commercial mix and we appreciate that they are keeping their end of the agreement. We know these townhomes (and the increased commercial footprint) are a much better fit for the location and the surrounding community. Thanks.

Rachel Page"

Mayor Gailey then invited public comments from those in attendance in person. There were no in-person public comments.

3. Report/update on drought conditions and secondary water provision.

Public Works Director Whitely provided the Governing Body and those in attendance at the meeting with an update regarding drought conditions and secondary water service in the City. He reported on the levels of reservoirs that serve the area, noting Echo Reservoir is 18 percent full, East Canyon is 51 percent full, and Rockport is 27 percent full. He then presented a graph illustrating the usage of the water allotted to the City throughout the summer season and indicated that residents have done a good job at complying with drought regulations and helping to conserve water.

Councilmembers commented on the manner in which recent rainstorms, though small, have helped the situation; they thanked residents for being responsible and shutting off their sprinkler systems following those rainstorms.

4. Possible reconsideration of July 13, 2021 vote to adopt Ordinance 2021-19, zone change for property located at approximately 2400 W. 2700 S., Agricultural (A-1) to Residential (R-3).

An Administrative staff memo explained on July 13, 2021, the City Council voted to adopt Ordinance 2021-19 to change the zoning of property at 2400 W. 2700 S. from Agricultural to Residential (R-3). During the meeting there was discussion about issues such as road connectivity, storm water drainage, and sewer improvements on the subject property. Councilmember Teague has since requested an opportunity for continued discussion of the issues raised and/or possible

reconsideration of the vote that was taken on July 13. The City Council's Rules of Order and Procedure provide for the Council to reconsider an action taken either during the same meeting that the action was taken or at the time the minutes for the meeting are approved. Item five on the agenda includes approval of the July 13 minutes; if the Council chooses to reconsider the action on Ordinance 2021-19, such a motion could be made in conjunction with the minutes approval. The applicant has been notified of this possible reconsideration and will be in attendance to discuss any issues with the Council. Staff will also be present and prepared to continue discussion of the issues mentioned above. The memo concluded the goal of this discussion is to gather additional information regarding storm water drainage and sewer improvements associated with the proposed project and determine if reconsideration of the action taken on July 13 is appropriate.

Councilmember Teague summarized past discussions of the rezone application and indicated that he feels the proposed project is good and appropriate for the area, but he wants to take a bit more time to consider some of the issues that were raised regarding storm water drainage, sewer fall, and transportation connectivity in the project area. He would like to reconsider the action to approve the rezone that was taken during the July 13 meeting and table additional action until the August 24 special meeting. Public Works Director Whiteley stated that during the July 13 meeting he did express his concerns about the issues mentioned by Councilmember Teague; he has further evaluated the elevation and grades in the area and within the future project and he feels that those matters can be appropriately addressed in a development agreement for the project. He stated he can work with the City Attorney and others City staff members involved in the pre-development review process for the project to evaluate the best way to handle the matter and be prepared for further discussion during the August 24 meeting.

Mayor Gailey invited input from the developer of the project.

Brad Frost from Ovation Homes stated a development agreement would not typically be required for a R-3 zoning designation, but he would be happy to work with City staff to communicate in writing his commitments for addressing the issues raised by Mr. Whiteley.

COUNCILMEMBER TEAGUE MOVED TO RECONSIDER ORDINANCE 2021-19, ZONE CHANGE FOR PROPERTY LOCATED AT APPROXIMATELY 2400 W. 2700 S., AGRICULTURAL (A-1) TO RESIDENTIAL (R-3).

Council discussion of the motion centered on the procedure for engaging in additional discussion regarding the rezone application.

COUNCILMEMBER MAUGHAN SECONDED THE MOTION, ALL VOTED IN FAVOR.

COUNCILMEMBER TEAGUE MOVED TO TABLE CONSIDERARTION OF ORDINANCE 2021-19, ZONE CHANGE FOR PROPERTY LOCATED AT APPROXIMATELY 2400 W. 2700 S., AGRICULTURAL (A-1) TO

RESIDENTIAL (R-3) UNTIL AUGUST 24, 2021. COUNCILMEMBER MAUGHAN SECONDED THE MOTION, ALL VOTED IN FAVOR.

5. Approval of minutes.

The following minutes were reviewed by the City Council: Work Session and Special Business Meeting of June 22, 2021, and the City Council Business Meeting of July 13, 2021.

COUNCILMEMBER MAUGHAN MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED AYE.

6a. Committee appointments: Proposed Resolution R21-38 appointing Jeremy Turner to the Syracuse City Architectural Review Committee.

An administrative staff memo explained there is currently a vacancy in the Architectural Review Committee. Mayor Gailey recommends the appointment of Jeremy Turner to fill the vacancy.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-38 APPOINTING JEREMY TURNER TO THE SYRACUSE CITY ARCHITECTURAL REVIEW COMMITTEE. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

6b. Committee appointments: Proposed Resolution R21-39 appointing Andy Gill to the Syracuse City Board of Adjustments.

An administrative staff memo explained there is currently a vacancy on the City's Board of Adjustments. Mayor Gailey recommends that Andy Gill be appointed to fill the vacancy, with his term to expire June 30, 2026.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-39 APPOINTING ANDY GILL TO THE SYRACUSE CITY BOARD OF ADJUSTMENTS. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

6c. Committee appointments: Proposed Resolution R21-40 appointing Robert Kirk to the Syracuse City Parks Advisory Committee.

An administrative staff memo explained there is currently a vacancy on the Syracuse City Parks Advisory Committee. Mayor Gailey recommends the appointment of Robert Kirk to fill the vacancy, with his term to expire June 30, 2025.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-40 APPOINTING ROBERT KIRK TO THE SYRACUSE CITY PARKS ADVISORY COMMITTEE. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

7. Public hearing: Proposed Resolution R21-36 amending the Syracuse City Consolidated Fee Schedule by making adjustments to hydrant meter rental general use fees.

A staff memo from the Administrative Services Director explained several contractors are building in Syracuse. They are required to maintain dust control for their own project. They use a water truck to moisten the ground to prevent dust. The water is culinary water and is metered. It is coming from temporary meters attached to fire hydrants. The volumes of water that is being used is averaging 80k to 100k gallons each construction day. Public works staff is reviewing the city water supply monthly from Weber Basin. The water use report indicates that the water use is doing okay so far but is getting on the high side from the use that we typically have seen in the past. If Syracuse goes over its limit of contracted water for the year, a surcharge will be assessed. The surcharge amount is a complex formula based upon actual peak summer use. The cost of water for construction dust control in Syracuse is less than some of the neighboring cities. This lower rate may create a higher demand for contractors purchasing water in Syracuse and using it on projects that may be inside or outside the city. Dust control is a requirement of the Utah department of air quality. It applies to all projects in the city that are in construction and are ¼ acre or larger. So, water is mandatory to fulfill that requirement. Water also is necessary to achieve soil compaction for road construction. Fees for construction water in north Davis County area are as shown.

City	Monthly	$/kgal	Deposit	Initial fee
Clearfield	$30.00	$1.11	$2,500	$30
Clinton	$22.50	$3.38	$500	$50
Kaysville	$30.00	$6.40	$950	$100
Layton	$0.00	$5.00	$0	$50
Syracuse	$30.00	$2.00	$1,700	$30
West Point	$40.00	$1.60	$0	$50

Layton has a bulk fill water station, which is why there is no monthly fee. A bulk water fill station would provide a benefit in accounting for water used, billing accurately and regularly, prevents lost or damaged equipment rentals, eliminates the possibility of stealing water from another renter, protects from the potential of a cross contamination of the drinking water.

A bulk water fill station is similar to using a gas pump. The user signs up for an account, uses a keypad to enter a PIN and license plate, then fills water. The billing software is included in the cost. Each month invoices will be generated to the users. This reduces administrative time in tracking down meter locations, getting readings, and logging the information in spreadsheets, before creating an invoice. It also saves the contractor time from coming into public works office each time they get water from a designated hydrant or to rent a hydrant. This would also eliminate the need for a deposit of the rented equipment. A few other cities in the county are using a bulk fill water station, so it is not a new concept to the construction industry in our area. A bulk water fill station could easily be installed at public works. Public works employees can perform the installation to save some labor costs. The station would cost around $65,000. This is a sample cost breakdown and the return on investment.

100	kgal/day
3000	kgal/month
$ 6,000	$/mo Syracuse
$ 10,163	$/mo Clinton
$ 15,000	$/mo Layton
$ 19,230	$/mo Kaysville
$ 65,000	Cost for bulk water station
11	months ROI at current rate
6	months ROI at Cinton rate
4	months ROI at Layton rate
3	months ROI at Kaysville rate

The memo concluded the action items before the Council tonight are to determine whether to approve an increase in the water rate for bulk water for construction. If so, determine the rate desired. And, whether to give approval to purchase a bulk water fill station. If this option is approved, administration could get started on the project and bring back a budget opening later in the year (October) to increase the budget amount for culinary water revenues and expenses.

Public Works Director Whiteley reviewed the staff memo.

Councilmember Maughan stated he supports the adjustments and indicated he feels they create fairness for all water users in the City.

Mayor Gailey opened the public hearing at 7:33 p.m. There were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-36 AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS TO HYDRANT METER RENTAL GENERAL USE FEES. COUNCILMEMBER BOLDUC SECONDED THE MOTION.

Councilmember Savage addressed the increased demand on City staff to manage and enforce the fee adjustments. He prefers that a bulk water fill station be a primary source of water for construction water and that connection to a hydrant be a secondary source. Councilmember Maughan stated that he can support those recommendations and suggested that in a future meeting the Council consider a code amendment that would offer applicants the ability to secure an elevated tank onsite if they can offer compelling reasons. Councilmember Bolduc added that one of the compelling reasons should be that all water charges have been paid for actual water usage. Councilmember Savage indicated he would like the fee schedule document to be adjusted to include clarification regarding the late fee associated with late payment for metered water and a penalty for losing or failing to return the meter to the City.

There was then brief high-level discussion regarding the amount of water used for construction purposes on a monthly basis and the amount of money the City receives for that water usage.

COUNCILMEMBER MAUGHAN AMENDED HIS MOTION TO ADOPT RESOLUTION R21-36 AMENDING THE SYRACUSE CITY CONSOLIDED FEE SCHEDULE BY MAKING ADJUSTMENTS TO HYDRANT METER RENTAL GENERAL USE FEES, WITH AN ADDITIONAL ADJUSTMENT TO CLARIFY THE LATE FEE ASSOCIATED WITH LATE PAYMENT FOR METERED CONSTRUCTION WATER AND A PENALTY FOR LOSING OR FAILING TO RETURN THE METER TO THE CITY. COUNCILMEMBER BOLDUC SECONDED THE AMENDED MOTION, ALL VOTED IN FAVOR.

8. Proposed Ordinance 2021-21, application to rezone from Agricultural (A-1) to Mixed Use Development (MXD) and General Commercial (GC), at approximately 817 W. 1700 S., and authorization to execute development agreement.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location: 817 W. 1700 S.

Current General Plan: Commercial

Current Zoning:	Agricultural (A-1)
Proposed Zoning:	Mixed Use Development (MXD)/General Commercial (GC)
Acres:	4.47 for townhomes (MXD) proposed, .848 for GC offsite
# of Units:	54 townhomes
Units/acre:	12
Sq. Feet Commercial:	0 ‘onsite’, but 5,300 square feet future multi-tenant one-story commercial ‘offsite’.

Logan Johnson with Wright Development group is requesting the mixed-use zoning designation for a townhome development on the 'Briggs North' site. The city previously approved a mixed-use development on this site with approximately 117 units of three-story apartments and a vertical mixed-use building. The developer desires to amend the plans in order to reduce density and building height which will appease some neighbors. They are also wanting to avoid mixed use architectural standards on the commercial building by utilizing the 'off site' option. Application to the mixed-use zone requires architecture, landscape, and site concept plans be reviewed simultaneously with the rezone request. Staff has some concerns with the roadway design and concerns over considering the commercial portion as 'offsite'. Please find attached the proposed plans and development agreement. The Planning Commission is forwarding a conditional recommendation for approval. They felt that the townhomes were a much more compatible use but had some concerns with the specifics of the plans. They recommended that parking in front of each unit's garage be provided, no residential traffic back into commercial traffic, and concluded that the front porches provided were undersized and not in conformance with the zone requirements. The developer has since modified plans to resolve the backing and porch concerns but not the perceived parking shortage.

CED Director Steele reviewed the staff memo and noted the project plan has not changed since the Council’s last review.

Councilmember Maughan voiced his opposition to three-story buildings in the project and indicated he would rather the building design be adjusted to include the same number of units in two-story buildings.

Councilmember Savage stated that he appreciated the comments made earlier in the meeting by Rachel Page; she was a resident who was initially opposed to the project and she and several other residents in the area were vocal about their opposition to the project. The fact that she has been involved in amending the design of the project and she now supports it is very meaningful to him. He feels the project plan is much better than originally proposed. Councilmember Bolduc agreed and indicated she is pleased to see the reduced density in the project.t

Councilmember Bingham asked if there is still concern about whether the project meets the definition of mixed-use. Councilmember Bolduc noted that was the main focus on the Council's last discussion of the project. Mr. Steele agreed and noted that the Council discussed five options for the project, and they supported the option that allowed for off-site commercial development to be considered as part of the project for the purposes of meeting the definition of a mixed-use project.

COUNCILMEMBER SAVAGE MOVED TO ADOPT ORDINANCE 2021-21, APPLICATION TO REZONE FROM AGRICULTURAL (A-1) TO MIXED USE DEVELOPMENT (MXD) AND GENERAL COMMERCIAL (GC), AT APPROXIMATELY 817 W. 1700 S., AND AUTHORIZATION TO EXECUTE A DEVELOPMENT AGREEMENT. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

9. Proposed Ordinance 2021-22, Amendment to Development Agreement for the Holt Mixed Use Development, located at approximately 1225 W. 1700 S., related to architectural requirements for the commercial portion of the development.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location:	Approximately 1225 W. Antelope Drive
Acreage:	1.145 acres
Current Zoning:	Mixed Use Development (MXD)
Proposed Use:	Office condos

The Holt Garden Homes development was approved by the city in 2020 and its corresponding development agreement was signed in October of 2020. The development consists of 309 apartment units and 43 townhomes. The required commercial component of the project is located on the northeast corner of the property and is proposed to be 16,800 sf. The commercial portion of the development has undergone site plan review with the Planning Commission but was denied because the proposed architecture for both buildings was not two stories as required by ordinance. The Planning Commission reviewed the potential of amending the mixed-use ordinance to allow for the proposed design but decided that was not recommended. The applicant then petitioned the City Council to amend the development agreement asking for an exception to the architectural requirements which was met with a favorable outlook. Council found the proposed development to be attractive even though it did not meet

all of the architectural requirements. Anytime a development agreement approves an exception to the ordinance, it must be routed through the same process as an ordinance amendment, which includes holding a public hearing, receiving recommendation from Planning Commission, and final approval by City Council. The memo concluded the Planning Commission is recommending approval of this item with a five to zero vote following a public hearing where no comments were received.

CED Director Steele reviewed the staff memo and facilitated high level discussion among the Council and Mr. Hughes regarding the agreements he has secured and is still working to secure to allow for cross-parking with other commercial property owners in the area. There was also brief discussion regarding the timing of Mr. Hughes securing building permits for the project.

COUNCILMEMBER BOLDUC MOVED TO ADOPT ORDINANCE 2021-22, AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE HOLT MIXED USE DEVELOPMENT, LOCATED AT APPROXIMATELY 1225 W. 1700 S. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE, WITH THE EXCEPTION OF COUNCILMEMBER SAVAGE, WHO VOTED IN OPPOSITION.

10. Proposed Ordinance 2021-23, application for rezone from General Commercial (GC) to Planned Residential Development (PRD) at approximately 2376 W. 1700 S., and authorization to execute development agreement.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location:	Approximately 2376 W. Antelope Drive
Acreage:	3.56
Current Zoning:	General Commercial
Proposed Zoning:	Planned Residential Development (PRD)
Project Name:	Aspire at Canterbury Park
Units/Acre:	9

Peter Matson with Ovation Homes has applied to rezone approximately 3.56 acres of land located between Canterbury Park and Walmart for a 32-unit townhome project. The City recently approved a general plan amendment to 'High Density Residential' in preparation for the rezone. The PRD zone requires that an increased level of detail be provided with the rezone,

including architectural elevations and a development agreement. Each of the units will feature a two-car garage and corresponding driveway totaling 4 stalls per unit. The townhomes are proposed to be a maximum of two stories tall. The plans call for a central shared grassy open space and a drive isle connection to the park. The memo concluded the City Council is the land use authority for amendments to the zoning map. The Planning Commission voted five to zero on July 20, 2021, to recommend conditional approval of this item. Conditions included adding a rail fence between the roundabout and play field for safety.

CED Director Steele reviewed the staff memo and facilitated Council review of the application documents to orient them to the changes that have been made to the plan since the Council's last review of the matter; the main change is a temporary dead-end at the end of 2400 West to address concerns expressed during the last meeting regarding the length of the roadway exceeding the City's maximum block lengths.

COUNCILMEMBER BINGHAM MOVED TO ADOPT ORDINANCE 2021-23, APPLICATION FOR REZONE FROM GENERAL COMMERCIAL (GC) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT APPROXIMATELY 2376 W.1700 S., AND AUTHORIZATION TO EXECUTE A DEVELOPMENT AGREEMENT. COUNCILMEMBER TEAGUE SECONDED THE MOTION. ALL VOTED AYE.

11. Proposed Resolution R21-37 amending the City Council Rules of Order and Procedure related to electronic meetings.

A staff memo from the City Attorney explained this item has been discussed over the course of the last several Cit Council Work Session meetings; as discussed during the July 27 work session, the proposed rule change has been amended to include an expectation that Councilmembers will attend in person if they are both in town and well enough to do so. A provision is included that indicates that extenuating circumstances will be accommodated when they arise. The resolution also includes a recission of the previous Electronic Meeting Policy that was adopted in 2017, due to the same ground being covered by these changes.

City Attorney Roberts reviewed the staff memo.

COUNCILMEMBER BOLDUC MOVED TO ADOPT RESOLUTION R21-37 AMENDING THE CITY COUNCIL RULES OF ORDER AND PROCEDURE RELATING TO ELECTRONIC MEETINGS. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

12. Public comment.

Josh Hughes applauded City Manager Bovero for the quality of his presentation earlier this evening during the Truth in Taxation meeting; he has worked with several City Managers in the State of Utah, and particularly in Davis County, and has found Mr. Bovero to get great at balancing the administration of the City and letting staff do the jobs they were hired to do while keeping a great handle on things. He stated that he has worked closely with City Manager Alex Jensen in Layton, and he is considered to be one of the best City Managers in the State; he would rank Mr. Bovero alongside Mr. Jensen. He reiterated Mr. Bovero has a great track record of hiring good employees and trusting them to do their jobs.

COUNCILMEMBER MAUGHAN MOVED TO RECONSIDER THE ACTION TAKEN ON AGENDA ITEM 9, ORDINANCE 2021-22, AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE HOLT MIXED USE DEVELOPMENT, LOCATED AT APPROXIMATELY 1225 W. 1700 S., AND AUTHORIZATION TO EXECUTE A DEVELOPMENT AGREEMENT, IN ORDER TO CHANGE HIS VOTE ON THE APPLICATION TO ONE OF OPPOSITION.

Councilmember Maughan noted the development agreement for the project allows for building heights in the project to exceed what he is comfortable with, and he is not in favor of that.

COUNCILMEMBER TEAGUE SECONDED THE MOTION; VOTING AYE: COUNCILMEMBERS MAUGHAN, SAVAGE, AND TEAGUE. VOTING NAY: COUNCILMEMBERS BINGHAM AND BOLDUC.

COUNCILMEMBER TEAGUE MOVED TO ADOPT ORDINANCE 2021-22, AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE HOLT MIXED USE DEVELOPMENT, LOCATED AT APPROXIMATELY 1225 W. 1700 S., AND AUTHORIZATION TO EXECUTE A DEVELOPMENT AGREEMENT. COUNCILMEMBER BINGHAM SECONDED THE MOTION. VOTING AYE: COUNCILMEMBERS BINGHAM, BOLDUC, AND TEAGUE. VOTING NAY: COUNCILMEMBERS MAUGHAN AND SAVAGE.

13. Mayor/Council announcements.

The Council and Mayor provided announcements about upcoming community events and other opportunities for public involvement. The Council also discussed requests for future agenda items.

Mayor Gailey also invited City Manager Bovero to make any necessary announcements.

At 8:11 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____	_____
Mike Gailey	Cassie Z. Brown, MMC
Mayor	City Recorder

Date approved: _____

COUNCIL AGENDA
September 14, 2021

Agenda Item **#8a** Arts Council Appointment

Factual Summation

Arts Council leadership has requested that Christopher Weaver be re-appointed to the Arts Council Board. Syracuse City Code Title Three provides a process for appointing members of the Arts Council as follows:

3.45.020(D) Terms of Office. The terms of office for Board members, who are not members of the Recreation Department, shall be four years. These members' terms shall be staggered so that no more than 25 percent of the members' terms expire at the same time. The term of office for the Recreation Department staff designated as a member of the Board should be as determined by the Department Director. Appointments to the Board should be made no later than the first City Council meeting in September of each year, and shall be filled as quickly as practicable when a vacancy arises due to resignation. In circumstances where appointments are not made prior to the first City Council meeting in September of each year, said appointments shall be made as soon as reasonably possible thereafter.

Proposal ***Adopt Proposed Resolution R21-43 re-appointing Christopher Weaver to the Syracuse Arts Council with her term ending August 31, 2025.***

RESOLUTION R21-43

A RESOLUTION OF THE SYRACUSE CITY COUNCIL RE APPOINTING CHRISTOPHER WEAVER TO THE SYRACUSE CITY ARTS COUNCIL.

WHEREAS Title III of the Syracuse City Code provides for the establishment of a Syracuse City Arts Council; and

WHEREAS Section 3.09.020 of the Syracuse City Code dictates that no less than six (6) members of the community shall be appointed and serve on the Syracuse City Arts Council; and

WHEREAS Arts Council leadership has requested the re-appointment of Christopher Weaver to the Arts Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH, AS FOLLOWS:

Section 1. Appointment.

- Christopher Weaver is hereby re-appointed to serve on the Syracuse City Arts Council with his term expiring August 31, 2025.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14~~th~~ DAY OF SEPTEMBER 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

COUNCIL AGENDA
September 14, 2020

Agenda Item **#8b** **Proposed Resolution** R21-44 appointing Kenneth Hellewell to the Planning Commission.

Factual Summation

- Any question regarding this agenda item may be directed at Mayor Gailey.
- There is currently a vacancy on the Syracuse City Planning Commission and Mayor Gailey has asked that the Council consider appointing Kenneth Hellewell to fill the vacancy.
- Please see the attached resolution that has been drafted to formalize the proposed change.

Action Item for Agenda

- **Consider adoption of proposed resolution formalizing the appointment of Kenneth Hellewell to the Syracuse City Planning Commission.**

RESOLUTION R21-44

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING KENNETH HELLEWELL THE SYRACUSE CITY PLANNING COMMISSION.

WHEREAS title 3 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

WHEREAS Section 3.10.010 of the Syracuse City Code calls for the Mayor to appoint members to the Planning Commission with the advice and consent of the City Council; and

WHEREAS Section 3.10.020 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH, AS FOLLOWS:

Section 1. Appointment.

- Kenneth Hellewell is appointed to serve as a member of the Syracuse City Planning Commission with his term expiring June 30, 2025.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14th DAY OF SEPTEMBER, 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

I am applying for appointment to the Syracuse City Planning Commission. I have the qualifications and experience to serve on the Planning Commission. I believe public service is important and would appreciate the opportunity to serve as a member of the Syracuse City Planning Commission.

Summary of Qualifications

- Member of the Syracuse City Planning Commission, 2004 – 2013
- Served 1 ½ years as Chairman of the Syracuse City Planning Commission
- Served 2 ½ years as Vice Chairman of the Syracuse City Planning Commission
- Good attendance record during 9 years on the Planning Commission
- Understanding of city planning principles
- Experience working with and leading groups, including building agendas and conducting meetings
- Author of Syracuse City's Business Park ordinance
- Resident of Syracuse City for 44 years
- Currently serving as a member of the Syracuse High and Syracuse Jr. High Community Councils and previously served seven years with the Syracuse Elementary Community Council

Education and Employment

- Bachelor of Science in Electrical Engineering from University of Utah
- Employed by BAE Systems at Hill AFB
- Planning Commission and Land Use training from Utah League of Cities and Towns

I enjoy living in Syracuse. I agree with our General Plan Master Goal that Syracuse is "a community of many special qualities, which make it a unique and pleasant place to live." I have watched Syracuse grow from a small community to the city is it today. I was raised in Syracuse and my wife and I have chosen to raise our family here. I believe with careful planning Syracuse can continue to be a unique and pleasant place to live. I would like to have a part in shaping what Syracuse can become.

Thank you for your time. I hope to have the opportunity to serve the citizens of Syracuse City on the Planning Commission.

Sincerely,

Kenneth Hellewell



COUNCIL AGENDA
September 14, 2020

Agenda Item **#8b** **Proposed Resolution** R21-44 appointing Kenneth Hellewell to the Planning Commission.

Factual Summation

- Any question regarding this agenda item may be directed at Mayor Gailey.
- There is currently a vacancy on the Syracuse City Planning Commission and Mayor Gailey has asked that the Council consider appointing Kenneth Hellewell to fill the vacancy.
- Please see the attached resolution that has been drafted to formalize the proposed change.

Action Item for Agenda

- **Consider adoption of proposed resolution formalizing the appointment of Kenneth Hellewell to the Syracuse City Planning Commission.**

RESOLUTION R21-45

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING JAMES KING AS AN ALTERNATE MEMBER OF THE SYRACUSE CITY PLANNING COMMISSION.

WHEREAS title 3 of the Syracuse City Code provides for the establishment of a Planning Commission in Syracuse; and

WHEREAS Section 3.10.010 of the Syracuse City Code calls for the Mayor to appoint members to the Planning Commission with the advice and consent of the City Council; and

WHEREAS Section 3.10.020 of the Syracuse City Code dictates that each member of the Planning Commission shall serve for a term of four years, and until his successor is appointed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH, AS FOLLOWS:

Section 1. Appointment.

- James King is appointed to serve as an alternate member of the Syracuse City Planning Commission with his term expiring June 30, 2025.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14th DAY OF SEPTEMBER, 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

James King Resume

[redacted] [redacted]

Skills

Skill	Level	Skill	Level
Unix/Linux Server Management	Intermediate	**Windows Server Management**	Intermediate
C#	Beginner	**WPF**	Junior/Entry
Java	Junior/Entry	**MVVM**	Junior/Entry
ASP.NET	Junior/Entry	**Windows Forms**	Junior/Entry
HTML	Intermediate	**ASP.NET MVC Razor**	Junior/Entry
CSS	Intermediate	**XML**	Junior/Entry
jQuery	Junior/Entry	**Project Management**	Advanced Intermediate
JavaScript	Junior/Entry	**SQL Server**	Junior
XAML	Junior/Entry		
Networking (TCP/IP, DNS, DHCP, NAT, SSL, VPN, SMTP/POP3, FPT, VoIP, IP Tables, Active Directory)	Advanced		
OS Administration (Windows, Linux)	Advanced		
Microsoft Office (Word, Excel, PowerPoint, Outlook)	Expert/Advanced		
Electronics	Intermediate		
Data Communications / Telecommunications	Advanced Intermediate		
Systems Analyst	Advanced		
Customer Service/End User Support	Expert		

Summary

An experienced professional with superior computer systems, sales, technical organizational, business and information services leadership skills with specialization in the telecommunications and technology industries. Consistently exceed targets by keeping with project scope and meeting goals set at project kickoffs with a proven track record for uncovering organizational objectives. I am highly motivated with expert written and oral communication abilities. I have worked in computer systems and support for over 10 years and have the drive and will to bring a new and fresh experience to my work environment.

- Launched project to deliver new tool set to IT team to better incorporate time and project management.
- Trained entry level employees on application structures and system environments. Leading the teams to be more knowledgeable regarding company product specifications and details.
- Led a team in exceeding goals and requirements for specific products and outperformed 90% of the office.

IT Technical Certifications

- Comptia Project+ (Project Management) - 2010
- Comptia Security+ - 2012
- MCPS Microsoft Certified Professional (Installing, Configuring, and Administering Microsoft Windows Professional) - 2007
- Comptia A+ - 2009
- CIW Web Design – 2010
- CIW JavaScript – 2010
- DataCom 1 & 2 – 2007

Education

- *Bachelors of Science / Computer Science – Western Governors University*

Professional Experience

IRS IT Specialist 2018-Present

Responsibilities:

- Support implementation and maintenance of network and system services; monitor network and system performance; and troubleshoot problems as they arise.
- Conduct integrated analysis of multiple audit logs (e.g. firewall, Web server).
- Participate in design, development, acceptance testing, and implementation of software programs and/or computer equipment. Develop flow diagrams and/or pseudo-code.
- Test and debug programs according to detailed requirements. Install, test, and configure network workstations and peripherals; and instruct customers in logging on and accessing network services.
- Maintain database operations, assist in returning disrupted database systems to normal operations; and create reports and manipulate data in response to customer requirements.
- Prepare and maintain documentation outlining equipment operations and preventative maintenance.
- Analyze complete documentation on the up time and reliability of systems to provide necessary information for contract enforcement.
- Provide advice and assistance concerning computer software and/or equipment specifications for the utilization and acquisition, resolve issues involving conflicting requirements.
- Assist and/or lead local projects, prepare and present findings, or recommend action involving the analysis of complex problems related to equipment and/or software utilization and acquisition

NOVA/DISA UNIX Cyber Security/Server Hardening 2017-2018

Technical Tasks:
-Provide the following Cybersecurity tasks:

- Security scans/remediation/compliance reporting
- Vulnerability assessment/monitoring/reporting/tools Incident response
- Audit/inspection support
- Directives/orders compliance
- Access control

-Provide the following Technical Administration tasks:

- Install/configure/patch/upgrade assigned systems
- System monitoring utilizing enterprise tools
- Performance tuning/troubleshooting
- Application support including application/web administration & account management
- Backup/recovery
- Automation/scripting
- Storage configuration (manage/allocate growth)
- Monitoring(events, logs, system health)
- Virtualization
- Clustering

Administration/Policy:

- Have and maintain Security+ and CE Certification credits or other acceptable certification per DoD8570 and 8140 standards and/or other current policy requirements.
- Have a working knowledge of ITIL foundations and follow DECC Ogden TTPs for incident, problem, change, availability, and release management. Stay current on new hardware and software technologies and best practices relevant to the area of responsibility.
- Document processes, create training materials, and provide on-the-job training. Develop, coordinate, improve, and review TTPs.
- Uphold professional, productive, and customer service oriented verbal and written communication. Communicate at the level of detail appropriate for the audience.
- Lead collaboration discussions, provide project briefs, facilitate meetings, and track milestones/deadlines.
- Support of a 24x7x365 days a year mission.
- Provide a monthly report, due on the 5th day of each month, detailing work performed during the preceding month forth assigned tasks and hours worked.

CENTURYLINK SR SYSTEM SOFTWARE SUPPORT ENGINEER 2012-2017

Skills Used: Unix/Linux and Windows Server support

- Perform independently and in a team environment to provide application 24X7 support through on-call rotation.
- Proficient with general operating system command structures for OS systems such as Windows Enterprise Server, Unix, Linux.
- High level OS file manageability concepts, inter-machine communication (ftp, port addressing etc.), file transfer facilities, low level process/service management, control execution of batch processes and general logging concepts.
- Effectively manage assigned change and project work.
- Design & Create application topology/flow diagrams to properly address potential outage situations.

- General knowledge of a middleware environment and application alarming concepts and standards.
- Strong trouble shooting skills to independently perform analysis and support of complex midrange applications.

- Demonstrate strong communication and multiplexing skills to clearly and concisely explain complex details to tier 3 support teams and to provide general instructions to the bridge for coordinating the trouble (SWAT) event.
- Development skills in HTML, PHP, Unix Shell Scripting languages.
- Experience with SQL and Billing systems.

PCFX COMPUTERS Consultant/ Programmer 1999-2011

Skills Used: C#, WPF, XAML, ASP.NET MVC, jQuery, AJAX/XML, HTML/CSS, Project Management & Planning, TCP/IP, DNS, DHCP, VoIP, FTP, SMTP/POP3, IP Tables, VPN, Active Directory

- Designed and built websites with the latest Microsoft web technologies.
- Created project plans for a large-scale development effort and prepared the RFP for the Utah State Procurement process.
- Involved in company training initiatives, including a technology-based pod cast.
  Provided IT administration and networking support to small businesses and end users.

STUDENT **WESTERN GOVERNORS** **2009-2012**

Skills Used: C#, WPF, XAML, MVVM, Windows Forms, Project Management, Java, Swing UI, SQL

- Developed an application that calculates earnings and tutoring time in Java with a basic GUI built using the Swing set UI controls. The application also reported on the data that was input.
- Created a picture viewer using C# that would allow you to select an image file to display.
- Developed an application that analyzes data from a .txt file and creates a report that is exported. Advanced data structures were used to manipulate the data for the report.
- Earned certifications for advanced networking technologies

PRODUCT MANAGER/ANALYST/SALES **CENTURYLINK** **2003-2012**

Skills Used: Product Management, Product Support, A+ Certification, Reporting, Excel, Word, PowerPoint, Outlook, Analyst Support, Customer Service, and Project Management

- Provided end user and client side support for Windows and intra-office web-based and server-based programs.
- Trained consultants to further skills in all aspects of office expectations, including systems management, call flow, and sales techniques.
- Responded to and resolved customer/small business and intra-office DSL escalations.
- Promote and sell telecommunications products and services.
- Discovering requirements to solve the needs of our customers/small businesses.

Professional Affiliations

- Since 2009 – Member of Northern Utah .NET Users Group
- Since 2010 – MindCast Show Podcast
- Since 2008 – Volunteer and promoter of Utah Code Camp

COUNCIL AGENDA

September 14, 2021

Agenda Item # x SCC Text Amendments – Noticing Procedures

Factual Summation

Please review the following information Any questions regarding this agenda item may be directed to Shawna Bjorgan, City Planner, or Noah Steele, Community and Economic Development Director.

SCC Locations: 10.20.030, 10.20.050, and 10.30.090
Request Origination: City Staff in response to amendment of Utah Code section 10-9a-205

Summary

Utah's 2021 legislative session removed the requirement from Utah Code section 10-9a-205 to run land use issues in a "newspaper of general circulation within the area". Syracuse City Code currently requires that we continue to do so.

Findings

- The Community and Economic Development Department spent approximately $10,000 in Fiscal Year 2020 to post public hearings and agendas in the Ogden Standard-Examiner.
- A 2019 survey conducted by Y2 analytics of Salt Lake City determined that roughly 29% of Utahns get their news from local print newspapers and indicated that percentage is steadily declining. In Syracuse City, that represents approximately 9 thousand citizens.
- Staff has been unable to reach the Standard-Examiner for subscription data within the Syracuse; however, it seems unlikely that all 9 thousand local newspaper readers subscribe to the Standard-Examiner (and peruse the legal section for items related to land use issues).

Recommendation

Based on the findings of the Utah State Legislature that newspaper noticing is no longer required, and declining readership numbers, **staff recommends approval**.

Planning Commission reviewed the item on August 3 and is recommending approval.

Effective 7/1/2021

10-9a-205. Notice of public hearings and public meetings on adoption or modification of land use regulation.

(1) Each municipality shall give:

(a) notice of the date, time, and place of the first public hearing to consider the adoption or any modification of a land use regulation; and

(b) notice of each public meeting on the subject.

(2) Each notice of a public hearing under Subsection (1)(a) shall be:

(a) mailed to each affected entity at least 10 calendar days before the public hearing;

(b) posted:

(i) in at least three public locations within the municipality; or

(ii) on the municipality's official website; and

(c) (i) posted on the Utah Public Notice Website created in Section 63A-16-601, at least 10 calendar days before the public hearing; or

(ii) mailed at least 10 days before the public hearing to:

(A) each property owner whose land is directly affected by the land use ordinance change; and

(B) each adjacent property owner within the parameters specified by municipal ordinance.

(3) Each notice of a public meeting under Subsection (1)(b) shall be posted at least 24 hours before the meeting:

(a) in at least three public locations within the municipality; or

(b) on the municipality's official website.

(4) (a) A municipality shall send a courtesy notice to each owner of private real property whose property is located entirely or partially within a proposed zoning map enactment or amendment at least 10 days before the scheduled day of the public hearing.

(b) The notice shall:

(i) identify with specificity each owner of record of real property that will be affected by the proposed zoning map or map amendments;

(ii) state the current zone in which the real property is located;

(iii) state the proposed new zone for the real property;

(iv) provide information regarding or a reference to the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the zoning map or map amendment is adopted;

(v) state that the owner of real property may no later than 10 days after the day of the first public hearing file a written objection to the inclusion of the owner's property in the proposed zoning map or map amendment;

(vi) state the address where the property owner should file the protest;

(vii) notify the property owner that each written objection filed with the municipality will be provided to

the municipal legislative body; and

(viii) state the location, date, and time of the public hearing described in Section 10-9a-502.

(c) If a municipality mails notice to a property owner in accordance with Subsection (2)(c)(ii) for a public hearing on a zoning map or map amendment, the notice required in this Subsection (4)may be included in or part of the notice described in Subsection (2)(c)(ii) rather than sent separately.

Amended by Chapter 84, 2021 General Session
Amended by Chapter 345, 2021 General Session
Amended by Chapter 355, 2021 General Session

10.20.030 General application requirements.

The following general requirements shall apply to any application required by this title:

(A) Application Forms. Submitted applications shall be on forms provided by the Community Development Department, and with required documentation in such numbers as reasonably required by the Department, for a particular type of application. Applicants shall first submit all applications for rezone requests, conditional uses, buildings, or other land use permits to the Department for review to assure compliance with the requirements of the land use ordinances and shall include the name, address, and telephone number of the applicant as well as applicant's agent, if any, and name and address of every person or company the applicant represents.

(B) City Initiated Applications. The Community Development Director, Planning Commission or City Council may initiate any action under this title without an application from a property owner. Notice, hearing and other procedural requirements of this chapter shall apply to an application initiated by the City.

(C) Development Review Sequence. The City shall not consider any subdivision site plan or other development application unless:

(1) The applicable zone of the subject property allows the requested approval.

(2) Where permitted by this title, the applicant also submits application for a proposed zoning map amendment that would, if approved, allow the proposed request.

(D) Accurate Information. All documents, plans, reports, studies and information provided to the City by an applicant in accordance with the requirements of this title shall be accurate and complete.

(E) Determination of Complete Application. After receipt of an application, the Community Development Department shall determine whether it is complete. If the application is not complete, the Department shall notify the applicant in writing and identify the deficiencies, by specifying the required information, and advise the applicant that the City will take no further action on the request until submission of a complete application.

(F) Fees. The applicant shall pay the City a fee, as provided in the City's schedule of fees as adopted by the City Council, upon filing an application. Application fees shall be amounts reasonably determined to defray actual costs incurred by the City to review plans and specifications, act upon applications, and conduct inspections. The Department shall return any application as incomplete if not accompanied by a required fee. Fees shall be

nonrefundable except as provided in subsection (G) of this section. Applications initiated by the City shall not require fees.

(G) Remedy of Deficiencies. If an applicant fails to correct specified deficiencies within 30 days after notification thereof, the City may deem the application withdrawn and shall return it to the applicant upon request. The Department shall refund application fees to the applicant, less any fee established to cover the cost of determining completeness of the application.

(H) Substantial Action Required. If an applicant has not taken substantial action to obtain approval within six months after filing, the application shall expire and any vested rights accrued thereunder shall terminate.

(I) Decision Date. The date of a decision or recommendation shall be the date of the decision making body or official.

(J) Validity. The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence.

(K) Extensions of Time. Unless otherwise prohibited, upon written request and for good cause shown, any decision making body or official having authority to grant approval of an application may, without any notice or hearing, grant extensions of any time limit imposed by this title on such application, its approval, or the applicant, provided the Department receives such a request or initiates an extension prior to the date of expiration. The total period of time granted by any such extension or extensions shall not exceed half the length of the original time period.

(L) Pending Ordinance Amendments.

(1) When the City formally initiates proceedings to amend the zoning map or text of this title, a person who thereafter files an application that the proposed amendment may affect shall not rely on the existing zoning map or text under consideration.

(a) A formal initiation for a proposed zoning map or text amendment shall be the date of publication of a Planning Commission or City Council agenda, ~~as the case may be, in a newspaper of general circulation in the area that notices said proposal~~in accordance with Utah law and as required in this chapter.

(b) The filing date of an application shall be the submission date of all materials required for the application, as set forth in this title.

(2) An application affected by a pending amendment to the zoning map or text of this title shall be subject to the following requirements:

(a) The City shall not act upon such applications until six months after noticing a proposed amendment in a Planning Commission or City Council agenda, as the case may be, in ~~a newspaper of general circulation in the area~~accordance with Utah law unless:

(i) The applicant voluntarily agrees to amend their application to conform to the requirements of the proposed amendment; or

(ii) The City enacts or defeats the proposed amendment sooner.

(b) If the City enacts a pending amendment to the zoning map or text of this title within six months of the publication date of a Planning Commission or City Council agenda, as the case may be, an affected application filed during the pending amendment shall conform to the enacted amendment.

(c) If the City does not enact a pending amendment to the zoning map or text of this title within six months of the publication date of a Planning Commission or City Council agenda, as the case may be, the City shall no longer consider the proposed amendment pending and shall consider any affected application without regard to the previously pending amendment.

(3) The Community Development Department shall give written notice to an affected applicant of a pending amendment to the zoning map or text of this title informing them that their request may require changes in order to conform to a proposed zoning map or text amendment and that copies of the pending legislation are available at the Community Development office.

(4) All provisions herein shall comply with the provisions of Section 10-9a-509, Utah Code Annotated 1953, as amended.

10.20.050 Noticing

The City shall provide notice of public hearings and public meetings in accordance with Utah law and the following provisions:

(A) Applicant Notice. The City shall provide the applicant with:

(1) The date, time, and place of any public hearing or public meeting to consider the application, at least three days prior to the meeting;

(2) Copies of each staff report regarding the applicant or pending application, at least three days prior to the hearing or meeting; and

(3) Notification of any final action on a pending application.

(B) Public Notice of Meetings. Notice of public meetings shall be accomplished by the following, at least 24 hours prior to the public meeting:

(1) Publication on the Utah Public Notices Website created pursuant to Utah Code;

(2) Posting notice in three public locations within the City, or on the City's official webpage; and

(3) ~~For general plan amendments, submitting notice to a newspaper of general circulation in the area~~Publication on the City's website.

(C) Public Notice of Hearings. Unless otherwise provided in this chapter, public notice of any public hearing shall be accomplished by the following, at least 10 days prior to the hearing or meeting:

~~(1) Publication in a newspaper of general circulation in the area;~~

(~~2~~1) Publication on the Utah Public Notices Website created pursuant to Utah Code;

(~~3~~2) Mailed to each affected entity; and

(43) Posted in three public locations within the City, or on the City's official webpage.

(D) Specific Third Party Notice. For any application which requires notice to adjacent property owners:

(1) The applicant shall provide the Community Development Department with an approved list of all owners of real property located within 300 feet of the boundary of the subject property, as shown on the latest assessment rolls of the county recorder. The applicant shall pay to the City a fee in the amount of the actual costs incurred by the City in providing notice, and shall bear sole responsibility to ensure the accuracy of the property owner list; and

(2) The City shall, at least 10 days before the hearing, mail notice to the owners of record for each parcel within a 300-foot radius of the subject property, including those who are located outside of Syracuse City boundaries.

(E) Meetings or Hearings Requiring Specific Third Party Notice. Notice shall be sent out in accordance with subsection (D) of this section for the following:

(1) Subdivision plat approval or amendment;

(2) Zoning map amendments;

(3) Major conditional use permit applications.

(F) Public Hearings Required. The following applications and proposals require at least one public hearing, in accordance with Utah law:

(1) Amendment to or adoption of a general plan, including general plan map amendments;

(2) Adoption or amendment to a land use ordinance, including zone map amendments;

(3) Subdivision plat approval or amendments;

(4) Plat amendments that vacate, alter or amend a public street, right-of-way or easement; and

(5) Site plan approval.

(G) Notice Provisions for Specific Applications.

(1) Intent to Prepare or Amend General Plan. Before preparing a proposed general plan or general plan amendment the City shall provide 10 calendar days' notice of its intent to prepare or amend the general plan. Such notice shall comply with the requirements of Section 10-9a-203, Utah Code Annotated 1953, as amended.

(2) Proposals to vacate a public street, right-of-way or easement. Notice shall comply with the provisions of Section 10-9a-208, Utah Code Annotated 1953, as amended.

(H) Challenge of Notice. If no one challenges a notice given under authority of this section, in accordance with applicable appeal procedures, within 30 days after the meeting or action for which notice was given, all affected parties shall deem the notice as adequate and proper.

10.30.090 Agriculture protection areas.

(A) Purpose. An agriculture protection area is a geographic area created under the authority of the state of Utah and Syracuse City that is granted specific legal protection for agricultural production, which includes the production of crops, livestock, and livestock products or other agricultural production activities as determined by the Davis County agriculture protection area advisory board and the Syracuse City Planning Commission, acting as the Land Use Authority.

(B) Proposal to Create. An applicant proposing to create an agriculture protection area within Syracuse City boundaries shall submit to the Community Development Department an agriculture area request form and a submittal fee for processing. The City Council shall establish the submittal fee from time to time by resolution. The request shall identify the boundaries of the land proposed to become part of an agriculture protection area, any limits on the types of agriculture production that will be an allowed use within the agriculture protection area, and the names of the owners of record of the land and the tax parcel number identifying each parcel. Agriculture protection areas must have a minimum of 10 acres to be eligible for consideration of protection. The City Council shall provide notice ~~of the proposal by~~as provided in Section 17-41-302, Utah Code Annotated, as amended. ~~publishing notice in a newspaper having general circulation within the community~~. The notice shall contain a statement that an applicant filed a proposal for the creation of an agriculture protection area with the City, the proposal is open for public inspection, and any entity affected by the proposal may file objections or modifications to the proposal.

(C) Review and Approval. After 15 days from the date of the notice, the City Council shall refer the proposal, with any objections and proposed modifications, to the county advisory board and the City Planning Commission for their review, comments, and recommendations. Within 45 days after receipt of the proposal, the county advisory board and City Planning Commission shall submit a written report to the City Council that recommends any modifications to the proposal, indicates whether or not the land is currently being used for agricultural production, states whether the zoning is appropriate for agriculture and whether the land is viable for agricultural production, the extent and nature of existing or proposed farm improvements, advisement of land use activities on adjoining property, and anticipated trends in agricultural and technological conditions. The Planning Commission will evaluate any objections to the proposal and make a recommendation to the City Council to accept, accept and modify, or reject the proposal. After receipt of the written reports from the advisory board and Planning Commission, or after 45 days, whichever is earlier, the City Council shall schedule a public hearing ~~through notice in a newspaper having general circulation within the community~~in accordance with Utah law. The City Council shall convene the public hearing at the time, date, and place

specified in the notice and take verbal or written testimony from interested persons. Upon completion of the public hearing, the City Council shall approve, modify and approve, or reject the agriculture protection area proposal.

ORDINANCE NO. 2021-24

AN ORDINANCE AMENDING SECTIONS 10.20.030, 10.20.050, and 10.30.090 OF THE SYRACUSE CITY MUNICIPAL ZONING CODE PERTAINING TO NOTICING LAND USE HEARINGS AND MEETINGS IN NEWSPAPERS.

WHEREAS, the City Council has the authority pursuant to state law to establish ordinances for the health, welfare, comfort and safety of residents and visitors of the City; and

WHEREAS, the Utah Legislature in 2021 removed the requirement to post notices for meetings and hearings in newspapers of general circulation; and

WHEREAS, the Planning Commission conducted a public hearing on the issue and provided a recommendation to the Council; and

WHEREAS, the City Council finds that the recommended changes will provide cost savings and continue to advertise hearings in a manner most likely to reach interested individuals; and

WHEREAS, the Council finds that the amendment will promote the orderly development and welfare of the community,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** Sections 10.20.030, 10.20.050 and 10.30.090 of Syracuse City Municipal Code are amended as attached in Exhibit A.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS ___th DAY OF _____, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC

Mayor Mike Gailey

City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	____	_____
Councilmember Bolduc	____	_____
Councilmember Maughan	____	_____
Councilmember Savage	____	_____
Councilmember Teague	____	_____

Exhibit A

COUNCIL AGENDA

September 14, 2021

Agenda Item **#9b**

Proposed Resolution R21-42: Authorize execution of Memorandum of Understanding (MOU) with Department of Workforce Services for a water assistance program.

Factual Summation

- Any question regarding this agenda item may be directed at Admin. Services Director Stephen Marshall.
- Please review the draft memorandum of understanding for the water assistance program.
- Please review the frequently asked questions about the program.

Water Assistance Grant Summary:

- Administered through Department of Workforces who contracts with HEAT agencies to determine eligibility of program.
- Very similar to the HEAT program with the same qualifications.
- The funding came from federal stimulus grant funds similar to ARPA.
- Family in need will apply for assistance through DWS contracted HEAT agencies.
- If the family is eligible, a check will be issued and sent directly to the City for payment.
- The City would have to enter into an agreement with DWS in order for citizens to be eligible.
- Between October 2020 and May 2021, 35 households residing in zip code 84075 were paid a HEAT benefit.
- Between October 2019 and May 2020, 59 households residing in zip code 84075 were paid a HEAT benefit.
- This program will run until September 30, 2023.
- The program can pay for four types of water fees/bills -
    - Drinking water
    - Wastewater
    - Storm water
    - Ground water
- The program will also pay for other fees or arrearages if it is required to restore water services or prevent water shut-off for the household.
- We are not required to participate in the program.
- Our city staff will not be making eligibility determination. We will be required to submit data and usage information to the program.

Action Items

Consider whether to approve Resolution 21-42 - Authorize execution of Memorandum of Understanding (MOU) with Department of Workforce Services for water assistance program.

RESOLUTION NO. R21-42

A RESOLUTION OF THE SYRACUSE CITY COUNCIL AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE DEPARTMENT OF WORKFORCES SERVICES TO PARTICIPATE IN A TEMPORARY WATER ASSISTANCE PROGRAM.

WHEREAS, the Department of Workforce Services (DWS) is administering a temporary water assistance program for low income residents in which this program would run from November 1, 2021 to September 30, 2023; and

WHEREAS, the City Council desires to enter into a memorandum of understanding with the Department of Workforce Services in order to make the program eligible within Syracuse City boundaries; and

WHEREAS, the Department of Workforce Services will administer the water assistance program and determine all eligibility for applicants. If the applicant is eligible, DWS will issue funds from the program and send them directly to the City for payment; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. The Memorandum of Understanding is attached in its entirety as set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. The effective date of all these changes shall become effective immediately except for utility rate changes that will become effective immediately upon passage of this resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 14th DAY OF SEPTEMBER 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

DEPARTMENT OF WORKFORCE SERVICES

ATTACHMENT C: WATER TYPE AGREEMENT

I. Water Type(s) provided (please check all that apply):

☐Drinking Water

☐Wastewater

☐Stormwater

☐Ground-water

DRAFT

PURPOSE OF ATTACHMENT:

On December 27, 2020, the Consolidated Appropriations Act, 2021 was signed into law. This authorizing legislation included funding in emergency spending to assist low-income households with water and wastewater bills. On March 11, 2021, additional funding was appropriated in the American Rescue Plan Act (ARP) of 2021 in emergency spending to assist low-income households with water and wastewater bills. Eligible households are defined as those meeting the criteria set forth in the Water Assistance Policy Manual (incorporated by reference as *Attachment D*), issued by the Utah DWS Department of Workforce Services, Water Assistance Program. This contract incorporates the requirements that must be met by WATER PROVIDERS as payments are made directly by DWS to WATER PROVIDERS.

SCOPE:

A. DWS will make payments directly to a WATER PROVIDER provided that:

1. WATER PROVIDER charges the household in WATER PROVIDER'S normal billing process.

2. WATER PROVIDER bills the household no more than the cost of the water/wastewater minus the cost of the payments received or expected from DWS.

3. WATER PROVIDER does not discriminate against or treat adversely any eligible household for any reason in relation to terms and conditions of service, sale, credit, delivery, or price, including service charges, reconnection charges and payment plan arrangements due to their participation in the water assistance program.

4. WATER PROVIDER agrees not to discontinue water service for at least 30 days after receiving verification of payment from DWS. Examples of valid water payment verifications will be available upon request from DWS.

5. WATER PROVIDER agrees to waive any security deposit billed to households approved for the Water Program. This does not apply to service initiation fees routinely charged by a WATER PROVIDER to both renters and owners alike as a condition of service.

6. WATER PROVIDER agrees to reconnect the client within 24 hours upon receiving verbal or written commitment of payment from DWS.

7. If a WATER PROVIDER is a utility regulated by the Public Service Commission of Utah, a WATER PROVIDER will supply energy in accordance with provisions of Utah residential Utility Service Regulation R746-200, as adopted by the Public Service Commission of Utah.

8. A WATER PROVIDER will ensure that payment by DWS is credited toward the household's water and wastewater costs.

9. If the water assistance benefit was paid in error or if fraud is determined, upon request, the WATER PROVIDER agrees to return the Water Assistance Benefit to DWS.

B. DWS will include a list of eligible households and amounts paid on behalf of households with each warrant paid to a WATER PROVIDER via the Water Vendor Portal.

C. CREDIT BALANCES

1. If a household discontinues service with a WATER PROVIDER, the WATER PROVIDER must return any water benefit credit remaining on the account to DWS with the Return Funds to State Form.

    a. If the household opens a new water utility account for a Utah address, the WATER PROVIDER may transfer the remaining credit balance directly to the new WATER PROVIDER without notifying DWS.

b. a WATER PROVIDER may not return credit balances directly to the client.

D. In the event a WATER PROVIDER erroneously returns funds to DWS, DWS shall remit such funds to the WATER PROVIDER within 30 days after a determination that such return was in error.

E. RELEASE OF INFORMATION:

1. The WATER PROVIDER named above is a Retail Water Provider who represents and warrants that it is authorized to receive payment from DWS on behalf of a customer determined by DWS under the Water Assistance Guidelines to be an eligible Water Assistance applicant. a WATER PROVIDER will, with reference to an eligible Water Assistance applicant:

a. Upon verbal or written request from DWS, provide at no cost to DWS the eligible Water Assistance applicant's billing and usage history for the previous twelve (12) months. A WATER PROVIDER will transmit such billing history via electronic mail or facsimile by requested date each year.

b. WATER PROVIDER agrees to provide relevant account information including account balance, utility number, and a copy of recent utility bills when requested by DWS.

Water Assistance Program - FAQs

1. **What is the Water Assistance Program?**

On December 27, 2020, the Consolidated Appropriations Act, 2021 was signed into law. This authorizing legislation included funding in emergency spending to assist low-income households with water and wastewater bills. On March 11, 2021, additional funding was appropriated in the American Rescue Plan Act (ARP) of 2021 in emergency spending to assist low-income households with water and wastewater bills.

The Department of Workforce Services is the state pass-through agency for this funding and it will be administered through the Housing and Community Development Division - State Community Services Office.

2. **When will the program start?**

The program is being aligned with the HEAT program seasons and will be open for applications starting October 1st. The month of October is designated for outreach and target groups. This means that in October we will only be processing applications for households with at least one member that is 60+, disabled, or under 6 years old. This aligns with HEAT Program application procedures.

3. **When will the program be open to the general public?**

November 1, 2021

4. **What can the program pay for?**

The program can pay for four types of water fees/bills -

- Drinking water
- Wastewater
- Storm water
- Ground water

The program will also pay for other fees or arrearages if it is required to restore water services or prevent water shut-off for the household.

5. **Is this an on-going program?**

No, this is a time-limited program that will end September 30, 2023. A household may only receive benefit assistance from the program once in a program season (October-September).

6. **How can I apply for this program?**

We are aligning processes with the HEAT Program. The current HEAT application will be updated to include water. If a household is found eligible for HEAT, they may be categorically

eligible for Water Assistance as well. A customer can apply the same way they apply for HEAT - a mailed in paper application, walk-in to a local HEAT office (if they are taking walk-ins), online application through MyCase login, or over the telephone. Customers will be encouraged to apply for both programs at the same time.

The HEAT agencies will also determine eligibility for the Water Assistance Program.
HEAT Agencies:

- Bear River Association of Governments
- Futures Through Training
- Utah Community Action
- Mountainland Association of Governments
- Southeastern Association of Local Governments
- Six County Association of Governments
- Uintah Basin Association of Governments
- Five County Association of Governments

7. What are the eligibility requirements?

The income eligibility requirements are the same as the HEAT Program. These are some other basic eligibility requirements:

- 150% FPL
- U.S. Citizen or LPR
- Utah resident
- Responsible for their own water bill/costs

8. What is the maximum benefit a household can receive?

There are three priority groups with this program -

1. Households whose water has been disconnected/shut off
2. Households with a shut off notice and are in danger of water disconnection
3. Households that do not meet the first two groups, but need assistance with a current bill

The first six months of the program will only be open to households that meet the first two priority groups. Arrearages and fees will be paid for in the exact amount in order to get water service restored or a shut-off threat removed. The goal of the program is to restore water service and prevent water shut-offs.

Within the first six months, the program will re-evaluate the affordability of serving the third priority group. If the third priority group is served, the maximum benefit a household can receive is $360. This will be based on a benefit matrix that calculates the benefit based on income level, water burden, and target group credit.

8. How are benefits paid out?

Benefits can only be paid directly to a water company. Unlike in the HEAT Program, there are no circumstances where a benefit can be paid to a customer. In order for a water company to get paid the benefit on behalf of the customer, we must have a water provider (vendor) agreement on file and they must be known to the state FINET system.

9. What outreach efforts will be made to get the word out about the program?

We plan on conducting a social media campaign to advertise the program. We have held two stakeholder meetings with water providers in the state. Fliers and rack cards will be sent to water providers to include in their mailings. The program will be added to 211 as a resource. Fliers/rack cards will be shared with other DWS divisions to advertise to customers.

COUNCIL AGENDA

September 14, 2021

LEGISLATIVE ITEM

Agenda Item #**10**

Harward Property Rezone R-1 to R-3

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

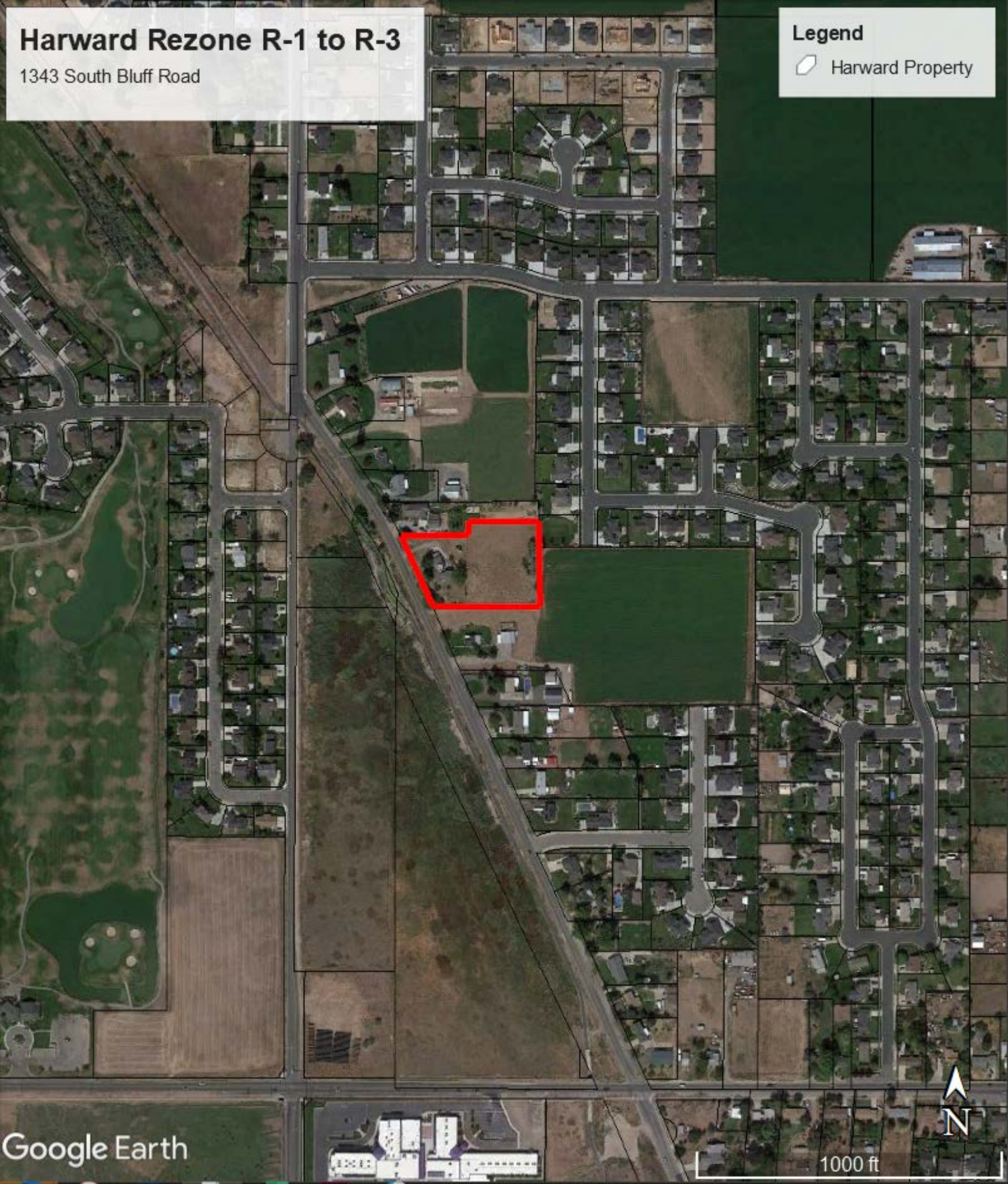
Location:	1343 S Bluff Road
Current General Plan:	Low Density Residential
Current Zoning:	R-1 (Single-family residential at 2.3 units per acre)
Proposed Zoning:	R-3 (Single-family residential at 4 units per acre)
Acreage:	2.38

Summary

-The applicant is requesting approval of a rezone from R-1 to R-3 to allow for development of single-family lots. R-1 minimum lot size is 12,000 sf and R-3 is 8,000 sf.

-The only uses permitted in the R-1 Zone that are not permitted in R-3 are aviaries, farm animal keeping, fruit and vegetable stands, dog kennels, and greenhouses.

-Planning Commission reviewed the item on 8-17-21 and is recommending approval.


Harward Rezone R-1 to R-3
1343 South Bluff Road
Legend
Harward Property
N
1000 ft
Google Earth

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:		Total Acreage of Parcel:
1343 S. Bluff Rd		2.38
Parcel Identification Number (as recorded with Davis County):	**Current Zone**	**Proposed Zone:**
12-049-0127	R-1	R-3

Brief Description of Purpose for Rezone and Reasons Supporting the Request

Subdivide property for Development

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents: Jason & Mandi Harward

Mailing Address:	City:	State:	ZIP:
581 S. 1375 W.	Layton	UT	84041

Office Phone:	Cell Phone:	Email:
	801-458-6231	jhcplastering@yahoo.com

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):

Mailing Address:	City:	State:	ZIP:

Office Phone:	Cell Phone:	Email:

I hereby certify that the requested Rezone would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Land Use Ordinance relative to rezoning and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Property Owner Signature 7-20-21 Date

Applicant Signature Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #
8/3/2021	RD	153841

Payment Type: ☐ Cash ☑ Credit Card ☐ Check# _____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	1 Signs	$ 100
$100	Noticing Fees	1	$ 20
		Total	$ 545

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

JASON HARWARD
SYRACUSE SUBDIVISION
1343 SOUTH BLUFF ROAD
SYRACUSE, UTAH 84075

CONCEPT PLAN

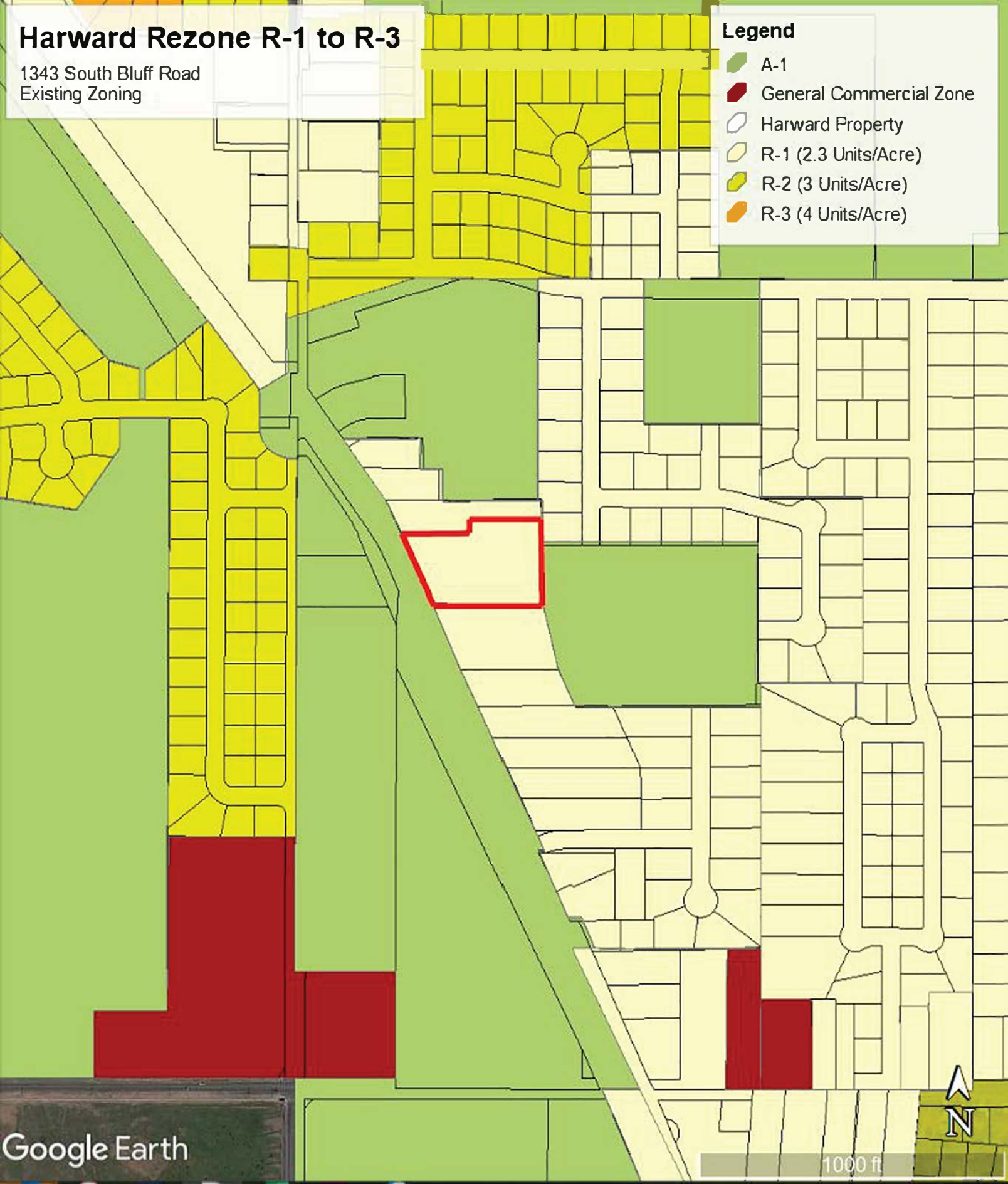
1 OF 1

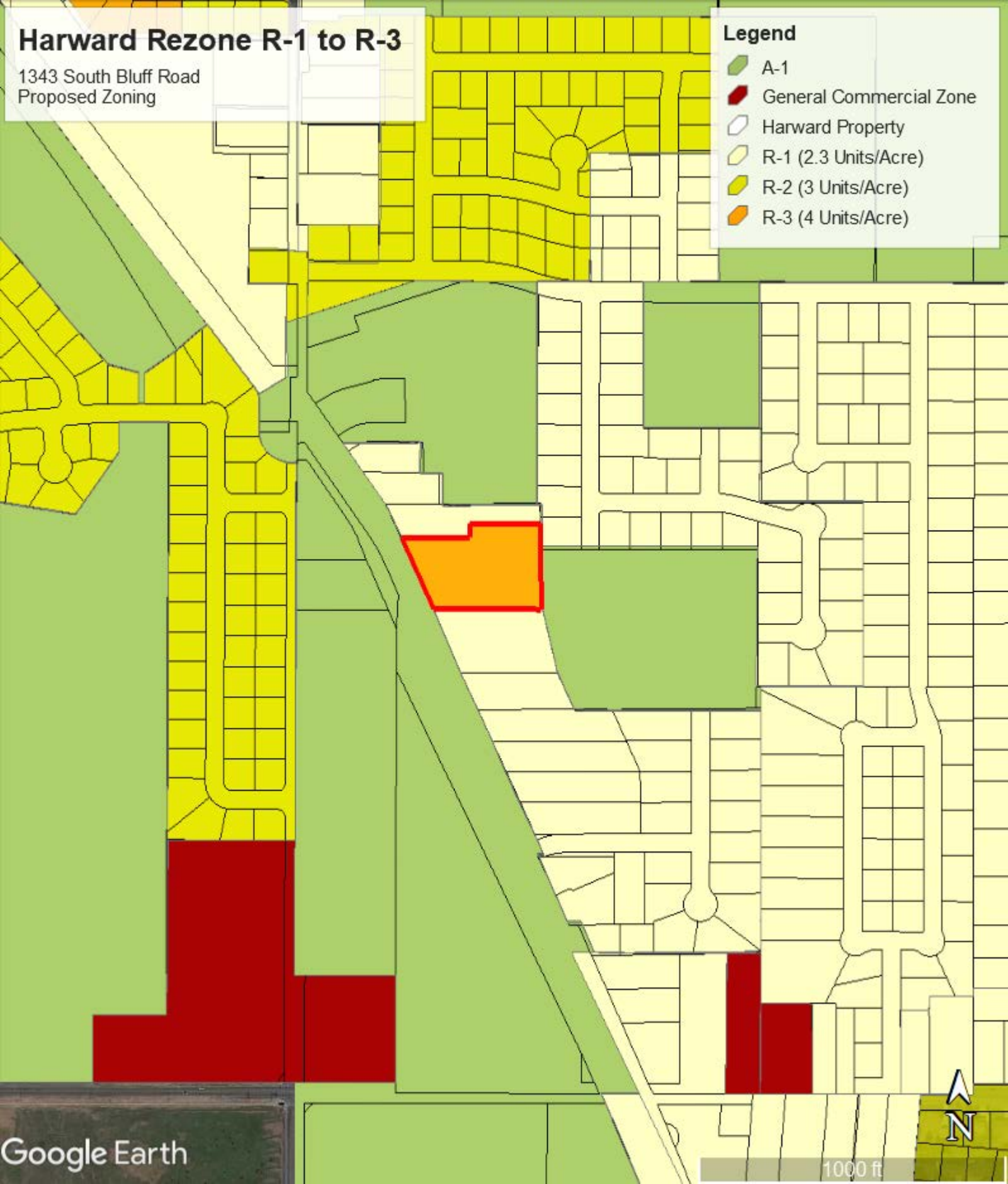
VICINITY MAP
NO SCALE
SE, DAVIS COUNTY, UTAH

HORIZONTAL GRAPHIC SCALE

For demonstration purposes only - this item is for zoning only. Subdivision design will be considered under separate and future application.

811


Harward Rezone R-1 to R-3
1343 South Bluff Road
Existing Zoning
Legend
A-1
General Commercial Zone
Harward Property
R-1 (2.3 Units/Acre)
R-2 (3 Units/Acre)
R-3 (4 Units/Acre)
N
Google Earth
1000 ft


Harward Rezone R-1 to R-3
1343 South Bluff Road
Proposed Zoning
Legend
A-1
General Commercial Zone
Harward Property
R-1 (2.3 Units/Acre)
R-2 (3 Units/Acre)
R-3 (4 Units/Acre)
Google Earth
N
1000 ft

ORDINANCE NO. 2021-25

AN ORDINANCE AMENDING THE SYRACUSE CITY ZONING MAP FROM R-1 TO R-3, RELATED TO PROPERTY LOCATED AT 1343 S. BLUFF ROAD.

WHEREAS, the City Council has the authority, pursuant to state law, to establish zoning designations for the health, welfare, comfort and safety of is residents and those visiting the City; and

WHEREAS, the owner of property at 1343 S. Bluff Road, Davis County Parcel ID # 12-049-0127, has requested that the zoning for the property be changed from R-1 (Residential 2.3 Lots per Gross Acre) to R-3 (Residential 4.0 lots per gross acre); and

WHEREAS, the Planning Commission conducted a public hearing on the issue and recommended the zone change; and

WHEREAS, the Council finds that the amendment is consistent with the general plan map and advances the interests of the community,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** The zoning designation for the property located at 1343 S. Bluff Road is changed from R-1 to R-3, as shown on a map attached in Exhibit A.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS ____th DAY OF _____, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	____	_____
Councilmember Bolduc	____	_____
Councilmember Maughan	____	_____
Councilmember Savage	____	_____
Councilmember Teague	____	_____

Exhibit A

COUNCIL AGENDA

September 14, 2021

Agenda Item **#11** **Parks Maintenance Facility Presentation and Discussion**

Factual Summation:

- Any questions regarding this agenda item may be directed at Kresta Robinson, Parks and Recreation Director or Brody Bovero, City Manager

- Rick Espinosa, Project Manager for JRCA Architects, has been working with staff on a design for the Park Maintenance Facility for the past 7 months. Rick will present to the Council the design drawings, preliminary rendering, and the cost estimate.

    - Attached are the design drawings, preliminary rendering, and cost estimate for council review.

- It was anticipated that the total Park Maintenance Building Budget, including design and construction oversight would be approximately $2,750,000.00; however, with a 15% construction inflation cost increase, the cost estimate for the draft design is $3,227,528.00.

- Below are possible funding sources to cover the estimated increase.

***Sale of Cemetery Land**	**$ 2,500,000**	**FY2022**
**Additional Cemetery Proceeds	$ 1,830,000	FY2022
**FY2021 Surplus	$ 1,500,000	FY2021
**Sale of Freemont Land	$ 2,488,500	FY2021
Total estimated	$ 8,318,500	

***Already allocated to Park Maintenance Facility**
**Possible Funding Source for additional increase

Discussion:

- The purpose of this discussion is to review presentation from JRCA, discuss options and finances of the project.
- Would Council like to proceed with submitting Parks Maintenance Facility Design to Planning Commission?

SYRACUSE CITY PARKS MAINTENANCE FACILITY

SYRACUSE, UTAH 84000

ABBREVIATIONS

A	
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
AC	ACOUSTIC
ADD	ADDENDUM
AC	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
AB	ANCHOR BOLT
&	AND
ANOD	ANODIZED
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
@	AT
B	
BSMT	BASEMENT
BLW	BELOW
BM	BENCHMARK
BLKG	BLOCKING
BD	BOARD
BO	BOTTOM OF
BLDG	BUILDING
C	
CAB	CABINET
CPT	CARPET
CIP	CAST IN PLACE
CB	CATCH BASIN
CLG	CEILING
CL	CENTER LINE
CT	CERAMIC TILE
CH	CHANNEL
CO	CLEAN OUT
CLR	CLEAR
CL.	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
COND	CONDITION
CONN.	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL JOINT
D	
DP	DAMP PROOFING
DB	DECK BEARING
DEMO	DEMOLISH(ED)
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DWL	DOWEL
DN	DOWN
DS	DOWN SPOUT
DRN. BD.	DRAINAGE BOARD
DWG	DRAWING
E	
EA	EACH
EWC	ELEC. WATER COOLER
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EJ	EXPANSION JOINT
EXT	EXTERIOR
F	
FT	FEET
FIN	FINISH(ED)
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER & CABINET
FIXT	FIXTURE
FL	FLASHING
FLR	FLOOR
FTG	FOOTING
FND	FOUNDATION
G	
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GSN	GENERAL STRUCTURAL NOTES
GL	GLASS OR GLAZING
GD	GRADE
GRL	GRILLE
GRD	GROUND
GYP	GYPSUM
H	
HDW	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HT	HEIGHT
HP	HIGH POINT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIB
HW	HOT WATER
HR	HOUR
HSK	HOUSEKEEPING
I	
IN	INCH
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JAN	JANITOR
JT	JOINT
JST	JOIST
L	
LAM	LAMINATED
LNDG	LANDING
LAV	LAVATORY
LVR	LOUVER
M	
MFR.	MANUFACTURER
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MEZZ	MEZZANINE
MIN	MINIMUM
MULL	MULLION
N	
NG	NATURAL GRADE
NOM	NOMINAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
ORD	OVERFLOW ROOF DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
P	
PNT	PAINT
PR.	PAIR
PNL	PANEL
PVMT	PAVEMENT
d	PENNY
P-LAM	PLASTIC LAMINATE
PL	PLATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PSI	POUND PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
R	
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REG	REGISTER
REQD	REQUIRED
RA	RETURN AIR
REV	REVISION
RD	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RGH	ROUGH
RND	ROUND
S	
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SLDG	SLIDING
SPEC	SPECIFICATION
SPL	SPLASH
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STOR	STORAGE
STRUC	STRUCTURE OR STRUCTURAL
SA	SUPPLY AIR
SUSP	SUSPENDED
T	
TELCO	TELEPHONE COMPANY
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
T&B	TOP & BOTTOM
TO	TOP OF
TOC	TOP OF CURB
TOD	TOP OF DECK
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
V	VENT
VTR	VENT THROUGH ROOF
VERT	VERTICAL
VEST	VESTIBULE
VCT	VINYL COMPOSITION TILE
W	
WC	WATER CLOSET
WH	WATER HEATER
WP	WATER PROOF
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
WF	WIDE FLANGE
WDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

MATERIALS / SYMBOLS

- PLYWOOD (SECTION)
- WOOD MOLDING
- CONCRETE (SECTION)
- GYPSUM BOARD (SECTION)
- TILE (PLAN)
- COMPACTED GRAVEL (SECTION)
- COMPACTED SUBGRADE
- STEEL FRAMING (PLAN, SECTION)
- CMU (PLAN, SECTION)
- BRICK VENEER (PLAN, SECTION)
- STONE VENEER (PLAN, SECTION)
- RIGID INSULATION (SECTION)
- LANDSCAPE - PLANTING

- CENTERLINE
- BUILDING SECTION FLAG (1 / AEXXX / SIM)
- WALL SECTION / EXTERIOR ELEVATION (1 / AEXXX / SIM)
- INTERIOR ELEVATION (AEXXX)
- DETAIL (1 / AEXXX / SIM)
- GRID HEAD (A)
- WINDOW TAG (1i)
- DOOR TAG (101A)
- ROOM TAG (ROOM NAME / 101)
- WALL TYPE (A)
- KEYNOTE TAG (?)
- REVISION TAG (1)
- WINDOW GLAZING TAG (G3)
- ELEVATION, (DATUM) (ELEVATION NAME)
- DRAWING TITLE (1 / AEXXX — VIEW NAME — SCALE SCALE)

DESIGN TEAM

ARCHITECT

JRCA, Architects
577 South 200 East
Salt Lake City, Utah 84111
(801)533-2100 Ph.
Contact: Rick Espinosa, Architect
rae#@jrcadesign.com

LANDSCAPE ARCHITECT

JSLA
577 South 200 East
Salt Lake City, Utah 84111
(801)628-5656 Ph.
Contact: John Swain
jswain@jrcadesign.com

CIVIL ENGINEER

GALLOWAY
515 SOUTH 700 EAST, SUITE 3F
Salt Lake City, Utah 84102
O: (801)953-1357; C (801) 710-9925
Contact: Christian Michaelson, PE
ChristianMichaelson@gallowayus.com

STRUCTURAL ENGINEER

GALLOWAY
6162 S. Willow Dr, Suite 320
Greenwood Village, CO 80111
O: (303) 770-8884; C: (385) 203-7170
Contact: Redge Hudson, PE
RedgeHudson@gallowayus.com

MECHANICAL & PLUMBING ENGINEER

WHW ENINEERING, LLC.
8619 South Sanyd parkway #101
Sandy, UT 84070
O: (801) 466-4021; C: (801)870-6987
Contact: Brad Lash, P.E.
bradl@whw-engineering.com

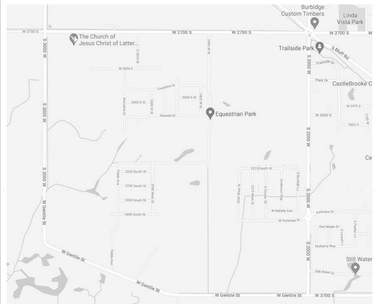
ELECTRICAL ENGINEER

BNA CONSULTING
635 S State St.
Salt Lake City, Utah 84
O: (801) 532-2196; C: (801) 558-0081
Contact: Frang G Knaus; Project Manager/Principal
fknaus@bnaconsulting.com

DRAWING INDEX

GENERAL INFORMATION		S002	STRUCTURAL GENERAL NOTES
GI100	GENERAL INFORMATION	S003	PLAN LOADING
GI121	ADMIN VEHICLE MAINTENACE AND STORAGE CODE ANALYSIS	S100	FOUNDATION PLAN
		S101	ROOF FRAMING PLAN
CIVIL		S102	VEHICLE COVERED CANOPY
CS101	SITE PLAN	S501	TYPICAL FOUNDATION DETAILS
		S601	TYPICAL MASONRY DETAILS
SITE		S701	TYPICAL STEEL FRAMING DETAILS
AS101	ARCHITECTURAL SITE PLAN	S702	STEEL FRAMING DETAILS
AS501	SITE DETAILS	S901	COLD FORMED STEEL DETAILS
ARCHITECTURAL		MECHANICAL	
AE101	FLOOR PLAN	MG001	MECHANICAL GENERAL NOTES AND LEGENDS
AE102	VEHICLE COVERED CANOPY FLOOR PLAN AND ROOF PLAN	ME101	MAIN LEVEL MECHANICAL PLAN
		ME102	ROOF LEVEL MECHANICAL PLAN
AE111	DIMENSION PLAN	ME601	MECHANICAL SCHEDULES
AE121	ROOF PLAN	PLUMBING	
AE131	REFLECTED CEILING PLAN	PG001	PLUMBING GENERAL NOTES AND LEGEND
AE201	EXTERIOR ELEVATIONS	PE101	MAIN LEVEL PLUMBING PLAN
AE301	BUILDING SECTIONS	PE102	MAIN LEVEL WASTE AND VENT PLAN
AE351	WALL SECTIONS	PE103	UPPER LEVEL PLUMBING PLAN
AE352	WALL SECTIONS	PE104	ROOF LEVEL PLUMBING PLAN
AE353	WALL SECTIONS	PE601	PLUMBING SCHEDULES
AE401	ENLARGED RESTROOM PLANS & ELEVATIONS	ELECTRICAL	
AE501	WALL TYPES	EG001	SCHEDULES AND NOTES
AE601	WINDOW/DOOR & FRAME TYPES / SCHEDULES	EG002	SCHEDULES
		ES101	ELECTRICAL SITE PLAN
INTERIORS		EL101	LIGHTING PLAN
AI101	FINISH PLAN	EP101	POWER PLAN
AI111	FURNISHINGS PLAN	EP102	ROOF POWER PLAN
		EY401	SYSTEMS PLAN
STRUCTURAL		EX501	ONE-LINE DIAGRAM
S001	STRUCTURAL GENERAL NOTES	EX502	PANELBOARD SCHEDULES
		EX601	ELECTRICAL DIAGRAMS
		EX602	ELECTRICAL DIAGRAMS

VICINITY MAP



GENERAL NOTES:

1. WHILE THE DOCUMENTS ARE SEPARATED BY SHEET NUMBERS FOR CONVENIENCE IN REFERENCING DOCUMENTATION, SHEET NAMES AND NUMBERS ARE NOT INTENDED TO DEFINE SCOPE. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ALL WORK DESCRIBED IN THE ENTIRE PACKAGE.

JRCA ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

SYRACUSE CITY PARKS MAINTENANCE FACILITY
SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 100% REVIEW		
△	DATE	REVISION

GENERAL INFORMATION

GI100

DESIGN DEVELOPMENT 100% REVIEW
08/19/2021

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8/6/2021 5:16:31 PM

OCCUPANT LOAD SCHEDULE- MAIN LEVEL				
ROOM NAME	ROOM #	AREA	LOAD FACTOR	OCC. LOAD
Room	3	Not Placed		
Room	4	Not Placed		
Room	6	Not Placed		
ENTRY VEST.	101	153.6 SF		
CONFERENCE	102	321.9 SF		
CREW LEADERS	103	245.6 SF		
STAFF SHOWER/T.R.	104	107.6 SF		
STAFF LOCKER ROOM	105	426.1 SF		
STAFF T.R. CHANGING	106	68.6 SF		
STAFF SHOWER/T.R.	107	108.1 SF		
STAFF T.R. CHANGING	108	68.1 SF		
JANITORS RM	109	56.0 SF		
DROP OFF	110	Not Placed		
STAFF T.R.	111	66.1 SF		
LACTATION	112	83.5 SF		
HALL	113	305.1 SF		
STORAGE	114	26.5 SF		
BREAK ROOM	115	262.8 SF		
MULTIPURPOSE	116	342.0 SF		
CREW TOUCHDN	117	266.5 SF		
COPY PRINT	118	Not Placed		
PUBLIC T.R.	119	53.2 SF		
STORAGE	120	85.4 SF		
ASSISTANT DIR.	121	127.3 SF		
PARKS DIRECTOR	122	220.0 SF		
conference rm	123	Not Placed		
ASSISTANT	123	105.3 SF		
HALL	124	328.5 SF		
UTILITY ROOM	125	410.9 SF		
SHARPENING ROOM	126	221.6 SF		
PARTS STORAGE	127	591.6 SF		
MIXED CHEMICAL	128	205.2 SF		
Room	129	3,579.4 SF		
Room	130	1,892.5 SF		
Grand total: 34		10,717.9 SF		0

CODE ANALYSIS

Project
Project Address:
Muncipality/Jurisdiction:
Owner:
Permit number: xxxxxxxxxxx

Applicable Codes: 2012 International Building Code
2012 International Energy Conservation Code
2012 International Plumbing Code
2012 International Mechanical Code
2017 National Electric Code
NFPA 101 (Current Edition)
ANSI A117.1 (Current Edition)dv
2010 ASHRAE 90.1

Construction Type (circle):

I-A I-B II-A II-B III-A III-B IV-A IV-B V-A V-B

Occupancy Group(s): B, A-3, F-1, S-1, S-2
Mixed Use (circle): YES NO

Chapter 4 - Special Occupancies:
Chapter 406 - Vehicle Related Occupancies
406.6 Enclosed parking garages (All S-2 occupancies shall comply with this section)
406.6.2 Ventilation in accordance with IMC
406.6.3 Automatic sprinkler system in accordance with IBC 903.2.10

406.8 Repair garages (All S-1 occupancies shall comply with this section)
406.8.2 Ventilation in accordance with IMC
406.8.3 Floor surface shall be non-combustible and non-absorbent
406.8.4 Heating equipment in accordance with IMC
406.8.5 Gas detection system shall comply with this section
406.8.6 Automatic sprinkler system in accordance with IBC 903.2.9.1

Setion 503 - Allowable Height and Areas

Allowable Height of Building as per IBC Table 504.3: FEET - 55 , STORIES - 2
Allowable Area per Story as per IBC Table 503:
Type II B
A-3 (2) 9,500 (Most restrictive occupancy type)
B (3) 23,000
F-1 (2) 15,500
S-1 (2) 17,500
S-2 (3) 26,000
Total Allowable Area = 91,500

Actual Height of Building: FEET - 36, STORIES - 2
Actual Building Area w/o Mezzanines = 122,456 S.F.
Total Mezzanine Area = 8,844 S.F.

Entire building is equipped with automatic fire suppression system: Yes

Section 506 - Building Area Modification

	Main	Upper	
A-3 (most restrictive)			
Actual =	31,169 sf		= 3,169 sf
Allowable =	9,500 sf (IIB)		
Occupancy Type B			
Actual	8,134 sf +	8,879 sf	= 17,013 sf
Allowable	23,000 (IIB)		
Occupancy Type F-1			
Actual	5,649 sf		= 5,649 sf
Allowable	15,500 (IIB)		
Occupancy Type S-1			
Actual	27,766 sf +	15,477 sf	= 43,243 sf
Allowable	17,500 (IIB)		

Area Increase:
A =
A =
Area =

Occupancy Type S-2			
Actual	53,382 sf		= 53,382 sf
Allowable	26,000 (IIB)		

Area Increase:
A = (26,000 + (26,000 x .75) + (26,000 x 2)
A = 45,500 + 52,000
Area = 97,500 sf

Non-Separated Occupancies as per IBC 508.3 (circle): YES NO
Separated Occupancies as per IBC 508.4 (circle) YES NO

Section 508.4 - Separation(S)
A / B - 1 hr
A / S-2 - No Requirement
B / S-2 - 1 hr
S-1 / S-2 - 1 hr
F-1 / B - No Requirement
F-1 / S-1 - No Requirement
B / S-1 - No Requirement
F-1 / S-2 - 1 hr

Chapter 6 - Fire Resistance Rated Construction
Table 601 - Type IIB does not require fire resistance for building elements.
Table 602 - Fire separation is greater than 30 feet, no additional fire resistance is required

Chapter 7 - Fire and Smoke Protection
Section 707 - Fire barriers required for separated uses per Table 508.4
Section 707.6 - Openings shall be protected per Section 716
Section 707.7 - Penetrations shall comply with Section 714
Section 713.14.1 - Elevator lobby not required

Design Occupant Load
Design Occupant Load as per IBC Table 1004.1.2: _____
B: 140 Occupants
A-3: 154 Occupants
F-1: 43 Occupants
S-1: 98 Occupants
S-2: 199 Occupants
Total: 634 Occupants

Egress Width
Required Egress Width as per IBC 1005.3: _____
Actual Egress Width Provided: _____

Plumbing Fixtures (Table 2902.1)
Using B @ 610 Occupants
1 per 25 - 610 - 50 (2 fixtures)
1 per 50 -560 / 50 (11.2 fixtures)
Required # = 13.2 or 14 fixtures
Provided # = 19 provided
Male designated = 6 total
Female designated = 6 total
Gender Neutral = 7 total

Drinking Fountains Required - 610/100 = 6.1 or 7
Drinking Fountains Provided -

Service Sinks Required = 1
Service Sinks Provided = 2

Exit Access Travel Distance (Table 1016.2)
A: 250'
B: 300'
F-1: 250'
S-1: 250'
S-2: 400'

Corridor Width (Table1018.2)

JRCA
ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

SYRACUSE CITY PARKS MAINTENANCE FACILITY

SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 100% (08/19/2021)	
DATE	REVISION

VIEW AND PRINT THIS SHEET IN COLOR

ADMIN VEHICLE MAINTENACE AND STORAGE CODE ANALYSIS

GI121

A4 GI121 CODE ANALYSIS PLAN
SCALE 1/8" = 1'-0"

PROJECT NORTH

0" 8" 16'

C:\Users\kwinterbottom\Documents\21001 - Syracuse City Parks Maintenance Facility_kwinterbottomTJYSY.rvt

8/6/2021 5:16:41 PM

JRCA

SYRACUSE

2788 WEST 2400 SOUTH

CIVIL DD SET

TBD

DESIGN CONTACTS

DEVELOPER/APPLICANT
SYRACUSE CITY
1979 WEST 1900 SOUTH
SYRACUSE, UT 84075
TEL:
ATTN:

ARCHITECT
JRCA ARCHITECTS
577 S 200 E #100
SALT LAKE CITY, UT 84111
TEL: (801) 533-2100
ATTN: RICHARD ESPINOSA, AIA

CIVIL ENGINEER
GALLOWAY & COMPANY
172 N. EAST PROMONTORY, SUITE 274
FARMINGTON, UT 84025
TEL: (303) 721-5030
ATTN: DEVIN LUIAN, PE
ATTN: CHRISTIAN MICHAELSON, PE

SURVEYOR
GALLOWAY & COMPANY
172 N. EAST PROMONTORY, SUITE 274
FARMINGTON, UT 84025
TEL: (303) 721-5030
ATTN: JERRON ATKIN, PLS

GEOTECHNICAL ENGINEER
TBD

CITY CONTACTS

PLANNING
SYRACUSE PLANNING DEPARTMENT
1979 WEST 1900 SOUTH
SYRACUSE, UT 84075
TEL: (801) 614-9672
ATTN: NOAH STEELE

ENGINEERING DEPARTMENT
SYRACUSE ENGINEERING DEPARTMENT
1979 WEST 1900 SOUTH
SYRACUSE, UT 84075
TEL: (801) 825-1477
ATTN:

BUILDING DEPARTMENT
SYRACUSE BUILDING DEPARTMENT
1979 WEST 1900 SOUTH
SYRACUSE, UT 84075
TEL: (801) 614-9672

FIRE DEPARTMENT
SYRACUSE CITY FIRE DEPARTMENT
1869 SOUTH 3000 WEST
SYRACUSE, UT 84075
TEL: (801) 614-9614

UTILITY CONTACTS

POWER
ROCKY MOUNTAIN POWER - LAYTON
TEL: (503) 813-6993

WATER
SYRACUSE CITY
TEL: (801) 825-7235

SANITARY SEWER
NORTH DAVIS SEWER DISTRICT
TEL: (801) 825-0712

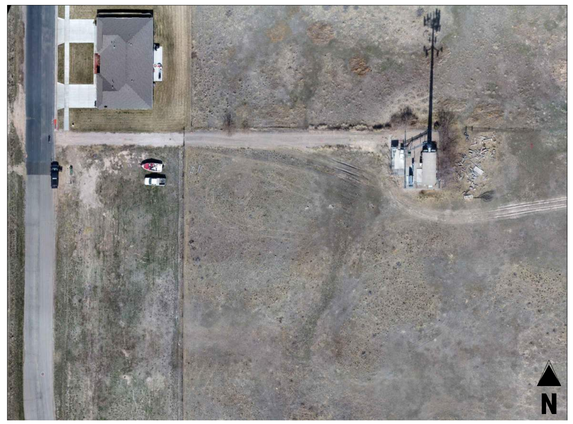
IRRIGATION
SYRACUSE CITY
TEL: (801) 825-7235

GAS
DOMINION ENERGY
TEL: (801) 324-3970

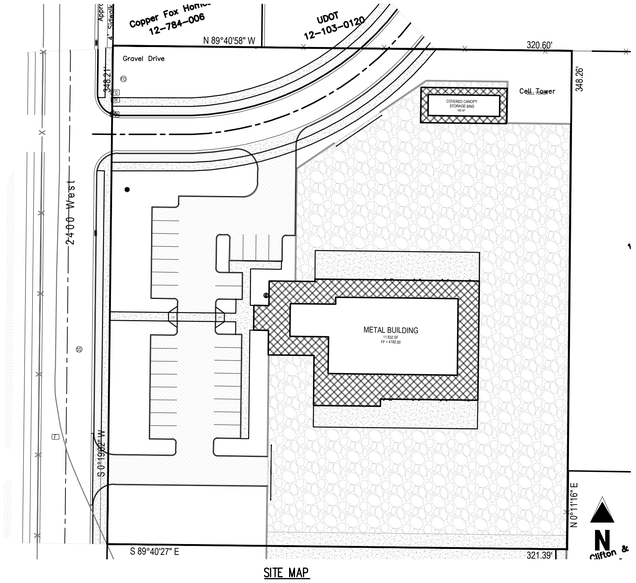
STORM DRAIN
SYRACUSE CITY
TEL: (801) 825-7235

TELECOMMUNICATIONS
CENTURYLINK
TEL: (801) 238-0235

COMCAST
TEL: (435) 224-2356



VICINITY MAP
0 25 50 75 150
SCALE: 1"=150'



SITE MAP
0 10 20 50
SCALE: 1"=50'

BENCHMARK
TBD

BASIS OF BEARING
TBR

FEMA FLOOD ZONE
PER FIRMETTE 49011C0205E, EFFECTIVE 06/18/2007;

THIS PROPERTY RESIDES IN FEMA FLOOD ZONE X

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GallowayUS.com

SYRACUSE
2788 SOUTH 2400 WEST
SYRACUSE, UTAH 84075

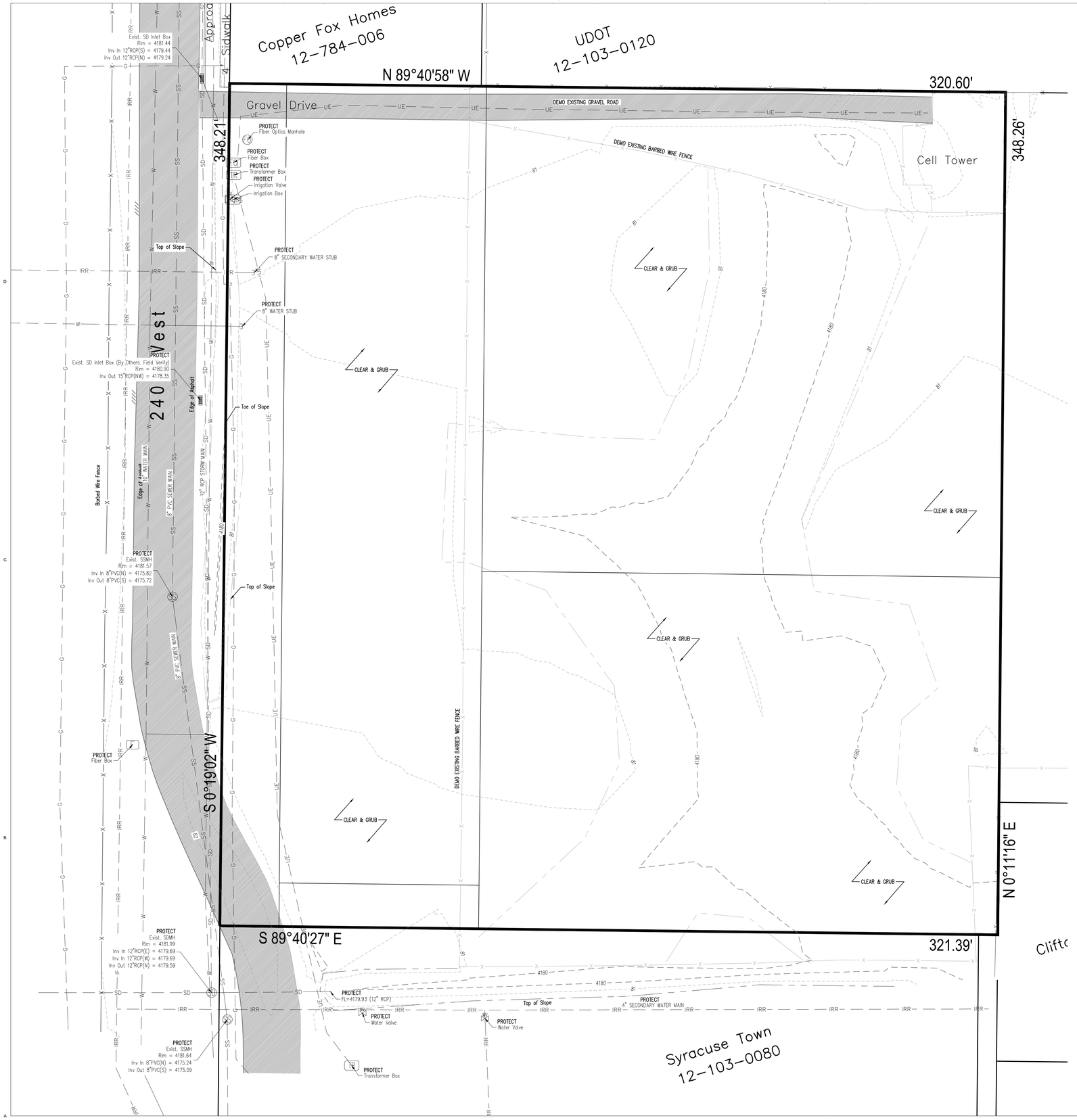
PROJECT #: 210XX

DESIGN DEVELOPMENT		
△	DATE	REVISION

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COVER

CV101



N

0 10 20

SCALE: 1"=20'

DEMOLITION LEGEND

- DEMOLITION LIMIT LINE
- 4180 EXISTING MAJOR CONTOUR
- 80 EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- X EXISTING FENCE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- W EXISTING WATER
- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- G EXISTING GAS
- OHE EXISTING OVERHEAD POWER
- FO EXISTING FIBER OPTICS PEDESTAL
- F EXISTING FIBER OPTICS BOX
- FO EXISTING FIBER OPTICS MANHOLE
- TR EXISTING ELECTRICAL TRANSFORMER
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- IRVT EXISTING IRRIGATION VAULT
- SD EXISTING STORM DRAIN MANHOLE
- S EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN BOX

DEMOLITION NOTES

1. ALL DEMOLITION TO BE IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
2. CONTRACTOR TO OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
3. CONTRACTOR TO OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PROPERTIES AND PUBLIC STREETS DURING CONSTRUCTION. MAINTAINING SWPPP DOCUMENTS. FILING NOI AND NOT. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
5. ALL UNDERGROUND STORM SEWER, WATER, AND SANITARY SEWER MAIN LOCATIONS ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
6. ALL UNDERGROUND GAS AND ELECTRIC UTILITY INFORMATION SHOWN IS BASED ON MAPS PROVIDED BY UTILITY COMPANY AND ARE TO BE CONSIDERED AS AN APPROXIMATE LOCATION ONLY BASED ON SAID MAPS.
7. CONTRACTOR TO VERIFY ALL UTILITY SERVICE LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN MUST BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BID.
8. CONTRACTOR TO REMOVE OR RELOCATE EXISTING UTILITIES PER UTILITY COMPANY REQUIREMENTS.
9. CONTRACTOR TO ERECT BARRIERS, FENCES, GUARDRAILS, ENCLOSURES, ETC. TO PROTECT SITE. THE PROTECTION PLAN MUST BE REVIEWED BY THE COMPANY REPRESENTATIVE PRIOR TO PROCEEDING.
10. COMPANY REPRESENTATIVE WILL DETERMINE WHEN CONDITIONS ARE SUITABLE TO COMMENCE WORK. CONTRACTOR TO VERIFY AREAS TO BE DEMOLISHED ARE UNOCCUPIED AND NOT IN USE.
11. TRANSPORT AND LEGALLY DISPOSE OF DEBRIS IN AREA LAWFUL CONSTRUCTION DEBRIS FACILITY. DO NOT STORE OR BURN MATERIALS ON SITE.
12. REMOVE ALL ASPHALT, TREES, POSTS AND OTHER IMPROVEMENTS UNLESS THE ITEM IS SPECIFIED TO REMAIN.
13. SEE PROJECT DOCUMENTS FOR EXISTING ITEMS TO BE SALVAGED AND OTHER REQUIREMENTS PERTAINING TO THE SALVAGE THEREOF.
14. REMOVE ALL EXISTING FOUNDATION WALLS AND FOOTINGS COMPLETELY UNLESS OTHERWISE NOTED OR SPECIFIED.
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BENCHMARK

TBD

BASIS OF BEARING

TBR

FEMA FLOOD ZONE

PER FIRMETTE 49011C0205E, EFFECTIVE 06/18/2007;

THIS PROPERTY RESIDES IN FEMA FLOOD ZONE X

SOIL PREPARATION & PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED PUBLIC STORAGE FACILITY

GEOTECHNICAL ENGINEER: TBD

PROJECT NO: TBD DATE: TBD

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

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SYRACUSE
2788 SOUTH 2400 WEST
SYRACUSE ,UTAH 84075

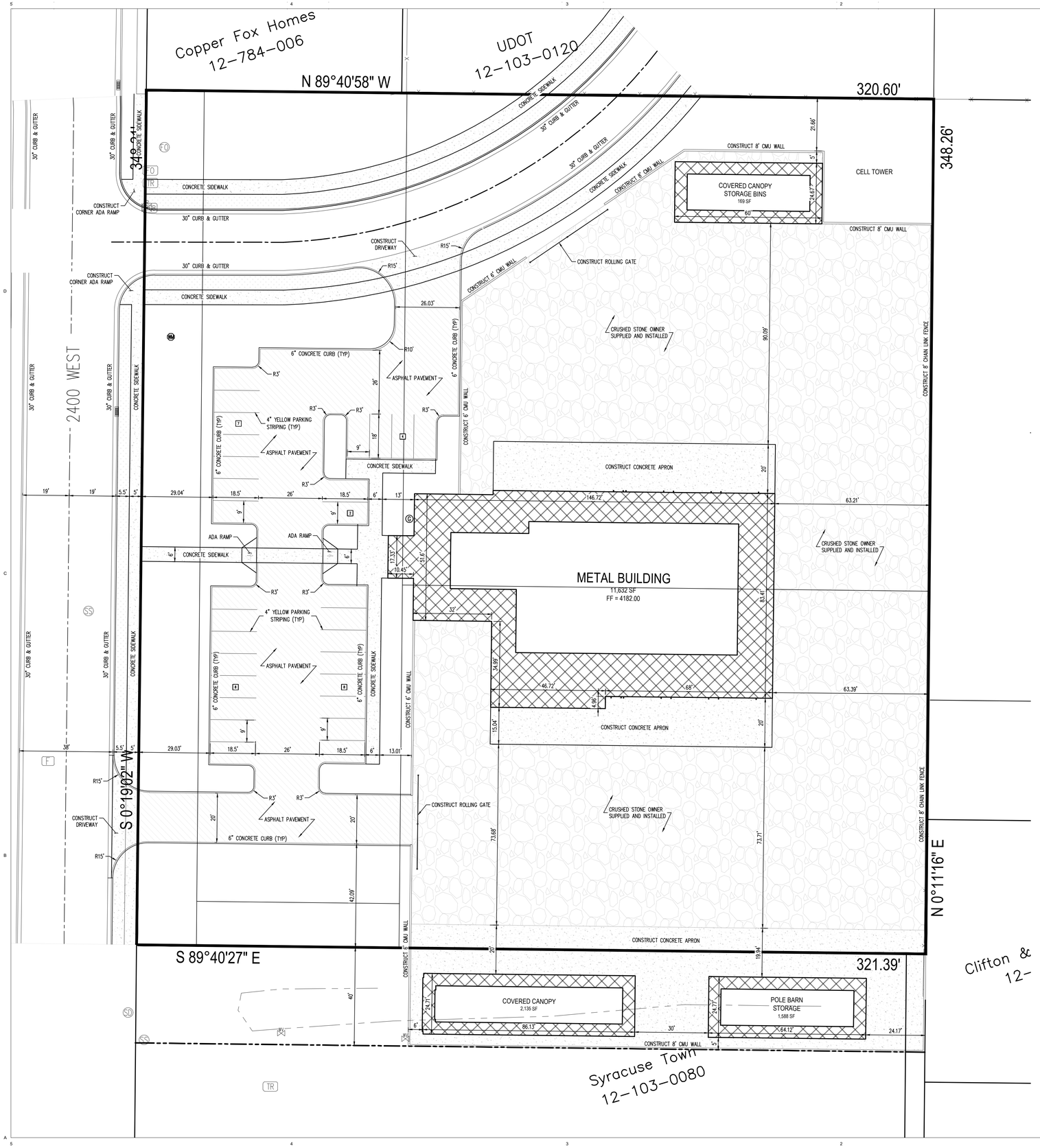
PROJECT #: 210XX

DESIGN DEVELOPMENT		
△	DATE	REVISION

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

DEMO PLAN

CD101



N

0 10 20

SCALE: 1"=20'

SITE LEGEND

- CONSTRUCTION LIMIT LINE
- PROPERTY BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- CENTER LINE OF ROAD
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED SWALE FLOW LINE
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING SIGN
- EXISTING SIGN
- PROPOSED STALL COUNT
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

PAVING & LANDSCAPE LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LANDSCAPE - SEE LANDSCAPE PLANS
- PERMEABLE PAVERS

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SYRACUSE, UTAH 84075

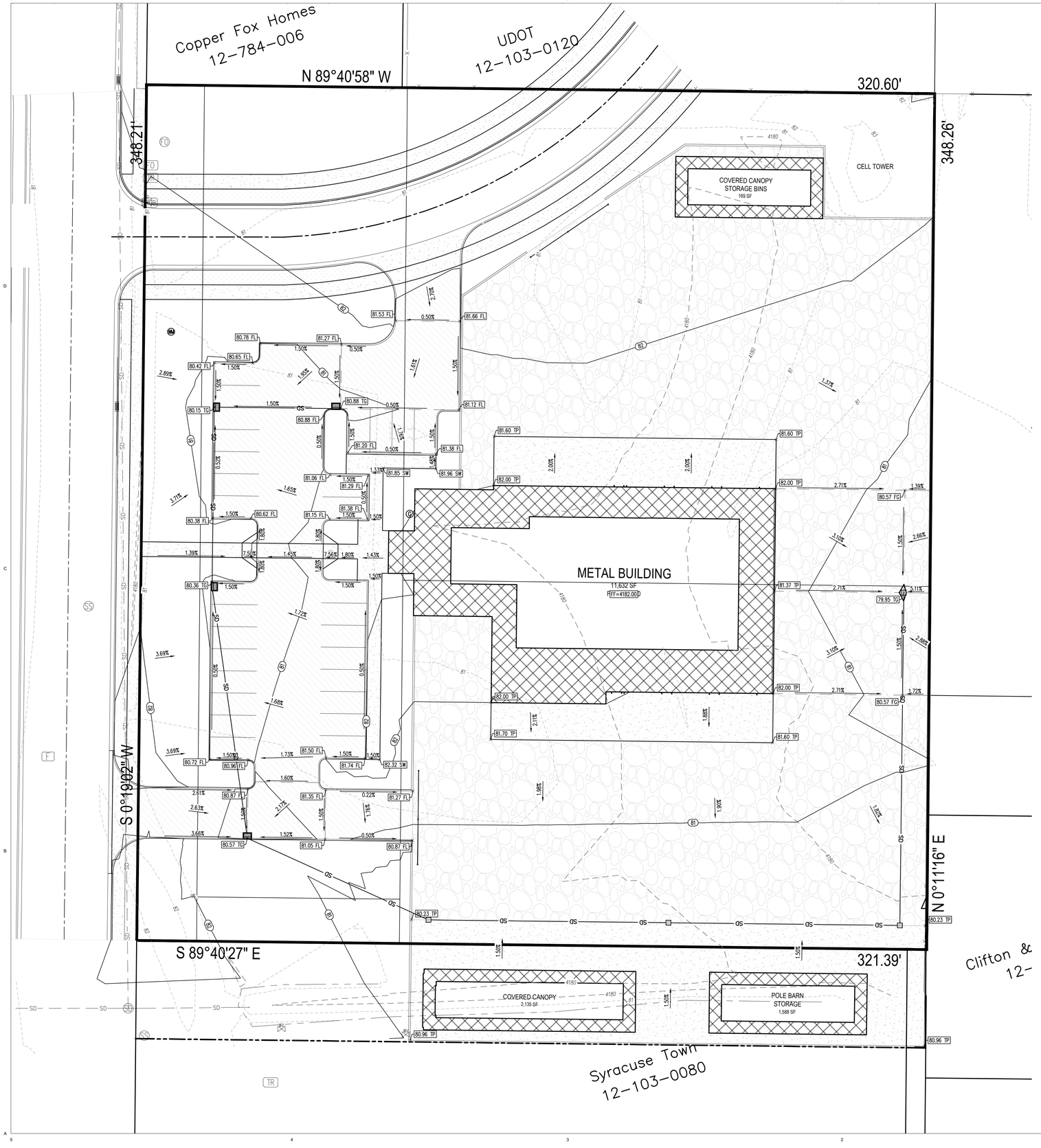
PROJECT #: 210XX

DESIGN DEVELOPMENT		
△	DATE	REVISION

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

SITE PLAN

CS101



N

0 10 20

SCALE: 1"=20'

GRADING LEGEND

4180	EXISTING MAJOR CONTOUR
80	EXISTING MINOR CONTOUR
82	PROPOSED MAJOR CONTOUR
80	PROPOSED MINOR CONTOUR
	PROPOSED GRADE BREAK
	PROPOSED SWALE FLOW LINE
15.00	PROPOSED SPOT ELEVATION
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
FFE	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TCN	TOP OF CONCRETE
TG	TOP OF GRATE
1.50%	EXISTING SLOPE ARROW
1.50%	PROPOSED SLOPE ARROW

GRADING NOTES

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED, ADD 4100 TO THESE ELEVATIONS ACCORDINGLY.
2. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLET.
4. ALL TOP OF CURB ELEVATIONS ARE 6" HIGHER THAN FLOWLINE ELEVATIONS SHOWN ON DRIVES UNLESS OTHERWISE NOTED.
5. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.04' WITHOUT ENGINEER'S APPROVAL
6. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF ± 0.04' IN ALL PAVING AREAS.
7. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH LANDSCAPE ARCHITECT APPROVED TOP SOIL TO A MINIMUM 6" DEPTH OR AS DIRECTED BY THE LANDSCAPE ARCHITECT..
8. CONTRACTOR MUST MAINTAIN RUNNING SLOPE ON ALL SIDEWALKS NO STEEPER THAN 5.0%. THE CROSS-SLOPE FOR ALL SIDEWALKS MUST BE NO STEEPER THAN 2.0%. ALL SIDEWALKS MUST HAVE A MINIMUM CLEAR WIDTH OF 60". ALL ADA RAMPS SHALL HAVE A SLOPE NO STEEPER THAN 8.33%. ADA PARKING SPACES AND REFUGE GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. IF GRADES ON GRADING PLAN DO NOT MEET THIS REQUIREMENT, NOTIFY ENGINEER IMMEDIATELY.
9. THE CLIENT AND CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITIONS IN THE PROJECT THAT THEY BELIEVE DO NOT COMPLY WITH THE CURRENT STATE OF THE ADA AND FHAA.
10. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BID.
11. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATTER PRIOR TO GRADING.
12. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT NO. TBD DATED TBD, BY TBD. A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
13. REGARDLESS OF DISCLAIMERS IN THE BID, IF THE CONTRACTOR'S EARTHWORK BID ASSUMES EXISTING SITE MATERIAL IS REUSABLE, AND EITHER THE MATERIAL IS NOT APPROVED FOR REUSE OR THE USE OF THE MATERIAL CAUSES DELAYS AND EXTRA COSTS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE IMPACTS TO COST AND SCHEDULE.
14. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL CONSIST OF CLEAN ENGINEERED FILL, IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPROVED BY THE CIVIL AND GEOTECHNICAL ENGINEERS.
15. ANY FILL MATERIAL IN OLD BASEMENTS, CESSPOOLS, AND OTHER LARGE EXCAVATED AREAS SHALL CONSIST OF CLEAN ENGINEERED FILL IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPROVED BY THE CIVIL AND GEOTECHNICAL ENGINEERS.
16. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS. GRADE TO MATCH EXISTING OR PROPOSED FINISHED GRADE.
17. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER SPECIFICATIONS AND GEOTECHNICAL REPORT.
18. ALL TRENCH BACKFILL SHALL BE TESTED AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
19. A GEOTEHCNICAL ENGINEER SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT UPON COMPLETION.
20. THE FINAL COMPACTION REPORT AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED, EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
21. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL OFF-SITE EXCAVATIONS AND ALL OFF-SITE WORK.
22. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
23. TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AND IN ACCORDANCE WITH OSHA STANDARDS FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
24. CONTRACTOR TO OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PROPERTIES AND PUBLIC STREETS DURING CONSTRUCTION, MAINTAINING SWPPP DOCUMENTS, FILING NOI AND NOT. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
26. DUST SHALL BE CONTROLLED BY WATERING.
27. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.

BENCHMARK

TBD

BASIS OF BEARING

TBR

FEMA FLOOD ZONE

PER FIRMETTE 49011C0205E, EFFECTIVE 06/18/2007;

THIS PROPERTY RESIDES IN FEMA FLOOD ZONE X

SOIL PREPARATION & PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED PUBLIC STORAGE FACILITY

GEOTECHNICAL ENGINEER: TBD

PROJECT NO: TBD DATE: TBD

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

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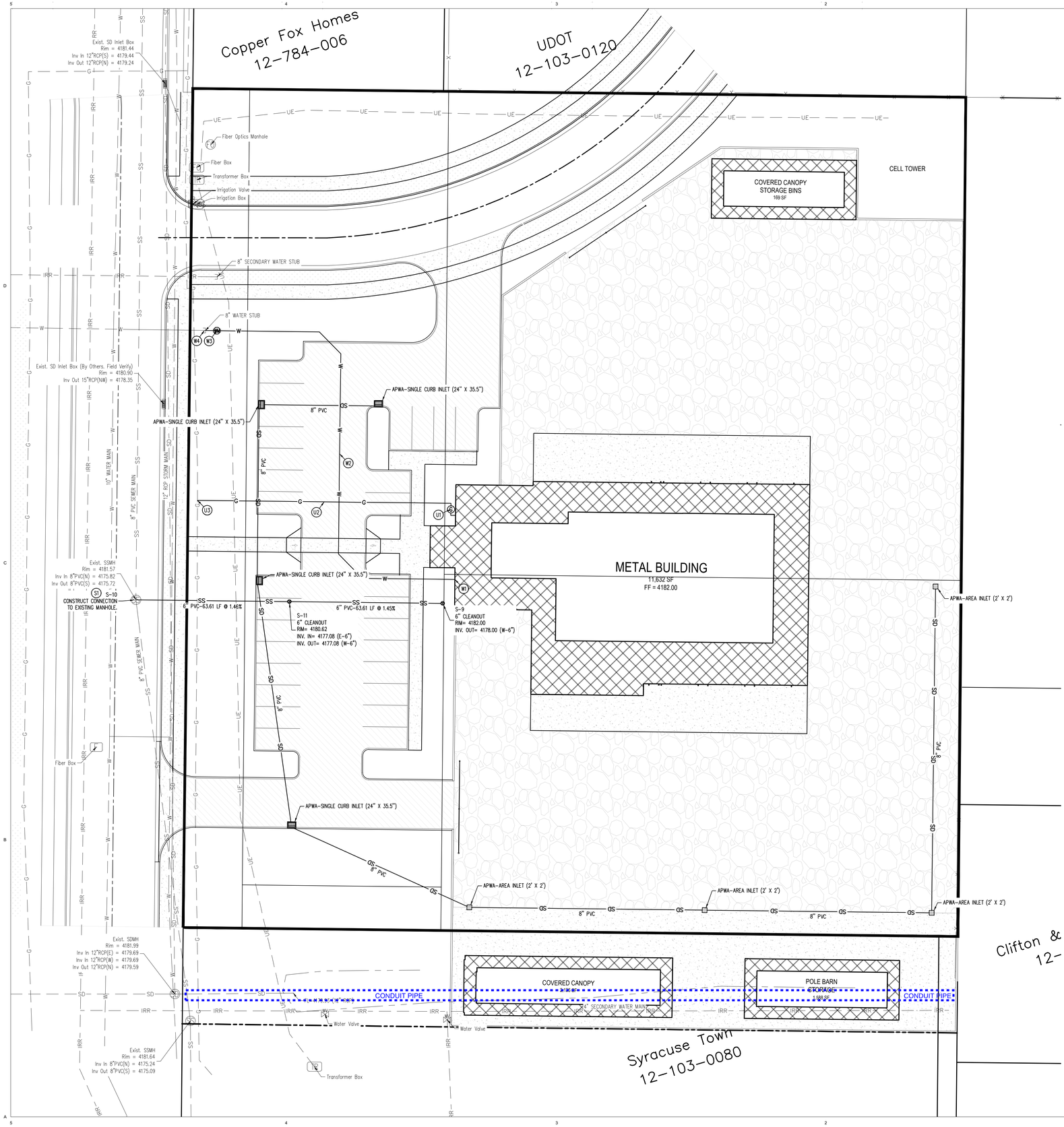
PROJECT #: 210XX

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GRADING PLAN

CG101



N

0 10 20

SCALE: 1"=20'

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN (LESS THAN 12")
- EXISTING GAS
- PROPOSED GAS
- EXISTING TELEPHONE
- EXISTING OVERHEAD POWER
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTICS PEDESTAL
- EXISTING FIBER OPTICS BOX
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- EXISTING STORM DRAIN BOX
- PROPOSED STORM DRAIN BOX
- PROPOSED GAS METER

WATER KEYNOTES

- (W1) CONSTRUCT X" CULINARY WATER POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.
- (W2) CONSTRUCT X" HDPE CULINARY WATER LINE
- (W3) CONSTRUCT X" WATER METER IN VAULT PER SYRACUSE CITY STANDARDS
- (W4) CONSTRUCT CONNECTION TO EXISTING 8" WATER STUB (BY OTHERS), FIELD VERIFY AND MATCH EXISTING.

SEWER KEYNOTES

- (S1) CONSTRUCT CLEANOUT. SEE PLUMBING PLANS FOR CONTINUATION.
- (S2) CONSTRUCT CONNECTION TO EXISTING SANITARY SEWER MAIN. FIELD VERIFY AND MATCH EXISTING.

DRY UTILITY KEYNOTES

- (U1) CONTRACTOR TO COORDINATE INSTALLATION OF NEW GAS METER WITH DOMINION. SEE PLUMBING PLANS FOR CONTINUATION.
- (U2) CONTRACTOR TO INSTALL GAS LINE. COORDINATE WITH DOMINION.
- (U3) CONSTRUCT CONNECTION TO EXISTING GAS MAIN. COORDINATE WITH DOMINION.

BENCHMARK

TBD

BASIS OF BEARING

TBR

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY AND REGULATORY AGENCY 72 WORKING HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY TEMPLATES FROM EQUIPMENT SUPPLIERS AND STUB LINES ACCORDINGLY.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TAP FEES REQUIRED. OWNER SHALL PAY FOR ALL SPECIAL ASSESSMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE RESTORATION (I.E., LANDSCAPE, ASPHALT, CONCRETE, ETC.)
6. ASPHALT / ROAD BASE , ETC. (FOR PAVEMENT CONSTRUCTION) TO BE INSTALLED ABOVE PIPE BACKFILL SHALL BE ACCORDING TO GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
7. THE CONTRACTOR SHALL VERIFY THE INVERTS OF THE DOWNSTREAM TIE IN POINTS FOR ALL GRAVITY FLOW UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. REPORT ANY DISCREPANCY TO THE ENGINEER.
8. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
9. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
10. LENGTHS OF PIPES ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE DIMENSIONS.
11. ALL POTABLE WATER MAINS AND SERVICE LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 4.5' FROM FINISHED GRADE. THE MAXIMUM BURY SHALL BE 6', UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE SYRACUSE CITY UTILITY CROSSING DETAIL SHALL BE USED.
12. ALL STORM DRAIN AND SANITARY SEWER PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES.
13. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION BETWEEN ALL WATER LINES AND STORM DRAIN, SANITARY SEWER, AND IRRIGATION LINES.
14. ANY STORM DRAIN LINE CROSSING AT LEAST 18" ABOVE A WATER LINE SHALL HAVE JOINTS ENCASED IN CONCRETE PER THE APPROPRIATE CROSSING DETAIL PROVIDED BY THE CITY / PURVEYOR. ANY STORM DRAIN LINE CROSSING LESS THAN 18" ABOVE A WATER LINE SHALL BE FULLY ENCASED IN CONCRETE PER THE APPROPRIATE ENCASEMENT DETAIL PROVIDED BY THE CITY / PURVEYOR.
15. ALL UTILITY LINES SHALL BE BEDDED IN ACCORDANCE WITH CITY / LOCAL PURVEYOR'S STANDARDS AND DETAILS, INCLUDED IN THE PLAN SET. STORM SEWER PIPE SHALL BE BEDDING CLASS "B" UNLESS THE GEOTECHNICAL ENGINEER OR CITY ENGINEER DEEM NECESSARY A CHANGE IN BEDDING CLASS DUE TO SOIL CONDITION.
16. UTILITY TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AND IN ACCORDANCE WITH OSHA STANDARDS FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

SANITARY SEWER NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE STANDARD WATER AND SEWER SPECIFICATIONS FOR CITY, COUNTY AND REGULATORY AGENCY UTILITY SPECIFICATIONS, CURRENT EDITION.
2. ALL SANITARY SEWER LINES AT 4.0 FOOT DEPTH OR GREATER SHALL BE POLYVINYL CHLORIDE PIPE (PVC), ASTM D-3034 SDR35. SEWER LINE MATERIALS AND CONSTRUCTION SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. ALL SANITARY SEWER TESTING SHALL BE IN ACCORDANCE WITH THE CITY, COUNTY AND REGULATORY AGENCY UTILITY SPECIFICATIONS.
4. NO CONNECTIONS TO THE EXISTING SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE CITY, COUNTY AND REGULATORY AGENCY.

STORM DRAIN NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III OR CL IV FOR SIZES 15" AND LARGER, AND JOINTING SHALL CONFORM TO ASTM C443. 12" AND SMALLER SHALL BE PVC (SDR-35), AND SHALL BE IN ACCORDANCE WITH ASTM D-3034; ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. PROPOSED CATCH BASIN AND INLET BOX GRATES ARE TO BE BICYCLE PROOF.
4. TOP OF GRATE (TG) AND FLOW LINE (FL) SPOT GRADES AT INLETS DO NOT INCLUDE GUTTER DEPRESSION.
5. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 24", UNLESS OTHERWISE NOTED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ROOF AND CANOPY DOWNSPOUTS. CONTRACTOR IS RESPONSIBLE FOR FINAL COORDINATION OF SIZE, LOCATION, AND DEPTH OF ROOF DRAINS.

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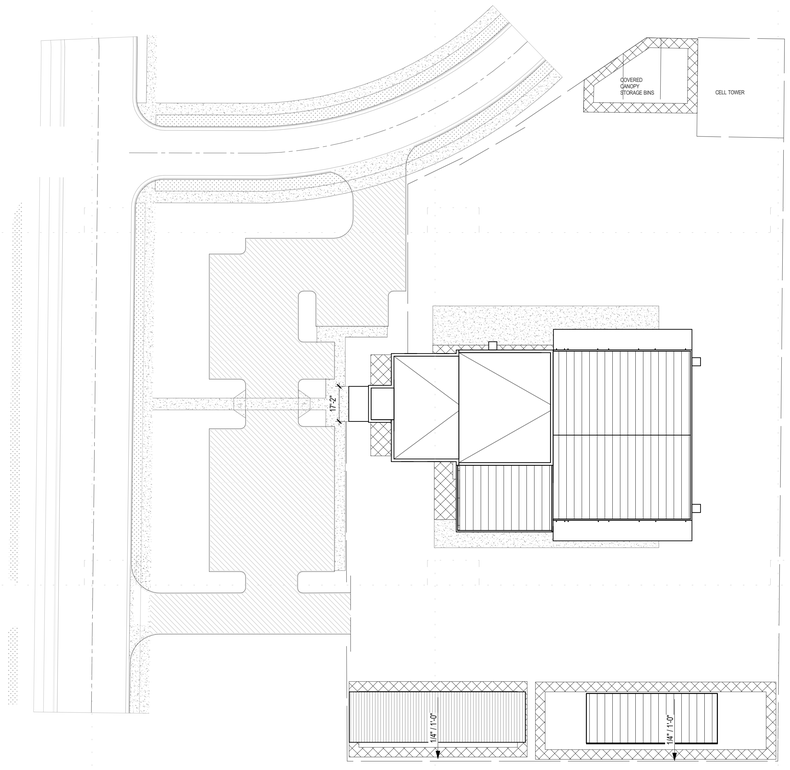
PROJECT #: 210XX

DESIGN DEVELOPMENT	
DATE	REVISION

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

UTILITY PLAN

CU101



1 AS101 SITE PLAN OPTION 1
SCALE 1" = 30'-0"

0" 30' 60'

PROJECT NORTH

KEY NOTES:

JRCA
ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

SYRACUSE CITY PARKS MAINTENANCE FACILITY

SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 50%
REVIEW

	DATE	REVISION

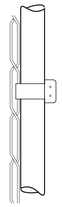
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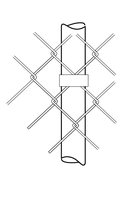
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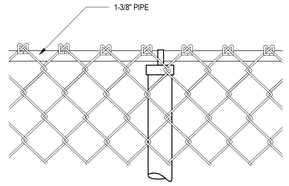
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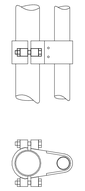
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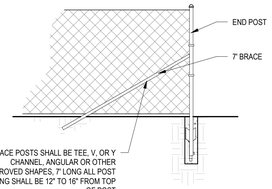


7 AS501 TYP. KNUCKLED SELVAGE
SCALE 1 1/2" = 1'-0"

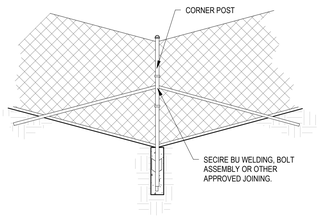


10 AS501 TOP GATE HINGE
SCALE 1 1/2" = 1'-0"

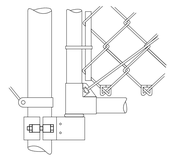
8 AS501 TYP. CHAIN LINK TIE DETAIL
SCALE 1 1/2" = 1'-0"



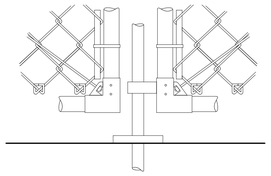
4 AS501 TYP.END POST BRACING
SCALE 1/4" = 1'-0"



13 AS501 TYP. CORNER POST BRACING
SCALE 1/4" = 1'-0"

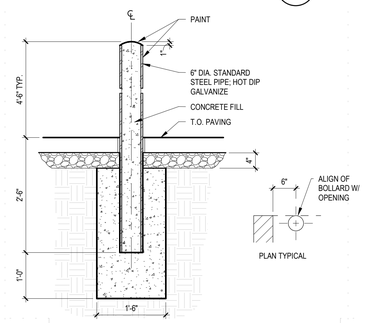


12 AS501 BOTTOM GATE HINGE
SCALE 1 1/2" = 1'-0"

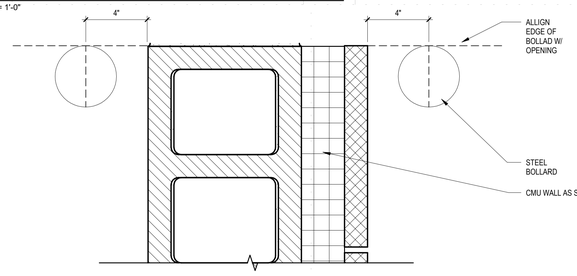


11 AS501 CENTER GATE STOP AND GATE DETAILS
SCALE 1 1/2" = 1'-0"

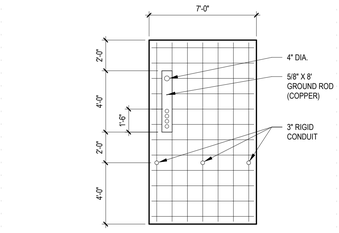
KEY NOTES:



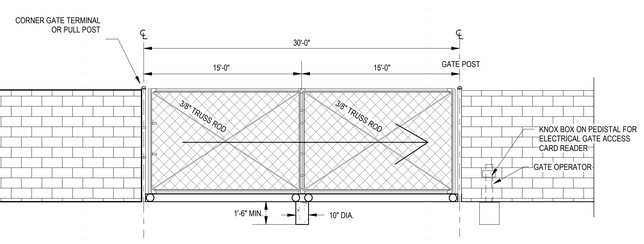
14 AS501 BOLLARD SECTION
SCALE 3/4" = 1'-0"



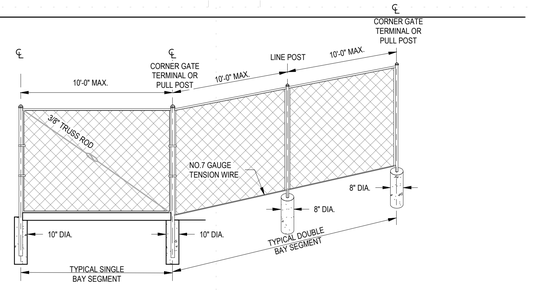
15 AS501 BOLLARD
SCALE 3" = 1'-0"



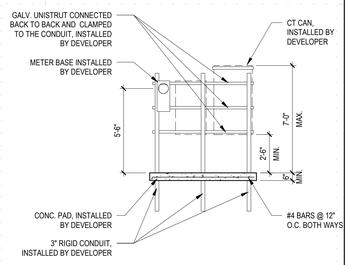
6 AS501 0-06 PAD DETAIL
SCALE 1/4" = 1'-0"



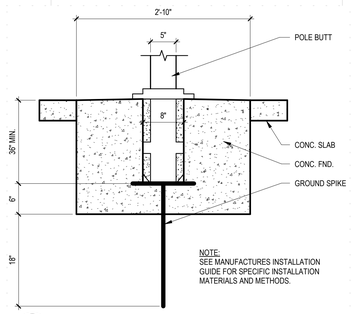
16 AS501 TYP. CANILEVER GATE ELEVATION
SCALE 1/4" = 1'-0"



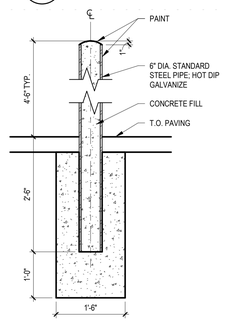
9 AS501 TYP. CHAIN LINK FENCE
SCALE 1/4" = 1'-0"



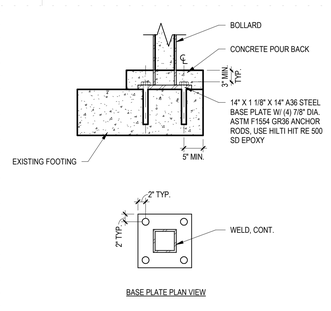
6 AS501 0-06 PAD DETAIL
SCALE 1/4" = 1'-0"



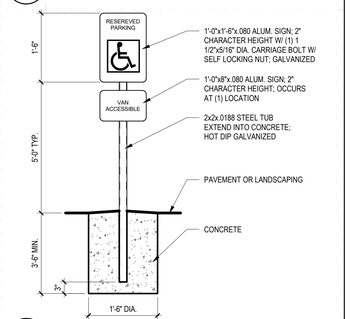
5 AS501 0-05 FLAGPOLE BASE
SCALE 1" = 1'-0"



3 AS501 0-03 BOLLARD DETAIL
SCALE 3/4" = 1'-0"



2 AS501 0-02 BOLLARD @ FOOTING DETAIL
SCALE 3/4" = 1'-0"



1 AS501 0-01 ADA PARKING STALL SIGN
SCALE 3/4" = 1'-0"

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PROJECT #: 00000

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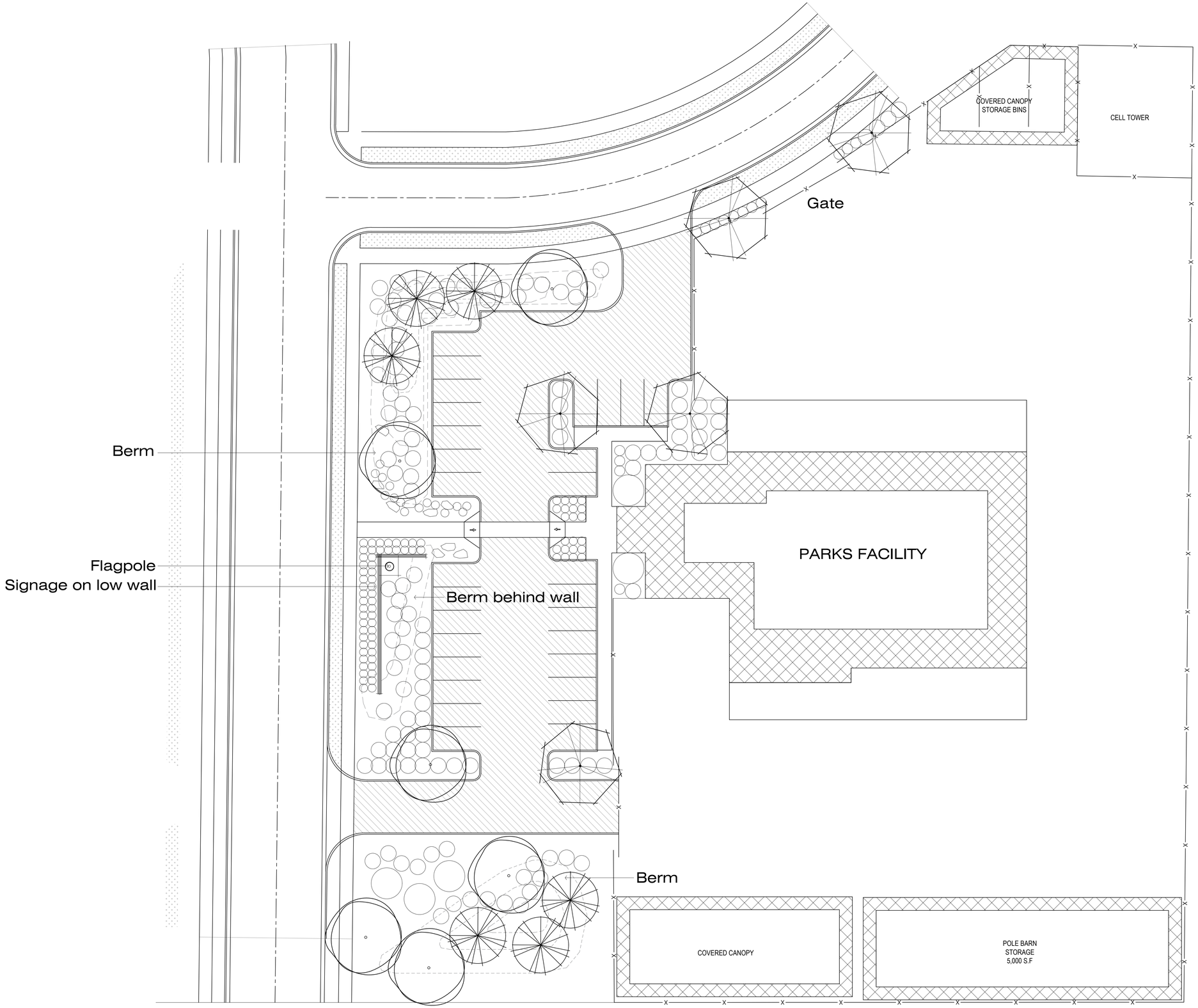
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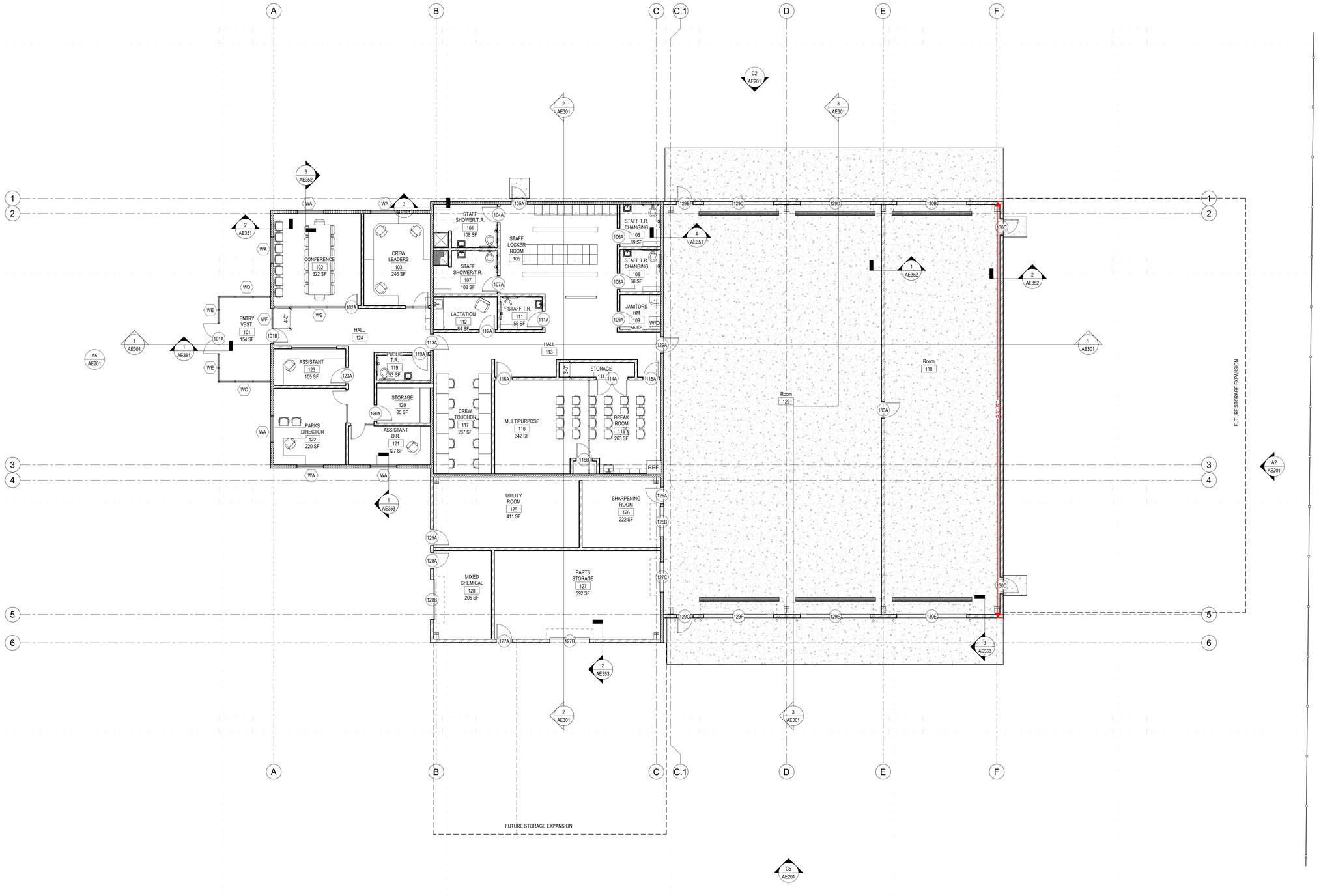
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SITE DETAILS

AS501

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Gate
COVERED CANOPY
STORAGE BINS
CELL TOWER
Berm
PARKS FACILITY
Flagpole
Signage on low wall
Berm behind wall
Berm
COVERED CANOPY
POLE BARN
STORAGE
5,000 S.F



A5 AE101 MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

PROJECT NORTH

0" 30' 60'

GENERAL NOTES:

1. SEE SHEET GI101 FOR ARCHITECTURAL LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR CMU IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING (U.N.O.).
3. ALL FLOOR FINISH CHANGES OCCUR AT CENTER LINE OF DOORS IN CLOSED POSITION U.N.O.
4. COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
5. SEE SHEET AE511 FOR WALL TYPES & DETAILS.
6. SEE SHEET AE601 FOR DOOR SCHEDULE.
7. ALL ANGLED WALLS ARE AT 45°, UNLESS NOTED OTHERWISE
8. SEE D4/AE411 FOR TYPICAL TOILET ACCESSORIES INSTALLATION.

KEY NOTES:

FLOOR PLAN LEGEND:

- 1i — WINDOW TAG, SEE WINDOW TYPES SHEET AE601
- 101A — DOOR TAG, SEE DOOR SCHEDULE SHEET AE601
- ROOM NAME 101 — ROOM TAG, SEE PLAN AE121
- A — WALL TYPE TAG, SEE SHEET AE511

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PROJECT #: 00000

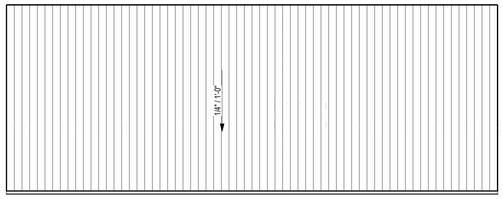
DESIGN DEVELOPMENT 100%
08/18/2021

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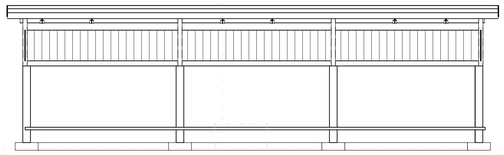
FLOOR PLAN

AE101

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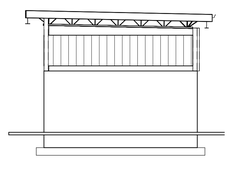


6 AE102 BULK MATERAIL STORAGE - ROOF PLAN
SCALE 1/8" = 1'-0"



3 AE102 Elevation 2 - a
SCALE 1/8" = 1'-0"

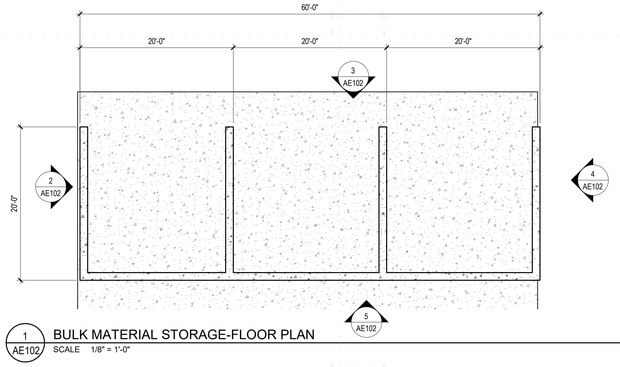
5 AE102 Elevation 4 - a
SCALE 1/8" = 1'-0"



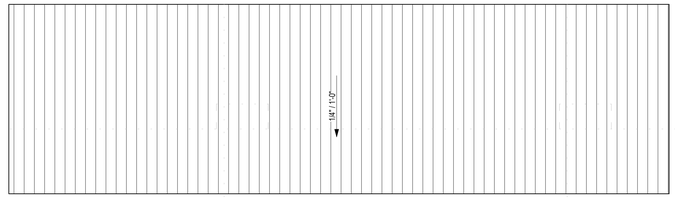
2 AE102 Elevation 1 - a
SCALE 1/8" = 1'-0"



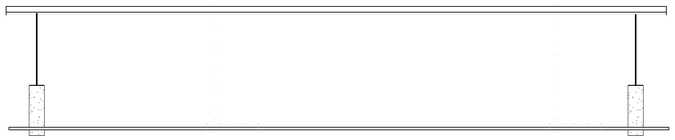
4 AE102 Elevation 3 - a
SCALE 1/8" = 1'-0"



1 AE102 BULK MATERIAL STORAGE-FLOOR PLAN
SCALE 1/8" = 1'-0"

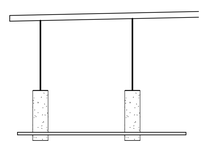


7 AE102 VEHICLE COVER CANOPY - ROOF PLAN
SCALE 1/8" = 1'-0"

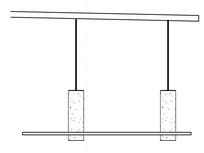


11 AE102 Elevation 6 - d
SCALE 1/8" = 1'-0"

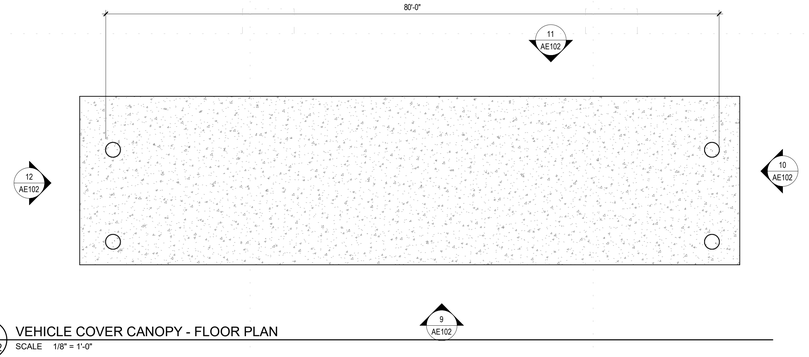
9 AE102 Elevation 1 - b
SCALE 1/8" = 1'-0"



10 AE102 Elevation 5 - c
SCALE 1/8" = 1'-0"



12 AE102 Elevation 7 - c
SCALE 1/8" = 1'-0"



8 AE102 VEHICLE COVER CANOPY - FLOOR PLAN
SCALE 1/8" = 1'-0"

PROJECT NORTH

0" 8" 16'

GENERAL NOTES:

1. SEE SHEET GI101 FOR ARCHITECTURAL LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR CMU IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING (U.N.O.).
3. ALL FLOOR FINISH CHANGES OCCUR AT CENTER LINE OF DOORS IN CLOSED POSITION U.N.O.
4. COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
5. SEE SHEET AE511 FOR WALL TYPES & DETAILS.
6. SEE SHEET AE601 FOR DOOR SCHEDULE.
7. ALL ANGLED WALLS ARE AT 45°, UNLESS NOTED OTHERWISE
8. SEE D4/AE411 FOR TYPICAL TOILET ACCESSORIES INSTALLATION.

KEY NOTES:

FLOOR PLAN LEGEND:

1i	WINDOW TAG, SEE WINDOW TYPES SHEET AE601
101A	DOOR TAG, SEE DOOR SCHEDULE SHEET AE601
ROOM NAME 101	ROOM TAG, SEE PLAN AE121
A	WALL TYPE TAG, SEE SHEET AE511

INTERIOR WALL LEGEND:

A	WALL ASSEMBLY AS SCHEDULED

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SYRACUSE CITY PARKS MAINTENANCE FACILITY

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PROJECT #: 00000

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(08/19/2021)

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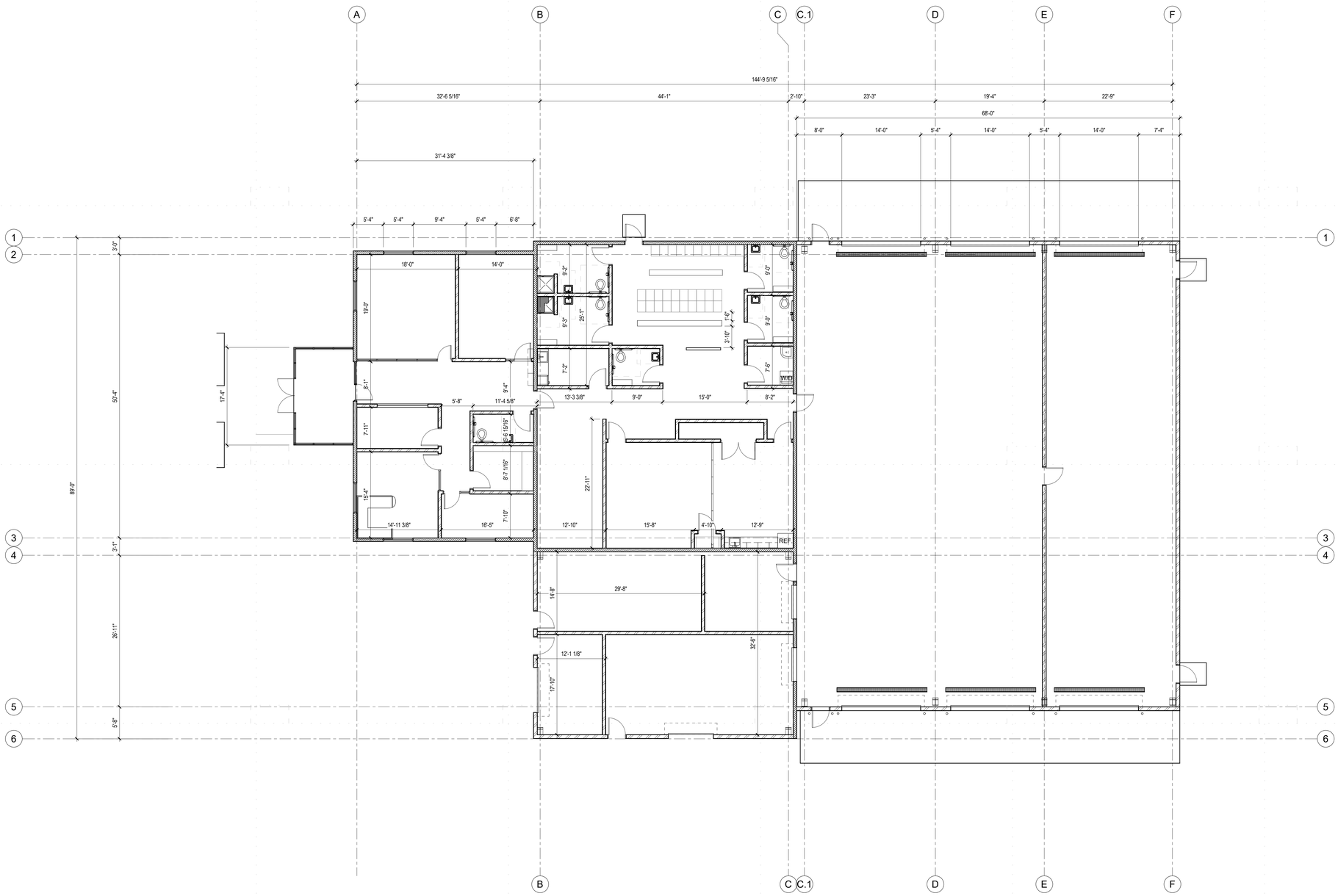
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VEHICLE COVERED CANOPY FLOOR PLAN AND ROOF PLAN

AE102

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GENERAL NOTES:

1. SEE SHEET GI101 FOR ARCHITECTURAL LEGENDS, SYMBOLS, AND ABBREVIATIONS.
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4. COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
5. SEE SHEET AE511 FOR WALL TYPES & DETAILS.
6. SEE SHEET AE601 FOR DOOR SCHEDULE.
7. ALL ANGLED WALLS ARE AT 45°, UNLESS NOTED OTHERWISE
8. SEE D4/AE411 FOR TYPICAL TOILET ACCESSORIES INSTALLATION.

KEY NOTES:

FLOOR PLAN LEGEND:

1i	WINDOW TAG, SEE WINDOW TYPES SHEET AE601
101A	DOOR TAG, SEE DOOR SCHEDULE SHEET AE601
ROOM NAME 101	ROOM TAG, SEE PLAN AE121
A	WALL TYPE TAG, SEE SHEET AE511

A5 / AE111 MAIN LEVEL DIMENSION PLAN
SCALE 1/8" = 1'-0"

PROJECT NORTH

0" 8' 16'

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PROJECT #: 00000

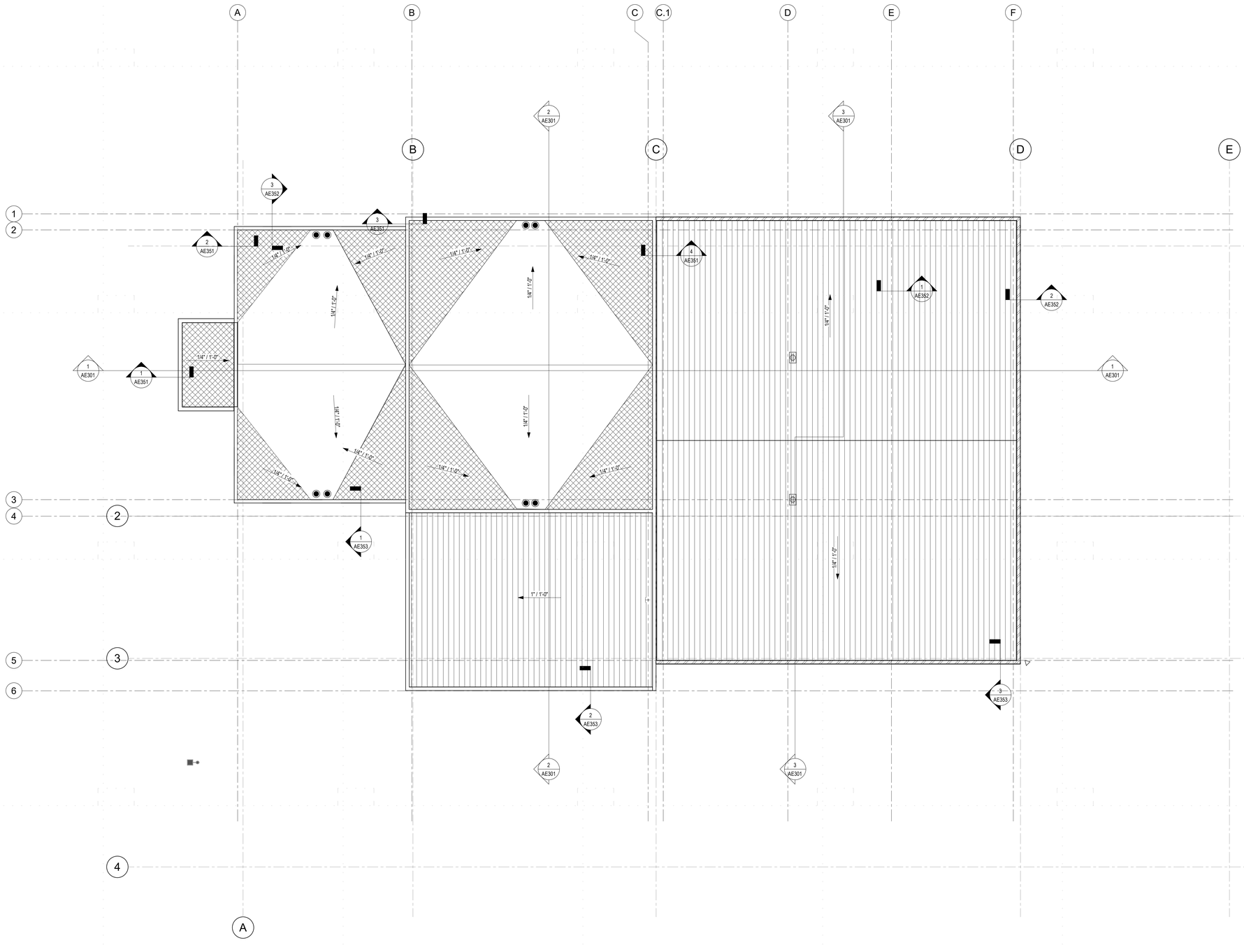
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DIMENSION PLAN

AE111

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A3 / AE121 ROOF PLAN
SCALE 1/8" = 1'-0"

PROJECT NORTH

0" 30" 60"

GENERAL NOTES:

1. --

KEY NOTES:

ROOF PLAN LEGEND:

- DECK BEARING ELEVATION
- SINGLE-PLY ROOF MEMBRANE OVER RIGID INSULATION OVER METAL DECK
- SINGLE-PLY ROOF MEMBRANE OVER TAPERED RIGID INSULATION

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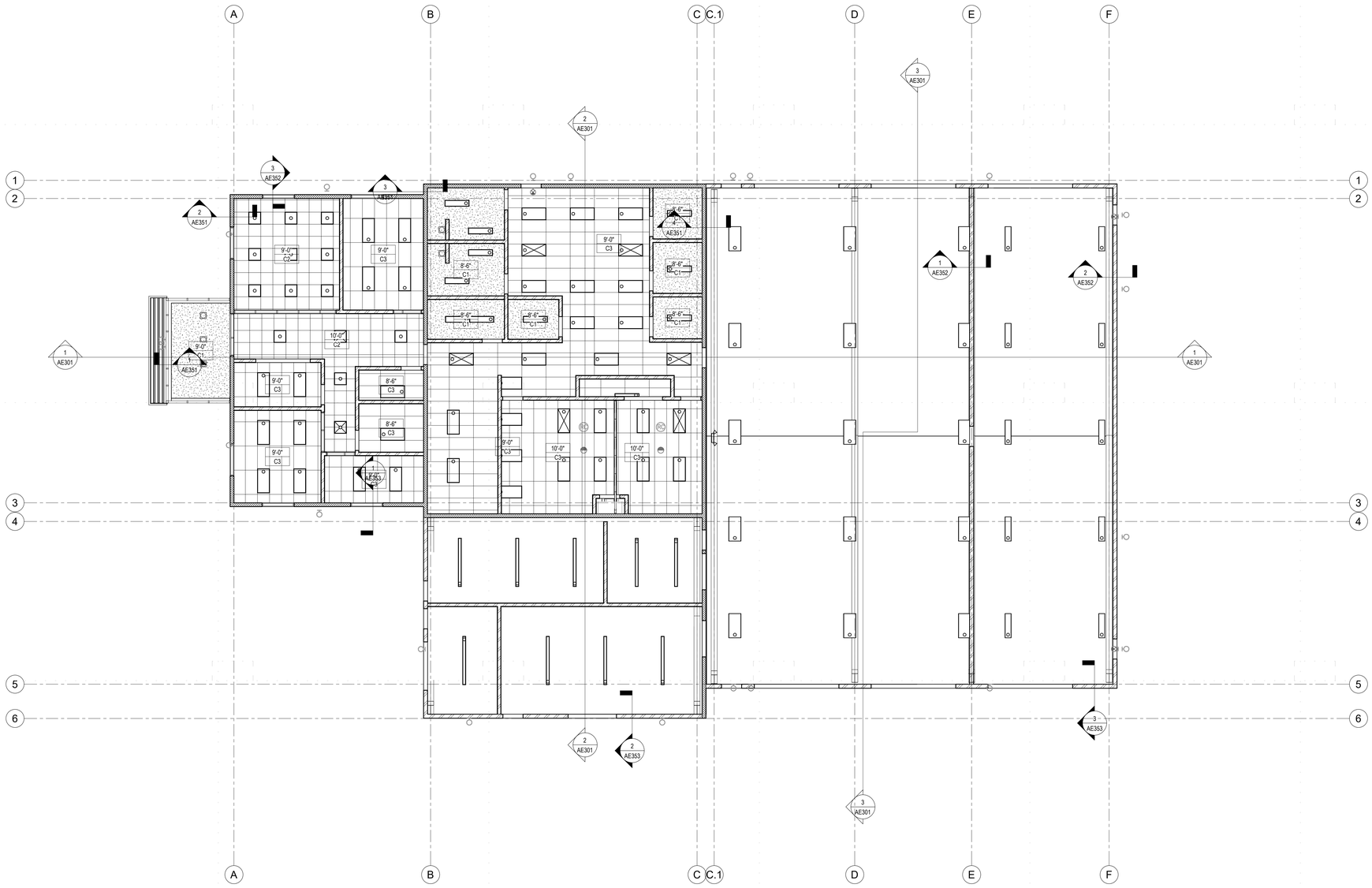
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ROOF PLAN

AE121

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GENERAL NOTES:

KEY NOTES:

REFLECTED CEILING PLAN LEGEND:

RM	ROOM NUMBER
VARIES	CEILING HEIGHT
A	CEILING TYPE
	2x2 LIGHT FIXTURE - SEE ELEC.
	2x4 LIGHT FIXTURE - SEE ELEC.
	RETURN AIR GRILL - SEE MECH.
	SUPPLY AIR GRILL - SEE MECH.
	EXHAUST FAN - SEE MECH.
	RECESSED CAN LIGHT - SEE ELEC.
	PENDANT LIGHT - SEE ELEC.

CEILING TYPES LEGEND:

	GYP. BD.
	24" X 24" SUSPENDED ACOUSTICAL CEILING TILE
	24" x 48" SUSPENDED ACOUSTICAL CEILING TILE

CEILING TYPES SCHEDULE

C1	GYP. BD.
C2	24" x 24" SUSPENDED ACCOUSTICAL CEILING TILE
C3	24" x 48" SUSPENDED ACCOUSTICAL CEILING TILE
OTS	CEILING IS OPEN TO STRUCTURE

A4
AE131
MAIN LEVEL REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"

0" 8' 16'

PROJECT NORTH

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	DATE	REVISION

REFLECTED CEILING PLAN

AE131

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FLOOR FINISH LEGEND

TYPE	FILL	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	NOTES
F1		WALK OFF CARPET TILE	SHAW CONTRACT	WELCOME II TITLE 5T030 COLLECTION: STEPPIN OUT	STERLING 31557	24x24 SIZE
F2		CARPET TILE	SHAW CONTRACT	CURRENT TILE 5T350 COLLECTION: JOURNEY	WEATHERED AMAZON 49326	9"x36" SIZE
F3		CONC. - SLIP REIST.				

WALL FINISH LEGEND

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	NOTES
W1	FIELD PAINT	SHERWIN WILLIAMS	SATIN FINISH	SHELL WHITE 8917	
W2	ACCENT PAINT	SHERWIN WILLIAMS	SATIN FINISH	DARK NIGHT 6237	
W3	ACCENT PAINT	SHERWIN WILLIAMS	SATIN FINISH	PARADISE	
W4	WALL TILE	DALTILE			
W5	FRP				

BASE FINISH LEGEND

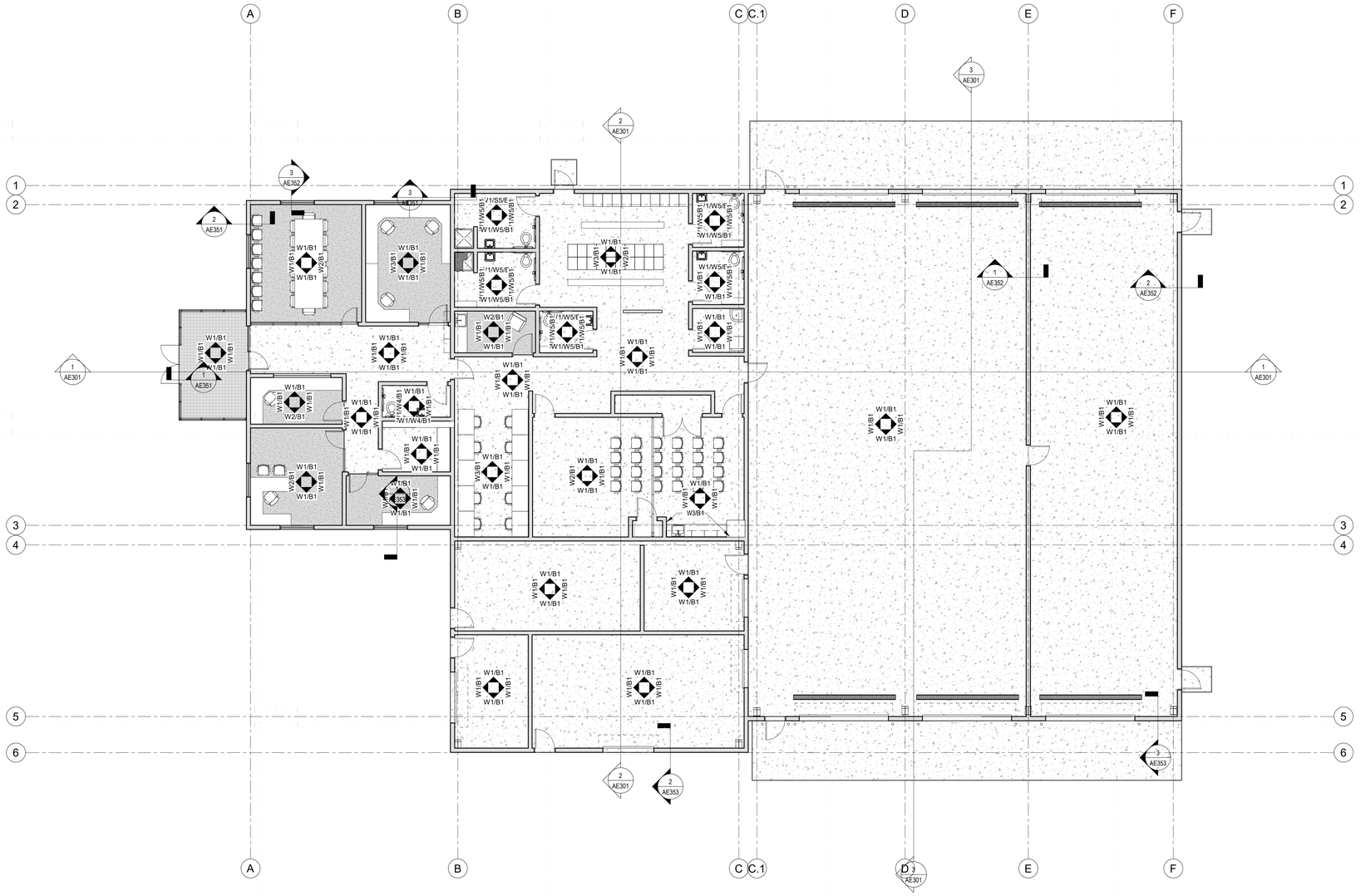
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	NOTES
B1	RUBBER BASE	ROPPE	700 SERIES	123 CHARCOAL	4"

FLOOR TRANSITION LEGEND

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	NOTES
T1	TRANSISTION REDUCER	ROPPE	#45 REDUCER STRIP 1/8"	123 CHARCOAL	
T2					
T3					

MILLWORK LEGEND

TYPE	DESCRIPTION	MANUFACTURER	PROCUCT	COLOR	NOTES
PL-1	PLASTIC LAMINATE	WILSONART	PREMIUM LAMINATE	7966 5TH AVE ELM	CABINETS
SS-1	SOLID SURFACE	WILSONART	SOLID SURFACE	9196 YUKON RIVERSTONE	COUNTERS



A3 / AI101 MAIN FLOOR FINISH PLAN

SCALE 1/8" = 1'-0"

PROJECT NORTH

0" 8' 16"

GENERAL NOTES:

1. --

KEY NOTES:

FINISH PLAN LEGEND:

WX/BX — WALL FINISH TYPE / BASE TYPE, SEE AE122

FLOOR FINISH INSTALLATION DIRECTIONAL ARROW, SEE AE122

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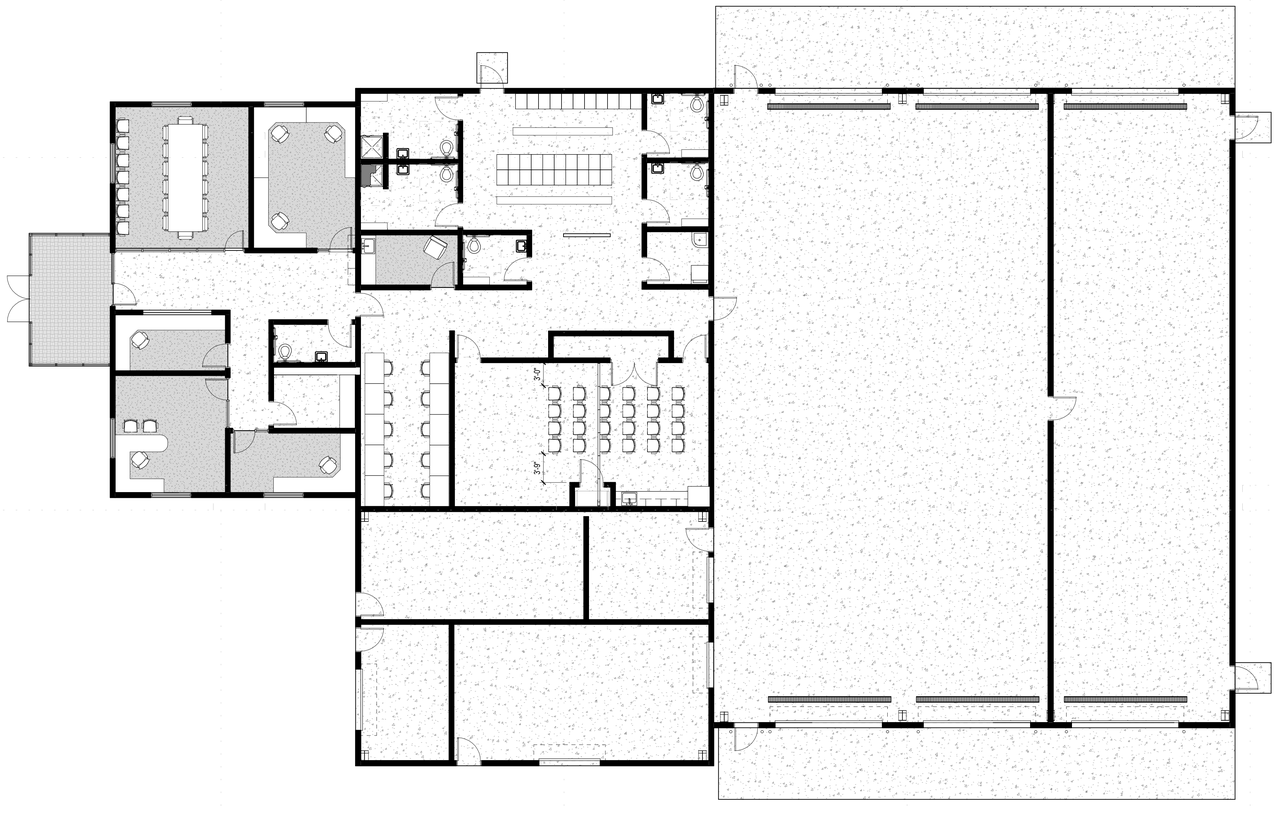
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FINISH PLAN

AI101

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GENERAL NOTES:

KEY NOTES:

A4
AI111
FURNISHINGS PLAN
SCALE 1/8" = 1'-0"

PROJECT NORTH

0" 8" 16'

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SYRACUSE CITY PARKS MAINTENANCE FACILITY

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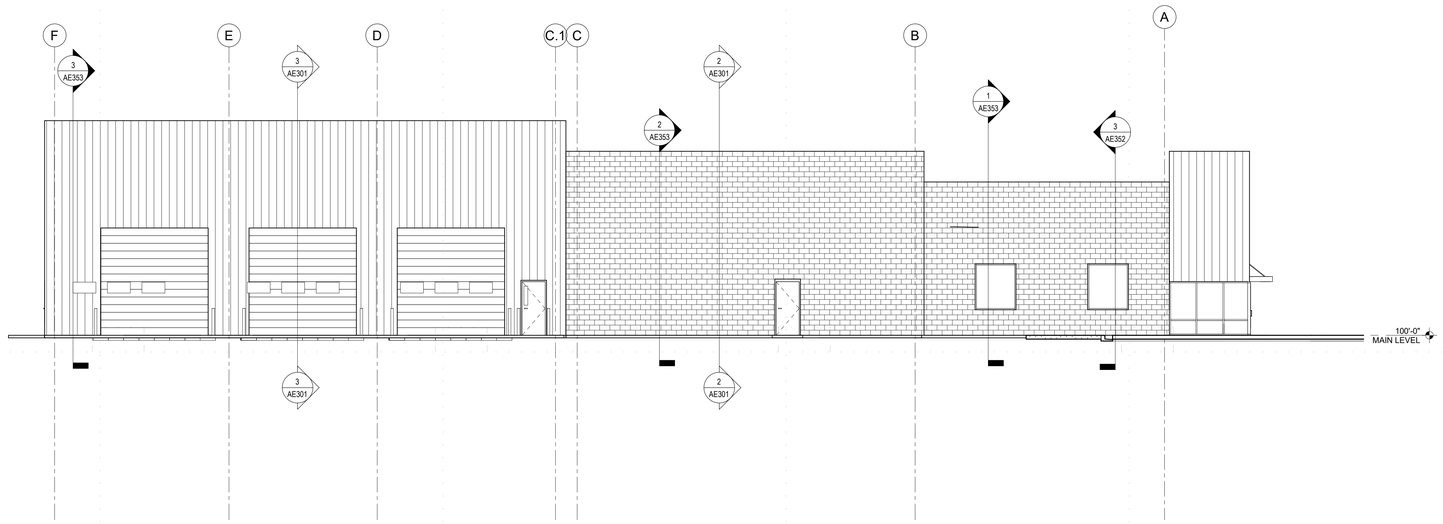
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FURNISHINGS PLAN

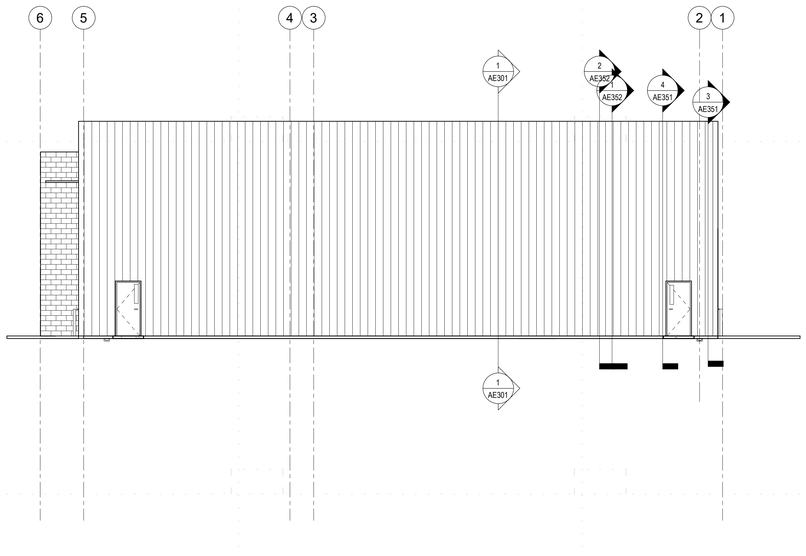
AI111

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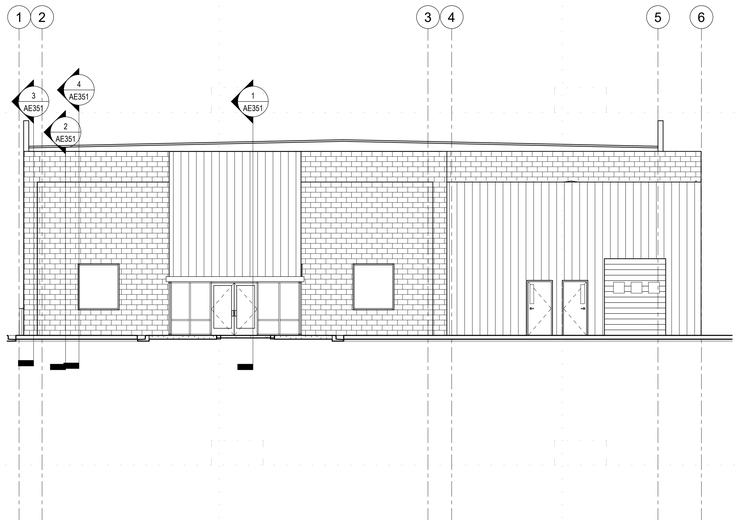
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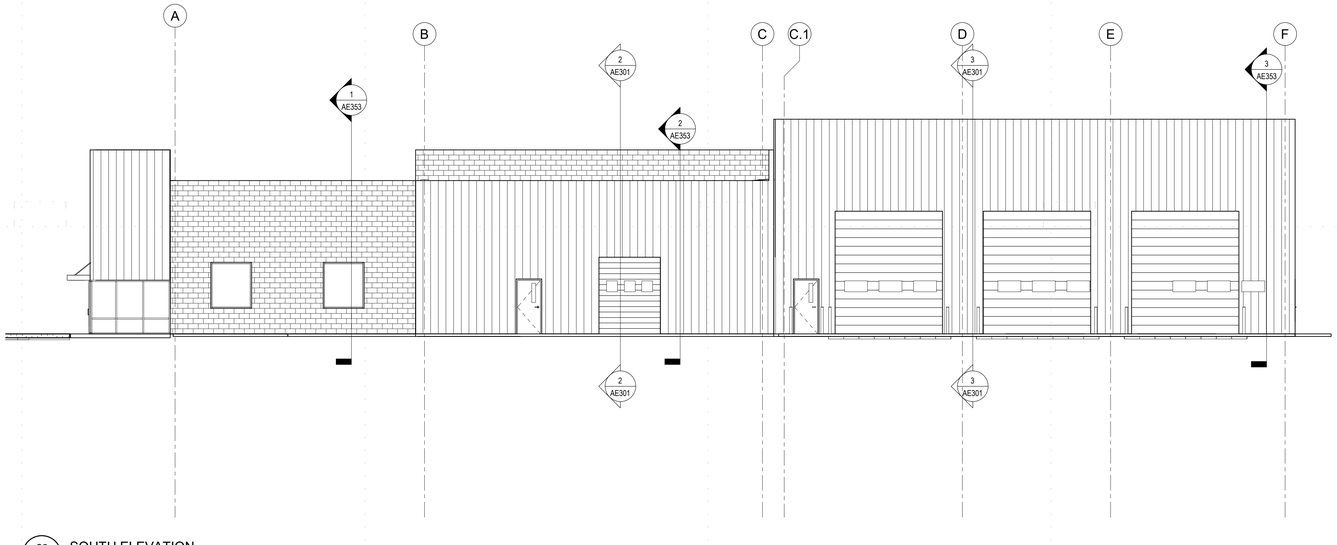
C2 AE201 NORTH ELEVATION
SCALE 1/8" = 1'-0"



A2 AE201 EAST ELEVATION
SCALE 1/8" = 1'-0"



A5 AE201 WEST ELEVATION
SCALE 1/8" = 1'-0"



C5 AE201 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. --

KEY NOTES:

EXTERIOR ELEVATION LEGEND:

MATERIAL

MATERIAL

MATERIAL

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ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
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SYRACUSE CITY PARKS MAINTENANCE FACILITY

SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 100%
08/18/2021

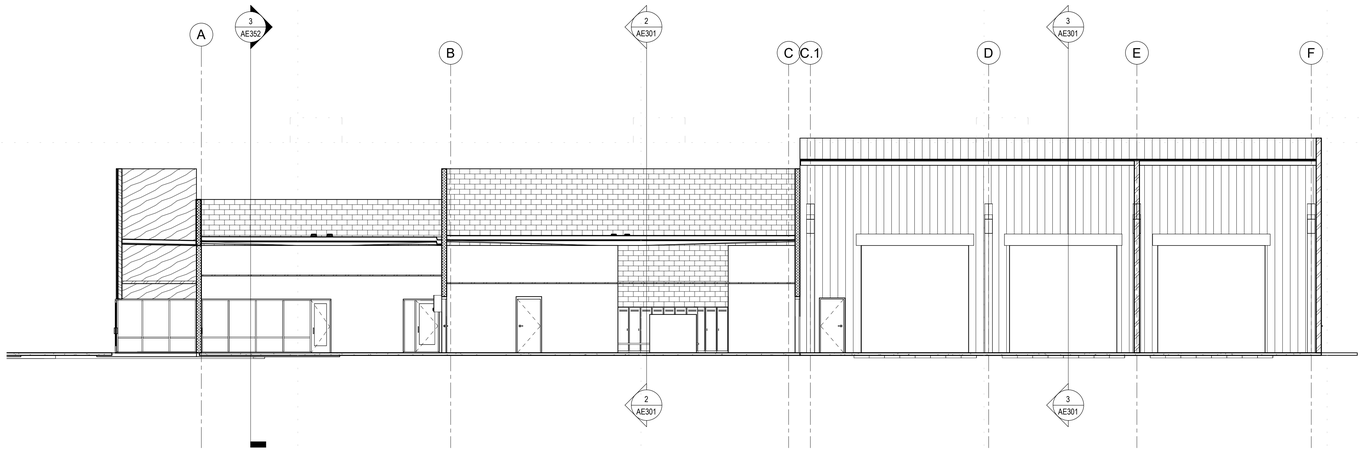
	DATE	REVISION

EXTERIOR ELEVATIONS

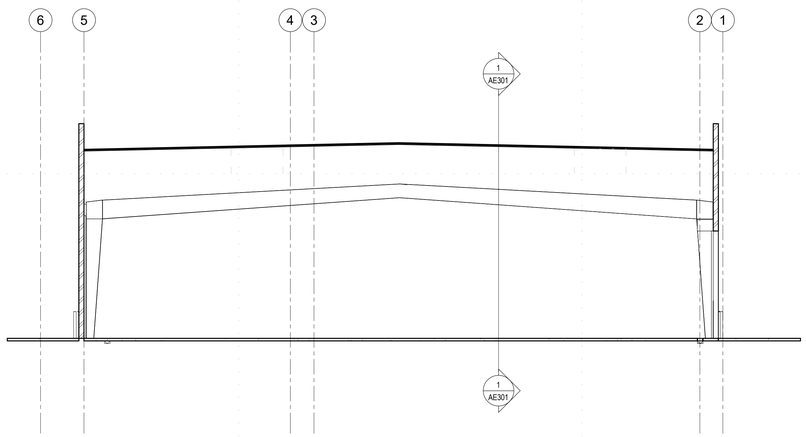
AE201

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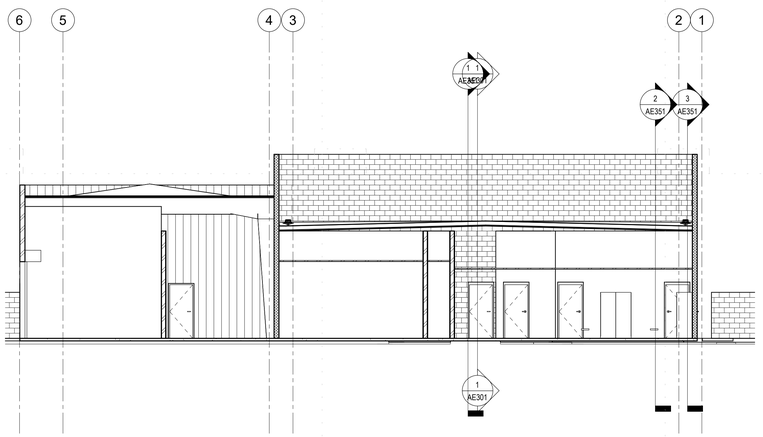
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1 AE301 Section 6
SCALE 1/8" = 1'-0"



3 AE301 Section 8
SCALE 1/8" = 1'-0"



2 AE301 Section 7
SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. --

KEY NOTES:

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SYRACUSE CITY PARKS MAINTENANCE FACILITY

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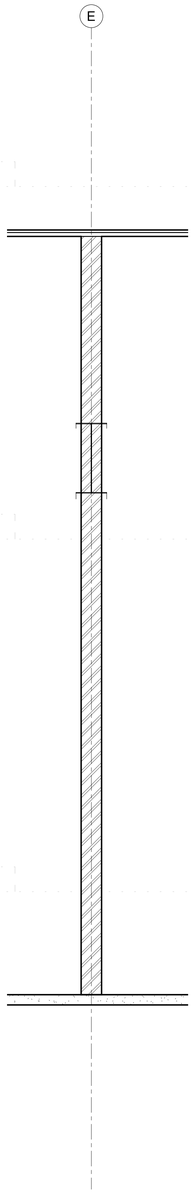
PROJECT #: 00000

DESIGN DEVELOPMENT 100% 08/19/2021		
1	DATE	REVISION

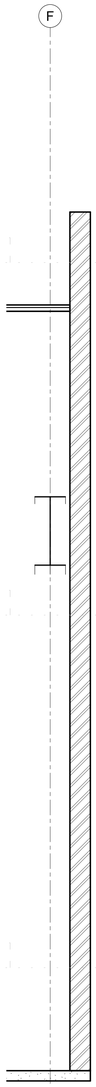
BUILDING SECTIONS

AE301

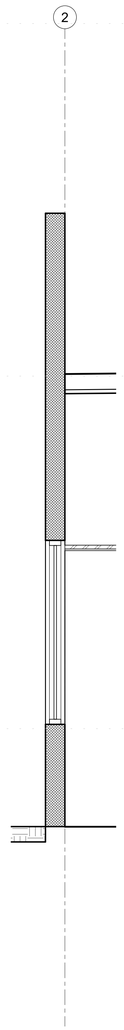
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1 AE352 Section 13
SCALE 1/2" = 1'-0"



2 AE352 Section 14
SCALE 1/2" = 1'-0"



3 AE352 Section 15
SCALE 1/2" = 1'-0"

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PROJECT #: 00000

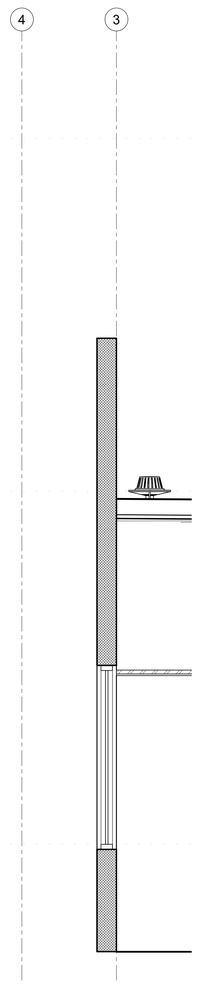
DESIGN DEVELOPMENT 100%
(SET VERSION)

	DATE	REVISION

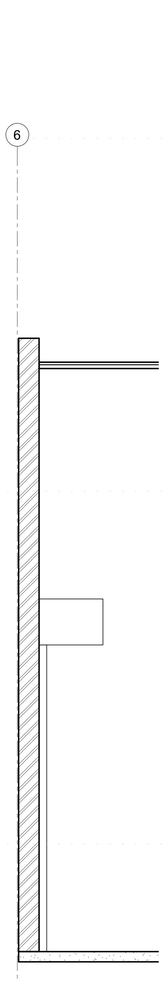
VIEW AND PRINT THIS SHEET IN COLOR

WALL SECTIONS

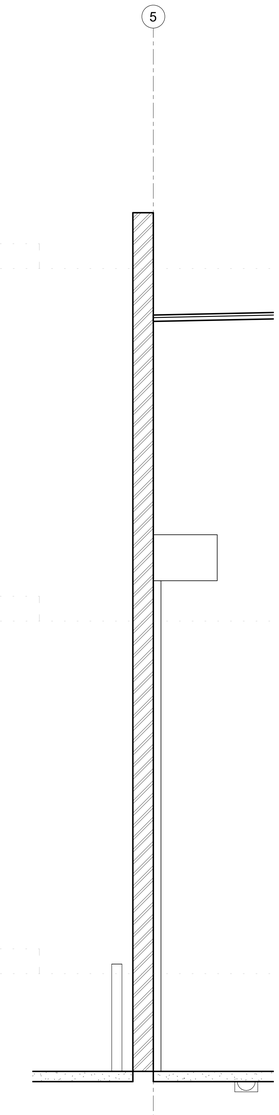
AE352



1 AE353 Section 16
SCALE 1/2" = 1'-0"



2 AE353 Section 17
SCALE 1/2" = 1'-0"



3 AE353 Section 18
SCALE 1/2" = 1'-0"

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PROJECT #: 00000

DESIGN DEVELOPMENT 100%
08/18/2021

DATE	REVISION

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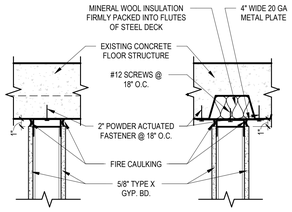
WALL SECTIONS

AE353

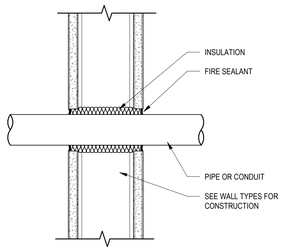
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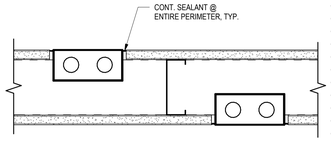
GENERAL NOTES:



19 AE501 **1-20 T.O. FIRE RATED WALL**
SCALE 1 1/2" = 1'-0"



17 AE501 **1-17 PIPE-CONDUIT THRU WALL UL-WL1029**
SCALE 3" = 1'-0"

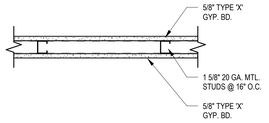


NOTE: PLAN BOXES OFFSET ONE STUD SPACE AND SEAL OF OPENINGS THROUGH PARTITIONS

16 AE501 **1-16 SOUND WALL DETAIL - PENETRATIONS**
SCALE 3" = 1'-0"

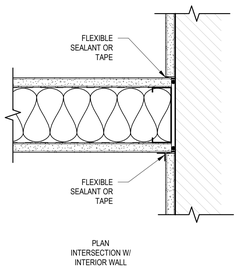
ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL TO EACH SIDE OF 1 5/8" 20 GA. METAL STUDS @ 16" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS @ 8" O.C. TO EDGES AND 12" O.C. TO INTERMEDIATE STUDS. STAGGER ALL JOINTS @ 24" O.C. ON OPPOSITE SIDES

NON-LOAD BEARING

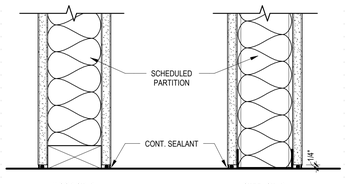


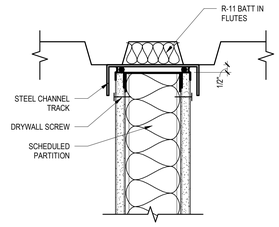
SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 50 MIN.

FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 1 HR RATING; COMPLY W/ GA FILE #WP5015



PLAN
INTERSECTION W/ INTERIOR WALL

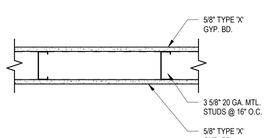




14 AE501 **1-14 SOUND WALL DETAIL - TO EXISTING**
SCALE 3" = 1'-0"

ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL TO EACH SIDE OF METAL STUDS @ 16" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS @ 8" O.C. TO VERTICAL EDGES AND 12" O.C. ON TOP & BOTTOM RUNNERS AND INTERMEDIATE STUDS. STAGGER ALL VERTICAL AND HORIZONTAL JOINTS @ 24" O.C. EACH SIDE AND OPPOSITE SIDES

NON-LOAD BEARING



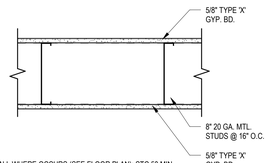
SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 50 MIN.
INCLUDE 3 1/2" SOUND BATT

FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 1 HR RATING; COMPLY W/ GA FILE #WP5015

13 AE501 **1-13 SOUND WALL DETAIL - FLOOR**
SCALE 3" = 1'-0"

ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL TO EACH SIDE OF METAL STUDS @ 16" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS @ 8" O.C. TO VERTICAL EDGES AND 12" O.C. ON TOP & BOTTOM RUNNERS AND INTERMEDIATE STUDS. STAGGER ALL VERTICAL AND HORIZONTAL JOINTS @ 24" O.C. EACH SIDE AND OPPOSITE SIDES

NON-LOAD BEARING



SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 50 MIN.
INCLUDE 3 1/2" SOUND BATT

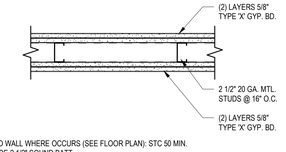
FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 2 HR RATING; COMPLY W/ GA FILE #WP5015

9 AE501 **1-09 SOUND WALL HEAD DETAIL**
SCALE 3" = 1'-0"

BASE LAYER: 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE OF 2 1/2" 20 GA. METAL STUDS @ 16" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS @ 24" O.C. SCREWS SPACED 1/2" FROM VERTICAL END JOINTS AND 3/4" FROM HORIZONTAL EDGE JOINTS.

FACE LAYER: 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE WITH 1 5/8" TYPE 'S' DRYWALL SCREWS @ 12" O.C. SCREWS SPACED 1/2" FROM VERTICAL END JOINTS AND 1" FROM HORIZONTAL END JOINTS. STAGGER ALL JOINTS 24" O.C. EACH LAYER AND SIDE

NON-LOAD BEARING



SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 50 MIN.
INCLUDE 2 1/2" SOUND BATT

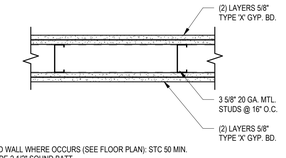
FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 2 HR RATING; COMPLY W/ GA FILE #WP1548

12 AE501 **1-12 WALL TYPE 20 GA 1-5/8" 1HR**
SCALE 1 1/2" = 1'-0"

BASE LAYER: 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE OF 3 5/8" 20 GA. METAL STUDS @ 16" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS @ 24" O.C. SCREWS SPACED 1/2" FROM VERTICAL END JOINTS AND 3/4" FROM HORIZONTAL EDGE JOINTS.

FACE LAYER: 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE WITH 1 5/8" TYPE 'S' DRYWALL SCREWS @ 12" O.C. SCREWS SPACED 1/2" FROM VERTICAL END JOINTS AND 1" FROM HORIZONTAL END JOINTS. STAGGER ALL JOINTS 24" O.C. EACH LAYER AND SIDE

NON-LOAD BEARING



SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 50 MIN.
INCLUDE 2 1/2" SOUND BATT

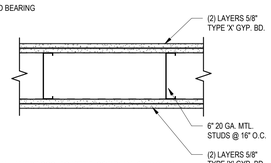
FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 2 HR RATING; COMPLY W/ GA FILE #WP1548

11 AE501 **1-11 WALL TYPE 20 GA 3-5/8" 1HR**
SCALE 1 1/2" = 1'-0"

BASE LAYER: 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE OF 8" 20 GA. METAL STUDS @ 16" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS @ 24" O.C. SCREWS SPACED 1/2" FROM VERTICAL END JOINTS AND 3/4" FROM HORIZONTAL EDGE JOINTS.

FACE LAYER: 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE WITH 1 5/8" TYPE 'S' DRYWALL SCREWS @ 12" O.C. SCREWS SPACED 1/2" FROM VERTICAL END JOINTS AND 1" FROM HORIZONTAL END JOINTS. STAGGER ALL JOINTS 24" O.C. EACH LAYER AND SIDE

NON-LOAD BEARING



SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 50 MIN.
INCLUDE 2 1/2" SOUND BATT

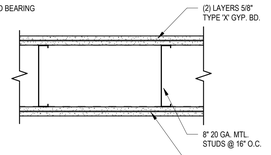
FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 2 HR RATING; COMPLY W/ GA FILE #WP1548

10 AE501 **1-10 WALL TYPE 20 GA 6" 1HR**
SCALE 1 1/2" = 1'-0"

BASE LAYER: 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE OF 8" 20 GA. METAL STUDS @ 16" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS @ 24" O.C. SCREWS SPACED 1/2" FROM VERTICAL END JOINTS AND 3/4" FROM HORIZONTAL EDGE JOINTS.

FACE LAYER: 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE WITH 1 5/8" TYPE 'S' DRYWALL SCREWS @ 12" O.C. SCREWS SPACED 1/2" FROM VERTICAL END JOINTS AND 1" FROM HORIZONTAL END JOINTS. STAGGER ALL JOINTS 24" O.C. EACH LAYER AND SIDE

NON-LOAD BEARING



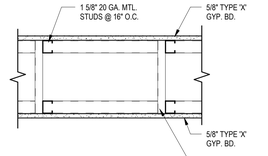
SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 50 MIN.
INCLUDE 2 1/2" SOUND BATT

FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 2 HR RATING; COMPLY W/ GA FILE #WP1548

8 AE501 **1-08 WALL TYPE 20 GA 8" 1HR**
SCALE 1 1/2" = 1'-0"

5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL TO A DOUBLE ROW OF 1 5/8" 20 GA. METAL STUDS @ 16" O.C. AND 6 1/4" APART WITH 1" TYPE 'S' DRYWALL SCREWS @ 8" O.C. AT EDGES AND TOP & BOTTOM RUNNERS 12" O.C. IN FIELD. STAGGER JOINTS @ 24" O.C. EACH SIDE. 20 GA. X 9 1/2" LONG RUNNER PIECES LOCATED AT 1/3 POINTS USED AS CROSS BRACES AND ATTACHED WITH 5/8" SELF DRILLING STEEL SCREWS AT EACH END.

NON-LOAD BEARING



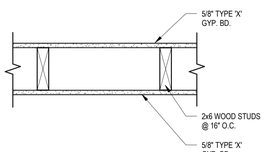
SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 50 MIN.
INCLUDE 3 1/2" SOUND BATT

FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 1 HR RATING; COMPLY W/ GA FILE #WP5015

7 AE501 **1-07 WALL TYPE 20 GA 2-1/2" 2HR**
SCALE 1 1/2" = 1'-0"

ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE OF 2x6 WOOD STUDS @ 16" O.C. WITH 2" DRYWALL SCREWS @ 7" O.C. WALLBOARD SCREWED TO TOP & BOTTOM PLATES @ 7" O.C. STAGGER JOINTS @ 24" O.C. EACH SIDE

LOAD BEARING AND NON-LOAD BEARING



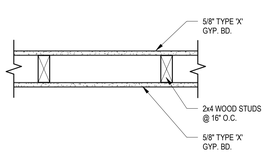
SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 35 MIN.

FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 1 HR RATING; COMPLY W/ GA FILE #WP3510

6 AE501 **1-06 WALL TYPE 20 GA 3-5/8" 2HR**
SCALE 1 1/2" = 1'-0"

ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED PARALLEL WITH EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. WITH 2" DRYWALL SCREWS @ 7" O.C. WALLBOARD SCREWED TO TOP & BOTTOM PLATES @ 7" O.C. STAGGER JOINTS @ 24" O.C. EACH SIDE

LOAD BEARING AND NON-LOAD BEARING



SOUND WALL WHERE OCCURS (SEE FLOOR PLAN): STC 35 MIN.

FIRE WALL WHERE OCCURS (SEE FLOOR PLAN): 1 HR RATING; COMPLY W/ GA FILE #WP3510

5 AE501 **1-05 WALL TYPE 20 GA 6" 2HR**
SCALE 1 1/2" = 1'-0"

4 AE501 **1-04 WALL TYPE 20 GA 8" 2HR**
SCALE 1 1/2" = 1'-0"

3 AE501 **1-03 WALL TYPE 20 GA (2) 1-5/8" 1HR**
SCALE 1 1/2" = 1'-0"

2 AE501 **1-02 WALL TYPE 2X6 1HR**
SCALE 1 1/2" = 1'-0"

1 AE501 **1-01 WALL TYPE 2X4 1HR**
SCALE 1 1/2" = 1'-0"

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S L C, Utah 84111
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jrcadesign.com

SYRACUSE CITY PARKS MAINTENANCE FACILITY
SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 100%
08/06/2021

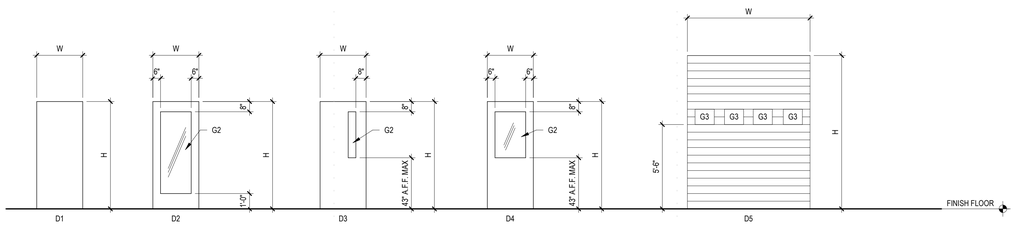
	DATE	REVISION

VIEW AND PRINT THIS SHEET IN COLOR

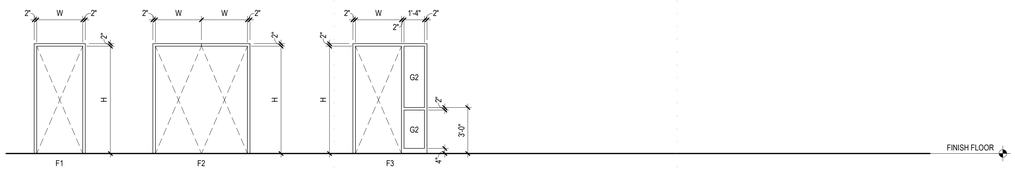
WALL TYPES

AE501

8/6/2021 5:16:12 PM
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DOOR TYPES



DOOR FRAME TYPES

DOOR AND FRAME SCHEDULE

	DOOR						FRAME						
	SIZE									DETAILS (AE591)			
DOOR	WIDTH	HEIGHT	TYPE	MATL	FINISH	GLAZING	TYPE	MATL	FINISH	HEAD	JAMB	ACCESS CONTROL	ASSEMBLY FIRE RATING	NOTES
	Z'-10 5/16"	6'-8"												
	2'-9"	7'-2"												
	2'-9"	7'-2"												
101A	6'-0"	6'-10"												
101B	2'-10"	7'-10"												
102A	2'-5"	6'-10"												
104A	3'-0"	7'-0"												
105A	3'-0"	7'-0"												
106A	3'-0"	7'-0"												
107A	3'-0"	7'-0"												
108A	3'-0"	7'-0"												
109A	3'-0"	7'-0"												
111A	3'-0"	7'-0"												
112A	3'-0"	7'-0"												
113A	3'-0"	7'-0"												
114A	6'-0"	7'-0"												
115A	3'-0"	7'-0"												
116A	3'-0"	7'-0"												
116B	3'-0"	7'-0"												
119A	3'-0"	7'-0"												
120A	3'-0"	7'-0"												
123A	3'-0"	7'-0"												
125A	3'-0"	7'-0"												
126A	3'-0"	7'-0"												
126B	6'-0"	8'-0"												
127A	3'-0"	7'-0"												
127B	8'-0"	10'-0"												
127C	6'-0"	8'-0"												
128A	3'-0"	7'-0"												
128B	8'-0"	10'-0"												
129A	3'-0"	7'-0"												
129B	3'-0"	7'-0"												
129C	14'-0"	14'-0"												
129D	14'-0"	14'-0"												
129E	14'-0"	16'-0"												
129F	14'-0"	16'-0"												
129G	3'-0"	7'-0"												
130A	3'-0"	7'-0"												
130B	14'-0"	14'-0"												
130C	3'-0"	7'-0"												
130D	3'-0"	7'-0"												
130E	14'-0"	16'-0"												

GENERAL NOTES:

DOOR MATERIAL LEGEND	
AL	ALUMINUM
FRP	FIBERGLASS
GZ	GLAZING
HM	HOLLOW METAL
WD	WOOD

DOOR FINISH LEGEND	
DF1	FACTORY FINISH
DF2	FIELD PAINT
DF3	
DF4	
DF5	

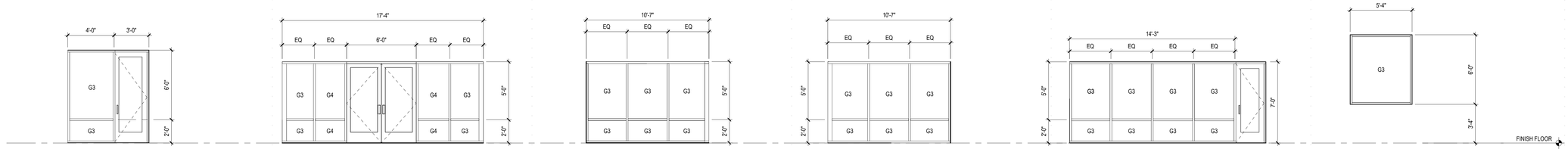
FRAME MATERIAL LEGEND	
AL	ALUMINUM
FRP	FIBERGLASS
HM	HOLLOW METAL
WD	WOOD

FRAME FINISH LEGEND	
FF1	FACTORY FINISH
FF2	FIELD PAINT
FF3	
FF4	
FF5	

GLAZING SCHEDULE	
G1	1/4" CLEAR
G2	1/4" CLEAR - TEMPERED
G3	1" INSULATED CLEAR
G4	1" INSULATED CLEAR - TEMPERED
G5	1" INSULATED - SPANDREL
G6	1" INSULATED - SPANDREL - TEMPERED

DOOR SCHEDULE NOTES:

1



A6 AE601 WINDOW WF SCALE 1/4" = 1'-0"

A5 AE601 WINDOW WE SCALE 1/4" = 1'-0"

A4 AE601 WINDOW WD SCALE 1/4" = 1'-0"

A3 AE601 WINDOW WC SCALE 1/4" = 1'-0"

A2 AE601 WINDOW WB SCALE 1/4" = 1'-0"

A1 AE601 WINDOW WA SCALE 1/4" = 1'-0"

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SYRACUSE CITY PARKS MAINTENANCE FACILITY

SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 100%
08/19/2021

	DATE	REVISION

VIEW AND PRINT THIS SHEET IN COLOR

WINDOW/DOOR & FRAME TYPES / SCHEDULES

AE601

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STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE "INTERNATIONAL BUILDING CODE (IBC)", 2018 EDITION, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED BY THE CITY OF SYRACUSE BUILDING DEPARTMENT UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).

REFERENCE STANDARDS: REFER TO CHAPTER 35 OF THE IBC. WHERE OTHER STANDARDS ARE NOTED IN THE DRAWINGS, USE THE LATEST EDITION OF THE STANDARD UNLESS A SPECIFIC DATE IS INDICATED. REFERENCE TO A SPECIFIC SECTION IN A CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD.

NOTE PRIORITIES: PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE STRUCTURAL GENERAL NOTES.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS PLAN/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

COORDINATION: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE WORK; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING WORK IN A SAFE AND SECURE MANNER.

MEANS, METHODS, AND SAFETY REQUIREMENTS: THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION ITEMS SPECIFICALLY ADDRESSED IN THE LATEST OSHA REGULATIONS.

TEMPORARY SHORING, BRACING: THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

ADJACENT UTILITIES: THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO EARTHWORK, FOUNDATIONS, SHORING, AND EXCAVATION. ANY UTILITY INFORMATION SHOWN ON THE DRAWINGS AND DETAILS IS APPROXIMATE AND NOT NECESSARILY COMPLETE.

ALTERNATES: ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE, AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCH/ENGINEER FOR REVIEW. ALT. MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE REJECTED. ALTS. THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

DEFINITIONS

ARCHITECT/ENGINEER: THE ARCHITECT OF RECORD AND THE STRUCTURAL ENGINEER OF RECORD.

STRUCTURAL ENGINEER OF RECORD (SER): THE STRUCTURAL ENGINEER WHO IS LICENSED TO STAMP & SIGN THE STRUCTURAL DOCUMENTS FOR THE PROJECT. THE SER IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM.

GENERAL CONTRACTOR (CONTRACTOR): THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE OVERALL COORDINATION OF THE PROJECT CONSTRUCTION.

CONTRACT DOCUMENTS (CDs): THE CONTRACT BETWEEN OWNER AND CONTRACTOR AND ANY DOCUMENTS EXPRESSLY INCORPORATED THEREIN INCLUDING THE BID SUBMITTED BY THE CONTRACTOR, THE DRAWINGS AND THE SPECIFICATIONS, AND ALL MODIFICATIONS, INCLUDING ADDENDA AND SUBSEQUENT CHANGE ORDERS.

SPECIFICATIONS: REFER TO THE PROJECT SPECIFICATIONS ISSUED AS PART OF THE CONTRACT DOCUMENTS FOR INFORMATION SUPPLEMENTAL TO THESE DRAWINGS.

OTHER DRAWINGS: REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, CANOPIES, NON-BEARING WALLS, FINISHES, DRAINS, WATERPROOFING, RAILINGS, CURTAIN WALLS, CURBS, DEPRESSIONS, MECHANICAL UNIT LOCATIONS, AND OTHER NONSTRUCTURAL ITEMS.

DESIGN CRITERIA

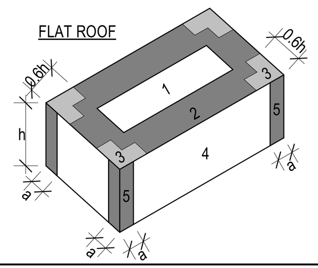
WIND DESIGN DATA	RISK CATEGORY		II
	ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), V_{ULT}		XXX MPH
	EXPOSURE CATEGORY		X
	MAIN WIND FORCE RESISTING SYSTEM		XXXXXX
	RISK CATEGORY		II
	INTERNAL PRESSURE COEFFICIENT, CPI		+/- 0.18
	TOPOGRAPHIC FACTOR, KZT		1.0
	ANALYSIS PROCEDURE		DIRECTIONAL PROCEDURE
EARTHQUAKE DESIGN DATA	SEISMIC DESIGN CATEGORY, SDC		X
	SEISMIC FORCE RESISTING SYSTEM		XXXXXXX
	SITE CLASSIFICATION, SITE CLASS		X
	IMPORTANCE FACTOR, IE		1.0
	MAPPED SPECTRAL RESPONSE ACCELERATION	SHORT PERIOD, SS	0.XXX g
		1-SECOND PERIOD, S1	0.XXX g
	DESIGN SPECTRAL RESPONSE COEFFICIENT	SHORT PERIOD, SDS	0.XXX g
		1-SECOND PERIOD, SD1	0.XXX g
	SEISMIC RESPONSE COEFFICIENT, CS = SDS/R		0.XXXXX
	DESIGN BASE SHEAR		XXX KIPS
	RESPONSE MODIFICATION COEFFICIENT, R		X
	ANALYSIS PROCEDURE		EQUIVALENT LATERAL FORCE
ROOF SNOW LOAD (IN ACCORDANCE WITH CHAPTER 7 OF ASCE7-16)	FLAT ROOF SNOW LOAD, PF		XX.X PSF
	IMPORTANCE FACTOR, IS		1.0
	GROUND SNOW LOAD, PG		XX PSF
	EXPOSURE FACTOR, CE		X.X
	THERMAL FACTOR, CT		X.X
	DRIFT SURCHARGE LOADS, PD		SEE S0.03 - PLAN LOADING
	WIDTH OF SNOW DRIFT		SEE PLAN LOADING SHEET
LIVE LOADS	ROOF	UNIFORMLY DIST.	20 PSF
		CONCENTRATED	NA
		IMPACT	NA
	FLOOR: (***PRIMARY LOAD CATEGORY)***	UNIFORMLY DIST.	XX PSF
		CONCENTRATED	NA
		IMPACT	NA
	FLOOR: CORRIDORS & STAIRS	UNIFORMLY DIST.	XX PSF
SPECIAL LOADS	SPECIAL LOADS AND SPECIFIED SECTION OF CODE		NA
	PHOTOVOLTAIC DEAD LOAD		NA
DEFLECTION LIMITS	ROOF: DEAD + (LIVE OR SNOW OR WIND), TOTAL LOAD		L/240
	ROOF: (LIVE OR SNOW OR WIND)		L/360
	FLOOR: TOTAL LOAD UNO		L/240
	FLOOR: LIVE LOAD UNO		L/360

COMPONENTS AND CLADDING PRESSURES (PSF)

EFFECTIVE AREA (SQ. FEET)	ROOF ZONES			WALL ZONES	
	1	2	3	4	5
10	XX.X	XX.X	XX.X	XX.X	XX.X
20	XX.X	XX.X	XX.X	XX.X	XX.X
50	XX.X	XX.X	XX.X	XX.X	XX.X
100	XX.X	XX.X	XX.X	XX.X	XX.X

INTERIOR ZONES (ROOFS: ZONE 1, WALLS: ZONE 4)
END ZONES (ROOFS: ZONE 2, WALLS: ZONE 5)
CORNER ZONES (ROOFS: ZONE 3)

FLAT ROOF



NOTES:
1. H = MEAN ROOF HEIGHT = XX FT.
2. A = END/CORNER WIDTH = X FT.
3. WALL ZONE DESIGN PRESSURES SHALL BE CONSIDERED TO ACT AS BOTH POSITIVE AND NEGATIVE PRESSURES.
4. ROOF ZONE DESIGN PRESSURES ARE NEGATIVE (UPLIFT)
5. COMPONENT AND CLADDING PRESSURES SHOWN ARE UNFACTORED

DEFERRED SUBMITTALS

BIDDER-DESIGNED ELEMENTS: SUBMIT "BIDDER-DESIGNED" DEFERRED SUBMITTALS TO THE ARCHITECT AND SER FOR REVIEW PRIOR TO SUBMISSION TO THE CITY FOR APPROVAL.

DESIGN OF PREFABRICATED, "BIDDER DESIGNED", MANUFACTURED, PRE-ENGINEERED, OR OTHER FABRICATED PRODUCTS SHALL BE COMPLIANT WITH THE FOLLOWING REQUIREMENTS:

- DESIGN CONSIDERS TRIBUTARY DEAD, LIVE, WIND, AND EARTHQUAKE LOADS IN COMBINATIONS REQUIRED BY CODE.
- DESIGN WITHIN THE DEFLECTION LIMITS NOTED HEREIN AND AS SPECIFIED OR REFERENCED IN 2018 IBC.
- DESIGN SHALL CONFORM TO THE SPECIFICATIONS AND REFERENCE STANDARDS OF THE GOVERNING CODE.
- SUBMITTAL SHALL INCLUDE:
  A. CALCULATIONS PREPARED, STAMPED AND SIGNED BY THE SSE DEMONSTRATING CODE CONFORMANCE.
  B. ENGINEERED COMPONENT DESIGN DRAWINGS ARE PREPARED, STAMPED AND SIGNED BY THE SSE.
  C. PRODUCT DATA, TECHNICAL INFORMATION AND MANUFACTURER'S WRITTEN REQUIREMENTS AND AGENCY APPROVALS AS APPLICABLE.
  D. SSE MAY SUBMIT TO THE ARCHITECT/ENGINEER, A REQUEST TO UTILIZE RELEVANT ALTERNATE DESIGN CRITERIA OF SIMILAR NATURE AND GENERALLY EQUIVALENCY WHICH IS RECOGNIZED BY THE CODE AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUBMIT ADEQUATE DOCUMENTATION OF DESIGN.

GENERAL CONTRACTOR'S PRIOR REVIEW: ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW OF THE SSE COMPONENT DRAWINGS, THE SER WILL REVIEW THE SUBMITTAL FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING AND WILL STAMP THE SUBMITTAL ACCORDINGLY. REVIEW OF THE SPECIALTY STRUCTURAL ENGINEER'S (SSE) SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) IS FOR COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. THESE ELEMENTS INCLUDE BUT ARE NOT LIMITED TO:

- STEEL DECK EDGE FORMS
- EXTERIOR CLADDING SYSTEMS: CURTAIN WALL/STOREFRONT SYSTEMS, PRE-ENGINEERED PANELS
- ROOF MOUNTED COMPONENTS: HATCHES, RTU SUPPORT RAILS
- MECHANICAL, ELECTRICAL, PLUMBING & SPRINKLER HANGER PLANS
- TEMPORARY SHORING SYSTEMS
- PRE-ENGINEERED STEEL STRUCTURES (INCLUDING STEEL STAIR FRAMING)
- CANOPIES
- RAILINGS

UPDATE LIST WITH PROJECT SPECIFIC ITEMS

SUBMITTALS

SUBMIT FOR REVIEW: SUBMITTALS OF SHOP DRAWINGS, ERECTION LAYOUTS, AND PRODUCT DATA ARE REQUIRED FOR ITEMS NOTED IN THE INDIVIDUAL MATERIALS SECTIONS. SUBMITTALS MAY BE PROVIDED ELECTRONICALLY OR HARD COPY. HARD COPY SUBMITTALS SHALL INCLUDE A MINIMUM OF FOUR (4) PRINTS.

SUBMITTAL REVIEW PERIOD: SUBMITTALS SHALL BE MADE IN TIME TO PROVIDE A MINIMUM OF TWO WEEKS FOR REVIEW BY THE ARCHITECT/ENGINEER PRIOR TO THE ONSET OF FABRICATION.

GENERAL CONTRACTOR'S PRIOR REVIEW: PRIOR TO SUBMISSION TO THE ARCHITECT/ENGINEER, THE CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR COMPLETENESS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE SER, AND THEREFORE, MUST BE VERIFIED BY THE GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE ANY NECESSARY DIMENSIONAL DETAILS REQUESTED BY THE DETAILER AND PROVIDE THE CONTRACTOR'S REVIEW STAMP AND SIGNATURE BEFORE FORWARDING TO THE ARCHITECT/ENGINEER.

SHOP DRAWING REVIEW: ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW, THE SER WILL REVIEW THE SUBMITTAL FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS OF THE BUILDING AND WILL STAMP THE SUBMITTAL ACCORDINGLY. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THERE FROM.

SPECIAL INSPECTIONS AND TESTING

INSPECTIONS: SPECIAL INSPECTIONS AND TESTING SHALL BE IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS PER RBC SECTION 109.7 AND IBC SECTIONS 1704, 1705, AS APPLICABLE.

SPECIAL INSPECTORS: SPECIAL INSPECTORS SHALL BE EMPLOYED BY THE OWNER, E.O.R./ARCHITECT TO PROVIDE SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTORS SHALL BE QUALIFIED PERSONS WHO ARE REGISTERED WITH AN APPROVED AGENCY.

INSPECTION SUBMITTALS: SPECIAL INSPECTION REPORTS SHALL BE PROVIDED ON A WEEKLY BASIS. FINAL SPECIAL INSPECTION REPORTS WILL BE REQUIRED BY EACH SPECIAL INSPECTION FIRM PER IBC 1704.2.4. SUBMIT COPIES OF ALL INSPECTION AND TESTING REPORTS TO THE ARCHITECT/ENGINEER AND THE AUTHORITY HAVING JURISDICTION FOR REVIEW AS SOON AS THEY ARE AVAILABLE.

STRUCTURAL OBSERVATION: THIS PROJECT IS SEISMIC DESIGN CATEGORY ***X***, THEREFORE STRUCTURAL SEISMIC OBSERVATIONS ***(ARE/AREN'T)*** REQUIRED. CONTRACTOR SHALL NOTIFY THE SER IN A TIMELY MANNER TO ALLOW SCHEDULED OBSERVATIONS TO OCCUR. FIELD (OBSERVATION) REPORTS WILL BE DISTRIBUTED TO THE ARCHITECT, THE CONTRACTOR, SPECIAL INSPECTOR AND THE AUTHORITY HAVING JURISDICTION.

STATEMENT OF SPECIAL INSPECTIONS: SPECIAL INSPECTIONS AND TESTING SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTIONS 1704 AND 1705 AND PER THE FOLLOWING SCHEDULE OF SPECIAL INSPECTIONS.

SOILS AND FOUNDATIONS

1. FOUNDATIONS FOR ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE.
2. THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION.
3. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CDS.

GEOTECHNICAL REPORT	**PREPARED BY:**	**REPORT NO.**	**REPORT DATE**
	XXXXXX	XXXX	XX/XX/XXXX
DESIGN CRITERIA	ALLOWABLE SOIL BEARING PRESSURE D+L	XXXX PSF	
	ALLOWABLE SOIL BEARING PRESSURE FOR TRANSIENT LOADS	XXXX PSF	
	MINIMUM FROST EMBEDMENT (BELOW EXT. GRADE OR SLAB SUBGRADE)	XX INCHES	
	MINIMUM CONTINUOUS FOOTING WIDTH	XX INCHES	
	MINIMUM ISOLATED FOOTING WIDTH	XX INCHES	
	EQUIVALENT FLUID PRESSURE, ACTIVE	XX PCF	
	EQUIVALENT FLUID PRESSURE, AT-REST	XX PCF	
	EQUIVALENT FLUID PRESSURE, PASSIVE	XX PCF	

SOIL PREPARATION AT BUILDING: PER PLAN AND GEOTECHNICAL REPORT

POST-INSTALLED ANCHORS (INTO CONCRETE AND MASONRY)

REFERENCE STANDARDS:
1. ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", CHAPTER 17 - "ANCHORING TO CONCRETE"

POST-INSTALLED ANCHORS: INSTALL ONLY WHERE SPECIFICALLY SHOWN IN THE DETAILS OR ALLOWED BY SER. ALL POST-INSTALLED ANCHORS TYPES AND LOCATIONS SHALL BE APPROVED BY THE SER AND SHALL HAVE A CURRENT ICC-EVALUATION SERVICE REPORT THAT PROVIDES RELEVANT DESIGN VALUES NECESSARY TO VALIDATE THE AVAILABLE STRENGTH EXCEEDS THE REQUIRED STRENGTH. SUBMIT CURRENT MANUFACTURER'S DATA AND ICC ESR REPORT TO SER FOR APPROVAL REGARDLESS OF WHETHER OR NOT IT IS A PRE-APPROVED ANCHOR.

ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE TO ICC-ESR AND MANUFACTURERS INSTRUCTIONS. NO REINFORCING BARS SHALL BE DAMAGED DURING INSTALLATION OF POST INSTALLED ANCHORS. SPECIAL INSPECTION SHALL BE PER THE TESTS AND INSPECTIONS SECTION. ANCHOR TYPE DIAMETER AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS.

1. ADHESIVE ANCHORS: THE FOLLOWING ADHESIVE-TYPE ANCHORING SYSTEMS HAVE BEEN USED IN THE DESIGN AND SHALL BE USED FOR ANCHORAGE TO CONCRETE AND MASONRY AS APPLICABLE AND IN ACCORDANCE WITH CORRESPONDING CURRENT ICC ESR REPORT. DRILLED-IN ANCHOR EMBEDMENT LENGTHS SHALL BE AS SHOWN ON DRAWINGS OR NOT LESS THAN 7 TIMES THE ANCHOR NOMINAL DIAMETER (7D).
   A. SIMPSON "SET-XP"- ICC ESR 2508 FOR ANCHORAGE TO CONCRETE
   B. HILTI "HIT RE 500 SD" - ICC ESR 2322 FOR ANCHORAGE TO CONCRETE
   C. POWERS "PE1000" - ICC ESR-2583 FOR ANCHORAGE TO CONCRETE
2. SCREW ANCHORS: THE FOLLOWING SCREW TYPE ANCHOR IS PRE-APPROVED FOR ANCHORAGE TO CONCRETE OR MASONRY IN ACCORDANCE WITH CORRESPONDING CURRENT ICC ESR REPORT:
   A. SIMPSON "TITEN HD" - ICC ESR-2713 FOR CONCRETE ONLY AND ICC ESR-1056 FOR MASONRY ONLY
   B. POWERS "WEDGE-BOLT" - ICC ESR-2526 FOR CONCRETE ONLY AND ICC ESR-1678 FOR MASONRY ONLY
   C. POWERS "SNAKE" - ICC ESR-2272 FOR ANCHORAGE TO CONCRETE ONLY

SCHEDULE OF SPECIAL INSPECTIONS

	DESCRIPTION OF SPECIAL INSPECTION		PERIODIC	CONTINUOUS
SOILS	FOOTING SOIL BEARING SURFACES		X	
	EXCAVATION DEPTH AND BEARING LAYER		X	
	COMPACTED FILL MATERIAL; PHYSICAL PROPERTIES		X	
	SUBGRADE PREPARATION PRIOR TO BACKFILL		X	
	BACKFILLING OPERATIONS IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS INCLUDING LIFT THICKNESS, DENSITY TESTING, MOISTURE CONTENT, MATERIAL PROPERTIES			X
CONCRETE CONSTRUCTION	SIZE & PLACEMENT OF ALL REINFORCING STEEL		X	
	PLACEMENT CLEARANCES AROUND REINFORCING STEEL AT EMBEDDED CONDUIT		X	
	SHAPE, LOCATION & DIMENSIONS OF MEMBERS FORMED		X	
	USE OF THE REQUIRED DESIGN CONCRETE MIX		X	
	MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	
	VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X	
	PLACING & SIZE OF CAST-IN-PLACE ANCHOR BOLTS AND EMBEDDED FABRICATIONS PRIOR TO THE POUR		X	
	PLACING OF CONCRETE AROUND CAST-IN-PLACE BOLTS AND EMBEDS			X
	SAMPLING OF FRESH CONCRETE			X
	DETERMINATIONS OF SLUMP, AIR CONTENT, AND TEMPERATURE			X
	GROUTING OPERATION OF REBAR DOWELS			X
	INSTALLATION OF POST-INSTALLED ADHESIVE ANCHOR BOLTS			X
	INSTALLATION OF SIMPSON STRONG-TIE COMPANY, INC. TITEN HD ANCHORS TO VERIFY INSTALLATION IS PER MANUFACTURER'S AND ICC-ES REPORT ESR-2713 REQUIREMENTS		X	
	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS		X	
MASONRY CONSTRUCTION (LEVEL 1)	SIZE, GRADE, PLACEMENT AND TYPE OF REINFORCING STEEL AND CONNECTORS		X	
	PROPORTIONS OF SITE-PREPARED MORTAR		X	
	CONSTRUCTION OF MORTAR JOINTS		X	
	CLEANLINESS OF GROUT SPACE PRIOR TO GROUTING		X	
	PROTECTION OF MASONRY DURING HOT AND COLD WEATHER CONSTRUCTION		X	
	SIZE, TYPE, & PLACEMENT OF ALL ANCHOR BOLTS AND EMBEDDED FABRICATIONS WITH HEADED STUDS		X	
	PLACING OF GROUT FOR PROPER APPLICATION TECHNIQUES			X
	INSTALLATION OF POST-INSTALLED ADHESIVE ANCHOR BOLTS IN CMU			X
	GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS			X
	INSTALLATION OF SIMPSON STRONG-TIE COMPANY, INC. TITEN HD ANCHORS TO VERIFY INSTALLATION IS PER MANUFACTURER'S AND ICC-ES REPORT ESR-2713 REQUIREMENTS		X	
STRUCTURAL STEEL	PRIOR TO THE START OF FABRICATION FOR:	VERIFICATION OF STOP COMPLIANCE WITH IBC SECTION 1704.2.1 FOR COMPLETENESS AND ADEQUACY OF FABRICATION AND QUALITY CONTROL PROCEDURES	X	
		VERIFICATION OF SHOP COMPLIANCE WITH AWS D1.1-2004 STRUCTURAL WELDING CODE	X	
		VERIFICATION OF SHOP COMPLIANCE WITH AISC 360-05 CHAPTER M & CODE OF STANDARD PRACTICE	X	
	DURING WELDING OF SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" SIZE AS NOTED IN IBC TABLE 1704.3		X	
	DURING FIELD WELDING OF ALL STEEL FLOOR AND METAL ROOF DECK PER AWS D1.3 AS NOTED IN IBC TABLE 1704.3		X	
	DURING THE WELDING OPERATIONS - VERIFICATION OF WELDER QUALIFICATIONS		X	
	DURING THE WELDING OPERATIONS - VERIFICATION OF VALID WELD PROCEDURE SPECIFICATIONS PER AWS 01.1		X	
	PRIOR TO PAINTING, SHIPPING TO SITE AND ERECTION - VERIFICATION OF ALL WELDED JOINTS PER AWS 01.1 TABLE 6.1		X	
	PRIOR TO THE START OF ERECTION - VERIFICATION OF FRAMING REQUIREMENTS AND BOLTING PROCEDURES PER AISC		X	
	DURING HIGH STRENGTH BOLTING PER IBC SECTION 1704.3.2 AND 1704.3.3		X	
	WELDING OF COMPLETE OR PARTIAL JOINT PENETRATION (CJP OR PJP) GROOVE WELDS PER IBC TABLE 1704.3 & 1707			X
	WELDING OF MULTI-PASS FILLET WELDS AND FILLET WELDS EXCEEDING 5/16" SIZE PER IBC TABLE 1704.3 & 1707			X
OPEN-WEB STEEL JOISTS & JOIST GIRDERS	WELDING OR BOLTING OF END CONNECTIONS PER SJI SECTION 2207.1		X	
	HORIZONTAL OR DIAGONAL BRIDGING		X	
	STANDARD BRIDGING PER SJI SECTION 2207.1		X	
	BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATION LISTED IN SECTION 2207.1		X	

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS:
1. ACI 301-16 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
2. ACI 305.1-10 "SPECIFICATIONS FOR HOT WEATHER CONCRETING"
3. ACI 306.1-10 "SPECIFICATION FOR COLD WEATHER CONCRETING"
4. ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
5. ACI 117-10 "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"

SUBMITTALS
PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SECTION 4.1.2. SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW. SUBSTANTIATING STRENGTH RESULTS FROM PAST TESTS SHALL NOT BE OLDER THAN 12 MONTHS PER ACI 318 SECTION 5.3.

CONCRETE MIX DESIGN REQUIREMENTS

	STRENGTH F'C (PSI)	TEST AGE	AGGREGATE MAX. (IN.)	EXPOSURE CLASS	MAXIMUM W/CM RATIO	AIR CONTENT (+/-1.5%)	RECOMMEND. SLUMP, (IN)
SPREAD FOOTINGS	4500	28	1	F2/S0/W0/C1	0.45	6.0	3
FOUNDATION WALLS	3500	28	1	F1/S0/W0/C1	0.55	4.5	3
EXTERIOR SLABS-ON-GRADE	5000	28	1	F3/S0/W0/C2	0.40	6.0	4
INTERIOR SLABS-ON-GRADE	3500	28	1	F0/S0/C0	N/A	< 3	4
SLABS ON METAL DECK	3500	28	1	F0/S0/C0	N/A	< 3	4

REVISE PER PROJECT REQUIREMENTS

MIX DESIGN REQUIREMENTS NOTES:
1. FLY ASH: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME OR SLAG SHALL CONFORM TO ACI 318 TABLE 26.4.2.2(b) AND SECTION 26.4.2.2 MAXIMUM AMOUNT OF FLY ASH SHALL BE 25% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
2. AGGREGATES SHALL CONFORM TO ASTM C33.
3. NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE PLACED AT AMBIENT TEMPERATURES BELOW 50°F AT THE CONTRACTOR'S OPTION.
4. RECOMMENDED SLUMP APPLY WHEN VIBRATION IS USED TO CONSOLIDATE THE CONCRETE AND MAY BE INCREASED BY 1" FOR OTHER CONSOLIDATION METHODS. SLUMP MAY BE INCREASED WHEN CHEMICAL ADMIXTURES ARE USED, PROVIDED THAT THE TREATED CONCRETE HAS THE SAME OR LOWER WATER/CEMENT RATIO AND DOES NOT SHOW SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. MEASURED SLUMP TOLERANCE SHALL BE +/-1.5" MAXIMUM.

CONCRETE CURING: PROVIDE CURING COMPOUNDS FOR CONCRETE AS FOLLOWS:
1. USE MEMBRANE CURING COMPOUNDS THAT ARE COMPATIBLE WITH AND WILL NOT AFFECT SURFACES TO BE COVERED WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.
2. APPLY CURING COMPOUNDS AT A RATE EQUIVALENT TO THE RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C 309-18 AND THE MANUFACTURER'S RECOMMENDATIONS.

TESTING: OBTAIN SAMPLES AND CONDUCT TESTS IN ACCORDANCE WITH ACI 301 SECTION 1.6.4.2 ADDITIONAL SAMPLES MAY BE REQUIRED TO OBTAIN CONCRETE STRENGTHS AT ALTERNATE INTERVALS THAN SHOWN BELOW. CURE 4 CYLINDERS FOR 28-DAY TEST. TEST 1 CYLINDER AT 7 DAYS, TEST 2 CYLINDERS AT 28 DAYS, AND HOLD 1 CYLINDER IN RESERVE FOR USE AS THE SER DIRECTS. AFTER 56 DAYS, UNLESS NOTIFIED BY THE ENGINEER TO THE CONTRARY, THE RESERVE CYLINDER MAY BE DISCARDED WITHOUT BEING TESTED FOR SPECIMENS MEETING 28 DAY STRENGTH REQUIREMENTS.

ACCEPTANCE: STRENGTH IS SATISFACTORY WHEN:
1. THE AVERAGES OF ALL SETS OF 3 CONSECUTIVE TESTS EQUAL OR EXCEED THE SPECIFIED STRENGTH.
2. NO INDIVIDUAL TEST FALLS BELOW THE SPECIFIED STRENGTH BY MORE THAN 500 PSI.
3. A "TEST" FOR ACCEPTANCE IS THE AVERAGE STRENGTH OF TWO 6 BY 12 IN CYLINDERS OR THREE 4 BY 8 IN CYLINDERS TESTED AT THE SPECIFIED TEST AGE.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS:
1. ACI 301-16 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT AND REINFORCEMENT SUPPORTS.
2. ACI SP-66-04 "ACI DETAILING MANUAL" INCLUDING ACI 315-99 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
3. CRSI MSP-09, 28TH EDITION, "MANUAL OF STANDARD PRACTICE".
4. ANSI/AWS D1.4-18 "STRUCTURAL WELDING CODE-REINFORCING STEEL.
5. IBC CHAPTER 19-CONCRETE.
6. ACI318-14.
7. ACI117-10.

SUBMITTALS: SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

MATERIALS	REINFORCING BARS ASTM	A615 GRADE 60 DEFORMED BARS
	WELDABLE REINFORCING BARS	ASTM A706 GRADE 60 DEFORMED BARS
	SMOOTH WELDED WIRE FABRIC	ASTM A185
	DEFORMED WELDED WIRE FABRIC	ASTM A497
	BAR SUPPORTS	CRS I MSP-09, CHAPTER 3 "BAR SUPPORTS"
	TIE WIRE	16 GAGE OR HEAVIER, BLACK ANNEALED
	STUD RAILS	ASTM A1044 DECON OR APPROVED EQUIVALENT
	HEADED DEFORMED BARS	ASTM A970

PLACING: CONFORM TO ACI 301 SECTION 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO ACI 117.

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS:	CONCRETE CAST AGAINST EARTH	3"
	CONCRETE EXPOSED TO EARTH OR WEATHER	2"
	TIES IN COLUMNS AND BEAMS	1-1/2"
	BARS IN SLABS	3/4"
	BARS IN WALLS	3/4"
	EXTERIOR BARS IN TILT-UP PANELS	1"

SPLICES: CONFORM TO ACI 301 SECTION 3.3.2.7, "SPLICES". REFER TO "TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE" FOR TYPICAL REINFORCEMENT SPLICES.

BAR PLACEMENT: ALL REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED (TIED) BEFORE CONCRETE IS POURED. WET STABBING REBAR IS NOT ALLOWED WITHOUT CONSENT OF THE STRUCTURAL ENGINEER OF RECORD.

STRUCTURAL STEEL

REFERENCE STANDARDS:
1. ANSI/AISC 303-16 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES HEREAFTER REFERENCED AS AISC 303.
2. ANSI/AISC 360-16 - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS HEREAFTER REFERENCED AS AISC 360.
3. RCSC - SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS, 2014.
4. AWS D1.1-15 - STRUCTURAL WELDING CODE - STEEL HEREAFTER REFERENCED AS AWS D1.1.

SUBMITTALS:
1. SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH AISC 360 SECTION M.1 AND AISC 303 SECTION 4.
2. SUBMIT WELDERS CERTIFICATES VERIFYING QUALIFICATION WITHIN PAST 12 MONTHS.
3. AFFIDAVIT STATING THE STEEL PROVIDED MEETS THE REQUIREMENTS OF THE GRADE(S) SPECIFIED.

MATERIALS	WIDE FLANGE (W), TEE (WT) SHAPES	ASTM A992 FY = 50 KSI
	WIDE FLANGE BEARING PILES (HP) SHAPES	ASTM A572 GRADE 50 FY = 50 KSI
	STANDARD (S), MISCELLANEOUS (M) SHAPES	ASTM A36 FY = 36 KSI
	CHANNEL (C), MISC. CHANNEL (MC), ANGLE (L) SHAPES	ASTM A36 FY = 36 KSI
	STRUCTURAL BARS & PLATES (PL)	ASTM A36 FY = 36 KSI
	HOLLOW STRUCTURAL SECTION-SQUARE/RECT (HSS)	ASTM A500 GRADE C FY = 50 KSI
	STRUCTURAL PIPE (PIPE) 12" DIA AND LESS	ASTM A53 GRADE B FY = 35 KSI
	HOLLOW STRUCTURAL SECTION-ROUND (HSS)	ASTM A500 GRADE C FY = 46 KSI
	HIGH-STRENGTH BOLTS	ASTM A325/F1852 TYPE 1, PLAIN
	NUTS	ASTM A563
	WASHERS (FLAT OR BEVELED)	ASTM F436-REQ'D @ SLOTTED & OVERSIZE HOLES
	ANCHOR RODS (ANCHOR BOLTS)	ASTM F1554 GR. 55 (WELDABLE) PER SUPPLEMENT NO. 1
	MILD THREADED RODS	ASTM A36 FY = 36 KSI
	THREADED RODS (ANCHOR BOLTS)	ASTM A307 FY = 35 KSI
	WELDED HEADED STUDS (WHS) 3/4" OR 7/8"	ASTM A108- NELSON/TRW S3L OR EQUAL
	WELDED HEADED STUDS (WHS) 1/2" OR 5/8"	ASTM A108- NELSON/TRW H4L OR EQUAL
	DOWEL BAR ANCHORS	ASTM A496- NELSON/TRW D2L OR EQUAL
	WELDING ELECTRODES	E70XX, E71TXX UNLESS NOTED OTHERWISE WITH A MINIMUM TOUGHNESS OF 20FT-LBS AT 40° F

WELDING:
1. WELDING SHALL CONFORM TO AWS D1.1 AND VISUALLY CONFORM TO AWS SECTION 6 AND TABLE 6.1. FABRICATION/ERECTION INSPECTIONS BY THE CONTRACTOR PER AWS D1.1 SECTION 6 SHALL BE BY ASSOCIATE/CERTIFIED INSPECTORS (AWI/CWI) PER AWS QC1 OR AWS B5.1. SPECIAL INSPECTIONS (VERIFICATION INSPECTIONS) SHALL BE BY A CERTIFIED WELDING INSPECTOR (CWI) OR SENIOR WELDING INSPECTOR (SWI) PER AWS B5.1.
2. WELDERS SHALL BE QUALIFIED FOR THE SPECIFIC PREQUALIFIED JOINTS REQUIRED BY THE DESIGN AND CERTIFIED IN ACCORDANCE WITH AWS REQUIREMENTS.
3. WELDING SHALL BE IN ACCORDANCE WITH APPROPRIATE WELD PROCEDURE SPECIFICATIONS (WPS'S) WELDERS SHALL BE FAMILIAR WITH THE APPLICABLE WPS'S.
4. WELDER QUALIFICATIONS AND WPS'S SHALL BE MAINTAINED AT THE SITE OF THE WORK AND SHALL BE READILY AVAILABLE FOR INSPECTION UPON REQUEST BOTH IN THE SHOP AND IN THE FIELD.
5. USE E70 OR E71T, 70 KSI STRENGTH ELECTRODES APPROPRIATE FOR THE PROCESS SELECTED.
6. PRIOR TO THE START OF WORK, SPECIAL INSPECTOR OR, IF "AISC CERTIFIED" OR OTHERWISE "APPROVED" SHOP, A SHOP CERTIFIED WELD INSPECTOR (CWI) CERTIFIED IN ACCORDANCE WITH PROVISIONS OF AWS QC1 SHALL INSPECT AND DOCUMENT COMPLIANCE WITH THE FOLLOWING:
   A. CONFIRM WELDER QUALIFICATIONS PRIOR TO THE START OF WORK.
   B. REVIEW ALL WPS PRIOR TO THE START OF WORK.
   C. CONFIRM MATERIALS IN FABRICATIONS CONFORM TO THE SPECIFICATIONS.
   D. PERIODICALLY OBSERVE JOINT PREPARATION, FIT-UP AND WELDER TECHNIQUES.
   E. IDENTIFY ON PLANS ALL MULTI-PASS FILLET WELDS, SINGLE PASS FILLET WELDS GREATER THAN 5/16", AND COMPLETE- AND PARTIAL-JOINT PENETRATION (CJP OR PJP) GROOVE WELDED BUTT JOINTS THAT REQUIRES CONTINUOUS (SPECIAL) INSPECTION.
   F. VISUALLY INSPECT ALL WELDS PER SPECIAL INSPECTION REQUIREMENTS FOR STEEL AND AWS SECTION 6.5 AND TABLE 6.1.
7. WELDING OF HIGH STRENGTH ANCHOR RODS (F1554-105) IS PROHIBITED UNLESS APPROVED BY ENGINEER.
8. WELDING OF SHEAR STUDS ON STEEL BEAMS: HEADED SHEAR STUDS WELDED TO TOPS OF WIDE FLANGE BEAM SHALL BE WELDED IN ACCORDANCE WITH AWS D1.1 CHAPTER 7 "STUD WELDING".
9. WELDING OF HEADED STUDS ON EMBEDDED STEEL PLATES FOR ANCHORAGE TO CONCRETE: HEADED STUDS WELDED TO STEEL EMBEDMENT PLATES CAST MONOLITHIC WITH CONCRETE AND SHALL BE WELDED IN ACCORDANCE WITH AWS D11 CHAPTER 7 "STUD WELDING" UNLESS NOTED OTHERWISE ON PLANS.

HIGH-STRENGTH BOLTING: HIGH STRENGTH BOLTS SHALL BE OF THE ASTM GRADE AND TYPE SPECIFIED IN THE MATERIALS SECTION. UNLESS NOTED OTHERWISE, INSTALL BOLTS IN JOINTS IN ACCORDANCE WITH THE RCSC SPECIFICATION AS JOINT TYPE ST, "SNUG TIGHT", - PER RCSC SPECIFICATION TABLE 4.1 AND SECTION 8.1. INSPECTION IS PER RCSC SECTION 9.1. BOLTS HAVE BEEN DESIGNED AS ASTM A325-N BOLTS - "THREADS INCLUDED IN THE SHEAR PLANE".

STEEL FLOOR AND ROOF DECK

REFERENCE STANDARDS:
1. ANSI/SDI-RD-2017 "STANDARD FOR STEEL ROOF DECK" AND ANSI/SDI-C-2017 "STANDARD FOR COMPOSITE STEEL FLOOR DECK - SLABS"
2. ANSI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS"
3. AWS D1.3-18 "STRUCTURAL WELDING CODE - SHEET STEEL"

SUBMITTALS: SUBMIT SHOP DRAWINGS (ERECTION LAYOUTS) TO THE ARCHITECT/ENGINEER FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE MATERIAL TYPE, SPAN LAYOUT BY SSE, DECK ATTACHMENTS, STEEL DECK EDGE FORM DESIGN (AS REQUIRED) AND SHORING REQUIREMENTS. ALTERNATE DECK TYPES AND GAGES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION AND SHALL INCLUDE A VALID ICC EVALUATION REPORT AND SHOP DRAWINGS (COMPONENT DESIGN
MATERIAL: ASTM A653-SS DESIGNATION, GRADE 33. ZINC COATED PER A653, G60. MINIMUM YIELD STRENGTH SHALL BE 38 KSI.
DRAWINGS).
OPENINGS: OPENINGS SHOWN ON THE CONTRACT DOCUMENTS SHALL BE REFLECTED IN THE SHOP DRAWINGS. DECK OPENINGS LESS THAN 6" DO NOT REQUIRE REINFORCEMENT. FOR SUPPORT TO LARGER OPENINGS REFER TO TYPICAL DETAILS.
DECK SPECIFICATION: REFER TO FRAMING PLANS.
DECK FASTENING: REFER TO FRAMING PLANS.

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PROJECT #: JRA0013

PROJECT STATUS (SD-DD-CD)
MAJOR MILESTONE

DATE	REVISION

VIEW AND PRINT THIS SHEET IN COLOR

STRUCTURAL GENERAL NOTES

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STRUCTURAL GENERAL NOTES (CONTINUED)

BRICK VENEER

REFERENCE STANDARDS:
1. ACI 530-13/ASCE 5-13/TMS 402-16 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES". HEREIN REFERENCED AS MSJC.
2. ACI 530.1-13/ASCE 6-13/TMS 602-16 "SPECIFICATION FOR MASONRY STRUCTURES". HEREIN REFERENCED AS MSJC.1.
3. BRICK INDUSTRY ASSOCIATION (BIA) "TECHNICAL NOTES"

SUBMITTALS:
1. MATERIAL CERTIFICATES FOR ALL ANCHORS, TIES AND METAL ACCESSORIES CERTIFYING COMPLIANCE WITH REQUIRED STRENGTH GRADE AND ASTM STANDARDS.
2. CERTIFICATION LETTERS FOR BRICK VENEER AND MORTAR CERTIFYING COMPLIANCE WITH REQUIRED STRENGTH AND RESPECTIVE ASTM STANDARDS.
3. LOCATION OF EXPANSION AND CONTROL JOINTS.
4. PRODUCT INFORMATION, ICC ESR REPORTS, AND MATERIAL CERTIFICATIONS CERTIFYING COMPLIANCE FOR ALL NON-PRE-APPROVED POST-INSTALLED ANCHORS.
5. HOT AND/OR COLD WEATHER CONSTRUCTION PROCEDURES.

STRENGTH: THE ASSUMED COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLAGE, F'M, IS 2000 PSI.

MATERIALS
1. **BRICK VENEER**: CONFORM TO ASTM C 216, GRADE SW
2. **MORTAR:** CONFORM TO ASTM C270, TYPE S OR N, AND IBC SECTION 2103.2 "MORTAR".
3. **JOINT REINFORCEMENT:** CONFORM TO ASTM A951 AND IBC SECTION 2103.4.
4. **ANCHORS TIES AND ACCESSORIES**: CONFORM TO MSJC SECTION 6.2.2.5.

QUALITY ASSURANCE: CONFORM TO IBC SECTION 2105 "QUALITY ASSURANCE".
1. MASONRY UNITS: A LETTER OF CERTIFICATION FROM THE MANUFACTURER OF THE UNITS SHALL BE PROVIDED TO THE SER AT THE TIME OF, OR PRIOR TO THE DELIVERY OF THE UNITS TO THE JOBSITE TO ENSURE THE UNITS HAVE BEEN TESTED ACCORDING TO ASTM C 140 AND COMPLY WITH THE COMPRESSIVE STRENGTH SPECIFIED ABOVE AND ASTM C 90.
2. MORTAR: NO MORTAR TESTING IS REQUIRED.
3. GROUT: A LETTER OF CERTIFICATION FROM THE SUPPLIER OF THE GROUT SHALL BE PROVIDED TO THE SER AT THE TIME OF, OR PRIOR TO, DELIVERY OF THE GROUT TO THE JOBSITE TO ENSURE THAT THE GROUT COMPLIES WITH ASTM C 476.

ANCHORS, TIES, AND CONNECTORS:
- BRICK VENEER ANCHORS, TIES, AND CONNECTORS SHALL BE AS SPECIFIED ON STRUCTURAL DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR VENEER ANCHORS AND TIES NOT INCLUDED ON THE STRUCTURAL DRAWINGS.
- BRICK VENEER TALLER THAN 30'-0" IN HEIGHT WITH A SPACING OF 1" TO 3" BETWEEN THE INSIDE FACE OF VENEER AND OUTSIDE FACE OF SOLID SHEATHING: ATTACH ENTIRE HEIGHT WITH TWO PIECE ADJUSTABLE VENEER ANCHOR WITH MINIMUM 3/16"Ø TRIANGULAR WIRE TIES. GENERAL CONTRACTOR SHALL PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO CONSTRUCTION. PROVIDE AT LEAST ONE ANCHOR FOR EACH 2.67 SQ. FT. OF WALL AREA. SPACE ANCHORS AT A MAXIMUM OF 16" HORIZONTALLY AND 24" VERTICALLY. ATTACH ANCHORS INTO STRUCTURAL BACKING PER MANUFACTURER'S RECOMMENDATION.
- ALL COMPONENTS, INCLUDING FASTENERS, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION CONFORMING TO ASTM A-153 CLASS B-2 OR STAINLESS STEEL CONFORMING TO ASTM A 580-AISI TYPE 304. EMBED ALL ANCHORS IN THE MORTAR JOINT. 2" MIN WITH AT LEAST 5/8" COVER TO THE OUTSIDE FACE. PROVIDE ADDITIONAL ANCHORS AROUND ALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. SPACE ANCHORS AROUND PERIMETER OF OPENINGS AT A MAXIMUM OF 3'-0" ON CENTER. PLACE ANCHORS WITHIN 12" OF OPENING. BRICK VENEER SHALL BE DESIGNED AND DETAILED BY THE ARCHITECT/CONTRACTOR TO ALLOW FOR DIFFERENTIAL MOVEMENT, RESULTING FROM WOOD SHRINKAGE, AT ALL OBJECTS ATTACHED TO THE WOOD FRAMING AND EXTEND INTO THE VENEER INCLUDING DOORS, WINDOWS, BEAMS, TRIM, ETC.

BRICK SUPPORT LINTELS: STEEL LINTELS SHALL BE ASTM A36 AND SHALL HAVE A CORROSION-RESISTANT GALVANIZED COATING, APPROVED COAT OF PAINT, ENAMEL OR OTHER APPROVED PROTECTION PRIOR TO INSTALLATION. STEEL LINTELS MAY ALSO BE FABRICATED OF APPROVED CORROSION-RESISTANT STEEL (STAINLESS STEEL OR ASTM A242) REFER TO THE MASONRY VENEER LINTEL SCHEDULE FOR ADDITIONAL REQUIREMENTS.

CONTROL AND EXPANSION JOINTS: REFERENCE ARCH. DRAWINGS FOR TYPICAL DETAILS OF BRICK CONTROL AND EXPANSION JOINTS.
1. LOCATION OF CONTROL AND EXPANSION JOINTS SHALL BE APPROVED BY ARCHITECT. UNLESS OTHERWISE INDICATED ON DRAWINGS, INSTALL VERTICAL CONTROL AND EXPANSION JOINTS PER THE FOLLOWING:
   - A. BRICK WALLS W/O OPENINGS: 25 FEET ON CENTER MAXIMUM.
   - B. BRICK WALLS W/ OPENINGS: 20 FEET ON CENTER MAXIMUM.
   - C. BRICK WALLS WITH PARAPETS: WHEN SPACING IS PARAPETS IS MORE THAN 15 FEET, MAKE EXPANSION JOINTS WIDER OR PLACE ADDITIONAL EXPANSION JOINTS HALFWAY BETWEEN FULL-HEIGHT EXPANSION JOINTS.
   - D. CORNERS AND INTERSECTING WALLS: FIRST VERTICAL JOINT SHOULD BE WITHIN 10' FROM THE CORNER IN ONE OF THE TWO INTERSECTING WALLS. AT WALL JOG LOCATIONS PLACE EXPANSION JOINTS AT THE OFFEST ON THE INSIDE CORNER.
   - E. AT ABRUPT CHANGES IN WALL HEIGHT.
   - F. WHILE INSTALLING CONTROL JOINTS AT WALL OPENINGS IS CONSIDERED GOOD PRACTICE, FIRST CONSULT THE SER TO DETERMINE WHETHER DOING SO DOES NOT HAVE AN EFFECT ON THE LINTEL DESIGN.

REINFORCED UNIT MASONRY

REFERENCE STANDARDS:
1. TMS 402-16 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES". HEREIN REFERENCED AS TMS402.
2. TMS 602-16 "SPECIFICATION FOR MASONRY STRUCTURES". HEREIN REFERENCED AS TMS602.
3. ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".
4. ANSI/AWS D1.4-18. "STRUCTURAL WELDING CODE-REINFORCING STEEL".

SUBMITTALS:
1. MASONRY REINFORCEMENT, SIZE, LAYOUT, AND GRADE IN ACCORDANCE WITH PLANS.
2. MATERIAL CERTIFICATES FOR ALL STEEL REINFORCING ANCHORS, TIES AND METAL ACCESSORIES CERTIFYING COMPLIANCE WITH REQUIRED STRENGTH GRADE AND ASTM STANDARDS.
3. CERTIFICATION LETTERS FOR MASONRY BLOCK AND GROUT MIX DESIGN CERTIFYING COMPLIANCE WITH REQUIRED STRENGTH AND RESPECTIVE ASTM STANDARDS.
4. MIX DESIGNS FOR EACH GROUT MIX INDICATING TYPE AND PROPORTIONS OF INGREDIENTS IN COMPLIANCE OF PROPORTION SPECIFICATION.
5. LOCATION OF EXPANSION AND CONTROL JOINTS.
6. PRODUCT INFORMATION, ICC ESR REPORTS, AND MATERIAL CERTIFICATIONS CERTIFYING COMPLIANCE FOR ALL NON-PRE-APPROVED POST-INSTALLED ANCHORS.
7. HOT AND/OR COLD WEATHER CONSTRUCTION PROCEDURES.

STRENGTH: THE ASSUMED COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLAGE, F'M = 2500 PSI.

MATERIALS
1. **CONCRETE MASONRY UNITS**: CONFORM TO ASTM C 90, TYPE-1 (MOISTURE CONTROLLED), MEDIUM WEIGHT (APPROX. 115 PCF) UNITS. PROVIDE 3250 PSI COMPRESSIVE STRENGTH TO ACHIEVE MASONRY ASSEMBLY STRENGTH INDICATED ABOVE UNDER STRENGTH.
2. **MORTAR:** CONFORM TO ASTM C270, TYPE S, AND IBC SECTION 2103.2 "MORTAR".
3. **GROUT:** CONFORM TO ASTM C476 AND IBC SECTION 2103.3 PROPORTION SPECIFICATIONS. USE FINE GROUT EXCEPT COARSE GROUT MAY BE USED WHERE PERMITTED BY TMS402 TABLE 1.16 .1. FINE GROUT REQUIRED FOR 4" AND 6" CMU.
4. **REINFORCING BARS:** CONFORM TO ASTM A615, GRADE 60 DEFORMED BARS AND IBC SECTION 2103.4 UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE AS NOTED ON PLANS. FABRICATION SHALL BE IN ACCORDANCE WITH TMS602 SECTION 2.7.
5. **JOINT REINFORCEMENT:** CONFORM TO ASTM A951 AND IBC SECTION 2103.14.
6. **ANCHORS TIES AND ACCESSORIES**: CONFORM TO IBC SECTION 2103.4 AND TMS 602 ARTICLE 2.4D.

QUALITY ASSURANCE: CONFORM TO IBC SECTION 2105 "QUALITY ASSURANCE".
1. MASONRY UNITS: A LETTER OF CERTIFICATION FROM THE MANUFACTURER OF THE UNITS SHALL BE PROVIDED TO THE SER AT THE TIME OF, OR PRIOR TO THE DELIVERY OF THE UNITS TO THE JOBSITE TO ENSURE THE UNITS HAVE BEEN TESTED ACCORDING TO ASTM C 140 AND COMPLY WITH THE COMPRESSIVE STRENGTH SPECIFIED ABOVE AND ASTM C 90.
2. MORTAR: NO MORTAR TESTING IS REQUIRED.
3. GROUT: A LETTER OF CERTIFICATION FROM THE SUPPLIER OF THE GROUT SHALL BE PROVIDED TO THE SER AT THE TIME OF, OR PRIOR TO, DELIVERY OF THE GROUT TO THE JOBSITE TO ENSURE THAT THE GROUT COMPLIES WITH ASTM C 476.

ANCHORS, TIES, AND CONNECTORS: MASONRY ANCHORS, TIES, AND CONNECTORS SHALL BE AS SPECIFIED ON STRUCTURAL DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR MASONRY ANCHOR TIES NOT INCLUDED ON THE STRUCTURAL DRAWINGS.

MASONRY REINFORCING STEEL: MASONRY REINFORCING SHALL BE AS NOTED ON PLANS AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH IBC SECTIONS 2104.1.1, 2106, AND TMS402 SECTION 1.13. UNLESS OTHERWISE NOTED ON THE PLANS, THE MINIMUM WALL REINFORCEMENT SHALL BE AS FOLLOWS:

8" WALL THICKNESS	VERTICAL REINFORCING	PER PLANS AND DETAILS
	HORIZONTAL REINFORCING (BOND BEAMS)	PER PLANS AND DETAILS

COLD AND HOT WEATHER CONSTRUCTION: COLD AND HOT WEATHER CONSTRUCTION SHALL BE IN ACCORDANCE WITH TMS602.

GROUT POUR HEIGHT: GROUT POUR HEIGHT SHALL NOT EXCEED HEIGHT SPECIFIED IN TMS602 SECTION 3.5C.

GROUT LIFTS: UNLESS OTHERWISE NOTED, GROUT LIFTS AND POUR HEIGHT SHALL NOT EXCEED 5 FT. GROUT LIFTS EXCEEDING 5 FT SHALL BE APPROVED BY SER.

REINFORCING COVER AND CLEARANCE REQUIREMENTS: UNLESS OTHERWISE NOTED:	CLEAR DIST BETWEEN PARALLEL BARS (AND BETWEEN ADJACENT PAIRS OF LAP SPLICED BARS) SHALL BE EQUAL TO THE BAR ADJACENT BAR DIAMETER (FOR BARS GREATER THAN #8) AND NOT LESS THAN:	1" AT 8" AND SMALLER BLOCK 2" AT 10" BLOCK 3" AT 12" BLOCK
	CLEARANCE (CLEAR SPACE) BETWEEN THE BLOCK AND THE REINFORCING SHALL BE:	1/4" AT FINE GROUT 1/2" AT COURSE GROUT
	MASONRY COVER (INCLUDING GROUT AND BLOCK WALL) AT MASONRY FACE EXPOSED TO EARTH OR WEATHER SHALL BE:	1 1/2" MINIMUM 2" FOR BARS #6 AND LARGER

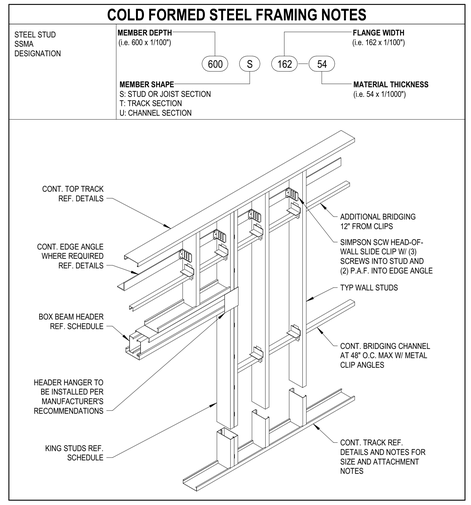
CONTROL AND EXPANSION JOINTS: REFERENCE DRAWINGS FOR TYPICAL DETAILS OF MASONRY CONTROL AND EXPANSION JOINTS.
1. LOCATION OF CONTROL AND EXPANSION JOINTS SHALL BE APPROVED BY SER. UNLESS OTHERWISE INDICATED ON DRAWINGS, INSTALL CONTROL AND EXPANSION JOINTS AT THE FOLLOWING:
   - A. CONTINUOUS WALLS: VERTICAL JOINTS AT THE LESSER OF 2.5 TIMES THE WALL HEIGHT OR 25 FEET ON CENTER MAXIMUM.
   - B. CORNERS AND INTERSECTING WALLS: FIRST VERTICAL JOINT FROM THE CORNER AT LESSER OF 1.25 TIMES THE WALL HEIGHT OR 16 FEET.
   - C. ABRUPT CHANGES IN WALL HEIGHT AND WALL THICKNESS, SUCH AS ADJACENT TO COLUMNS OR PILASTERS.

COLD FORMED STEEL FRAMING

REFERENCE STANDARDS:
1. AISI S100-16 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL - STRUCTURAL MEMBERS"
2. AISI S240-15 "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL STRUCTURAL FRAMING"
3. AISI S400-15 "NORTH AMERICAN STANDARD FOR SEISMIC DESIGN OF COLD-FORMED STEEL STRUCTURAL SYSTEMS"
4. SSMA "PRODUCT TECHNICAL GUIDE"
5. AWS D1.3-18 "STRUCTURAL WELDING CODE-SHEET STEEL"

MATERIALS
1. **STRUCTURAL SECTIONS:** 54, 68, AND 97-MIL; ASTM A653 GRADE D OR ASTM A1011 GRADE 50, MIN FY=50 KSI, 33 AND 43-MIL; ASTM A653 GRADE A OR ASTM A1011 GRADE 33, MIN FY=33 KSI.
2. **SHEET METAL SCREWS:** GRABBER SELF-DRILLING, #10 SCREWS UNLESS NOTED OTHERWISE ON DRAWINGS; ASTM C1513 OR SER APPROVAL ALTERNATE.
3. **FASTENERS TO STEEL:** HILTI X-U POWDER ACTUATED FASTENERS.
4. **FASTENERS TO CONCRETE:** HILTI X-U POWDER ACTUATED FASTENERS PER THE "POST-INSTALLED ANCHORS" SECTION ABOVE.
5. **WELD MATERIAL:** E60XX ELECTRODES CONFORMING TO AWS D1.3.
6. **STEEL STUDS AND TRACK**: SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A653 G90 OR GREATER COATINGS. FASTENINGS NOT SHOWN ON THE DRAWINGS SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
7. **SIZE AND PROFILE:** COLD-FORMED STEEL FRAMING MEMBERS SHALL BE AS SPECIFIED IN THE STEEL STUD MANUFACTURER'S ASSOCIATION ICC EVALUATION REPORT ER-4943P AND OF THE SIZE AND PROFILE AS SHOWN ON THE DRAWINGS. ALTERNATE MEMBERS EQUIVALENT IN SHAPE, SIZE, AND STRENGTH BY MANUFACTURERS NOT MEMBERS OF THE STEEL STUD MANUFACTURER'S ASSOCIATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT/ENGINEER.
8. **CONNECTORS AND FASTENERS:** CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS. ALL SCREWS SHALL BE SNUG WITH THE STEEL SURFACE AND SHALL PENETRATE INTO STEEL STUDS BY A MINIMUM OF THREE EXPOSED THREADS. CONNECTIONS SHALL NOT BE STRIPPED. SCREWS SHALL BE INSTALLED A MINIMUM OF 3/8" FROM STEEL EDGES AND WITH NO LESS THAN 3/4" O.C. SPACING.
   - A. WHEN FASTENING TO STEEL, POWDER ACTUATED FASTENERS SHALL BE INSTALLED A MINIMUM OF 1/2" FROM STEEL EDGES AND WITH NO LESS THAN 1" O.C. SPACING. WHEN FASTENING TO CONCRETE, POWDER ACTUATED FASTENERS SHALL BE INSTALLED A MINIMUM OF 3" FROM CONCRETE EDGES AND WITH NO LESS THAN 4" O.C. SPACING.

COLD FORMED STEEL FRAMING NOTES



OPEN WEB STEEL JOISTS (OWSJ) AND JOIST GIRDERS (JG)

REFERENCE STANDARDS:
1. SJI "STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS, K-SERIES"
2. SJI "STANDARD SPECIFICATIONS FOR LONG SPAN STEEL JOISTS, LH-SERIES AND DEEP LONG SPAN STEEL JOISTS, DLH
3. SJI "STANDARD SPECIFICATIONS FOR JOIST GIRDERS"

SUBMITTALS: COMPLY WITH IBC 2207. SUBMIT SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS OR ERECTION PLANS). DRAWINGS SHALL INDICATE ANY OPTIONAL FIELD SPLICES AND IF HIGH STRENGTH BOLTS OR COMPLETE PENETRATION WELDS ARE UTILIZED. ONCE THE DESIGN IS APPROVED, SUPPLIER SHALL PROVIDE A SET OF CALCULATIONS FOR REFERENCE ONLY WHICH DO NOT REQUIRE APPROVAL OF THIS OFFICE. REFERENCE DEFERRED SUBMITTALS FOR ADDITIONAL INFORMATION.
ERECTION AND STABILITY: THE OVERALL STABILITY OF THE JOIST SYSTEM IS THE RESPONSIBILITY OF THE SSE (SJI SUPPLIER). CAREFUL ATTENTION SHALL BE GIVEN TO THE STABILITY OF THE JOISTS DURING ERECTION IN ACCORDANCE WITH THE CODE AND ALL SECTIONS OF THE SJI MANUAL. SPECIFICALLY, SECTIONS IN THE SJI MANUAL ON "BRIDGING," "ERECTION STABILITY AND HANDLING," AND "HANDLING AND ERECTION" SHALL BE CAREFULLY FOLLOWED BY THE SSE (SJI SUPPLIER) TO PROVIDE GUIDANCE FOR THE STABILITY AND SAFE INSTALLATION OF ALL MEMBERS DURING CONSTRUCTION. THE CONTRACTOR/INSTALLER SHALL BE RESPONSIBLE IN FOLLOWING THE STABILITY GUIDELINES DURING JOIST INSTALLATION.
ACCESSORIES: ALL BRIDGING AND RELATED CONNECTION HARDWARE SHALL BE PROVIDED AND DESIGNED BY THE SUPPLIER. ANY ADDITIONAL ERECTION BOLTS, STABILIZER PLATES, AND OTHER ADDITIONAL STEEL REQUIRED TO MEET OSHA STANDARDS SHALL BE COORDINATED BY THE JOIST MANUFACTURER AND SHALL BE PROVIDED BY THE STEEL DETAILER/SUPPLIER. SUPPLIER TO PROVIDE SLOPED BEARING SEATS AS REQUIRED.
PRIMER COLOR: ALL STEEL SHALL BE PAINTED GRAY, UNLESS NOTED OTHERWISE, ON THE DRAWINGS OR IN THE SPECIFICATIONS.

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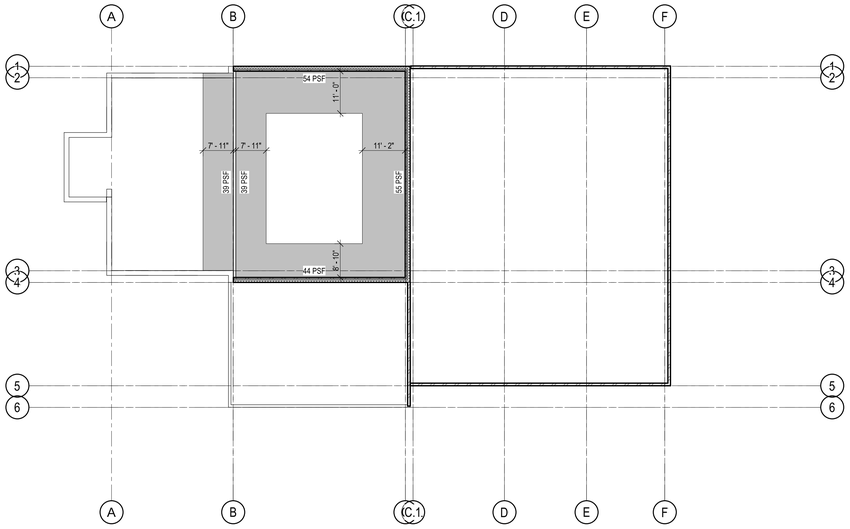
STRUCTURAL GENERAL NOTES

S002

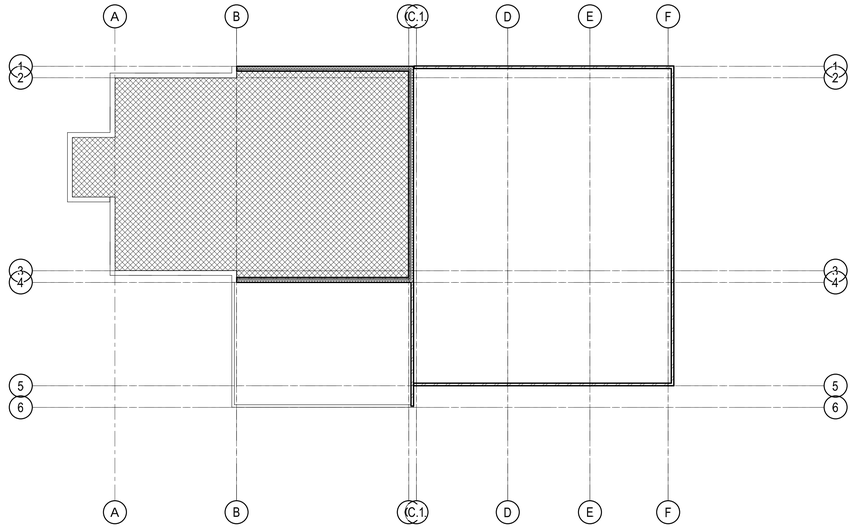
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PLAN LOADING LEGEND

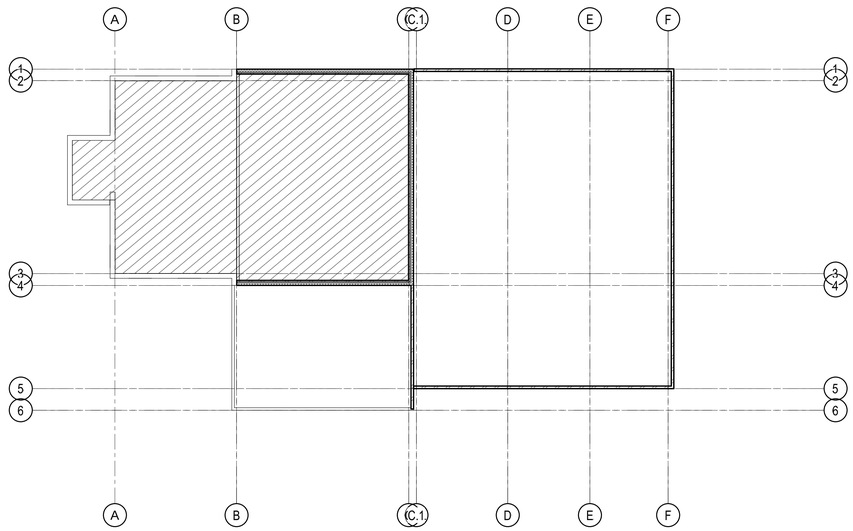
	ROOF DEAD LOAD, 20 PSF
	ROOF LIVE / SNOW LOAD, 20 PSF / 43 PSF
	SNOW DRIFT SURCHARGE (IN ADDITION TO SNOW LOAD) — PER PLAN / REF PLAN: 0 PSF



4 S003 ROOF SNOW SURCHARGE LOAD DIAGRAM
SCALE 1/16" = 1'-0"



2 S003 ROOF LIVE/SNOW LOAD DIAGRAM
SCALE 1/16" = 1'-0"



3 S003 ROOF DEAD LOAD DIAGRAM
SCALE 1/16" = 1'-0"

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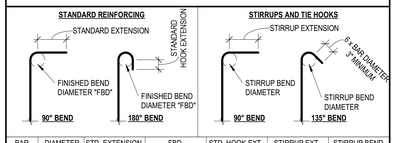
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PLAN LOADING

S003

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TYPICAL HOOKS AND BENDS SCHEDULE

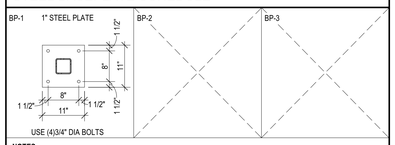


BAR	DIAMETER	STD. EXTENSION	FBD	STD. HOOK EXT.	STIRRUP EXT.	STIRRUP BEND
#3	0.375"	4.5"	2.25"	1.5"	2.25"	1.5"
#4	0.500"	6"	3"	2"	3"	2"
#5	0.625"	7.5"	3.75"	2.5"	3.75"	2.5"
#6	0.750"	9"	4.5"	3"	9"	4.5"
#7	0.875"	10.5"	5.25"	3.5"		
#8	1.000"	12"	6"	4"		
#9	1.128"	11.25"	5.625"	4.5"		
#10	1.270"	15.25"	7.625"	5"		
#11	1.410"	17"	8.5"	5.75"		
#14	1.693"	20.5"	10.25"	6.75"		
#18	2.257"	27"	13.5"	9"		

NOTES:

1. ALL DIMENSIONS PER CRSI MANUAL OF STANDARD PRACTICE AND ACI 318.
2. ALL BARS TO BE BENT COLD.
3. DO NOT BEND OR STRAIGHTEN BARS IN A MANNER THAT WILL DAMAGE THE BARS.
4. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN CONCRETE OR MASONRY.

STEEL BASEPLATE SCHEDULE



NOTES:

1. ALL HOLES SHALL BE DRILLED WITH NO LARGER THAN 1/2" DIAMETER GREATER THAN THE SPECIFIED BOLT DIAMETER.
2. PLATES AND COLUMNS SHALL BE SET ON 1 1/2" NON-SHRINK DRY PACK GROUT SATISFYING THE MINIMUM SPECIFICATIONS SET FORTH IN THE SGN.
3. COLUMNS SHALL BE CONNECTED TO PLATES WITH 1/4" FILLET WELD FOR 3/4" THICK PLATES AND SMALLER AND A 5/16" FILLET WELD FOR PLATES THICKER THAN 3/4". WELD ALL THE WAY AROUND THE BASE OF THE COLUMNS.
4. SHIMS MAY BE LEFT IN PLACE BELOW COLUMNS AT CONTRACTOR'S DISCRETION.
5. BOLTS SHALL BE THREADED RODS WITH NUTS EXTENDING A MINIMUM OF 8" INTO THE CONCRETE FOOTING UNO. BOLTS SHALL PROJECT A MINIMUM OF 3" FROM THE TOP LEVEL OF THE BASEPLATE.

CONTINUOUS FOOTING SCHEDULE

NOTES:

1. CONTRACTOR SHALL ASSURE PROPER CONCRETE CLEARANCES AROUND REINFORCING STEEL PER THE STRUCTURAL GENERAL NOTES
2. T.O.F. AS INDICATED IN THE PLANS NOTES THE TOP OF THE CONTINUOUS CONCRETE FOOTING, NOT THE EMBEDMENT INTO GRADE
3. SPECIFIED REINFORCING BARS SHALL BE EQUALLY SPACED IN THE CONTINUOUS FOOTING

	DIMENSIONS		REINFORCEMENT		
MARK	WIDTH	THICKNESS	TOP	BOTTOM	REMARKS

ISOLATED FOOTING SCHEDULE

NOTES:

1. CONTRACTOR SHALL ASSURE PROPER CONCRETE CLEARANCES AROUND REINFORCING STEEL PER THE STRUCTURAL GENERAL NOTES
2. T.O.F. AS INDICATED ON THE PLANS NOTES THE TOP OF THE ISOLATED CONCRETE FOOTING, NOT THE EMBEDMENT INTO GRADE
3. SPECIFIED REINFORCING BARS SHALL BE EQUALLY SPACED IN THE ISOLATED FOOTING

	DIMENSIONS			REINFORCEMENT		
MARK	LENGTH	WIDTH	THICKNESS	TOP	BOTTOM	REMARKS

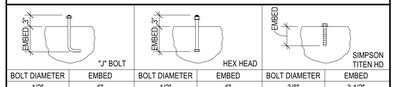
STEEL COLUMN SCHEDULE

NOTES:

1. FOR BASE PLATE CONFIGURATION, ANCHOR BOLT PATTERN, AND COLUMN TO BASE PLATE CONNECTION, SEE STEEL BASE PLATE SCHEDULE
2. COORDINATE THE TOP OF FOOTING ELEVATIONS WITH BOTTOM OF THE COLUMN ELEVATIONS
3. PLACE NON-SHRINK DRYPACK GROUT BETWEEN STEEL BASEPLATES AND TOP OF FOOTING OR FOUNDATION WALL
4. CONTRACTOR SHALL COORDINATE BEARING ELEVATION AT EXTERIOR COLUMNS PER TYPICAL DETAIL

MARK	COLUMN SIZE	QTY	REMARKS
	HSS5-1/2X5-1/2X3/8	1	

MIN. REQUIREMENTS FOR ANCHOR BOLTS IN CONCRETE



BOLT DIAMETER	EMBED	BOLT DIAMETER	EMBED	BOLT DIAMETER	EMBED
1/2"	6"	1/2"	6"	3/8"	3 1/2"
5/8"	6"	5/8"	6"	1/2"	4 1/2"
3/4"	7"	3/4"	7"	5/8"	6"
7/8"	8"	7/8"	8"	3/4"	6 3/4"
1"	9"	1"	9"	FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALL	
1 1/4"	11"	1 1/4"	11"		

NOTES:

1. ALL MATERIAL SHALL BE A307 OR BETTER.
2. ANCHORS AND DEPTHS APPLY TO CONCRETE INSTALLATION ONLY AND MAY NOT BE USED IN CMU APPLICATIONS.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF MISSED OR MISLOCATED ANCHORS FOR APPROPRIATE REPAIR REQUIREMENTS. SEE SGN FOR ADDITIONAL INFORMATION REGARDING POST-INSTALLED ANCHORS.

SOILS PREPARATION AND SLAB BASE

SOILS WITHIN BUILDING ENVELOPE	NA
SLAB BASE	NA

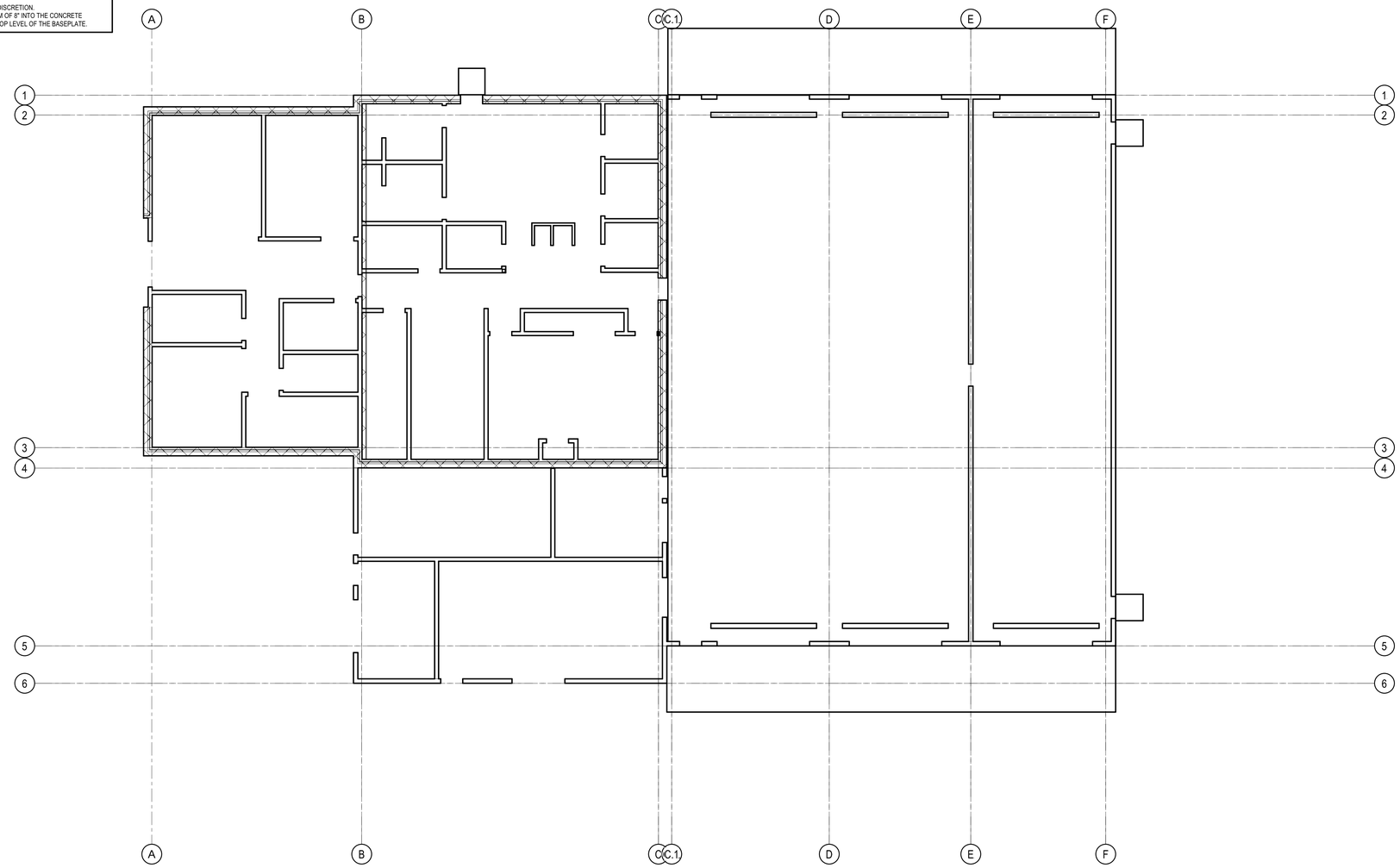
FOUNDATION LEGEND

F.F.E. =	FINISHED FLOOR ELEVATION
F1	FOOTING TYPE MARK. REF TO FOOTING SCHEDULE
T.O.F.	TOP OF FOOTING
SC1	STEEL COLUMN. REF TO STEEL COLUMN SCHEDULE
BP1	COLUMN BASEPLATE TYPE MARK. REF TO STEEL BASEPLATE SCHEDULE
	DIMENSION TO FOUNDATION EDGE OR GRIDLINE
	DIMENSION TO CENTERLINE
	FOUNDATION STEP (ELEVATION CHANGE)
	CMU WALL WITH FOUNDATION DOWELS
	SLOPE DIRECTION
	CONCRETE CONTROL JOINT
	FULL HEIGHT MASONRY CONTROL JOINT

SEE SHEET S101 FOR DETAILING, SLAB INFORMATION, STEEL COLUMNS AND BASEPLATE REQUIREMENTS

FOUNDATION PLAN NOTES:

1. REF TO S001 AND S002 FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA. REF TO G001 FOR ABBREVIATIONS.
2. VERIFY DIMENSIONS AND ELEVATIONS WITH ALL OTHER DISCIPLINES. COORDINATE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHER DISCIPLINES PRIOR TO POURING CONCRETE:
   A. DOOR OPENINGS
   B. DRAINS AND SLOPES
   C. BLOCKOUTS AND CHASES
   D. CONCRETE CURBS
   E. OWNER SUPPLIED ITEMS
4. REF. CIVIL DRAWINGS FOR GRADING DETAILS OUTSIDE THE BUILDING ENVELOPE.
5. BOTTOM OF CONCRETE FOOTING SHALL BE 30" BELOW FINAL FINISHED GRADE OR FLATWORK AS OCCURS.
6. CONCRETE FOOTINGS SHALL BE 2'-0" WIDEx12" THICK WITH (3)#5 TOP AND BOTTOM UNLESS NOTED OTHERWISE ON PLAN OR DETAILS.
7. SEE ARCHITECTURAL AND CIVIL PLANS FOR SLAB DEPRESSIONS, STEPS, SLOPES, DRAINS, EXTERIOR SLABS, ETC.
8. WALLS SHALL BE ATTACHED TO CONCRETE WITH 1/2" DIA. x 10" LONG ANCHOR BOLTS (EMBED 7") U.N.O., AS AN ALTERNATE, CONTRACTOR MAY POST INSTALL 1/2" DIA. x 8" LONG SIMPSON TITEN HD SCREWS AT 48" O.C. U.N.O.
9. ESTABLISH AND VERIFY SIZE AND LOCATION OF OPENINGS AND INSERTS IN SLAB AND FOOTINGS WITH OTHER DRAWINGS, TRADES AND SUBCONTRACTOR'S PRIOR TO CONSTRUCTION.



1 / S100 FOUNDATION PLAN
SCALE 1/8" = 1'-0"

NORTH
0" 30' 60'

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FOUNDATION PLAN

S100

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COLD FORMED STEEL HEADERS

SPAN	HEADER SIZE (SSMA DESIGNATION)	JAMB STUDS (SSMA DESIGNATION)	REDHEADER RO ROUGH OPENING	BRACING REQUIRED
UP TO 4'-0"	(2)600S162-54	(1)600S162-54	587HS300-33	NO
4'-0" TO 8'-0"	(2)600S162-54	(2)600S162-54	587HS300-43	NO
8'-0" TO 12'-0"	(2)800S162-68	(2)600S162-68	587HS350-54	YES
12'-0" TO 16'-0"	(2)1000S250-97	(3)600S162-97	587HS350-97	YES
16'-0" TO 20'-0"	(2)1200S250-97	(3)600S162-97		YES
20'-0" & GREATER	PER PLAN	(4)600S162-97		YES

NOTES:

1. USE SPECIFIED HEADER SIZES UNLESS NOTED OTHERWISE ON PLANS.
2. CONTRACTOR MAY MAKE SUBSTITUTIONS ONLY AFTER APPROVAL BY THE EOR.

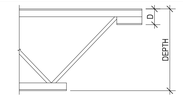
COLD FORMED STEEL STUDS (NON-BEARING)

LENGTH	STUD SIZE (SSMA DESIGNATION)	STUD SPACING	ALT. STUD SIZE (SSMA DESIGNATION)	ALT. STUD SPACING
UP TO 8'-0"	600S200-43	24" O.C.	600S162-43	24" O.C.
8'-0" TO 12'-0"	600S200-43	24" O.C.	600S162-43	16" O.C.
12'-0" TO 16'-0"	600S200-54	16" O.C.	600S162-54	12" O.C.
16'-0" TO 20'-0"	600S200-68	24" O.C.	600S162-97	12" O.C.
20'-0" TO 26'-0"	600S200-97	12" O.C.	600S162-97	12" O.C.
26'-0" & GREATER	PER PLAN			

NOTES:

1. STEEL STUD DESIGNATION INDICATES MINIMUM STUD SIZE AND SPACING.

STEEL JOIST GIRDERS AND JOISTS



OWSJ DESIGNATION

22KSP 330 / 210 J6

- LOADING INFORMATION
- UNIFORM LIVE LOAD (PLF)
- UNIFORM TOTAL LOAD (PLF)
- SPECIAL JOIST DESIGNATION
- JOIST DESIGNATION
- JOIST DEPTH (INCHES)

JOIST GIRDER DESIGNATION

40G 8N 12K

- PANEL POINT LOAD
- NUMBER OF JOIST SPACES
- JOIST GIRDER DEPTH (INCHES)

SEAT DEPTH (D):	K JOIST	D = 2.5"	
	LH JOIST	D = 5"	
	JOIST GIRDERS	D = 7 1/2"	
DESIGN CRITERIA:	TOTAL LOAD DEFLECTION	< L/240	
	LIVE LOAD DEFLECTION	< L/360	
NET UPLIFT:	21 PSF		
AXIAL LOADS: (OCCURS AT BUILDING PERIMETER)	K JOIST	WIND LOAD = 4.27 kips	SEISMIC LOAD = 1.03 kips
	LH JOIST	WIND LOAD = 4.27 kips	SEISMIC LOAD = 1.03 kips
	JOIST GIRDERS	WIND LOAD = NA	SEISMIC LOAD = NA

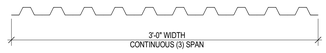
NOTES:

1. DESIGN OF OWSJ IS THE RESPONSIBILITY OF THE JOIST SUPPLIER IN ACCORDANCE WITH LOADING NOTED IN THE STRUCTURAL GENERAL NOTES AND ADDITIONAL LOADING, SNOW DRIFTING & MECHANICAL LOADING, NOTED ON THE ROOF FRAMING AND PLAN LOADING SHEETS.
2. THE UNIFORM TOTAL LOAD AND UNIFORM LIVE LOAD AS SHOWN IN THE EXAMPLE ABOVE **DO NOT** CONTAIN DRIFT OR POINT LOADING. REFERENCE THE PLAN LOADING SHEET AND ROOF FRAMING PLAN FOR ADDITIONAL LOADING INFORMATION.
3. JOIST GIRDER DESIGNATION POINT LOADS ARE INCLUSIVE OF ALL LOADING AS FOLLOWS: DEAD, ROOF LIVE, SNOW, SNOW DRIFTING, AND MECHANICAL ZONE ADD-LOADS.
4. "D = " INDICATED DRAG LOAD (TENSION OR COMPRESSION) DUE TO WIND OR SEISMIC LOADING. JOIST MANUFACTURER SHALL DESIGN SPECIFIED JOIST FOR INDICATED LOAD IN APPROPRIATE LOAD COMBINATION.
5. SPACE STEEL JOISTS EQUALLY BETWEEN WALLS, COLUMNS AND BEAMS AS SHOWN.
6. AXIAL LOADS SHALL BE APPLIED TO ALL JOISTS UNLESS NOTED OTHERWISE ON PLANS. AXIAL LOAD IS APPLIED AT THE BUILDING PERIMETER END OF JOIST AND REDUCES TO ZERO AT JOIST GIRDER BEARING EXCEPT AT GRIDLINE INTERSECTION C/2 WHERE DRAG LOAD IS TRANSFERRED VIA DETAIL .

ROOF FRAMING PLAN NOTES:

1. REF TO S001 AND S002 FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA AND ABBREVIATIONS.
2. VERIFY DIMENSIONS AND ELEVATIONS WITH ALL OTHER DISCIPLINES.
3. VERIFY ALL ELEVATIONS WITH APPROVED ARCHITECTURAL.
4. ROOF DECK PER STEEL ROOF DECK SCHEDULE AND SGN.
5. LOCATION OF MECHANICAL CHASES AND OTHER OPENINGS MAY NOT NECESSARILY BE SHOWN ON STRUCTURAL DRAWINGS. TRIM OPENINGS PER APPROPRIATE DETAIL.
6. ROOF SCREENS ARE A "DEFERRED SUBMITTAL" ITEM PER IBC SECTION 106, AND CANNOT BE INSTALLED WITHOUT THE PRIOR APPROVAL OF BOTH THE BUILDING OFFICIAL AND THE ENGINEER-OF-RECORD. REF "DEFERRED SUBMITTALS" IN GENERAL STRUCTURAL NOTES, SHEET S001.
7. T.O.P. INDICATES TOP OF METAL STUDS AT PARAPET
8. E.O.D. INDICATES EDGE OF DECK FROM CENTERLINE OF BEAM TO INSIDE FACE OF STUD, TYP.

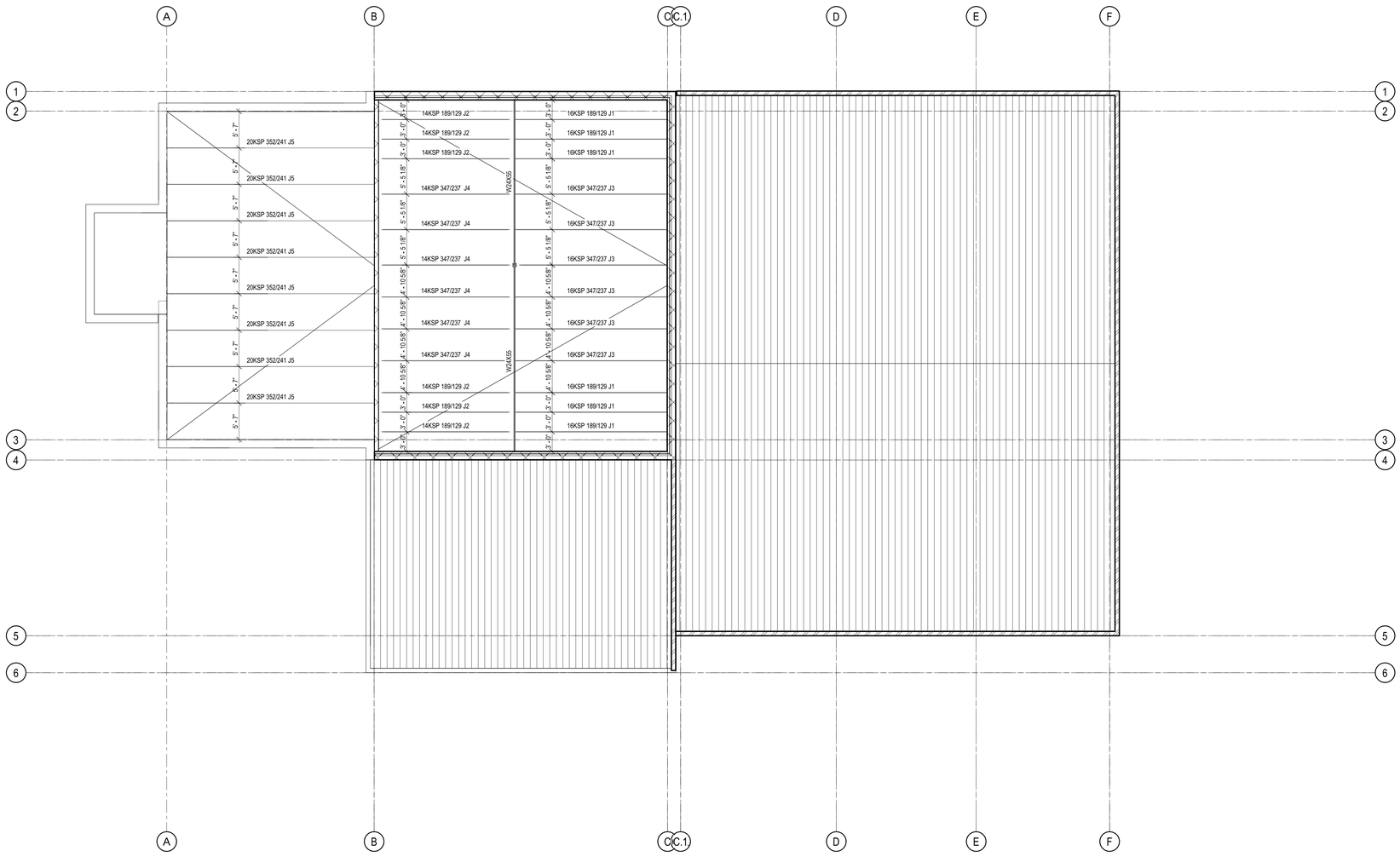
STEEL ROOF DECK SCHEDULE



DECK TYPE:	1 1/2" x 22 GA. B DECK
FINISH:	GALVANIZED
SUPPORT ATTACHMENT:	5/8" PUDDLE WELDS
ATTACHMENT PATTERN:	36/5
SIDE LAP FASTENERS: * EQUALLY SPACED, NOT TO EXCEED 3'-0" O.C.	(5) #12 SELF TAPPING SCREWS

NOTES:

1. DECK SHALL BE MANUFACTURED BY VULCRAFT OR AN APPROVED EQUIVALENT.
2. ANY FASTENER SUBSTITUTIONS SHALL BE APPROVED BY E.O.R.



2 / S101 ROOF FRAMING PLAN

SCALE 1/8" = 1'-0"

NORTH

0" 30' 60'

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PROJECT STATUS (SD-DD-CD)
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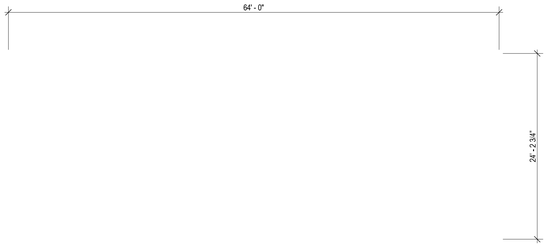
DATE	REVISION

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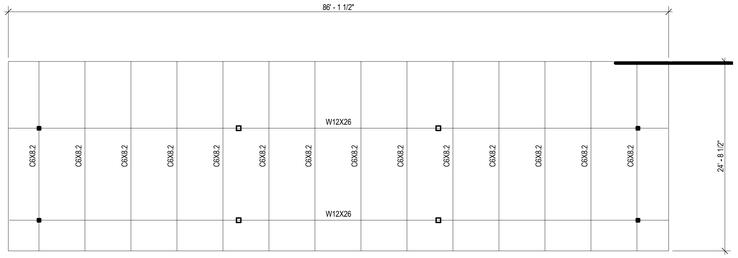
ROOF FRAMING PLAN

S101

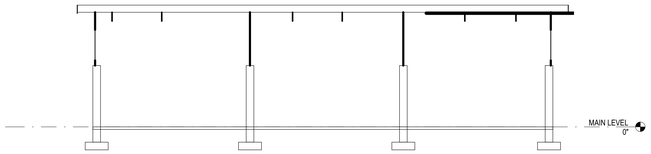
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2 / S102 BULK MATERAIL STORAGE - ROOF PLAN
SCALE 1/8" = 1'-0"



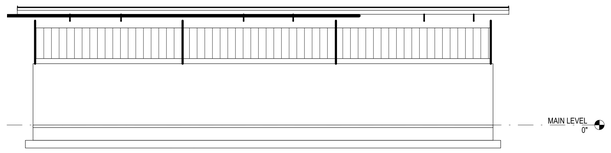
1 / S102 VEHICLE COVER CANOPY - ROOF PLAN
SCALE 1/8" = 1'-0"



11 / S102 BULK MATERIAL STORAGE - FRONT
SCALE 1/8" = 1'-0"



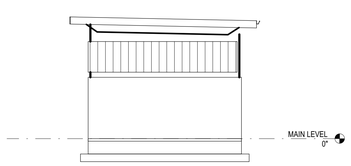
7 / S102 VEHICLE COVER CANOPY - FRONT
SCALE 1/8" = 1'-0"



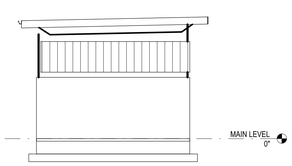
12 / S102 BULK MATERIAL STORAGE - BACK
SCALE 1/8" = 1'-0"



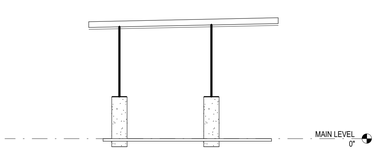
8 / S102 VEHICLE COVER CANOPY - BACK
SCALE 1/8" = 1'-0"



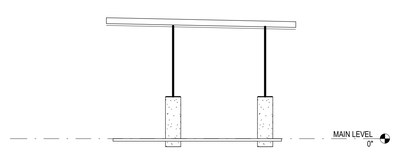
9 / S102 BULK MATERIAL STORAGE - SIDE 1
SCALE 1/8" = 1'-0"



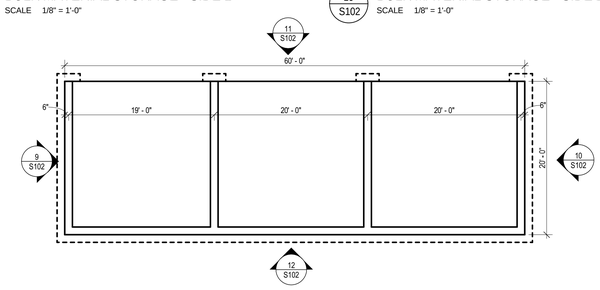
10 / S102 BULK MATERIAL STORAGE - SIDE 2
SCALE 1/8" = 1'-0"



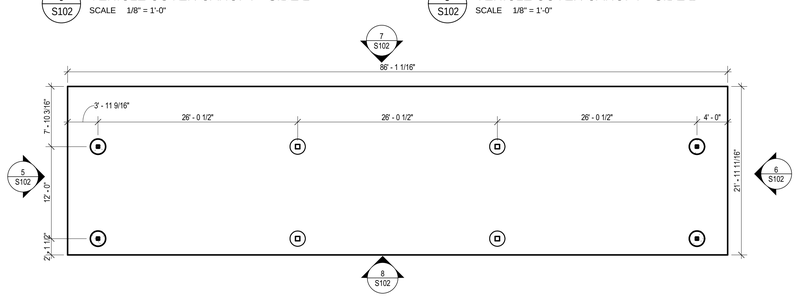
6 / S102 VEHICLE COVER CANOPY - SIDE 2
SCALE 1/8" = 1'-0"



5 / S102 VEHICLE COVER CANOPY - SIDE 1
SCALE 1/8" = 1'-0"



3 / S102 BULK MATERIAL STORAGE-FLOOR PLAN
SCALE 1/8" = 1'-0"



4 / S102 VEHICLE COVER CANOPY - FLOOR PLAN
SCALE 1/8" = 1'-0"

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VEHICLE COVERED CANOPY

S102

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2015 IBC COMPRESSION LAP SPLICE LENGTHS, REF ACI 318-14, SECTION 25.4.9
REINFORCEMENT IN CENTER OF WALL

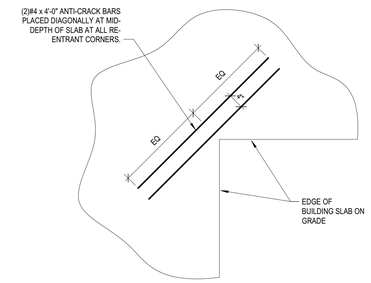
LONGITUDINAL BAR SIZE	MINIMUM LAP SPLICE LENGTH (IN INCHES) FOR:			
	COMPRESSION DEVELOPMENT LENGTHS PER f'c			COMPRESSION LAP SPLICE LENGTH
	f'c = 3,000 PSI	f'c = 4,000 PSI	f'c = 5,000 PSI	
NO. 3 (M #10)	9	8	8	12
NO. 4 (M #13)	12	10	9	15
NO. 5 (M #16)	14	12	12	19
NO. 6 (M #19)	17	15	14	23
NO. 7 (M #22)	20	17	16	27
NO. 8 (M #25)	22	19	18	30
NO. 9 (M #29)	25	22	21	34
NO. 10 (M #32)	28	24	23	38
NO. 11 (M #36)	31	27	26	43
NO. 14 (M #43)	39	34	31	NA
NO. 18 (M #57)	50	43	41	NA

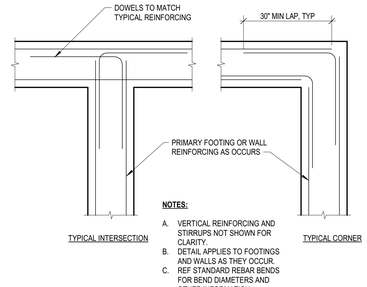
NOTES:
1. ALL DIMENSIONS SHOWN ARE IN INCHES
2. IF BAR IS CONFINED BY TIES PER TABLE 25.4.9.3 OF ACI318-14, MULTIPLY LAP LENGTH BY 0.75
3. IF CONCRETE IS LIGHTWEIGHT, MULTIPLY LAP LENGTH BY 0.75.

2015 IBC TENSION LAP SPLICE LENGTHS, REF ACI 318-14, SECTION 25.4.2 AND 25.5

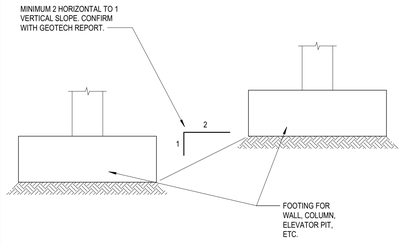
		NON-TOP BARS					
		f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI	
BAR	DIA.	CLASS A	CLASS B	CLASS A	CLASS B	CLASS A	CLASS B
#3	0.375"	17	22	15	19	13	17
#4	0.500"	22	29	19	25	17	23
#5	0.625"	28	36	24	31	22	28
#6	0.750"	33	43	29	37	26	34
#7	0.875"	48	63	42	54	38	49
#8	1.000"	55	72	48	62	43	56
#9	1.128"	62	81	54	70	48	62
		TOP BARS					
#3	0.375"	22	28	19	24	17	22
#4	0.500"	29	37	25	33	23	29
#5	0.625"	36	47	31	41	28	36
#6	0.750"	43	56	37	49	34	43
#7	0.875"	63	81	54	71	49	63
#8	1.000"	72	93	62	81	56	72
#9	1.128"	81	105	70	91	62	81

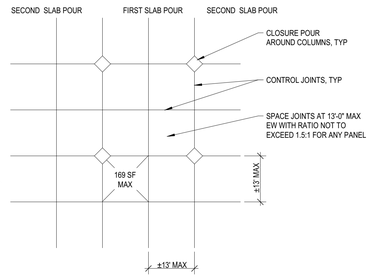
NOTES:
1. ALL DIMENSIONS SHOWN ARE IN INCHES
2. TOP BARS ARE DEFINED AS HORIZONTAL BARS PLACED WITH MORE THAN 12" OF FRESH CONCRETE BELOW THEM. ALL OTHER BARS ARE NON-TOP BARS.
3. LAP LENGTHS IN TABLES ABOVE ARE BASED ON CLEAR COVER BEING GREATER THAN 1.0db (BAR DIAMETERS) AND MIN. CLEAR SPACING BETWEEN BARS BEING GREATER THAN 2.0db.
4. IF BAR IS EPOXY COATED, MULTIPLY LAP LENGTH BY 1.5.
5. IF CONCRETE IS LIGHTWEIGHT, MULTIPLY LAP LENGTH BY 0.75.



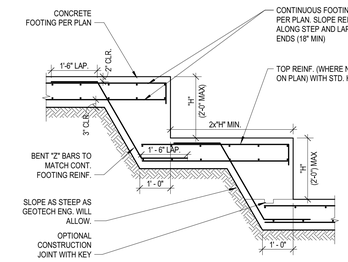


NOTES:
A. VERTICAL REINFORCING AND STIRRUPS NOT SHOWN FOR CLARITY.
B. DETAIL APPLIES TO FOOTINGS AND WALLS AS THEY OCCUR.
C. REF STANDARD REBAR BENDS FOR BEND DIAMETERS AND OTHER INFORMATION.



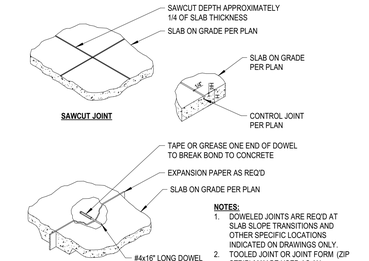


2 S501 SLAB-ON-GRADE JOINT DETAIL
SCALE 3/4" = 1'-0"



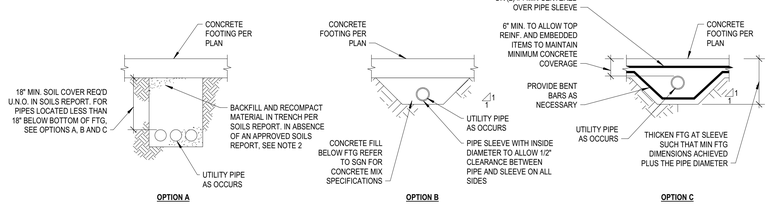
NOTE:
1. "H" = HEIGHT OF FOOTING STEP (2'-0" MAX).

7 S501 TYPICAL STEPPED FOOTING
SCALE 1/2" = 1'-0"



NOTES:
1. DOWELED JOINTS ARE REQ'D AT SLAB SLOPE TRANSITIONS AND OTHER SPECIFIC LOCATIONS INDICATED ON DRAWINGS ONLY.
2. TOOLED JOINT OR JOINT FORM (ZIP STRIP) MAY BE USED AS AN ALTERNATE TO SAWCUT JOINT.

3 S501 CONCRETE CONTROL JOINTS
SCALE 1/2" = 1'-0"



NOTES:
1. BACKFILL AND RECOMPACTION PER OPTION AND TO BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER (WHERE REQUIRED BY THE SOILS REPORT) PRIOR TO PLACING CONCRETE FOOTING.
2. BACKFILL MATERIAL IS TO BE CLEAN AND FREE OF ORGANIC MATERIAL, COBBLES AND BOULDERS, AND CONSTRUCTION DEBRIS. BACKFILL IS TO BE PLACED IN 8" MAX LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE RELATIVE DRY DENSITY OF THE SOIL.

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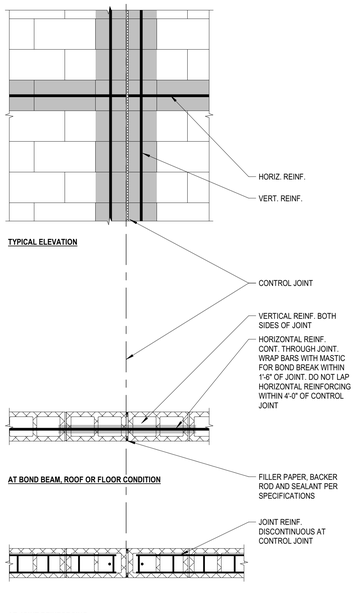
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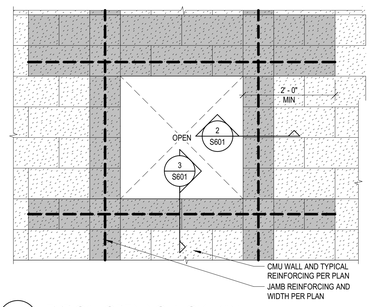
TYPICAL FOUNDATION DETAILS

S501

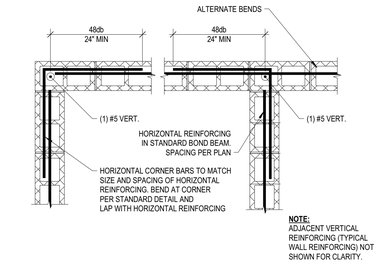
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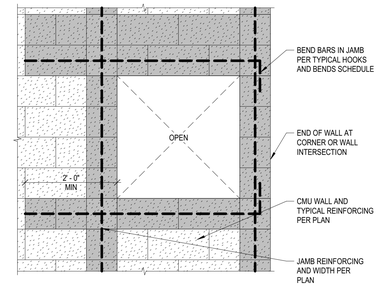
9 S601 VERTICAL CMU CONTROL JOINT
SCALE 3/4" = 1'-0"



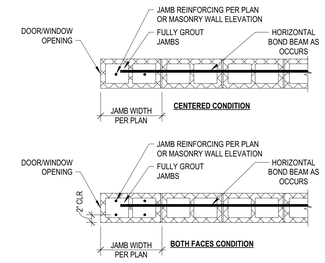
5 S601 TYPICAL OPENING IN CMU WALL
SCALE 3/4" = 1'-0"



1 S601 CMU WALL REINF. PLAN DETAIL
SCALE 3/4" = 1'-0"



6 S601 TYPICAL OPENING IN END OF CMU WALL
SCALE 3/4" = 1'-0"



2 S601 TYPICAL JAMB REINFORCING
SCALE 3/4" = 1'-0"

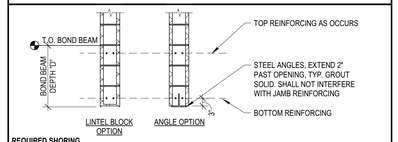
LOOSE LINTEL SCHEDULE

OPENING SIZE	STEEL ANGLE SIZE	LEG ORIENTATION
UP TO 4'-0"	L3x3-1/2x1/4	LONG LEG HORIZONTAL
4'-1 TO 5'-6"	L4x3-1/2x5/16	LONG LEG VERTICAL
5'-7" TO 9'-0"	L6x3-1/2x5/16	LONG LEG VERTICAL

NOTES:
1. PROVIDE MINIMUM BEARING AT EACH END, TYPICAL.
2. LOOSE LINTELS ARE TO BE PLACED WITH FACE OF VERTICAL LEG NO FURTHER THAN 1/4" FROM BACK FACE OF BRICK.
3. PROVIDE BRICK ANCHORS AT 16" O.C. AT FIRST COURSE ABOVE LINTEL
4. STEEL LINTELS, EXCEPT THOSE FABRICATED OF APPROVED CORROSION RESISTANT STEEL OR OF STEEL HAVING A CORROSION RESISTANT OR OTHER APPROVED COATING, SHALL BE PROTECTED AGAINST CORROSION WITH AN APPROVED COAT OF PAINT, ENAMEL, OR OTHER APPROVED MEANS.

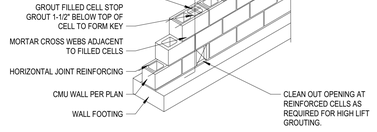
DESIGN

MASONRY LINTEL SCHEDULE



REQUIRED SHORING
SHORING SHALL BE INSTALLED PER SPANS SET FORTH AND REMAIN UNTIL GROUT SOLIDIFIES:
- 0'-0"-4'-0" - NO SHORING REQ'D
- 4'-1"-8'-0" - SHORE AT MIDSPAN
- 8'-1" AND GREATER - EVENLY SPACE SHORING NOT TO EXCEED 4'-0" O.C.

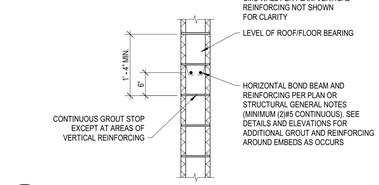
MAX. OPENING WIDTH	STEEL FOR EACH 4" OF WALL THICKNESS	MASONRY LINTEL DIMENSIONS AND REINFORCING (8" THICK MASONRY WALL)			
		"D"	BOTTOM REINFORCING	TOP REINFORCING	JAMB REINF. @ END
2'-0"	L3-1/2x3-1/2x1/4	8"	(1) #5	NONE	1 CORE, (1)#5 PER
4'-0"	L3-1/2x3-1/2x1/4	8"	(2) #5	NONE	1 CORE, (1)#5 PER
6'-0"	L4x3-1/2x5/16 LLV	8"	(2) #5	NONE	1 CORE, (1)#5 PER
8'-0"	L5x3-1/2x5/16 LLV	16"	(2) #5	(2) #5	1 CORE, (2)#5 PER
10'-0"	L6x3-1/2x3/8 LLV	16"	(2) #6	(2) #6	2 CORES, (2)#5 PER
12'-0"	N/A	24"	(2) #6	(2) #6	PER PLAN



7 S601 TYPICAL MASONRY WALL CONSTRUCTION
SCALE 1/2" = 1'-0"

2015 IBC LAP SPLICE LENGTHS, f'm = 1,500 PSI
REINFORCEMENT IN CENTER OF WALL

LONGITUDINAL BAR SIZE	MINIMUM LAP SPLICE LENGTH (IN INCHES) FOR:			
	6-IN. CMU	8-IN. CMU	10-IN. CMU	12-IN. CMU
	UNCONFINED	UNCONFINED	UNCONFINED	UNCONFINED
NO. 3 (M #10)	12	12	12	12
NO. 4 (M #13)	20	15	12	12
NO. 5 (M #16)	32	23	18	15
NO. 6 (M #19)	54	43	34	28
NO. 7 (M #22)	NP	60	46	38
NO. 8 (M #25)	NP	72	71	57
NO. 9 (M #29)	NP	NP	82	74



3 S601 TYPICAL HORIZONTAL BOND BEAM
SCALE 3/4" = 1'-0"



4 S601 TYPICAL STEPPED SLOPED BOND BEAM
SCALE 3/4" = 1'-0"

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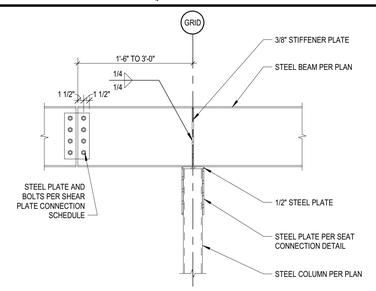
	DATE	REVISION

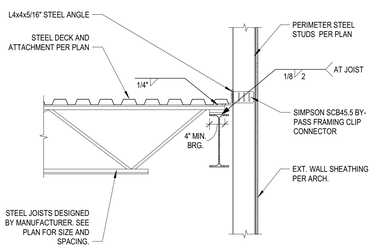
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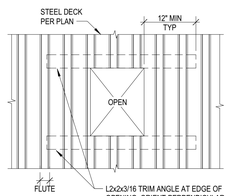
TYPICAL MASONRY DETAILS

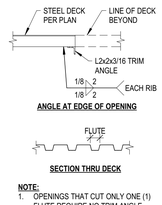
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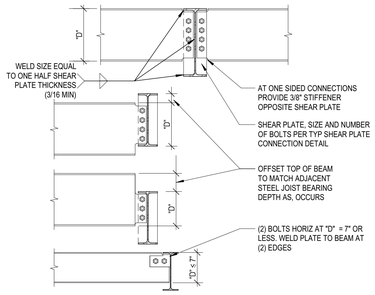
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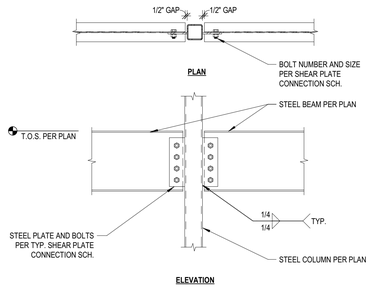


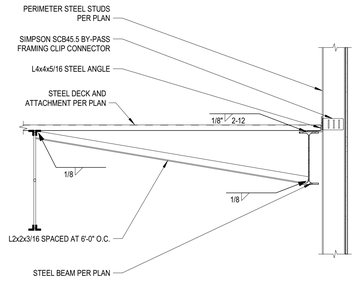


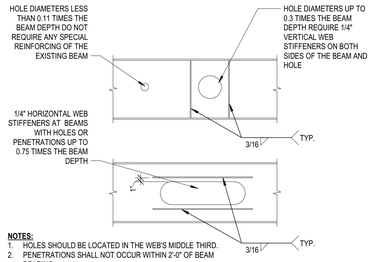


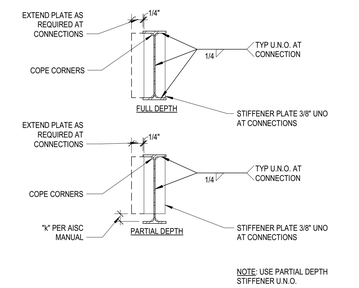


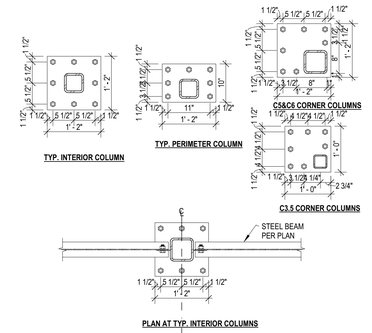


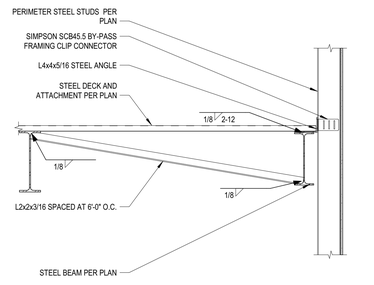


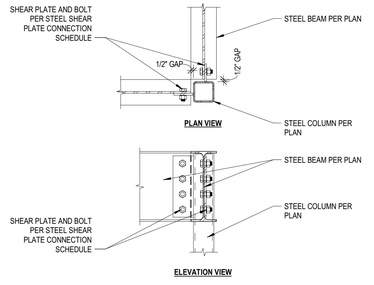




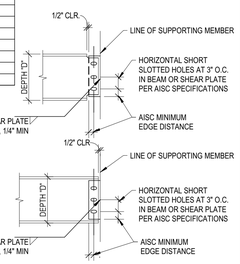








BEAM DEPTH "D"	NUMBER OF BOLTS
8" TO 10"	2
12"	3
14" TO 16"	4
18"	5
21"	6
24"	7
27"	8
30"	9

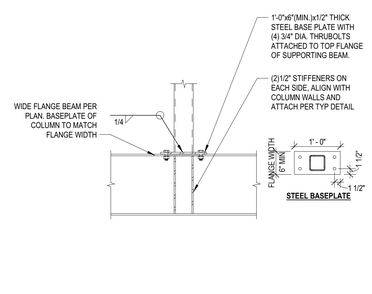


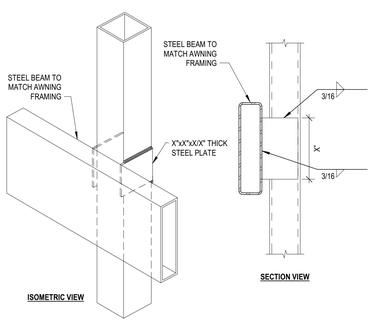
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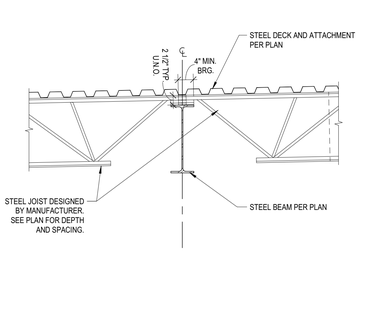
A. ALL CONNECTIONS SHALL BE TYPE "X" (THREADS EXCLUDED FROM SHEAR PLANE).

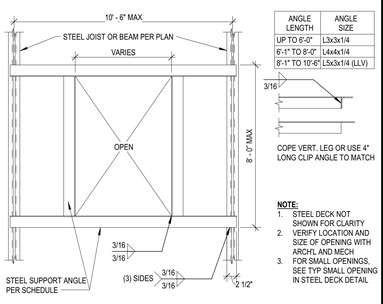
B. USE 3/4" DIAMETER BOLTS UNLESS NOTED OTHERWISE ON PLANS

C. MINIMUM BOLT SPACING, EDGE DISTANCES, HOLE SIZES, PER AISC SPECIFICATIONS





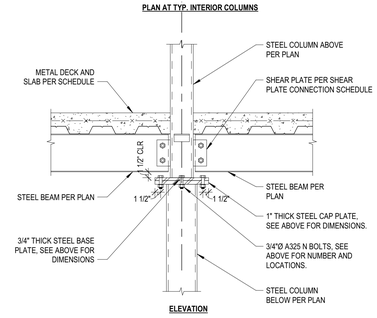


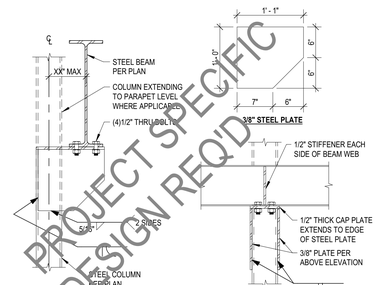


ANGLE LENGTH	ANGLE SIZE
UP TO 6'-0"	L3x3x1/4
6'-1" TO 8'-0"	L4x4x1/4
8'-1" TO 10'-6"	L5x3x1/4 (LLV)

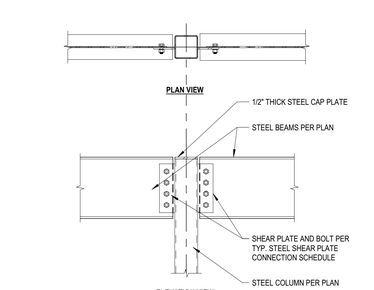
NOTE:

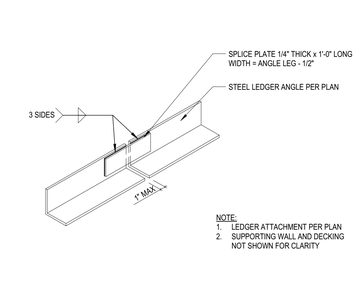
1. STEEL DECK NOT SHOWN FOR CLARITY
2. VERIFY LOCATION AND SIZE OF OPENING WITH ARCH'L AND MECH
3. FOR SMALL OPENINGS, SEE TYP SMALL OPENING IN STEEL DECK DETAIL





PROJECT SPECIFIC DESIGN REQD





NOTE:

1. LEDGER ATTACHMENT PER PLAN
2. SUPPORTING WALL AND DECKING NOT SHOWN FOR CLARITY

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JRCA ARCHITECTS
2788 S. 2400 W.
SYRACUSE, UT

PROJECT #: JRA0013

PROJECT STATUS (SD-DD-CD)
MARKUP SET

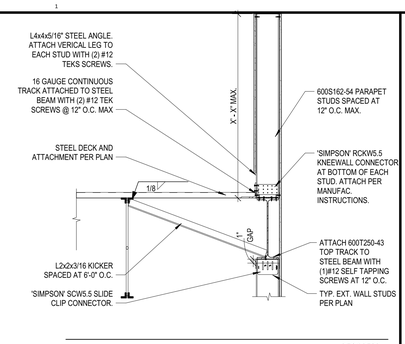
△	DATE	REVISION

VIEW AND PRINT THIS SHEET IN COLOR

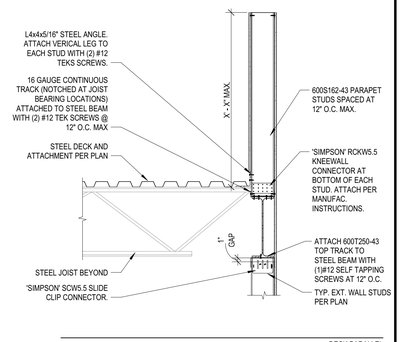
TYPICAL STEEL FRAMING DETAILS

S701

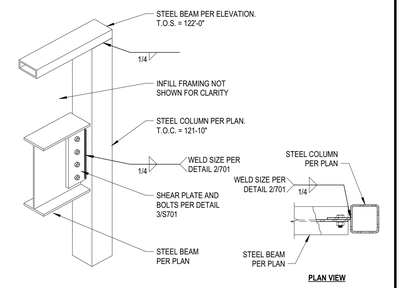
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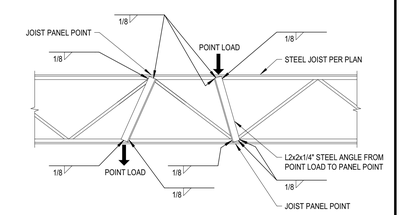


DECK PERP.



DECK PARALLEL





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MARKING SET-ONE

	DATE	REVISION

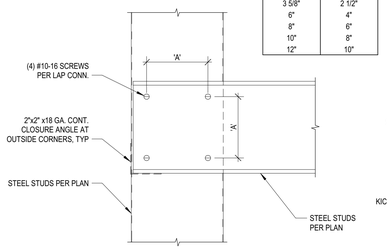
VIEW AND PRINT THIS SHEET IN COLOR

STEEL FRAMING DETAILS

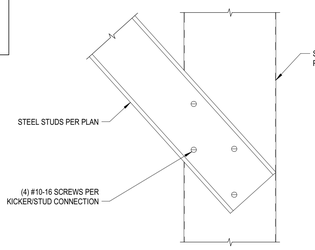
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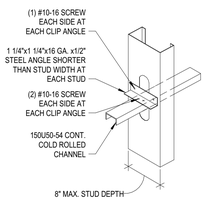
STUD DEPTH	'A'
3 5/8"	2 1/2"
6"	4"
8"	6"
10"	8"
12"	10"



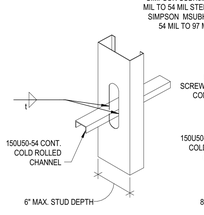
TYPICAL LAP



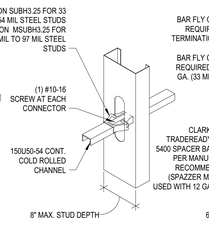
DIAGONAL LAP



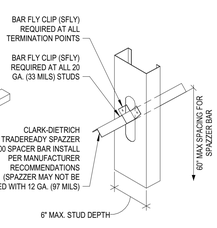
SCREWED ATTACHMENT



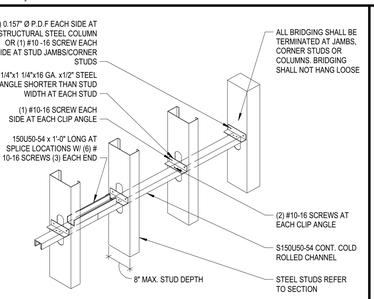
WELDED ATTACHMENT

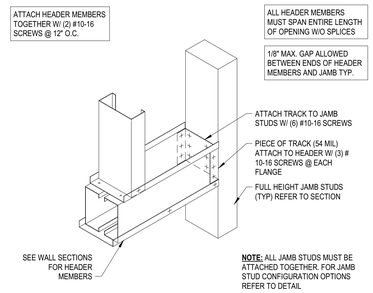


SIMPSON SCREWED ATTACHMENT

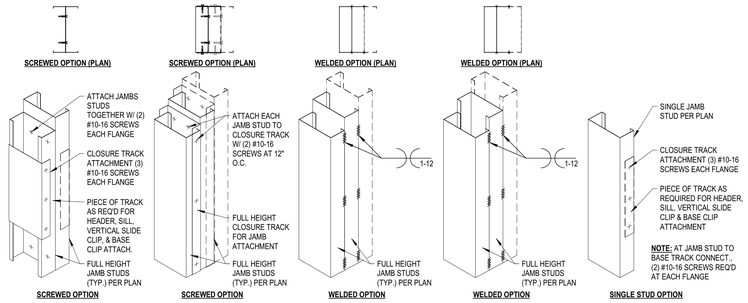


SPAZZER BAR ATTACHMENT
(THIS DETAIL SHALL NOT BE USED FOR LOAD BEARING APPLICATIONS)



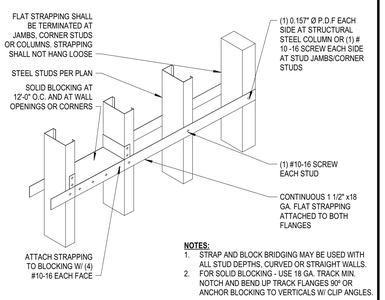


NOTE: ALL JAMB STUDS MUST BE ATTACHED TOGETHER. FOR JAMB STUD CONFIGURATION OPTIONS REFER TO DETAIL



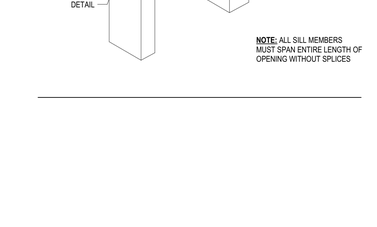
NOTE: AT JAMB STUD TO BASE TRACK CONNECT., (2) #10-16 SCREWS REQ'D AT EACH FLANGE

SCREWED OPTION | **SCREWED OPTION** | **WELDED OPTION** | **WELDED OPTION** | **SINGLE STUD OPTION**

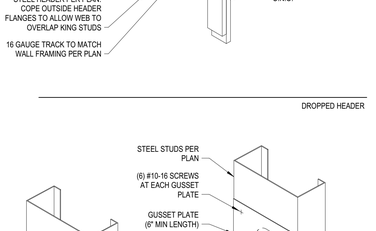


NOTES:
1. STRAP AND BLOCK BRIDGING MAY BE USED WITH ALL STUD DEPTHS. CURVED OR STRAIGHT WALLS.
2. FOR SOLID BLOCKING - USE 18 GA. TRACK MIN. NOTCH AND BEND UP TRACK FLANGES 90° OR ANCHOR BLOCKING TO VERTICALS W/ CLIP ANGLES.

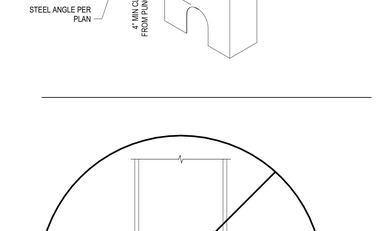
FLUSH HEADER

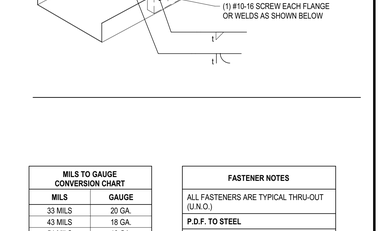


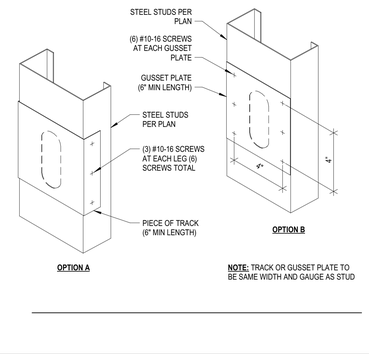
NOTE: ALL SILL MEMBERS MUST SPAN ENTIRE LENGTH OF OPENING WITHOUT SPLICES



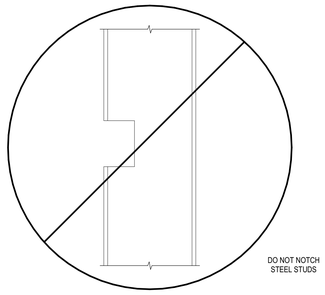
DROPPED HEADER







NOTE: TRACK OR GUSSET PLATE TO BE SAME WIDTH AND GAUGE AS STUD



MILS TO GAUGE CONVERSION CHART	
MILS	GAUGE
33 MILS	20 GA.
43 MILS	18 GA.
54 MILS	16 GA.
68 MILS	14 GA.
97 MILS	12 GA.

WELD THICKNESS	
STEEL STUD THICKNESS IN MILS	WELD THICKNESS (t)
33 MILS	NO WELDING
43 MILS	1/8"
54 MILS	1/8"
68 MILS	1/8"
97 MILS	5/32"

FASTENER NOTES
ALL FASTENERS ARE TYPICAL THRU-OUT (U.N.O.)
P.D.F. TO STEEL
'HILTI' X-U
'RAMSET' TE
'POWERS' SPIRAL CSI
P.D.F. TO CONCRETE
'HILTI' X-U
'RAMSET' TE
'POWERS' SPIRAL CSI
'SIMPSON' PDPA
SCREWS
ITW BUILDEX TEKS

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PROJECT #: JRA0013

PROJECT STATUS (SD-DD-CD)
MARKUP SET

DATE	REVISION

VIEW AND PRINT THIS SHEET IN COLOR

COLD FORMED STEEL DETAILS

S901

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7/28/2021 5:29:57 PM

MECHANICAL LEGEND

SYMBOL	ABR,	DESCRIPTION
GENERAL TERMINOLOGY		
A		SECTION LETTER DESIGNATION
ME101		SECTION DRAWN ON THIS SHEET
A2		DETAIL NUMBER DESIGNATION CORRESPONDING WITH GRID LOCATION
AH		MECHANICAL EQUIPMENT DESIGNATION
1		EQUIPMENT ITEM DESIGNATION
D-1 CFM		REGISTER, GRILLE OR DIFFUSER DESIGNATION WITH BALANCING CFM LISTED BELOW
R-1		GRILLE OR LOUVER DESIGNATION WHERE BALANCING NOT REQUIRED
1		REVISION DESIGNATOR AND NUMBER
1		KEY NOTE DESIGNATOR AND NUMBER
	POC	POINT OF CONNECTION
	POR	POINT OF REMOVAL
AFF		ABOVE FINISHED FLOOR
AP		ACCESS PANEL
C EL.		CENTERLINE ELEVATION
GC		GENERAL CONTRACTOR
MC		MECHANICAL CONTRACTOR
ATC		CONTROLS CONTRACTOR
EC		ELECTRICAL CONTRACTOR
FPC		FIRE PROTECTION CONTRACTOR
NIC		NOT IN CONTRACT
NTS		NOT TO SCALE
VCP		VITRIFIED CLAY PIPE
C		COMMON
NC		NORMALLY CLOSED
NO		NORMALLY OPEN

SYMBOL	ABR,	DESCRIPTION
AIR SIDE		
		EXISTING AIR DUCT TO BE REMOVED
		EXISTING AIR DUCT TO REMAIN
		NEW AIR DUCT
		RECT TO RECT AIR DUCT TAKE-OFF
		RECT TO RND AIR DUCT TAKE-OFF
		RND TO RND AIR DUCT TAKE-OFF
		MEDIUM PRESSURE TAKE-OFF
		FLEXIBLE AIR DUCT
		LINED DUCT
		RADIUS ELBOW
		ECCENTRIC DUCT TRANSITION
		CONCENTRIC DUCT TRANSITION
		VOLUME DAMPER
		SUPPLY AIR DIFFUSER
		RETURN & TRANSFER AIR GRILLE
		EXHAUST GRILLE OR CEILING EXH. FAN
		RETURN & OUTSIDE AIR DUCT UP/DN
		RETURN & OA ROUND DUCT UP/DN
		SUPPLY AIR DUCT UP/DN
		SUPPLY AIR ROUND DUCT UP/DN
		EXHAUST AIR DUCT UP/DN
		EXHAUST AIR ROUND DUCT UP/DN
	AP	ACCESS PANEL
		EXISTING EQUIPMENT TO BE REMOVED
		EXISTING EQUIPMENT TO REMAIN
		NEW EQUIPMENT
SA		SUPPLY AIR
RA		RETURN AIR
EA		EXHAUST AIR
OA		OUTSIDE AIR
MA		MIXED AIR
RF		RELIEF AIR
FO		FLAT OVAL
M	MVD	MOTORIZED VOLUME DAMPER
BD	BD	BACKDRAFT DAMPER
F	FD	FIRE DAMPER
S	SD	SMOKE DAMPER
FS	FS	FIRE & SMOKE DAMPER
T	T-STAT	WALL MOUNTED THERMOSTAT
S		WALL MOUNTED TEMP. SENSOR
H	H-STAT	WALL MOUNTED HUMIDISTAT
F	F-STAT	WALL MOUNTED FIRESTAT

SYMBOL	ABR,	DESCRIPTION
WET SIDE		
		PUMP
R		REGULATOR
		UNION
		MANUAL ACTUATOR
		PNUEMATIC DIAPHRAM ACTUATOR
M		ELECTRIC MOTOR ACTUATOR
S		SOLENOID ACTUATOR
		BUTTERFLY VALVE
		GATE VALVE
		GLOBE VALVE - STRAIGHT PATTERN
		GLOBE VALVE - ANGLE PATTERN
M		MOTORIZED 2-WAY CONTROL VALVE
M		MOTORIZED 3-WAY CONTROL VALVE
	PRV	PRESSURE REDUCING VALVE
		CHECK VALVE
		CIRCUIT BALANCING VALVE
		BALL VALVE
P		PRESSURE RELIEF VALVE
T		THERMAL RELIEF VALVE
S		SAFETY RELIEF VALVE
		PLUG VALVE
		NEEDLE VALVE
		TRIPLE DUTY VALVE
		AUTOMATIC AIR VENT
		MANUAL AIR VENT
		STRAINER
		STRAINER W/ PLUG BLOW OFF
		VENTURI
		PRESSURE GAUGE W/ COCK - WATER
		PRESSURE GAUGE W/ COCK - STEAM
		THERMOMETER & THERMOWELL
S		WATER TEMP SENSOR & THERMOWELL
F		FLOW SWITCH
PS		PRESSURE SWITCH
		THERMOWELL
		PRESSURE & TEMP TAP
T IBT		INVERTED BUCKET STEAM TRAP
TT		THERMOSTATIC STEAM TRAP
F&T		FLOAT & THERMOSTATIC STEAM TRAP
		DIRECTION OF FLOW
		BACKFLOW PREVENTING VALVE

SYMBOL	ABR,	DESCRIPTION
WET SIDE		
		EXPANSION JOINT
		ANCHOR POINT
	CD	
	G	NATURAL GAS PIPING
	CF	
	GF	
	MU	MAKE-UP WATER LINE
	CW	CULINARY COLD WATER
	HW	
	HWREC	
	HWS	
	HWR	
	CHWS	
	CHWR	
	HTWS	
	HTWR	
	LPS	LOW PRESSURE STEAM
	LPR	
	HPS	
	HPR	
	CS	
	CR	
	PC	
	L	
	S	
	HG	
	FOS	
	FOR	
	FOV	

GENERAL NOTES

G-1 - MECHANICAL INFORMATION IS NOT LIMITED TO THE MECHANICAL DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMATION OF THE EXISTING BUILDING AND SITE CONDITIONS, EXISTING PIPING, EXISTING ELECTRICAL, AND EXISTING SUPPORTS.

A - EACH DRAWING SHEET AND THE SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER AND THEY SHALL BE INTERPRETED AS AN INTEGRAL UNIT WITH ITEMS SHOWN AND NOTED ON ONE AND NOT THE OTHER BEING FURNISHED AND INSTALLED AS THOUGH SHOWN AND CALLED OUT IN ALL PLACES. ITEMS IN SPECIFICATIONS OR DRAWINGS LISTED WHICH ARE DIFFERING IN EFFICIENCY OR QUALITY SHALL BE HELD TO THE GREATEST OF: EFFICIENCY, QUALITY OR GOVERNING CODE.

B - THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE INSTALLATION OF THE SYSTEMS ACCORDING TO THE TRUE INTENT AND MEANING OF THE CONTRACT DOCUMENTS.

C - THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITH PROPER SERVICE ACCESS AND CLEARANCES ACCORDING TO MANUFACTURERS RECOMMENDATIONS. THE CONTRACTOR SHALL REVIEW SUPPLIERS BID PACKAGES FOR COMPLETENESS AND COMPLIANCE TO THE SPECIFICATIONS, SCHEDULES, AND DESIGN INTENT (ALL EQUIPMENT AND METHODS). THE CONTRACTOR SHALL REMOVE AND REINSTALL CORRECTLY AT HIS OWN EXPENSE ANY EQUIPMENT NOT IN COMPLIANCE.

D - THE CONTRACTOR SHALL CONSULT MANUFACTURERS INSTALLATION INSTRUCTIONS FOR SIZES, METHODS, ACCESSORIES, AND CLEARANCES IN SPACE AVAILABLE PRIOR TO BIDDING PROJECT.

E - ANYTHING NOT CLEAR OR IN CONFLICT WILL BE EXPLAINED BY MAKING APPLICATION TO THE ENGINEER IN WRITING.

G-2 - ANY AND ALL ALTERATIONS TO THE SYSTEM SHOWN SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO CHANGES FOR APPROVAL. CONTRACTOR SHALL NOT START ANY CHANGES UNTIL NOTIFIED IN WRITING. IF CHANGES ARE MADE PRIOR TO APPROVAL CONTRACTOR SHALL TAKE ALL RESPONSIBILITY FOR THE CHANGES MADE AND ALL COSTS RELATING TO FAILURE OR REPLACEMENT OF ALTERATIONS.

G-3 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LOCATIONS.

G-4 - THE WORKING DRAWINGS ARE DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND, OR ELBOW NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL LOCATIONS FOR MECHANICAL EQUIPMENT SHALL BE FIELD VERIFIED AND COORDINATED WITH ALL DRAWINGS. THE CONTRACTOR SHALL PROVIDE OR COORDINATE WITH THE GENERAL CONTRACTOR PROVISIONS FOR BLOCKOUTS OR CORE DRILLS THROUGH STRUCTURE.

G-5 - THE INSTRUCTION TO "PROVIDE" ALSO INCLUDES INSTALLATION.

G-6 - MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL SMOKE AND FIRE DAMPERS AS REQUIRED BY LOCAL CODES AND AUTHORITIES.

G-7 - SHEET METAL DUCT SIZES SHOWN ON DRAWINGS ARE FREE AREA DIMENSIONS.

G-8 - PROVIDE AND INSTALL BALANCING DAMPERS IN ALL SUPPLY AND EXHAUST AIR BRANCH DUCTS. BALANCE TO CFM SHOWN ON PLAN.

G-9 - SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF DIFFUSERS AND GRILLES.

G-10 - PROVIDE TURNING VANES IN ALL ELBOWS OF RECTANGULAR DUCT.

G-11 - THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY IN HANDLING AND DISPOSING OF REFRIGERANTS, OILS, ETC. ALL SUCH MATERIALS SHALL BE HANDLED, DISPOSED, AND USED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS.

G-12 - THE MECHANICAL CONTRACTOR SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWING BEFORE ORDERING MOTORIZED EQUIPMENT AND CONTROLS.

G-13 - C.F.M. LISTED IS ACTUAL AIR.

G-14 - SUPPLIERS SHALL REVIEW ALL DRAWINGS AND THE SPECIFICATIONS PRIOR TO SUBMITTING PRICES TO THE CONTRACTOR. ALL QUESTIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO BIDDING.

G-15 - CONTRACTOR SHALL THOROUGHLY REVIEW AND SIGN SUBMITTALS FOR COMPLETENESS AND COMPLIANCE TO THE SPECIFICATIONS PRIOR TO ENGINEERS REVIEW. SUPPLIERS SHALL HIGHLIGHT OR MARK ALL INFORMATION REQUIRED TO SHOW COMPLIANCE TO THE SPECIFICATIONS. ALL REQUESTED EXCEPTIONS TO THE SPECIFICATIONS, OR SCHEDULES SHALL BE CLEARLY NOTED AND EXPLAINED. SUBMITTAL REVIEW AND ACCEPTANCE IS FOR DESIGN CONCEPT ONLY, AND DOES NOT AT ANY TIME RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO MEET SPECIFICATIONS, CAPACITIES, OR DESIGN INTENT.

G-16 - ALL MECHANICAL SHALL BE INSTALLED AND CONFORM TO THE 2018 EDITION OF THE IMC AND IPC WITH UTAH ANNOTATIONS AND LOCAL AUTHORITY REQUIREMENTS.

G-17 - THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAINING DOWN AND RE-FILLING OF ALL SYSTEMS NECESSARY TO COMPLETE THE WORK OUTLINED BY THIS PROJECT. THIS INCLUDES PROVIDING THE REQUIRED CHEMICAL TREATMENT WHEN RE-FILLING THE SYSTEM.

G-18 - ALL PIPING, MATERIALS, ETC. SHALL BE NEW AND DOMESTIC MADE UNLESS SPECIFICALLY AUTHORIZED IN WRITING PRIOR TO BID.

G-19 - PROVIDE FIRE SPRINKLER MODIFICATIONS PER PERFORMANCE SPECIFICATION THROUGH NICET LEVEL 3 CERTIFIED DESIGN BUILD FIRE SPRINKLER CONTRACTOR.

G-20 - THIS CONTRACTOR SHALL CONTRACT WITH A DESIGN BUILD ELECTRICAL CONTRACTOR FOR THE DESIGN AND CONSTRUCTION OF THE ELECTRICAL PORTION OF THIS PROJECT. ELECTRICAL INSTALLATION AND DESIGN SHALL BE PER 2017 NEC.

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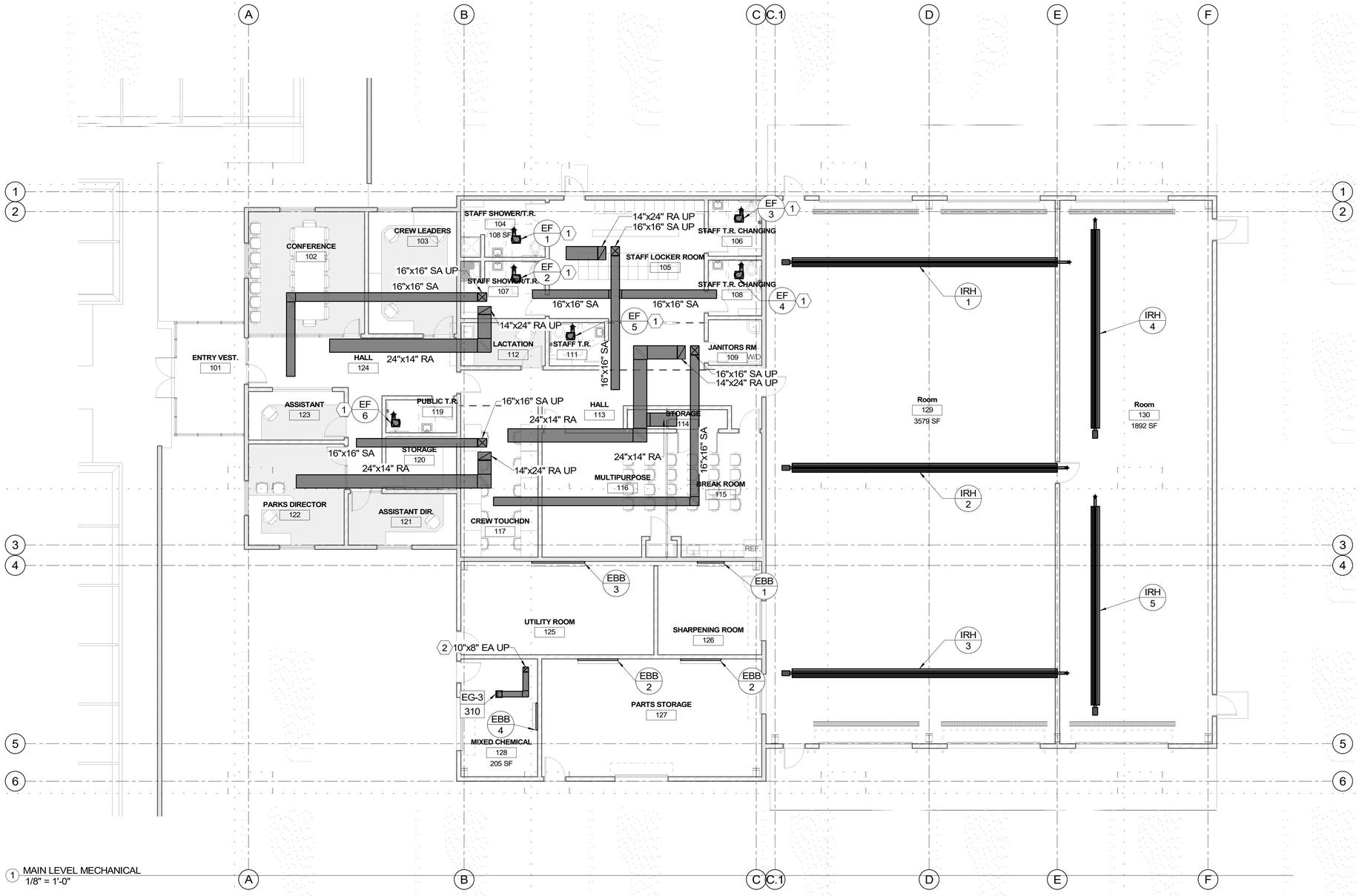
MECHANICAL GENERAL NOTES AND LEGENDS

MG001

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SHEET NOTES

1. PROVIDE EXHAUST FAN. SEE SCHEDULE FOR MEANS OF CONTROL. PROVIDE BACKDRAFT DAMPER. ROUTE EXHAUST DUCT UP TO ROOF AND TERMINATE PER MANUFACTURER'S RECOMMENDATIONS. SEE ROOF PLAN FOR CONTINUATION.
2. ROUTE EXHAUST DUCT UP TO ROOF. SEE ROOF PLAN FOR CONTINUATION.



1 MAIN LEVEL MECHANICAL
1/8" = 1'-0"

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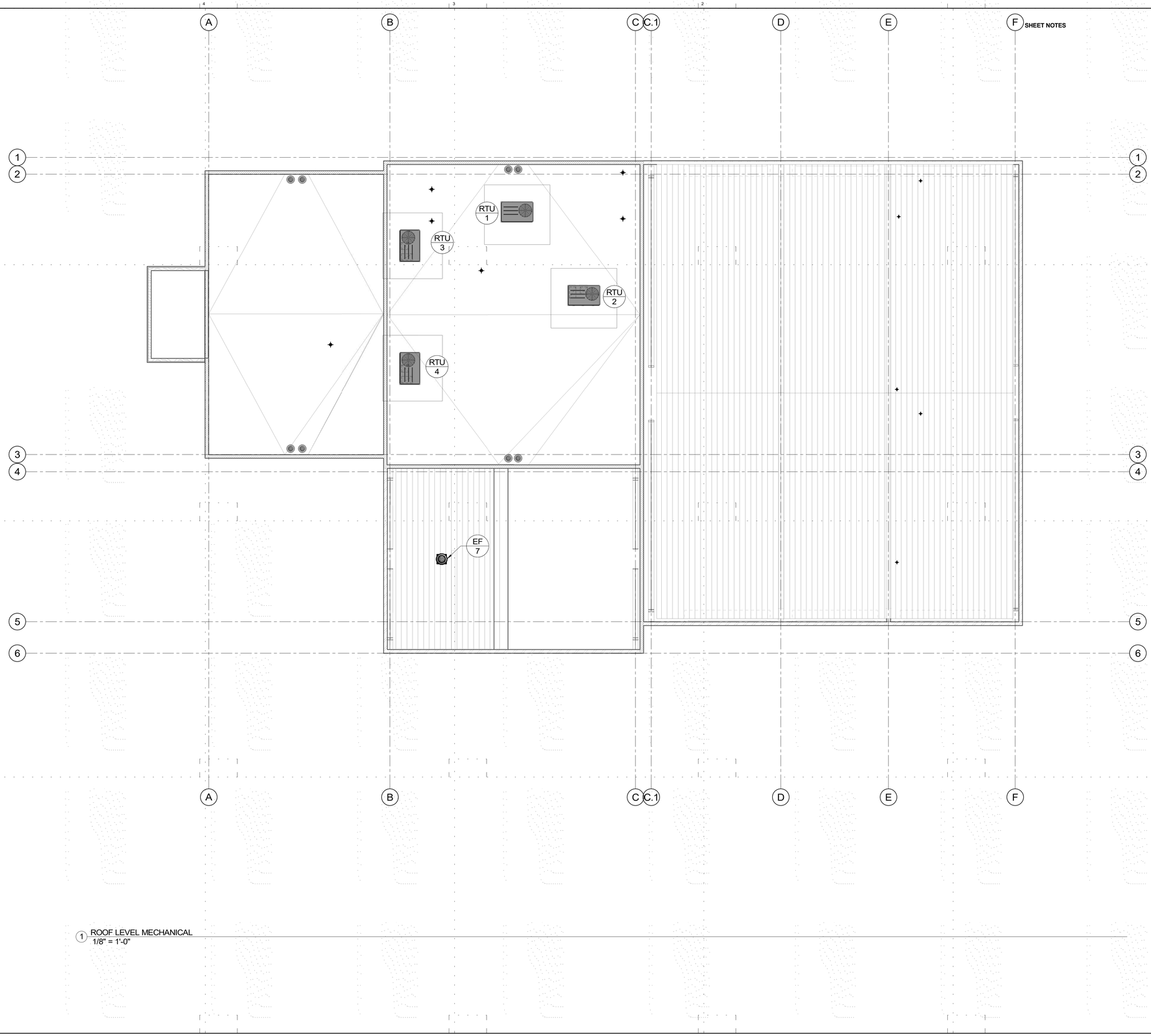
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MAIN LEVEL MECHANICAL PLAN

ME101

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1 ROOF LEVEL MECHANICAL
1/8" = 1'-0"

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ROOF LEVEL MECHANICAL PLAN

ME102

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MECHANICAL DETAILS

ME501

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ROOF TOP UNIT SCHEDULE

TAG		AREA SERVED	CFM	CFM (OUTSIDE AIR)	ESP	HEATING		COOLING			ELECTRICAL						SEER (3-5 TON) EER (7.5+ TON)	OPERATING WEIGHT	MANUF & MODEL	SCHEDULE NOTES
TYPE	#					INPUT (BTU/HR)	OUTPUT (BTU/HR)	EAT (DB)	EAT (WB)	TOTAL LOAD (BTU/HR)	VOLTAGE	PHASE	FREQUENCY	# OF COMPRESSORS	MCA	MOCP				
RTU	1	1	1,200 CFM	300 CFM	0.5 in-wg	100,000 Btu/h	79,040 Btu/h	95 °F	63 °F	36130 Btu/h	208 V	3	60 Hz	1	21.4 A	30 A	13	750 lb	TRANE YSC036	
RTU	2	1	1,600 CFM	300 CFM	0.5 in-wg	100,000 Btu/h	80,000 Btu/h	95 °F	63 °F	48000 Btu/h	208 V	3	60 Hz	1	24.1 A	35 A	13	800 lb	TRANE YSC048	
RTU	3	1	1,200 CFM	300 CFM	0.5 in-wg	100,000 Btu/h	79,040 Btu/h	95 °F	63 °F	36130 Btu/h	208 V	3	60 Hz	1	21.4 A	30 A	13	750 lb	TRANE YSC036	
RTU	4	1	1,200 CFM	300 CFM	0.5 in-wg	100,000 Btu/h	79,040 Btu/h	95 °F	63 °F	36130 Btu/h	208 V	3	60 Hz	1	21.4 A	30 A	13	750 lb	TRANE YSC036	

EXHAUST FAN SCHEDULE

TAG					ELECTRICAL						OPERATING WEIGHT	MANUF & MODEL	SCHEDULE NOTES
TYPE	#	AREA SERVED	CFM	ESP	VOLTAGE	PHASE	FREQUENCY	RPM	HP	SONES			
EF	1	STAFF SHOWER 104	100 CFM	0.35 in-wg	120 V	1	60 Hz	985	0.05 hp	2	14 lb	COOK GC	
EF	2	STAFF SHOWER 107	100 CFM	0.35 in-wg	120 V	1	60 Hz	985	0.05 hp	2	14 lb	COOK GC	
EF	3	STAFF CHANGING 106	75 CFM	0.35 in-wg	120 V	1	60 Hz	900	0.04 hp	1.5	14 lb	COOK GC	
EF	4	STAFF CHANGING 108	75 CFM	0.35 in-wg	120 V	1	60 Hz	900	0.04 hp	1.5	14 lb	COOK GC	
EF	5	STAFF T.R. 111	75 CFM	0.35 in-wg	120 V	1	60 Hz	900	0.04 hp	1.5	14 lb	COOK GC	
EF	6	PUBLIC T.R. 119	75 CFM	0.35 in-wg	120 V	1	60 Hz	900	0.04 hp	1.5	14 lb	COOK GC	
EF	7	MIXED CHEMICAL	310 CFM	0.35 in-wg	120 V	1	60 Hz	1210	0.07 hp	6	38 lb	COOK ACEB	

INFARED RADIANT HEATER SCHEDULE

TAG		HEATING	ELECTRICAL			MOUNTING HEIGHT	FLUE	OPERATING WEIGHT	MANUF & MODEL	SCHEDULE NOTES
TYPE	#	INPUT (BTU/HR)	VOLTAGE	PHASE	FREQUENCY					
IRH	1	80,000 Btu/h	120 V	1	60 Hz	20'		199 lb	AMBIRAD VS80	
IRH	2	80,000 Btu/h	120 V	1	60 Hz	20'		199 lb	AMBIRAD VS80	
IRH	3	80,000 Btu/h	120 V	1	60 Hz	20'		199 lb	AMBIRAD VS80	
IRH	4	80,000 Btu/h	120 V	1	60 Hz	20'		199 lb	AMBIRAD VS80	
IRH	5	80,000 Btu/h	120 V	1	60 Hz	20'		199 lb	AMBIRAD VS80	

DIFFUSER AND GRILLE SCHEDULE

TAG	MAX FLOW	FACE SIZE		NECK SIZE		CEILING TYPE	BLOW PATTERN	THROW @ 50 FPM	MAX NC	MANUF & MODEL	SCHEDULE NOTES
		LENGTH	WIDTH	LENGTH/ DIAMETER	WIDTH						
EG-3	375 CFM	12"	12"	12"	12"	HARD	N/A	0'	25	PRICE 535	

ELECTRIC BASEBOARD HEATER SCHEDULE

TAG			HEATING INPUT (WATTS)	ELECTRICAL			OPERATING WEIGHT	MANUF & MODEL	SCHEDULE NOTES
TYPE	#	LENGTH		VOLTAGE	PHASE	FREQUENCY			
EBB	1	4' - 0"	1,000 W	208 V	1	0 Hz	12 lb	QMARK QMKC	
EBB	2	6' - 0"	1,500 W	208 V	1	0 Hz	16 lb	QMARK QMKC	
EBB	2	6' - 0"	1,500 W	208 V	1	0 Hz	16 lb	QMARK QMKC	
EBB	3	8' - 0"	2,000 W	208 V	1	0 Hz	20 lb	QMARK QMKC	
EBB	4	4' - 0"	1,000 W	208 V	1	0 Hz	12 lb	QMARK QMKC	

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MECHANICAL SCHEDULES

ME601

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PLUMBING LEGEND			
MEANING	SYMBOL OR ABBREVIATION	MEANING	SYMBOL OR ABBREVIATION
HOT WATER LINE	HW	WALL CLEANOUT	WCO
COLD WATER LINE	CW	CLEANOUT	CO
HOT WATER RECIRCULATING LINE	HWREC	CLEANOUT TO GRADE	COTG
VENT LINE	V	FLOOR CLEANOUT	FCO
WASTE LINE	SS	BALL VALVE	
GAS LINE	G	UNION	
VENT THRU ROOF	VTR	CONNECTION TO EXISTING PIPING	
UNDER FLOOR	UF	REGULATOR	
SANITARY SEWER	SS	SOFT WATER	SW
PRIMARY ROOF DRAIN	PRD	SECONDARY ROOF DRAIN	SRD
FIXTURE CALLOUT	WC-1	FIXTURE CALLOUT ABOVE	WC

PLUMBING GENERAL NOTES

G-1 - ALL PLUMBING SHALL BE INSTALLED AND CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) WITH UTAH ANNOTATIONS AND LOCAL AUTHORITY REQUIREMENTS.

G-2 - ALL PIPING MATERIALS SHALL MEET ALL REQUIREMENTS OF IPC AND LOCAL AUTHORITY. PLASTIC PIPING SHALL BE ALLOWED ONLY WHERE ALLOWED BY CODE. PLASTIC PIPING SHALL NOT BE ROUTED THROUGH RETURN AIR PLENUMS OR OTHER AREAS PROHIBITED BY THE IMC, IPC, OR NFPA CODES OR BY LOCAL AUTHORITY.

G-3 - GAS PIPING INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH GAS COMPANY REGULATIONS, NFPA CODE REQUIREMENTS, AND LOCAL AUTHORITY.

G-4 - ALL MATERIALS SHALL BE NEW AND SHALL BE DOMESTIC MADE UNLESS SPECIFICALLY APPROVED OTHERWISE IN WRITING BY ARCHITECT OR OWNER.

G-5 - PROVIDE VACUUM BREAKERS AND BACK FLOW PREVENTERS WHERE REQUIRED BY CODE OR WHERE THERE MAY BE ANY POSSIBLE CHANCE FOR CROSS CONTAMINATION. PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH UTAH CODE.

G-6 - ALL PLUMBING INFORMATION IS NOT LIMITED TO THE PLUMBING DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMATION ON ALL OTHER CONSTRUCTION DOCUMENTS INCLUDING SPECIFICATIONS, ARCHITECTURAL DRAWING, STRUCTURAL DRAWINGS, MECHANICAL DRAWINGS, AND ELECTRICAL DRAWINGS.

G-7 - THE WORKING DRAWINGS ARE DIAGRAMMATIC. BECAUSE OF THE SMALL SCALE OF THE DRAWING, THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL PIPING SHALL BE CHECKED AND COORDINATED WITH THE SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

G-8 - COORDINATE ALL PIPING AND PLUMBING EQUIPMENT WITH ALL OTHER TRADES AND/OR CONTRACTORS PRIOR TO INSTALLATION.

G-9 - ANY AND ALL ALTERATIONS TO THE SYSTEM SHOWN SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR AND ARCHITECT/ENGINEER SHALL BE NOTIFIED IN WRITING PRIOR TO CHANGES.

G-10 - GAS LINE FITTINGS SHALL BE STANDARD WELD FITTINGS WITH TAPERED REDUCERS. DO NOT USE VALVES, UNIONS, OR AUTO CONTROLS IN GAS LINES ROUTED IN INACCESSIBLE CONCEALED SPACES.

G-11 - ALL WATER SYSTEMS SHALL MEET THE REQUIREMENTS OF ANSI/NSF STANDARD 61 SECTION 9 (1998), CONCERNING METAL CONTAMINANTS IN THE WATER SYSTEM.

G-12 - WATER PIPING SHALL NOT BE ROUTED IN OUTSIDE WALLS OR ON EXTERIOR SIDE OF BUILDING INSULATION ENVELOPE.

G-13 - WATER HAMMER ARRESTORS SHALL BE INSTALLED IN ALL WATER LINES WITH QUICK OPEN OR QUICK CLOSE VALVES.

WATER HAMMER ARRESTOR SCHEDULE:

TYPE A	1-11 FIXTURE UNITS
TYPE B	12-32 FIXTURE UNITS
TYPE C	33-60 FIXTURE UNITS
TYPE D	61-113 FIXTURE UNITS

G-14 - ALL PIPING, MATERIALS, ETC. SHALL BE NEW AND DOMESTIC MADE UNLESS SPECIFICALLY AUTHORIZED IN WRITING PRIOR TO BID.

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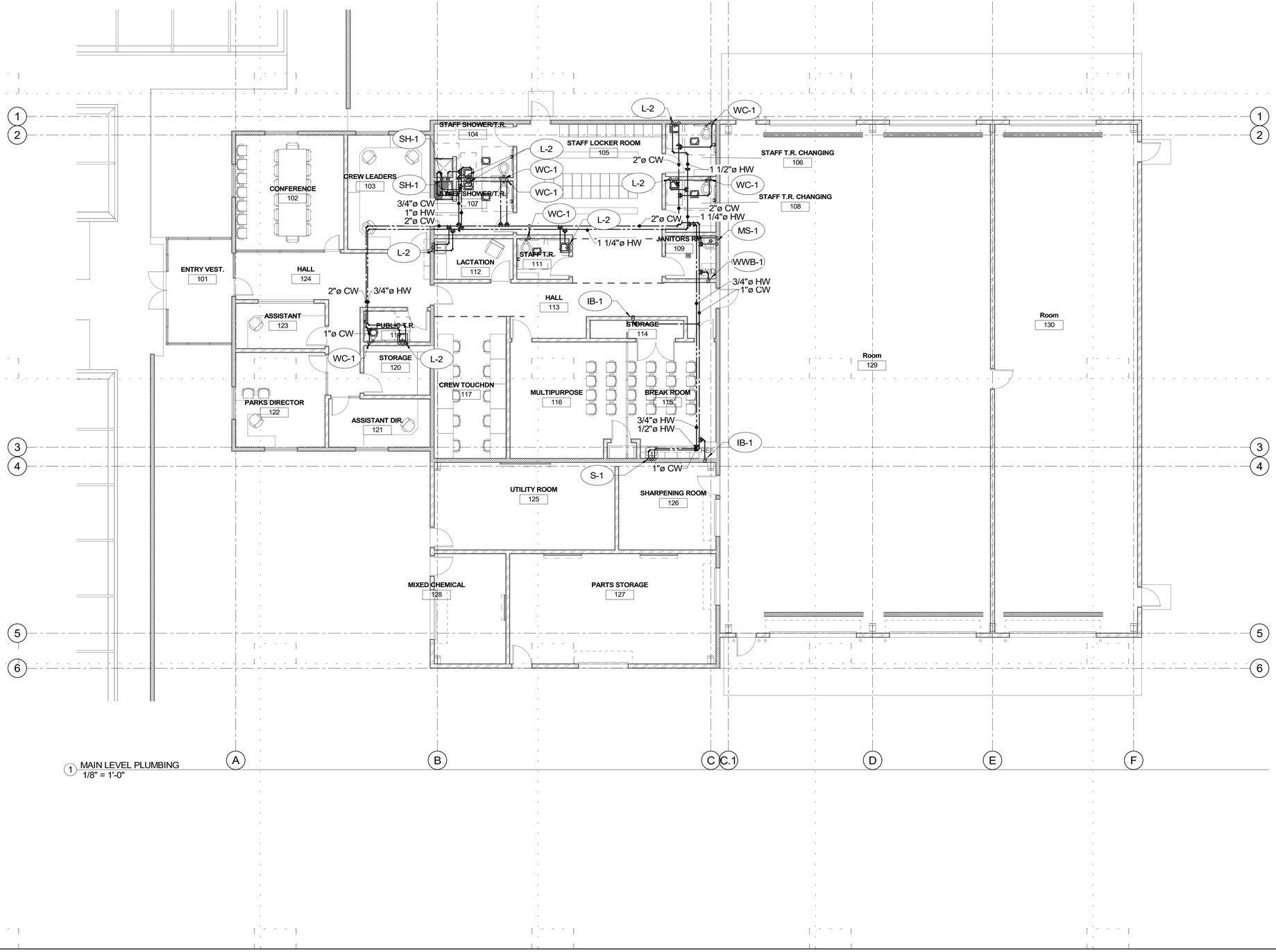
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PLUMBING GENERAL NOTES AND LEGEND

PG001

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SHEET NOTES



1 MAIN LEVEL PLUMBING
1/8" = 1'-0"

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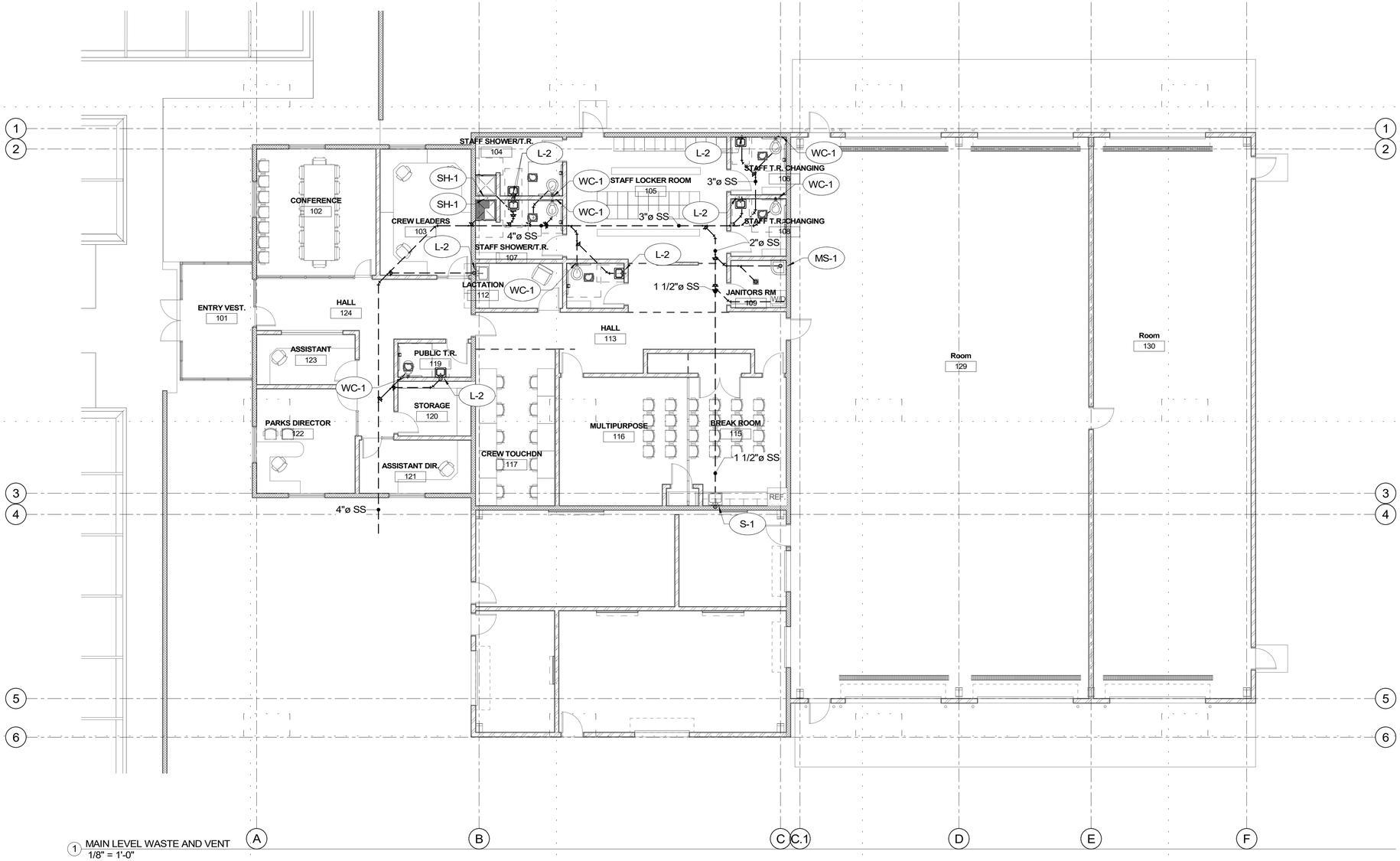
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MAIN LEVEL PLUMBING PLAN

PE101

SHEET NOTES



1 MAIN LEVEL WASTE AND VENT
1/8" = 1'-0"

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MAIN LEVEL WASTE AND VENT PLAN

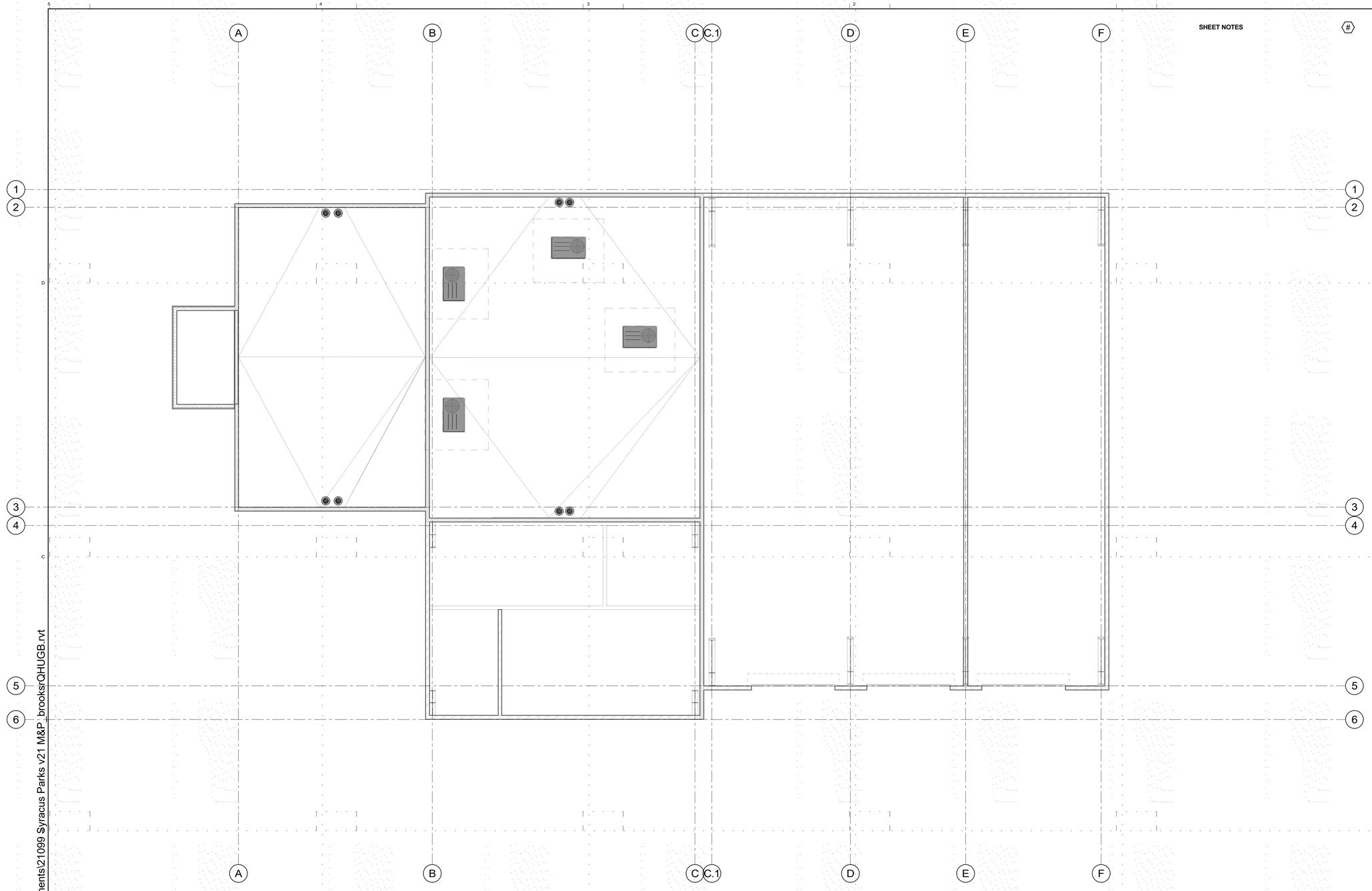
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SHEET NOTES

#



1 UPPER LEVEL PLUMBING
1/8" = 1'-0"

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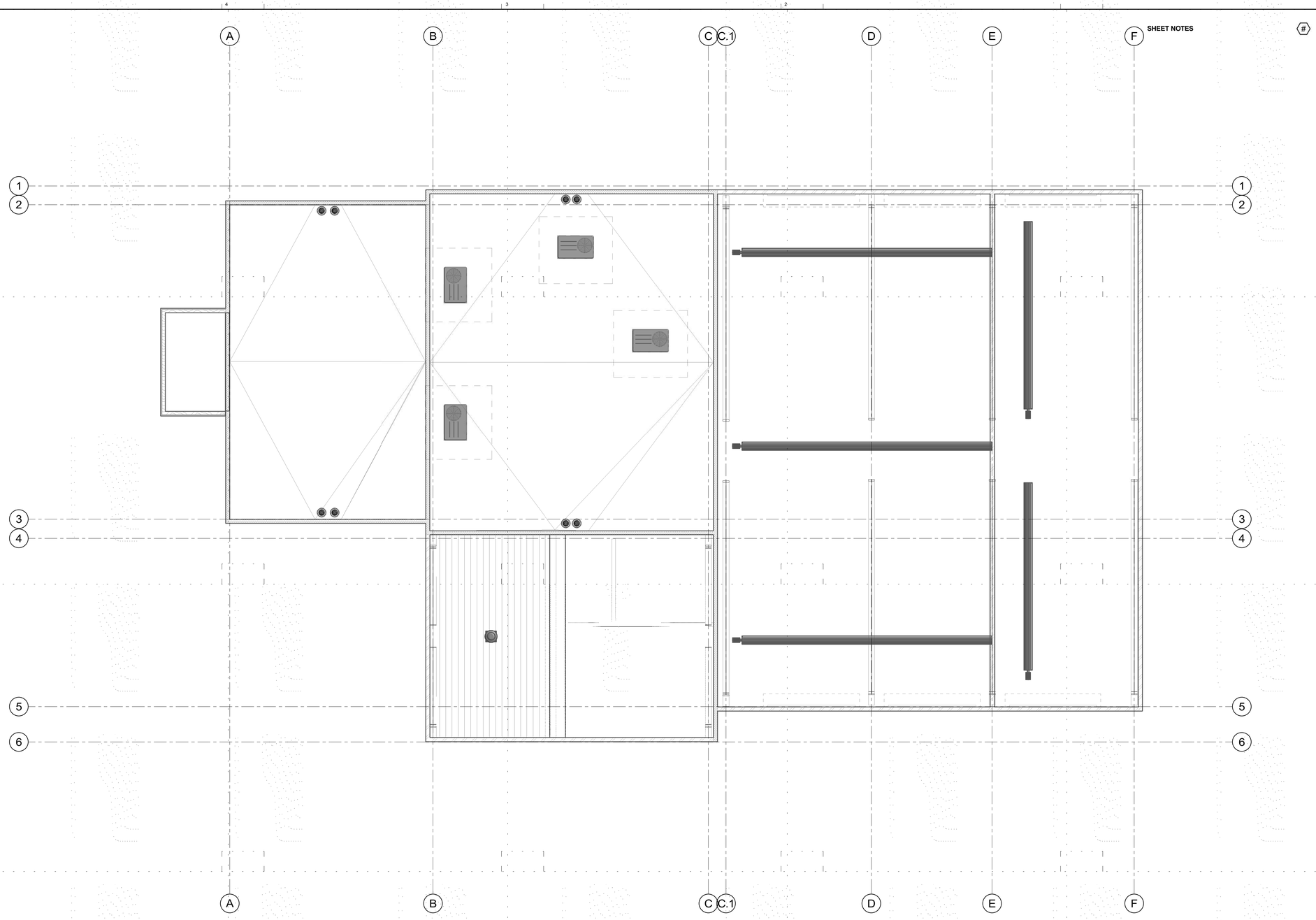
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UPPER LEVEL PLUMBING PLAN

PE103

SHEET NOTES



1 ROOF LEVEL PLUMBING
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ROOF LEVEL PLUMBING PLAN

PE104

PLUMBING FIXTURE SCHEDULE

TAG

EQUIPMENT NUMBER	FIXTURE	PLUMBING PIPE SIZES					POINT OF USE MIXING VALVE?	MAX OUTLET TEMP	REMARKS
		TRAP	WASTE	VENT	COLD WATER	HOT WATER			
FD-1	FLOOR DRAIN	2"	2"	1 1/2"	0"	0"	No		FLOOR DRAIN WITH TRAP GUARD. WATTS FD-100-A OR EQUAL.
IB-1	ICE MACHINE WALL BOX	0"	0"	0"	1/2"	0"			PROVIDE GUY GREY MIB OR EQUAL WITH SHUTOFF VALVE.
L-2	LAVATORY	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"	Yes	110 °F	WALL MOUNTED SINK WITH BATTERY SENSOR FAUCET WITH THERMOSTATIC AND PRESSURE MIXING VALVE. PROFLO PF5514WH WITH SYMMONS S-6080-SSUP BATTERY SENSOR FAUCET OR EQUAL.
MS-1	MOP SINK	3"	3"	2"	3/4"	3/4"	Yes	120 °F	CORNER-MOUNTED MOP SINK. PROVIDE WITH DRAIN FITTING, SERVICE SINK FAUCET WITH VACUUM BREAKER, HOSE, 3 STATION MOP HOLDER, HOSE HANGER, AND STAINLESS STEEL SPLASH GUARD. KOHLER K6710 WITH CHICAGO 540-LD897SCP OR EQUAL.
S-1	SINK	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"	Yes	110 °F	COUNTER-MOUNTED DROP-IN 18 GAUGE STAINLESS STEEL SINK. PROVIDE WITH THERMOSTATIC AND PRESSURE MIXING VALVE. JUST SL-1815-A-GR WITH SYMMONS SK-3500 OR EQUAL.
SH-1	ADA SHOWER	2"	2"	1 1/2"	1/2"	1/2"	Yes	110 °F	ADA COMPLIANT SHOWER WITH HAND SHOWER, ADJUSTABLE SLIDE BAR, AND DIVERTER VALVE. PROVIDE WITH THERMOSTATIC AND PRESSURE MIXING VALVE. PROVIDE FLOOR DRAIN AT BASE WITH STAINLESS STEEL GRATE. SYMMONS S-96-600-B30 WITH WATTS FD-1100-A FLOOR DRAIN OR EQUAL.
WC-1	ADA WATER CLOSET	3"	3"	2"	1"	0"	No		ADA COMPLIANT FLOOR-MOUNTED FLUSH TANK WATER CLOSET. PROVIDE 1.28 GPF WATER CLOSET WITH FLUSH CONTROLS INSTALLED ON OPEN SIDE OF WATER CLOSET. AMERICAN STANDARD CADET-3 ELONGATED OR EQUAL.
WWB-1	WASHER WALL BOX	0"	0"	0"	1/2"	0"			PROVIDE GUY GREY MIB OR EQUAL WITH SHUTOFF VALVE.

WATER HEATER (GAS) SCHEDULE

TAG

EQUIPMENT NUMBER	INPUT (BTU/HR)	OUTPUT (BTU/HR)	GPH RECOVERY @ 100 F	STORAGE CAPACITY	RELIEF VALVE BTU / PRESSURE RATING	TANK STORAGE TEMP	MASTER MIXING VALVE REQUIRED?	FLUE	OPERATING WEIGHT	MANUF & MODEL	SCHEDULE NOTES

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PROJECT #: 21099

PROJECT STATUS
00/00/2020

	DATE	REVISION

PLUMBING SCHEDULES

PE601

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SYMBOL SCHEDULE

NOTES:

1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR.
3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
4. SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED.
5. NEMA TYPE 'ND' NON-FUSED UNLESS NOTED 'F' (FUSED). USE 'HD' 480 V.
6. HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR.
7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
8. DOUBLE ARROWS INDICATES A DOUBLE FACE UNIT.
9. DEVICES NOTED WITH AN 'A' INDICATE TO COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
10. SUBSCRIPT INDICATES NEMA CONFIGURATION.
11. SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR. DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING.
12. COORDINATE WITH DOOR HARDWARE SUPPLIER.
13. FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +16" TO BOTTOM OF BOX FROM FINISHED FLOOR, OR AS NOTED.
14. ARROWS SHOWN ON DEVICE INDICATE SENSOR AIMING DIRECTION.
15. CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE INDICATED IN TAG.
16. MOUNT ON TRACK OF OVERHEAD DOOR, 6" FROM TOP OF DOOR, UNLESS OVERHEAD DOOR IS A ROLL UP DOOR, THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS.
17. INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW INDICATES FRONT OF RACK.
19. SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION.
20. MOUNTING HEIGHT IS TO BOTTOM OF DISPLAY.

*TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED ON THIS SET OF DRAWINGS.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

TELECOMMUNICATIONS

W	WALL PHONE	+60" OR AS NOTED	2.
	DATA OUTLET, ONE CABLE	+18" OR AS NOTED	2. 9. 11.
	DATA OUTLET, TWO CABLES	+18" OR AS NOTED	2. 9. 11.
	DATA OUTLET, THREE CABLES	+18" OR AS NOTED	2. 9. 11.
X	DATA OUTLET, "X" INDICATES QUANTITY	+18" OR AS NOTED	2. 9. 11.
	DATA OUTLET, CEILING	AS NOTED	
WAP WAP	WIRELESS ACCESS POINT, TWO CABLES SOLID = WALL, DASHED = CEILING	WALL / CEILING	11.
	TELEVISION OUTLET	+18" OR AS NOTED	9. 11.

	TELEPHONE DEMARCATION BOARD				
CLG	EQUIPMENT CEILING RACK	CEILING			
	EQUIPMENT 4-POST RACK / CABINET	AS NOTED	18. SEE SPEC.		
	EQUIPMENT 2-POST RACK	AS NOTED	18. SEE SPEC.		
SPL	SPLITTER	ABOVE CEILING			
VIA	VIA	ABOVE CEILING			
BDA	FIBER BDA	ABOVE CEILING			
ANT XX	ANTENNA PS = PUBLIC SAFETY COM = CELLULAR/COMMERCIAL	CEILING			

FIRE ALARM

	BELL	+94"	2.
C	CHIME / STROBE	+94" / CEILING	2.
F	FIRE ALARM MANUAL STATION	+46"	2.
H	FIRE ALARM SIGNAL HORN / STROBE	+94" / CEILING	2.
H CLG	CONCEALED FIRE ALARM HORN / STROBE	CEILING	
H	CONCEALED FIRE ALARM HORN / STROBE WALL	+94"	2.
E	FIRE ALARM SPEAKER / STROBE	+94" / CEILING	2.
E CLG	CONCEALED FIRE ALARM SPEAKER / STROBE	CEILING	
E	CONCEALED FIRE ALARM SPEAKER / STROBE WALL	+94"	2.
S	FIRE ALARM STROBE	+94" / CEILING	2.
S CLG	CONCEALED FIRE ALARM STROBE	CEILING	
S	CONCEALED FIRE ALARM STROBE WALL	+94"	2.
K	FIRE ALARM SPEAKER ONLY	+94" / CEILING	2.
B	FIRE ALARM STROBE WITH BLUE COLORED LENS (CO V/SUAL ALARM)	+94" / CEILING	2.
ANN	FIRE ALARM ANNUNCIATOR PANEL	+58"	2. SEE DIAGRAM
V	ASPIRATING SMOKE DETECTION SYSTEM	CEILING	MOUNT AS PER MFR.
B	BEAM DETECTOR		MOUNT AS PER MFR.

S	SMOKE DETECTOR	CEILING			
SC	SMOKE/CARBON MONOXIDE DETECTOR	CEILING			
C	CARBON MONOXIDE DETECTOR	CEILING			
H	HEAT DETECTOR	CEILING			
D	DUCT SMOKE DETECTOR		MTD. IN DUCT		
D	FIRE/SMOKE DAMPER				
	DOOR HOLDER	AS NOTED			
FS	FLOW SWITCH				
TS	TAMPER SWITCH				
WF	WATER FLOOD INDICATOR				
	O.S. & Y. VALVE		SEE DIAGRAM		
R	FIRE ALARM RELAY OR SECURITY RELAY				
CM	FIRE ALARM CONTROL MODULE				
MM	FIRE ALARM MONITOR MODULE				
TWZ	TWO-WAY COMMUNICATION SYSTEM CONTROL PANEL	+46"	2.		
TW	TWO-WAY COMMUNICATION SYSTEM CALL STATION	+46"	2.		

SECURITY

###	IP CAMERA - SEE SCHEDULE	AS NOTED	14. 15.
NVR	NETWORK VIDEO RECORDER		
DC 1	SECURITY SYSTEM DOOR CONTACT	DOOR JAMB	
DC 2	SECURITY SYSTEM GARAGE DOOR CONTACT	+96" OR AS NOTED	17.
DB X	DURESS PUSHBUTTON: T = TRANSMITTER, R = RECEIVER, H = HARDWIRED	AS NOTED	17.
MD MD	INTRUSION MOTION DETECTOR SOLID - WALL MOUNTED, DASHED = CEILING		17.
GB GB	GLASS BREAK DETECTOR: SOLID = WALL MOUNTED, DASHED = CEILING		17.
AS AS	ALARM SIREN		17.
PI	INTRUSION SYSTEM POP-IT		17.
KP	INTRUSION SYSTEM KEYPAD (ARM/DISARM)	+46"	2.
INT	INTERCOM STATION	+46"	2.
ML	MAGNETIC LOCK		
DH	DOOR HOLD OPEN	AS NOTED	17.

ES	ELECTRIC DOOR STRIKE	DOOR JAMB	12.		
DP	DOOR POSITION INTRUSION SWITCH	DOOR JAMB	12.		
EL	ELECTRIC DOOR LOCK	DOOR JAMB	12.		
RX	ACCESS CONTROL SYSTEM, REQUEST TO EXIT		17.		
EC	ELECTRIC CRASH BAR	DOOR HARDWARE	12.		
CR	ACCESS CONTROL CARD READER	+46"	2.		
BR	ACCESS CONTROL BIOMETRIC READER	+46"	2.		
KS	KEY OVERRIDE SWITCH	+46"	2.		
ICR	INTEGRATED CARD READER AND LOCK	+46"	2.		
KCR	KEYPAD CARD READER COMBO	+46"	2.		
X	MOMENTARY PUSH BUTTON. DR = DOOR RELEASE, LD = LOCKDOWN, PTE = PUSH TO EXIT	AS NOTED	9.		
R	SECURITY RELAY				

AUDIOVISUAL

HD	HDMI INPUT, WALL PLATE WITH HUBBELL HBL260 JUNCTION BOX, SINGLE GANG MUDRING	+18" OR AS NOTED	2. 9.
HV	HDMI AND VGA INPUT, WALL PLATE WITH HUBBELL HBL260 JUNCTION BOX, DOUBLE GANG MUDRING	+18" OR AS NOTED	2. 9.
TxH	HDBaseT, HDMI INPUT TRANSMITTER, WALL PLATE WITH HUBBELL HBL260 J-BOX, SINGLE GANG MUDRING	+18" OR AS NOTED	2. 9.
TxD	HDBaseT, HDMI AND VGA TRANSMITTER, WALL PLATE WITH HUBBELL HBL260 J-BOX, DOUBLE GANG MUDRING	+18" OR AS NOTED	2. 9.
TxM	HDBaseT, HDMI, DISPLAY PORT AND/OR VGA TRANSMIT, SURFACE MOUNTED UNDER MILLWORK/FURNITURE	UNDER TABLE	9.
TxT	HDBaseT CATEGORY 6A SF/UTP, WALL PLATE WITH HUBBELL, HBL 260 J-BOX, SINGLE GANG MUDRING	+18" OR AS NOTED	2. 9.

RxH	HDBaseT, HDMI INPUT RECEIVER, WALL PLATE WITH HUBBELL HBL260 J-BOX, SINGLE GANG MUDRING	BEHIND DISPLAY	2.
	LOUDSPEAKER, CEILING RECESSED OR PENDANT	CEILING	
SB#	SOUND BAR, REFER TO SPECIFICATIONS FOR TYPE	UNDER DISPLAY	2. 19.
D##	COMMERCIAL GRADE DISPLAY, ## = SIZE (INCHES)	AS NOTED	20.
SC#	PROJECTION SCREEN. REFER TO SPECIFICATIONS / DRAWINGS FOR SCREEN TYPE AND SIZE	WALL OR CEILING	2.
P#	COMMERCIAL GRADE PROJECTOR	WALL OR CEILING	2.

GENERAL

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
	ONE CIRCUIT, HOME RUN TO PANEL		
	2 CIRCUIT, HOME RUN TO PANEL		
	3 CIRCUIT, HOME RUN TO PANEL		
	CONDUIT RUN CONCEALED IN WALL OR CEILING		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND		
	CONDUIT UP		
	CONDUIT DOWN		
	CONDUIT STUB LOCATION	CAP CONDUIT	
	CONDUIT / CIRCUIT CONTINUATION		

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
J F	JUNCTION BOX ('F" IN FLOOR)	AS NOTED	
	EQUIPMENT PANEL, SEE DRAWINGS	+72"	6.
	CABLE TRAY	AS NOTED	
	GROUND BUS BAR	+18"	6.
X	LIGHT FIXTURE (LETTER DESIGNATES TYPE)		
X X	EQUIPMENT NUMBER		
X	ARCHITECTURAL ROOM NUMBER		
X	DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE		
X	DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE / LEGEND		

LIGHTING

	CEILING LIGHT FIXTURE	CEILING	1.
	WALL LIGHT FIXTURE	AS NOTED	1.
	RECESSED DOWNLIGHT FIXTURE	CEILING	1.
	RECESSED WALL-WASH DOWNLIGHT FIXTURE	CEILING	1.
	LIGHT FIXTURE	AS NOTED	1.
	EGRESS LIGHT FIXTURE	AS NOTED	1.
	AREA LIGHT POLE AND FIXTURE	CONCRETE BASE	1. SEE DIAGRAM
	BOLLARD	CONCRETE BASE	1.
	STEP LIGHT FIXTURE	AS NOTED	1.
	IN-GRADE LIGHT FIXTURE	CONCRETE BASE	1.
	FLOOD OR TRACK FIXTURE	AS NOTED	1.
X	CEILING / WALL MOUNTED EXIT LIGHT	CEILING/ AS NOTED	1. 3. 8.
	EMERGENCY LIGHT FIXTURE	AS NOTED	1.
	COMBO EXIT / EMERGENCY LIGHT FIXTURE	AS NOTED	1.
PP	POWER PACK	ABOVE CEILING	SEE DIAGRAM, SPEC.
RC X	DIGITAL ROOM CONTROLLER (SUBSCRIPT INDICATES NUMBER OF RELAYS)	ABOVE CEILING	SEE DIAGRAM, SPEC.

EP	EMERGENCY LIGHTING CONTROL UNIT	ABOVE CEILING	SEE DIAGRAM, SPEC.
S	SINGLE POLE SWITCH	+46"	2. 4.
S3	THREE-WAY SWITCH	+46"	2. 4.
S4	FOUR-WAY SWITCH	+46"	2. 4.
SK	KEY OPERATED SWITCH	+46"	2. 4.
SP	SWITCH WITH PILOT LIGHT	+46"	2. 4.
SD	VARIABLE INTENSITY SWITCH	+46"	2. 4.
STM	TIMER SWITCH	+46"	2. 4.
	MOMENTARY CONTACT SWITCH	+46"	2. 4.
X	LOW VOLTAGE WALLSTATION (SUBSCRIPT INDICATES CONFIGURATION & CONTROL SEQUENCE)	+46"	2. SEE DIAGRAM, SPEC.
	DUAL TECH. CEILING MOUNTED OCCUPANCY SENSOR (PROVIDE WITH ALL PP AND ROOM CONTROLLERS)	CEILING	SEE DIAGRAM, SPEC.
	DUAL TECH. WALL MOUNTED OCCUPANCY SENSOR (SUBSCIPT D = DIMMING AND DAYLIGHT CONTROL)	+46"	2. 4. SEE DIAGRAM, SPEC.
P	PHOTO-ELECTRIC CONTROL (LOCATE ON ROOF, FACE NORTH)	AS NOTED	MOUNT AS PER MFR.
	DIGITAL DAYLIGHT SENSOR	CEILING	SEE DIAGRAM, SPEC.
TC	TIME CLOCK	+60"	2.
R	RECEPTACLE SWITCH PACK	ABOVE CEILING	

POWER

	DUPLEX RECEPTACLE UPPER OUTLET SWITCH CONTROLLED	+18" OR AS NOTED	2. 9.
	SIMPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
T	TAMPER-PROOF RECEPTACLE	+18" OR AS NOTED	2. 9.
	DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9. 11.
U	DUPLEX RECEPTACLE WITH USB OUTLET	+18" OR AS NOTED	2. 9.
	CONTROLLED DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
A	DUPLEX RECEPTACLE		9.
G	5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE		13.
WP	WEATHERPROOF RECEPTACLE	+24" OR AS NOTED	2. 9.
IG	ISOLATED GROUND RECEPTACLE	+18" OR AS NOTED	2. 9.
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	DUPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.
	FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9. 11.
	GROUND FAULT INTERRUPTER FOURPLEX RECEPT	+18" OR AS NOTED	2. 9.
	FOURPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.
	CONTROLLED FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	TVSS PROTECTED RECEPTACLE	+18" OR AS NOTED	2. 9.
	SPECIAL PURPOSE OUTLET	+18" OR AS NOTED	2. 10. W/ CAP.
	CORD DROP		SEE DIAGRAM
	CORD REEL		SEE DIAGRAM
	TOMBSTONE RECEPTACLE		

R	RECEPTACLE SWITCH PACK	ABOVE CEILING	
	POWER POLE		
J	PLUGMOLD	+46" OR AS NOTED	2. SEE SPEC.
DP	FLAT PANEL DISPLAY WALL BOX TVSS RECEPT., DATA AND OTHER DEVICES, REFER TO DIAGRAMS	AS NOTED	SEE DIAGRAM, SPEC. 26 2726
CP	CEILING PROJECTION SYSTEM CEILING BOX	ABOVE CEILING	SEE DIAGRAM, SPEC.
C	CLOCK OUTLET	+90"	2.
	DOORBELL CHIME	+90"	2.
FB	FLOOR BOX - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
PT	POKE THRU - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
	MOTOR OUTLET	TO SUIT EQUIP.	
	PUSHBUTTON	+46"	2.
	NON-FUSED DISCONNECT SWITCH	+60"	5. 6.
F	FUSED DISCONNECT SWITCH	+60"	5. 6.
B	BREAKER DISCONNECT SWITCH	+60"	5. 6.
ST	MANUAL STARTER THERMAL OVERLOAD SWITCH WITH PILOT LIGHT	+46"	2.
	MAGNETIC STARTER	+60"	6. 7.
	MAGNETIC STARTER / DISCONNECT COMBINATION	+60"	6. 7.
VFD	VARIABLE FREQUENCY DRIVE	+66"	6.
	PANEL BOARD	+72"	6.
	MAIN DISTRIBUTION PANEL		
M	UTILITY METER / CT CABINET	+72"	6.

SHEET INDEX

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EY401	SYSTEMS PLAN
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EX502	PANELBOARD SCHEDULES
EX601	ELECTRICAL DIAGRAMS
EX602	ELECTRICAL DIAGRAMS

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SALT LAKE ST GEORGE

SYRACUSE CITY PARKS MAINTENANCE FACILITY

SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 50%
REVIEW

△	DATE	REVISION

SCHEDULES AND NOTES

EG001

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ABBREVIATIONS INDEX

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
#	NUMBER	MH	MANHOLE
AC	ALTERNATING CURRENT	MIC	MICROPHONE
A.F.F.	ABOVE FINISH FLOOR	MIN	MINIMUM
AIC	AMPS INTERRUPTING CAPACITY	MTG	MOUNTING
AM	AMPS METER	MTR	MOTOR
AMP	AMPERE	N/A	NOT APPLICABLE
ANN	ANNUNCIATOR	NC	NORMALLY CLOSED
ATS	AUTOMATIC TRANSFER SWITCH	NEC	NATIONAL ELECTRICAL CODE
AUX	AUXILIARY	NEMA	NATIONAL ELECT. MANUFAC. ASSOC.
AWG	AMERICAN WIRE GAUGE	NFPA	NATIONAL FIRE PROTECTION ASSOC.
BC	BARE COPPER	N.I.C.	NOT IN CONTRACT
BFG	BELOW FINISH GRADE	NO	NORMALLY OPENED
C	CONDUIT	NTS	NOT TO SCALE
CAB	CABINET	OS & Y	OUTSIDE SCREW & YOKE
CATB	COMMUNITY ANTENNA TELEVISION	PB	PUSHBUTTON
CATV	CABLE TELEVISION	PF	POWER FACTOR
CKT	CIRCUIT	PFR	PHASE FAILURE RELAY
CLG	CEILING	PNL	PANEL
CNTR	CONTRACTOR	PT	POTENTIAL TRANSFORMER
C.O.	CONDUIT ONLY	PVC	POLYVINYL CHLORIDE CONDUIT
CRT	COMPUTER TERMINAL	(R)	RELOCATE
CT	CURRENT TRANSFORMER	RECEP	RECEPTACLE
CU	COPPER	REQ	REQUIREMENT
C/W	COMPLETE WITH	RLA	RATED LOAD AMPS
DB	DECIBEL	RMP	ROCKY MOUNTAIN POWER
DC	DIRECT CURRENT	RMS	ROOT MEAN SQUARE
DWG	DRAWING	SE	SERVICE ENTRANCE
(E)	EXISTING	SPEC	SPECIFICATIONS
EC	EMPTY CONDUIT	SPKR	SPEAKER
EG	EMERGENCY GENERATOR	SS	SELECTOR SWITCH
EMT	ELECTRICAL METALLIC TUBING	SW	SWITCH
EX	EXPLOSION PROOF	SWBD	SWITCHBOARD
FACP	FIRE ALARM CONTROL PANEL	SWGR	SWITCHGEAR
FC	FOOT CANDLE	TTB	TELEPHONE TERMINAL BOARD
FT	FOOT	TTC	TELEPHONE TERMINAL CABINET
GFI	GROUND FAULT INTERRUPTER	TV	TELEVISION
GND	GROUND	TYP	TYPICAL
GRC	GALVANIZED RIGID CONDUIT	UG	UNDERGROUND
HP	HORSE POWER	UPS	UNINTERRUPTED POWER SUPPLY
HZ	HERTZ	V	VOLT (KV-KILOVOLT)
IFC	INTERNATIONAL FIRE CODE	VA/R	VOLT-AMPS/REACTIVE
IG	ISOLATED GROUND	VM	VOLT METER
IMC	INTERMEDIATE METALLIC CONDUIT	W	WATTS
IN	INCH	W/	WITH
J-BOX	JUNCTION BOX	WH	WATTHOUR METER
KV	KILOVOLT	W/O	WITHOUT
KVA	KILOVOLT AMPERES	WP	WEATHERPROOF
KVAR	KILOVARS	XFMR	TRANSFORMER
KW	KILOWATT	XFMR SW	TRANSFER SWITCH
LRA	LOCKED ROTOR AMPS	XP	EXPLOSION PROOF
LTG	LIGHTING	1P	SINGLE-PHASE
MNF	MANUFACTURER	2P	TWO-POLE
MAX	MAXIMUM	3P	THREE-POLE
MB	MAIN BUS	4P	FOUR-POLE
MCC	MOTOR CONTROL CENTER	Ø	PHASE
MCM	1000 CIRCULAR MILLS		

GENERAL NOTES

1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
3. CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC) OF ALL EQUIPMENT FURNISHED UNDER ALL DIVISIONS, INCLUDING ALL EXISTING EQUIPMENT TO BE RE-USED. REVIEW ALL SHOP DRAWINGS AND EXISTING EQUIPMENT BEFORE BEGINNING ROUGH-IN.
4. SEE SECTION 265100 (16510) OF THE SPECIFICATION FOR REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
5. SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.
6. SEE SPECIFICATION FOR ENERGY SAVING LAMP AND BALLAST REQUIREMENTS.
7. FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
8. THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
9. ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH MASONRY CONTRACTOR.
10. ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
11. CONTRACTOR SHALL VERIFY FURNITURE LAYOUT PRIOR TO ANY FLOORBOX OR POKE-THRU INSTALLATION. COORDINATE EXACT LOCATION OF FLOOR BOX OR POKE-THRU WITH OWNER AND FURNITURE PROVIDER PRIOR TO ROUGH-IN.
12. CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING		
MAXIMUM LENGTH	BRANCH CIRCUIT VOLTAGE	
CONDUCTOR LENGTH (FT)	120 VOLT	277 VOLT
<70	MIN. #12 AWG	MIN. #12 AWG
70 - 115	MIN. #10 AWG	MIN. #12 AWG
115 - 170	MIN. #8 AWG	MIN. #10 AWG
170 - 270	MIN. #6 AWG	MIN. #8 AWG
271 - 380	NOTE B	MIN. #8 AWG
>380	NOTE B	NOTE B

A. THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.

B. PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE DROP LESS THAN 3% WITH A 15 AMP LOAD.

C. CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 15 AMP LOAD. IF NECESSARY,CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.

EQUIPMENT SCHEDULE

CONNECTION TYPE NOTES:

1. NON-FUSED DISCONNECT SWITCH
2. FUSED DISCONNECT SWITCH
3. BREAKER IN ENCLOSURE
4. MANUAL STARTER WITH THERMAL OVERLOAD
5. MAGNETIC STARTER
6. MAGNETIC STARTER/NON-FUSED DISCONNECT COMBINATION
7. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION
8. MAGNETIC STARTER/BREAKER COMBINATION
9. VARIABLE FREQUENCY DRIVE
10. REDUCED VOLTAGE STARTER
11. DIRECT CONNECTION
12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.
13. TWO-SPEED STARTER. COORDINATE WITH MOTOR TYPE
14. SOLID STATE SOFT-STARTER

RESPONSIBILITY LEGEND:

A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26(16)
B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION. REQUIRED CONNECTION UNDER DIVISION 26(16)
C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26(16)
D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION

CB = CIRCUIT BREAKER

NOTE 1: PER 250.122(A), EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN THE PHASE CONDUCTOR
NOTE 2: OVERCURRENT PROTECTION DEVICE (OCPD) SHOWN IS LOCATED AT POWER PANEL. ALL FUSING TO BE SIZED IN ACCORDANCE WITH FUSE MFR RECOMMENDATION FOR MOTOR NAME PLATE RATING.
NOTE 3: ALL EQUIPMENT TO BE RATED FOR THE ENVIRONMENT FOR WHICH IT IS INSTALLED.

UNIT	#	DESCRIPTION	ELECTRICAL EQUIPMENT INFORMATION								WIRE				OCPD		STARTER/ DISC/ VFD OTHER (SEE NOTES)	REMARKS
			LOAD				VOLTAGE	PHASE	FULL LOAD AMPS	CONDUIT SIZE	SETS	QTY	SIZE	EQ. GROUND	TYPE	AMPS		
			HP	FLA	MCA	VA												

PROJECT MANAGER: FRANK KNAUS

LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE ABBREVIATION SCHEDULE

A.F.F.	ABOVE FINISH FLOOR	SCBA	STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT
WALL@CLG	WALL MOUNT AT CORNER OF WALL AND CEILING	CFBA	CUSTOM FINISH AS SELECTED BY THE ARCHITECT
CCBA	CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	SFBA	STANDARD FINISH AS SELECTED BY THE ARCHITECT

LIGHT FIXTURE GENERAL NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES AND, CONFIRM CEILING TYPES WITH LIGHT FIXTURE TRIMS. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BIDDING.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE, FUSING, LED DRIVERS, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.
5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH.
6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF THE UNDERCABINET FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO FIT WITHIN THE MILLWORK. COORDINATE FIXTURE LAYOUT WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS.
7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, NOTIFY THE ELECTRICAL ENGINEER AND/OR LIGHTING DESIGNER.
8. PRIOR APPROVALS ARE REQUIRED BEFORE BIDDING THE PROJECT AND SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) EIGHT WORKING DAYS BEFORE THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.
9. REFER TO SPECIFICATIONS 20 0500, 26 5100 & 26 5600 (16001, 16510 & 16551).
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM IE; ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP
A	2' X 4' LAY-IN LED TROFFER			120 V	45 VA	LED
AE	2' X 4' LAY-IN LED TROFFER WITH BATTERY PACK			120 V	45 VA	LED
B	2' x 2' LAY-IN LED TROFFER			120 V	45 VA	LED
BE	2' x 2' LAY-IN LED TROFFER WITH BATTERY PACK			120 V	45 VA	LED
C	6" LED RECESSED CAN DOWNLIGHT			120 V	20 VA	LED
CE	6" LED RECESSED CAN DOWNLIGHT WITH EMERGENCY BATTERY PACK			120 V	20 VA	LED
EM	EMERGENCY BATTERY PACK WITH 2 ADJUSTIBLE HEADS	LITHONIA CHLORIDE SURE-LITES	ELM2-LED VLTU SEL25	120 V	5 VA	LED
HB1	LED HIGH BAY WITH CLEAR LENS			120 V	45 VA	LED
HB2	LED HIGH BAY WITH CLEAR LENS, WET LOCATION RATED			120 V	45 VA	LED
OEM	EXTERIOR WALL MOUNTED EMERGENCY LIGHT WITH BATTERY PACK			120 V	18 VA	1400 LUMEN LED, 4000K
OP1	POLE MOUNTED LED AREA LIGHT, ALUMINUM FIXTURE HOUSING AND 20-0" STEEL SQUARE POLE.			120 V	50 VA	LED
OW	EXTERIOR LED WALL PACK WITH ALUMINUM HOUSING			120 V	18 VA	1400 LUMEN LED, 4000K
S4	4' LED STRIP LIGHT WITH LENS			120 V	45 VA	LED
S8	8' LED STRIP LIGHT WITH LENS			120 V	45 VA	LED
SH	RECESSED LED SHOWER LIGHT			120 V	20 VA	LED
W4	4' LED SURFACE WRAP			120 V	45 VA	LED
X1	SINGLE FACE EXIT SIGN, UNIVERSAL MOUNTING, UNIVERSAL CHEVRONS			120 V	5 VA	

RELAY PANEL SCHEDULE 'RP1'

CABINET SIZE (# OF RELAYS):			SPARE RELAYS:			
MOUNTING:	VOLTAGE:		CONTROL CIRCUIT:	AIC RATING:		
RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING

CONTROL LEGEND	
PC	EXTERIOR PHOTOCELL
OC	OCCUPANCY/VACANCY SENSOR
DS	INTERIOR DAYLIGHT SENSOR
MS	EXTERIOR MOTION SENSOR
TC	ANALOG ASTRONOMICAL TIMECLOCK
TOD	TIME OF DAY - SOFTWARE BASED
LWS	LOCAL WALLSTATION

DIMMING LEGEND	
N	NONE
0-10	0-10 VOLT DIMMING
DMX	DIGITAL MULTIPLEX (DMX) DIMMING
3WD	3-WIRE DIMMING
ELV	ELECTRONIC LOW VOLTAGE
MLV	MAGNETIC LOW VOLTAGE
DA	DALI DIMMING

PROGRAMMING

A	NIGHT LIGHT; ALWAYS ON.
B	MASTER CLOCK SCHEDULE (PROVIDED BY OWNER); PROVIDE 0-10V DIMMING.
C	EGRESS LIGHTING; MASTER CLOCK SCHEDULE (PROVIDED BY OWNER); 0-10V DIMMING.
D	MASTER CLOCK SCHEDULE (PROVIDED BY OWNER).
E	LOCAL WALLSTATION TO ACT AS OVERRIDE FOR AFTER HOURS CONTROL.

GENERAL NOTES

1.	PROGRAM SYSTEM TO MEET THE REQUIREMENTS OF IECC 2015 OR CURRENT ENERGY CODE.
2.	CONFIRM SWITCHING AND PROGRAMMING SCHEME WITH OWNER PRIOR TO PROGRAMMING.
3.	PROGRAM SYSTEM TO INCORPORATE AUTO DAYLIGHT SAVINGS ADJUSTMENTS, ASTRONOMICAL CLOCK WITH OFFSETS, HOLIDAY DATES, AND NETWORK OVERRIDE.
4.	REFER TO WALLSTATION DIAGRAMS FOR FACTORY ENGRAVED LABELING FOR ALL INDIVIDUAL PUSH-BUTTONS. DEVICE AND COVERPLATE COLORS SELECTED BY ARCHITECT.
5.	SUBMIT ALL WALLSTATION LAYOUTS, ENGRAVING AND CONTROL SEQUENCES DURING THE SHOP DRAWINGS REVIEW PROCESS.
6.	PROVIDE RELAY BARRIER FOR VOLTAGE AND POWER SOURCE SEPARATION (EMERGENCY AND NORMAL CIRCUITS, VOLTAGE DIFFERENCES).
7.	PROGRAM NORMAL AND EMERGENCY RELAYS IN RELATED CORRIDORS TO OPERATE TOGETHER.
8.	ALL RELAYS REQUIRING DIMMING AND/OR DAYLIGHT HARVESTING SHALL UTILIZE 0-10V DIMMING. PROVIDE 0-10V DIMMING WIRING AND CONTROLS AS REQUIRED.
9.	PROVIDE A MINIUMUM OF (5) SPARE RELAYS.
10.	SYSTEM MUST INTERFACE WITH NEW OR EXISTING ENERGY MANAGEMENT SYSTEM/BMS. PROVIDE SYSTEM CONSISTING OF MONITOR(S), COMMUNICATIONS EQUIPMENT, A CONTROLLER(S), TIMER(S), OR OTHER DEVICE(S) THAT MONITOR AND/OR CONTROL AN ELECTRICAL LOAD OR POWER PRODUCTION OR STORAGE SOURCE. COORDINATE EXACT TIE-IN POINTS AND COMMUNICATION PROTOCOL/MODULES REQUIRED. PROGRAM ACCORDINGLY AND PER OWNERS REQUIREMENTS.

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SYRACUSE CITY PARKS MAINTENANCE FACILITY
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PROJECT #: 00000

DESIGN DEVELOPMENT 50% REVIEW		
△	DATE	REVISION

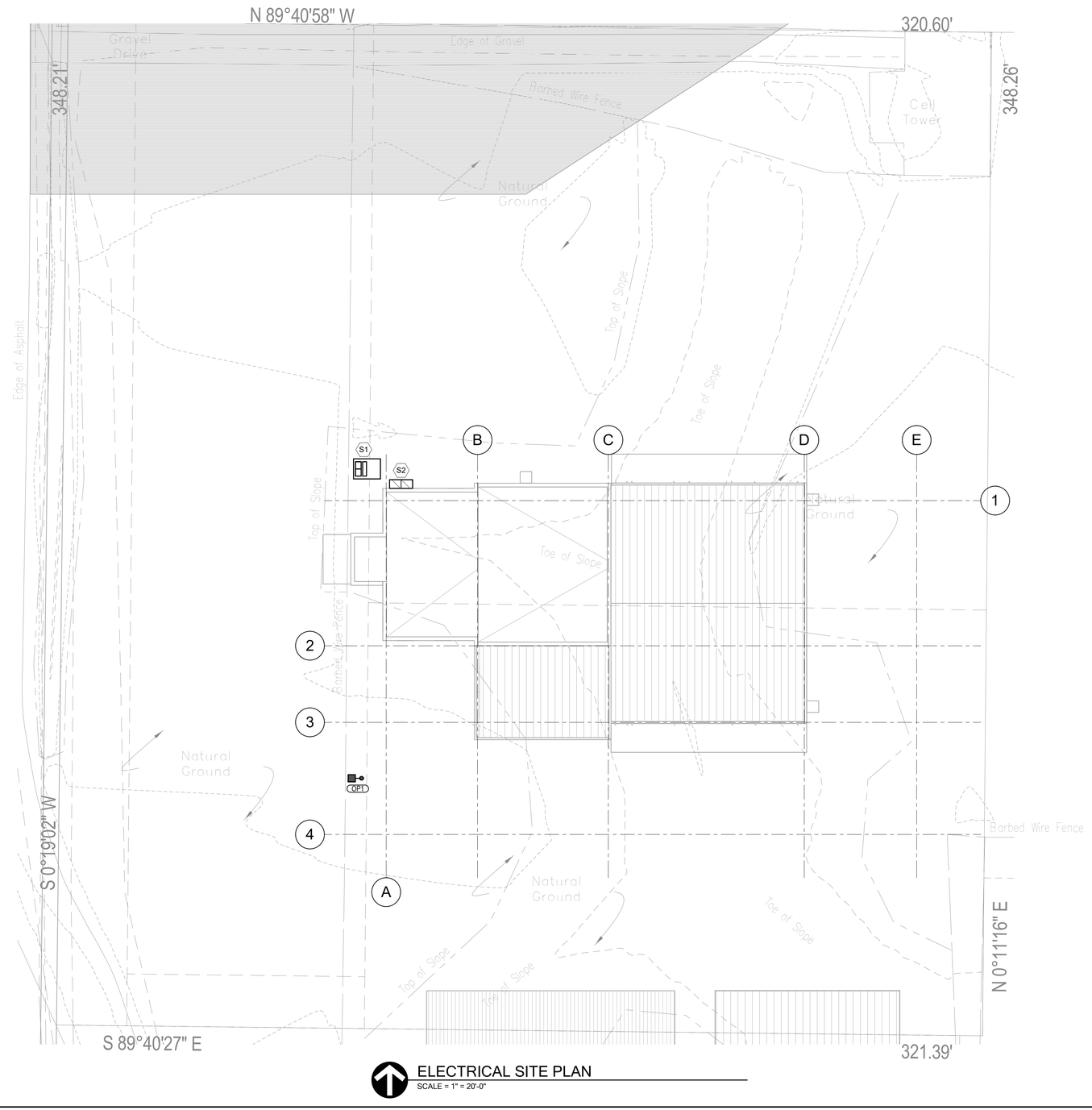
SCHEDULES

EG002

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SHEET KEYNOTES

S1	PAD MOUNTED UTILITY TRANSFORMER.
S2	PAD MOUNTED METERING EQUIMENT.



ELECTRICAL SITE PLAN
SCALE = 1" = 20'-0"

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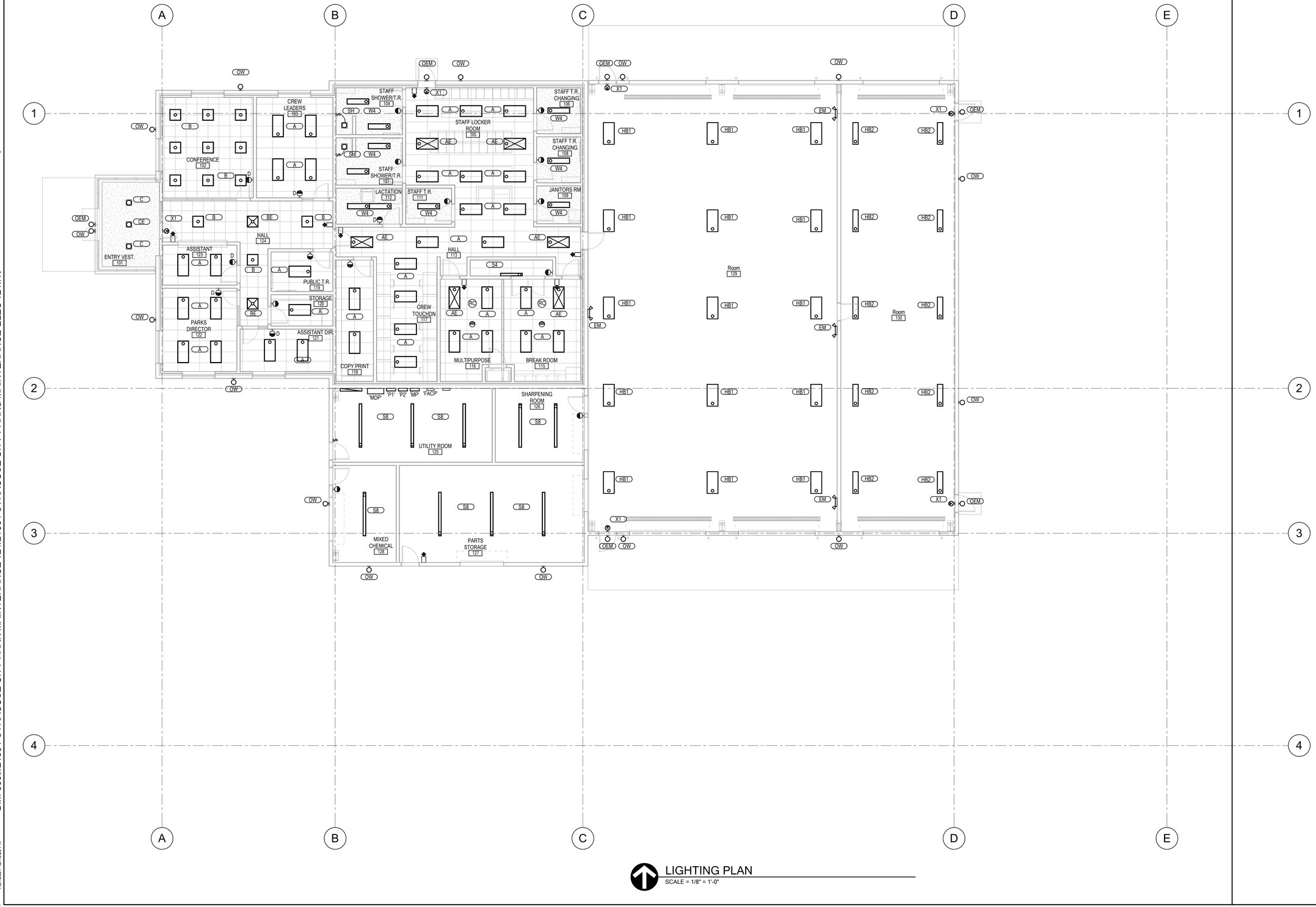
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ELECTRICAL SITE PLAN

ES101

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SHEET KEYNOTES



LIGHTING PLAN
SCALE = 1/8" = 1'-0"

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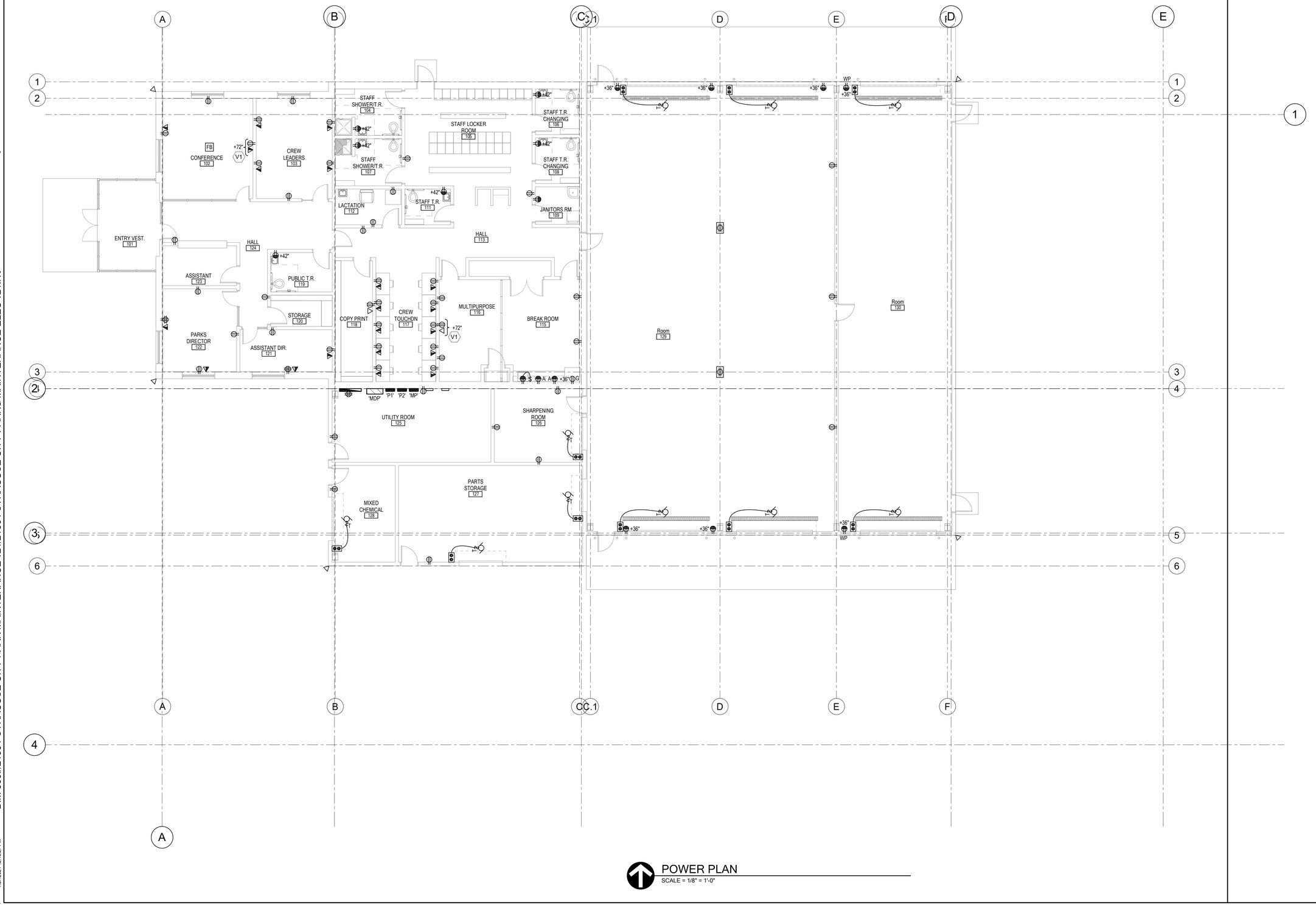
LIGHTING PLAN

EL101

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SHEET KEYNOTES

V1 WALL MOUNTED 65" FLAT PANEL MONITOR AND WEB CAMERA.



POWER PLAN
SCALE = 1/8" = 1'-0"

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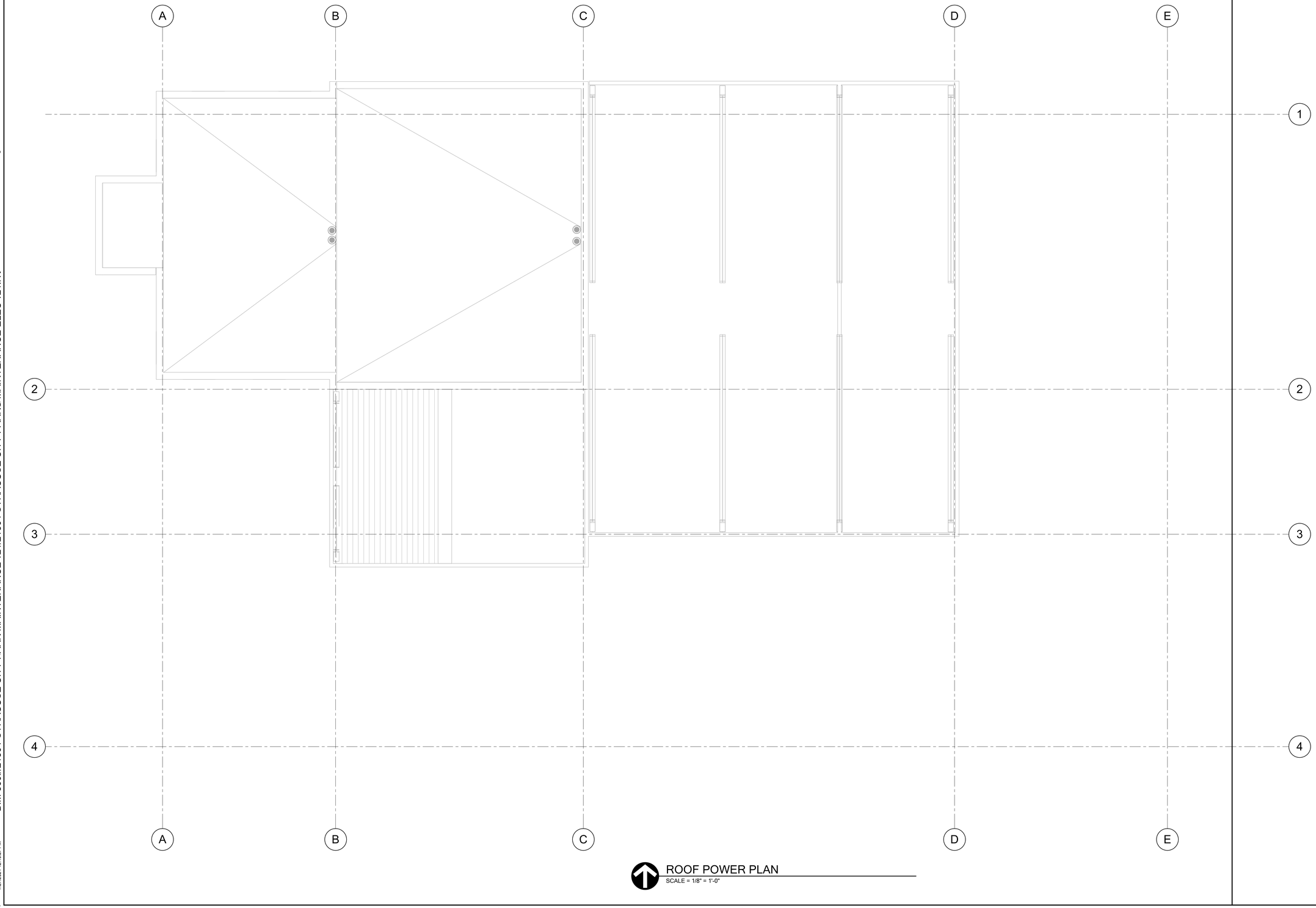
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POWER PLAN

EP101

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SHEET KEYNOTES



ROOF POWER PLAN
SCALE = 1/8" = 1'-0"

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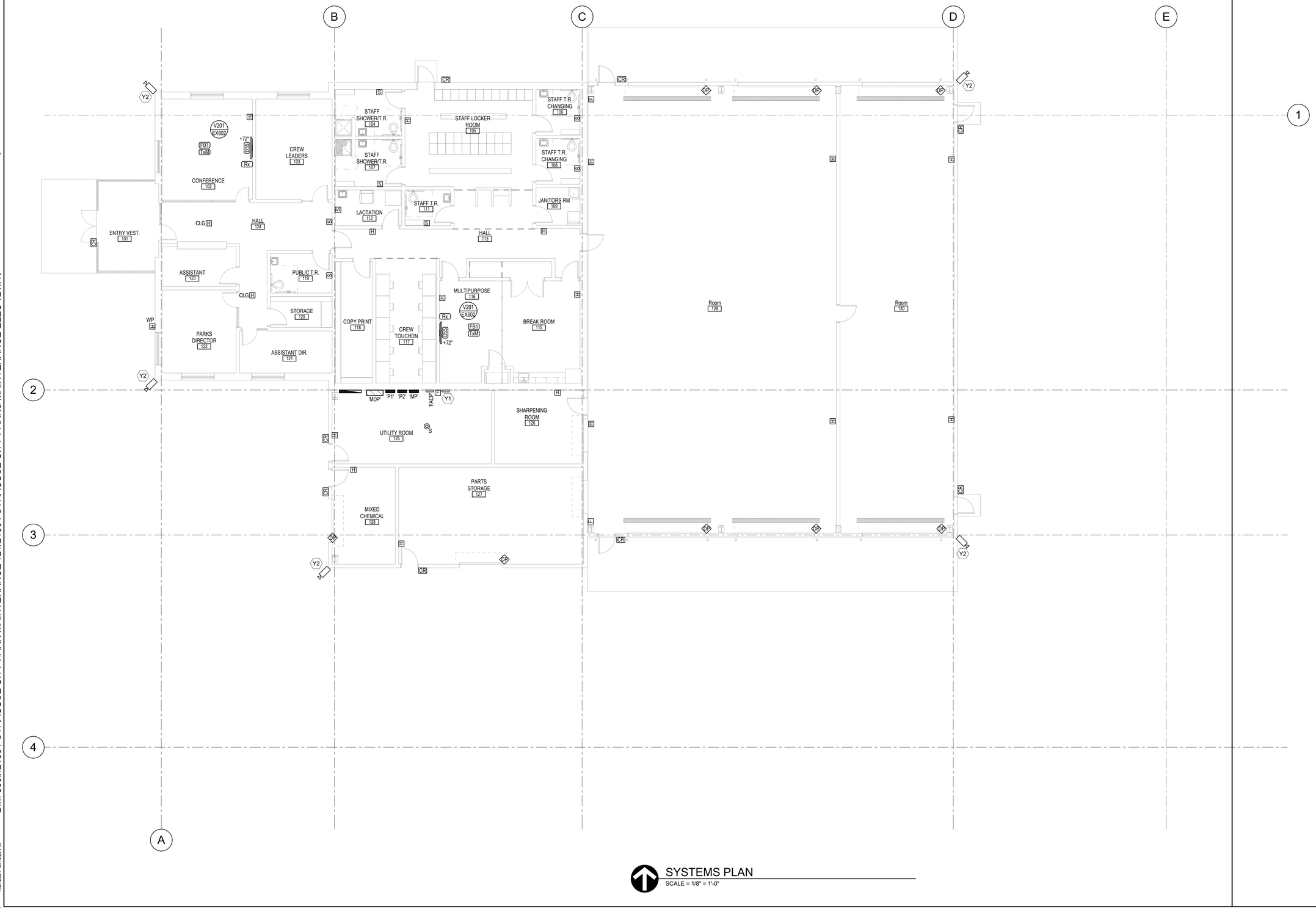
ROOF POWER PLAN

EP102

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SHEET KEYNOTES

Y1	ACCESS CONTROL PANEL PROVIDED BY OWNER SECURITY INTEGRATOR.
Y2	VIDEO SURVEILLANCE CAMERA PROVIDED BY OWNER SECURITY INTEGRATOR. RACEWAY TO HEADEND BY ELECTRICAL CONTRACTOR.



SYSTEMS PLAN
SCALE = 1/8" = 1'-0"

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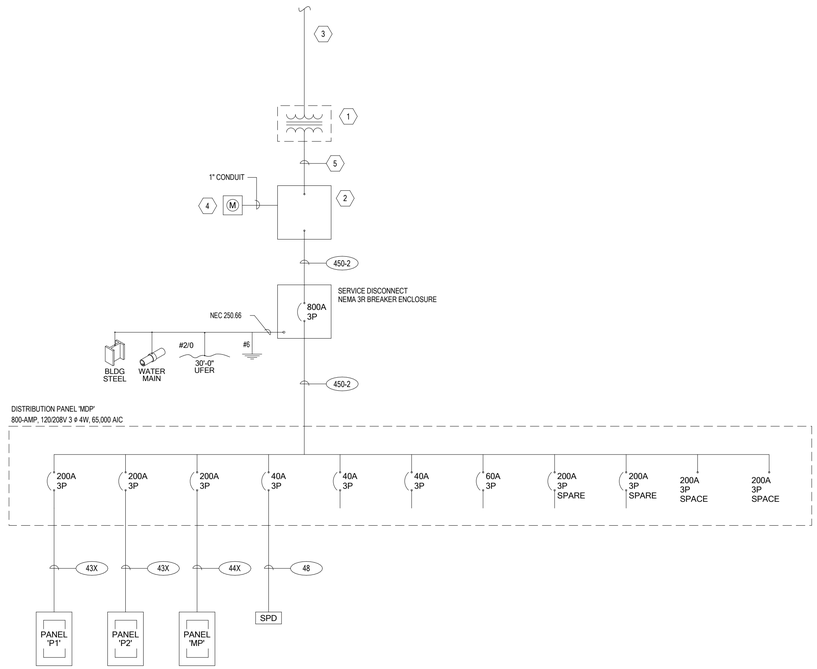
SYSTEMS PLAN

EY401

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SHEET KEYNOTES

1. PAD MOUNTED UTILITY TRANSFORMER. PAD/BAULT BY ELECTRICAL CONTRACTOR. COORDINATE REQUIREMENTS WITH ROCKY MOUNTAIN POWER.
2. CT CABINET. COORDINATE REQUIREMENTS WITH ROCKY MOUNTAIN POWER.
3. EMPTY 4" FOR UTILITY SERVICE CONDUCTORS TO EXISTING UTILITY POLE. SEE SITE PLAN FOR ADDITIONAL INFORMATION.
4. METER BASE FOR UTILITY METER. COORDINATE REQUIREMENTS WITH ROCKY MOUNTAIN POWER.
5. PROVIDE (3) 4" EMPTY CONDUITS FOR UTILITY FEEDER. COORDINATE REQUIREMENTS WITH ROCKY MOUNTAIN POWER.



ONE-LINE DIAGRAM

NO SCALE

COPPER CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQ. GND. COND.
20	30	3/4"	2	10	THHN THWN	10
30	30	3/4"	3	10	THHN THWN	10
40	30	3/4"	4	10	THHN THWN	10
28	40	1"	2	8	THHN THWN	10
38	40	1"	3	8	THHN THWN	10
48	40	1"	4	8	THHN THWN	10
26	55	1"	2	6	THHN THWN	8
36	55	1"	3	6	THHN THWN	8
46	55	1"	4	6	THHN THWN	8
24	70	1"	2	4	THHN THWN	8
34	70	1-1/4"	3	4	THHN THWN	8
44	70	1-1/4"	4	4	THHN THWN	8
23	85	1-1/4"	2	3	THHN THWN	8
33	85	1-1/4"	3	3	THHN THWN	8
43	85	1-1/2"	4	3	THHN THWN	8
32	95	1-1/2"	3	2	THHN THWN	6
42	95	1-1/2"	4	2	THHN THWN	6
31	110	1-1/2"	3	1	THHN THWN	6
41	110	2"	4	1	THHN THWN	6
51	88	2"	5 *	1	THHN THWN	6
31X	150	2"	3	1/0	THHN THWN	6
41X	150	2"	4	1/0	THHN THWN	6
51X	120	2"	5 *	1/0	THHN THWN	6
32X	175	2"	3	2/0	THHN THWN	6
42X	175	2"	4	2/0	THHN THWN	6
52X	140	2"	5 *	2/0	THHN THWN	6
33X	200	2"	3	3/0	THHN THWN	6
43X	200	2"	4	3/0	THHN THWN	6
53X	160	2-1/2"	5 *	3/0	THHN THWN	6
34X	230	2-1/2"	3	4/0	THHN THWN	4
44X	230	2-1/2"	4	4/0	THHN THWN	4
54X	184	2-1/2"	5 *	4/0	THHN THWN	4
325	255	3"	3	250	THHN THWN	4
425	255	3"	4	250	THHN THWN	4
525	204	3"	5 *	250	THHN THWN	4
335	310	3"	3	350	THHN THWN	3
435	310	3"	4	350	THHN THWN	3
535	248	3"	5 *	350	THHN THWN	3
350	380	4"	3	500	XHHW	3
450	380	4"	4	500	XHHW	3
550	304	4"	5 *	500	XHHW	3

COPPER CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS

TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE	CONDUIT SIZE	EQ. GND. COND.
44X-2	400	460	2	4	4/0	2-1/2"	3
54X-2	400	368	2	5 *	4/0	3"	3
335-2	600	620	2	3	350	3"	1
435-2	600	620	2	4	350	3"	1
550-2	600	608	2	5 *	500	3"	1
350-2	800	760	2	3	500	4"	1/0
450-2	800	760	2	4	500	4"	1/0
535-3	800	744	3	5 *	350	4"	1/0
350-3	1000	1140	3	3	500	4"	2/0
450-3	1000	1140	3	4	500	4"	2/0
550-4	1000	1216	4	5 *	500	4"	2/0
335-4	1200	1240	4	3	350	3"	3/0
435-4	1200	1240	4	4	350	3"	3/0
550-4	1200	1216	4	5 *	350	3"	3/0
340-5	1600	1675	5	3	400	3"	4/0
440-5	1600	1675	5	4	400	3"	4/0
540-6	1600	1675	6	5 *	400	4"	4/0
440-6	2000	2010	6	4	400	4"	250
450-7	2500	2665	7	4	500	4"	350
450-8	3000	3040	8	4	500	4"	400
450-11	4000	4180	11	4	500	4"	500

NOTES:
IN PARALLEL RUNS SIZE GND. COND. IN ACCORDANCE WITH NEC PARA. 250-122.

GND. CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS

* 200% NEUTRAL, DERATED TO 80% BASED ON NEC 310.15.B(5)(C)

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PROJECT #: 00000

DESIGN DEVELOPMENT 50% REVIEW		
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ONE-LINE DIAGRAM

EX501

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PANELBOARD SCHEDULE

PANEL: MP **TYPE:** Type 1 **VOLTS:** 120/208 WYE **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** UTILITY ROOM 122 **MAINS:** MLO
BUSSING: CU **FED FROM:** MDP
AMP: 225 A

___ SUBFEED LUGS
___ DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
				1							2				
				3							4				
				5							6				
				7							8				
				9							10				
				11							12				
				13							14				
				15							16				
				17							18				
				19							20				
				21							22				
				23							24				
				25							26				
				27							28				
				29							30				
				31							32				
				33							34				
				35							36				
				37							38				
				39							40				
				41							42				
					0	0	0	TOTAL (VA)							CONNECTED LOAD TOTAL
					0 A	0 A	0 A	AMPS/PHASE							0 VA

AIC RATING _____ **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

SWITCHBOARD SCHEDULE

Switchboard: MDP

LOCATION: UTILITY ROOM 122
SUPPLY FROM:
MOUNTING:
ENCLOSURE:
BUSSING: COPPER

VOLTS: 120/208 WYE
PHASE: 3
WIRES: 4

AIC RATING:
MAINS TYPE:
MAINS RATING:
DOOR-IN-DOOR
200% NEUTRAL
SPD:

CKT	CIRCUIT DESCRIPTION	# OF...	AMP...	A	B	C	REMARKS
1	PANEL 'P1'	3	200 A	0 VA	0 VA	0 VA	
2	PANEL 'P2'	3	200 A	0 VA	0 VA	0 VA	
3	PANEL 'MP'	3	200 A	0 VA	0 VA	0 VA	
4	SPD	3	40 A	0 VA	0 VA	0 VA	
5							
6							
7							
8							
9							
10							
		TOTAL LOAD (VA):		**0 VA**	**0 VA**	**0 VA**	
		TOTAL LOAD (AMPS):		**0 A**	**0 A**	**0 A**	

TOTAL CONN. LOAD:	0 VA
TOTAL CURRENT...	0 A

NOTES:

PANELBOARD SCHEDULE

PANEL: P1 **TYPE:** Type 1 **VOLTS:** 120/208 WYE **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** UTILITY ROOM 122 **MAINS:** MLO
BUSSING: CU **FED FROM:** MDP
AMP: 225 A

___ SUBFEED LUGS
___ DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
				1							2				
				3							4				
				5							6				
				7							8				
				9							10				
				11							12				
				13							14				
				15							16				
				17							18				
				19							20				
				21							22				
				23							24				
				25							26				
				27							28				
				29							30				
				31							32				
				33							34				
				35							36				
				37							38				
				39							40				
				41							42				
					0	0	0	TOTAL (VA)							CONNECTED LOAD TOTAL
					0 A	0 A	0 A	AMPS/PHASE							0 VA

AIC RATING _____ **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: P2 **TYPE:** Type 1 **VOLTS:** 120/208 WYE **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** UTILITY ROOM 122 **MAINS:** MLO
BUSSING: CU **FED FROM:** MDP
AMP: 225 A

___ SUBFEED LUGS
___ DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
				1							2				
				3							4				
				5							6				
				7							8				
				9							10				
				11							12				
				13							14				
				15							16				
				17							18				
				19							20				
				21							22				
				23							24				
				25							26				
				27							28				
				29							30				
				31							32				
				33							34				
				35							36				
				37							38				
				39							40				
				41							42				
					0	0	0	TOTAL (VA)							CONNECTED LOAD TOTAL
					0 A	0 A	0 A	AMPS/PHASE							0 VA

AIC RATING _____ **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

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SALT LAKE ST GEORGE

SYRACUSE CITY PARKS MAINTENANCE FACILITY
SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 50%
REVIEW

△	DATE	REVISION

PANELBOARD SCHEDULES

EX502

BIM 360://21304-SYRACUSE CITY PARK MAINTENANCE v21/21304 SYRACUSE CITY PARKS MAINTENANCE ELEC v21.rvt
7/27/2021 12:46:28 PM

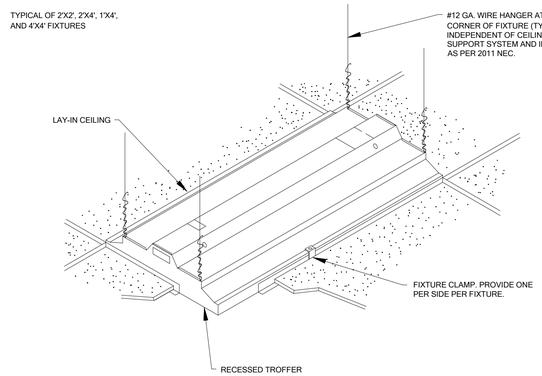


DIAGRAM A001 TYP. RECESSED FIXTURE MOUNTING

NTS

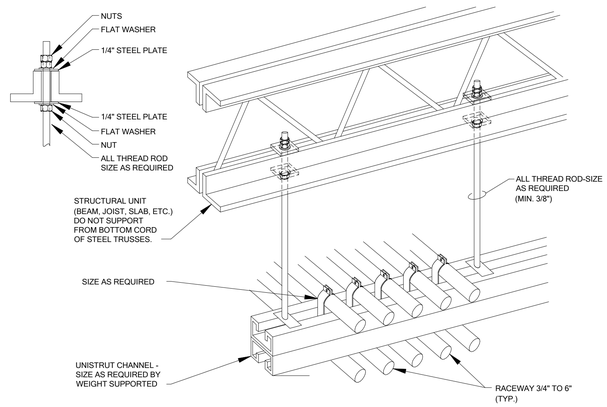


DIAGRAM H001 TYPICAL TRAPEZE CONDUIT RACK

NTS

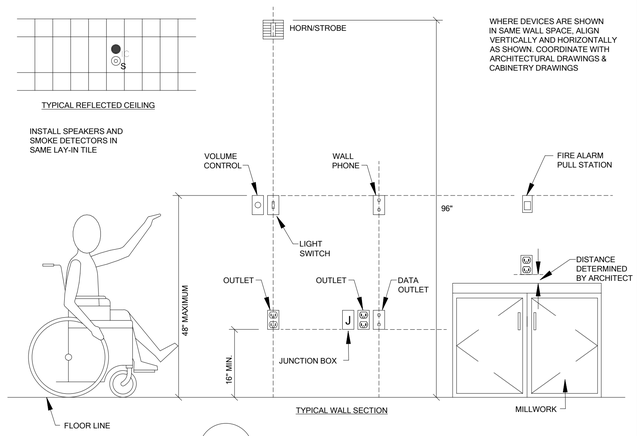


DIAGRAM R001 DEVICE MOUNTING HEIGHTS

NTS

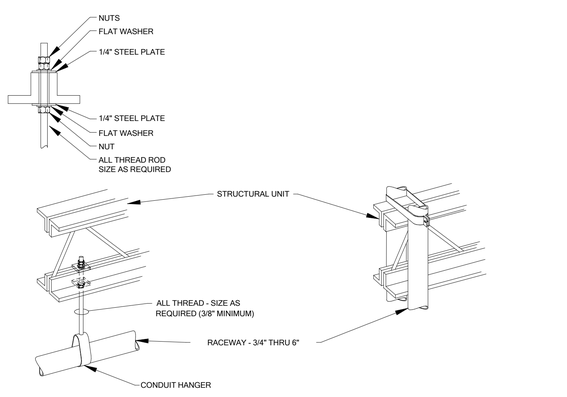


DIAGRAM H003 TYPICAL RACEWAY SUPPORT METHODS

NTS

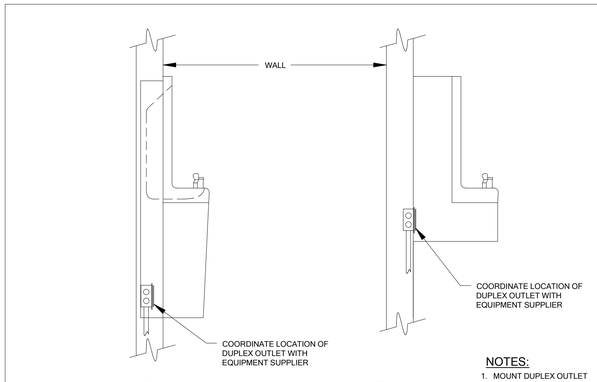


DIAGRAM R002 ELECTRIC WATER COOLER (EWC)

NTS

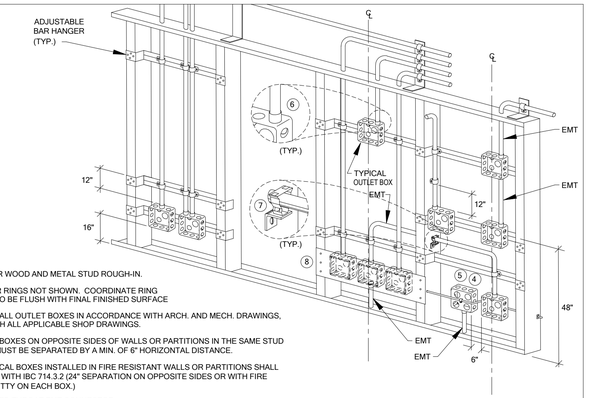


DIAGRAM H004 TYPICAL ROUGH IN REQUIREMENTS

NTS

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SALT LAKE ST GEORGE

SYRACUSE CITY PARKS MAINTENANCE FACILITY

SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 50% REVIEW	
DATE	REVISION

ELECTRICAL DIAGRAMS

EX601

BIM 360://21304-SYRACUSE CITY PARK MAINTENANCE v21/21304 SYRACUSE CITY PARKS MAINTENANCE ELEC v21.rvt
7/27/2021 12:46:28 PM

DIAGRAM NOTES

1. DEVICES SHALL BE MOUNTED ON THE BOTTOM OF TABLE TOP.
2. PROVIDE (1) 1" CONDUIT FROM ACCESSORY BOX BEHIND DISPLAY TO ACCESSIBLE CEILING.
3. SECURE ALL CABLING TO THE BOTTOM OF THE TABLE TOP. RUN CABLING IN THE LEGS OF THE CONFERENCE ROOM TABLE SO THAT NO CABLES ARE SHOWN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH TABLE MANUFACTURE AND INSTALLER PRIOR TO ROUGH-IN.

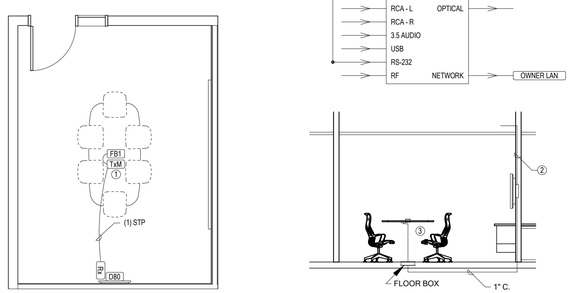
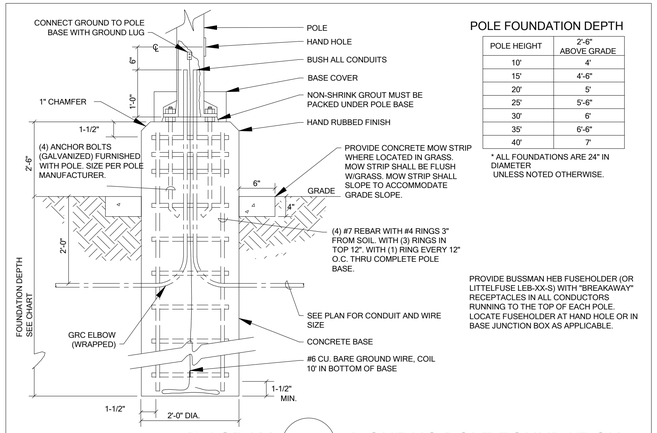


DIAGRAM V201 TYPICAL CONFERENCE ROOM AV

NTS



POLE FOUNDATION DEPTH

POLE HEIGHT	2'-6" ABOVE GRADE
10'	4'
15'	4'-6"
20'	5'
25'	5'-6"
30'	6'
35'	6'-6"
40'	7'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNLESS NOTED OTHERWISE.

PROVIDE BUSSMAN HEB FUSEHOLDER (OR LITTELFUSE LEB-XX-S) WITH "BREAKAWAY" RECEPTACLES IN ALL CONDUCTORS RUNNING TO THE TOP OF EACH POLE. LOCATE FUSEHOLDER AT HAND HOLE OR IN BASE JUNCTION BOX AS APPLICABLE.

DIAGRAM C003 LIGHTING POLE FOUNDATION

NTS

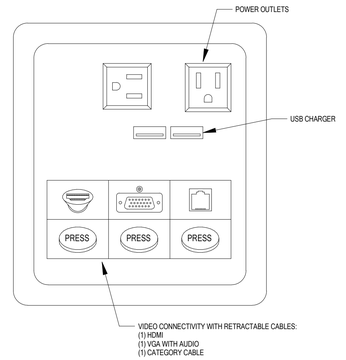


DIAGRAM V101 FURNITURE BOX 1 (FB1)

NTS

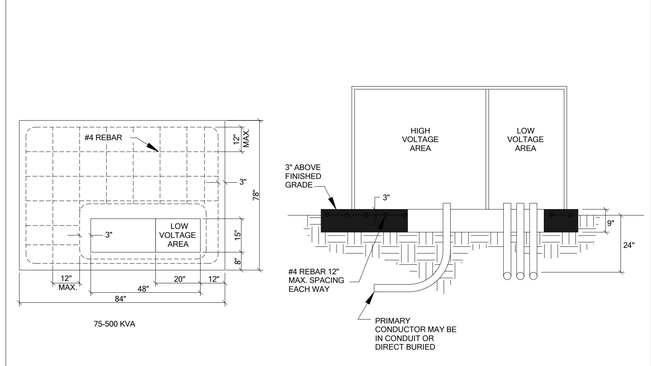


DIAGRAM Q004 PAD MOUNTED TRANSFORMER (75-500 KVA)

NTS

GENERAL NOTES:

PROVIDE TWO (2) CAT 6 TO EACH ACCESS POINT.

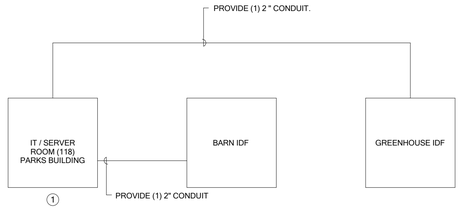


DIAGRAM Z STRUCTURED CABLING RISER

NTS

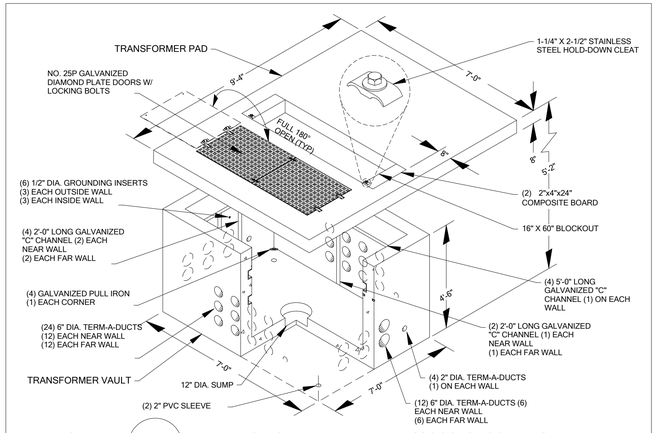


DIAGRAM Q006 TRANSFORMER VAULT (1000-2500KVA)

NTS

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SALT LAKE ST GEORGE

SYRACUSE CITY PARKS MAINTENANCE FACILITY

SYRACUSE, UTAH 84000

PROJECT #: 00000

DESIGN DEVELOPMENT 50% REVIEW	
DATE	REVISION

ELECTRICAL DIAGRAMS

EX602

BIM 360://21304-SYRACUSE CITY PARK MAINTENANCE v21/21304 SYRACUSE CITY PARKS MAINTENANCE ELEC v21.rvt
7/27/2021 12:46:29 PM

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/27/2021

PROJECT NAME……..…..SYRACUSE CITY PARKS MAINTENANCE FACILITY
LOCATION……..……..SYRACUSE, UT
ARCHITECT…..……..JRCA 11,751 SF
STAGE OF DESIGN…..…..DESIGN DEVELOPMENT

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	BUILDING COST SUMMARY				
02	EXISTING CONDITIONS			$ 1.86	$ 21,886
03	CONCRETE			$ 14.17	$ 166,544
04	MASONRY			$ 10.16	$ 119,343
05	METALS			$ 26.10	$ 306,684
06	WOODS & PLASTICS			$ 2.83	$ 33,269
07	THERMAL & MOISTURE PROTECTION			$ 6.75	$ 79,317
08	DOORS & WINDOWS			$ 11.24	$ 132,109
09	FINISHES			$ 26.29	$ 308,929
10	SPECIALTIES			$ 3.51	$ 41,244
11	EQUIPMENT			$ -	$ -
12	FURNISHINGS			$ 0.52	$ 6,150
13	SPECIAL CONSTRUCTION			$ -	$ -
14	CONVEYING SYSTEMS			$ -	$ -
21	FIRE SUPPRESSION			$ 3.50	$ 41,129
22	PLUMBING			$ 5.66	$ 66,492
23	HVAC			$ 17.59	$ 206,712
26	ELECTRICAL			$ 22.38	$ 262,999
27	COMMUNICATION			$ 1.56	$ 18,356
28	ELECTRONIC SAFETY & SECURITY			$ 3.99	$ 46,939
31	EARTHWORK			$ 8.28	$ 97,249
32	EXTERIOR IMPROVEMENTS			$ 56.84	$ 667,942
33	UTILITIES			$ 11.51	$ 135,281
	SUBTOTAL			$ 234.75	$ 2,758,571
	GENERAL CONDITIONS	6%		$ 14.09	$ 165,514
	BONDS & INSURANCE	2%		$ 4.70	$ 55,171
	OVERHEAD & PROFIT	4%		$ 9.39	$ 110,343
	DESIGN CONTINGENCY	5%		$ 11.74	$ 137,929
	TOTAL CONSTRUCTION COST			$ 274.66	$ 3,227,528

THIS ESTIMATE IS FOR CONSTRUCTION COSTS ONLY - SOFT COSTS ARE NOT INCLUDED

$3,227,528 x 15% cost increases (over 2020 5% and 2021 10%) = $484,129
$3,227,528 - $484,129 = $2,743,398

$202,665 for roof and landscape deductions. Plus $60,000 for FFE.
Total construction costs $3,227,528 - 202,265 (deductions) = $3,025,263 + $60,000 (FFE) = $3,085,263

$3,085,263 x 15% cost increases (over 2020 5% and 2021 10%) = $462,789
$3,085,263 - $462,789 = $2,622,474

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/27/2021

PROJECT NAME……..…..SYRACUSE CITY PARKS MAINTENANCE FACILITY
LOCATION……..……..SYRACUSE, UT
ARCHITECT…..……..JRCA 11,751 SF
STAGE OF DESIGN…..…..DESIGN DEVELOPMENT

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
02	**EXISTING CONDITIONS**				
	Site Clear & Grub	99,481	SF	$ 0.12	$ 11,938
	Misc. Site Demolition	99,481	SF	$ 0.10	$ 9,948
	TOTAL EXISTING CONDITIONS				**$ 21,886**
03	**CONCRETE**				
	Continuous Footing	85	CY	$ 405.00	$ 34,500
	Spot Footing	30	CY	$ 415.00	$ 12,450
	Foundation Wall at CMU Wall	810	SF	$ 33.00	$ 26,730
	Foundation Wall at Metal Building	1,220	SF	$ 33.00	$ 40,260
	Slab On Grade - 4" (CMU Building)	4,539	SF	$ 4.00	$ 18,156
	Slab On Grade - 6" (Metal Building)	7,213	SF	$ 4.45	$ 32,098
	Vapor Barrier	11,752	SF	$ 0.20	$ 2,350
	TOTAL CONCRETE				**$ 166,544**
04	**MASONRY**				
	Exterior CMU Wall	6,190	SF	$ 19.28	$ 119,343
	TOTAL MASONRY				**$ 119,343**
05	**METALS**				
	CMU Building Roof Structural Steel (6 LBS / SF)	28,584	LB	$ 2.60	$ 74,318
	Vestibule Roof Structure	225	SF	$ 25.00	$ 5,625
	CMU Building Metal Roof Deck	4,764	SF	$ 3.65	$ 17,389
	Pre-engineered Metal Building	7,213	SF	$ 20.00	$ 144,260
	Pre-engineered Metal Building Erection	7,213	SF	$ 8.00	$ 57,704
	Roof Access Ladder	1	EA	$ 1,500.00	$ 1,500
	Steel Bollard	16	EA	$ 368.00	$ 5,888
	TOTAL METALS				**$ 306,684**
06	**WOOD & PLASTICS**				
	Carpentry				
	Wood Plates & Blocking	11,751	SF	$ 0.35	$ 4,113
	Subtotal for Carpentry				**$ 4,113**
	Millwork				
	Base Cabinet	19	LF	$ 395.00	$ 7,505
	Wall Cabinet	19	LF	$ 225.00	$ 4,275
	Shower Room Bench	14	LF	$ 225.00	$ 3,150
	Reception Window Counter	9	LF	$ 275.00	$ 2,475
	Misc. Millwork	11,751	SF	$ 1.00	$ 11,751
	Subtotal for Millwork				**$ 29,156**
	TOTAL WOOD & PLASTICS				**$ 33,269**
07	**THERMAL & MOISTURE PROTECTION**				
	CMU Building				
	Roof Membrane	4,539	SF	$ 3.75	$ 17,021
	Rigid Roof Insulation	4,539	SF	$ 3.95	$ 17,929
	Roof Weather Barrier	4,539	SF	$ 3.25	$ 14,752
	Roof Protection Board	4,539	SF	$ 1.85	$ 8,397
	Exterior Sheathing	619	SF	$ 1.85	$ 1,145
	Weather Barrier	619	SF	$ 3.25	$ 2,012
	Rigid Wall Insulation	619	SF	$ 3.75	$ 2,321
	Wall Batt Insulation	619	SF	$ 0.95	$ 588
	Pre-engineered Metal Building				
	Roofing				Inc. w/ Building

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/27/2021

PROJECT NAME……..…..SYRACUSE CITY PARKS MAINTENANCE FACILITY
LOCATION……..……..SYRACUSE, UT
ARCHITECT…..……..JRCA 11,751 SF
STAGE OF DESIGN…..…..DESIGN DEVELOPMENT

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	Roof Insulation				Inc. w/ Building
	Exterior Metal Wall Panel				Inc. w/ Building
	Exterior Wall Insulation				Inc. w/ Building
	Weather Barrier				Inc. w/ Building
	Metal Roof Cap	290	LF	$ 12.65	$ 3,669
	Flashing & Sheet Metal	580	SF	$ 6.50	$ 3,770
	Roof Access Hatch	1	EA	$ 1,250.00	$ 1,250
	Caulking & Sealing	11,751	SF	$ 0.55	$ 6,463
	TOTAL THERMAL & MOISTURE PROTECTION				**$ 79,317**
08	**DOORS & WINDOWS**				
	Exterior Single Door	8	EA	$ 1,250.00	$ 10,000
	Double Vestibule Door	1	EA	$ 3,695.00	$ 3,695
	Interior Single Door	23	EA	$ 1,150.00	$ 26,450
	Interior Double Door	1	EA	$ 2,250.00	$ 2,250
	14X10 Overhead Door	8	EA	$ 5,500.00	$ 44,000
	6X8 Overhead Door	1	EA	$ 3,500.00	$ 3,500
	8X10 Overhead Door	1	EA	$ 4,500.00	$ 4,500
	Reception Counter Grille	1	EA	$ 2,250.00	$ 2,250
	Storefront Glazing	492	SF	$ 42.00	$ 20,664
	Interior Glazing	370	SF	$ 40.00	$ 14,800
	TOTAL DOORS & WINDOWS				**$ 132,109**
09	**FINISHES**				
	Exterior Metal Stud Framing	619	SF	$ 4.60	$ 2,847
	Exterior Furring at CMU	5,505	SF	$ 3.05	$ 16,790
	Furring at Metal Building Exterior Wall	8,533	SF		N/A
	Interior MS Framing	15,223	SF	$ 3.05	$ 46,430
	Gyp. Wallboard	36,570	SF	$ 2.05	$ 74,969
	Susp. Gyp. Ceiling	698	SF	$ 5.50	$ 3,839
	ACT Ceiling	3,364	SF	$ 4.75	$ 15,979
	Exposed Ceiling - Painted	7,010	SF	$ 3.00	$ 21,030
	Walk-off Mat	180	SF	$ 29.00	$ 5,220
	Carpet	1,084	SF	$ 4.50	$ 4,878
	Slip Resistant Concrete Coating	2,728	SF	$ 1.85	$ 5,047
	Sealed Concrete	6,998	SF	$ 0.89	$ 6,228
	Base	2,438	LF	$ 3.50	$ 8,533
	Paint Gyp. Wallboard	36,570	SF	$ 0.84	$ 30,719
	Wall Tile	2,388	SF	$ 13.50	$ 32,238
	Misc. Wall Finishes, Wall Protection	34,182	SF	$ 1.00	$ 34,182
	TOTAL FINISHES				**$ 308,929**
10	**SPECIALTIES**				
	Bathroom Accessories	6	EA	$ 195.00	$ 1,170
	Shower Curtain & Rod	2	EA	$ 99.00	$ 198
	Grab Bar	5	Sets	$ 185.00	$ 925
	Lockers	48	LF	$ 385.00	$ 18,480
	Locker Bench	27	LF	$ 75.00	$ 2,025
	Identifying Devices	1	Allow	$ 2,500.00	$ 2,500
	Folding Partition	190	SF	$ 53.00	$ 10,070
	Misc. Building Specialties	11,751	SF	$ 0.50	$ 5,876
	TOTAL SPECIALTIES				**$ 41,244**
11	**EQUIPMENT**				
	Shop Maintenance Equipment				F F E

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/27/2021

PROJECT NAME……..…..SYRACUSE CITY PARKS MAINTENANCE FACILITY
LOCATION……..……..SYRACUSE, UT
ARCHITECT…..……..JRCA 11,751 SF
STAGE OF DESIGN…..…..DESIGN DEVELOPMENT

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	
	Air Compressor				F F E	
	Wash Equipment				F F E	
	TOTAL EQUIPMENT				**$ -**	
12	**FURNISHINGS**					
	Window Coverings	492	SF	$ 12.50	$ 6,150	
	Cubicles, Loose Furniture				F F E	
	TOTAL FURNISHINGS				**$ 6,150**	$60,000
13	**SPECIAL CONSTRUCTION**					
	TOTAL SPECIAL CONSTRUCTION				**$ -**	
14	**CONVEYING SYSTEMS**					
	TOTAL CONVEYING SYSTEMS				**$ -**	
21	**FIRE SUPPRESSION**					
	Building Fire Suppression System	11,751	SF	$ 3.50	$ 41,129	
	TOTAL FIRE SUPPRESSION				**$ 41,129**	
22	**PLUMBING**					
	Water Closet	6	EA	$ 950.00	$ 5,700	
	Wall Lav	6	EA	$ 750.00	$ 4,500	
	Shower	2	EA	$ 1,500.00	$ 3,000	
	Service Sink	1	EA	$ 650.00	$ 650	
	Washer Box	1	EA	$ 165.00	$ 165	
	Wall Outlet	1	EA	$ 165.00	$ 165	
	Water Heating & Circulation	1	LS	$ 3,500.00	$ 3,500	
	Floor Drain	6	EA	$ 185.00	$ 1,110	
	Trench Drain	96	LF	$ 95.00	$ 9,120	
	Supply Piping	720	LF	$ 22.00	$ 15,840	
	Drain, Vent Piping	482	LF	$ 26.00	$ 12,542	
	Roof Drain	4	EA	$ 185.00	$ 740	
	Roof Drain Piping	160	LF	$ 26.00	$ 4,160	
	Clean & Flush Lines	1	LS	$ 300.00	$ 300	
	Compressed Air Piping & Drops	1	Allow	$ 5,000.00	$ 5,000	
	TOTAL PLUMBING				**$ 66,492**	
23	**HVAC**					
	RTU - 1 Ton	3	EA	$ 7,500.00	$ 22,500	
	RTU - 4 Ton	1	EA	$ 9,500.00	$ 9,500	
	Electric Baseboard Heater (5 EA)	29	LF	$ 125.00	$ 3,625	
	Radiant Tube Heater (5 EA)	180	LF	$ 55.00	$ 9,900	
	Exhaust Fan	1	EA	$ 1,265.00	$ 1,265	
	Ductwork	8813	LB	$ 6.95	$ 61,252	
	Duct Liner	6257	SF	$ 1.85	$ 11,576	
	Grilles, Registers & Diffusers	50	EA	$ 225.00	$ 11,250	
	Mechanical, Gas Piping	11751	SF	$ 3.00	$ 35,253	
	Automatic Temperature Controls	11751	SF	$ 3.25	$ 38,191	
	Test & Balance	32	HR	$ 75.00	$ 2,400	
	TOTAL HVAC				**$ 206,712**	
26	**ELECTRICAL**					
	Service & Distribution					
	Transformer Vault	1	EA	$ 4,500.00	$ 4,500	
	CT Can - 800A	1	EA	$ 6,650.00	$ 6,650	

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/27/2021

PROJECT NAME……..…..SYRACUSE CITY PARKS MAINTENANCE FACILITY
LOCATION……..……..SYRACUSE, UT
ARCHITECT…..……..JRCA 11,751 SF
STAGE OF DESIGN…..…..DESIGN DEVELOPMENT

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	
	Grounding	1	LS	$ 3,500.00	$ 3,500	
	Disconnect - 800A	1	EA	$ 1,500.00	$ 1,500	
	MDP - 800A	1	EA	$ 6,950.00	$ 6,950	
	Surge Protection Device	1	EA	$ 650.00	$ 650	
	Branch Panel	3	EA	$ 3,650.00	$ 10,950	
	Primary Feeder	300	LF	$ 89.00	$ 26,700	
	Feeder to Panels	160	LF	$ 19.95	$ 3,192	
	Subtotal Service & Distribution				**$ 64,592**	
	Power					
	Duplex Receptacle	48	EA	$ 49.00	$ 2,352	
	GFCI Receptacle	15	EA	$ 55.00	$ 825	
	Weatherproof Outlet	2	EA	$ 75.00	$ 150	
	Fourplex Outlet	3	EA	$ 275.00	$ 825	
	Cord Reel	2	EA	$ 450.00	$ 900	
	Floor Box	1	EA	$ 375.00	$ 375	
	Branch Circuitry	2130	LF	$ 6.85	$ 14,591	
	Equipment Connections	25	EA	$ 325.00	$ 8,125	
	Feeders to Equipment	1000	LF	$ 19.65	$ 19,650	
	Subtotal Power				**$ 47,793**	
	Lighting					
	2X2 Light	14	EA	$ 365.00	$ 5,110	
	2X4 Light	42	EA	$ 395.00	$ 16,590	
	1X4 Light	10	EA	$ 365.00	$ 3,650	
	Downlight	5	EA	$ 295.00	$ 1,475	
	Wall Pack	15	EA	$ 450.00	$ 6,750	
	1X4 High Bay	10	EA	$ 425.00	$ 4,250	
	2X4 High Bay	15	EA	$ 455.00	$ 6,825	
	4' Strip Light	1	EA	$ 325.00	$ 325	
	8' Strip Light	9	EA	$ 600.00	$ 5,400	
	Exit Light	6	EA	$ 195.00	$ 1,170	
	Emergency Light	3	EA	$ 225.00	$ 675	
	Exterior Emergency Light	6	EA	$ 265.00	$ 1,590	
	LV Switch	8	EA	$ 125.00	$ 1,000	
	Occ Sensor	20	EA	$ 215.00	$ 4,300	
	Branch Circuitry	4920	LF	$ 6.85	$ 33,702	
	Lighting Controls	11751	SF	$ 2.00	$ 23,502	
	Subtotal Lighting				**$ 116,314**	
	Site Electrical					
	Parking Lighting				From Building	
	Covered Parking Lighting/Power	1900	SF	$ 5.00	$ 9,500	
	Covered Storage Bin Lighting	1200	SF	$ 4.00	$ 4,800	$14,300
	Pole Barn Lighting/Power	5000	SF	$ 4.00	$ 20,000	
	Subtotal Site Electrical				**$ 34,300**	
	TOTAL ELECTRICAL				**$ 262,999**	
27	**COMMUNICATIONS**					
	Telecommunications					
	Data Outlet	22	EA	$ 65.00	$ 1,430	
	Branch Circuitry	1,320	LF	$ 6.85	$ 9,042	
	Telecom Demarc Board	1	LS	$ 500.00	$ 500	
	Misc. Communications, WAP	11,751	SF	$ 0.50	$ 5,876	
	Subtotal Telecommunications				**$ 16,848**	
	AV					
	55" Monitor				F F E	
	Monitor Mount	2	EA	$ 350.00	$ 700	
	AV Outlet/HDMI Rough-in	4	EA	$ 65.00	$ 260	

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/27/2021

PROJECT NAME……..…..SYRACUSE CITY PARKS MAINTENANCE FACILITY
LOCATION……..……..SYRACUSE, UT
ARCHITECT…..……..JRCA 11,751 SF
STAGE OF DESIGN…..…..DESIGN DEVELOPMENT

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	
	Branch Circuitry	80	LF	$ 6.85	$ 548	
	Subtotal AV				**$ 1,508**	
	TOTAL COMMUNICATIONS				**$ 18,356**	
28	**ELECTRONIC SAFETY & SECURITY**					
	Fire Alarm					
	Horn Strobe	19	EA	$ 295.00	$ 5,605	
	Strobe	5	EA	$ 275.00	$ 1,375	
	Manual Pull	3	EA	$ 135.00	$ 405	
	Smoke Detector	1	EA	$ 325.00	$ 325	
	Flow Switch	1	EA	$ 425.00	$ 425	
	Tamper Switch	1	EA	$ 425.00	$ 425	
	Fire Alarm Control Panel	1	EA	$ 6,500.00	$ 6,500	
	Branch Circuitry	930	LF	$ 6.95	$ 6,464	
	Subtotal Fire Alarm				**$ 21,524**	
	Security/Surveillance					
	Camera	5	EA	$ 450.00	$ 2,250	
	Card Reader	9	EA	$ 325.00	$ 2,925	
	Door Position Sensor	8	EA	$ 175.00	$ 1,400	
	Branch Circuitry	1,020	LF	$ 6.95	$ 7,089	
	Security System Head-end				By Owner	
	Misc. Security, Surveillance System	11,751	SF	$ 1.00	$ 11,751	
	Subtotal Security/Surveillance				**$ 25,415**	$25,415
	TOTAL ELECTRONIC SAFETY & SECURITY				**$ 46,939**	
31	**EARTHWORK**					
	Building Excavation	1,306	CY	$ 8.00	$ 10,445	
	Backfill & Compact w/ Imported Fills	261	CY	$ 35.00	$ 9,140	
	Haul-off Excess	1,306	CY	$ 8.00	$ 10,445	
	Building Grading	11,751	SF	$ 0.59	$ 6,933	
	Gravel Under Slab	230	Ton	$ 35.00	$ 8,043	
	Site Grading	87,730	SF	$ 0.51	$ 44,742	
	SWPPP	1	LS	$ 7,500.00	$ 7,500	
	TOTAL EARTHWORK				**$ 97,249**	
32	**EXTERIOR IMPROVEMENTS**					
	Site					
	Asphalt	13,650	SF	$ 2.25	$ 30,713	
	Striping & Markings	13,650	SF	$ 0.05	$ 683	
	Concrete Paving	1,063	SF	$ 4.45	$ 4,730	
	Concrete Apron	4,338	SF	$ 4.45	$ 19,304	
	Sidewalk	1,439	SF	$ 4.05	$ 5,828	
	Curb Wall	927	LF	$ 22.68	$ 21,024	
	CMU Wall - 8'	4,210	SF	$ 19.68	$ 82,853	
	CMU Wall - 6'	2,072	SF	$ 19.68	$ 40,777	
	Precast Wall Cap	680	LF	$ 40.00	$ 27,200	
	Dock Wall Footing	50	CY	$ 405.00	$ 20,400	
	Chain Link Fence - 8'	319	LF	$ 45.00	$ 14,355	
	Rolling Gate	2	EA	$ 15,000.00	$ 30,000	
	Landscaping & Irrigation	13,307	SF	$ 5.00	$ 66,535	$66,535
	Crushed Stone	42,664	SF		By Owner	
	Site Specialties	1	Allow	$ 250.00	$ 250	
	Covered Vehicle Storage					
	Excavation, Backfill, & Grading	1,900	SF	$ 5.00	$ 9,500	
	Spot Footing	3	CY	$ 415.00	$ 1,245	
	Pier	8	CY	$ 600.00	$ 4,800	

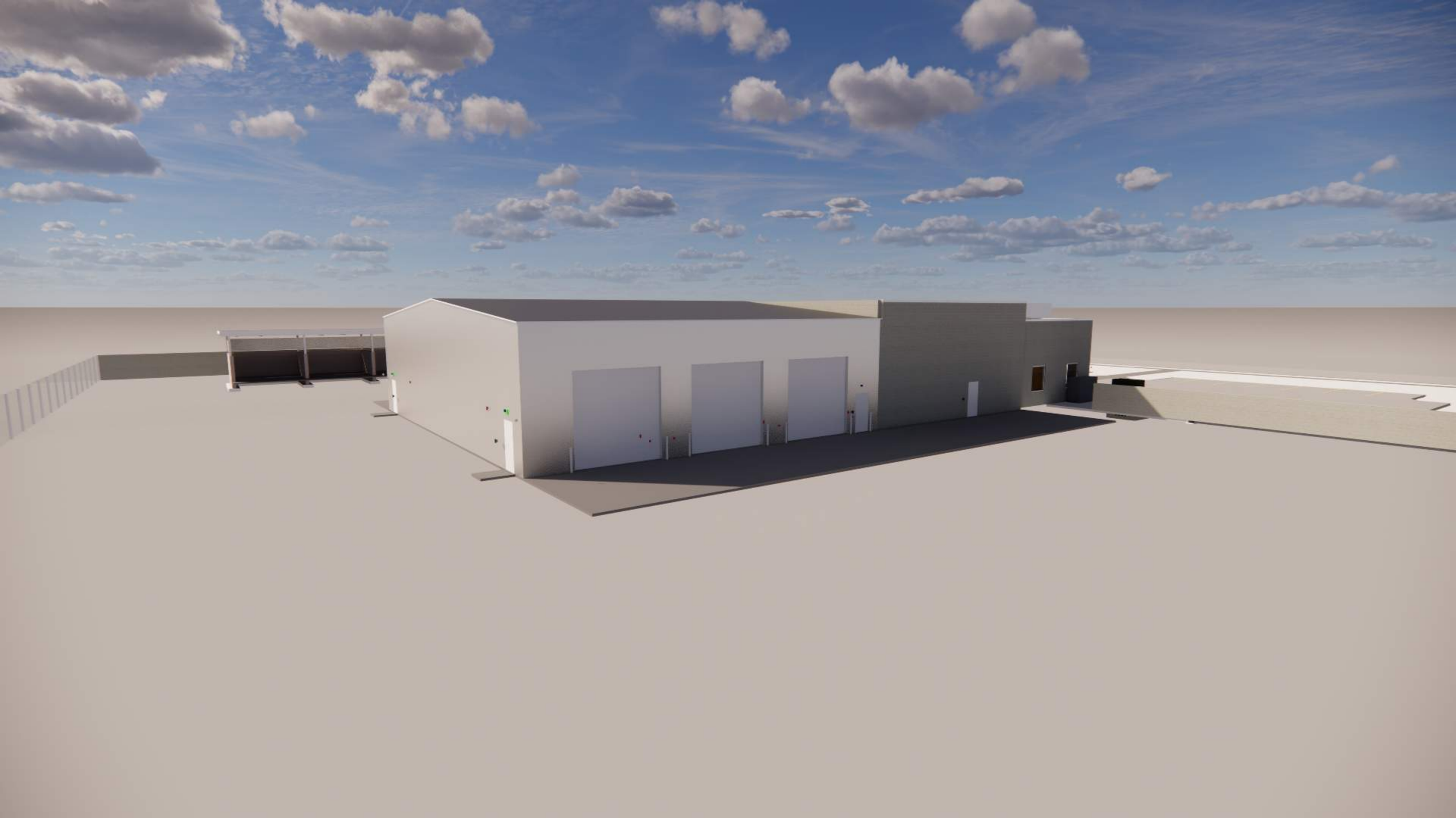
PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/27/2021

PROJECT NAME……..…..SYRACUSE CITY PARKS MAINTENANCE FACILITY
LOCATION……..……..SYRACUSE, UT
ARCHITECT…..……..JRCA 11,751 SF
STAGE OF DESIGN…..…..DESIGN DEVELOPMENT

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	
	Slab On Grade	1,900	SF	$ 4.45	$ 8,455	
	Covered Roof Steel Structure	9,502	LB	$ 2.60	$ 24,705	
	Metal Roof Deck	1,900	SF	$ 4.00	$ 7,600	
	Metal Roofing	1,900	SF	$ 12.65	$ 24,035	
	Paint Steel Structure	1,200	SF	$ 2.00	$ 2,400	
						$58,035
	Storage Bin					
	Excavation, Backfill, & Grading	1,200	SF	$ 2.00	$ 2,400	
	Continuous Footing	16	CY	$ 405.00	$ 6,480	
	Slab On Grade	1,200	SF	$ 4.45	$ 5,340	
	Storage Bin Walls	1,360	SF	$ 35.00	$ 47,600	
	Covered Roof Steel Structure	1,200	SF	$ 20.00	$ 24,000	
	Metal Roof Deck	1,200	SF	$ 4.00	$ 4,800	
	Metal Roofing	1,200	SF	$ 12.65	$ 15,180	
	Metal Panel Screening at Storage Bin	544	SF	$ 25.00	$ 13,600	
	Paint Steel Structure	1,200	SF	$ 2.00	$ 2,400	
						$38,380
	Pole Barn					
	Pole Barn - Complete	5,000	SF	$ 12.00	$ 60,000	
	Pole Barn Slab	5,000	SF	$ 4.45	$ 22,250	
	Pole Barn Coiling Doors - 14'	3	EA	$ 5,500.00	$ 16,500	
	TOTAL SITE IMPROVEMENTS				**$ 667,942**	
33	**UTILITIES**					
	Water Line	1	LS	$ 10,000.00	$ 10,000	
	Fire Line	1	LS	$ 30,000.00	$ 30,000	
	Sewer Line	1	LS	$ 20,000.00	$ 20,000	
	Oil/Water Separator at Wash/Bays	1	Allow	$ 6,500.00	$ 6,500	
	Storm Drainage	40,341	SF	$ 0.75	$ 30,256	
	Contractor Furnished Piping at Ditch Infill - 12"	335	LF	$ 15.00	$ 5,025	
	Oil/Water Separator at SD Outfall	1	Allow	$ 6,500.00	$ 6,500	
	Secondary Water Line	1	LS	$ 5,000.00	$ 5,000	
	Gas Line	1	LS	$ 12,000.00	$ 12,000	
	Communications Utility	1	LS	$ 10,000.00	$ 10,000	
	TOTAL UTILITIES				**$ 135,281**	









COUNCIL AGENDA

September 14, 2021

LEGISLATIVE ITEM

Agenda Item #12 **Potential Amendment to the Town Center Overlay Ordinance**

Factual Summation

-One of the goals of the City's recently adopted Economic Development 'PEP' Plan is to "Establish the city as the “Un-I-15" alternative to ‘typical’ cities on the Wasatch Front." - See plan attached

-'Typical' cities on the Wasatch Front are commonly built with automobile oriented land uses and designs.

-The 2019 General Plan visioning committee identified during a survey that 'Highway Commercial' was among the least desireable themes for new development. -See visual preference survey and general plan attached

-The Town Center Overlay Zone implements standards with the goal to create a pedestrian friendly and mixed use core. This is for econimic development but also pedestrian safety. See attached -existing text in black

-The city has experienced multiple pedestrian injuries and even death from auto colisions in recent history.

-There is a proposal to build a 'typical' gas station within the town center where there is concern that the proposed typical design will reduce pedestrian safety and detract from the desired mixed use core.

-Recently a 'Designing for Pedestrian Safety' training was given to Planning Commission and this slideshow is included in this report as it relates to this topic of economic development branding and placemaking.

-Planning Commission reviewed the text at length, held a public hearing, and voted on 7-20-21 to forward a positive recommendation to amend the Town Center Overlay Ordinance text as presented to council on 7-28-21. This version included the parking and building setback requirements that are problematic to Maverik but nevertheless the Commission felt it was best for the city to 'stick with the vision' because of the safety, branding, and economic development potential that having an experiential town center visit could bring.

-On 8-24-21 Maverik Gas Station presented to council a draft site plan and building elevations for their proposed Town Center site and City Council instructed staff to present an altered version of the text amendment to make it possible for Maverik to build the store simular to the way they proposed. The draft plans would not have been in conformance with the earlier draft text that Planning Commission is forwarding because of the deep building setback with parking lot in front. This type of development pattern in not 'Un-15' as described in our recently adopted Economic Development Plan or what Planning Commission recommended however, see attached for a draft ordinance text that attempts to loosen the standards for Maverik but also preserve the vision for future projects.

-Process

PC recommendation
CC Work Meeting
CC Voting Meeting adopt by ordinance

Chapter 10.100
TOWN CENTER OVERLAY ZONE
Sections:

10.100.010 Purpose.
10.100.020 Development requirements.
10.100.030 Permitted uses.
10.100.040 Development theme.
10.100.050 Development plan.
10.100.060 Architectural Review Committee.
10.100.070 Special provisions.

10.100.010 Purpose.

This zone includes the land area as defined on the Syracuse City current zoning and general plan maps. The purpose of the town center overlay zone is to provide a method for implementing special provisions regarding the establishment and promotion of a central core area of the community characterized by stringent design standards for buildings, public spaces, site design and landscaping with a harmonious and wide range of development opportunities that introduce a mixed-use concept. While the town center zoning classification is intended to address new construction that may occur with the town center area, it is also intended to support the preservation and adaptive reuse of any existing historic structures; the preservation of existing natural features, especially trees; new development that blends in with existing conditions and enhances the traditional town center character; the advancement of architectural and site design standards that promote walkability and human scale; and the creation and maintenance of historic town center identity.

10.100.020 Development requirements.

Developments ~~requirements~~ shall ~~conform to the guidelines and standards as set forth in the town center master plan.~~ conform to the following standards in addition to the standards in the ARC, site plan, and underlying zoning ordinances:

(A) Buildings within the town center shall be oriented towards the street with the purpose of creating visual interest to slow traffic for pedestrian safety and a more interesting visitor experience.
    (1) Buildings shall have a maximum front setback of thirty feet (30'), minimum of fifteen feet (15').
    (2) A deeper setback of the principal structure may be allowed in rare circumstances only if objects or structures are built within the standard setback creating the effect of an enclosed street wall that the principal structure would have created.
        (a) Acceptable objects and structures to qualify for a deeper setback include canopies, trellis, architectural screens, columns and/or pedestrian lighting.
        (b) Objects such as walls, benches or fencing do not qualify as creating the effect described in this subsection.
        (c) The objects or structures shall be featured along at least fifty percent (50%) of the property frontage.
        (d) All structures shall conform to the commercial building standards including cladding, height and roofline.

(3) Buildings shall feature a street facing storefront that:
    (a) Has an operable door;
    (b) Is surrounded by a glass storefront denoting a main entrance;
    (c) Maintains transparency into the interior of the building; and
    (d) has a direct sidewalk connection to the sidewalk along the road and any other nearby sidewalks.
(4) Sidewalk connections described in subsection (3)(d) of this Section shall:
    (a) Be at least five feet (5') wide;
    (b) Connect with the shortest distance possible;
    (c) Feature pedestrian scale lighting;
    (d) Have two feet (2') of landscaping on each side of the walk; and
    (e) Include the following features, when a sidewalk connection crosses a parking lot or drive aisle:
        (i) Decorative stamped and colored concrete;
        (ii) Paint treatment with reflective paint; and
        (iii) A landscaped refuge island for every fifty feet (50') of sidewalk.
(5) Windows in the overlay shall not be covered by signs by wrapping with vinyl or other signage material, excluding standard window coverings such as unicolor blinds.

(B) Parking shall be screened with landscaping and a low brick or stone wall when visible from street.

(C) Signage in the Town Center shall conform with the following regulations in addition to the regulations found in Chapter 10.45:
(1) On-site detached signage shall be no taller than ten feet (10'), except signs associated with a multi-tenant office building, may be up to fifteen feet (15').
(2) Maximum area of 100 square feet including base structure, signage, roof, foundation, hollow areas, and any other associated elements.
    (a) Signs shall be measured as a generalized length x width.
    (b) Signs associated with a multi-tenant office building may be up to 120 square feet in area.
(3) All signs shall feature a decorative masonry base of brick, rock, or stone. Block concrete masonry units are prohibited, whether split, honed or other.
(4) Off-premise signage shall not be allowed.
(5) Attached building signage or branding colors shall not exceed 10% of any side of any structure's façade.
(6) Electronic message signs shall:
    (a) Be limited to one per building per site;
    (b) Be a maximum of forty square feet (40 sf);
    (c) Be counted towards the maximum detached signage square footage and height allowances; and
    (d) Have adjustable brightness that is adjusted down to prevent light pollution, particularly at night.

10.100.030 Permitted uses.

Uses permitted within the town center overlay zone are those uses as permitted or conditionally permitted under current zoning or the uses as outlined in City's general plan as adopted with the

exception of the following uses which are prohibited within the town center overlay zone: auto repair, auto body, auto maintenance, auto detailing, car washes, and car dealerships. These uses are limited with the intent to create a pedestrian friendly mixed-use City core, including the location and orientation of drive-through service uses.

10.100.040 Development theme.

Development in this zone shall conform to an approved development theme. The theme shall be reviewed and recommended for approval by the Architectural Review Committee. Final approval of any development theme shall be by the City Council, and shall conform to the provisions outlined in the town center master plan.

10.100.050 Development plan.

To ensure development conforms to the town center master plan, City staff shall review and approve all development plans. Drawings should include the placement of buildings and their uses, landscaping, parking, lighting, and design guidelines outlined in the area's master plan. Before submittal to the Planning Commission for recommendation and to the City Council for final approval all plans, elevations and architectural details shall be reviewed by the Architectural Review Committee. The Architectural Review Committee shall review and recommend any plans, elevations or details prior to consideration by the Planning Commission and approval by the City Council.

10.100.060 Architectural Review Committee.

Developments within the town center overlay zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards.

10.100.070 Special provisions.

(A) All lots, parcels, or sites shall have a minimum 15 percent of the total area landscaped, including all required front yards, installed within four months of occupancy and permanently maintained in good condition.

(B) Temporary buildings shall meet the provisions of the currently adopted editions of the International Building Code and must be sufficiently anchored to withstand a 100-mile-per-hour wind.

(C) Commercial uses that require grease traps/interceptors shall locate such devices on the outside of the restaurant or food service building and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner.

Restaurant, food service businesses, or commercial uses of used fryer oil shall dispose of such oil into a self-contained oil-rendering tank for disposal and transport. Outside or "refuse/dumpster" storage of oil-rendering barrels or other containers is prohibited.

(D) In order to minimize the possibility of commercial properties becoming blighted, retail establishments of 40,000 square feet or greater shall enter into a facility use agreement with the City prior to the issuance of a building permit. Additionally, the owner shall submit a facility maintenance plan as required in this chapter 30 days prior to the owner vacating the building.

(1) The terms “vacant” or “vacate” as used herein shall mean that no business activity is undertaken from the retail establishment for a period of 180 consecutive days.
(2) The facility use agreement shall outline the responsibility of the owner to remove the building, should it become vacant for more than three and one-half consecutive years, and shall provide legal remedies to enforce the terms of the agreement. In the event a building is vacant for more than three and one-half consecutive years, the owner shall remove the building and restore the property to a safe and compatible condition. The facility use agreement shall be in substantially the following form, which form is hereby adopted as part of this title.

Facility Use Agreement
AN AGREEMENT BY AND BETWEEN _____, A _____ HEREINAFTER REFERRED TO AS OWNER, AND SYRACUSE CITY, A MUNICIPAL CORPORATION HEREINAFTER REFERRED TO AS CITY.
Recitals
(1) The Owner desires to construct a commercial facility, at approximately _____, in Syracuse City to conduct a business known as _____.
(2) The City has adopted ordinances to govern the development of commercial property within Syracuse City designed to protect the health, safety, and welfare of the community.
(3) The City has valid concern that blighted conditions might occur should said facility or structure become vacant for an extended period of time.
(4) The Owner and City are desirous to minimize impact to the community should the building become vacant.
Agreement
NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions set forth herein, and other good and valuable consideration, the Owner and City agree as follows:
(1) Owner will provide the City a written facility management plan 30 days prior to vacating the building which outlines plans to maintain the property according to City Ordinance. Failure to do so will constitute a breach of this Agreement and entitle the City to injunctive relief to enforce the provisions hereof.
(2) Should the building remain vacant for 42 consecutive months, the City shall provide written notice to the Owner, at the address as it appears on this Agreement, ordering Owner to remove the building and restore the property to a condition that does not distract from surrounding businesses.
(3) Should the Owner fail to comply with the City’s request to remove the building within 30 days from the mailing date of said notice to the Owner, the City may file suit for specific performance to enforce the terms of this Agreement.
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of _____, 20__.
(Signed, witnessed, and/or attested)

(3) In the event, for any reason, the retail establishment chooses to vacate the premises for a period of six months or greater, the owner shall submit a facility maintenance plan to the City 30 days prior to vacating. The maintenance plan shall include:

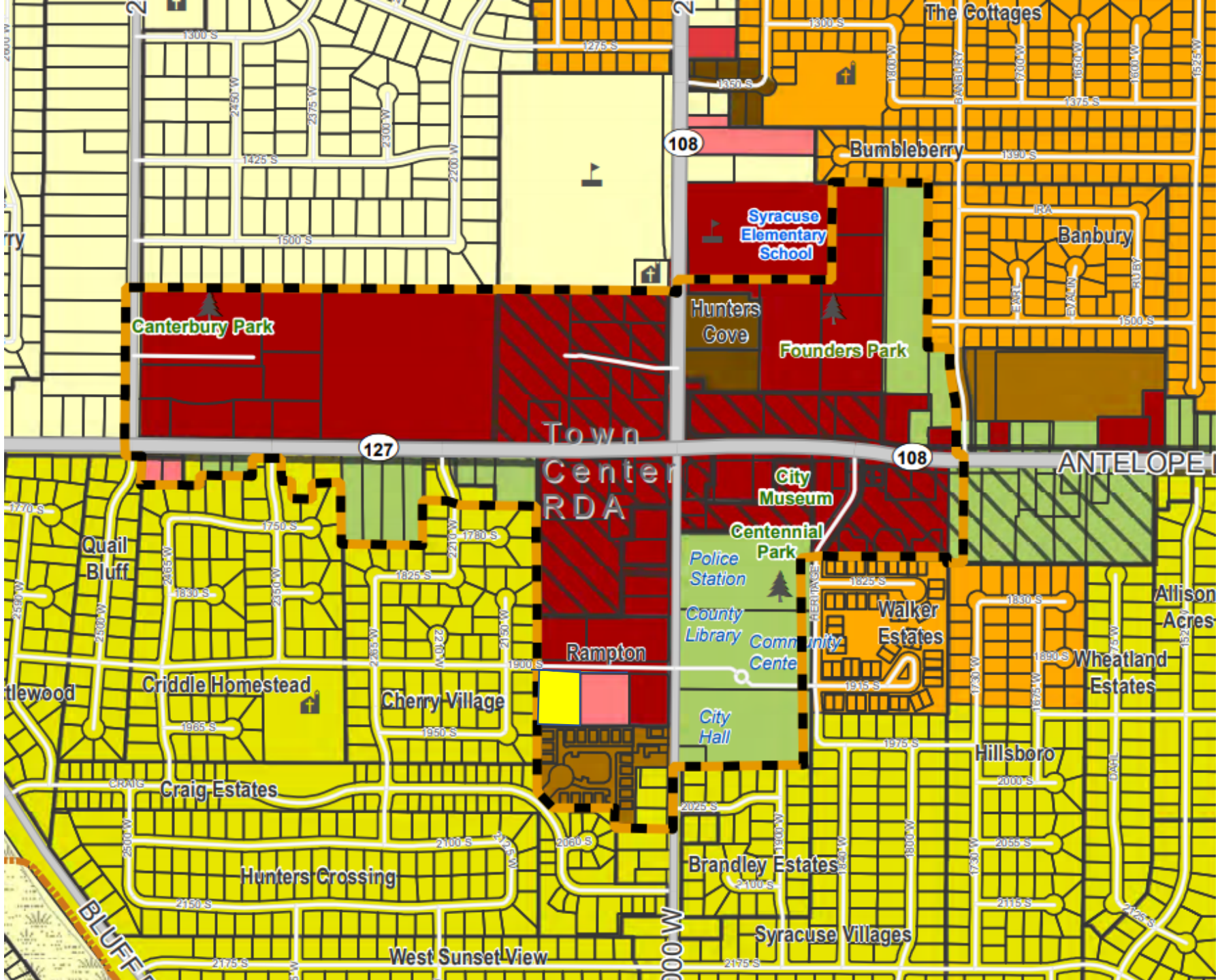
(a) The estimated time the facility will be vacant.
(b) Detailed plans to maintain the property during the time it will be vacant.
(c) Method of securing all entrances to the facility.
(d) Plans to restrict access to off-street parking.
(e) Plans to remove all advertisement and business signage.
(f) Plans to market the property.

(E) Existing residential and accessory structures may remain in this zone for commercial purposes if the property meets all the following conditions:

(1) The proposed use for the structure conforms with the permitted use for this zone.
(2) The lot size has a minimum of 21,780 square feet.
(3) The parcel has a minimum frontage as required by zoning on an existing public street.

(4) Setbacks comply with the established minimum requirements for this zone and receive approval with site plan.
(5) The lot has an existing driveway access from a public street and receives approval with site plan for any proposed modifications to said driveway (the Utah Department of Transportation shall also approve any access located on a state road).
(6) All off-street parking complies with the requirements in Chapter 10.40 SCC and receives approval with site plan.
(7) All signs and lighting complies with the requirements in Chapter 10.45 SCC and receives approval with site plan.
(8) All landscape and buffering complies with the established requirements in Chapter 10.30 SCC and receives approval with the site plan.
(9) The Building and Fire Departments inspect and approve all plans and uses.

Zoning Map-
Orange dotted line is limits of town center

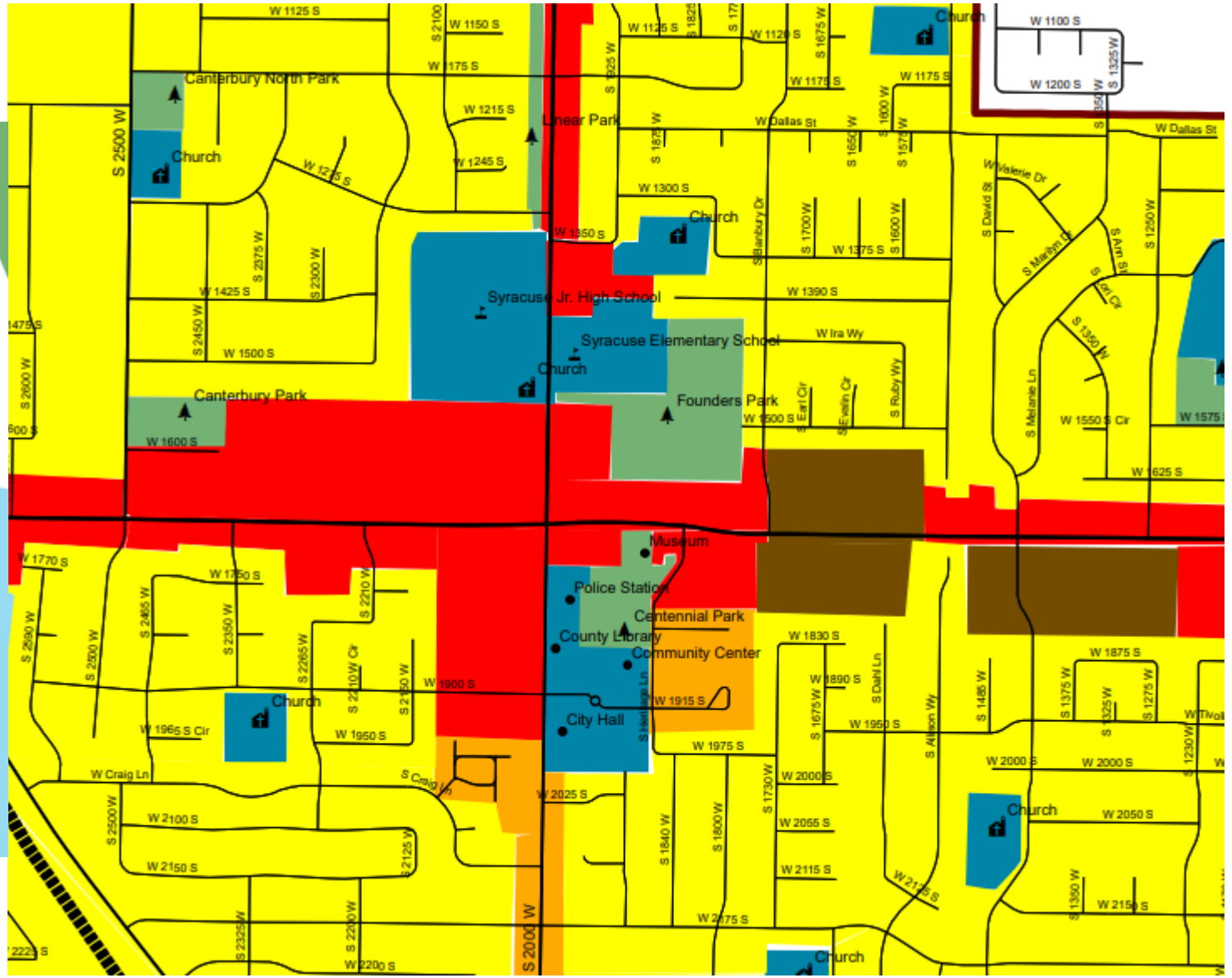


General Plan Map

Last Amended: 09/10/19

Legend

- Syracuse Municipal Boundary
- Parks, Agriculture, Wetlands (A-1)
- Civic (All Zones)
- Low Denisty Residential (A-1, R-1, R-2, R-3, Cluster, RPC)
- Medium Density Residential (Cluster, R-3, RPC, PRD, Neighborhood Services)
- High Density Residential (R-3, PRD, Neighborhood Services, Mixed Use, G.C., P.O.)
- Commercial (G.C., P.O., Mixed Use, Neighborhood Services)
- Industrial (Business Park, Industrial, Research Park, Mixed Use, G.C., P.O.,)
- Future West Davis Corridor & SR-193
- Future West Davis Corridor Interchange





2008

Syracuse City Town Center - Option C

Result of Public Input Meeting

Prepared by:

MGB+A
The Grassli Group

The Planning Center
Fehr & Peers
Bonneville Research

0 100' 200' 300' NORTH

Town Center - Land-Use

INTENT

The land-uses in this node integrate both the Town Center and Mixed-Use place types together in order to synergize the energies of both. This creates a place where professional offices can tuck next to commercial retail and restaurants, and adjacent to open space. This is a not just a commercial center, but a livable place where you can eat your lunch or walk your dog.

Buildings are encouraged to be vertically mixed-use, wherever feasible, with ground floor retail on office and residential buildings. However, focus should be on lining the Antelope Drive, first and foremost, with the newly created internal streets becoming a a secondary priority for creating a walkable retail street.



2018 IBI

2019 Adopted General Plan



ECONOMIC DEVELOPMENT (cont.)

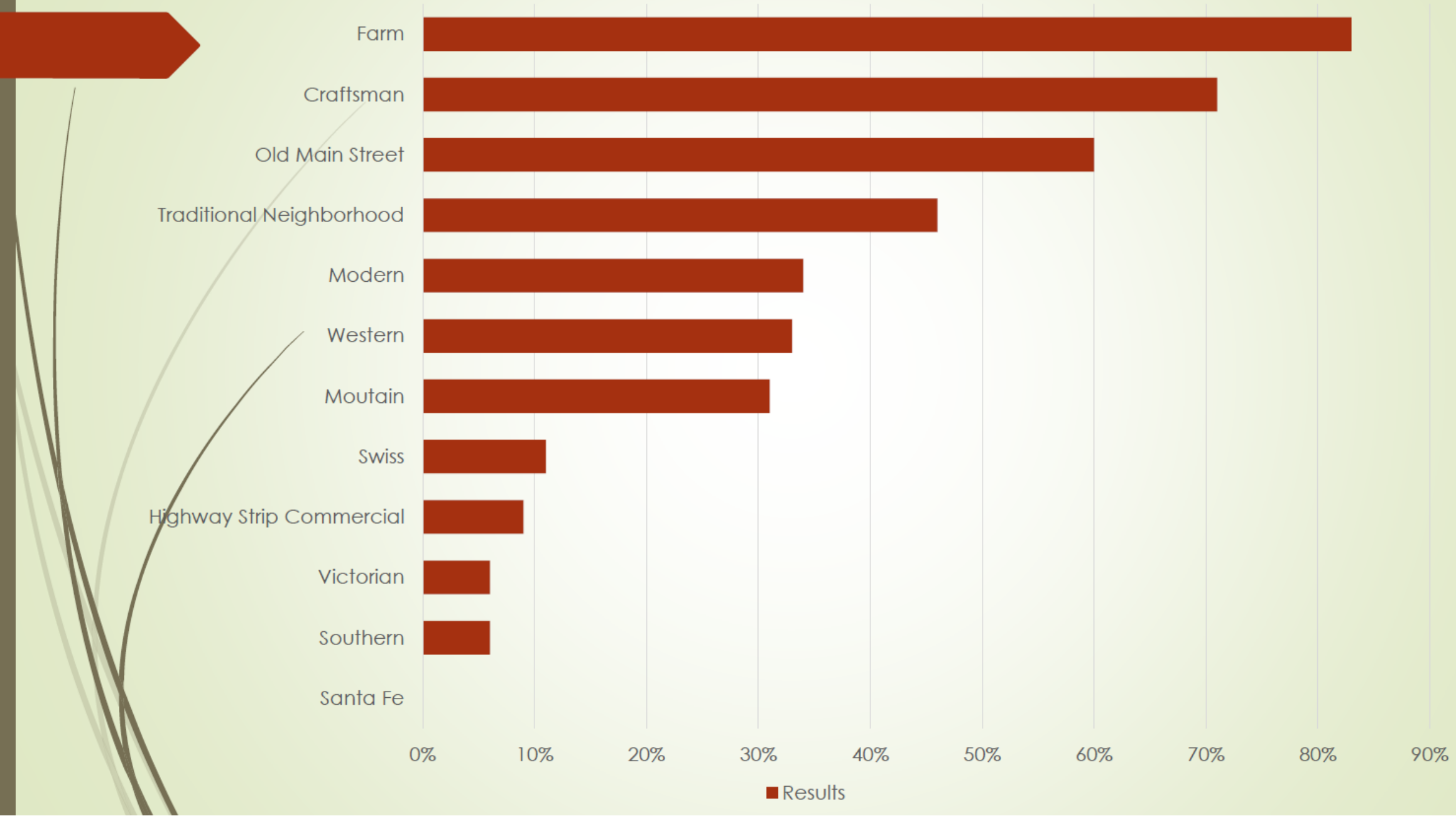
West Davis Corridor and Antelope Drive

The West Davis Corridor interchange will increase traffic flows in this area, creating opportunities to provide services and products to visitors of Antelope Island State Park and commuters. With the West Davis Corridor providing shorter commute times to Salt Lake International Airport and Salt Lake City, hospitality and regional employment centers become more feasible. These uses should be a priority for this node with medium to high-density housing, highway commercial, and big box retail as secondary priorities. This area will receive pressure to install billboards; these should remain prohibited as they currently are in the adopted Sign Ordinance.

2000 West and Antelope Drive (Town Center)

This focus area is generally accepted as the center of town. As such, it should remain the hub for economic development activities in the city where the highest residential and commercial densities are permitted. This node should become a mixed use area including residential development. Unified architectural and urban design themes reflecting the three themes identified above should be used to create a cohesive sense of place. Pedestrian activity should be prioritized with quality pedestrian amenities. Parking standards should be adjusted to allow for infill development in underused portions of large parking lots. This node should be designed as the best location to congregate for civic and celebratory events like voting, firework shows, parades, and Christmas tree lighting. A vibrant and active center of town contributes to a strong sense of place and identity.

Results


Farm
Craftsman
Old Main Street
Traditional Neighborhood
Modern
Western
Moutain
Swiss
Highway Strip Commercial
Victorian
Southern
Santa Fe
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
Results



Farm

83% Said Yes









Craftsman

71% Said Yes











Old Main Street

60% Said Yes





Highway Strip Commercial

9% Said Yes


WELLS FARGO
CVS pharmacy
CVS pharmacy
SCHOOL SCHOOL
BEGIN
RIGHT TURN LANE
YIELD TO BIKES


ANTELOPE DR
ONLY
Jasmine
CVSpharmacy


KANO&SONS
LAKESIDE
CHURCH
WEST
127

Syracuse Prioritized Economic Plan- (P.E.P.)

Purpose Statement

As an accompanying piece to the Economic Development Strategic Plan (EDSP), which the city commissioned by Better Cities, the following visioning document was created. The document was created by a task force assigned by the mayor with the purpose to summarize the most important items from the lengthy EDSP, clarify the city's economic development vision, and provide specific guidance as to what specific action items are believed to bring the city's vision and EDSP to fruition. It can be known as the Prioritized Economic Plan or 'P.E.P.'

The goal of these efforts is to ensure that an open-door policy towards existing and future opportunities is maintained and that the city is actively preparing strategic areas to be shovel ready.

Economic Development Vision

Syracuse City will become financially sustainable through the coordination of land use development, strategic branding, tax increment incentives, and city policies, while staying within the overall mission and vision for the City.

Goals/objectives enumerated in this document:

- Establish the city as the "Un-I-15" alternative to 'typical' cities on the Wasatch Front.
- Support the development of experience-based businesses and activities to attract patrons to the city's business sector.
- Plan for a variety of housing types in strategic locations.
- Attract daytime population and employment opportunities through targeting aerospace engineering, distribution, manufacturing, and general class A office uses.
- Boost property value.
- Maximize the West Davis Corridor (WDC) interchange potential.
- Maintain and grow sales tax revenue.

Goals/Objectives Summary:

- Goal: Establish the City as the “Un-I-15" alternative to ‘typical’ cities on the Wasatch Front.

Due to Syracuse City’s unique location along the shores of the Great Salt Lake, and due to surrounding city’s existing regional shopping centers, the city may be facing stiff competition to attract large regional shopping centers or many national brand name retailers. This is because the spacing of competing businesses, population counts within 5 miles, and traffic metrics that these companies use to identify future locations are lower than our competing city’s. This may not entirely be a negative for the city as it affords an opportunity to attract unique shopping experiences that are more interactive and potentially more ‘Amazon Proof’. Diverse shopping choices are desirable for both our existing residents and potential visitors.

The city should actively seek out quality office, retail, and restaurant establishments that are unique or uncommon in the region. These businesses will afford existing residents as well as visitors a reason to stay within the city boundaries to work, shop, and play. There are extensive lists of companies provided in the plan that should be targeted. The city should also uphold design requirements that create unique amenities and experiences as well as bolster its streetscape to be conducive to a boutique shopping experience.

The leading idea from the plan that the city should pursue is to work to develop a boutique retail experiential shopping center like Gardner Village or Magnolia Farms. This village is envisioned to be comprised of historical buildings that could be saved from demolition with road widenings and other development projects. A target property needs to be identified and partnership fostered with the landowner that may want to operate under this business model. Once relocated, the historical buildings would be leased out to the boutique and local agriculturally based businesses. The city should budget money to assist in site development, building relocation costs, and ongoing business support for the project. Once there is a critical mass of boutique shopping businesses, the city could begin marketing and branding efforts as the place to ‘get away’ from the standard run of the mill and repetitive products found in traditional shopping centers.



Photo: Gardner Village

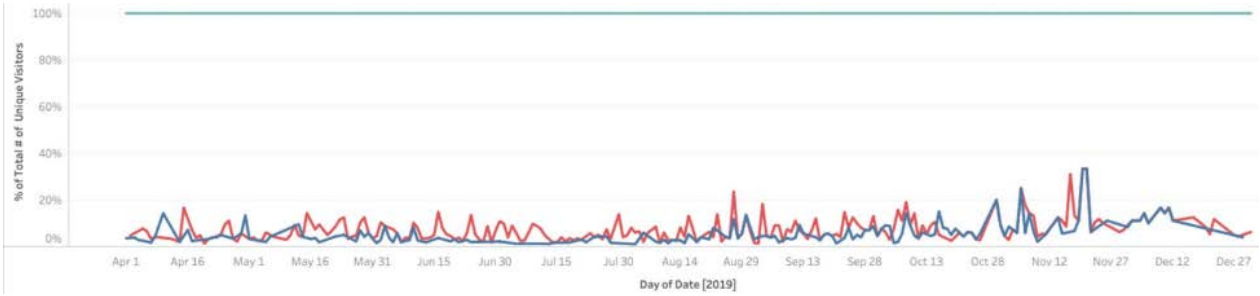
- Goal: Support the development of experience-based businesses and activities to attract patrons to the City's business sector.

It has been well documented that when there are regional sports tournaments, trails, events, and recreational activities that attract large numbers of people to a place, that the resulting economic impact from the gas, food, and even lodging that is purchased by both the local and visiting patrons can be significant. At times, the unique recreational activity is also a business such as axe throwing, shooting range, or bowling alley for example. These types of businesses often locate in retail centers and should be solicited to fill vacancies. A word of caution is that tourism-based economies can be seasonal and volatile but could be a boost to a well-rounded economic portfolio.

The leading ideas in this category include building the Shoreline Trail along the west edge of town, the Antelope Drive trail that would connect the Town Center to the AISP causeway, the regional park that would attract regional sports tournaments, the above mentioned 'Gardner Village' concept, and building a performing arts center. These places would attract large numbers of people as well as be convenient amenities to locals. The city should foster unique events such as races or festivals that will draw large numbers of people and keep our residents active and healthy.

The creation and programming of various event venues has the potential to spur additional sit-down restaurants and economic growth. More restaurant choices are a common request by citizens. The event venues could come in a variety of forms including a new performing arts center, reception center, or by programming the existing amphitheater on the Syracuse Arts Academy campus. The city should continue supporting the Syracuse Arts Council to program the facilities. There may also be the potential to partner with Davis County for tourism dollars.

The city is known as 'The Gateway to Antelope Island'. Boosting visitation to Antelope Island State Park could have positive economic impact to the city if we have the right businesses to entice the visitors to make a purchase within the city limits. The unique boutique businesses mentioned above, would be popular to fill this niche. Data suggests that many people visiting the island currently do not stop within the city in route to or from the park. Regardless, the city should continue work to meet regularly with AISP leadership, county tourism leadership, and state level leaders to bring investment to the park by way of improved amenities on the island and even off the island near the causeway on the east shores adjacent to Syracuse. On the island, a boardwalk and pier jutting out to the water would grant easy access for swimming, site seeing, and water sports.



Percentage of visitors who stopped at both Antelope Island and Smith's or Walmart. (Smiths is blue, Walmart is Red)

It has been envisioned that the area on the east shore near Syracuse could be improved to be a regionally significant open space with potentially a campground, fishing pond, shooting range, and miles of trails for hiking, birdwatching, horseback riding, and mountain biking. The city should consider partnering with the county and state to acquire the land for the park.

Once visitation and traffic to the area reach a critical mass, a hotel could be justified which would generate tourism spending and transient room tax. The enhanced open spaces would also be a boon for our citizens.

- Goal: Plan for a variety of housing types in strategic locations

Housing is an important element to economic development because to attract high quality employers, the cost of living of the area must be in line with the wages offered. If housing costs are out of reach for employees of a business, then it will be difficult to fill the positions needed to conduct business. Also, as mentioned earlier, retailers require certain amounts of population within a 5- and 10-mile circumference before locating their business in a new locale. This number varies by industry but often the number of 'rooftops' are a big factor in business expansion plans. The city should continue to add population in a variety of housing types to diversify the housing portfolio meeting the needs of all age and job categories. These new housing developments should be of high-quality design with a focus on crime reduction elements, and lasting construction materials. Another point to note is that population growth will result in added sales tax revenue to the city. The state distributes sales tax annually to cities on a per capita basis. Currently, the city receives about $90 per person per year in sales tax. As population increases, so will this disbursement.

It is important to foster desirable neighborhoods of various affordability levels to meet the housing demand for both our existing citizens, as well as for new people moving to the city.



Still Water Subdivision

- Goal: Attract Daytime Population and Employment Opportunities through targeting aerospace engineering, distribution, manufacturing, and general Class A office uses

Historically, Syracuse has been a bedroom community. A large portion of the population leaves the city each day to go to work. A diverse and fiscally sustainable local economy relies on its population to not just live there, but also to add to the local 'economic pie' by manufacturing, creating, and exporting goods, services, and products. Currently, the city's commercial businesses are mainly focused on serving our immediate community in the form of medical office and neighborhood shopping centers. Attracting a wider variety of employment opportunities to the city will result in added economic prosperity for our residents. The added jobs should fill a full range of position types from entry level, all the way to executive.

The plan indicates that office is a complex and competitive space right now. To compete, the city will need to incentivize the use and encourage developers to design the project with unique amenity offerings different from the competition. Office is most feasible near the WDC corridor, along Antelope Drive, and in the Town Center. The mixed-use zone is producing some new office space by using the leverage of market demand for multi-family residential to extract some office space with each project. This has been a successful way of creating office that should be continued where the location is appropriate.



Unique Office Amenities

The industrial market is currently strong. The city has had some near success with large acreage users in distribution and warehousing. To land the 'big fish', the city will need to continue work with the few large acreage landowners that exist to build the required infrastructure, so the sites are 'shovel ready'.

The high priority items here are the construction of 2500 W and expanding high speed fiber internet throughout the city. The city currently has a fiber backbone in place along Antelope Drive and SR-193. This network needs to be expanded city wide to all homes and businesses. 2500 W will require right of way to be acquired and the budgeting process for the project should begin as soon as possible. A cohesive master plan of the 2500 W area is also needed. The city could look at using Tax Increment

Financing (TIF) to potentially self-finance the 2500 W road project by issuing bonds, backed by the expected TIF revenue. To do so, a project area would need to be created. Even if no bonds are used, a TIF project area could be advantageous in offering large employers tax rebates and other incentives.

Industrial areas include the Ninigret park area, Bluffridge Drive area, and the large parcels the church owns between 2000 W and 3000 W. These areas are where the city has the best chance of landing a large headquarters or major employer. The city should purposefully market these areas to aerospace industries given their proximity to Hill Air Force Base (HAFB). There is a list of companies in the plan that should be pursued. Also, relationships with the HAFB community should be fostered and should attend as many Airforce outreach activities and meetings as possible.

- Goal: Boost Property Value

The city should continue with its ordinances requiring high quality building materials and efficient development patterns. Large, spread out parking areas and traditional suburban commercial patterns are not the most efficient use of land from a property tax generating lens. As the city matures, there will be infill opportunities that should occur on the unused parking areas and remaining parcels, keeping in mind the highest and best use for each parcel. As our various commercial projects age, maintenance and upkeep should be a priority. The town center project has been subject to some aging and neglect and should be cleaned up. The center needs refreshing of the landscaping, repairing the clock tower, and remedying the problematic traffic circulation patterns. The city owns land in town center that should be used to incentivize reinvestment in the center. As the commercial areas and other areas in the city are well maintained and designed, this should also result in maintained property values for nearby homeowners contributing to the economic wellbeing of our residents. The property tax revenue received by the city helps balance the budget to pay for the services residents enjoy such as parks, roads, and police and fire protection.



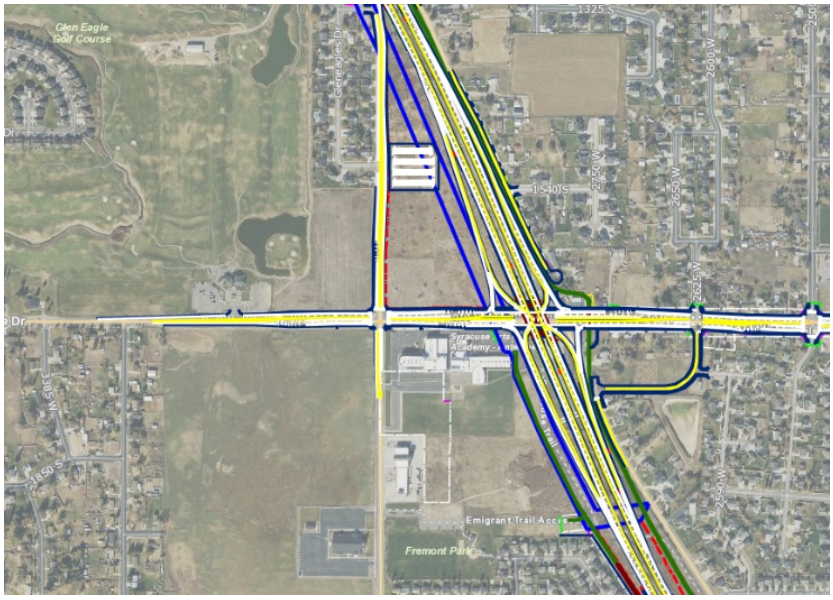
Town Center Clock Tower

- Goal: Maximize the WDC Interchange Potential

The city will benefit from three freeway interchanges. This is sure to spur development pressures around each interchange. It is envisioned that a regional office complex may be feasible near the Antelope Drive interchange. Being near the golf course could add a unique offering setting it apart from the competition. The 'IBI' study envisions a rich office and residential development near the new road. The city will have to be strategic in land use planning the areas based off the way other cities plan their interchanges, as to avoid flooding the market with the same proposed uses. The development surrounding the interchanges has the potential to compete with the city's town center. A conscious effort in land use planning will be needed to ensure that new development does not cannibalize the existing town center businesses.

The city should take advantage of any opportunities to purchase land owned by UDOT surrounding the interchange in order to expedite development of it at the highest and best uses that will contribute to the goals and vision of the city.

The new interchange on Antelope Drive is anticipated to improve access to Antelope Island State Park. The signage, branding, and interchange landscape design should all work in concert to contribute to the city's slogan of being the 'Gateway to Antelope Island'.



West Davis Corridor Antelope Drive Interchange

- Goal: Maintain and grow sales tax revenue

Sales tax remains to be a major revenue source for the city year after year. Sales tax comes to the city by way of point of sale and based off population. As more items are purchased in and more people move to the city, the sales tax revenue grows. However, the residents of Syracuse often shop outside of the city losing potential sales tax dollars. Efforts to promote shopping local should be pursued as well as attracting businesses that are desired by the residents. There are several prime undeveloped retail locations that should be preserved as such even if demand for other uses is high. Mainly, the hard corners located at the intersection of major roadways that have the access and visibility to support commercial retail or mixed use with retail on the first floor. The city must also establish realistic expectations for the square feet of retail that is feasible given the geographic and population constraints of the city. This geography may be the reason for the high vacancy rates the city experiences in its retail centers. The city may need to plan to more heavily rely on the population growth portion of sales tax to realize its revenue needs, rather than expect retail sales to expand in the competitive market that exists.

The city has seen a sharp spike in sales tax revenue from online retailers. This may neutralize the geographic disadvantages we may have in sales tax generation from point of sale taking pressure off attracting brick and mortar retailers. Regardless of source, sales tax revenue will help balance the budget to pay for expanded services that residents need and want such as parks, roads, and police and fire protection.



Syracuse Resident's Favorite Retail Locations – Cell Phone Tracking Data.

Action items mentioned in this vision document:

Establish the City as the "Un-I-15" alternative to 'typical' cities on the Wasatch Front.

-Actively seek out quality office, retail, and restaurant establishments that are unique or uncommon -in the region.
-Uphold design requirements that create unique amenities and experiences.
-Develop a boutique retail experiential shopping center like Gardner Village.
-Commission a public space signage plan; monuments, parks, wayfinding, marquee. etc.

Support the development of experience-based businesses and activities to attract patrons to the City's business sector.

-Seek out recreational types of businesses.
-Continue support of the Syracuse Arts Council who can help program existing and future venues.
-Meet regularly with Antelope Island State Park leadership, county tourism leadership, and state -level leaders to bring further investment in amenities on A.I.S.P.
-Acquire land along the east shoreline of the Great Salt Lake for a passive recreation park.
-Continue expanding the city's trail system

Plan for a variety of housing types in strategic locations

-Continue to add population in a variety of housing types to diversify the housing portfolio meeting the needs of all age and job categories.
-Continue to use the mixed-use zone to create office space.

Attract daytime population and employment opportunities through targeting aerospace engineering, distribution, manufacturing, and general Class A office uses

-Allocate budget as soon as possible for the 2500 W. project
-Purposefully target aerospace industries and foster relationships with the Hill AFB community.
-Make fiber available city wide to all homes and businesses.
-Establish tax increment (TIF) project areas around the WDC interchanges and over the large -properties along SR 193.
-Actively prepare strategic areas to be shovel ready

Boost Property Value

-Clean up the town center landscaping, parking, clock tower.
-Sell city land in town center for development

Maximize the WDC Interchange Potential

-Strategically plan land uses around each West Davis Corridor Interchange.
-Purchase land owned by UDOT surrounding the interchange to expedite development and protect town center uses.

Maintain and grow sales tax revenue

-Protect hard corners of two intersecting major roads for retail as much as feasible.
-Support existing businesses
-Maintain an open-door policy towards existing and future opportunities

Conclusion

As the strategies above are implemented, and the city's brand grows as a family friendly destination for outdoor recreation attracting people to our trails that will stop for gas, and as new employers create demand for lunch options, and as tourists flock to Antelope Island State park , the city's economic success will come to fruition.



Jensen Nature Park

U.S. Department of Transportation
Federal Highway Administration

Pedestrian and Bicycle Information Center

Designing for Pedestrian Safety

Introduction to Pedestrian Safety Design and Planning Principles

Presented by:

Craig Allred
FHWA Resource Center Technical Specialist

and

Michael Ronkin
Owner, Designing Streets for People LLC.

July 20, 2010



Instructors:



Michael Ronkin

Owner

Designing Streets for People LLC

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011-41-22-784-3246

Craig Allred

Resource Center Technical Specialist

Federal Highway Administration

craig.allred@dot.gov

Designing for Pedestrian Safety Workshop Outcomes

At the end of this workshop, you will be able to:

- **Describe the *influence of planning factors*: land use, street connectivity, access management, site design, and level of service.**
- **Describe how *pedestrians should be considered and provided for* during the planning, design, work zone, maintenance, and operations phases.**
- **Describe how *human behavior* affects the interaction between pedestrians and drivers**
- **Identify *good practices and effective solutions to enhance pedestrian safety and accessibility.***

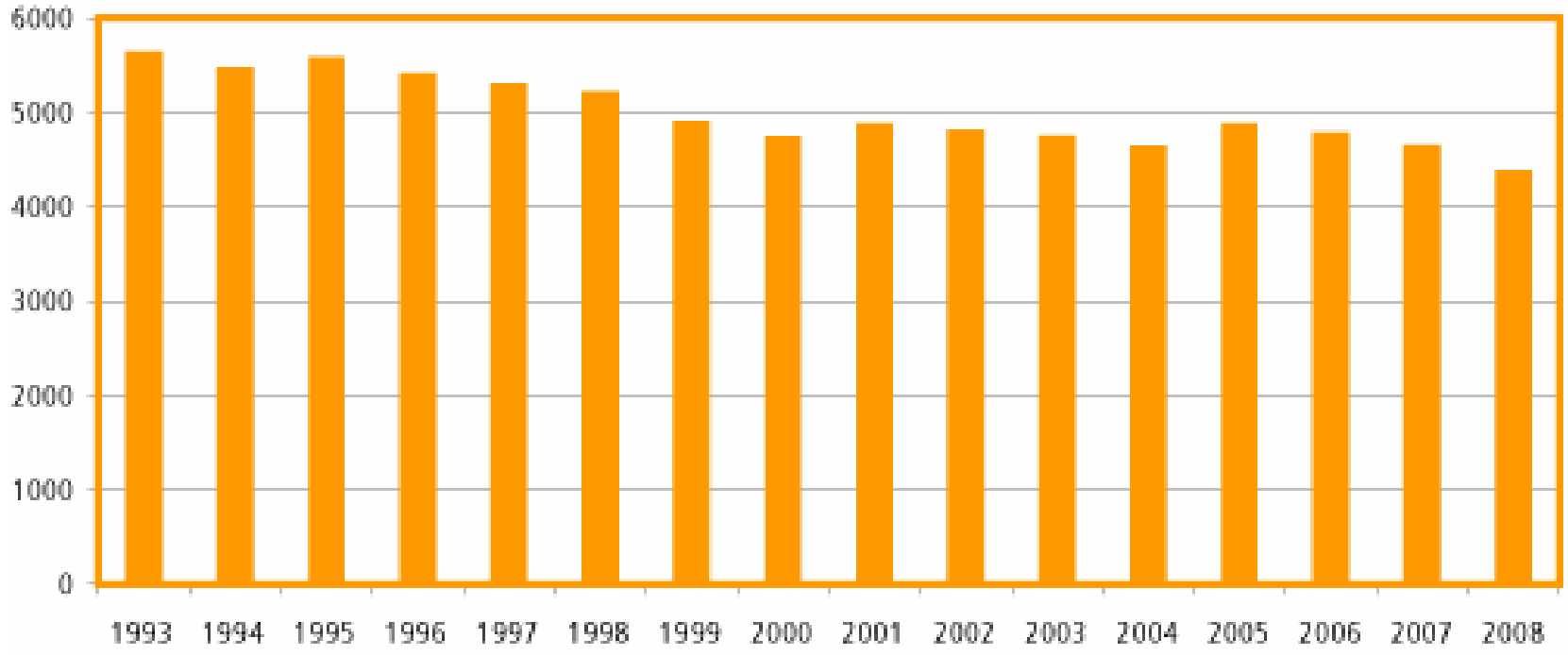
Overview of Pedestrian Safety Problem

- Annually almost 5,000 pedestrians are killed in traffic crashes, representing about 12% of all traffic deaths.
- Nearly 70,000 pedestrians are injured each year
- Most crashes occur when the pedestrian crosses a road
- Most fatalities and serious injuries occur on roads designed *with little attention for pedestrian safety*.
- Pedestrians are rarely killed in *walkable environments.*

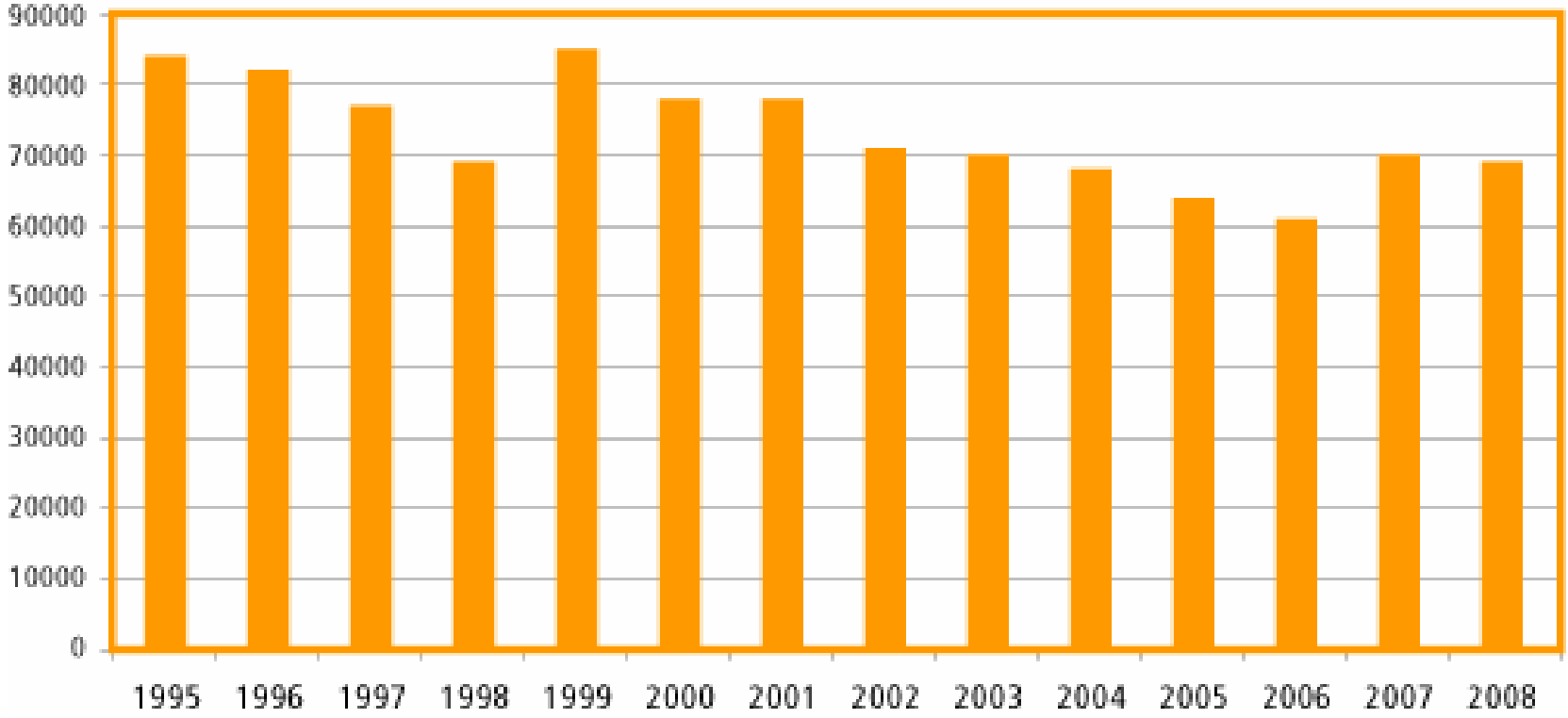




Pedestrian Fatalities by Year



Pedestrian Injuries by Year



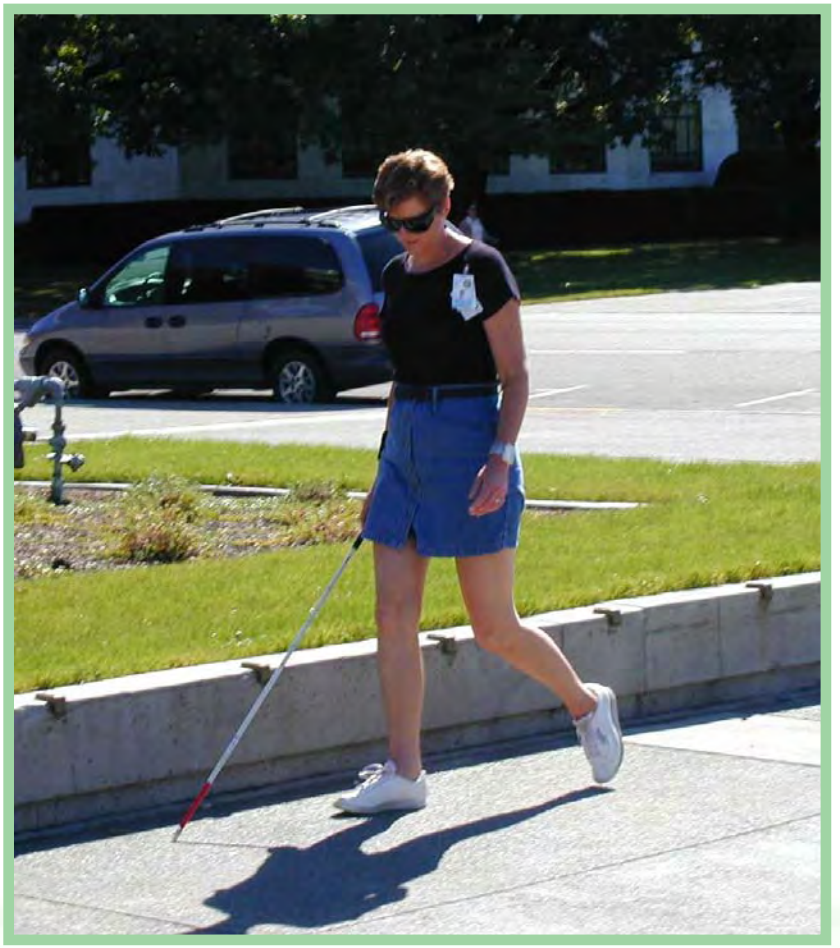
Why is it important to accommodate pedestrian safety and accessibility?



Because we are all pedestrians

Why?





Because many people do not drive

Why?



Because other modes depend on walking

Why?



Because it's good for business – people walk into stores

Why?



Because pedestrians *use* and *belong* on streets and highways

Why?



Because walking is healthy exercise

Why?



Because it will make roads safer for all road users

Why?



AASHTO: "Because of the demands of vehicular traffic in congested areas, it is often extremely difficult to make adequate provisions for pedestrians. Yet this must be done, because pedestrians are the lifeblood of our urban areas…" (1994 edition, page 97)

Why?

US Congressional Legislation/Policy of US DOT

TEA-21 (1999):

- **"The non-motorized modes are an integral part of the mission of FHWA and a critical element of the local, regional, and national transportation system."**
- **"… mainstream bicycle and pedestrian projects into planning, design, and operation..."**
- **"… bicycling and walking facilities *will be* incorporated into all transportation projects unless '*exceptional circumstances*' exist."**

Because it's the LAW !!!

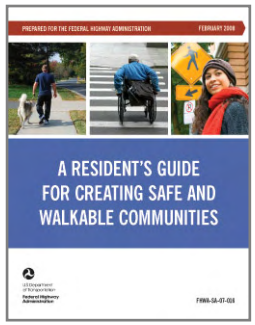
Resources

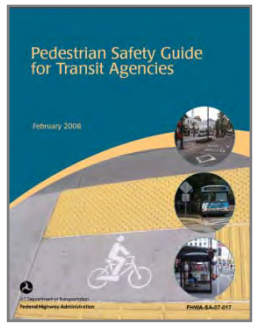
- PBIC: www.walkinginfo.org
- FHWA: safety.fhwa.dot.gov
- NHTSA: nhtsa.dot.gov
- ITE: www.ite.org
- AASHTO/NCHRP: safety.transportation.org

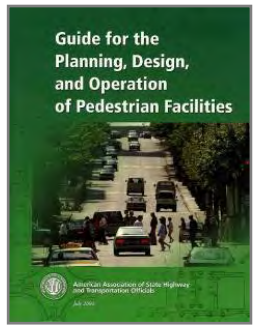




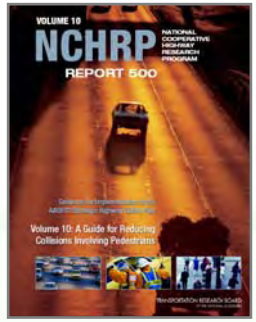












Planning elements that affect pedestrian safety:

- Land Use
- Street Connectivity
- Access Management
- Site Design
- Level of Service

Land Use

Why do we have cities?



To minimize travel & maximize exchange (to be closer together)

How have we built our urban roadway system?

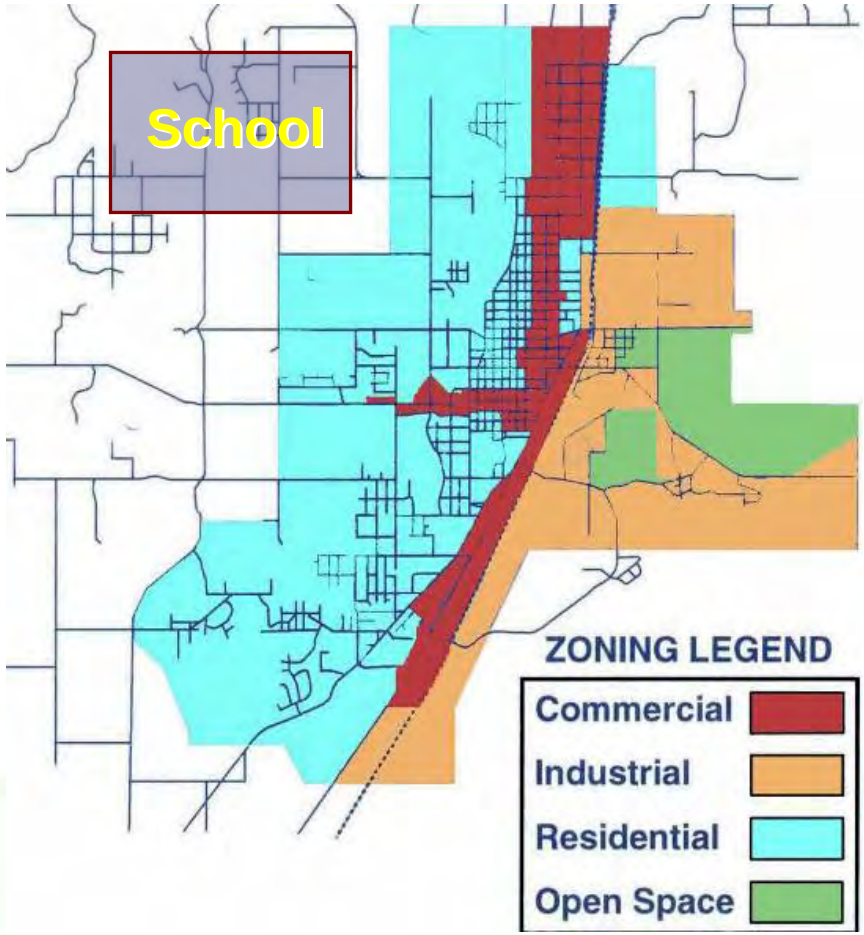


To facilitate travel over longer distances

Reducing travel demand is best achieved changing Land Use policies that bring destinations closer together

The problem:

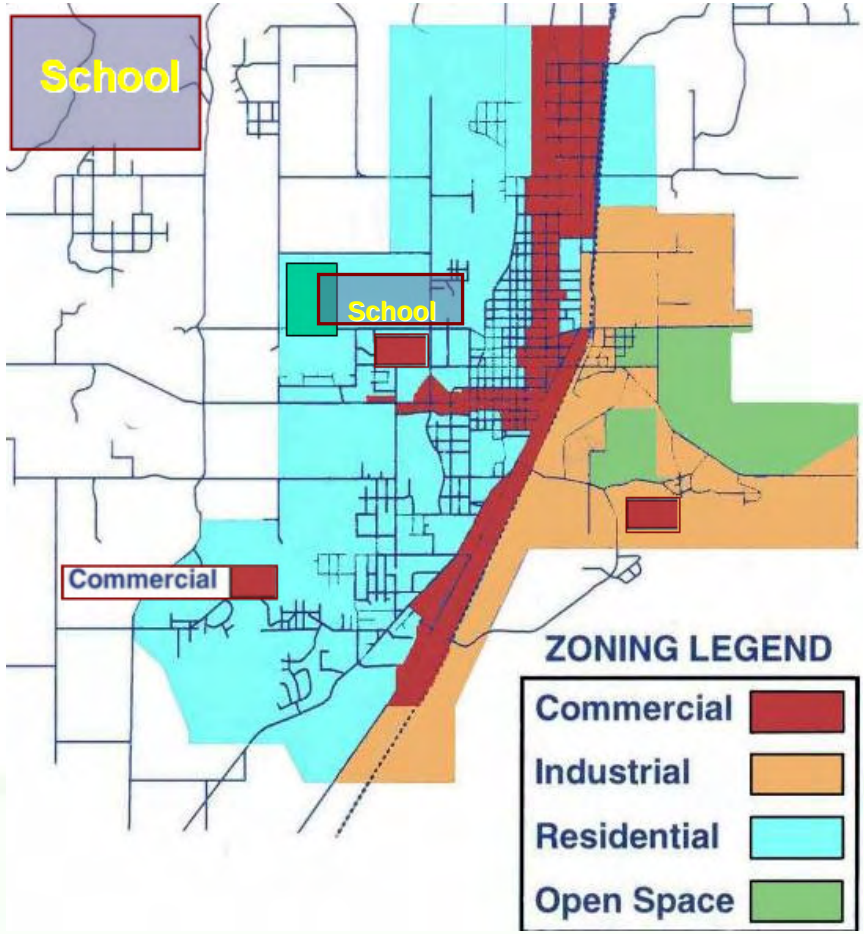
- ⇨ **Commercial activities concentrated in auto-dominated corridors.**
- ⇨ **Segregated land uses**
- ⇨ **Result: long travel distances, not conducive to walking**



Reducing travel demand is best achieved changing Land Use policies that bring destinations closer together

Potential solutions?

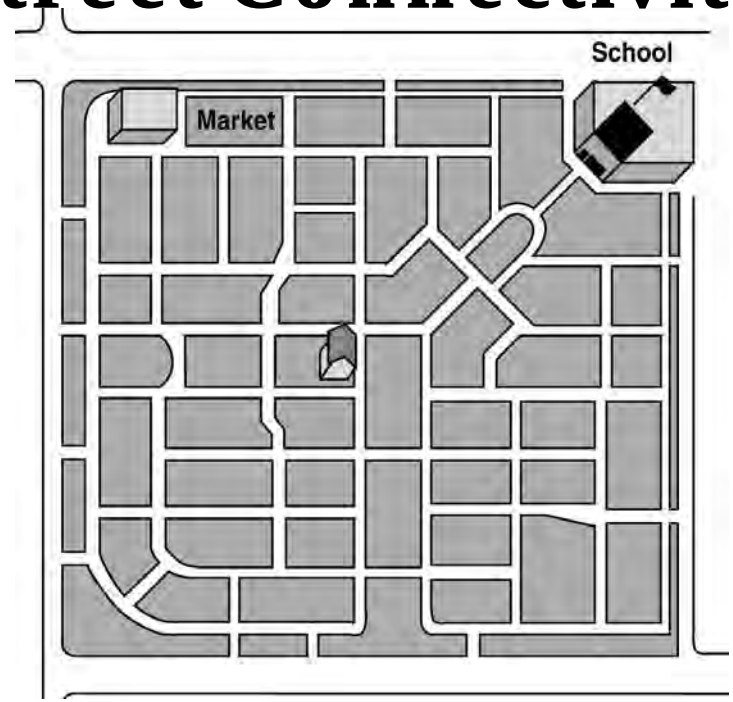
- ⇨ **Allow small-scale retail in neighborhoods**
- ⇨ **Create neighborhood parks**
- ⇨ **Site school closer to residences & parks**

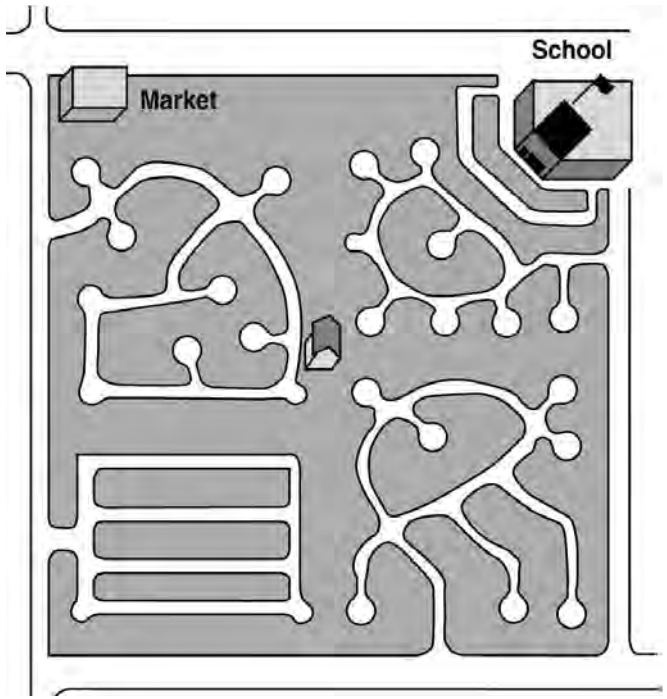




Neo-traditional development:
destinations are close to residential areas

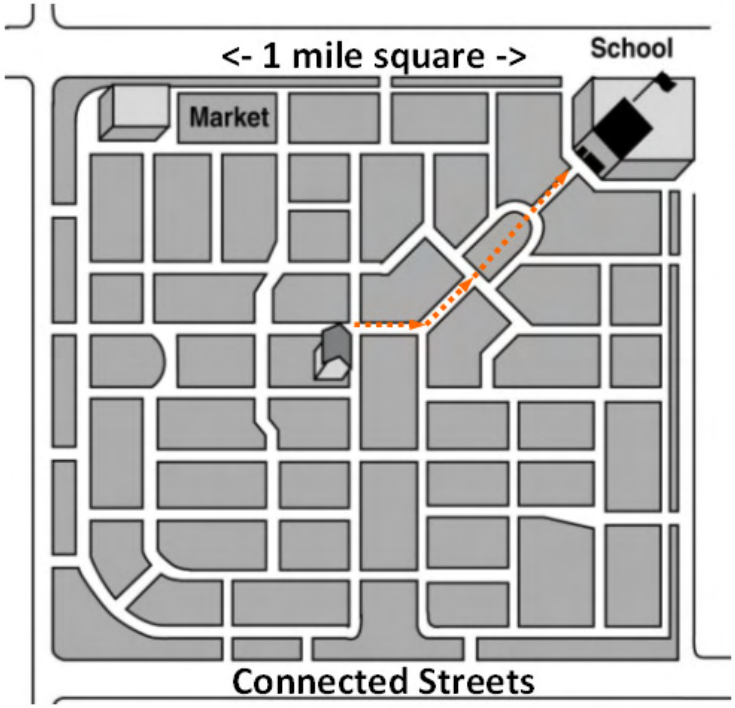
Street Connectivity

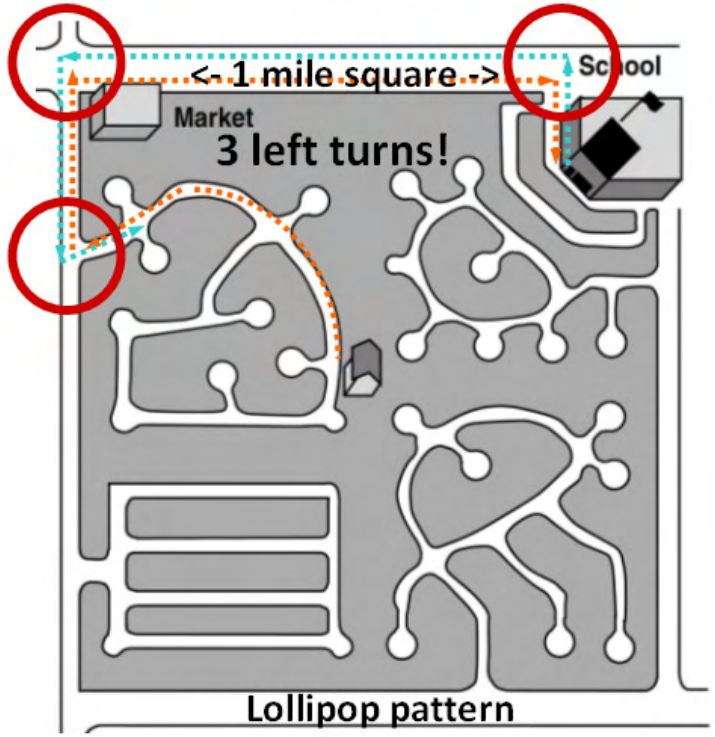




Connectivity creates a pedestrian-friendly street system by:

- ⇨ **Reducing walking distances;**
- ⇨ **Offering more route choices, more quiet local streets;**
- ⇨ **Dispersing traffic – reducing reliance on arterials for all trips**





Connectivity creates a pedestrian-friendly street system by:

- ⇨ **Reducing walking distances;**
- ⇨ **Offering more route choices, more quiet local streets;**
- ⇨ **Dispersing traffic – reducing reliance on arterials for all trips**

Can you increase connectivity with paths, greenways?

Reduces walking distances:

⇨ **YES**

Offers more route choices:

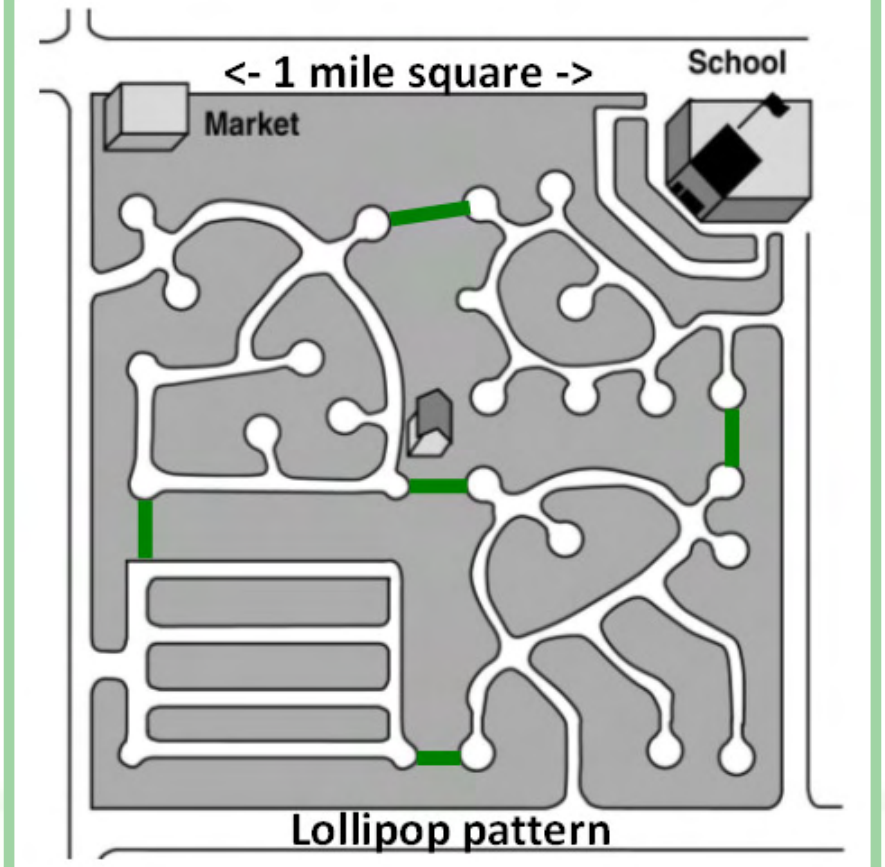
⇨ **YES**

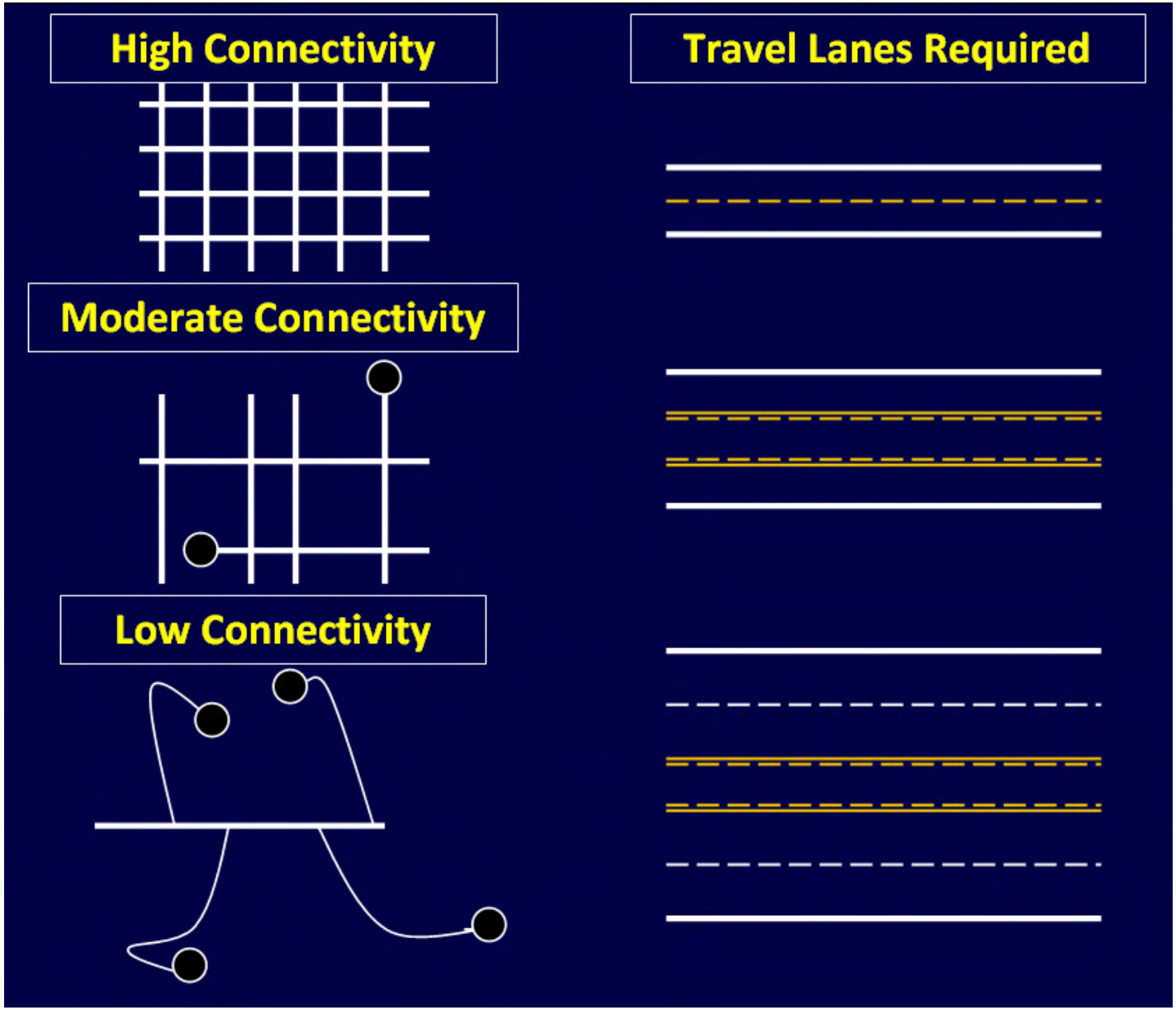
Reduces motor vehicle traffic:

⇨ **YES**

Disperses motor traffic:

⇨ **NO**




High Connectivity
Moderate Connectivity
Low Connectivity
Travel Lanes Required

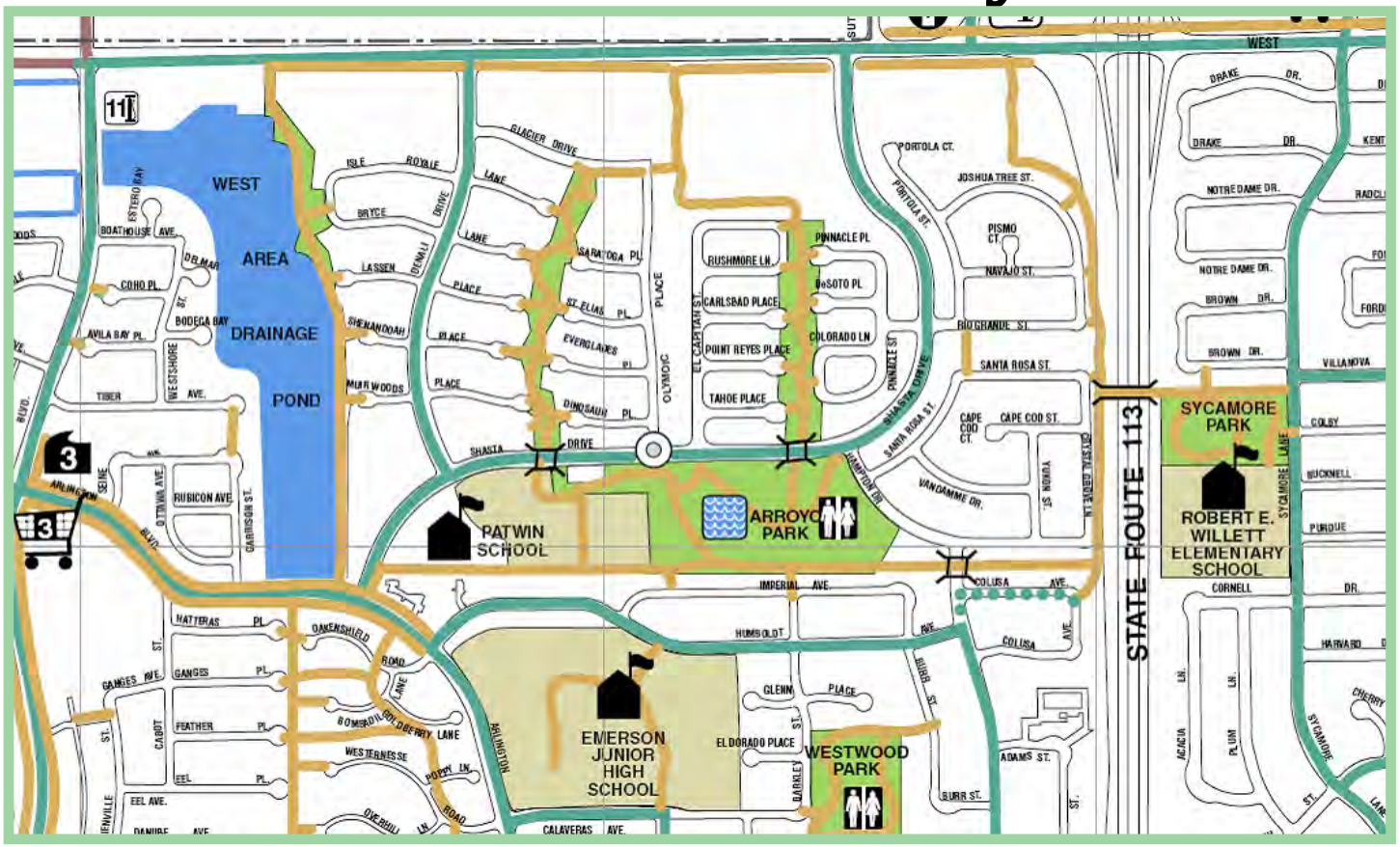


Lack of connectivity => overly wide streets



Lack of connectivity => few but large intersections

Land Use & Connectivity



- Schools next to parks.
- Dedicate R.O.W. to link cul-de-sacs with linear parks

Access Management



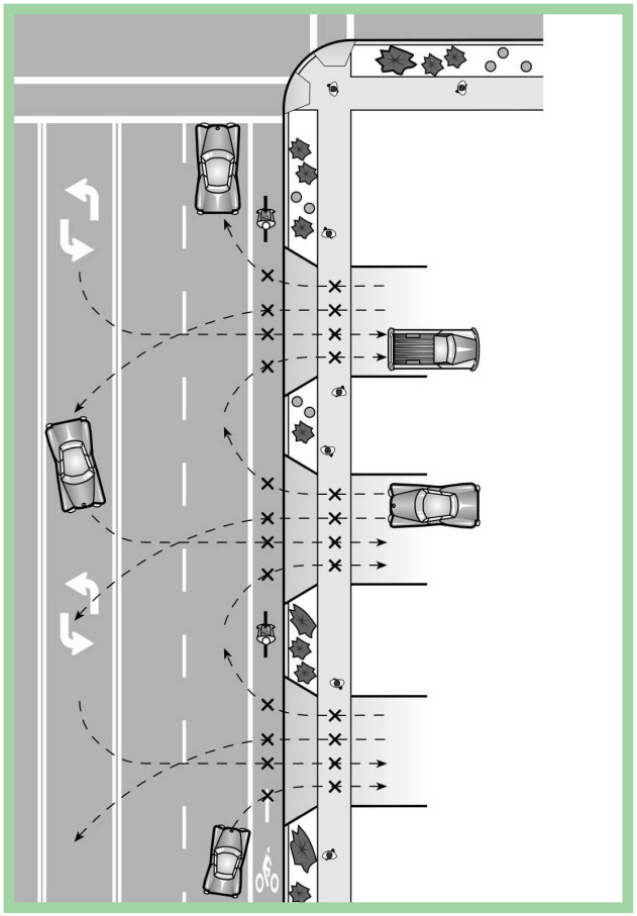
Every driveway is a potential conflict

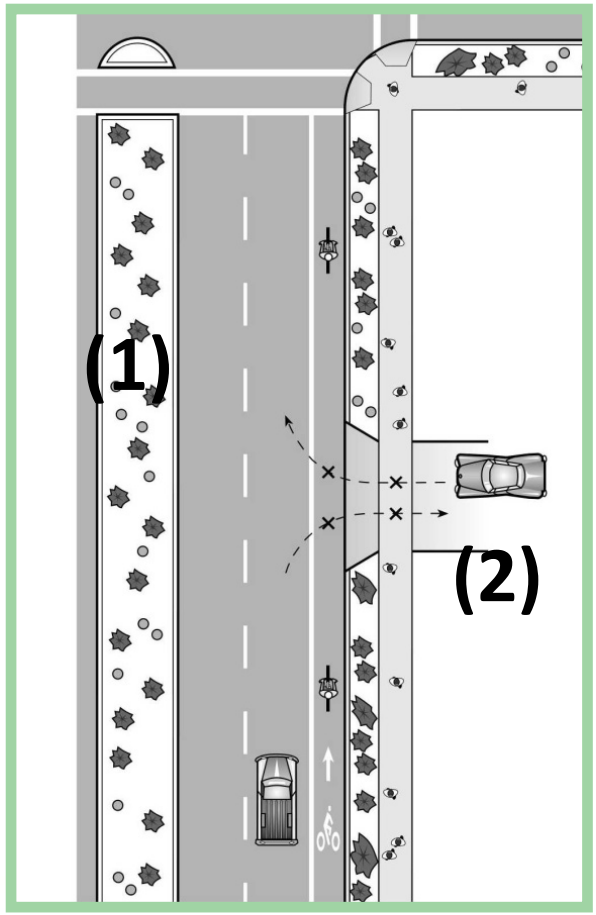
Drivers and pedestrians must make choices:



Walk in front or in back? Pull forward or back up?

Access Management => fewer conflicts at driveways





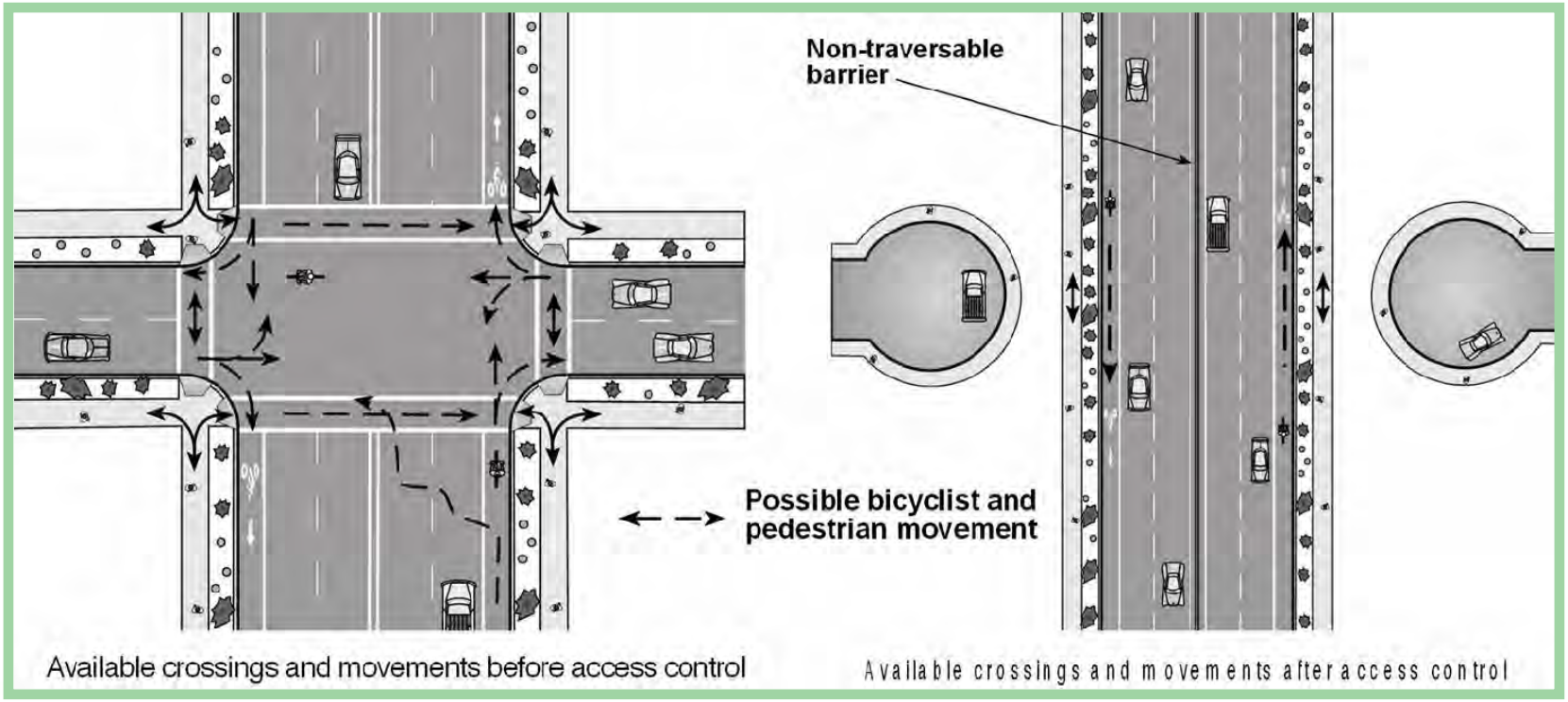
Two techniques:

(1) median (no left turns) and (2) consolidate driveways

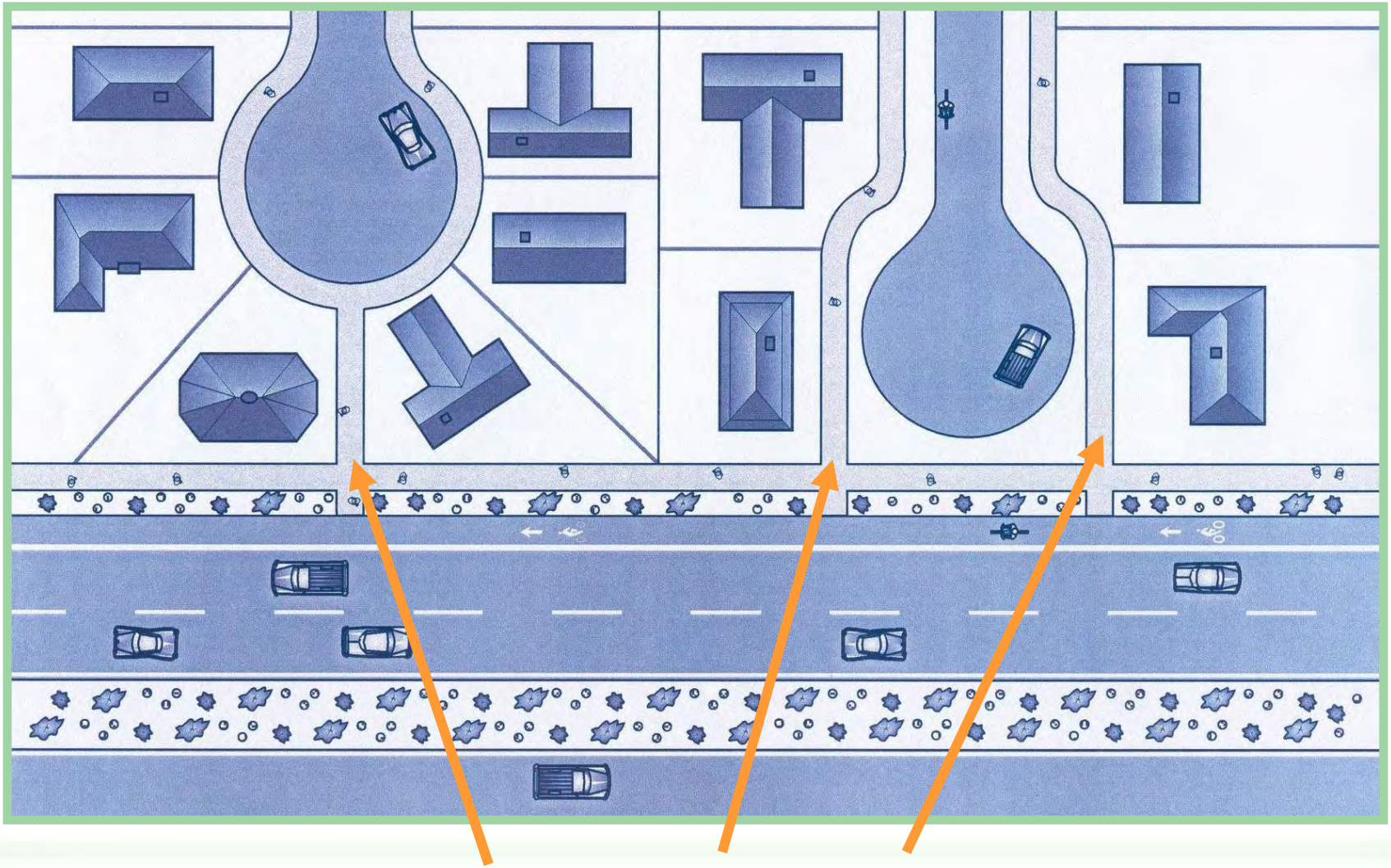
Driveways can be closed for safety



Severing public streets not a desirable access management technique



This limits people's ability to walk or bicycle



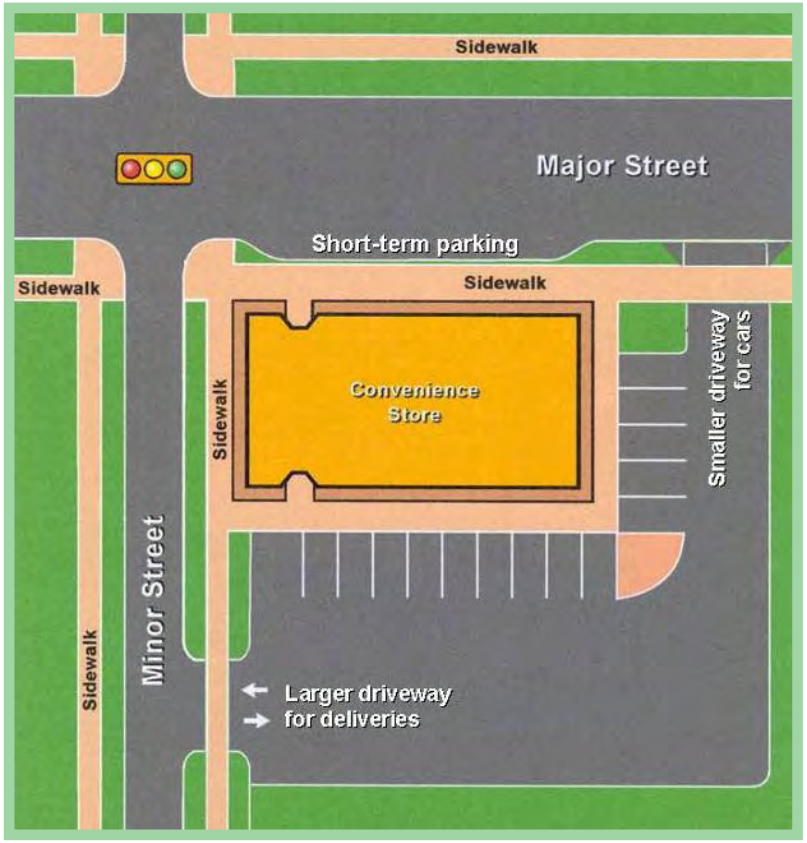
Connecting severed streets reestablishes walking routes



Severed street can be reconnected for pedestrians

Site Design

- Bringing Buildings closer to the Street
- Makes access for pedestrians safer and easier
- Creates a street where drivers know to expect pedestrians





Parking between sidewalk and building is not pedestrian-friendly



Building at back of walk: pedestrian-oriented design



- Fast food typically favors drive-thru over walk-ins
- Pedestrians must cross drive-thru lane



Alternative design: Direct pedestrian access is provided with no vehicular conflicts



Parking and drive through are still provided



Even a gas station / convenience store can be built with pedestrian friendly design at back of walk



Pedway retrofitted from sidewalk to building through parking



Same principles apply to large-scale developments:

⇨ **Direct, safe & convenient access is provided**

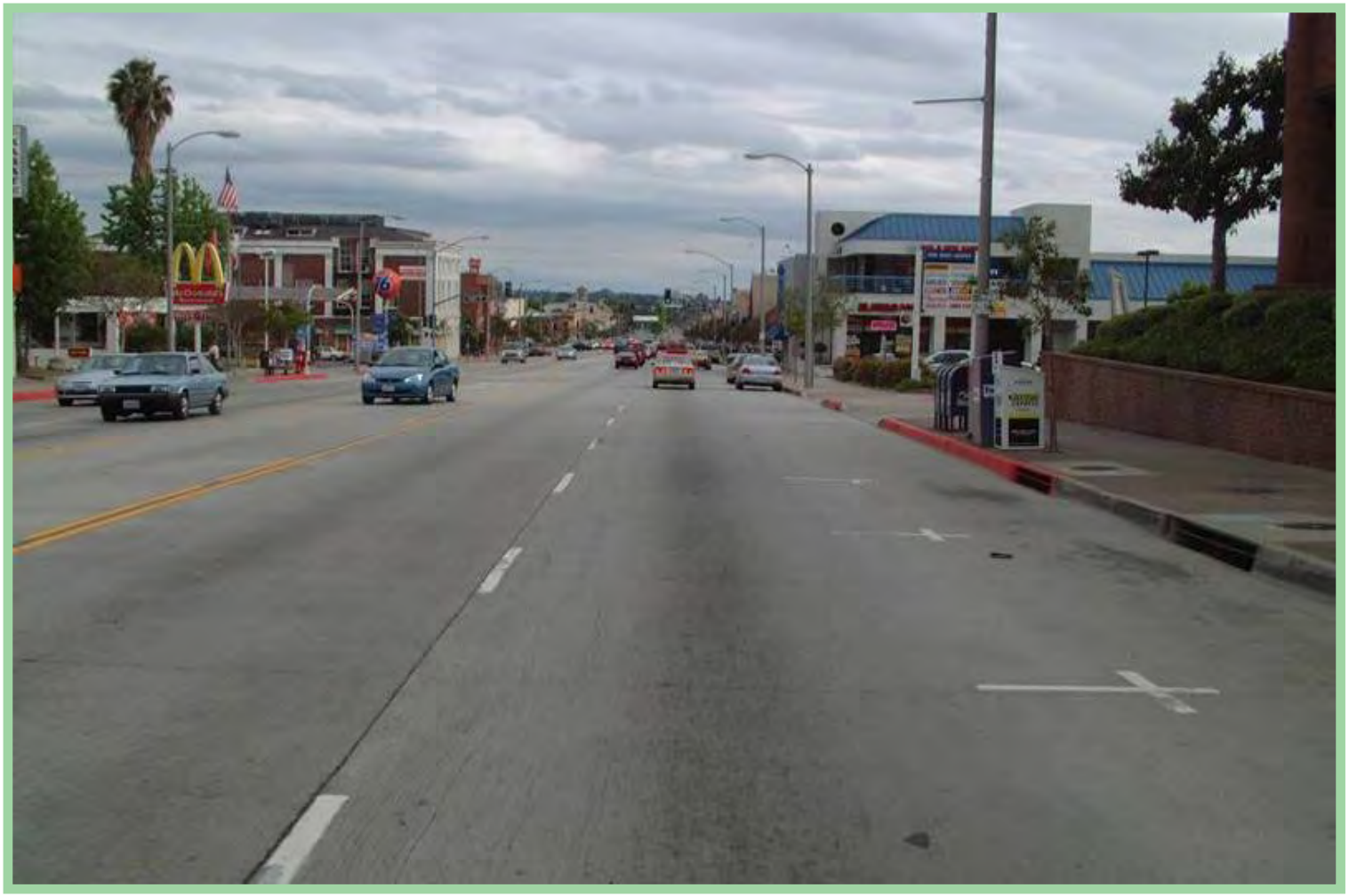
- These goals are achieved by local ordinances, which must be enforced.
- They are beyond the scope of road designers, yet contribute greatly to the safety, comfort and aesthetics of the walking experience.
- Do your local ordinances support pedestrian-oriented planning and design?

Rethinking The Role of Urban Streets



A "complete street" accommodates many uses and provides for all purposes of a street:

- Mobility (all modes)
- Access to destinations
- Thriving businesses
- Beauty



Transforming a street



Narrow lanes; add bike lanes, median, trees, texture



Bring in buildings that face the street



More buildings: Infill



The street now has life and is safer for pedestrians

The impact of Level of Service (LOS) standards on street design and pedestrian safety



- HCM says LOS = A; little traffic, no impediments
- Result: very wide roads that reduce pedestrian safety



HCM says ped LOS = A; few people walking



HCM says ped LOS = F; too many peds!

Why are pedestrians at high risk on this street?



Multi-lane roadway, high speeds

Why are pedestrians at Low risk on this street?



Narrow roadway, low speeds, busy

What is the core safety issue?

Pedestrians and drivers must use the streets together

What does the driver see that says "slow down, watch for pedestrians"?

- ⇨ **On-street parking**
- ⇨ **Narrow cross-section**
- ⇨ **Buildings close to street**
- ⇨ **Sidewalks**
- ⇨ **Crosswalk**
- ⇨ **People!**



Reinventing the roadway:



Transform a 5-lane commercial strip to …

Reinventing the roadway:



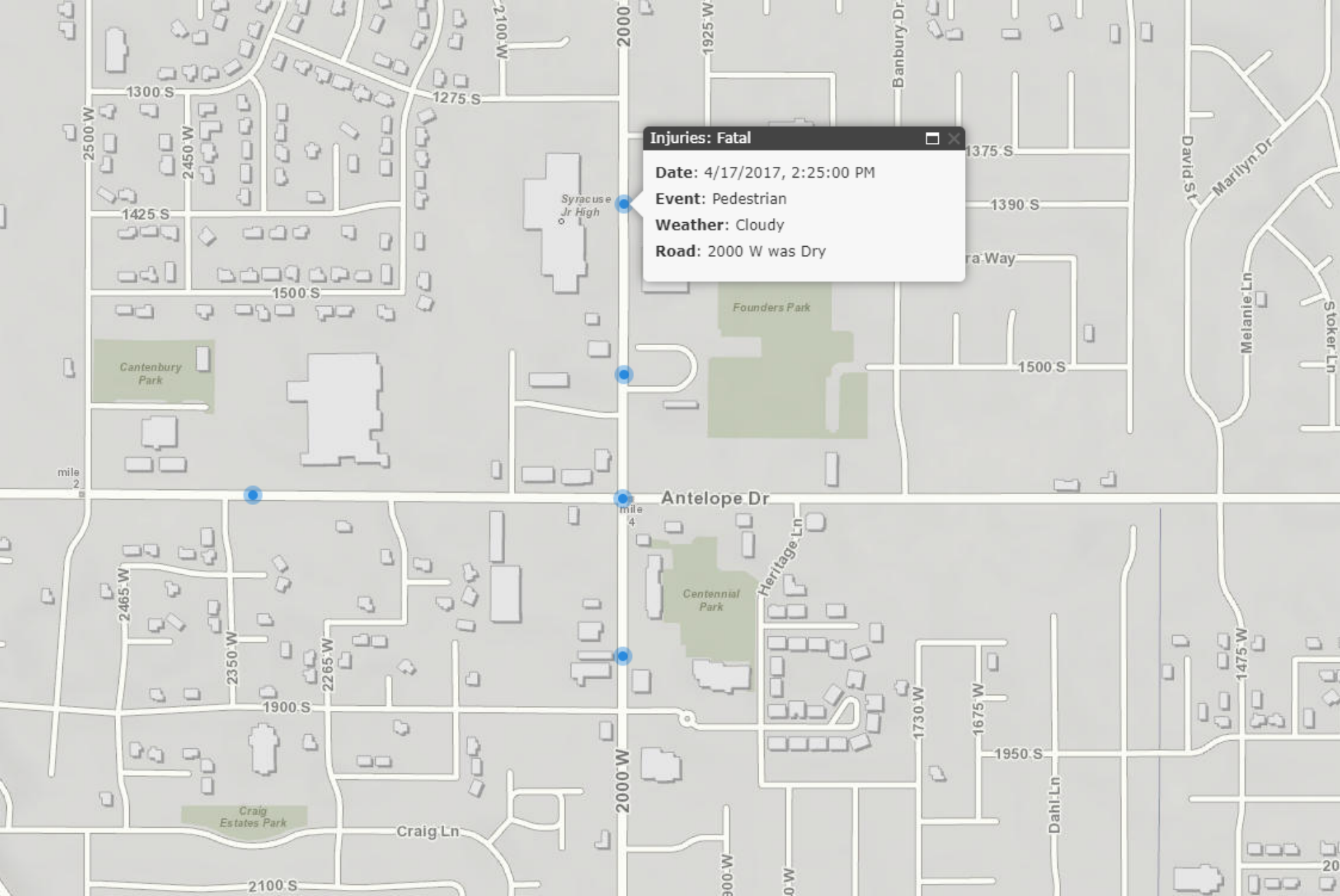
…a safer road for everyone

Discussion Questions: What changed? What didn't change?

Let's Recap

- Why is it important to accommodate pedestrian safety and accessibility?
- How does the street environment influence drivers' and pedestrians' expectations and interactions?
- Where is the information?
- What planning factors influence pedestrian safety and accessibility?

Questions?


Injuries: Fatal
Date: 4/17/2017, 2:25:00 PM
Event: Pedestrian
Weather: Cloudy
Road: 2000 W was Dry
Syracuse Jr High
Founders Park
Cantenbury Park
Centennial Park
Craig Estates Park
Antelope Dr
mile 2
mile 4
1300 S
1275 S
1425 S
1500 S
1375 S
1390 S
1900 S
1950 S
2100 S
2500 W
2450 W
2465 W
2350 W
2265 W
2000 W
1925 W
1730 W
1675 W
1475 W
Heritage Ln
Craig Ln
Dahl Ln
Melanie Ln
Marilyn Dr
Stoker Ln
Banbury Dr

ORDINANCE NO. 2021-26

AN ORDINANCE AMENDING CHAPTER 10.100 OF THE SYRACUSE CITY MUNICIPAL ZONING CODE PERTAINING TO THE TOWN CENTER OVERLAY ZONE.

WHEREAS, the City Council has the authority pursuant to state law to establish ordinances for the health, welfare, comfort and safety of residents and visitors of the City; and

WHEREAS, the Planning Commission and City Council have reviewed ordinances related to the town center overlay zone in Syracuse City; and

WHEREAS, the Planning Commission conducted a public hearing on the issue and provided a recommendation to the Council; and

WHEREAS, the City Council finds that the recommended changes will provide for orderly and appropriate development, promote walkability within the town center, and maintain the theme and aesthetics of property within that overlay zone; and

WHEREAS, the Council finds that the amendment will promote the health, safety, orderly development and welfare of the community,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** Chapter 10.100 of Syracuse City Municipal Code is amended as attached in Exhibit A.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS ___th DAY OF _____, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	____	_____
Councilmember Bolduc	____	_____
Councilmember Maughan	____	_____
Councilmember Savage	____	_____
Councilmember Teague	____	_____

Exhibit A

COUNCIL AGENDA

September 14, 2021

LEGISLATIVE ITEM

Agenda Item #**13**

SCC 10.30.010 Amendment - Pool Setbacks

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner, or Noah Steele, Community and Economic Development Director.

Location: 10.30.010. (F)
Request Origination: City Council

Summary

During their regular meeting on July 20, 2021 the Planning Commission reviewed the report below concerning swimming pool setbacks and recommended staff schedule a public hearing to review reducing the current eight-foot setback to six feet. The proposed ordinance amendment has been included as an attachment to this report. Some additional modifications have been made for continuity to regulate all structures outlined in the ordinance rather than solely pools.

The City Council originally requested the Planning Commission investigate a potential reduction in the current setback requirements for swimming pools. The current setback is 8 feet from any property line for any pool type over 24 inches deep. This requirement affects both above-ground and in-ground pools. A fence with a minimum 48-inch height is also required to surround the pool in some way (hot tubs with lockable safety covers meeting ASTM F1346-91 requirements are exempt from the fencing requirement).

Findings

A major consideration when determining pool setbacks is grounding and bonding to prevent electric shock. All pools within 6 feet of any grounded metal object must be bonded to prevent injury or death that may result from a person completing a circuit by touching the pool water and metal object. This distance is increased when using pool maintenance tools such as pool skimmers with an average maximum length of 10 feet as these tools are often made from metal.

When considering a pool setback, Building Code requires a minimum distance of 6 feet from any surrounding metal to the edge of water. This applies to any metal, not only that which is electrically charged. The metal may also be on a surrounding property and would require bonding wires to be attached and moved across the property line to meet Building Code. This already required and does not need to be incorporated into City Code.

Best pool design practices encourage decking around the entire perimeter of the pool to allow for maintenance. This implies some minimum setback from the property line but can be determined on a case-by-case basis. A common minimum decking width is three feet.

Water is also constantly moving from pools into the surrounding soils unless the materials used are entirely waterproof as in the case of some above-ground pools. In-ground pools almost always leak into soils at some rate. Impacts to surrounding soils, the types of soil surrounding the pool, and the groundwater depth all impact the buoyancy and structural integrity of a pool. In-ground pools are most affected but long-term above-ground pools can also be impacted.
Above-ground pools are likely to have a greater impact on the surrounding area if they experience a wall failure. Water will disperse much more quickly than an in-ground pool. In-ground pools are susceptible to cracks and shifts with the potential to be lifted by ground-water buoyancy.

Ultimately, property owners are responsible for the operation and maintenance of their pools, regardless of location. If a property owner chooses to place a pool directly against a property line and it fails resulting in damage to a neighbor's property, they are liable for that damage. Unlike structures, pools are often either less than 6-feet or in the ground and do not have the same visual impact as a shed or garage which could be built close to the property line. The City Code currently allows sheds up to 10 feet to be built on the property line if they are less than 200 square feet. It also permits fences up to 6 feet to be built to the property line.

In terms of flooding, an average 12x24-foot in-ground pool with a depth of five feet holds approximately 10,800 gallons of water. An average above-ground pool 48 inches high with a 15-foot diameter holds approximately 5,310 gallons. A 5/8-inch garden hose delivers 17 gallons of water per minute or 24,480 gallons per day. This is over twice the capacity of an in-ground pool. Granted, above-ground pools may experience catastrophic failure and lose almost all their water at once but this is extremely unlikely with in-ground pools.

Even if the in-ground pool contained 20,000 gallons and this drained unsupervised over the course of 7 days, the leak rate would be 2,857 gallons per day or what a garden hose could deliver in about 3 hours.

Recommendation
Because of minimal flood impact, established Building Code and structural requirements, and property owner liability, **staff recommends that the setback for pools be reduced to six feet.** This allows for more flexibility than the current Code but keeps pools away from potentially be required to bond to metal across a property line.

Planning Commission reviewed the item on August 3, 2021 and is recommending approval.

Proposed City Code Amendment Language

Original language is in black with removed language struck through and proposed language in red.

10.30.010 Effect of chapter.

(F) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24* inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs ~~installed in or on the lot of a one- or two-family dwelling~~.

(1) All ~~ponds or pools~~ structures intended for swimming, recreational bathing, or wading over 24 inches deep in any ~~residential~~ zone shall comply with the following conditions and requirements:

(a) It shall not be located closer than ~~eight~~ six feet from edge of water to any property line.

(b) ~~The swimming pool~~ It shall be walled or fenced to no less than 48 inches in height to prevent uncontrolled access by children from adjacent properties.

(2) Hot tubs equipped with a lockable safety cover meeting the ASTM F1346-91 requirements are exempt from the fencing requirement.

* Code reviser's note: 24 inches follows International Building Code Section R105, elected to be the standard by the City Council.

ORDINANCE NO. 2021-27

AN ORDINANCE AMENDING SECTION 10.30.010 OF THE SYRACUSE CITY MUNICIPAL ZONING CODE PERTAINING TO SWIMMING POOL SETBACKS.

WHEREAS, the City Council has the authority pursuant to state law to establish ordinances for the health, welfare, comfort and safety of residents and visitors of the City; and

WHEREAS, the Planning Commission and City Council have reviewed ordinances related to setbacks for swimming pools; and

WHEREAS, the Planning Commission conducted a public hearing on the issue and provided a recommendation to the Council; and

WHEREAS, the City Council finds that the recommended changes will provide more flexibility for homeowners within the City, but preserve the safety and aesthetic considerations that are provided by setback requirements; and

WHEREAS, the Council finds that the amendment will promote the health, safety, orderly development and welfare of the community,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** Section 10.30.010 of Syracuse City Municipal Code is amended as attached in Exhibit A.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS ___th DAY OF _____, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	____	_____
Councilmember Bolduc	____	_____
Councilmember Maughan	____	_____
Councilmember Savage	____	_____
Councilmember Teague	____	_____

Exhibit A

COUNCIL AGENDA
September 14, 2021

Agenda Item **#14** Support Letter for North Davis Sewer District grant request for ARPA funding

Background

- Any question regarding this agenda item may be directed to Councilmember David Maughan who is also the City's representative on the NDSD Board.

- The NDSD is requesting a letter of support as part of their grant request for ARPA funding for the new pipeline and pumpstation project.

Action Item

Vote or give direction to the Administration on whether to authorize a letter of support for the NDSD grant request.

[City Letterhead]

September 14, 2021

North Davis Sewer District
4252 West 2200 South
Syracuse, Utah 84075

ATTN: Kevin R. Cowan, District Manager

SUBJECT: Support for North Davis Sewer District Receiving ARPA Funds to Fund Its Effluent Pipeline and Pump Station Projects

Dear Kevin:

Syracuse City (City) is aware of the pipeline and pump station projects being constructed by the North Davis Sewer District (District) to provide a means of complying with the Technology-Based Phosphorous Effluent Limit (TBPEL) rule adopted by the State Division of Water Quality. The City also understands that the District is seeking funding for these projects through the COVID-19 Local Assistance Matching Grant Program (Grant Program) being administered by the Governor's Office of Planning and Budget which received $50 million of American Rescue Plan Act (ARPA) money through an appropriation of the state legislature. The City, as a member entity of the District, benefits along with the District as it makes improvements to comply with TBPEL and realizes additional benefits of cost reduction and lower user rates for its residents as the District is able to reduce the overall project cost through the use of grant money.

In recognition of the need and value of the District's projects to maintain regulatory compliance and preserve, protect, and reclaim our precious water environment; and also understanding the substantial cost of constructing, operating, and maintaining the facilities to accomplish this, the City submits this letter in support of the District's application for funding through the Grant Program.

Sincerely,

Mayor Mike Gailey
Syracuse City

Brody Bovero

From: Dave Maughan
Sent: Thursday, August 26, 2021 2:28 PM
To: Brody Bovero; Mike Gailey; Cassie Brown
Cc: City Council Members
Subject: Letter of Support

All,

The North Davis Sewer Board is making and application for ARPA grant month to fund our pipeline and pumpstation. Even if we get partial funding it takes a huge burden off tax payers and we can sure up other plant assets. As part of the application process the board is returning to each of our respective cities and asking for a support letter to be sent in with the grant application. This can be signed by the Mayor, City Council or even the City Manager. Of course the more the merrier.

I can provide a sample letter so the work is minimal if you agree. The letter is needed before the application deadline of Sept. 15th so I don't have time to bring this to a work session then a second business meeting. We do have a business meeting on the 14th if anyone feels this needs to be a discussion item. I don't believe it would require a vote because there is no binding agreement it is just a letter saying we benefit from the sewer plant and is supports our citizens. Being able to offset this cost would protect against rate increases and keep rates low.

Again this is just a support letter for a Grant application. It isn't something we normally would vote on. Just keeping everyone in the loop.

Respectfully,

Dave

COUNCIL AGENDA
September 14, 2021

Agenda Item **#15** Proposal to commence a process to consider comprehensive updates to the City's General Plan.

Background

- Any question regarding this agenda item may be directed to Mayor Mike Gailey.
- From time to time, the City will update the General Plan, which typically requires a public input process, including consideration and discussion at the Planning Commission.
- Due to the rapid growth the City, Mayor Gailey is proposing that an update process commence some time shortly after the first of the year.
- Due to the upcoming election, Mayor Gailey would like to know the position of the Council as to support this process, regardless of the election's outcome.
- The discussion is timely at this point due to the advertising lead time needed in the Syracuse magazine.

Action Item

Vote on whether to authorize the Administration to plan for and begin organizing a General Plan update for early 2022.