AMERICAN FORK CITY
AMENDED NOTICE OF PUBLIC HEARING
PLANNING COMMISSION REGULAR SESSION
December 7th, 2022
7:00 p.m.

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on December 7th at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION
Pledge of Allegiance
Roll call

COMMON CONSENT AGENDA
(Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

1. Approval of the November 16th, 2022, Planning Commission minutes.
2. Adoption of 2023 Planning Commission Meeting Schedule

PUBLIC HEARINGS

1. Public hearing and recommendation on an ordinance amending the title of Division 17, section 15.01.1830, Section 15.01.1840 and section 15.01.1850 of the American Fork City Municipal Code relating to access management

2. Public hearing and recommendation on a proposed land use map amendment for approximately 0.98 acres of land located at approximately 9826 N 4800

W, from the Institutional Lands, Schools and Public Facilities designation, to the Design Commercial designation

ACTION ITEMS

1. Review and action on the Site Plan for Cost-U-Less Carpet, located in the area of 64 North 900 West, in the General Commercial (GC-2) Zone.

2. Review and action on a Site Plan application for a pylon sign for Doug Smith Autoplex, located at 523 W Main St, in the Planned Shopping Center (SC-1) Zone

3. Review and action on a site plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone

4. Review and action on a final plat for Meadowbrook Plat A seeking approval of a final plat consisting of 14 lots, located in the area of 620 South 850 West, in the Transit Oriented Development Zone

5. Review and action on a final plat for Meadowbrook Plat B, seeking approval of a final plat consisting of 46 lots, located in the area of 460 South 740 West, in the Transit Oriented Development Zone

6. Review and action on a request for approval of a low-power radio antenna located at 74 E Frontage Road, in the Planned Industrial (PI-1) Zone

OTHER BUSINESS

1. Upcoming Projects

ADJOURNMENT

Dated this 23rd day of November, 2022.

Patrick O'Brien
Development Services Director

*The order of agenda items may change at the discretion of the Planning Commission Chairman

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

NOVEMBER 16, 2022

The American Fork City Planning Commission met in a regular session on November 16, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman Woffinden	
	Bruce Frandsen	
	Jenny Peay	
	Chris Christiansen	
	David Bird	
	Harold Dudley	
Absent:	Christine Anderson, Rodney Martin	
Staff Present:	Patrick O'Brien	Development Services Director
	George Schade	IT Director
	Megan Crowley	Administrative Assistant
	Cody Opperman	Planner 1
	Jeff Mortimer	Engineer
	Ben Hunter	Engineer
	Levi Burr	Engineer

Others Present: Robert Shelton, Heather Allen, David Thorne, Dusty Pyne, John Heiner, Trevor Sharp, Steve Sowby

Chairman Woffinden led the "Pledge of Allegiance"

Bruce Frandsen moved to approve minutes November 02, 2022, Planning Commission Regular Session. Jenny Peay seconded the motion.

Voting was as follows:

Chairman Woffinden AYE

Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Chris Christiansen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

1. **Public hearing and recommendation on a proposed zone change for property located at approximately 96 N 350 W, from the R3-7500 Residential zone to the CC-2 (Central Commercial) zone.**

Cody Opperman: The applicant is applying for a zone change for the 8 properties located at 96 North 350 West in the R3-7500 zone. The proposed zone change will be to the CC-2 zone. So, from R3-7500 it would turn into the CC-2 zone. Currently, the proposed zone change does look like it's going to be leapfrogging over another property which would make it a spotted zone change. Now if the adjacent property owner that is contiguous to the CC-2 zone were to propose to change to CC-2 as well then staff would recommend an exception. But since that adjacent property to the CC-2 zone does not want to be part of the zone change staff would recommend denial or tabling.

John Woffinden: Would it be leapfrogging over one property?

Cody Opperman: That’s correct yes.

David Bird: Has that property owner been contacted? Has he declined?

Cody Opperman: The applicant did provide documentation that said the property owner does not want to be a participant at this time. If the applicant is here, he can correct me if I’m wrong.

John Heiner: That is correct. We’ve made numerous phone contacts and have been by to check the home. We’ve knocked on the door numerous times as well. We got a cell phone number, and I left a message with no response. We have no response.

John Woffinden: So, we have no input all from this property owner?

John Heiner: No none at all.

Public hearing opened

Steve Sowby: I have engineered at least 50 projects here in American Fork. Zone changes, annexations, commercial sites, and water tanks for the city. I wanted to clarify a few items. To say its leapfrogging, it's not a leapfrog it's more like a flag or a peninsula.

John Woffinden: The zoning kind of pokes into the other it's got the other zoning on three sides.

Steve Sowby: To say that there's nothing like that in the city, I found three cases on your zoning map where there are CC-2 zones that are already islands. They're there and this not something new. Yes, we're creating an island, but it will be like the others in the CC-2 zone.

Jenny Peay: May I ask where those are? (The other islands.)

Steve Heiner: Yes, one is about 1st North 3rd East, one is about 1st west 45 north, and one is about 200 East State Street. Some of them are single parcels that are just the CC-2 zone in the middle of nothing. We don't want to do that we want to connect it with a flag. But to say that it hasn't been done would not be accurate.

Harold Dudley: Is there a way we can we pull that up on a map?

Patrick O'Brien: I have the zoning map pulled up. There are some areas where the CC-2 falls within the CC-1 zone. For the majority of things CC-2 zones are grouped together.

Steve Sowby: There are these three cases where they're not. I'm trying to let you know that these things have been done before. It was stated incorrectly in some of the previous notes.

David Bird: Could you remind us of what type of development you plan to put in here?

Steve Sowby: Whatever is permitted in the CC-2 zone. Such as office warehouse, specialty schools, office buildings, light industrial, those type of things.

David Bird: But you don't have any specific projects designated at this point?

Steve Sowby: No, we did turn in a proposed plan, it's in your notes, of what could happen. We don't know that that will happen. But it will be compatible with the zone.

Dusty Pyne: I own the Chick Fil A's here and in Lehi. I've had an office building in Pleasant Grove over 5 or 6 years. We've used that office for meetings and trainings, and I would like to relocate that closer to my American Fork office. That's the office part of what we're doing there. We also have a nonprofit my wife and I started this year it's called Regala Theatre company. Its musical theatre and educational classes. We were interested in this plot of land because it was an existing dance studio for many years. After we were under contract, we learned that it was not zoned appropriately. I did talk to Patrick; it gave me hope that it was going to be something that we could do within the law instead of operating not in compliance. We want to do things the right way and I don't think it's a huge stretch what we're asking. The building is there we're just looking to relocate the office closer and expand the theatre company on that lot as well.

Patrick O'Brien: We did meet, and I think we had a very good, open discussion on what needed to happen. I think the only concern from staff is what the applicants engineer mentioned about a flag. That's using a street not a private parcel of land to try and achieve that. So, I think it's disingenuous to say that it's actually promoted connectivity of land. If there was a way to bring in the adjacent properties into that zoning to extend the zoning through properties that would alleviate the staff concern. Ensuring that we're not creating these little islands. Peninsulas are not a problem but having islands in our central commercial zones and creating these nodes around is not ideal. It's better to have everything consolidated within zones instead of spreading out so if we can spread out it's a better idea.

Dusty Pyne: So, what's the issue with leapfrogging one horse property?

Patrick O'Brien: If those people ever want to change their zoning you would end up with an island of zoning in the community.

Dusty Pyne: There currently are three, right?

Patrick O'Brien: They are CC-2 within a CC-1 zone but we'd be talking a CC-2 zone within residential zoning. That's the issue we're seeing if we can get that other property owner on board to extend it that's something we can do.

Chris Christiansen: I'm just looking over this, if the property to the south was to go to the CC-2 zone, that would create another island here with those properties to the southeast as well? It's on page 36 of the packet.

Patrick O'Brien: The adjacent southern property, I can see where you're coming from. Although they're right across the street from one another. I think it really would depend on the Planning Commission and the City Council's perspective on that. There will always be some jigsaw pieces going around we accept that. The way our lots are designed in the city we're never going to have a perfect square or rectangle on stuff, there will be things like that.

Dusty Pyne: I have been in conversations with that landowner he is supportive of what we're trying to do.

Chris Christiansen: The large parcel of the small parcel?

Dusty Pyne: Yeah, that small parcel that you say would become an island.

Harold Dudley: It appears there's three is there three parcels?

Dusty Pyne: Its four total parcels.

Harold Dudley: So, you've been in contact with the one that owns the three?

Dusty Pyne: I am the one that owns the three we're trying to rezone that tonight.

Jenny Peay: No on the East side.

Dusty Pyne: On the East side?

John Woffinden: Have you been in contact with the other neighbors on the perimeter of your property? How do they feel about having CC-2 right next to the residential?

Dusty Pyne: I talked to the neighbor to the East of me when he built his fence on my property.

John Woffinden: Have you had anybody complain about having a CC-2 zone right next to a residential zone? The neighbors on the east or the north?

Dusty Pyne: On the north side it's an apartment complex, condominiums. The neighbor that we would be surrounding has been fine with it. The ideal plan down the road, I would like a signed first right of refusal from him and incorporate that into the CC-2 as well.

Jenny Peay: Looking at this and the property owner that you're going to create this island for. Depending on what's being built around there it's going to look a little strange.

Dusty Pyne: We've been in discussion with the neighbor, and he says he will be a good neighbor. I've just been letting him know what I'm doing. He's been supportive and good to work with. Temporary yes, long term there are solutions.

John Woffinden: He could sell the property tomorrow and they could want nothing to do with it.

Steve Sowby: If you're concerned about the half streets there are already fifteen half streets in that CC-2 zone, it's just a necessary thing. That should not be a basis for denial. Your current zoning map shows at least eight islands that have been created for the CC-2 zone. This is not something that hasn't been done before. I'm personally aware of several locations where a zone change was applied for, and it was denied and later it's been zoned. That can happen too any minute that one north of Good Earth can agree to come (into the zone change). It's happened in several other situations I know of in the PO zone. The city can of their own volition change a zone. So, if that parcel north of Good Earth does not want to come in the city can change it. I know it's not a good thing to do but the power is there, the city can do that. We're not asking that I'm just leaving that as an open thing. The site already has a facility in it, the former Jackie College dance studio that is compliant with the zone were asking for. So that cannot be an excuse either. What he wants to do is exactly in line with what the CC-2 zone permits. We kindly and respectfully ask for your "yes" vote and your careful consideration. Not using any of these other things as excuses for what could happen in the future.

John Hiner: Just a thought to the half street the planners had indicated. I would tend to agree with them when to comes to undeveloped property in the city. When you start talking about an older area and trying to get the infill taken care of. You make some culmination to have that infill work. We ask that you consider that in your decision, and we ask for a formative vote.

John Woffinden: I know most cities are trying to get the infill done because it doesn't grow if you have a vacant lot. They actually tax it higher than if it had a structure on it trying to get people to build inside the city.

John Hiner: It's tough to take a whole block like this. But when we get started it will improve. But sometimes when you get started it takes a combination to make it work.

John Woffinden: Somebody's got to take the first step.

Bruce Frandsen: Is this area in one of the opportunity zones?

John Hiner: We just missed it it's like a street off.

Harold Dudley: What is the master plan for this area?

Patrick O'Brien: That's actually shown on the map. It is residential low density as a land use. That's the underlying designation that the city designated it as during the last general plan update for what they wanted to see in that part of the city. The orange that you see on the map is what they designed as commercial which they designated to be either CC-1 or CC-2.

Harold Dudley: Doesn't the land use have to change before you change the zone?

Patrick O'Brien: The land use generally informs what the zoning is.

Harold Dudley: Is the application for both?

Patrick O'Brien: The application we received is for a zoning change. The land use should change if the zoning changes. If that's something the Planning Commission chooses to do and approve the zoning, we can come back with a land use amendment. Just knowing that what's highlighted in the blue will end up being orange.

Harold Dudley: From an overall planning aspect see those first two lots behind good earth as appropriate as commercial. As appropriate land use change, master plan change, to commercial at some point. The zoning ordinance is maybe getting in the way of good planning. The underlying landowner does not have to approve of a land use change on their property. The city can do that on their own volition.

Patrick O'Brien: Generally, the city does not go out and change the zoning.

Harold Dudley: Generally, it doesn't but sometimes there have been situations I've seen. A big development comes in and you have one landowner that doesn't want their land changed. They're not part of the application but as long as it isn't a taking of their land, I've seen it happen.

Patrick O'Brien: I understand where you're coming from but as it was approved that's what we're looking at now.

Harold Dudley: I work for the power company and power lines are causing people to not be able to develop lots. We're running out of land along the Wasatch front, and I would rather see people develop here.

Rob Shelton: I was just wondering about the land use map does anyone know the date it was last updated? The whole general plan.

Patrick O'Brien: We update it with new applications.

Rob Shelton: These opportunities allow us to tweak that. I think it's an oversight unfortunately not to have that on here at the same time. From the council perspective when we were looking at doing a community redevelopment agency to spur economic development downtown, we had to define what downtown was. We identified that as State Street to Pacific Drive. I'm looking at that zone map and you already have part of Good Earth that's in the R3 zone, how does that happen? We need to be better at getting our zone maps down. I see where parcels get cut in half and people can still utilize the property as they wish. When I look here you've got a gated community across the street which is a nice little buffer from the commercial aspect. You've got a cul-de-sac right next to it which is a nice buffer it's going to be backyards. You also have back yards from 300 west that's going to be there. It's not like all of a sudden this is going to be someone's next door neighbor in a residential. Except for that one post it stamp of a parcel which wouldn't qualify for a building lot, it's so tiny. The reason I'm making that comment is I would ask you guys to make a comment to the Council to update it and come back and look at everything.

Bruce Frandsen: Is there a tax difference for a parcel in this zone versus the current zone?

Patrick O'Brien: I couldn't answer that but I'm sure the county assessor would assess something different as a commercial.

Bruce Frandsen: Why don't we sweep the two south parcels in if there is no negative tax impact on the current owners?

Patrick O'Brien: There could be an impact on what they do with their land if they purchased it knowing it was residential and we rezone the property.

Bruce Frandsen: There would be that impact. I know we've swept other parcels in before.

John Woffinden: That's why I asked if you've talked to the neighbors around just to see what their feelings are about what's happening next door.

Jenny Peay: If you could get the other neighbors to go in you would have the fluidity of that area. It makes more sense to me from street to street on both sides.

Steve Sowby: We've been trying for 2 months, it's not for lack of trying.

Public hearing closed.

Harold Dudley: This is where it becomes a very difficult in our choices for me. I recognize that if we deny that applicant can still go before city council.

Patrick O'Brien: Yeah, denial and send it to city council.

Harold Dudley: In most instances that's preferred by most applicants as opposed to tabling because it delays things.

John Woffinden: If it tables it comes back to us if we deny it, they can appeal it.

Patrick O'Brien: If we're looking off of council member Shelton's suggestion of waiting until February to update our plan. To table it until that point in time is problematic from another perspective.

Harold Dudley motioned to table action on the Zone Change to the Central Commercial (CC-2) Zone, for the properties located in the area of 96 North 350 West and instruct the developer and staff to continue to meet with the adjacent property owners to the south. And work with planning staff to

resubmit a zone change and a general plan amendment to the commercial plan area. Chris seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Bruce Frandsen	**NAY**
Jenny Peay	**AYE**
Chris Christiansen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion tabled

Harold Dudley: I would recommend staff to help as much as we can. I see this as a good thing lets help them get to where they need to go.

Patrick O'Brien: I think we can find a way to get them through with the adjacent property owners.

Steve Sowby: Thanked everyone and said how great the city and staff has been to work with.

John Woffinden: If we can work this out it's to the benefit of the applicant and the city.

David Bird: Would it beneficial to contact the surrounding neighbors by mail? Send them certified mail?

Patrick O'Brien: We can reach out from the city side and check to see if any utilities are going to the same address.

John Woffinden: If it goes certified mail, they have to sign for it right? So, we have a record that they received it?

John Heiner: Have they received a notice so far, they haven't, have they?

Patrick O'Brien: Yeah, to the property address. If the owner is not living at the property, it might have been disregarded.

John Woffinden: It's hard to say if they got it or not.

Patrick O'Brien: We'll figure out a way to try and make this work.

Harold Dudley: The official recommendation that we look at a wholescale master land use plan update. So, we can avoid delaying good applications in the future.

Bruce Frandsen: While we're doing that lets continue to the trails plan, let's just get that done also.

2. **Review and Action on a site plan for the redevelopment of a property for use as the Children's Justice Center, located at 96 South 100 East, in the CC-1 zone.**

Patrick O'Brien: This is the corner property just south of the American Fork Library. It's a single parcel approximately 0.2 acres. The applicants are looking to update the property to use it for office use. The staff assessment on this because it's a quasi-governmental building and I determine the parking requirement. I met with the applicants on site a while ago and we came to a number of 14 stalls. The applicant due to different design constraints doesn't think they're going to be able to meet that. So just through a provision in code requesting approval of their site plan with a reduced number of stalls. They're here and I'm sure happy to answer any questions you have about how that production can be accommodated through their use. Because it's in the CC-1 zone through the code you are the approval body for this development. So, it will be approved tonight, if it's denied it can be appealed but as Planning Commission you are the approval body.

Jenny Peay: Are they including the street parking as part of their parking?

Patrick O'Brien: You'll probably remember a few months ago we brought a proposal for the area from Pacific down to first south and first east to second west, to allow on street parking for the frontage of properties or the side area if it was a corner lot. If it had frontage on both streets, they could utilize on street parking. That on street parking would not be privatized for their sole use, it would still be public parking. But they would be allowed to utilize that for their own

requirements if needed. They would not be able to block out the parking solely for their use any member of the public could continue to use that as they needed to.

Jenny Peay: The two parking stalls on the corner that do not meet state code, are those going to be counted as part of the parking?

David Thorn: We sent an updated site plan that it does meet Utah state code.

Patrick O'Brien: This is the update that came in yesterday, wasn't it?

Jenny Peay: Do we have that update?

David Thorn: I sent it to you last week, the updated civil plans.

Patrick O'Brien: It was the one we had finished reviewing yesterday and had it amended in the packet now.

Jenny Peay: How far are we from the corner on both of those stalls?

David Thorn: Twenty feet.

Jeff Mortimer: Engineering has done a full review and there are some remaining comments. We are comfortable with moving it forward with conditional approval that they just address those remaining comments. All of them can be worked through.

John Woffinden: To remind the Commission this is for site plan approval only. They have to come back for a building permit or whatever else they decide to do on the property. I know 9/10 of what was in the packet was engineering problems that can be worked around once/if we approve the site plan. If you remember this was before us here about a year ago and they agreed to do angle parking down first east to continue south from the library. If they get rid of the parallel parking, they can get one or two more parking stalls if they use angle parking on first east. They have angled parking from the library up to state street.

Jenny Peay: Is it possible to use the library as shared parking?

Patrick O'Brien: They only have the sufficient amount of parking that's required. We looked into that to see if there was any excess parking but there's not. There wasn't an opportunity to utilize a shared parking agreement on that.

Jenny Peay: The maximum that we have is eight to ten parking spots, is that correct?

David Thorn: It would be seven to ten. I'm with Construction Management Pros. I'm the general contractor on site, Cal Johnson from legend engineering is the engineer. He wasn't able to make it so I'm here representing him as well. We've submitted three separate site plan proposals to planning. They've chosen the one that was best. The physical constraints of the property, because of elevation change, prohibit us from putting the appropriate amount of parking stalls on site. So basically, it becomes a wash. You're either having six on street parking and one handicapped stall on site or we can put two stalls on site, but it eliminates off street parking and you still end up with seven. If we eliminate both trees and the front rounded staircase in the front of the property, we can fit an additional two spaces that gets us up to ten. Those are two huge trees, and we already have to eliminate one for our handicapped stall. As far as the rounded staircase, this home was built in 1871 we want to try and keep the curb appeal as much as possible considering the use of the Children's Justice Center. Planning recommended that we not do that (remove the steps). We went with the first proposed site plan which was six on street one off street for the handicapped.

John Woffinden: Tell us about the client load, how many people are going to work there how much do you plan on having at any given time? What are you going to do in this building?

David Thorn: I'll let Heather speak to what happens, I think you kind of understand what happens at the Utah County Children's Justice Center. But in terms of the parking requirements, it was recommended that we get a parking study on this property and specifically for the Justice Center. Hales engineering remarked to me that they had never done parking study for four parking stalls before. That was their recommendation is that the Utah County Children's Justice center would only require four parking stalls plus and extra 10% so their recommendation was five. Because they only need four, they recommend five and we're providing seven we're over that recommendation. They do have in there that if we can get to ten that would be ideal to accommodate growth but really, they only need five. If we can provide seven that also accommodates for some growth and allows the appropriate parking for the Children's Justice Center. We've been also working with the Church of Jesus Christ of Ladder Day Saints that is kiddie corner to the property sort of like an overflow parking. They're working with the church, writing up and agreement to use church parking lot as an overflow.

John Woffinden: You're talking about the tabernacle, right?

David Thorn: The tabernacle correct. If there was at any point more than seven parking stalls staff could then park in the tabernacle parking.

John Woffinden: That's why I asked what your load of people was working there and coming for services. I know the city says fourteen and you're talking seven possibly. If you can use the overflow and park in the alleyway on the south side of the tabernacle that might be a solution. Park your staff there and leave the others open for clients.

Patrick O'Brien: The only issue is under our city code for shared parking agreements to meet the parking requirement they need to be for adjacent properties. If it's across the street it doesn't meet that. I think that was something that you guys were working on early on Heather to see if that was achievable. When I started here this was one of the projects given to me and that was one of the things that came up in discussion with legal that our code doesn't permit the use of parking unless it's an adjacent property.

John Woffinden: It seems strange because that alleyway on the south of the tabernacle is only 30 yards from this building. It's hardly ever used, only when they have stake conference its used. But you wouldn't be open on a Sunday anyway.

Heather Allen: Every day is a little bit different, but we are the smaller operation of the two Utah County Children's Justice Centers. Provo is the much bigger center that handle the majority of the cases. Our staff is small we have a staff of six and half of those people are part time. So, we only have three or four staff on site on a typical day. As far as the appointments we are open 8-5, the appointments are scheduled in advance, so we always know when to expect a family. Typically, the families are there for two and half hours then they leave. While the family is at the center, we have a case worker there and law enforcement. That would be a typical day. Sometimes we have a medical that will be taking place but usually we have medicals on Fridays. We meet the need of the families and that would be our medical staff and the family, so no additional people would attend.

Jenny Peay: What would be the maximum amount of people there at any given time?

Heather Allen: If everything happened at once and we had all hands-on deck I would say probably around ten. That doesn't happen very often where we have all things happening. We typically try to have one family at a time at the center to protect child's identity and their confidentiality. We're not trying to have two families in the building at the same time. We don't have the same set up as Provo where they can separate families, we have only have one meeting area for families. We try to avoid that but there are things that may come up. If that were to happen where it's all hands-on deck it would probably be around ten. As far as the overflow, talking to the tabernacle I know it can't technically be counted I wanted to assure the city that if we ever have one of those situations where its exceptionally busy that we wouldn't be taking up library parking. We would be utilizing that parking agreement with the tabernacle.

Jenny Peay: Do you know if this is a historical building?

David Thorn: It's not classified as a historical building, but it was built in 1871.

John Woffinden: It's not on the register.

David Thorn: When we're finished that's something that Heather and I have discussed. Part of the renovation plan is to maintain the integrity of the historic building. The trim and some of the things we're putting back in the building will fit with the timeline of when the building was originally built.

Jenny Peay: The reason I'm asking is if it is under that classification, I know you want to preserve steps in the front, but you may not be able to hit that parking requirement.

David Thorn: That's something that Heather and I have talked about. Ideally, we'd like to keep the trees, we're planting a lot in return for that one tree we're taking down. If the Commission recommends that we get ten, we can get to ten. It's just going to require taking out both trees and removing the steps in the front. It changes the look of the building but if that the recommendation that's what we have to do.

John Woffinden: The tree on the east has been there a considerable amount of time.

David Thorn: Both are huge, and they probably need some trimming. We'll have to cut down one.

Patrick O'Brien: We discussed the importance of the steps to the actual aesthetic and the significance of the building. The trees are a part of the street scape. So, we're trying to balance the need for meeting the parking and even though it's not on our register at the state or county level we want to preserve that historical feeling and the character of the building. We understand the importance and the significance of that building and we're trying to find that balance. My assessment of the stall need is fourteen but there is the provision in the code that if there are ways to reduce that number to retain some of these important features that might be the balance point.

John Woffinden: This is one of the older parts of town, some of those houses have been there for a long time.

David Thorn: We want to maintain the integrity of the historical nature and value of the building. In order to get to fourteen parking stalls, on site and off site, we would be demoing the steps of the existing 1871 building which is out of the question. That's why when Patrick, Cal Johnson, and I met we went through every scenario to get to as many parking stalls as we could. The most we could get is ten and we would have to remove the front steps, taking down both trees and even possible taking down some of those sycamores on the curb strip. When you think of American Fork and the library those sycamores are what you think of. We're trying to avoid that if we can because I feel like that would change that street too much. Being right next to the library I think it's an important American Fork staple.

John Woffinden: Its basically next to the tabernacle that's been here since 1914. The tabernacle is a landmark in the whole north end of the county.

Jenny Peay: Is there enough isle in the back of the property if they were to remove deck and shed to allow for another parking stall?

David Thorn: There's actually not.

Patrick O'Brien: We looked at that. We looked at seeing if there was a way to have ingress off of first south and egress back out onto first east. We went through numerous different options and the property that's just to the west of this site, there is an elevation difference between it I guess they excavated out from their road into the back of those residential units.

David Thorn: There's also an elevation change from the street to this property the sidewalk is lower than the property elevation.

Patrick O'Brien: We looked at the prospect of having that ingress there and having some stalls along the side on the fence with the adjacent property. Because of the slope that would need to be created to get from the street into rear of the lot to meet that required gradient from engineering you would lose the ability to put in the three stalls you would only have one stall in there. There's a lot of site constraints and thats the challenge of a historical building and an old lot.

David Bird: The number of parking stalls that you're looking at, those on the property and those on the east street, whether their parallel or angled, is there parking available on the south side to go around the corner?

David Thorn: That would be included.

John Woffinden: Because then it would have to be parallel on first south.

David Thorn: It would be parallel so you would have angled parking on the east side and then on the south side, it would be parallel parking. We even talked with Patrick about the possibility of adding angled parking on the south side. But that's problematic because the road is too small on the existing road to accommodate angled parking. So, we would have to adjust the right of way closer to the building which is a big to do.

Patrick O'Brien: I think from the staff side of things we understand the importance of the Children's Justice Center. It's a place we want to have here in American Fork. The location that they're proposing is really good. It's central to the community. We're just trying to figure out ways to overcome the site constraints. And from the staff side, we're doing their utmost to help them as applicants. And as applicants, they've been extremely accommodating to try and respond to any of the issues that we have brought up. So, we can actually find a way that to make this work. Parking is just kind of that hinge point.

David Thorn: We've been working with planning and Patrick and engineering; the entire staff has been exceptional and it's not always like that with cities. And I'm sure you guys are aware of that, and I appreciate the ability to go back and forth and for us to work through this. Because it is a necessary and important use for the building in American Fork but also North Utah County.

John Woffinden: It sounds like you would be happy with seven parking spots. The city agrees with that and it's a good use of the property.

Jenny Peay: The drainage and utilities there was some concerns over those.

David Thorn: On the updated civil plan that we submitted we've addressed those concerns. We just need to replace the water main on the street and then all of the piping, essentially, going from the water main to the home we will do that. And then the drainage we submitted in that updated civil plan that shows all of the drainage does not go into adjacent properties it flows properly. With the proposed site plan, we're not adjusting any of the grating everything is going to stay the same.

John Woffinden: Engineering said you had a few problems, but they weren't showstoppers they worked out.

David Thorn: I haven't seen those new comments on the recently submitted civil plan, so I don't know what those are. But, you know, I'm confident we can work through anything.

Jenny Peay motioned to approve the site plan for the redevelopment of a property for use as the Children's Justice Center, located at 96 South 100 East in the CC-1 zone, subject to any conditions found in the staff report and specify the minimum number of stalls as seven. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Chris Christiansen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

John Woffinden: What is their next step, Patrick?

Patrick O'Brien: Working out the remaining engineering comments and then preparing your construction plans and submitting for permits.

David Thorn: We've already submitted construction plans and submitted the permits.

Heather Allen: Thanked everyone in the city and David Thorn for their support.

3. **Review and action on a site plan for an accessory structure to be used as a pool house, located at 1132 North 1050 East, in the R1-12000 zone.**

Patrick O'Brien: The Shelton Family are applying for a pool house. The reason it's before the Planning Commission is that the structure being proposed is over 1000 square feet. You're the approval body for accessory structures per our code. Staff has discussed the concerns and issues with Mr. Shelton, and we think we're in a position where we can make a staff recommendation of approval on this project subject to a number of conditions outlined in the staff report. And subject to the condition of providing a signed document that is agreeable to the city attorney outlining that the accessory structure won't be utilized for any habitation or residential purposes.

Jenny Peay: So, on the Utah County there is a ten-foot public utility easement and this only shows a six-foot setback.

Patrick O'Brien: That hasn't been updated on the county yet. But Mr. Shelton got an easement reduction a couple of weeks or months ago to bring that down to five feet.

Jenny Peay: That's not going to encroach on that sewer easement?

Rob Shelton: So, the sewer easement is nowhere near that it's clear over on the other side. So, we're not touching that easement at all. We contacted every utility company and they kind of chuckled and laughed because it's like this default anytime we put a parcel out there we throw the biggest easement on there that we possibly can. There are no utilities being used in there so we can reduce it down to five feet to meet with what the current city code is now because when the house was built, it was ten feet now it's five feet.

Jeff Mortimer: Just like Patrick said we're at a place where we're comfortable moving forward with everything, with the condition that those comments are met as they move forward.

John Woffinden: Are you in agreement with signing that document about no residential use?

Rob Shelton: Is it possible in the packet to pull up the code section 17.5.105. (Mr. Shelton spoke briefly about his time on Board of Adjustments and City Council over the last twenty years and he feels he is well versed in the code due to his experience.) I think tonight, I just wanted to reiterate the recommendation before you and the motions are to approve a site plan. I mentioned to the staff, the city attorney I believe that is an error. If you take a look at the city code, it doesn't say anything about needing to submit a site plan. The only thing for an accessory building to be permitted is I just need to submit a building permit. Now if my structure happens to be over 1000 square feet which it is I misread the structure I didn't know that my patio was included in that square footage. So, it's not a site plan approval this is more of a conditional use permit. It's coming to you guys tonight because it seems specifically, you're looking at three things and three things only tonight. And those three things are listed right there. All of them have to do specifically with the building or the structure, nothing to do with the site. The site plan is addressed and issue with the building department when I file for my building permit. So, as we talked about things and the engineering report and the conditions, all of that has to be resolved before I even get a permit that's issued and so I think it's very important to understand the process that's there. When we look at this, I also think it's very arbitrary with the two words adequate assurances. I asked Patrick, what in the world does that mean? If you go talk to a whole bunch of people what's adequate assurances that I'm not going to do anything? So, I said you know what, what about signing an agreement. So, this was actually an idea that I had and worked with the city attorney and I would love to change that to where it just has a disclosure that signed that way. Otherwise, you're going to wonder how big a sink is or kitchen or is it heated or is it not heated? And we go through these definitions. The only condition that I would ask, when we made that condition that the agreement reflect what is in city code, that neither the accessory building nor any portion can be converted for use as living or sleeping quarters or conduct of business. I think that's just important to match the code that's there. So that's the only thing that I would ask on the conditions.

John Woffinden: Its over 1000 square feet, and you mentioned the patio because the patio in under the same roof as the rest of the building and that's where the 100 feet comes from.

Rob Shelton: So, the structure itself is just over 600 square feet.

John Woffinden: But the roof covers over top of the patio.

Rob Shelton: Yes, my wife likes her shade and her air conditioning and wants to make sure there's a bathroom outside so people can use it without tracking everything inside.

John Woffinden: I just wanted to clarify that with the 1000 square feet.

Jenny Peay: I just need clarification; we're approving this as a conditional use permit is what you're indicating?

Rob Shelton: The hard thing is the code doesn't state that its conditional use.

John Woffinden: It's been advertised as a site plan.

Patrick O'Brien: I just followed the process that the city has done in the past, bringing accessory structures through as a site plan, because there is the point in the code that requires the bulk hide style construction materials and any other issues really, that could impact neighbors or anything like that. So, understanding where the location of an actual structure is going to be, is significantly important because if it encroaches on easements or on setbacks, and all of these things. The site plan process that exists in the city, it is the most simple form to bring these things through its what has been done in the past. There have never been issues brought up about it in the past because it's an approval that gets people through and gets them to the point where they need to be to actually build their structure. And it's something we need to revise in the future. We're having a look at that and if Mr. Shelton is not happy with the wording of that and we need to come back for something different.

Rob Shelton: I think it's very important to understand what it is we're doing. It's not a site plan approval. If my structure was 56 feet shorter, I wouldn't even be here. So, all of those site plan approvals and encroachment issues are all taken care of at the building permit.

Patrick O'Brien: When you submit a site plan.

Rob Shelton: Correct, but at the building permit that's not an approval for here.

Patrick O'Brien: No but the building department needs the site constraints that are approved. So, it is a site plan.

John Woffinden: It was advertised as a site plan, so we have to follow the agenda.

Rob Shelton: The only thing I ask is when we do the motion just make sure you're specific on those three items, I just don't want to come back.

John Woffinden: It's been advertised as a site plan approval, and it has to meet those three criteria to be approved because it's over 1000 square feet. If you meet all three of those, we're good to go. We can't change the wording now that it's been advertised and we're here in a public meeting that we need to keep it to the same way that it's advertised. I mean, you can call it anything you want. But it's been advertised as a site plan. So, we need to keep that same language in the agenda.

Rob Shelton: The only thing I would ask or suggestion I would make is in the motion, just say that it meets the three criteria. And that's all I ask because really that's what has to happen, and I don't want to have to come back here again and jump through more hoops and so when I read that post it is subject to those three specific criteria.

John Woffinden: We can't change the wording on the agenda now we advertised. We can make the motion conditional on those three things it talks about in the code. Whoever makes a motion can quote the code by chapter and verse if they want to approve it. If it meets those three things its good to go.

Patrick O'Brien: How we have done it before is if you get a recommendation of approval for you site plan it's because you meet those three criteria. Otherwise with everything we end up specifying paragraphs of code.

John Woffinden: If we've got three things to go by lets go by those three things.

Rob Shelton: In the eleven years I've been in City Council there's only been about six months that the city hasn't been in a lawsuit. I've talked with Cherlyn about this, when the code says finding it should state that on there. It's not a generic approval it does say only subject to these three items. That's the only reason I

asked maybe it's just that been beating me for 20 years and see and everything that's there and say please, we're here tonight, if you don't mind just adding that in there for my own sense of security, that would be great.

John Woffinden: Let's just stay with what's on the agenda, lets go with the three things we've got to go by and if you want to approve it with those three things make that part of your motion.

Bruce Frandsen: Criteria number two, you can never turn it in to a living space. We are eventually going to get a zone where everyone can have an additional living space behind their house if it meets certain criteria. What if the code changes to where you can have an additional living space in your backyard?

Patrick O'Brien: I believe that's being addressed in the language that our attorneys drafting up.

Bruce Frandsen: He would be allowed if the codes change to convert this to a living space? Do we want to consider that?

Rob Shelton: I haven't seen the agreement I was just told rest assured Rob, we've got you taken care of.

Bruce Frandsen: I hate to see you sign an agreement that says it will never ever be converted and then later we're trying to get people to have them.

Rob Shelton: I think that's good because I may not be there forever, and the next property owner may have different intentions.

Bruce Frandsen: Well, you won't be there forever unless something miraculous happens.

Rob Shelton: Our intent is not to we already have an additional dwelling unit in our basement that we allow. When we built the home, the city required a similar disclosure to be signed that we would never rent it out. At that point we went back and got a change of use from the city.

John Woffinden: We're here for a site plan on this as the record stands. We're here to deal with the code as written today

Bruce Frandsen motioned to recommend approval of the: Review and action on a site plan for an accessory structure to be used as a pool house, located at 1132 North 1050 East, in the R1-12000 zone subject to any conditions found in the staff report. Jenny Peay seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Chris Christiansen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

1. **Other Business**

John Woffinden: Next month we will have a regular meeting on the 7th the 21st will be cancelled. The next one will be held on the 4th of January.

Bruce Frandsen moved to adjourn the meeting. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Chris Christiansen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

Meeting adjourned at 8:23

AMERICAN FORK
DEVELOPMENT
SERVICES

275 E 200 N,
American Fork
UT 84003
801-763-3060
www.americanfork.gov

Adoption of 2023 Planning Commission Schedule

The American Fork Planning Commission will meet in regular sessions on the first and third Wednesdays of each month during 2023, at 7:00 p.m., unless noted otherwise, in the American Fork City Hall, 31 North Church Street. The specific meeting dates are listed below:

January 4 and 18
February 8 and 22
March 8 and 22
April 5 and 19
May 3 and 17
June 7 and 21
July 5 and 19
August 2 and 16
September 6 and 20
October 4 and 18
November 8 and 22
December 6 and 20

AMERICAN FORK CITY **MEETING DATE:** December 7, 2022

PLANNING COMMISSION

AGENDA TOPIC:

Public hearing and recommendation on a code text amendment, amending Sections 15.01.1830, 15.01.1840 and 15.01.1850 related to Access Management.

BACKGROUND:

This code text amendment is clarifying what is required for access management.

Potential Motions – Code Text Amendment

APPROVAL

Mr. Chairman, I move that we recommend approval of the proposed code text amendment of the American Fork Municipal Code, amending Sections 15.01.1830, 15.01.1840 and 15.01.1850.

DENIAL

Mr. Chairman, I move that we recommend denial of the proposed code text amendment of the American Fork Municipal Code, amending Sections 15.01.1830, 15.01.1840 and 15.01.1850.

TABLE

Mr. Chairman, I move that we table action on the proposed code text amendment of the American Fork Municipal Code, amending Sections 15.01.1830, 15.01.1840 and 15.01.1850 and instruct staff/developer to…….

DIVISION 17 ~~RECOMMENDED~~ ACCESS MANAGEMENT REQUIREMENTS

15.01.1830 Introduction

~~The following sections discuss recommended access management related standards for American Fork City. These recommendations are based on national and local research, as well as the current state of the practice by other DOTs and municipalities.~~

The requirements set forth in this section are intended to protect the functional integrity of roadways, maintain and preserve traffic mobility, provide efficient and necessary access, while protecting the public health, safety, and welfare.

15.01.1840 Access Provisions

A. This section discusses ~~what~~the types of accesses ~~should be~~ permitted on the various types of roadways within American Fork. The roadway network and land use are interconnected, therefore allowing certain types of land use and accesses adjacent to certain types of roadways will lead to the correct type of access and mobility that would be expected for a certain type of road. Table 1 shows ~~recommended~~the allowable accesses for each roadway classification.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Table 1. Access Provisions

Street Classification	Commercial Access	Multi-Family Residential Access	Residential Access	Public Street Access
Arterial street	Yes[1]	No[3]	No	Yes
Major collector	Yes	Yes	No[5]	Yes
Minor collector	Yes	Yes	Yes[4]	Yes
Local street	No[2]	Yes	Yes	Yes

Notes:

1. Preferably, commercial access to an arterial should be consolidated for several parcels and gained using a traffic signal or a public street. Where direct access is given to an arterial, if possible, the access should be a RIRO access.
2. Exceptions to this recommendation would be for small commercial developments or for secondary access to a development.
3. Very large multi-family developments may have private accesses that resemble public streets in form and function, and therefore would be an exception to this recommendation.
4. Direct access and frontage of residential properties to a minor collector may result in less-than-desirable livability for residents and should be avoided where practical.
5. Direct access and frontage of residential properties to a major collector may result in less-than-desirable livability for residents and should be avoided where practical; however, if base residential zoning allows access, then a traffic impact study showing acceptable operations and safety can be mitigated, then an engineering review will determine the applicability of this standard.

B. The feasibility of these recommendations is also highly dependent upon land use and transportation planning for American Fork City. If it is determined by the City Engineer that a variance from the standards in Table 1 is in the best interest of the public health safety and welfare of the residents of the City, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is determined acceptable to the City Engineer and City Council may be permitted.

~~Recommendations listed in Table 1 may not always be feasible depending on whether or not other access exists for a given parcel of land. The feasibility of these recommendations is also highly dependent upon land use and transportation planning for American Fork City.~~

15.01.1850 Intersection and Access Spacing

A. The minimum signalized, public street and private access spacing shall be as set forth in Table 2 below:

~~Based on recommendations from the literature and from state-of-the-practice of other municipalities and DOTs, recommendations for minimum signalized, public street and private access spacing have been compiled and are shown in Table 2.~~

Table 2: Intersection and Access Spacing

Street Classification	Minimum Signal Spacing (feet)[1]	Minimum Street Spacing (feet)[1,4]	Minimum Commercial Access Spacing (feet)[1,4]	Minimum Residential Access Spacing (feet)[1]
Arterial Street	2,640	660	330[2]	n/a[3]
Major Collector	1,320	660	330	n/a[3]
Minor Collector	1,320	330	150	150
Local Street	1,320	150	150	50
Notes:				
1. Measured center-line to center-line				
2. Access to an arterial should only be granted upon a finding by the City Engineer that no~~when~~ other reasonable access is ~~not~~ available to a collector or local street. If granted, the access should be limited to right-in/right-out only if possible.				
3. Residential access should not be granted on arterials or major collectors.				
4. Minimum street spacing refers to unsignalized intersection spacing; if a traffic signal is present, a traffic impact study shall be required to~~should~~ determine if the minimum street spacing should be greater than the requirement set forth in Table 2~~longer~~.				

B. If it is determined that a parcel of land existing and within the boundaries of the city at the time of adoption of this ordinance cannot meet the design standards set forth in Table 2, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is determined acceptable to the City Engineer and City Council may be permitted.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

C. If it is determined by the City Engineer that a variance from the standards in Table 2 is in the best interest of the public health safety and welfare of the residents of the City, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is determined acceptable to the City Engineer and City Council may be permitted.

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

ORDINANCE NO. 2023 - ___ - ___

AN ORDINANCE AMENDING THE TITLE OF DIVISION 17, SECTION 15.01.1830, SECTION 15.01.1840 AND SECTION 15.01.1850 OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATING TO ACCESS MANAGEMENT AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, American Fork City seeks to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork City;

WHEREAS, the American Fork City Council finds it in the best interest of the City to adopt intersection and access spacing requirements;

WHEREAS, the American Fork City Council finds that the adoption of this ordinance would promote the health, safety and welfare of the City and its residents.

NOW THEREFORE, be it ordained by the city council of American Fork, Utah, that:

PART I
TEXT OF ORDINANCE

SECTION 1. Division 17 of the Municipal Code of American Fork City shall be titled as follows:

ACCESS MANAGEMENT REQUIREMENTS

SECTION 2. Chapter 15.01.1830 of the Municipal Code of American Fork City shall read as follows:

15.01.1830 Introduction

The requirements set forth in this section are intended to protect the functional integrity of roadways, maintain and preserve traffic mobility, provide efficient and necessary access, while protecting the public health, safety, and welfare.

SECTION 3. Chapter 15.01.1840 of the Municipal Code of American Fork City, relating to permitted access types, shall read as follows:

15.01.1840 Access Provisions

A. This section discusses the types of accesses permitted on the various types of roadways within American Fork. The roadway network and land use are interconnected, therefore allowing certain types of land use and accesses adjacent to certain types of roadways will lead to the correct type of access and mobility that would be expected for a certain type of road. Table 1 shows the allowable accesses for each roadway classification.

Table 1. Access Provisions

Street Classification	Commercial Access	Multi-Family Residential Access	Residential Access	Public Street Access
Arterial street	Yes[1]	No[3]	No	Yes
Major collector	Yes	Yes	No[5]	Yes
Minor collector	Yes	Yes	Yes[4]	Yes
Local street	No[2]	Yes	Yes	Yes
Notes:				
1. Preferably, commercial access to an arterial should be consolidated for several parcels and gained using a traffic signal or a public street. Where direct access is given to an arterial, if possible, the access should be a RIRO access.				
2. Exceptions to this recommendation would be for small commercial developments or for secondary access to a development.				
3. Very large multi-family developments may have private accesses that resemble public streets in form and function, and therefore would be an exception to this recommendation.				
4. Direct access and frontage of residential properties to a minor collector may result in less-than-desirable livability for residents and should be avoided where practical.				
5. Direct access and frontage of residential properties to a major collector may result in less-than-desirable livability for residents and should be avoided where practical; however, if base residential zoning allows access, then a traffic impact study showing acceptable operations and safety can be mitigated, then an engineering review will determine the applicability of this standard.				

B. The feasibility of these recommendations is also highly dependent upon land use and transportation planning for American Fork City. If it is determined by the City Engineer that a variance from the standards in Table 1 is in the best interest of the public health safety and welfare of the residents of the City, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is determined acceptable to the City Engineer and City Council may be permitted.

SECTION 4. Chapter 15.01.1850 of the Municipal Code of American Fork City, relating to intersection and access spacing, shall read as follows:

15.01.1850 Intersection and Access Spacing

A. The minimum signalized, public street and private access spacing shall be as set forth in Table 2 below:

Table 2: Intersection and Access Spacing

Street Classification	Minimum Signal Spacing (feet)[1]	Minimum Street Spacing (feet)[1,4]	Minimum Commercial Access Spacing (feet)[1,4]	Minimum Residential Access Spacing (feet)[1]
Arterial Street	2,640	660	330[2]	n/a[3]
Major Collector	1,320	660	330	n/a[3]
Minor Collector	1,320	330	150	150
Local Street	1,320	150	150	150
Notes:				
1. Measured center-line to center-line				
2. Access to an arterial should only be granted upon a finding by the City Engineer that no other reasonable access is available to a collector or local street. If granted, the access should be limited to right-in/right-out only if possible.				
3. Residential access should not be granted on arterials or major collectors.				
4. Minimum street spacing refers to unsignalized intersection spacing; if a traffic signal is present, a traffic impact study shall be required to determine if the minimum street spacing should be greater than the requirement set forth in Table 2.				

B. If it is determined that a parcel of land existing and within the boundaries of the city at the time of adoption of this ordinance cannot meet the design standards set forth in Table 2, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is determined acceptable to the City Engineer and City Council may be permitted.

C. If it is determined by the City Engineer that a variance from the standards in Table 2 is in the best interest of the public health safety and welfare of the residents of the City, a design that meets the purposes of this rule, is based on desirable nationally accepted standards, and is determined acceptable to the City Engineer and City Council may be permitted.

PART II
CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

SECTION 1. Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution, or part thereof, the more stringent shall prevail.

SECTION 2. Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, it is hereby declared that the remainder of the ordinance shall not be affected thereby.
This amended ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the American Fork City Council this ____ day of _____, 2023.

_____
Bradley J. Frost
American Fork City Mayor

ATTEST:

_____
Terilyn Lurker
City Recorder

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: December 7th, 2022

AGENDA TOPIC:

Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 0.98 acres of land located at approximately 9826 N 4800 W from the Institutional Lands, Schools and Public Facilities designation, to the Design Commercial designation.

BACKGROUND INFORMATION		
Location:		9826 North 4800 West
Applicants:		Kurt Ostler
Existing Land Use:		Institutional Lands, Schools, and Public Facilities
Proposed Land Use:		Design Commercial
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Institutional Lands, Schools, and Public Facilities
	West	Highland Territory
Existing Zoning:		Unincorporated Territory
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-2
	South	GC-2
	East	PF
	West	Highland Territory

BACKGROUND:

The applicant is applying for a land use amendment for the property located at 9826 N 4800 W from the Institutional Lands, Schools, and Public Facilities to Design Commercial. The parcel consists of 0.98 acres and the Institutional Lands, Schools, and Public Facilities land use would be replaced by the Design Commercial land use.

The proposed Design Commercial land use is being requested prior to the property's annexation into American Fork City.

STAFF RECOMMENDATION:

Due to the proximity of the proposed new public safety use on an adjacent parcel, and the need for quick and unobstructed access, staff recommends denying the application as a more intense commercial use on the parcel would pose congestion issues at an integral intersection to be used by the public safety facility.

POTENTIAL MOTIONS – Land Use Map Amendment

APPROVAL

Mr. Chairman, I move that we recommend approval of the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W, with a finding that the proposed Land Use is incongruent with adjacent existing development.

TABLE

Mr. Chairman, I move that we table action on the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W, and instruct the developer/staff to _____.



Figure 1. Land Use Types.



Figure 2. Zoning Types.

C&N Taylorsville LLC

6616 West 10760 North, Highland, Utah 84003 Phone: 801-971-2596 email: kurtostler@yahoo.com

Next Step:

Approved

Proceed to Planning Commission on 12.07.2022

American Fork City
Development Review
Committee

PLANNING AND ZONING REVIEWED
TVANEKELENBURG
11/14/22

Engineering Division
Reviewed
jhsu 11/16/2022

American Fork City – General Plan Amendment

Address: 9826 North 4800 West (1730 N. North County Blvd)
Utah County Parcel: 14:003:0399

American Fork current future land use: Public Facility (PF)

Proposed Amendment land use: General Commercial Two (GC-2)

On August 25, 2020 – American Fork City Council voted to approve amending the cities land use element in the general plan for 1730 N. County Blvd. – zoning PF – Public Facilities.
As part of the action approved on August 25, 2022, the item was presented and discussed as the future site for American Fork City Fire Dept. American Fork City never came to a purchase agreement with Utah County to purchase this property. Prior to this action the Land Use Plan Designation was Commercial.

Property was purchase by C&N Taylorsville August 31, 2021.

American Fork City – Municipal Code 17.4.601 PF Public Facilities Zone:
"The FP public facilities zone is established to provide areas for the location and establishment of facilities owned and maintained by public and quasi public entities"

C&N Taylorsville is a private land owner.

Thanks,

Kurt Ostler
C&N Taylorville LLC
801-971-2596

American Fork City
Development Review
Committee

PLANNING AND ZONING REVIEWED
TVANEKELENBURG
11/14/22

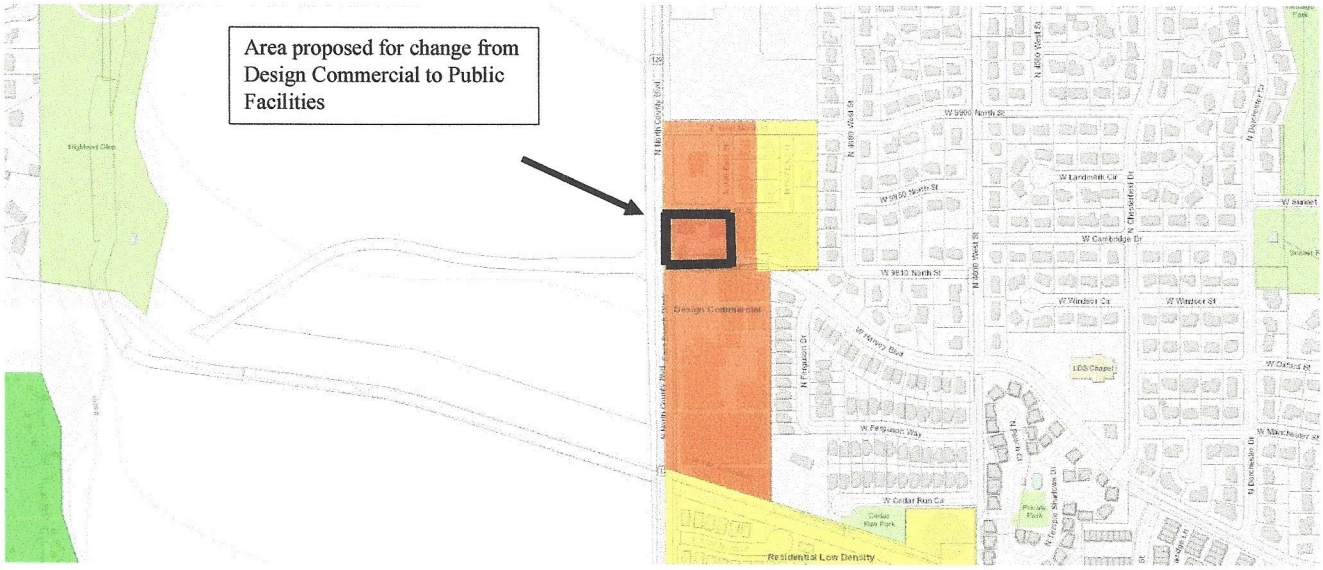
Engineering Division
Reviewed
jhsu 11/16/2022

Next Step:

Approved

Proceed to Planning Commission on 12.07.2022

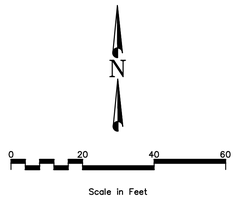
Land Use Map



FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER, SECTION 6, T5S, R2E, SLB&M



VICINITY MAP
(N.T.S.)



LOT 10
LONE PEAK PLAT A
PARCEL 45:334:0010

LOT 9
LONE PEAK PLAT A
PARCEL 45:334:0009

1750 NORTH

S90° 00' 00"E 247.79'

NORTH COUNTY BOULEVARD

BASIS OF BEARINGS S0°06'13"E 2664.17'

1320.00'

STATE OF UTAH
PARCEL 12:004:0051

ANNEXATION AREA
1.313 ACRES
57,190 SQ. FT.

N0° 06' 13"W 231.00'

S0° 00' 00"E 231.00'

C&N TAYLORSVILLE, LLC
PARCEL 14:003:0399

AMERICAN FORK CITY
PARCEL 14:003:0387

UTAH DEPARTMENT OF TRANSPORTATION
PARCEL 14:003:0400

UTAH COUNTY
PARCEL 14:003:0397

KENNETH STRATTON
PARCEL 14:003:0386

AMERICAN FORK CITY
14:003:0385

CANAL
BOULEVARD

EAST
30.00'

POINT OF BEGINNING

HARVEY BOULEVARD
N90° 00' 00"W 247.37'

CITY OF CEDAR HILLS
14:003:0385

CITY OF CEDAR HILLS
14:003:0309

TOWN OF CEDAR HILLS
14:003:0405

TOWN OF CEDAR HILLS
14:003:0517

AMERICAN FORK CITY
PARCEL 14:003:0383

KENNETH STRATTON
PARCEL 14:003:0384

FOUND 2012 UTAH COUNTY BRASS CAP MONUMENT FOR THE SOUTHWEST CORNER, SECTION 6, T5S, R2E, SLB&M

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF AMERICAN FORK CITY, UTAH COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PROFESSIONAL LAND SURVEYOR
CORY B. NEERINGS
No. 5183760
4/4/22
STATE OF UTAH

CORY B. NEERINGS
PLS 5183760

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°06'13" EAST 1320.00 FEET AND EAST 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE ALONG THE LAMOREAUX #2 ANNEXATION THE FOLLOWING TWO COURSES:
1) NORTH 0°06'13" WEST 231.00 FEET;
2) EAST 247.79 FEET TO THE STRATTON ANNEXATION;
THENCE ALONG THE STRATTON ANNEXATION THE FOLLOWING TWO COURSES:
1) SOUTH 231.00 FEET;
2) WEST 247.37 FEET TO THE POINT OF BEGINNING.

CONTAINS:
1.313 ACRES
57,190 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 0°06'13" EAST BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE BY LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF AMERICAN FORK CITY, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH IT'S INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS PART OF AMERICAN FORK CITY, TO BE KNOWN HEREAFTER AS THE C & N TAYLORSVILLE ANNEXATION.

DATED THIS____DAY OF_____, A.D. 20__.

_____. COUNCIL MEMBER	_____. COUNCIL MEMBER
_____. COUNCIL MEMBER	_____. COUNCIL MEMBER
_____. COUNCIL MEMBER	_____. COUNCIL MEMBER
_____. MAYOR	ATTEST_____. CLERK-RECORDER (SEE SEAL BELOW)

LEGEND

- ◉ ANNEXATION CORNER (NOTHING SET)
- BOUNDARY LINE
- TITLE LINES
- STRATTON ANNEXATION BOUNDARY
- LAMOREAUX #2 ANNEXATION BOUNDARY

C & N TAYLORSVILLE ANNEXATION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

DATE:	4/4/22
SCALE:	1"=20'
PAGE:	1 OF 1
PROJECT:	S21-088

Recorder

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: December 7th, 2022

AGENDA TOPIC:

Review and action on the Site Plan for Cost-U-Less Carpet, located in the area of 64 North 900 West, in the General Commercial (GC-2) Zone.

BACKGROUND INFORMATION		
Location:		64 N 900 W
Applicants:		Robbie Gibbons, Five Degrees Design
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Major Transportation Facilities
	West	Design Commercial
Existing Zoning:		GC-2
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-2
	South	GC-2
	East	PF
	West	GC-2

BACKGROUND:

The applicant is applying for a Site Plan approval for Cost-U-Less Carpet, for a new commercial development in the GC-2 Zone, located in the area 64 N 900 W. The proposal consists of 1 lot intended for commercial development. The entire development parcel consists of approximately 0.35 acres.

The required number of parking stalls for the development is 15, but the applicant has requested and provided 14 for the development. The applicant has provided a parking study and based on the study the Planning Commission may recommend to the City Council an increase or decrease to the number of off-street parking spaces herein specified upon a finding, made following a study on the matter, that the use characteristics of the proposed use warrant adjustment.

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning Commission to approve. The Planning Commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    5. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the Planning Commission may request a hearing before the City Council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the Planning Commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

PROJECT MAP:



STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Site Plan application does not meet the requirements of Section 17.6.101 and staff recommends TABLING the application.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Mr. Chairman, I move that we recommend approval on the Site Plan for Cost-U-Less Carpet, in the GC-2 Zone, located in the area 64 N 900 W, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Site Plan for Cost-U-Less Carpet, in the GC-2 Zone, located in the area 64 N 900 W.

TABLE

Mr. Chairman, I move that we table action on the Site Plan for Cost-U-Less Carpet, in the GC-2 Zone, located in the area 64 N 900 W, and instruct the developer/staff to _____.

SYMBOLS LEGEND

- INTERIOR ELEVATION
- BUILDING ELEVATION
- BUILDING SECTION
- WALL SECTION
- DETAIL CALLOUT
- CALLOUT
- KEYNOTE
- DOOR TAG
- WALL TYPE
- ROOM TAG
- GLASS TYPE
- ELEVATION MARKER
- WINDOW TYPE
- CENTER LINE
- GRID
- NORTH ARROW
- CEILING TYPE
- FINISHES

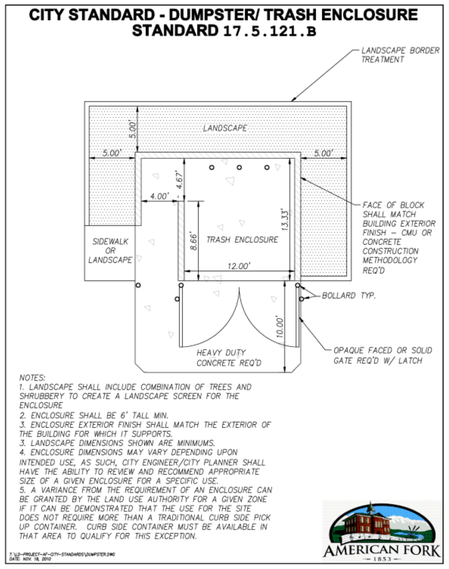
MATERIAL LEGEND

- CONCRETE
- MASONRY
- STEEL
- BATT INSULATION
- RIGID INSULATION
- FINISH GRADE WOOD / HARDWOOD
- PLYWOOD
- SPRAY FOAM INSULATION
- DEMOLITION, SHOWN VIA HIDDEN LINE
- WOOD STUD

DIMENSION NOTES

1. ALL PLAN DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO:
   A. COLUMN GRID ON CENTERLINES.
   B. THE OUTER FACE OF CONCRETE OR MASONRY.
   C. THE OUTER FACE OF WALL STUDS.
2. DOOR LOCATIONS NOT DIMENSIONED ARE:
   A. JAMB FACE 4" FROM FACE OF STUD.
   B. CENTERLINE OF DOOR ON CENTERLINE OF ROOM OR CORRIDOR.
3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS; DETAILS OVER SMALLER SCALE DRAWINGS.
4. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
5. VERIFY ALL ROUGH-IN, CONCRETE PAD, OR PLATFORM DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS PROJECT, OR BY OTHERS.
6. FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE OR GYPCRETE, UNLESS NOTED OTHERWISE.
7. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS NOTED OTHERWISE.

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE
STANDARD 17.5.121.B



Dumpster enclosures will need to follow the city standard as seen in Figure 17.5.121.B. The figure can be found in Section 17.5.121, as mentioned in previous submittals.

Additionally, the elevation drawings will need to be shown to the correct standard mentioned above.

Parking is still short 1 stall of what is required, parking study has been provided for a request to decrease the requirement.

FIVE DEGREES DESIGN

COST U LESS RETAIL

PERMIT SET

64 NORTH 900 WEST
AMERICAN FORK, UT 84003

9 SEPTEMBER 2022

Next Step

Revise and Resubmit based off comments made from staff

DRAWING INDEX

GENERAL INFORMATION
G000 COVER SHEET
G001 GENERAL INFORMATION - FLOOR AREAS
G002 WALL TYPES

CIVIL
C0.00 COVER SHEET
C0.01 GENERAL NOTES, LEGEND, AND ABBREVIATIONS
C0.10 DEMOLITION PLAN
C1.01 HORIZONTAL CONTROL PLAN
C2.01 GRADING AND DRAINAGE PLAN
C2.10 EROSION CONTROL PLAN
C4.01 SITE UTILITY PLAN
C5.01 CIVIL DETAILS
C5.02 CIVIL DETAILS

LANDSCAPE
LS1.1 PLANTING PLAN
LS2.1 IRRIGATION PLAN
LS3.1 PLANTING DETAILS
LS4.1 IRRIGATION DETAILS
LS4.2 IRRIGATION DETAILS

ARCHITECTURAL SITE
AS101 ARCHITECTURAL SITE PLAN
AS501 TYPICAL ARCHITECTURAL SITE DETAILS

ARCHITECTURAL
AE101 MAIN LEVEL FLOOR PLAN
AE131 MAIN LEVEL DIMENSIONING PLAN
AE151 MAIN LEVEL REFLECTED CEILING PLAN
AE171 MAIN LEVEL FINISH PLAN
AE191 ROOF DRAINAGE PLAN
AE201 EXTERIOR ELEVATIONS
AE202 EXTERIOR ELEVATIONS
AE251 INTERIOR ELEVATIONS
AE252 INTERIOR ELEVATIONS
AE253 INTERIOR ELEVATIONS
AE254 INTERIOR ELEVATIONS
AE301 BUILDING SECTIONS
AE302 BUILDING SECTIONS
AE401 ENLARGED FLOOR PLANS
AE551 MILLWORK DETAILS

DRAWING INDEX

AE601 DOOR SCHEDULE AND DETAILS
AE602 DOOR TYPES
AE603 WINDOW TYPES
AE604 WINDOW TYPES
AE605 WINDOW TYPES
AE701 TYPICAL AND MISCELLANEOUS DETAILS

STRUCTURAL
S001 GENERAL STRUCTURAL NOTES
S002 GENERAL STRUCTURAL NOTES
S003 SPECIAL INSPECTIONS
S004 SPECIAL INSPECTIONS
S010 LEGENDS AND ABBREVIATIONS
S101 FOOTING AND FOUNDATION PLAN
S111 ROOF FRAMING PLAN
S121 HIGH ROOF FRAMING PLAN
S501 DETAILS
S502 DETAILS
S511 DETAILS
S512 DETAILS
S513 DETAILS
S601 SCHEDULES
S602 SCHEDULES

MECHANICAL
M-101 MAIN LEVEL MECHANICAL FLOOR PLAN
M-501 MECHANICAL SCHEDULES

PLUMBING
P-101 MAIN LEVEL PLUMBING FLOOR PLAN
P-102 ROOF LEVEL PLUMBING FLOOR PLAN
P-501 PLUMBING SCHEDULES AND DETAILS

ELECTRICAL
E000 ELECTRICAL COVER SHEET
E020 ENERGY COMPLIANCE CERTIFICATE
E050 ELECTRICAL SPECIFICATIONS

ELECTRICAL
ES101 ELECTRICAL SITE PLAN

ELECTRICAL
E101 POWER PLAN
E102 ROOF POWER PLAN
E151 LIGHTING PLAN
E501 INTERIOR INSTALLATION DETAILS
E502 EXTERIOR INSTALLATION DETAILS
E601 SCHEDULES

American Fork City Technical Review Committee
Planning and Zoning Reviewed Copperman 11/10/2022
Fire Department Reviewed M. Sacco 11/14/2022
Engineering Division Reviewed jmortimer 11/17/2022

BIDDING INFORMATION

THESE DOCUMENTS ARE INTENDED FOR PROJECT NEGOTIATION BETWEEN A SINGLE GENERAL CONTRACTOR AND OWNER. THESE DOCUMENTS ARE NOT INTENDED TO BE USED FOR COMPETITIVE BIDDING BY MULTIPLE GENERAL CONTRACTORS.

IF THE OWNER ISSUES THESE DOCUMENTS FOR COMPETITIVE BIDDING BY MULTIPLE GENERAL CONTRACTORS, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE PRODUCT AND MATERIAL SELECTIONS AND CONSTRUCTION METHODS DIRECTION TO ALL GENERAL CONTRACTORS. SUCH REQUESTS TO THE ARCHITECT WILL BE REFERRED TO THE OWNER.

THE ARCHITECT WILL CLARIFY INFORMATION WITHIN THESE DOCUMENTS FOR A SINGLE OWNER-SELECTED GENERAL CONTRACTOR ONLY. REQUESTS FOR CLARIFICATION SHALL BE DIRECTED TO FIVE DEGREES DESIGN BY THE GENERAL CONTRACTOR. CALLS FROM SUBCONTRACTORS WILL BE REFERRED TO THE GENERAL CONTRACTOR.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS

CONSULTANTS

CIVIL
McNEIL ENGINEERING
8610 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
801.255.7700

LANDSCAPE
IN SITE DESIGN GROUP
17 NORTH 460 WEST
AMERICAN FORK, UTAH 84003
801.756.5043
jessica@isdgllc.com

STRUCTURAL
BHB STRUCTURAL
2766 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115
801.355.5656
bhb@bhbengineers.com

MECHANICAL & PLUMBING
RENEGADE DESIGN, LLC
18660 E. AUGA VISTA
BLACK CANYON CITY, ARIZONA 85324
623.374.9192
hvac-engineering@cox.net

ELECTRICAL
BREINHOLT POWER ENGINEERING
805 SOUTH 1430 WEST
LEHI, UTAH 84043
801.367.5180
kyle@breinholteng.com

STATE OF UTAH – CHRISTOPHER M. BREINHOLT – 09/08/22 – 9846051 – LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

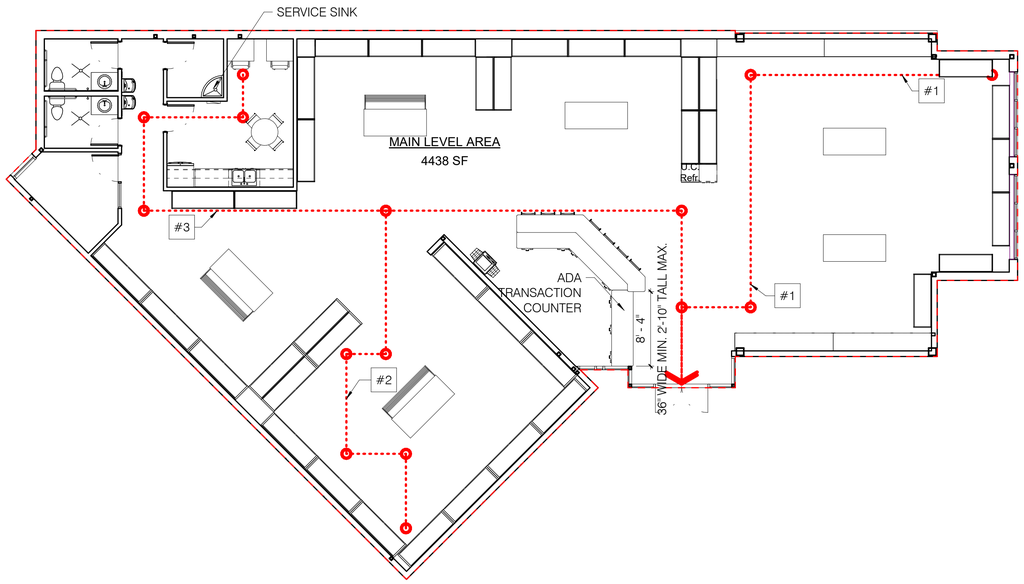
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

COVER SHEET

G000

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
9/8/2022 3:03:30 PM



B1 G001 *MAIN LEVEL*
SCALE: 1/8" = 1'-0"

EGRESS PATH	
EGRESS PATH NAME	EGRESS PATH TOTAL DISTANCE
EGRESS PATH #1	69' - 6"
EGRESS PATH #2	99' - 0"
EGRESS PATH #3	106' - 0"

EXIT ACCESS TRAVEL DISTANCE: B OCCUPANCY = 200'-0"
(IBC TABLE 1006.2.1)

COMMON PATH OF EGRESS TRAVEL DISTANCE: B OCCUPANCY =
OL ≤30 = 100' -0"
OL ≥30 = 75' -0"

DESIGN CRITERIA

TENANT BUILT-OUT AREA:	4,438 SQUARE FEET
EXISTING CONSTRUCTION TYPE:	V-B
ALLOWABLE AREA:	9,000 SF (IBC TABLE 506.2) (B, NS)
SPRINKLED:	NO
BUILDING CODES:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE ANSI 117.1 - 2009 2017 NATIONAL ELECTRIC CODE
OCCUPANCY GROUP:	B OCCUPANCY IBC 304.1
OCCUPAND LOAD:	4,520 SF / 150 = 31 TOTAL OCCUPANTS
PLUMBING FIXTUES:	31 TOTAL OCCUPANTS - 31/2 = 16 MALE OCCUPANTS AND 16 FEMALE OCCUPANTS; THERFORE 1 ADA RESTROOM REQUIRED PER GENDER ONE SERVICE SINK REQUIRED, ONE SERVICE SINK PROVIDED ONE HI-LOW COMBO DRINKING FOUNTAIN PROVIDED
OTHER REQUIREMENTS:	PROVIDE FIRE EXTINGUISHERS AS PER IBC 906.3. EXTINGUISHERS TO BE 2-A 10-B MINIMUM.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS

STATE OF UTAH
BRENT C. HARRIS
09/08/22
9846051
LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

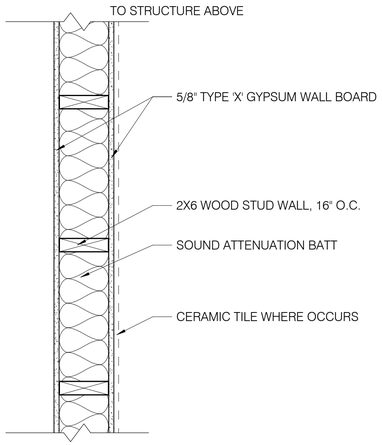
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

GENERAL INFORMATION - FLOOR AREAS

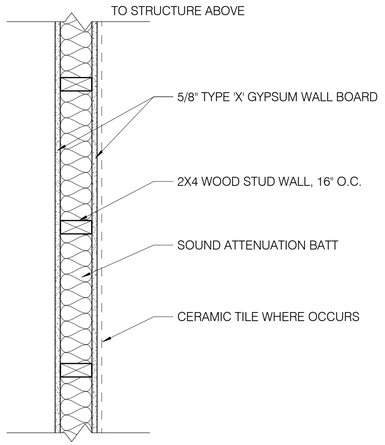
G001

9/8/2022 2:54:59 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt



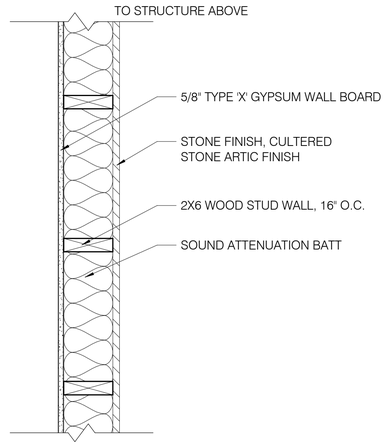
INTERIOR WALL TYPE 'A1'

SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW



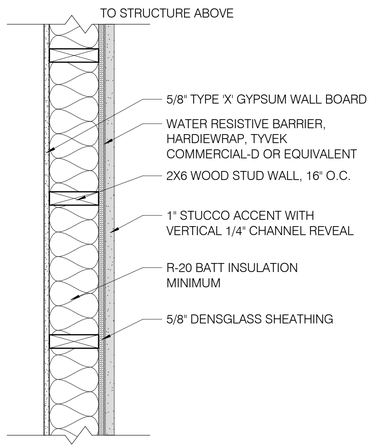
INTERIOR WALL TYPE 'B1'

SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW



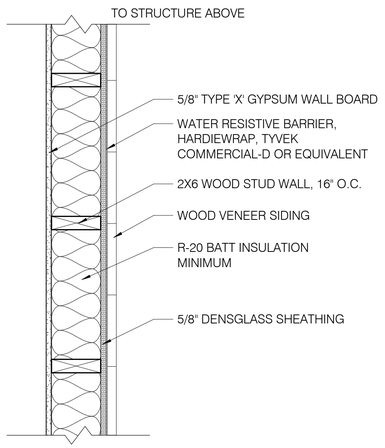
INTERIOR WALL TYPE 'C1'

SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW



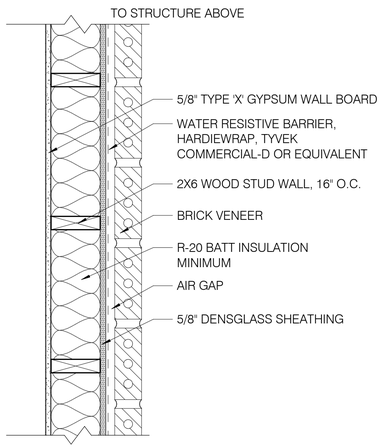
EXTERIOR WALL TYPE 'A'

SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW



EXTERIOR WALL TYPE 'B'

SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW



EXTERIOR WALL TYPE 'C'

SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS

STATE OF UTAH
BRETT C. HARRIS
09/08/22
9846051
LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

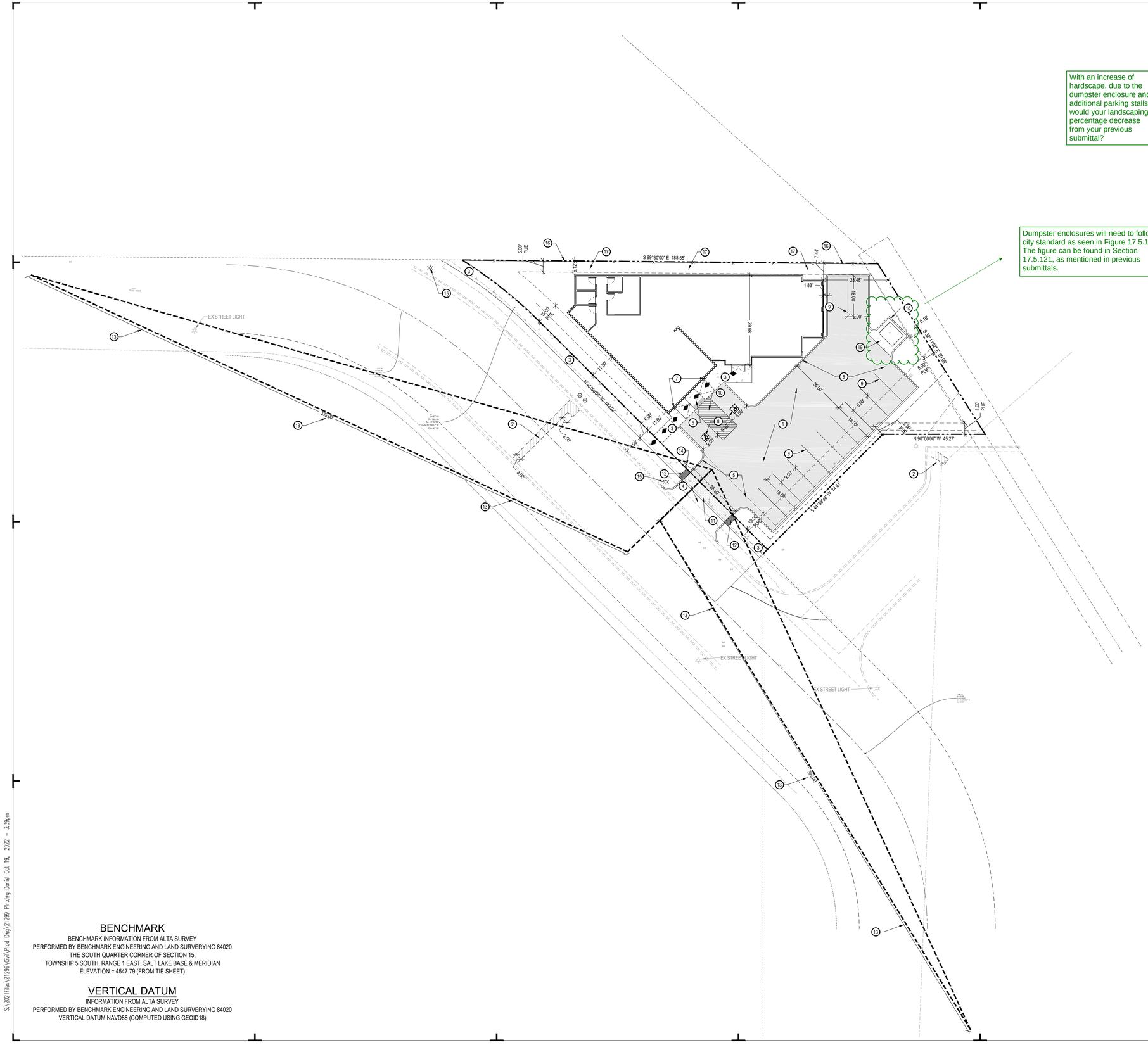
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

WALL TYPES

G002

9/8/2022 2:54:59 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt



With an increase of hardscape, due to the dumpster enclosure and additional parking stalls, would your landscaping percentage decrease from your previous submittal?

Dumpster enclosures will need to follow the city standard as seen in Figure 17.5.121.B. The figure can be found in Section 17.5.121, as mentioned in previous submittals.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	5,325 SQFT	36%
LANDSCAPE	5,070 SQFT	34%
BUILDINGS	4,503 SQFT	30%
NEW TOTAL WITH ADJUSTED FRONT ROW LINE	14,898 SQFT	100%
AREA OUTSIDE ADJUSTED FRONT ROW LINE	532 SQFT	
OLD LOT TOTAL	15,430 SQFT	

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
3. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
4. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
5. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
6. ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
7. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
8. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
9. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
10. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
11. 8" THICK CONCRETE SIDEWALK AT DRIVE APPROACH, PER APWA PLAN NO. 231.
12. ADA DETECTABLE WARNING SURFACE.
13. 30 MPH DESIGN SPPED SIGHT TRIANGLE PER AMERICAN FORK STANDARDS CODE 15.01.1910 TABLE 10 REQUIRES INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS TO BE DESIGNED AT 335'.
14. STOP SIGN PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
15. STREET LAMP PER AMERICAN FORK CITY STANDARDS & SPECIFICATIONS.
16. INSTALL NEW 6' PRIVACY FENCE.
17. PROVIDED ALL WEATHER MAINTAINABLE SURFACE FOR FIRE DEPARTMENT AND FIRE FIGHTING ACCESS, AS WELL AS MAINTAINING THE AREA OPEN AND UNOBSTRUCTED.
18. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
19. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D2', SHEET C5.01.

◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

BENCHMARK

BENCHMARK INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4547.79 (FROM TIE SHEET)

VERTICAL DATUM

INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 7754179-2202
ROBERT J. POIRIER
10-19-2022
STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	
CHECKED BY:	DJC
DATE:	10/19/22

HORIZONTAL CONTROL PLAN

C1.01

S:\2021Files\21299\Civil\Prod Dwg\21299 Plan.dwg Daniel Oct 19, 2022 - 3:39pm

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

CITY CONTACTS

COMPANY	CONTACT	NUMBER
CULINARY WATER/PRESSURIZED IRRIGATION	JAY BREMS	(801)763-3060
SEWER/STORM WATER	ASHTON HARDY	(801)763-3060
CITY INSPECTOR	DEE HOWARD	(801)763-3060
SWPPP INSPECTOR	HARLAN NIELSON	(801)763-3060
AMERICAN FORK CITY FIRE MARSHAL	MAT SACCO	(801)763-3045
AF FIBER	KYLE PETERSON	(801)400-2933
AMERICAN FORK IRRIGATION COMPANY	ERNIE JOHN	(801)471-6576
CENTURY LINK	BILL WESTFALL	(435)623-4252
COMCAST	ELYSIA VALDEZ	(801)401-3017
DOMINION ENERGY	TRENT JOHNSON	(801)853-6548
RMP	TERIA WALKER	(801)756-1310
TIMPANOGOS SPECIAL SERVICE DISTRICT	DAVID BARLOW	(801)756-5231
MITCHELL HOLLOW IRRIGATION COMPANY	DALE JONES	(801)768-8150

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TL	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TOP	TOP OF SLOPE or TOP OF PIPE
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TV	TELEVISION
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	TSP	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	U.N.O.	UNLESS NOTED OTHERWISE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	VP	VERTICAL PIPE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST or WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WS	WATER SURFACE
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

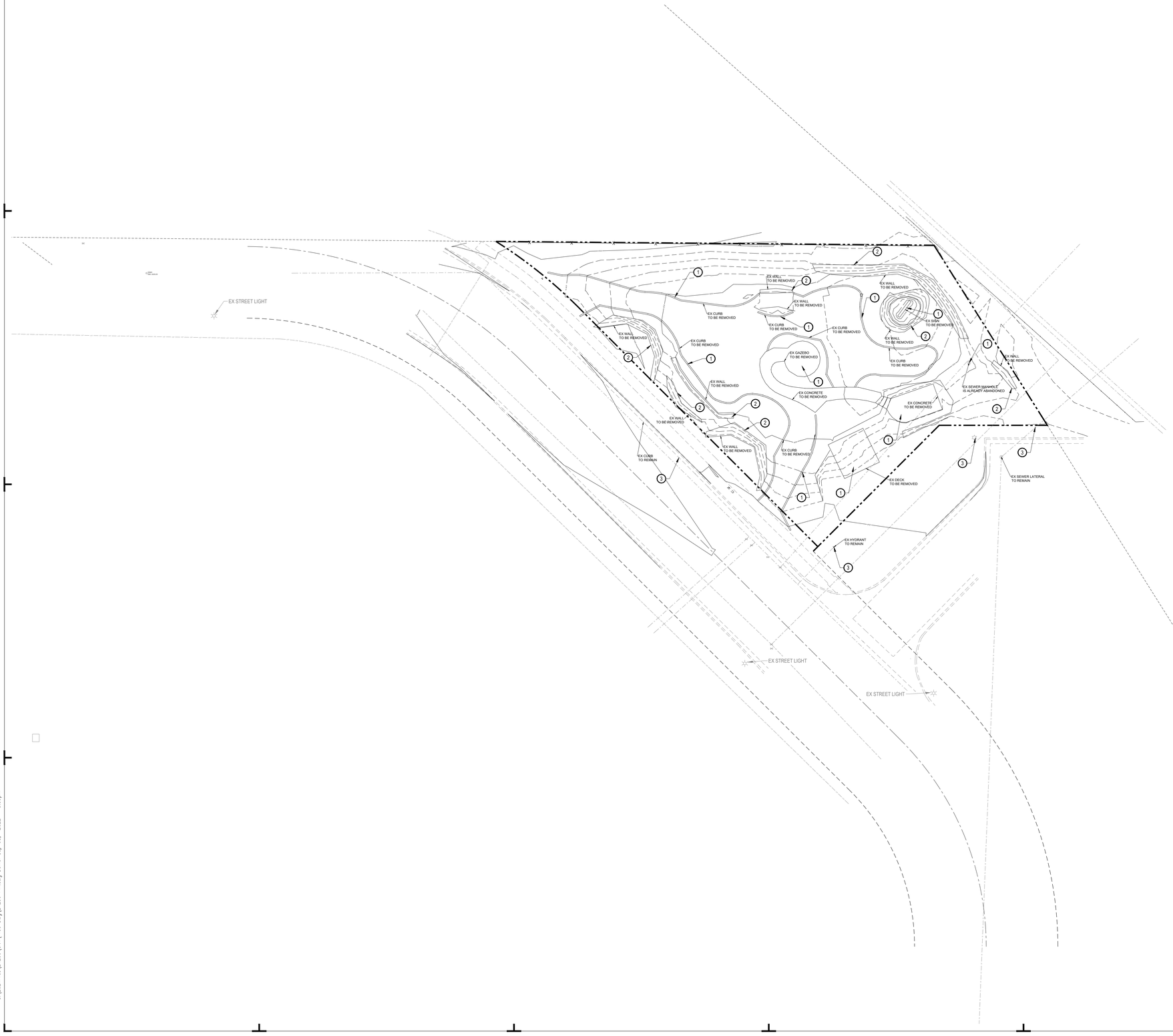
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	09/08/22

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

S:\2021Files\21299\Civil\Prod Dwg\21299 Pro.dwg Daniel Sep 08, 2022 - 3:59pm



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	WATER
STORM	STORM
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SANITARY SEWER
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. EXISTING WALL, INCLUDING FOOTINGS TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
3. EXISTING ITEMS TO REMAIN.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 7754179-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

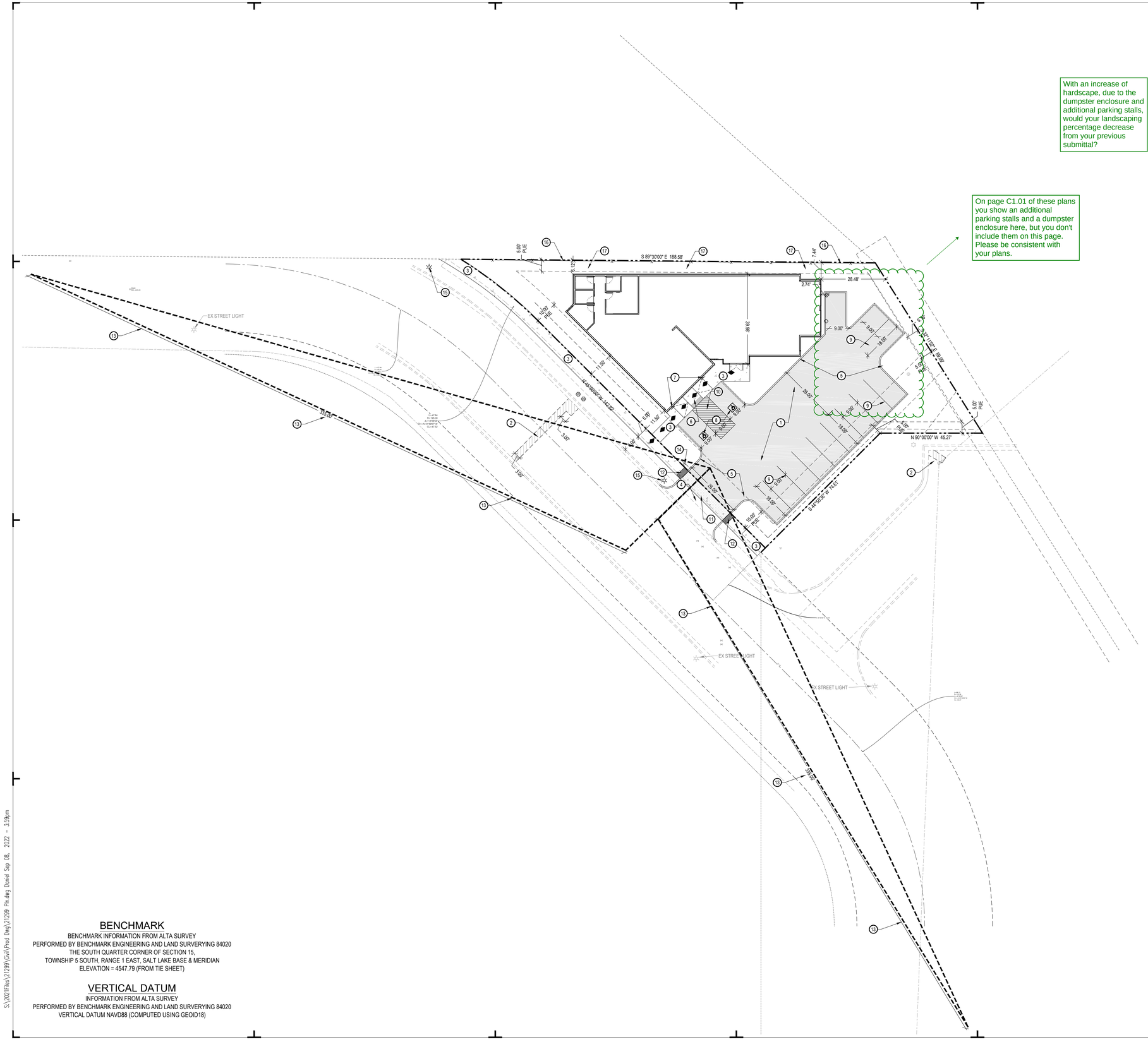
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	09/08/22

DEMOLITION PLAN

C0.10

S:\2021Files\21299\Civil\Prod Dwg\21299 Pln.dwg Daniel Sep 08, 2022 - 3:59pm



With an increase of hardscape, due to the dumpster enclosure and additional parking stalls, would your landscaping percentage decrease from your previous submittal?

On page C1.01 of these plans you show an additional parking stalls and a dumpster enclosure here, but you don't include them on this page. Please be consistent with your plans.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	5,325 SQFT	36%
LANDSCAPE	5,070 SQFT	34%
BUILDINGS	4,503 SQFT	30%
NEW TOTAL WITH ADJUSTED FRONT ROW LINE	14,898 SQFT	100%
AREA OUTSIDE ADJUSTED FRONT ROW LINE	532 SQFT	
OLD LOT TOTAL	15,430 SQFT	

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
3. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
4. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
5. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
6. ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
7. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
8. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
9. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
10. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
11. 8" THICK CONCRETE SIDEWALK AT DRIVE APPROACH, PER APWA PLAN NO. 231.
12. ADA DETECTABLE WARNING SURFACE.
13. 30 MPH DESIGN SPPED SIGHT TRIANGLE PER AMERICAN FORK STANDARDS CODE 15.01.1910 TABLE 10 REQUIRES INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS TO BE DESIGNED AT 335'.
14. STOP SIGN PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
15. STREET LAMP PER AMERICAN FORK CITY STANDARDS & SPECIFICATIONS.
16. INSTALL NEW 6' PRIVACY FENCE.
17. PROVIDED ALL WEATHER MAINTAINABLE SURFACE FOR FIRE DEPARTMENT AND FIRE FIGHTING ACCESS, AS WELL AS MAINTAINING THE AREA OPEN AND UNOBSTRUCTED.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

BENCHMARK

BENCHMARK INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4547.79 (FROM TIE SHEET)

VERTICAL DATUM

INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 7514P-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	09/08/22

HORIZONTAL CONTROL PLAN

C1.01

S:\2021Files\21299\Civil\Prod Dwg\21299 Plan.dwg Daniel Sep 08, 2022 - 3:59pm

Mcneil Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No.
21299

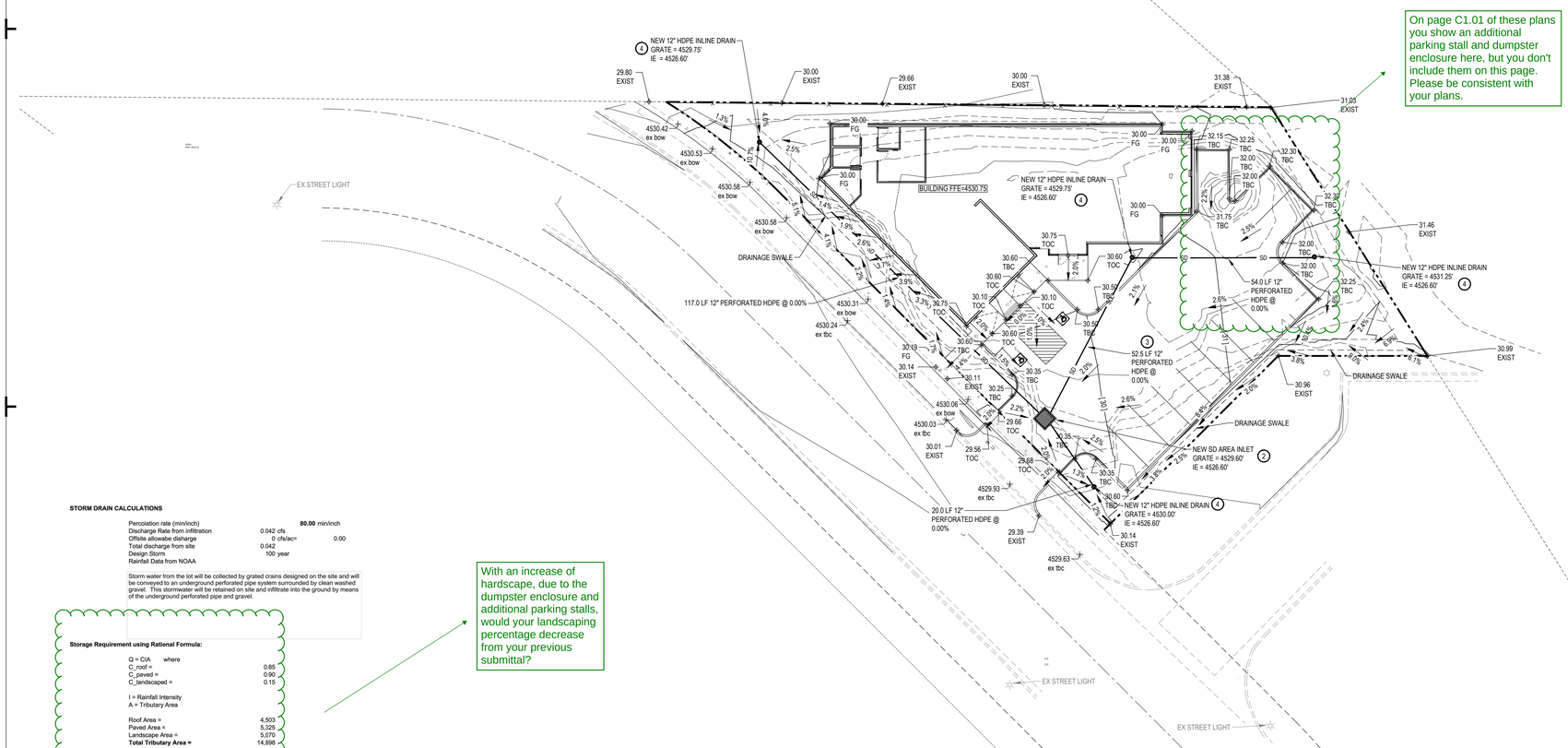
Title :	Carpet Diem
Scope :	Site Drainage Design
	Detention Facilities
Engineer:	RJP Check: RJP
Authority :	American For Rev. No.: 1

Area Identification	(A)		(C)		(C*A)
Paved	5,325 sf	(0.12 ac)	0.85	=	4,500 sf
Roof Area	4,503 sf	(0.10 ac)	0.90	=	4,030 sf
Landscaped	5,070 sf	(0.12 ac)	0.15	=	761 sf
Total	14,898 sf	(0.34 ac)	0.62 (ave)		9,290 sf

2-Year, 24-Hour Storm:

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)		
5	1.80	0.150	0.39	0.00	0.39		
10	1.32	0.220	0.28	0.00	0.28		
15	1.12	0.280	0.24	0.00	0.24		
30	0.76	0.380	0.16	0.00	0.16		
60	0.47	0.470	0.10	0.00	0.10		
120	0.28	0.550	0.06	0.00	0.06		
180	0.21	0.630	0.05	0.00	0.05		
360	0.14	0.820	0.03	0.00	0.03		
1440	0.05	1.180	0.01	0.00	0.01		

NOTE:
PER FILTER SPECS (SEE SHEET C5.01) FILTERED FLOW RATE AT 50% OF MAX CFS OF THE SMALLEST BAG NON WOVEN STYLE CAN FLOW 0.9 CFS AND PER THE 2 YEAR 24 HOUR STORM CALCULATIONS BELOW THE HIGHEST FLOW RATE USING A TIME OF CONCENTRATION OF 5 MINUTES WOULD BE 0.39 CFS WHICH IS SIGNIFICANTLY BELOW THE 0.9 CFS LOWEST FILTERED FLOW RATE OF THE BAG.



On page C1.01 of these plans you show an additional parking stall and dumpster enclosure here, but you don't include them on this page. Please be consistent with your plans.

STORM DRAIN CALCULATIONS

Percolation rate (min/inch)		**80.00** min/inch
Discharge Rate from infiltration	0.042 cfs	
Offsite allowabe disharge	0 cfs/ac=	0.00
Total discharge from site	0.042	
Design Storm	100 year	
Rainfall Data from NOAA		

Storm water from the lot will be collected by grated drains designed on the site and will be conveyed to an underground perforated pipe system surrounded by clean washed gravel. This stormwater will be retained on site and infiltrate into the ground by means of the underground perforated pipe and gravel.

Storage Requirement using Rational Formula:

Q = CIA where

C_roof =	0.85
C_paved =	0.90
C_landscaped =	0.15
I = Rainfall Intensity	
A = Tributary Area	
Roof Area =	4,503
Paved Area =	5,325
Landscape Area =	5,070
Total Tributary Area =	14,898
Weighted Coefficence (C) =	0.62
C * A =	9,306.1

With an increase of hardscape, due to the dumpster enclosure and additional parking stalls, would your landscaping percentage decrease from your previous submittal?

100 yr. basin Storm

Time (min)	Rate (in/hr)	Rainfall (Inches)	Accum. Flow (cu.ft.)	Discharge (cu.ft)	Req'd Storage (cu.ft.)
5	7.24	0.603	468	13	455
10	5.60	0.933	724	25	698
15	4.61	1.152	893	38	855
30	3.04	1.520	1,179	76	1,103
60	1.83	1.830	1,419	152	1,267
120	1.03	2.060	1,598	304	1,294
180	0.74	2.220	1,722	456	1,266
360	0.42	2.520	1,954	911	1,043
1,440	0.15	3.600	2,792	3,645	0

Pipe Infiltration Calculations

Gravel on each side of the pipe
Assumes 1 foot of gravel over the pipe and 1 foot below the pipe 1.50 Feet

Pipe Diameter (ft)	Length	Storage Volume in Pipe	Storage Volume in Gravel	Area of Infiltr	Infiltr Rate
1	243	191	1141	2430	0.04
1.5	0	0	0	0	0.00
2	0	0	0	0	0.00
3	0	0	0	0	0.00
4	0	0	0	0	0.00
5	0	0	0	0	0.00
Total	243	191	1141		

Pipe Infiltration discharge (cfs)=	0.04
Off site Allowable discharge into city storm drain (cfs)=	0.00
Total discharge from Site (cfs)=	0.04
Total underground storage in pipes and gravel	1331
	0
Total Storage	1331
Total storage required	1,294

NOTE:
STORAGE VOLUME IN CLEAN 2" WASHED GRAVEL (PER DETAIL ON SHEET C5.01)
ASSUMES A 40% VOID RATIO.

BENCHMARK

BENCHMARK INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4547.79 (FROM TIE SHEET)

VERTICAL DATUM

INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

MINIMUM STORM DRAIN COVER IS 24"

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN AREA INLET BOX WITH BICYCLE SAFE GRATE AND FLEXSTORM PC+ FILTER AND BASKET INSTALLED. SEE DETAIL 'C1', SHEET C5.01 FOR INLET BOX, AND FLEXSTORM INLET FILTER BASKET DETAILS ON SHEET C5.01. FILTERED FLOW RATE SUFFICIENT TO HANDLE 2-YEAR STORM EVENT.
3. 12" DIAMETER PERFORATED HDPE STORM DRAIN LINE WITH GRAVEL SURROUNDING PIPE. SEE DETAIL 'D3', SHEET C5.01 FOR PERFORATED PIPE RETENTION SYSTEM.
4. HDPE INLINE DRAIN. SEE DETAIL 'A1', SHEET C5.01. INSTALL FLEXSTORM PC+ FILTER AND BASKET SEE FLEXSTORM INLET FILTER BASKET DETAILS ON SHEET C5.01. FILTERED FLOW RATE SUFFICIENT TO HANDLE 2-YEAR STORM EVENT.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

Blue Stakes of UTAH 811 — BlueStakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 7754879-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	09/08/22

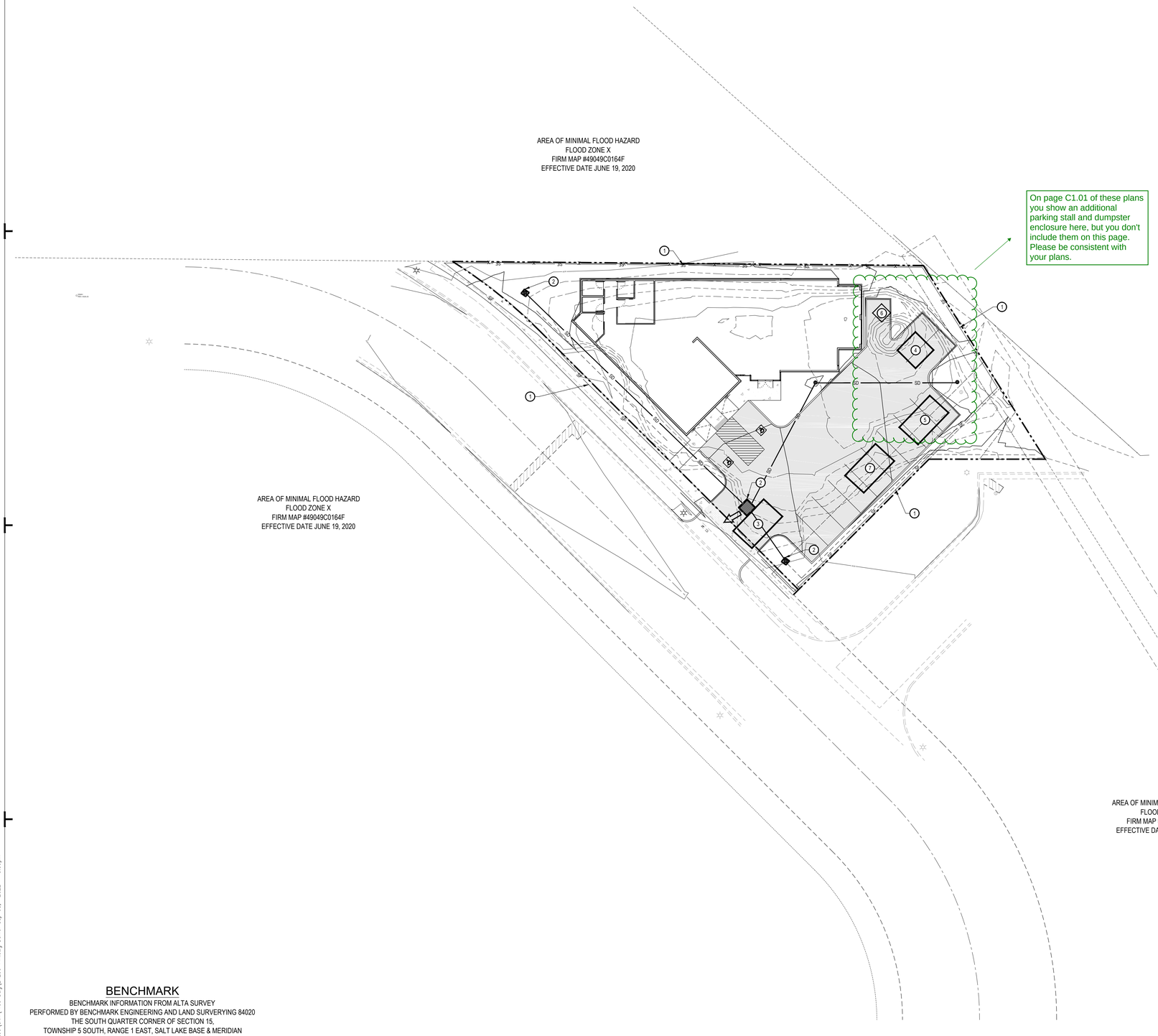
GRADING AND DRAINAGE PLAN

C2.01

S:\2021 Files\21299\Civil\Prod Dwg\21299 Plot.dwg Daniel Sep 08, 2022 - 3:59pm

AREA OF MINIMAL FLOOD HAZARD
FLOOD ZONE X
FIRM MAP #49049C0164F
EFFECTIVE DATE JUNE 19, 2020

AREA OF MINIMAL FLOOD HAZARD
FLOOD ZONE X
FIRM MAP #49049C0164F
EFFECTIVE DATE JUNE 19, 2020



On page C1.01 of these plans you show an additional parking stall and dumpster enclosure here, but you don't include them on this page. Please be consistent with your plans.

AREA OF MINIMAL FLOOD HAZARD
FLOOD ZONE X
FIRM MAP #49049C0164F
EFFECTIVE DATE JUNE 19, 2020

BENCHMARK

BENCHMARK INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4547.79 (FROM TIE SHEET)

VERTICAL DATUM

INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

NOTIFY THE CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'A5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'C5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

⇨ FLOW PATH OF 100-YEAR STORM EVENT.

Blue Stakes of UTAH 811 — BlueStakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 7514920-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

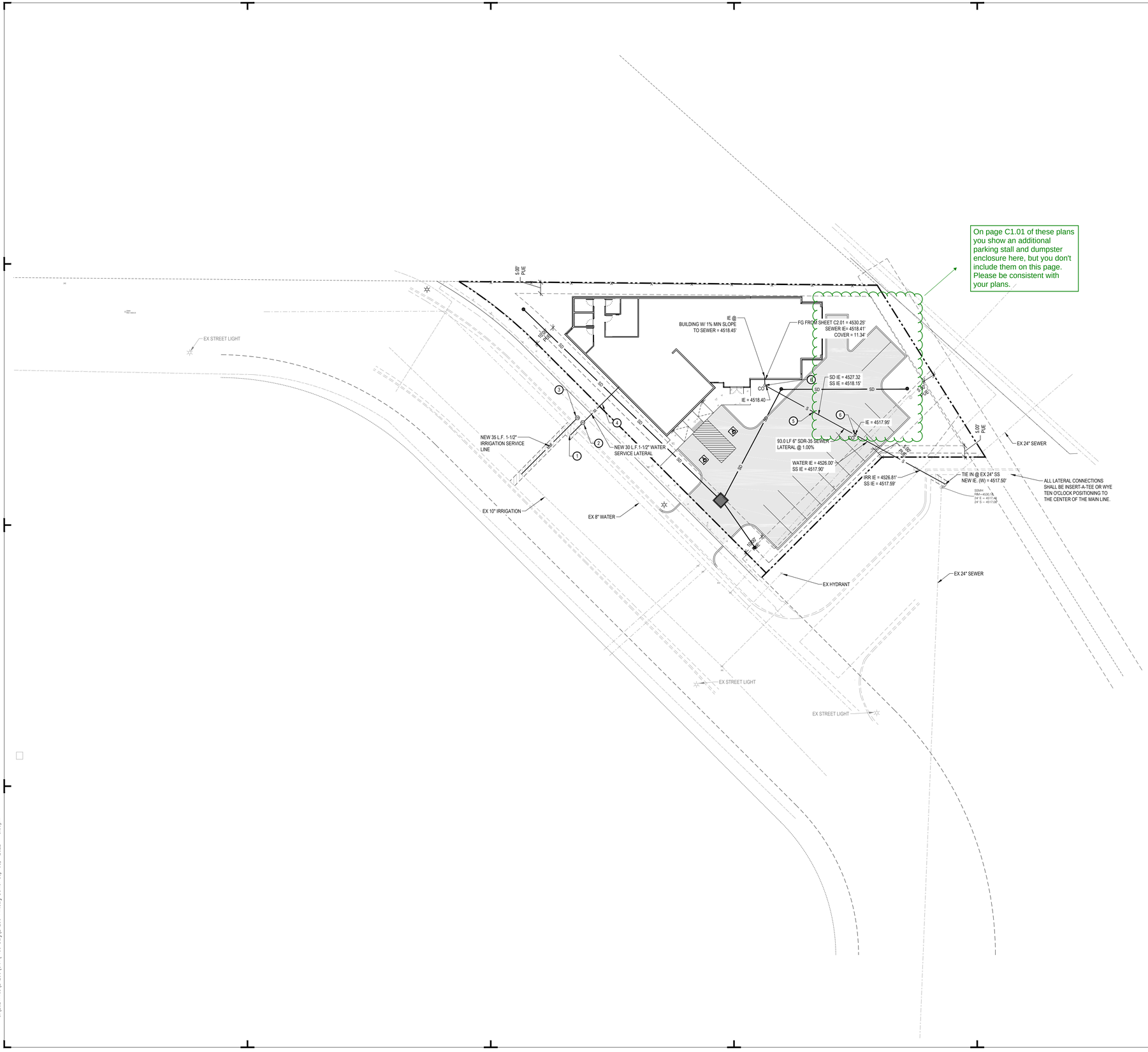
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	09/08/22

EROSION CONTROL PLAN

C2.10

S:\2021Files\21299\Civil\Prod Dwg\21299 Pln.dwg Daniel Sep 08, 2022 - 3:59pm



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.

UTILITY PROVIDERS:
- WATER: AMERICAN FORK CITY
- SEWER: AMERICAN FORK CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN, PER APWA PLAN NO. 552.
2. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
3. 1-1/2" IRRIGATION SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
4. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
5. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 75-FOOT MAXIMUM SPACING WITH A CLEANOUT AT A MAXIMUM OF 5' FROM THE FOUNDATION. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS. MUST CONFORM TO ASTM D3034.
6. SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 7514742-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

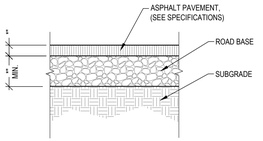
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	09/08/22

SITE UTILITY PLAN

C4.01

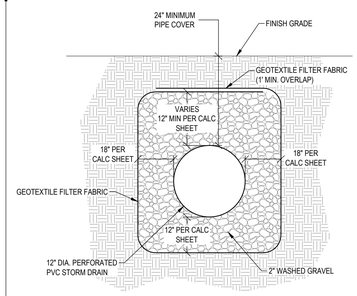
S:\2021Files\21299\Civil\Prod Dwg\21299 Pln.dwg Daniel Sep 08, 2022 - 3:59pm



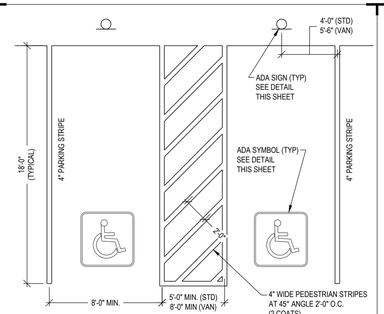
	(STANDARD DUTY) PARKING AREAS	(HEAVY DUTY) ROADWAY AREAS
ASPHALT	3"	3"
BASE COURSE	7"	10"

NOTE:
REFER TO GEOTECHNICAL REPORT CMP PROJECT NO. 14908 DATED AUGUST 11, 2020 BY CMT ENGINEERING LABROTORIES.

ASPHALTIC PAVEMENT SECTION — D1
SCALE: N.T.S.



PERFORATED PIPE RETENTION SYSTEM — D3
SCALE: N.T.S.



NOTE:
CROSS SLOPES WITHIN ADA PARKING STALLS AND ACCESSIBLE ROUTES NOT TO EXCEED 1:48 SLOPE.

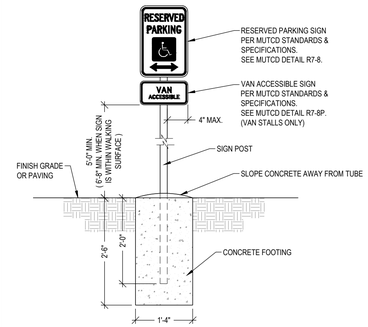
ADA PARKING DETAIL — D4
SCALE: N.T.S.



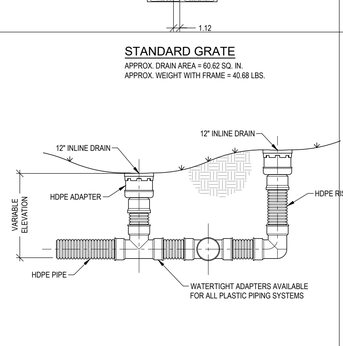
PAINTED EMBLEM ON ASPHALT PAVING TYP. AT ALL ADA PARKING STALLS PER CITY REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT TYPE AND COLOR. (2 COATS)

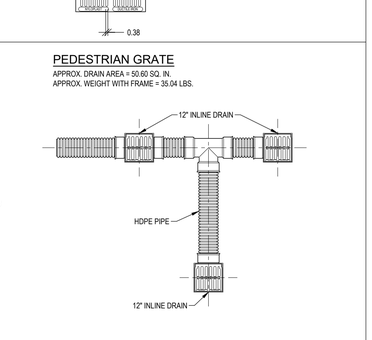
PAINTED ADA SYMBOL — D5
SCALE: N.T.S.



ADA PARKING SIGN — D6
SCALE: N.T.S.



AREA INLET — C1
SCALE: N.T.S.

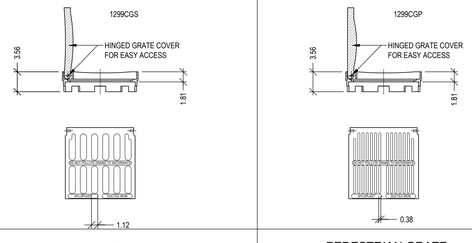


NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

CURB WALL DETAIL — C2
SCALE: N.T.S.

NYLOPLAST 12" GRATES/COVERS

STANDARD GRATE MEETS H-20 LOAD RATING.
PEDESTRIAN GRATE: MEETS H-10 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST.



STANDARD GRATE
APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.

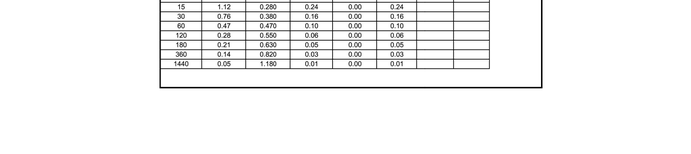
PEDESTRIAN GRATE
APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.

SECTION VIEW

PLAN VIEW

HDPE INLINE DRAIN DETAIL — A1
SCALE: N.T.S.

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (A) dim)	6ZSRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	6ZMRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	6ZLRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	6ZXLRD
RECT / SQUARE	Small Rect / Square (up to 16" (B) x 36" (D) openings or 64" perimeter)	6ZSSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	6ZMSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	6ZLSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	6ZXLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZSCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZMCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZLCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZXLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZI2NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZI15NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6ZI18NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZI24NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZI30NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag Size	Solids Storage (Cu Yd)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	FS (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

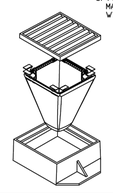
2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	12" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
FS: ODOT Non-Woven Bag	FS	FS-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. | Filter Bag P/N from Step 2.

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER INTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



FLEXSTORM INLET FILTERS™
CATCH IT
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF AIS, INC.
WWW.INLETFILTERS.COM
(866) 297-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	DWG NO	REV
C	FLEXSTORM_CATCH_IT	A
SCALE:	SHEET 1 OF 1	

NOTE:
PER FILTER SPECS FILTERED FLOW RATE AT 50% OF MAX CFS OF THE SMALLEST BAG NON WOVEN STYLE CAN FLOW 0.9 CFS AND PER THE 2 YEAR 24 HOUR STORM CALCULATIONS BELOW THE HIGHEST FLOW RATE USING A TIME OF CONCENTRATION OF 5 MINUTES WOULD BE 0.39 CFS WHICH IS SIGNIFICANTLY BELOW THE 0.9 CFS LOWEST FILTERED FLOW RATE OF THE BAG.

Mcneil Engineering
3610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No.
21299

Title :	Carpet Diem
Scope :	Site Drainage Design
	Detention Facilities
Engineer :	RJP Check: RJP
Authority :	American Fork Rev. No. : 1

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Paved	5,325 sf	(0.12 ac)	0.85	=	4,500 sf
Roof Area	4,503 sf	(0.10 ac)	0.90	=	4,030 sf
Landscaped	5,070 sf	(0.12 ac)	0.15	=	761 sf
Total	14,898 sf	(0.34 ac)	0.62 (ave)		9,290 sf

2-Year, 24-Hour Storm:

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)		
5	1.80	0.150	0.39	0.00	0.39		
10	1.32	0.220	0.28	0.00	0.28		
15	1.12	0.280	0.24	0.00	0.24		
30	0.76	0.380	0.16	0.00	0.16		
60	0.47	0.470	0.10	0.00	0.10		
120	0.28	0.550	0.06	0.00	0.06		
180	0.21	0.630	0.05	0.00	0.05		
360	0.14	0.820	0.03	0.00	0.03		
1440	0.05	1.180	0.01	0.00	0.01		

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 7754179-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

CARPET DIEM
64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

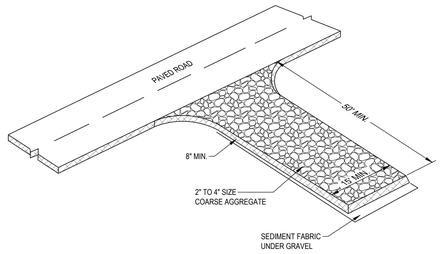
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 21299
DRAWN BY: BRM
CHECKED BY: DJC
DATE: 09/08/22

CIVIL DETAILS

C5.01

S:\2021Files\21299\Civil\Prod Dwg\21299 Pltr.dwg Daniel Sep 08, 2022 - 3:59pm



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

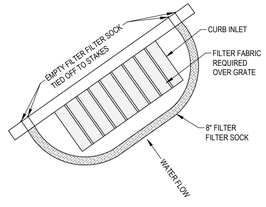
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

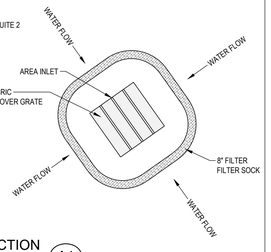
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

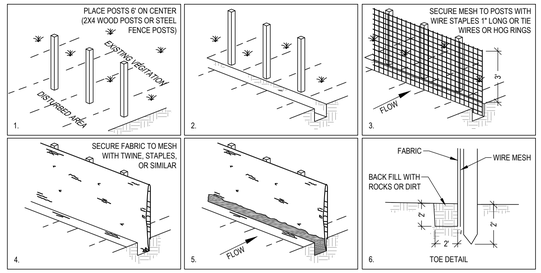
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

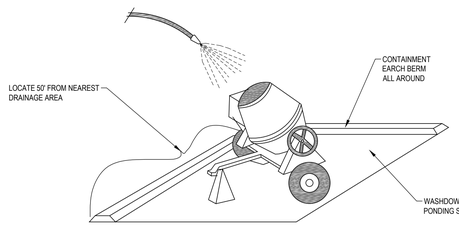
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

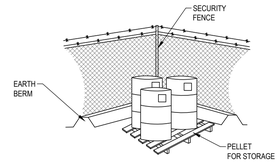
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

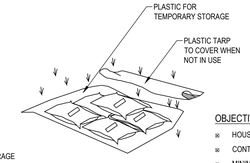
- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.





- ← CONTROLLED STORAGE LOCATION
- ← BERMED PERIMETER IMPOUNDMENT
- ← STORAGE OFF GROUND
- ← COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

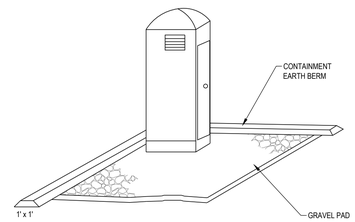
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- ■ TRAINING

■ HIGH ※ MEDIUM □ LOW

MATERIALS STORAGE C5
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS A5
SCALE: N.T.S.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

REVISIONS

REV	DATE	DESCRIPTION

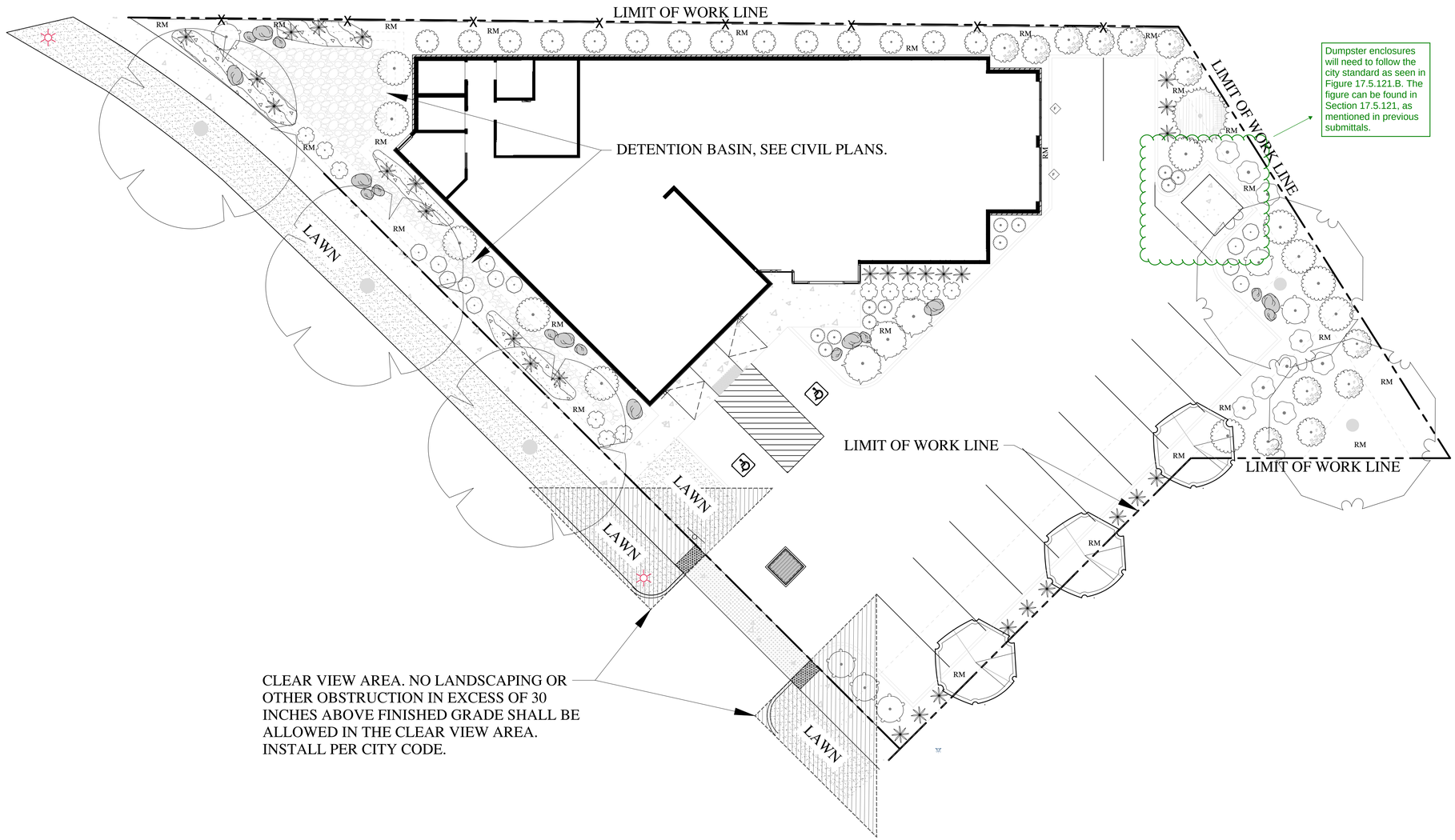
PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	09/08/22

CARPET DIEM
64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

CIVIL DETAILS

C5.02

S:\2021Files\21299\Civil\Prod Dwg\21299 Details.dwg Detail Sep 08, 2022 - 3:59pm



SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT. INCLUDE TREE STAKING AS PART OF BASE BID.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. CONSULT WITH THE OWNER ON WHICH SOIL TO PROVIDE PRIOR TO BIDDING: TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 4" IMPORTED SANDY LOAM TOPSOIL IN ALL NEW LAWN AREAS OR 4" OF AMENDED ON-SITE TOPSOIL PER SOILS REPORT THAT PROVIDES ADEQUATE GROWING CONDITIONS. 12" IMPORTED SANDY LOAM TOPSOIL IN ALL NEW PLANTER AREAS OR 12" OF AMENDED ON-SITE TOPSOIL PER A SOILS REPORT THAT PROVIDES ADEQUATE GROWING CONDITIONS.
5. PLANT PIT BACKFILL MIX SHALL BE 75% SANDY LOAM TOPSOIL WITH 25% SOIL PREP FROM MILLER COMPANIES OR OWNER APPROVED EQUAL, OR 75% AMENDED ON-SITE TOPSOIL WITH 25% SOIL PREP FROM MILLER COMPANIES OR OWNER APPROVED EQUAL.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
8. SEE INERT LANDSCAPE MATERIALS LEGEND BELOW FOR DECORATIVE CRUSHED ROCK TYPES AND SIZES.
9. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING OF ROCK MULCH. AFTER INSTALLATION OF ROCK MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
10. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WHEN TREE IS ESTABLISHED. THIS GENERALLY OCCURS WITHIN THE FIRST YEAR.
11. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

INERT LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY	SIZE
	LANDSCAPE BOULDERS TO MATCH DECORATIVE ROCK. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO DELIVERY. BOULDERS SHALL BE INSTALLED AT THE VARIOUS SIZES AS NOTED.	30% 40% 30%	2'X2'X2' 3'X3'X3' 3'X4'X4'
RM	3" DEPTH OF 3/4"-1" DECORATIVE CRUSHED ROCK IN PROPOSED PLANTER AREAS . SUBMIT A SAMPLE OF ROCK TO THE OWNER FOR APPROVAL AFTER AWARD OF CONTRACT. SEE DETAIL: LS3.1/ 9 & 10 • **COLOR AND TYPE**: ANGULAR IN SHAPE. GRAYS, BROWNS, BUFFS IN COLOR. COLOR SHALL COMPLIMENT THE BUILDING ARCHITECTURE. (NO LIMESTONE) • INSTALL DEWITT 5 OZ. WEED BARRIER FABRIC UNDER ROCK. • ROCK SHALL BE SCREENED AND **DOUBLE WASHED** SO AS TO BE FREE OF ALL DIRT, SOIL, ORGANIC MATTER OR OTHER MATERIALS.	PER PLANS	3/4" - 1"
	• 6" DEPTH OF 2"-4" DECORATIVE CRUSHED ROCK IN PROPOSED PLANTER AREAS . SUBMIT A SAMPLE OF ROCK TO THE OWNER FOR APPROVAL AFTER AWARD OF CONTRACT. SEE DETAIL: LS3.1/ 9 & 10 • **COLOR AND TYPE**: ANGULAR IN SHAPE. GRAYS, BROWNS, BUFFS IN COLOR. COLOR SHALL COMPLIMENT THE BUILDING ARCHITECTURE. (NO LIMESTONE) • INSTALL DEWITT 5 OZ. WEED BARRIER FABRIC UNDER ROCK. • ROCK SHALL BE SCREENED AND **DOUBLE WASHED** SO AS TO BE FREE OF ALL DIRT, SOIL, ORGANIC MATTER OR OTHER MATERIALS.	PER PLANS	2" - 4"

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY M APLE	2" CAL	3
	AESCULUS GLABRA OHIO BUCKEYE	2" CAL	2
	FAGUS SYLVATICA 'ASPLENIFOLIA' CUTLEAF EUROPEAN BEECH	2" CAL	3

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	CEDRUS ATLANTICA 'FASTIGIATA' COLUMNAR ATLAS CEDAR	6' TALL	1

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	ARONIA MELANOCARPA "MORTON' TM IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	6
	BUDDLEIA LO & BEHOLD 'BLUE CHIP' DWARF BUTTERFLY BUSH	5 GAL	12
	BUDDLEIA LO & BEHOLD 'PURPLE HAZE' BUTTERFLY BUSH	5 GAL	12
	SPIRAEA X BUMALDA 'FIRE LIGHT' GOLD SPIREA	5 GAL	11
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	5 GAL	11
	SYRINGA PATULA 'KLMONE' TM DREAM CLOUD KOREAN LILAC	5 GAL	9
	VIBURNUM OPULUS 'NANUM' DWARF EUROPEAN CRANBERRYBUSH	5 GAL	12

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER	5 GAL	3
	TAXUS X MEDIA 'HICKSII' HICKS ANGLO-JAPANESE YEW	5 GAL	14

PERENNIAL/ GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING' HELLO SPRING FEATHER REED GRASS	1 GAL	30
	FRAGARIA VIRGINIANA VIRGINIA STRAWBERRY	FLAT 18" O.C.	176 S.F.
	KENTUCKY BLUE GRASS BLEND MINIMUM 3 VARIETIES	------	PER PLANS

Section 17.5.121 (C)(3) mentions that if you have 60 or more shrubs then you cannot exceed 15 percent of any type of shrub. Taxus X Media 'Hicksii' exceeds this threshold, as mentioned in the previous submittal.

Additionally, in Section 17.5.121 (C)(5) mentions that any fraction of a shrub or tree is rounded up to the next whole number, as mentioned in the previous submittal.

CALL BEFORE YOU DIG IT'S THE LAW BLUE STAKES 1 800 662 4111

N

10' 0 10' 20' 30'

SCALE: 1"=10'-0" ON 24X36 SHEET

InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

PROJECT:

COST U LESS
CARPET DIEM
64 N 900 W AMERICAN FORK, UT 84003

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006

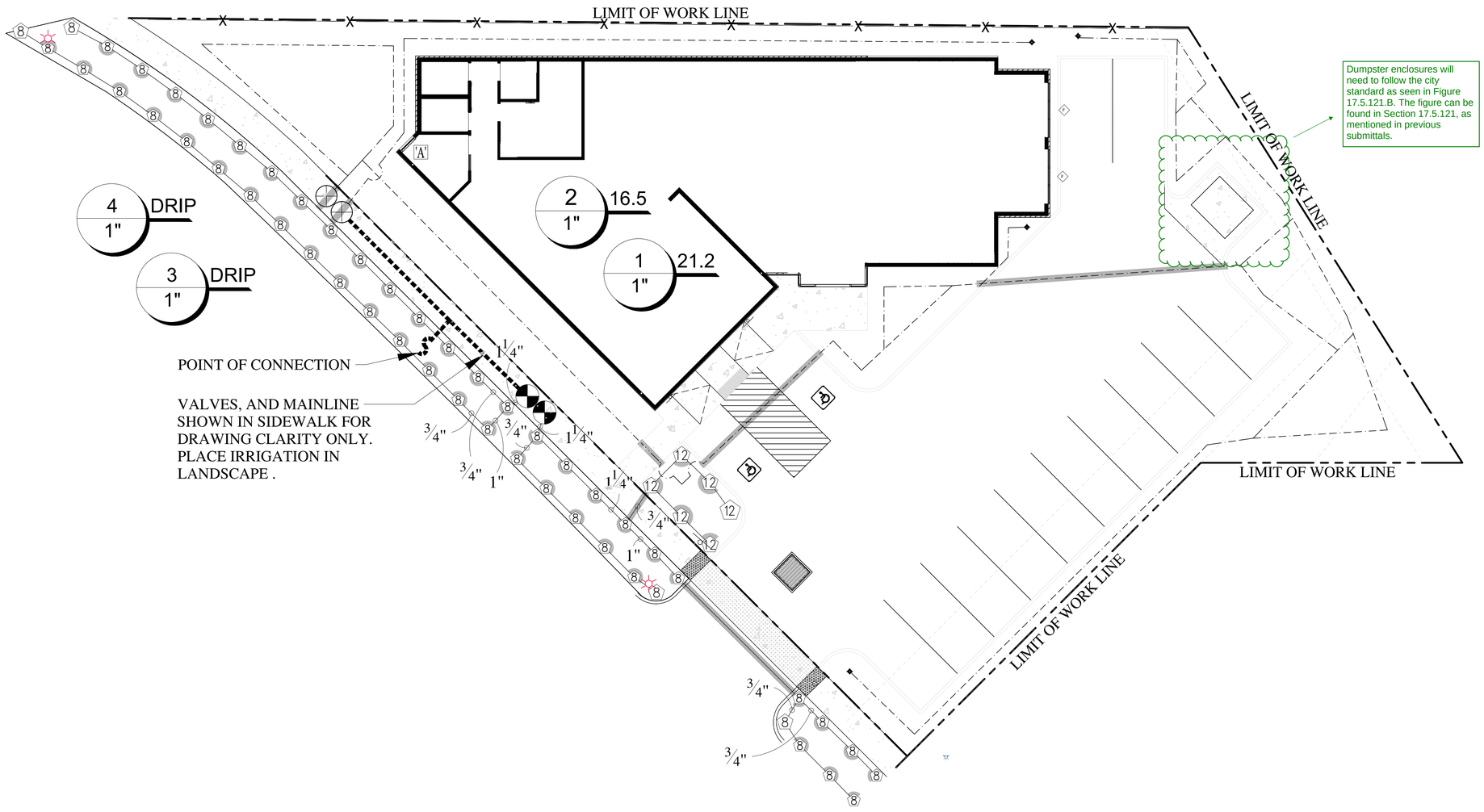
SHEET TITLE:

PLANTING PLAN

DRAWN BY: JLH
CHECKED: DGW
DATE: 10-31-22
REVISIONS:
JOB NO. 21-161

SHEET:

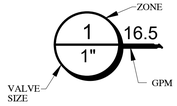
LS1.1



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	15-19	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	15-19	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	.26/18"	15-19	SEE IRRIGATION DETAILS
	RAIN BIRD 1804-PRS POP-UP SPRAY 8 SERIES	H,F,VAN	8'	30	--	--	.52	--	--	1.04	--	9	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 12 SERIES	Q,T,H,F,VAN	12'	30	.65	.87	1.30	--	--	2.60	--	9	ADJUST ARC AS NEEDED
'A'	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
	RAIN BIRD PEB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN). INSTALL PRS-D OPTION PER IF REQ. PER SPECS/DETAILS.											13	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											14	JUMBO VALVE BOX
	1" POINT OF CONNECTION											2	SEE IRRIGATION DETAILS
	1 1/4" SCH. 40 MAINLINE											6-8	SEE IRRIGATION DETAILS
	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											6-8	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											15-19	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LNP; FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											6-8	
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)											8	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											6-8	COORDINATE WITH ALL TRADES
	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											20	REFERENCE DETAILS

VALVE ID TAG



DRIP EMITTER LEGEND

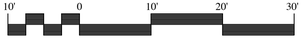
PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS	1	XB-20 (2GPH)
SHRUBS	2	XB-20 (2GPH)
TREES (w/out Shrubs)	3	PC-05 (5GPH)
TREES (w/ Shrubs)	2	PC-05 (5GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. ALL EMITTERS TO BE VISIBLE ABOVE FINISHED GRADE OF ROCK MULCH. CONTRACTOR MAY INSTALL A POPUP FLAG SPRAY BODY ON DRIP ZONE LINE TO HELP IDENTIFY WHEN ZONE IS RUNNING.
3. IF DRIP LINE IS USED INSTEAD OF EMITTERS CONTRACTOR TO USE TUBING STAPLES AND PLACE ON TOP OF FABRIC PRIOR TO PLACING ROCK.

IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL IRRIGATION COMPONENTS. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES FOR PIPING SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE GRAY ELECTRICAL SLEEVES/CONDUIT (NOT SHOWN).
6. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
7. MAIN LINE SHALL BE 1-1/4" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE AT LEAST 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8 GPM, 1" PIPE MAX. 13 GPM, 1-1/4" PIPE MAX 23 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES. ALL DRIP ZONE PIPING SLEEVED UNDER ROADWAYS OR SIDEWALKS SHALL USE PVC LATERAL LINE.
8. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES. RUN WIRING IN MAINLINE TRENCH WHERE REASONABLE. TAPE WIRE TO MAINLINE AT 10' INTERVALS.
9. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
10. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
11. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
12. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
13. DRIP LINES OFF OF SCH 40 SUPPLY LINES SHALL BE FLEXIBLE TUBING. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
14. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
15. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM. OWNER TO ENSURE RPZ IS WINTERIZED ONCE TEMPERATURE NEAR 33°.
16. CONTRACTOR TO VERIFY WATER PRESSURE ON SITE BEFORE IRRIGATION INSTALLATION. IF STATIC PSI IS LOWER THAT 70 PSI NOTIFY LANDSCAPE ARCHITECT AS A SYSTEM REDESIGN MAY BE NECESSARY.





SCALE: 1"=10'-0" ON 24X36 SHEET

InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

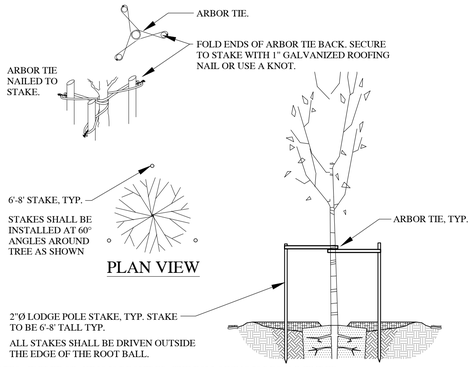
PROJECT:
COST U LESS
CARPET DIEM
64 N 900 W AMERICAN FORK, UT 84003
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:
IRRIGATION PLAN

DRAWN BY: JLH
CHECKED: DGW
DATE: 10-31-22
REVISIONS:
JOB NO. 21-161

SHEET: LS2.1

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006
PERMISSION OF IN-SITE DESIGN GROUP. COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN

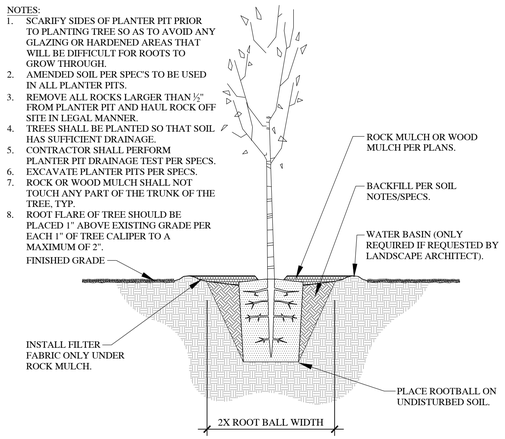


NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.
6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

1 TREE STAKING

SCALE: NTS

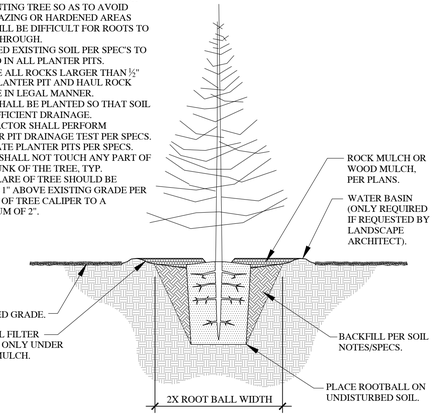
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



2 DECIDUOUS TREE PLANTING

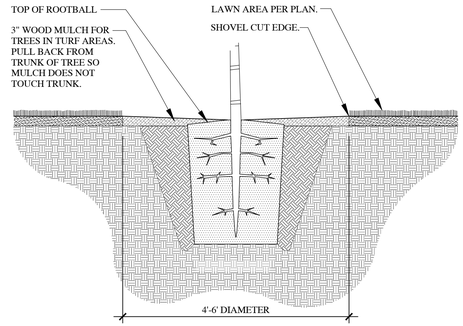
SCALE: NTS

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



3 EVERGREEN PLANTING

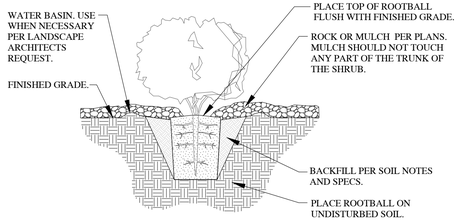
SCALE: NTS



NOTES:
1. DO NOT INSTALL WEED FABRIC UNDER WOOD MULCH.
2. TREE WELL FOR SMALL FLOWERING TREES SHALL BE 4'-0".
3. TREE WELL FOR LARGE SHADE TREES OR EVERGREENS SHALL BE 6'-0" UNLESS OTHERWISE NOTED.
4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

4 TREE WELL IN TURF AREA

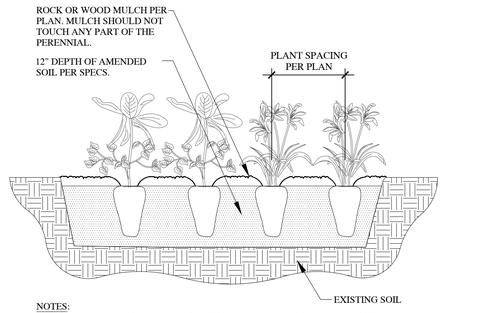
SCALE: NTS



NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
5. EXCAVATE PLANTER PITS PER SPECS.

5 SHRUB & ORNAMENTAL GRASS PLANTING

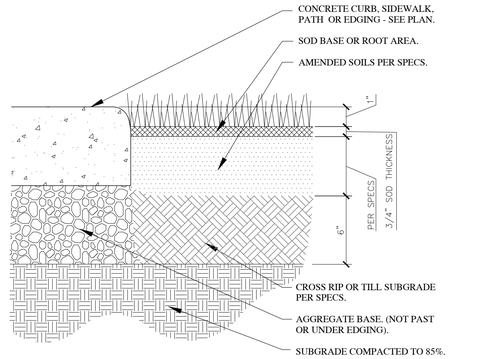
SCALE: NTS



NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
4. EXCAVATE PLANTER PITS PER SPECS.

6 PERENNIAL PLANTING

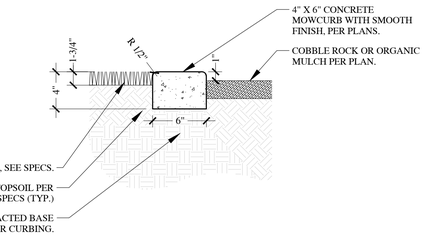
SCALE: NTS



NOTES:
1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING. CONSULT WITH OWNER FOR PROPER DEPTH.
2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION ON SODDING AND SEEDING REQUIREMENTS
3. EDGING OF SOD TO BE SHOVEL CUT WHEN NOT NEXT TO CONCRETE SIDEWALK OR PATH.
4. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2½" - 3".

7 SOD LAYING AND EDGE

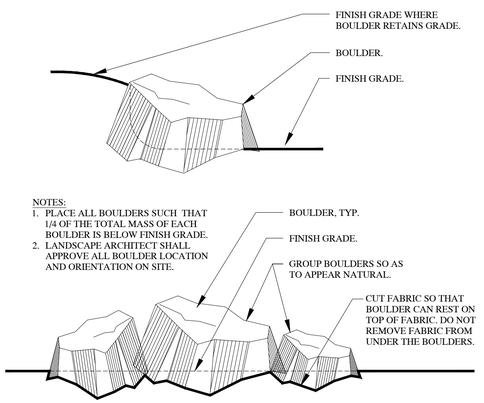
SCALE: NTS



NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 10' INTERVALS.

8 6" MOW CURB

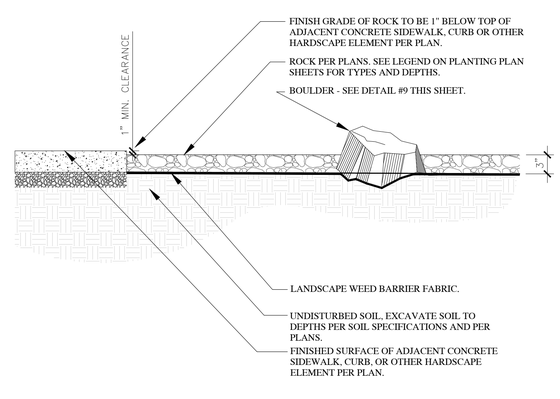
1" = 1'-0"



NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
2. LANDSCAPE ARCHITECT SHALL APPROVE ALL BOULDER LOCATION AND ORIENTATION ON SITE.

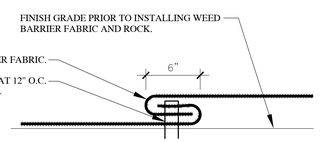
9 BOULDER PLACEMENT

SCALE: NTS



NOTES:
1. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
2. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
3. KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
4. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK.
5. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



10 ROCK AND WEED BARRIER FABRIC WITH BOULDER

SCALE: NTS

CALL BEFORE YOU DIG IT'S THE LAW! BLUE STAKES 1 800 662 4111

InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

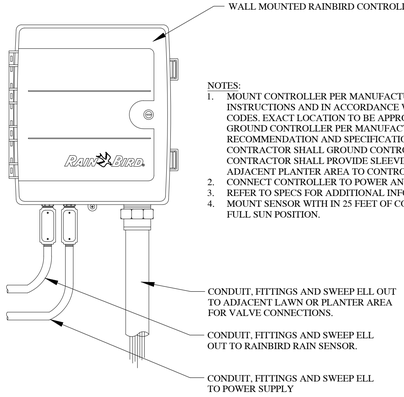
PROJECT:
COST U LESS
CARPET DIEM
64 N 900 W AMERICAN FORK, UT 84003

PRELIMINARY PLAN - NOT FOR CONSTRUCTION
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006

SHEET TITLE: PLANTING DETAILS

DRAWN BY: JLH
CHECKED: DGW
DATE: 9-6-2022
REVISIONS:
JOB NO. 21-161

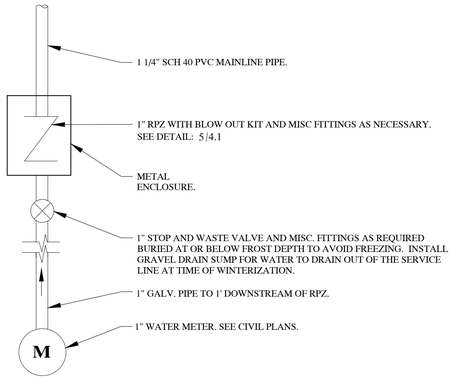
SHEET: LS3.1



NOTES:
1. MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES. EXACT LOCATION TO BE APPROVED BY OWNER. GROUND CONTROLLER PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL GROUND CONTROLLER. LANDSCAPE CONTRACTOR SHALL PROVIDE SLEEVING FROM ADJACENT PLANTER AREA TO CONTROLLER LOCATION.
2. CONNECT CONTROLLER TO POWER AND VALVES.
3. REFER TO SPECS FOR ADDITIONAL INFORMATION.
4. MOUNT SENSOR WITH IN 25 FEET OF CONTROLLER IN FULL SUN POSITION.

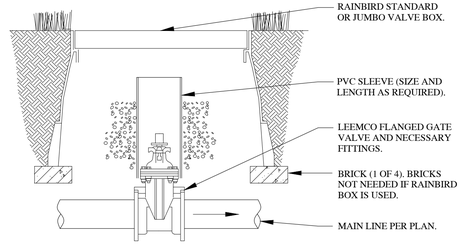
1 CONTROLLER WITH SENSOR

SCALE: NTS



2 1" POINT OF CONNECTION

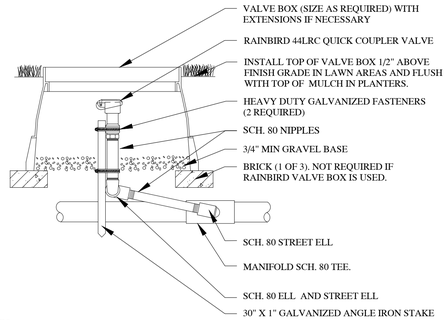
SCALE: NTS



NOTES:
1. PROVIDE OWNER WITH (2) OPERATING KEYS.
2. INSTALL FLANGE X BELL ADAPTER TO CONNECT PVC PIPE TO LEEMCO VALVE.
3. LINE SIZE ISOLATION VALVES AND FITTING.

3 MAINLINE GATE VALVE

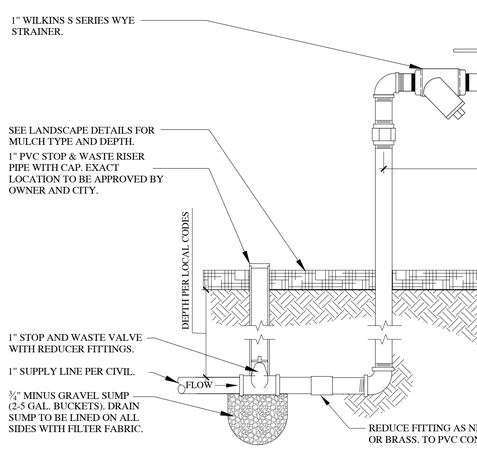
SCALE: NTS



NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1.1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.
7. SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION), ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

4 QUICK COUPLER VALVE

SCALE: NTS

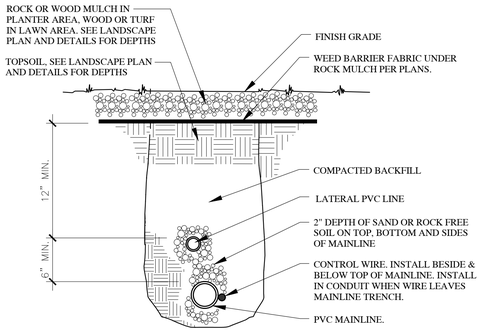


BACKFLOW PREVENTOR NOTES:

1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING. CONTRACTOR TO PROVIDE BLOW OUT KIT FROM MANUFACTURER.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
5. INSTALL METAL INCLOSURE OVER RPZ. OWNER TO SPECIFY EXACT TYPE.
6. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR RPZ.
7. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER-BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).

5 1" BACKFLOW PREVENTOR

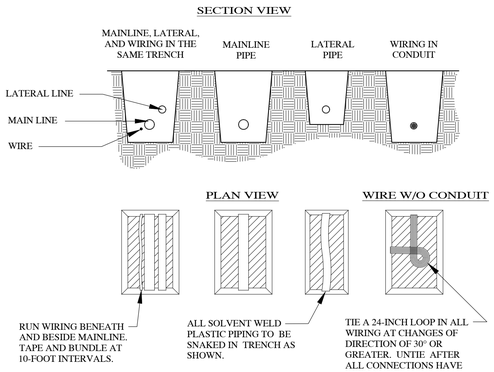
SCALE: NTS



NOTES:
1. PROVIDE SLACK IN CONTROL WIRES AT ALL CHANGES IN DIRECTION.
2. MAINLINE DEPTH SHALL BE 18" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C. SHALL BE MIN OF 24" & MAX OF 30". INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED.
3. MAINLINE AND LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

6 TRENCH SECTION

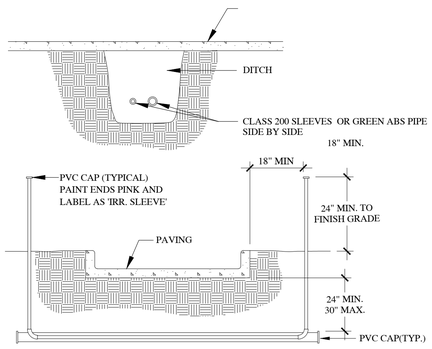
SCALE: NTS



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH. 40 OR SCH. 80 PER SPECS.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE NOTES AND SPECS.
3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

7 PIPE, WIRE, AND TRENCH

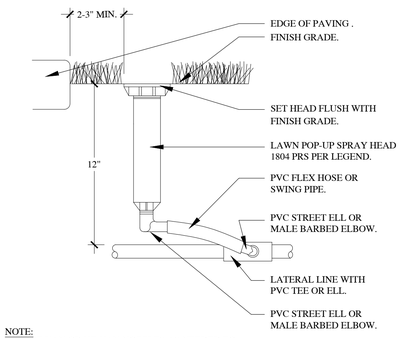
SCALE: NTS



NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

8 SLEEVING

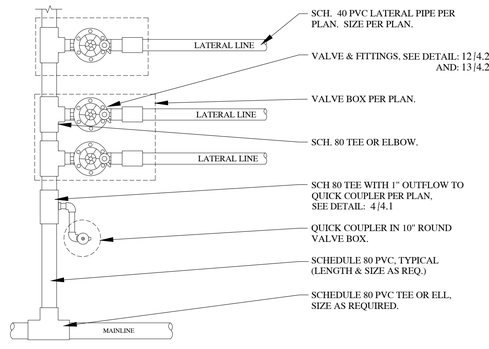
SCALE: NTS



NOTE:
1. USE VAN OR HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
2. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.
3. INSTALL SAM FEATURE FOR SLOPED LAWN AREAS WHERE LOW HEAD DRAINAGE MAY OCCUR.

9 POP-UP SPRAY

SCALE: NTS



NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE DRIP ZONE.
2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

10 VALVE MANIFOLD

SCALE: NTS

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

PROJECT:

COST U LESS
CARPET DIEM
64 N 900 W AMERICAN FORK, UT 84003

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

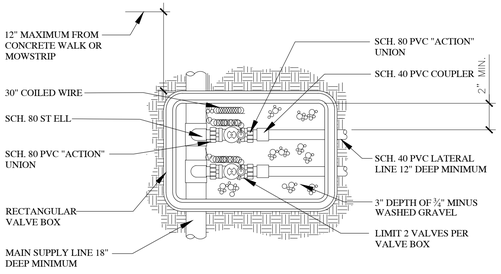
SHEET TITLE:

IRRIGATION DETAILS

DRAWN BY: JLH
CHECKED: DGW
DATE: 9-6-2022
REVISIONS:
JOB NO. 21-161

SHEET: LS4.1

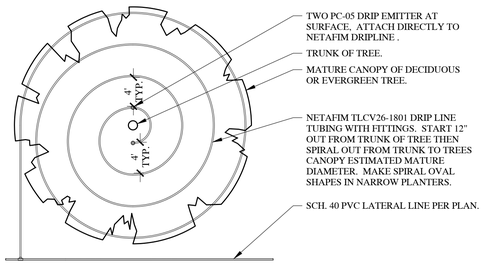
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006



NOTE:
1. ADD PRE-PRINTED CHRISTY I.D. TAGS TO ALL NEW CONTROL VALVES AND CONTROL ZONE KITS. COORDINATE AND LABEL ALL CONTROL WIRE AT CONTROLLER WITH EACH VALVE IN THE FIELD, TYP.

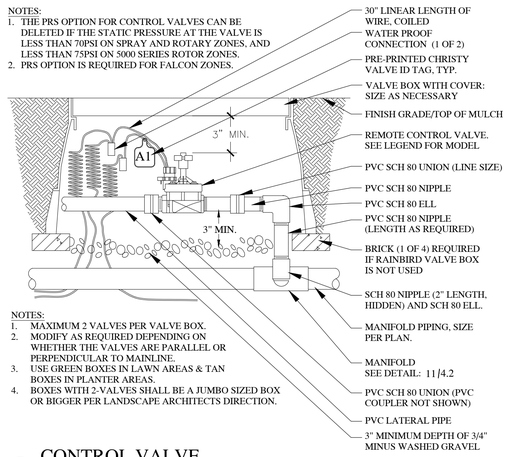
12 VALVE ASSEMBLY

SCALE: NTS



NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

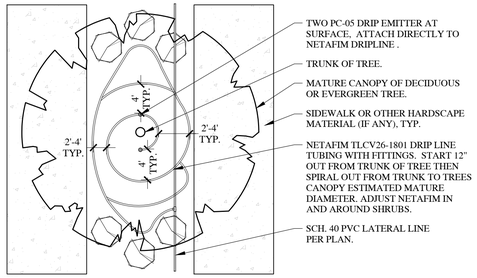
NOTES:
1. THE PRS OPTION FOR CONTROL VALVES CAN BE DELETED IF THE STATIC PRESSURE AT THE VALVE IS LESS THAN 70PSI ON SPRAY AND ROTARY ZONES, AND LESS THAN 75PSI ON 5000 SERIES ROTOR ZONES.
2. PRS OPTION IS REQUIRED FOR FALCON ZONES.



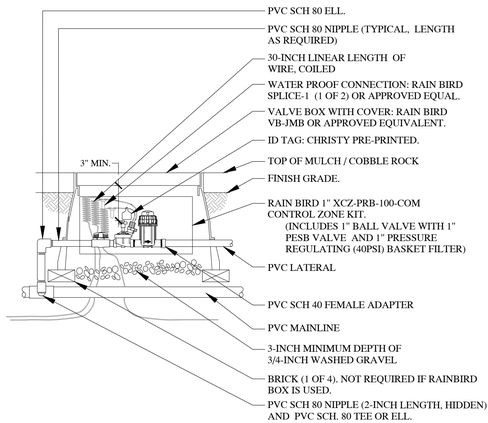
NOTES:
1. MAXIMUM 2 VALVES PER VALVE BOX.
2. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.
3. USE GREEN BOXES IN LAWN AREAS & TAN BOXES IN PLANTER AREAS.
4. BOXES WITH 2 VALVES SHALL BE A JUMBO SIZED BOX OR BIGGER PER LANDSCAPE ARCHITECTS DIRECTION.

13 CONTROL VALVE

SCALE: NTS

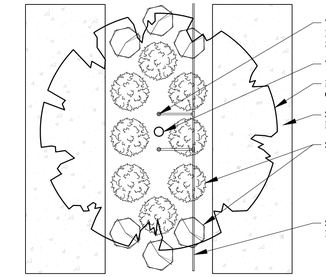


NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

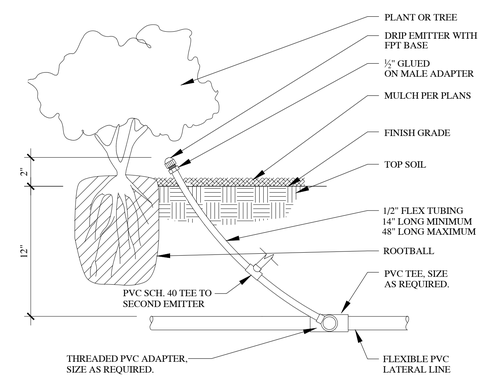


14 1" DRIP CONTROL ZONE KIT

SCALE: NTS



NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.



NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEE'S AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL:19/4.2

15 DRIP EMITTER

SCALE: NTS

16 TREE DRIP WITHOUT PLANTS UNDER FULL CANOPY

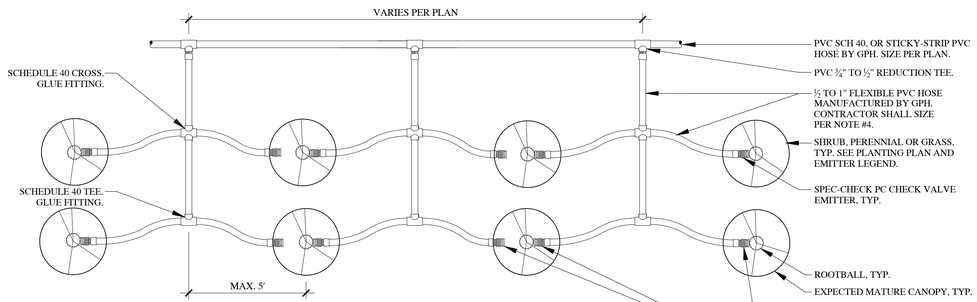
1" = 1'-0"

17 TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY

1" = 1'-0"

18 TREE DRIP WITH FULL PLANTING UNDER CANOPY

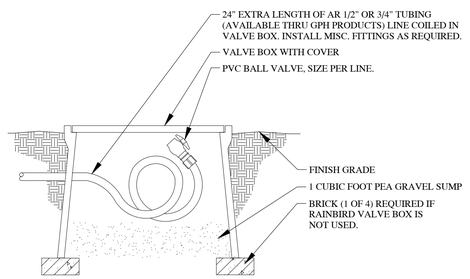
1" = 1'-0"



NOTES:
1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 4GPM, 3/4" PVC FLEX HOSE SHALL NOT EXCEED 8GPM AND 1" PVC FLEX HOSE SHALL NOT EXCEED 13GPM.
5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT SHEETS AND POTENTIAL COST SAVINGS TO OWNER. HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

19 GPH DRIP EMITTER PLAN VIEW

SCALE: NTS



20 DRIP LINE FLUSH CAP

SCALE: NTS

CALL BEFORE YOU DIG IT'S THE LAW BLUE STAKES 1 800 662 4111

InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

PROJECT:

COST U LESS
CARPET DISCOUNT
64 N 900 W AMERICAN FORK, UT 84003

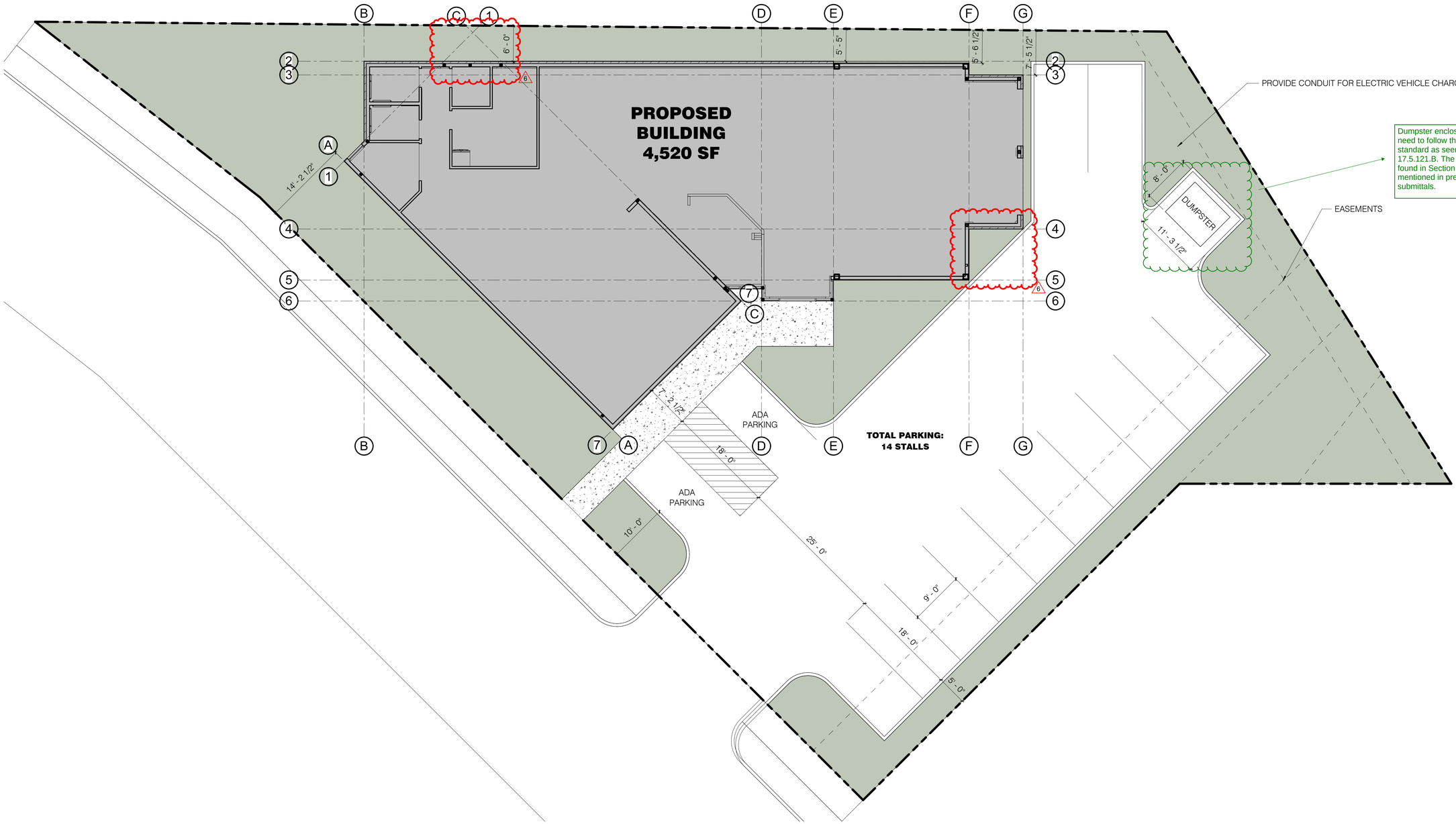
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006

SHEET TITLE: IRRIGATION DETAILS

DRAWN BY: JLH
CHECKED: DGW
DATE: 9-6-2022
REVISIONS:
JOB NO. 21-161

SHEET: LS4.2



D1 / AS101 *ARCHITECTURAL SITE PLAN*
SCALE: 1/8" = 1'-0"

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
6 ADDENDUM #1 7/1/22

PROJECT

COST U LESS RETAIL

PERMIT SET

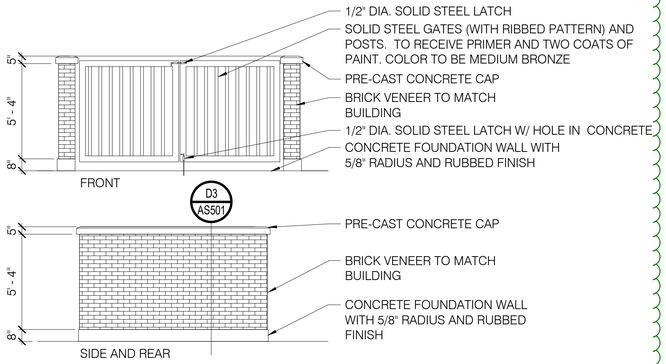
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

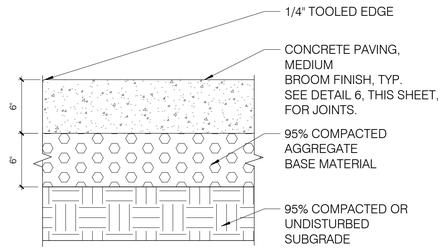
ARCHITECTURAL SITE PLAN

AS101

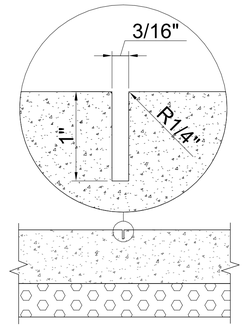
10/7/2022 10:47:59 AM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V13.rvt



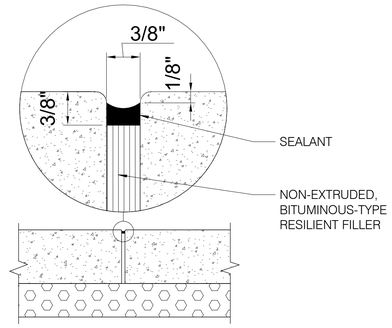
B1 / AS501 *DUMPSTER ENCLOSURE PLAN*
SCALE: 1/4" = 1'-0"



CONCRETE PAVEMENT



TOOLED JOINT W/ ENLARGED DETAIL

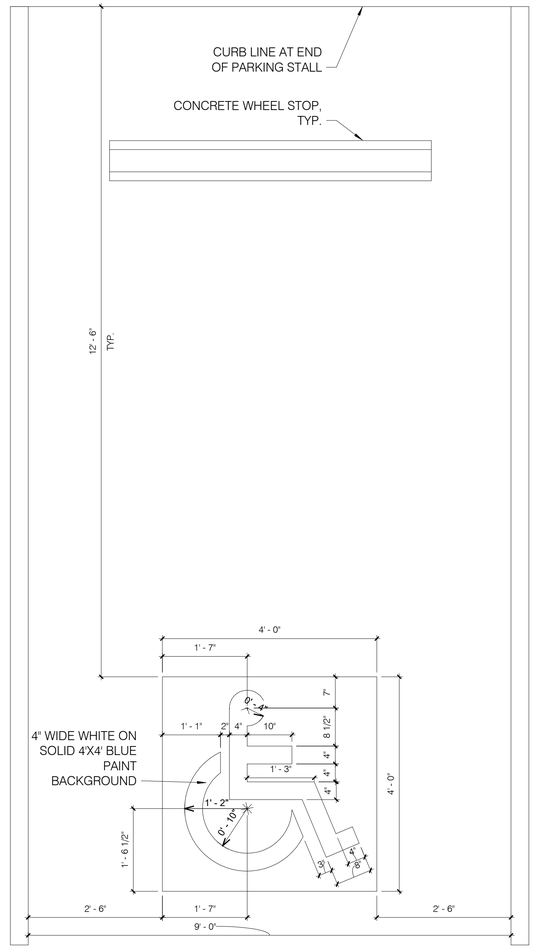


EXPANSION JOINT W/ ENLARGED DETAIL

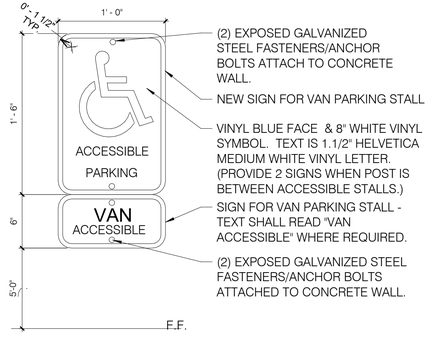
B3 / AS501 *CEMENT CONCRETE PAVEMENT - DETAILS*
SCALE: 1 1/2" = 1'-0"

Dumpster enclosures will need to follow the city standard as seen in Figure 17.5.121.B. The figure can be found in Section 17.5.121, as mentioned in previous submittals.

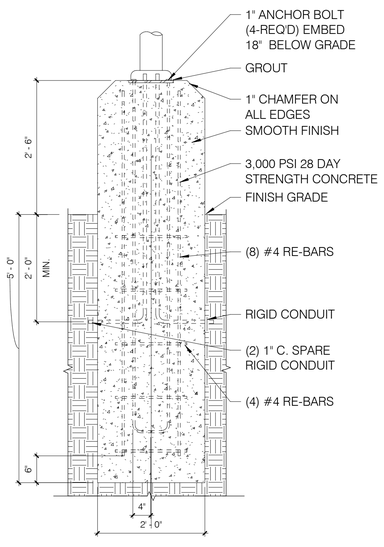
You've provided the elevations, but you still need to follow the American Fork Standard for the enclosure mentioned above.



D4 / AS501 *UNIVERSAL SYMBOL - FOR PARKING STALLS*
SCALE: 3/4" = 1'-0"

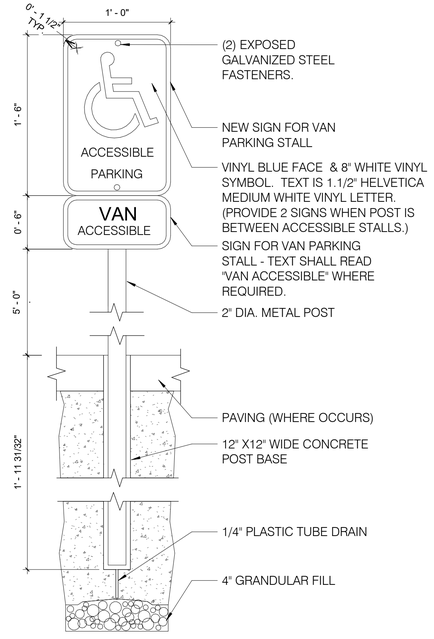


D1 / AS501 *ACCESSIBLE PARKING SIGN*
SCALE: 1 1/2" = 1'-0"



NOTE:
1. BOND GROUND CONDUCTOR TO POLE.
2. PLUG CONDUIT TO PREVENT WATER INFILTRATION.

D2 / AS501 *POLE BASE DETAIL - 2*
SCALE: 3/4" = 1'-0"



D3 / AS501 *ACCESSIBLE PARKING SIGN*
SCALE: 1 1/2" = 1'-0"

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: RDW
CHECKED BY: BCH

REVISIONS



PROJECT

COST U LESS RETAIL

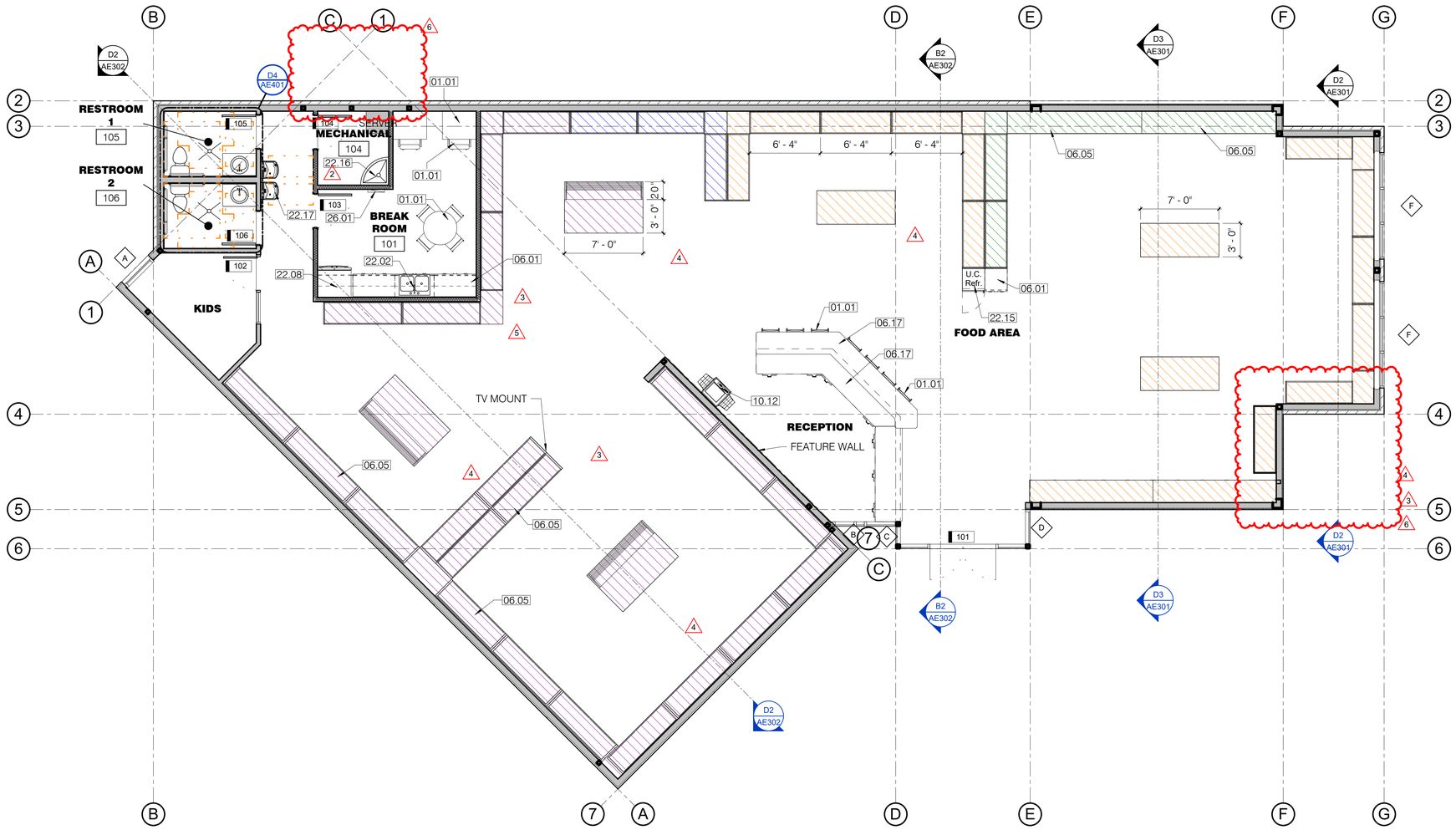
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

TYPICAL ARCHITECTURAL SITE DETAILS

AS501

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
9/8/2022 2:54:58 PM



D1 AE101 *MAIN LEVEL FLOOR PLAN*
SCALE: 3/16" = 1'-0"

KEYNOTES

01.01	OWNER FURNISHED FURNITURE.
06.01	GRANITE COUNTER TOP.
06.05	MILLWORK, VERIFY SPECIES AND STAIN/PAINT WITH OWNER. COORDINATE FINAL DESIGN WITH OWNER.
06.17	DAL TILE MERCER GRAY VELVET NQ52 SOLID SURFACE COUNTERTOP.
10.12	OWNER PROVIDED PRINTER.
22.02	ADA COMPLIANT SINK.
22.08	FRENCH DOOR REFRIGERATOR, VERIFY MODEL WITH OWNER.
22.15	UNDERCOUNTER REFRIGERATOR, VERIFY MODEL WITH OWNER.
22.16	SERVICE SINK.
22.17	COMBO HI/LOW DRINKING FOUNTAIN.
26.01	ELECTRICAL PANEL.

COLOR LEGEND

- HARD SURFACE DISPLAY
- TILE
- CARPET
- STOCKWALL

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
D. DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD.
E. ALL COLORS SELECTIONS AND FINISH MATERIALS AND STYLES SHALL BE COORDINATED WITH OWNER.
F. LOCATE DOOR JAMBS 4" FROM WALLS U.N.O.
G. SEE SHEET AE151 FOR REFLECTED CEILING PLAN.
H. SEE SHEET AE171 FOR FINISH INFORMATION.
I. SEE AE601 FOR DOOR AND WINDOW INFORMATION.
J. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
K. SEE GI002 FOR WALL TYPES.
L. PROVIDE BACKING FOR WALL MOUNTED ITEMS AND EQUIPMENT.
M. DO NOT SCALE DRAWINGS.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS

2	RFI #2	07/06/21
3	OWNER CHANGES	09/13/21
4	OWNER CHANGES	10/26/21
5	CITY REVIEW 1	01/24/22
6	ADDENDUM #1	7/1/22

STATE OF UTAH · BRIAN CHRISTOPHER HALL · 09/08/22 · 9846051 · LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

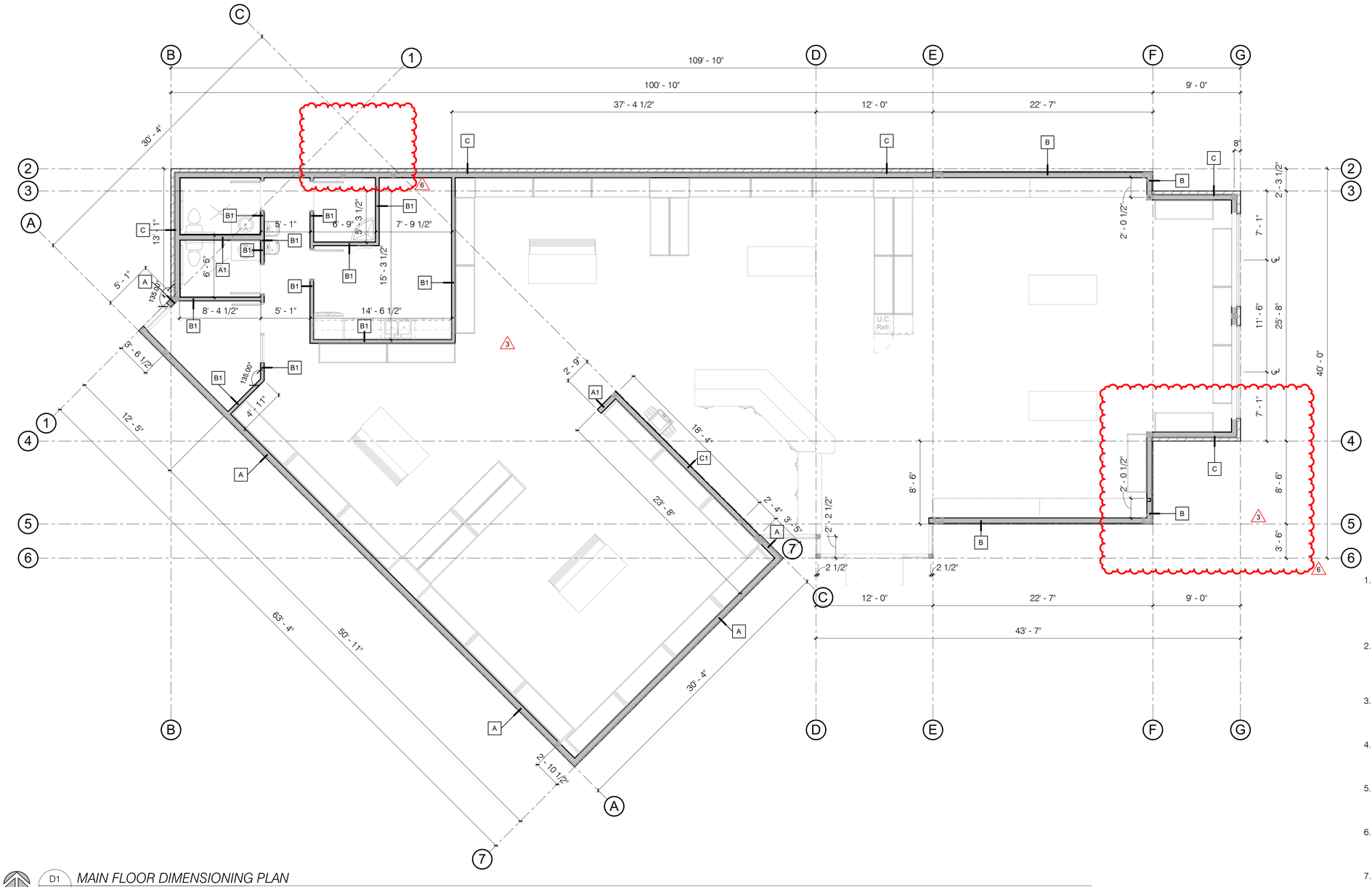
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MAIN LEVEL FLOOR PLAN

AE101

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
9/8/2022 2:54:22 PM



D1 / AE131 *MAIN FLOOR DIMENSIONING PLAN*
SCALE: 3/16" = 1'-0"

DIMENSION NOTES

1. ALL PLAN DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO:
   A. COLUMN GRID ON CENTERLINES.
   B. THE OUTER FACE OF CONCRETE OR MASONRY.
   C. THE OUTER FACE OF WALL STUDS.
2. DOOR LOCATIONS NOT DIMENSIONED ARE:
   A. JAMB FACE 4" FROM FACE OF STUD.
   B. CENTERLINE OF DOOR ON CENTERLINE OF ROOM OR CORRIDOR.
3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS; DETAILS OVER SMALLER SCALE DRAWINGS.
4. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
5. VERIFY ALL ROUGH-IN, CONCRETE PAD, OR PLATFORM DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS PROJECT, OR BY OTHERS.
6. FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE OR GYPCRETE, UNLESS NOTED OTHERWISE.
7. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS NOTED OTHERWISE.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
3 OWNER CHANGES 09/13/21
6 ADDENDUM #1 7/1/22

STATE OF UTAH · BRENT C. HARRIS · LICENSED ARCHITECT · 09/08/22 · 9846051

PROJECT

COST U LESS RETAIL

PERMIT SET

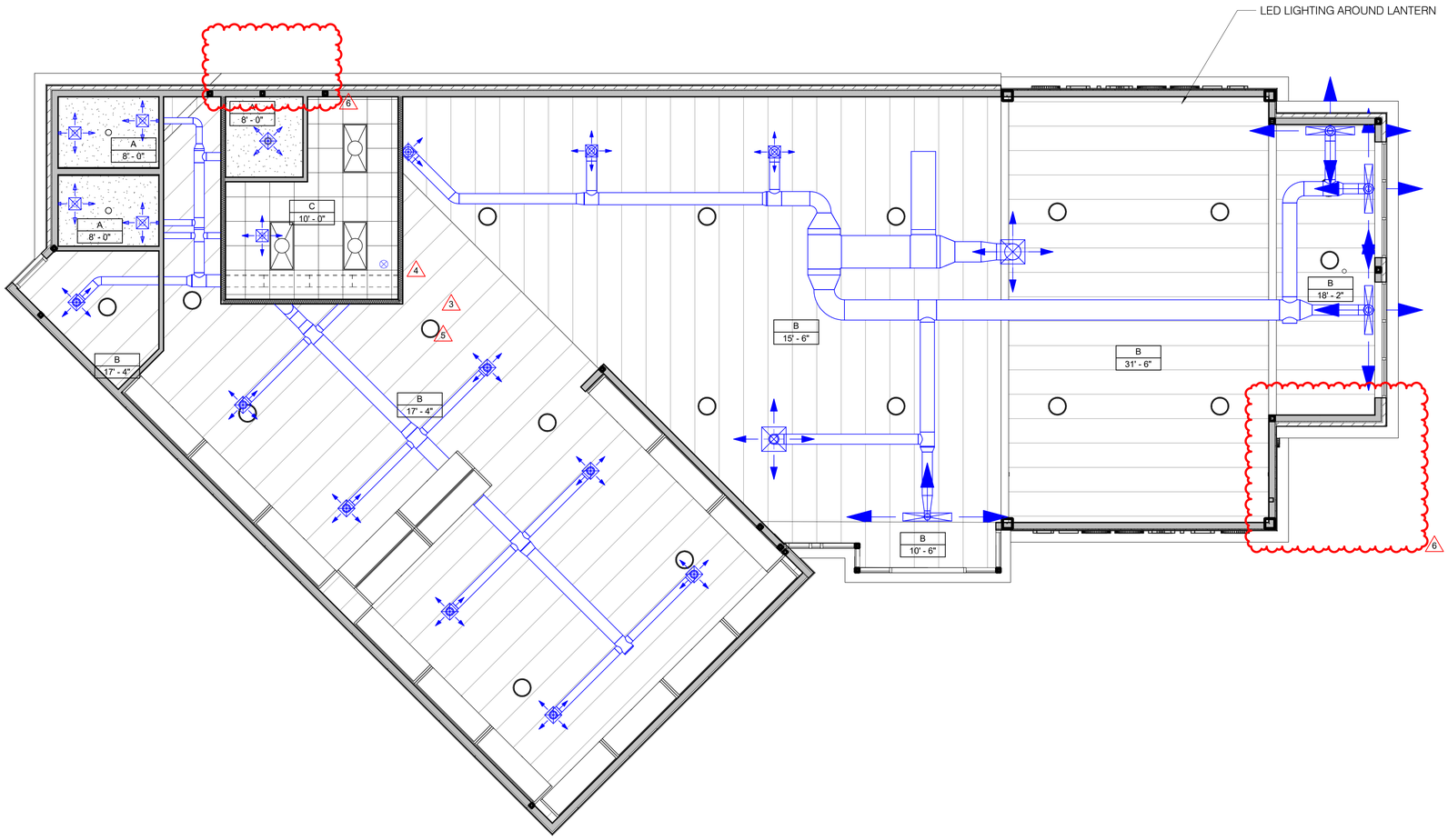
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MAIN LEVEL DIMENSIONING PLAN

AE131

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
9/8/2022 2:54:23 PM



D1 AE151 *MAIN LEVEL RCP*
SCALE: 3/16" = 1'-0"

CEILING LEGEND

A		PAINTED 5/8" TYPE 'X' GYPSUM CEILING BOARD. SMOOTH FINISH.
B		PAINTED EXPOSED STRUCTURE, 24" O.C.
B		2X2 ACT

ELECTRICAL SYMBOLS LEGEND

⊘	RECESSED CAN LIGHT FIXTURE
◯	HIGH BAY LIGHT FIXTURE

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE:	9 SEPTEMBER 2022
PROJECT #:	20-028
DRAWN BY:	MRF
CHECKED BY:	BCH

REVISIONS

3	OWNER CHANGES	09/13/21
4	OWNER CHANGES	10/26/21
5	CITY REVIEW 1	01/24/22
6	ADDENDUM #1	7/1/22

STATE OF UTAH · CHRISTA OPITZ · REGISTERED ARCHITECT · 09/08/22 · 9846051 · LICENSED ARCHITECT · BENJAMIN

PROJECT

COST U LESS RETAIL

PERMIT SET

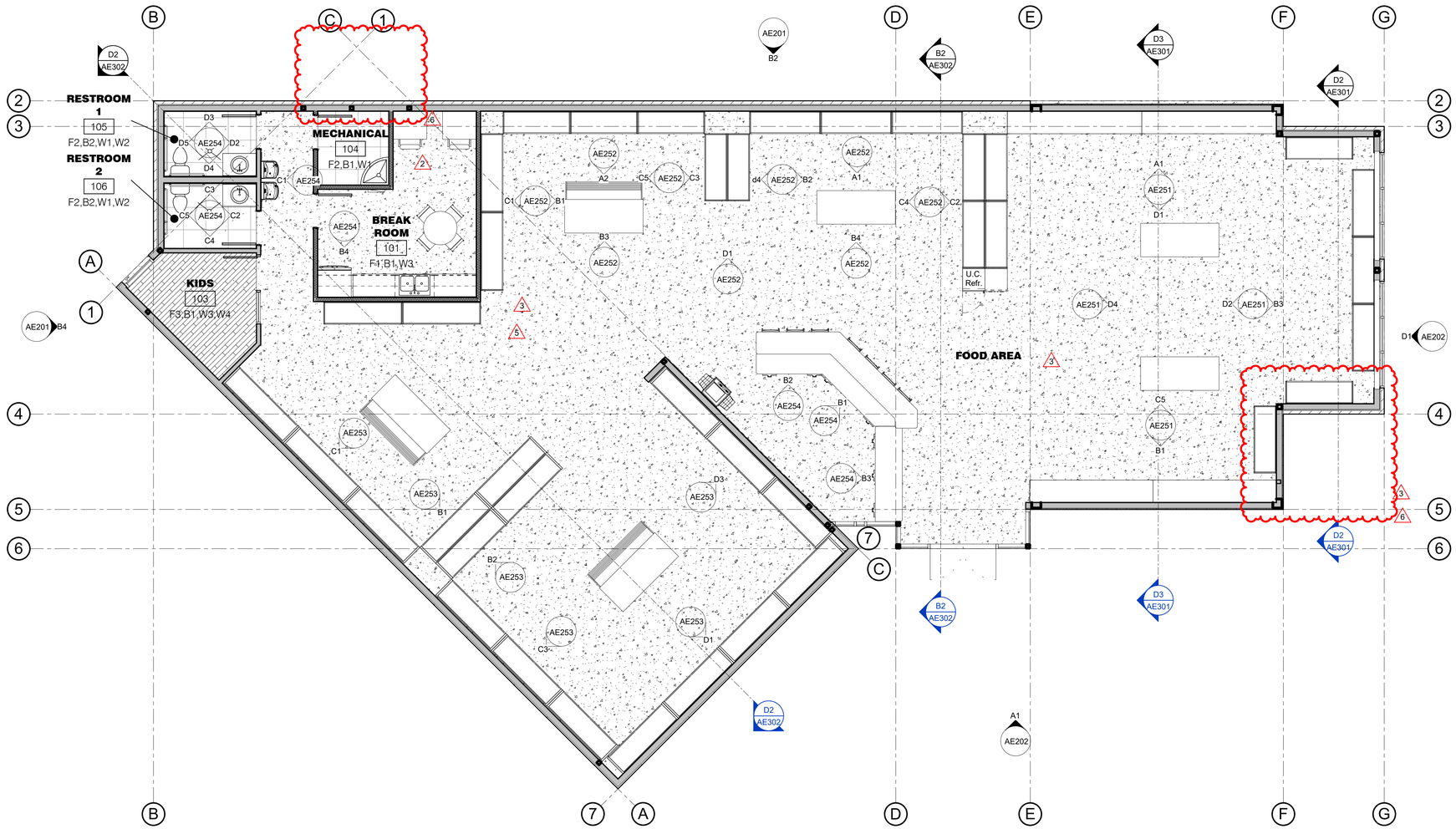
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MAIN LEVEL REFLECTED CEILING PLAN

AE151

9/8/2022 2:54:26 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt



D1 AE171 *MAIN LEVEL FINISH PLAN*
SCALE: 3/16" = 1'-0"

FLOOR FINISH LEGEND

F1		SEALED CONCRETE SLAB
F2		24" X 24" DAL TILE ELITE GRAY - HM05
F3		CORETEC RAVENSWOOD OAK 2091 A - VV488-2091A

BASE

B1 6" WOOD BASE, PAINTED WHITE
B2 6" PORCELAIN TILE BASE
B3 NO BASE

WALL

W1 PAINTED GYPSUM WALL BOARD, SHERWIN WILLIAMS SW 7649
W2 24" X 24" DAL TILE - HM05
W3 MDC VERTEX PALEST SILVER WALLPAPER OVER GYPSUM WALL BOARD - BBVT07
W4 CUSTOM BLEND OF 3 TILES FROM MODERN TILE. VERIFY WITH OWNER.

CEILING

SEE SHEET AE151 FOR CEILING FINISHES

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS

2	RFI #2	07/06/21
3	OWNER CHANGES	09/13/21
5	CITY REVIEW 1	01/24/22
6	ADDENDUM #1	7/1/22

STATE OF UTAH
CHRISTOPHER HALL
09/08/22
9546051
LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

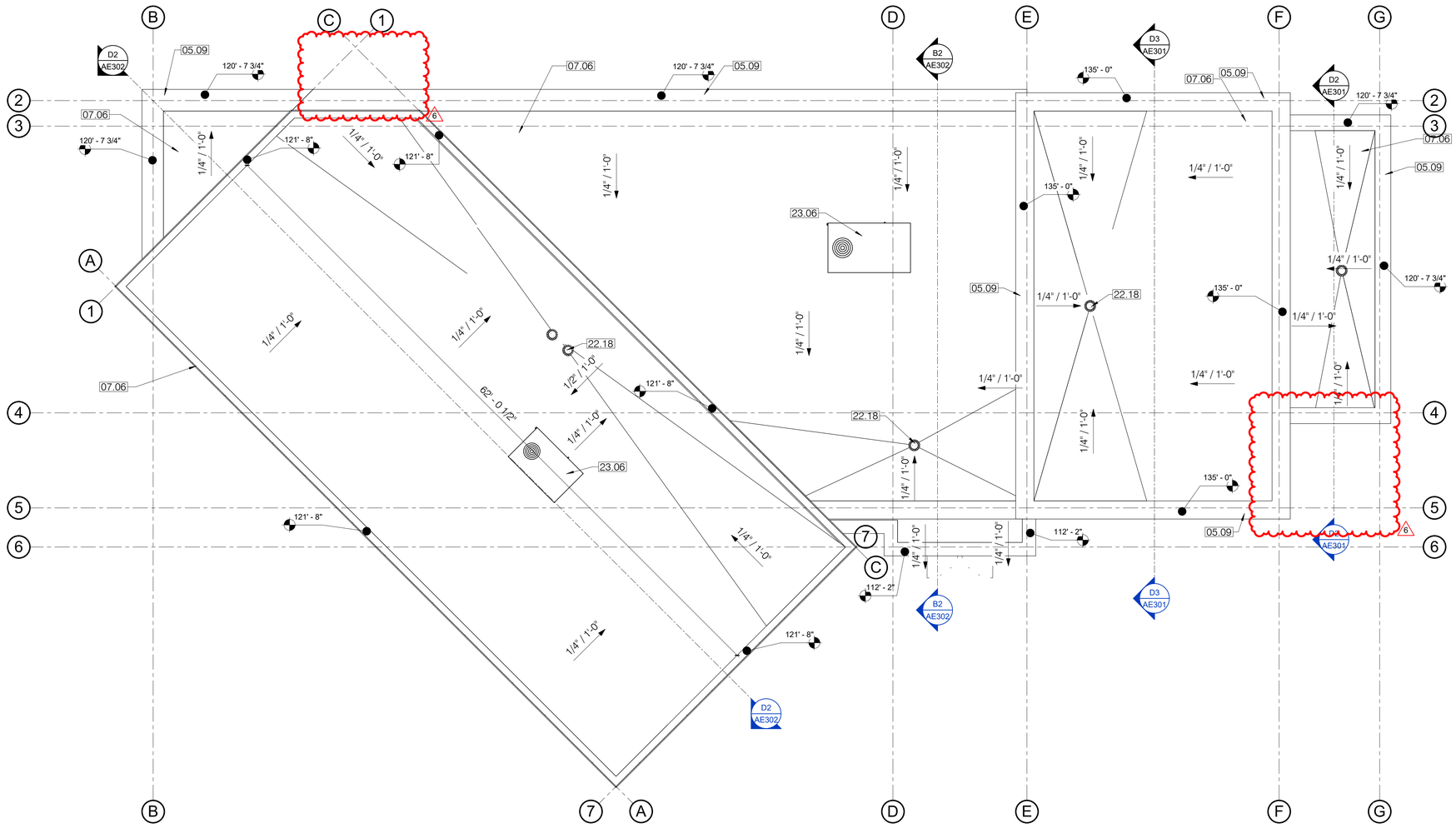
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MAIN LEVEL FINISH PLAN

AE171

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Rev#\Carpet Diem V12.rvt
9/8/2022 2:54:28 PM



D1 AE191 *ROOF DRAINAGE PLAN*

SCALE: 3/16" = 1'-0"

KEYNOTES

05.09 PRE-FINISHED METAL CAP.

07.06 60 MIL TPO ROOF MEMBRANE, WHITE, OVER R-25 POLYISOCYANURATE INSULATION, OVER PROTECTION BOARD, OVER ROOF SHEATHING. FULLY ADHERED TO ALL VERTICAL SURFACES AND UNDER METAL CAP.

22.18 ROOF DRAIN.

23.06 MECHANICAL ROOF TOP UNIT. SEE MECHANICAL DRAWINGS.

1

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. ROOFING TO BE CLASS 'C' MINIMUM.
D. MINIMUM ROOF SLOPE TO BE 1/4" PER FOOT.
E. TIE PRIMARY ROOF DRAINS INTO SITE STORM DRAINAGE SYSTEM. TIE SECONDARY ROOF DRAINS THROUGH BRASS SCUPPER.
F. ALL MECHANICAL UNITS AND ROOF PENETRATIONS MAY NOT BE SHOWN. REFER TO ENGINEERING SHEETS FOR ALL REQUIRED MECHANICAL UNITS AND ROOF PENETRATIONS. PROVIDE FLASHING, CRICKETS, AND REGLETS AT EACH UNIT. CRICKETS TO SLOPE 1/4" PER FOOT MINIMUM. SEE TYPICAL ROOF DETAILS ON SHEET AE501.
G. SLEEPER INSTALLATION NOT PERMITTED AT MECHANICAL UNITS. PROVIDE FULL MECHANICAL CURB DETAILING.
H. MECHANICAL CURB HEIGHTS TO BE 8" MINIMUM ABOVE NEAREST HORIZONTAL OR SLOPED SURFACE.
I. INSTALL ALL ICE AND WATER SHIELD ON TOP OF METAL DRIP EDGES AT EAVES.
J. PROVIDE METAL FLASHING AND COUNTER FLASHING AS REQUIRED TO PROVIDE WATERPROOF BUILDING. NO PLASTIC FLASHING ALLOWED.
K. SINGLE-PLY ROOFING MEMBRANE TO RUN CONTINUOUSLY OVER TOP OF PARAPET WALL.
L. SEE ENGINEERING SHEETS FOR ADDITIONAL REQUIREMENTS.
M. DO NOT SCALE DRAWINGS.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
1 RFI #1 06/29/21
6 ADDENDUM #1 7/1/22

STATE OF UTAH · CHRISTOPHER HUNTSMAN · 09/08/22 · 9646051 · LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

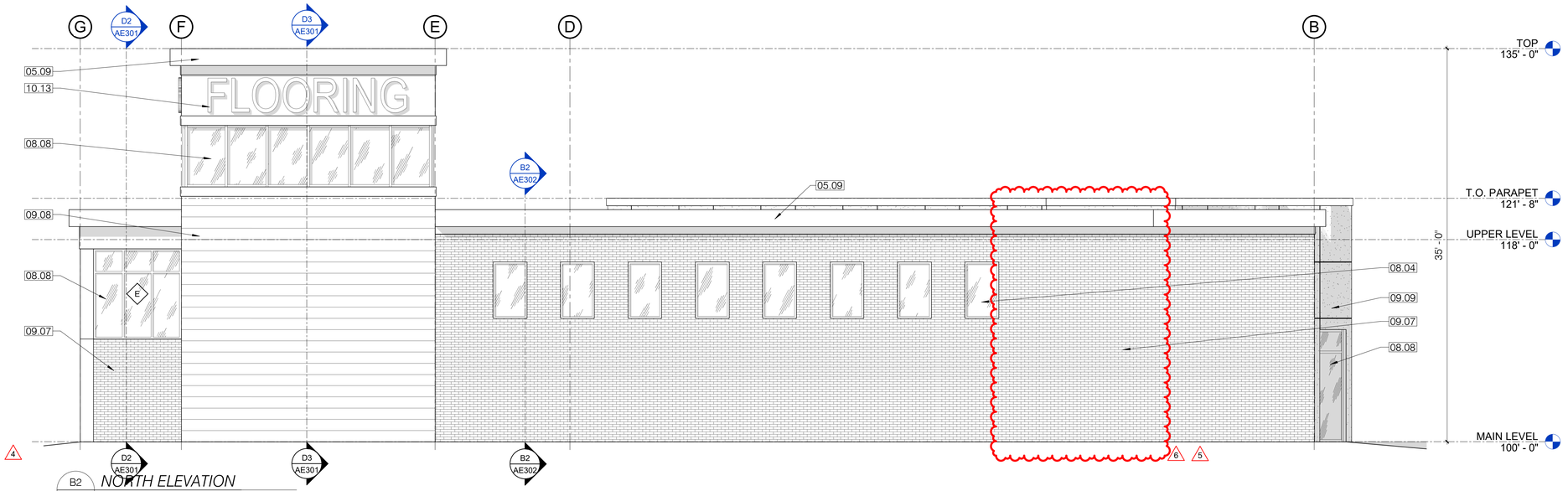
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

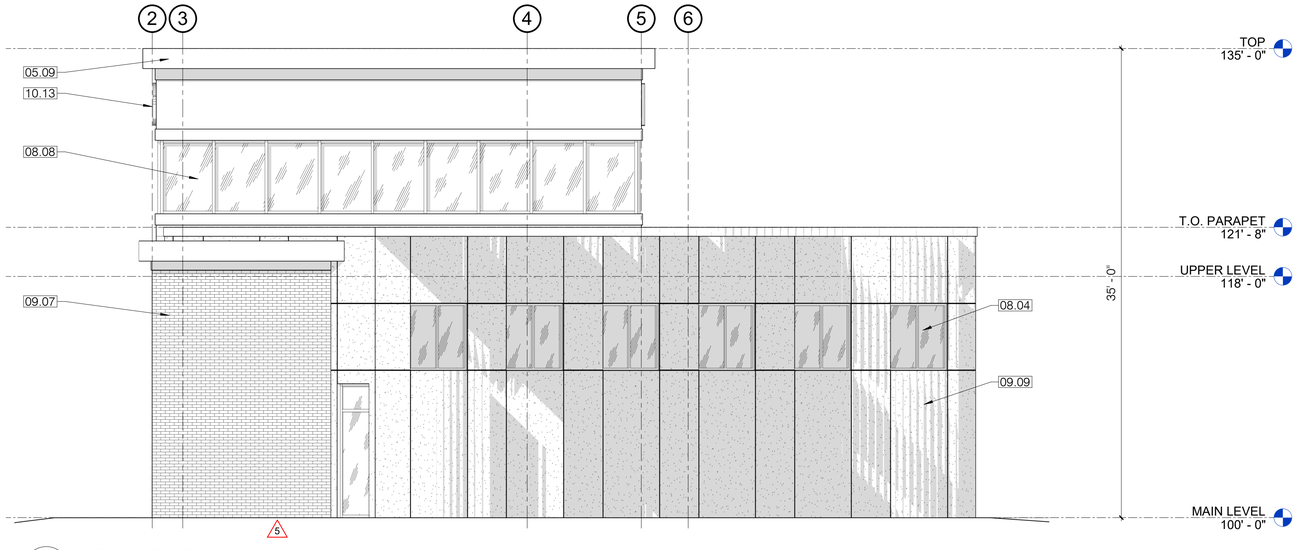
ROOF DRAINAGE PLAN

AE191

9/8/2022 2:54:28 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\04 Revit\Carpet Diem V12.rvt



B2 / AE201 *NORTH ELEVATION*
SCALE: 3/16" = 1'-0"



B4 / AE201 *WEST ELEVATION*
SCALE: 3/16" = 1'-0"

KEYNOTES

05.09 PRE-FINISHED METAL CAP.
08.04 LUXURY VINYL WINDOW, COLOR AND STYLE SELECTED BY OWNER.
08.08 PRE-FINISHED ALUMINUM WINDOW SYSTEM. SEE WINDOW TYPES.
09.07 FULL SIZE BRICK VENEER. SEE WALL TYPES.
09.08 WOOD VENEER SIDING. SEE WALL TYPES.
09.09 HARD COAT STUCCO SYSTEM. SEE WALL TYPES. SHERWIN WILLIAMS SW 7066.
10.13 TENANT SIGNAGE. PROVIDE POWER.
23.06 MECHANICAL ROOF TOP UNIT. SEE MECHANICAL DRAWINGS. 1

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. ROOFING TO BE CLASS 'C' MINIMUM.
D. TIE PRIMARY ROOF DRAINS INTO SITE STORM DRAINAGE SYSTEM. TIE SECONDARY ROOF DRAINS THROUGH BRASS SCUPPER.
E. EXPOSED CONCRETE FOUNDATION WALLS TO RECEIVE RUBBED FINISH. ALL ROOF PENETRATIONS MAY NOT BE SHOWN. REFER TO ENGINEERING SHEETS FOR ALL REQUIRED PENETRATIONS AND DETAILING.
F. SEE MECHANICAL SHEETS FOR BATHROOM EXHAUST, CLOTHES DRYER VENTS, AND OTHER PENETRATIONS IN EXTERIOR WALLS AND ROOF.
G. SEE PLUMBING SHEETS FOR GAS METER AND SECONDARY ROOF DRAINAGE BRASS SCUPPER LOCATIONS ALONG EXTERIOR WALLS.
H. SEE ELECTRICAL SHEETS FOR ELECTRICAL METER, GEAR, AND EXTERIOR LIGHT FIXTURE LOCATIONS.
I. SEE AE601 FOR DOOR AND WINDOW INFORMATION.
J. PROVIDE PRE-FINISHED CUT ALUMINUM NUMBERS AND LETTERS ON THE FRONT EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF NUMBERS AND LETTERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THE ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
K. THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH THE CURRENT CITY SIGN ORDINANCE.
L. PER DCMC SECTION 9-22-040(I) WINDOWS NEXT TO PEDESTRIANT WALKWAYS SHALL BE TRANSPARENT.
M. PER DCMC SECTION 9-22-040(D) ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
N. DO NOT SCALE DRAWINGS.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
1 RFI #1 06/29/21
4 OWNER CHANGES 10/26/21
5 CITY REVIEW 1 01/24/22
6 ADDENDUM #1 7/1/22

STATE OF UTAH · CHRISTOPHER HALL · 09/08/22 · 9846051 · REGISTERED LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

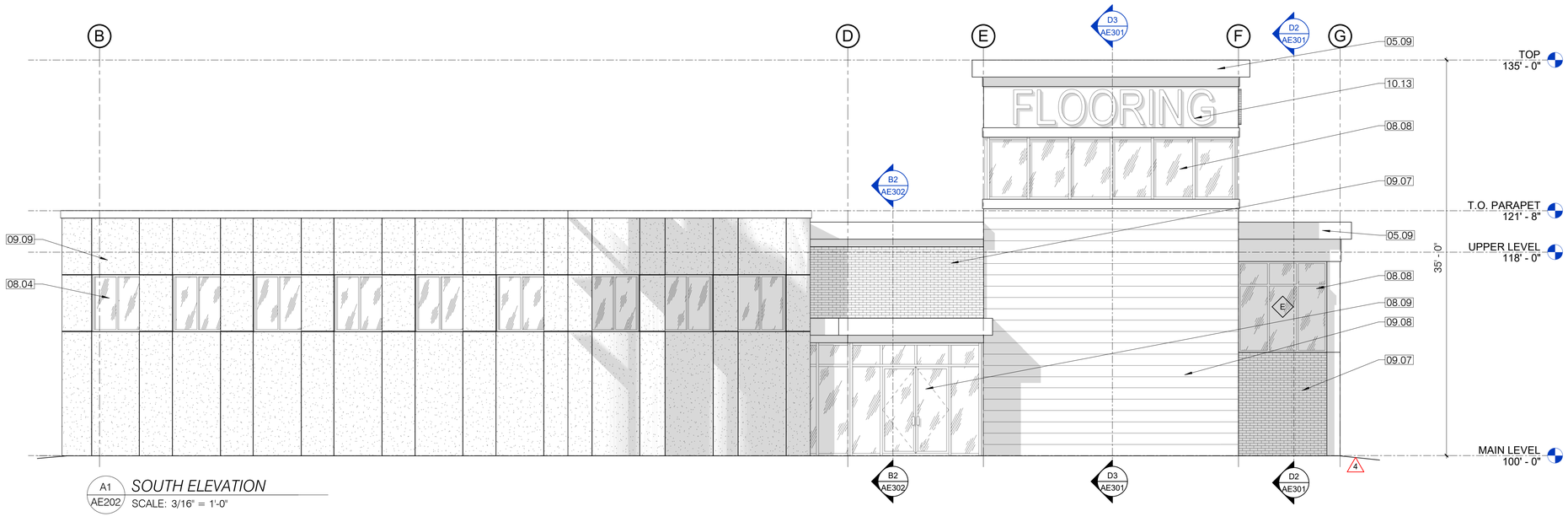
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

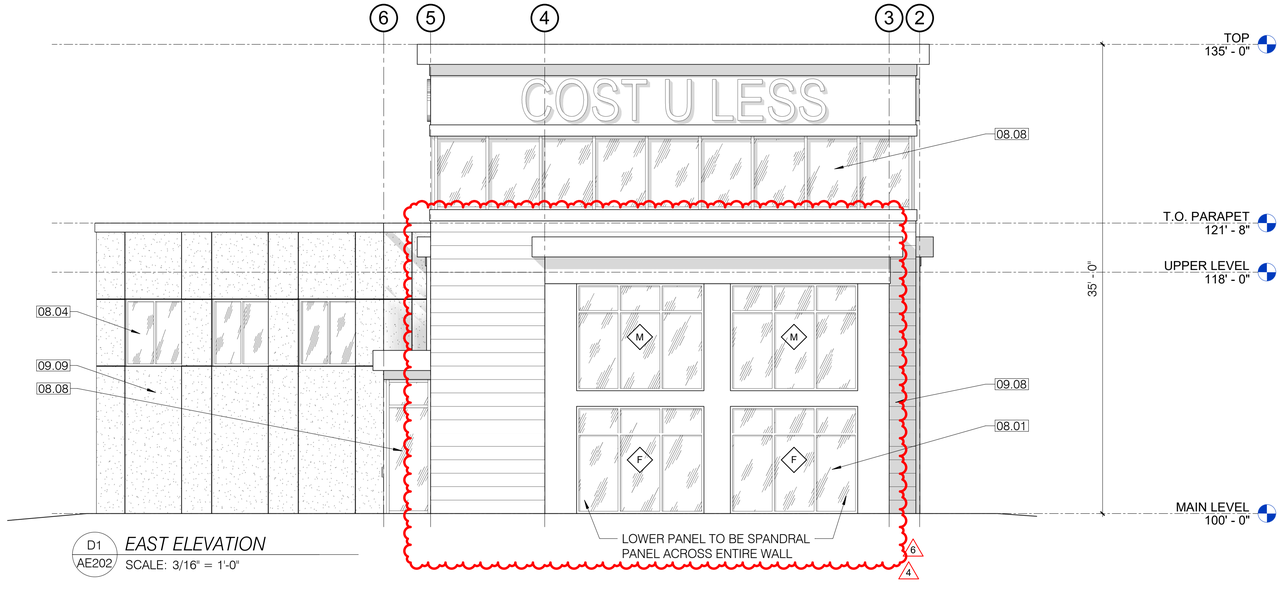
EXTERIOR ELEVATIONS

AE201

9/8/2022 2:54:34 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt



A1 / AE202 *SOUTH ELEVATION*
SCALE: 3/16" = 1'-0"



D1 / AE202 *EAST ELEVATION*
SCALE: 3/16" = 1'-0"

KEYNOTES

05.09 PRE-FINISHED METAL CAP.
08.01 STAIN-GRADE WOOD DOOR PANEL.
08.04 LUXURY VINYL WINDOW, COLOR AND STYLE SELECTED BY OWNER.
08.08 PRE-FINISHED ALUMINUM WINDOW SYSTEM. SEE WINDOW TYPES.
08.09 PRE-FINISHED ALUMINUM ENTRY SYSTEM. SEE DOOR TYPES.
09.07 FULL SIZE BRICK VENEER. SEE WALL TYPES.
09.08 WOOD VENEER SIDING. SEE WALL TYPES.
09.09 HARD COAT STUCCO SYSTEM. SEE WALL TYPES. SHERWIN WILLIAMS SW 7066.
10.13 TENANT SIGNAGE. PROVIDE POWER.
23.06 MECHANICAL ROOF TOP UNIT. SEE MECHANICAL DRAWINGS. 1

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. ROOFING TO BE CLASS 'C' MINIMUM.
D. TIE PRIMARY ROOF DRAINS INTO SITE STORM DRAINAGE SYSTEM. TIE SECONDARY ROOF DRAINS THROUGH BRASS SCUPPER.
E. EXPOSED CONCRETE FOUNDATION WALLS TO RECEIVE RUBBED FINISH. ALL ROOF PENETRATIONS MAY NOT BE SHOWN. REFER TO ENGINEERING SHEETS FOR ALL REQUIRED PENETRATIONS AND DETAILING.
F. SEE MECHANICAL SHEETS FOR BATHROOM EXHAUST, CLOTHES DRYER VENTS, AND OTHER PENETRATIONS IN EXTERIOR WALLS AND ROOF.
G. SEE PLUMBING SHEETS FOR GAS METER AND SECONDARY ROOF DRAINAGE BRASS SCUPPER LOCATIONS ALONG EXTERIOR WALLS.
H. SEE ELECTRICAL SHEETS FOR ELECTRICAL METER, GEAR, AND EXTERIOR LIGHT FIXTURE LOCATIONS.
I. SEE AE601 FOR DOOR AND WINDOW INFORMATION.
J. PROVIDE PRE-FINISHED CUT ALUMINUM NUMBERS AND LETTERS ON THE FRONT EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF NUMBERS AND LETTERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THE ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
K. THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH THE CURRENT CITY SIGN ORDINANCE.
L. PER DCMC SECTION 9-22-040(I) WINDOWS NEXT TO PEDESTRIANT WALKWAYS SHALL BE TRANSPARENT.
M. PER DCMC SECTION 9-22-040(D) ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
N. DO NOT SCALE DRAWINGS.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE:	9 SEPTEMBER 2022
PROJECT #:	20-028
DRAWN BY:	MRF
CHECKED BY:	BCH

REVISIONS

1	RFI #1	06/29/21
4	OWNER CHANGES	10/26/21
6	ADDENDUM #1	7/1/22

STATE OF UTAH · BRITT C. PORTER · REGISTERED · LICENSED ARCHITECT · 09/08/22 · 9846051

PROJECT

COST U LESS RETAIL

PERMIT SET

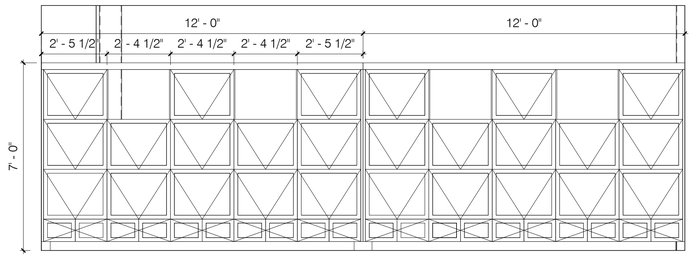
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

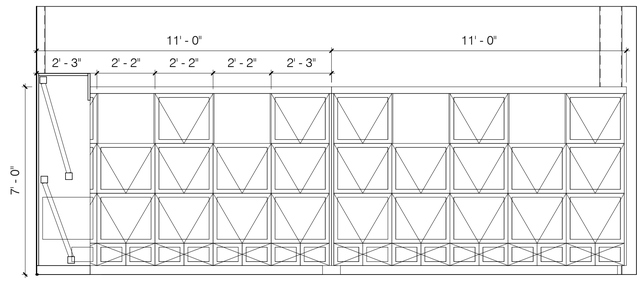
EXTERIOR ELEVATIONS

AE202

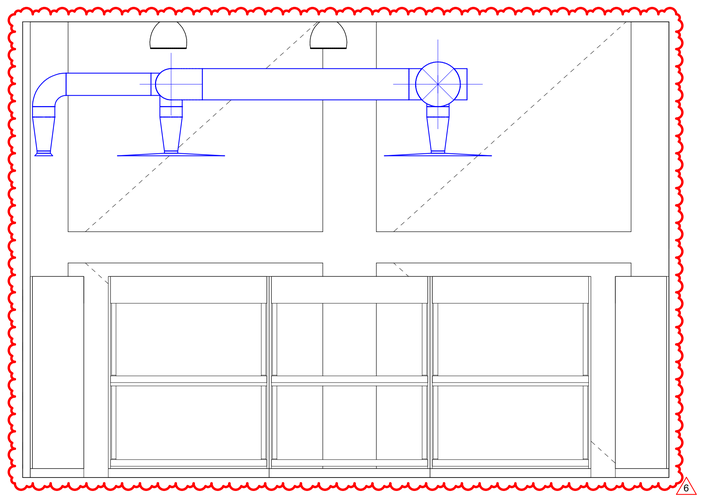
9/8/2022 2:54:41 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt



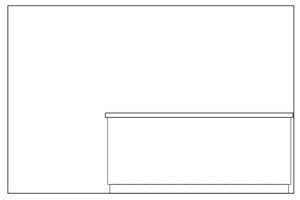
A1 AE251 *NORTH STOCKWALL ELEVATION*
SCALE: 3/8" = 1'-0"



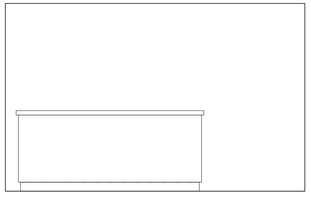
B1 AE251 *SOUTH STOCKWALL ELEVATION*
SCALE: 3/8" = 1'-0"



B3 AE251 *EAST STOCKWALL ELEVATION*
SCALE: 3/8" = 1'-0"



C5 AE251 *SOUTH STOCKWALL COUNTER ELEVATION*
SCALE: 3/8" = 1'-0"



D1 AE251 *NORTH STOCKWALL COUNTER ELEVATION*
SCALE: 3/8" = 1'-0"



D2 AE251 *EAST STOCKWALL COUNTER ELEVATION*
SCALE: 3/8" = 1'-0"



D4 AE251 *WEST STOCKWALL COUNTER ELEVATION*
SCALE: 3/8" = 1'-0"

KEYNOTES

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
6 ADDENDUM #1 7/1/22

STATE OF UTAH
CHRISTOPHER HALL SHAWN BENNETT
09/08/22
9846051
LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

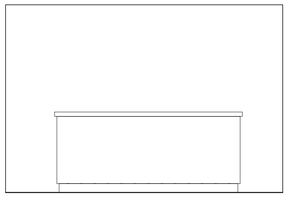
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

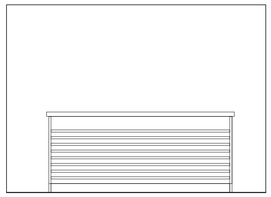
INTERIOR ELEVATIONS

AE251

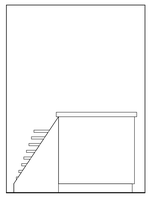
9/8/2022 2:54:41 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt



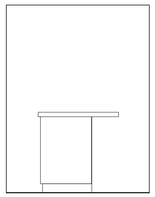
A1 AE252 — *NYLON NORTH COUNTER ELEVATION 1*
SCALE: 3/8" = 1'-0"



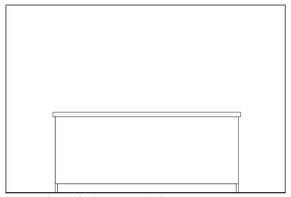
A2 AE252 — *NYLON NORTH COUNTER ELEVATION 2*
SCALE: 3/8" = 1'-0"



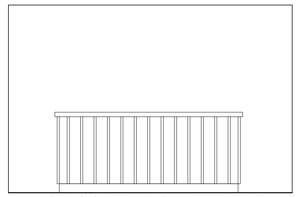
B1 AE252 — *NYLON WEST COUNTER ELEVATION 2*
SCALE: 3/8" = 1'-0"



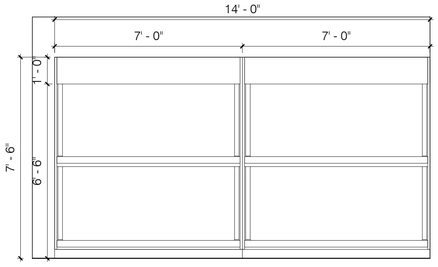
B2 AE252 — *NYLON WEST COUNTER ELEVATION 1*
SCALE: 3/8" = 1'-0"



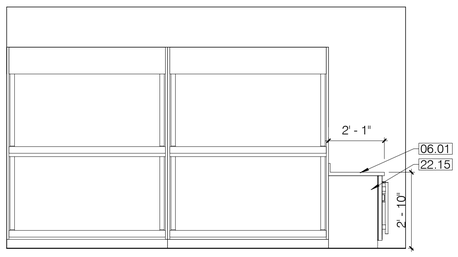
B3 AE252 — *NYLON SOUTH COUNTER ELEVATION 2*
SCALE: 3/8" = 1'-0"



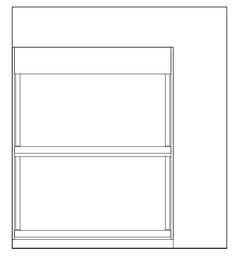
B4 AE252 — *NYLON SOUTH COUNTER ELEVATION 1*
SCALE: 3/8" = 1'-0"



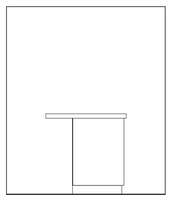
C1 AE252 — *NYLON WEST ELEVATION 2*
SCALE: 3/8" = 1'-0"



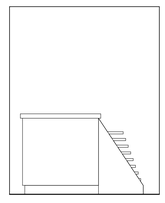
C2 AE252 — *NYLON EAST ELEVATION 1*
SCALE: 3/8" = 1'-0"



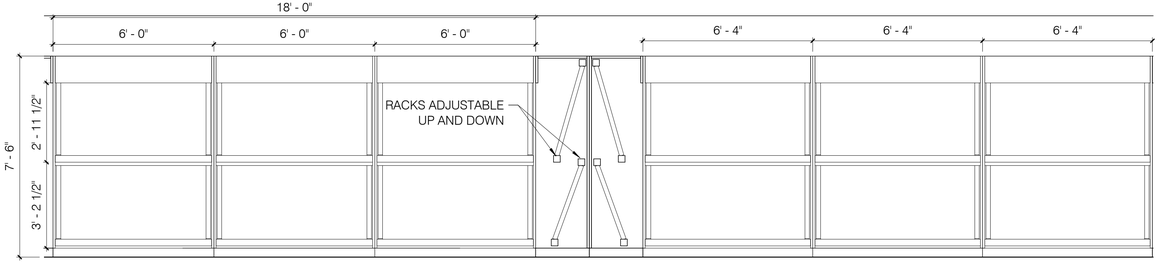
C3 AE252 — *NYLON EAST ELEVATION 2*
SCALE: 3/8" = 1'-0"



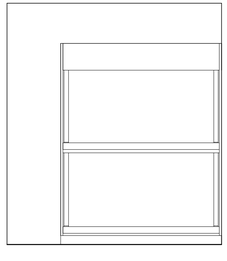
C4 AE252 — *NYLON EAST COUNTER ELEVATION 1*
SCALE: 3/8" = 1'-0"



C5 AE252 — *NYLON EAST COUNTER ELEVATION 2*
SCALE: 3/8" = 1'-0"



D1 AE252 — *NYLON NORTH ELEVATION*
SCALE: 3/8" = 1'-0"



d4 AE252 — *NYLON WEST ELEVATION 1*
SCALE: 3/8" = 1'-0"

KEYNOTES

06.01 GRANITE COUNTER TOP.
22.15 UNDERCOUNTER REFRIGERATOR, VERIFY MODEL WITH OWNER.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS

STATE OF UTAH — CHRISTOPHER HUNTER GERRARD — 09/08/22 9846051 — LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

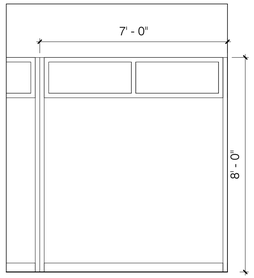
ARCHITECTURAL

INTERIOR ELEVATIONS

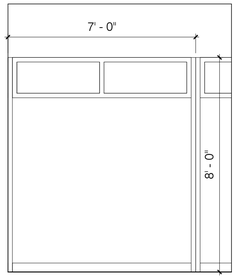
AE252

9/8/2022 2:54:42 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt

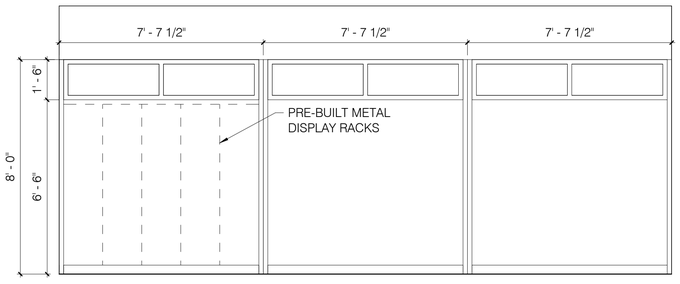
KEYNOTES



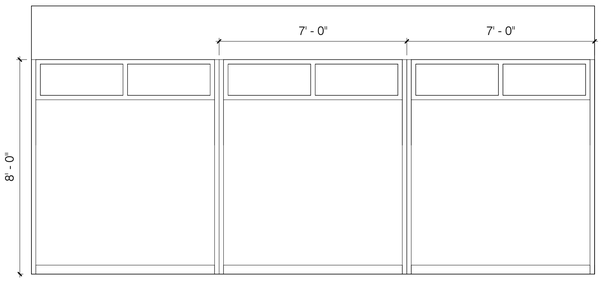
B1 AE253 *LVT SOUTHEAST ELEVATION*
SCALE: 3/8" = 1'-0"



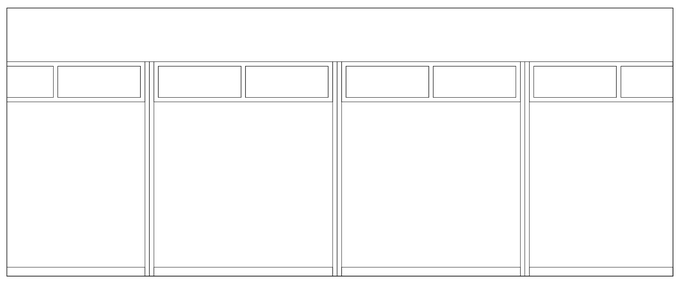
B2 AE253 *HARDWOOD NORTHWEST ELEVATION*
SCALE: 3/8" = 1'-0"



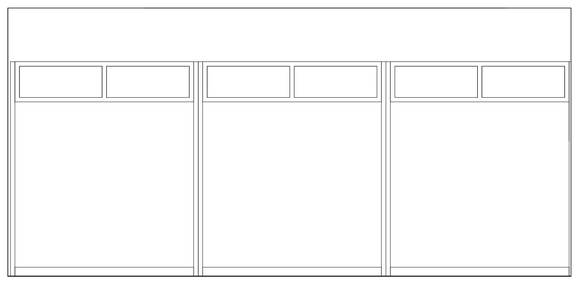
C1 AE253 *LVT SOUTHWEST ELEVATION*
SCALE: 3/8" = 1'-0"



C3 AE253 *HARDWOOD SOUTHWEST ELEVATION*
SCALE: 3/8" = 1'-0"



D1 AE253 *TILE SOUTHEAST ELEVATION*
SCALE: 3/8" = 1'-0"



D3 AE253 *TILE NORTHEAST ELEVATION*
SCALE: 3/8" = 1'-0"

9/8/2022 2:54:42 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS

STATE OF UTAH
CHRISTOPHER HUNTER SMITH
09/08/22
9846051
REGISTERED ARCHITECT

PROJECT

COST U LESS RETAIL

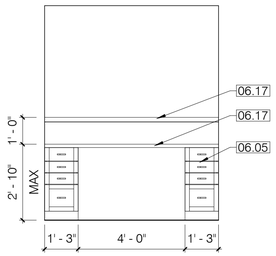
PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

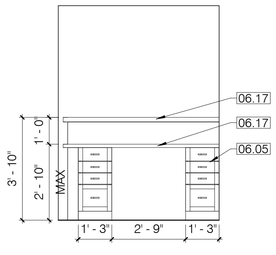
ARCHITECTURAL

INTERIOR ELEVATIONS

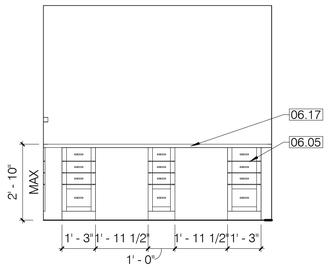
AE253



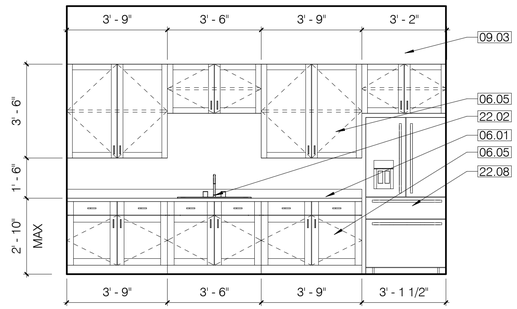
B1 AE254 *RECEPTION NORTHEAST*
SCALE: 3/8" = 1'-0"



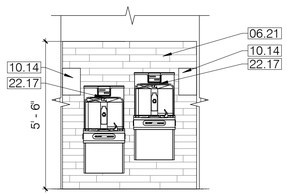
B2 AE254 *RECEPTION NORTH*
SCALE: 3/8" = 1'-0"



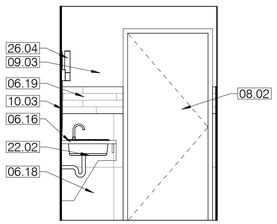
B3 AE254 *RECEPTION WEST*
SCALE: 3/8" = 1'-0"



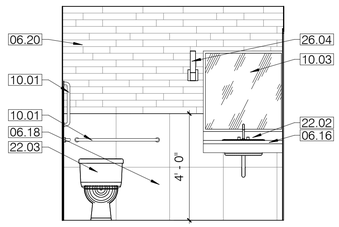
B4 AE254 *BREAKROOM*
SCALE: 3/8" = 1'-0"



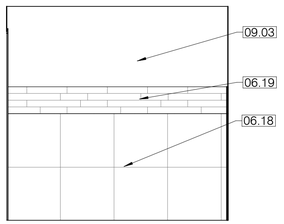
C1 AE254 *DRINKING FOUNTAINS*
SCALE: 3/8" = 1'-0"



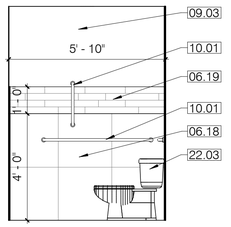
C2 AE254 *RESTROOM 2 EAST ELEVATION*
SCALE: 3/8" = 1'-0"



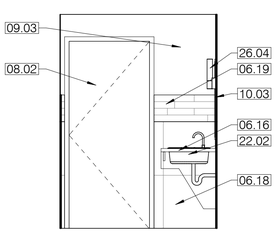
C3 AE254 *RESTROOM 2 NORTH ELEVATION*
SCALE: 3/8" = 1'-0"



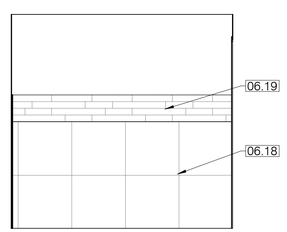
C4 AE254 *RESTROOM 2 SOUTH ELEVATION*
SCALE: 3/8" = 1'-0"



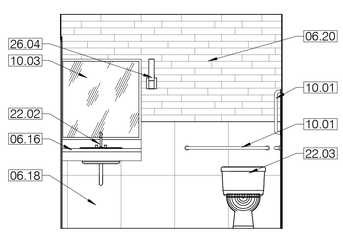
C5 AE254 *RESTROOM 2 WEST ELEVATION*
SCALE: 3/8" = 1'-0"



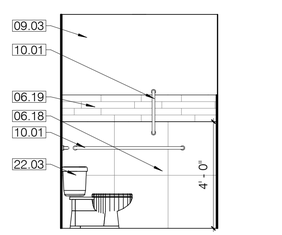
D2 AE254 *RESTROOM 1 EAST ELEVATION*
SCALE: 3/8" = 1'-0"



D3 AE254 *RESTROOM 1 NORTH ELEVATION*
SCALE: 3/8" = 1'-0"



D4 AE254 *RESTROOM 1 SOUTH ELEVATION*
SCALE: 3/8" = 1'-0"



D5 AE254 *RESTROOM 1 WEST ELEVATION*
SCALE: 3/8" = 1'-0"

KEYNOTES

06.01 GRANITE COUNTER TOP.
06.05 MILLWORK, VERIFY SPECIES AND STAIN/PAINT WITH OWNER. COORDINATE FINAL DESIGN WITH OWNER.
06.16 ARIZONA TILE ABSOLUTE WHITE SOLID SURFACE COUNTERTOP.
06.17 DAL TILE MERCER GRAY VELVET NQ52 SOLID SURFACE COUNTERTOP.
06.18 DAL TILE 24" X 24" WALL TILE - HM05. 48" TALL A.F.F.
06.19 DAL TILE 12" TALL TILE ACCENT - MATTE WHITE - RV05.
06.20 DAL TILE ACCENT - MATTE WHITE - RV05.
06.21 DAL TILE GRAPHITE STONE TILE. MIX OF STRIPES, STRIPES TRANSITION, AND LISO XL FLAT PROFILES. VERIFY WITH OWNER.
08.02 PAINT-GRADE WOOD DOOR PANEL.
09.03 PAINTED GYPSUM WALL BOARD. SHERWIN WILLIAMS SW 7649.
10.01 ADA COMPLIANT GRAB BARS. PROVIDE BLOCKING AS REQUIRED.
10.03 SQUARE-EDGE MIRROR, 36" TALL BY LENGTH OF VANITY. MANUFACTURER: MIRROR IMAGE HOME. BLACK NICKEL FINISH.
10.14 ADA RESTROOM SIGN.
22.02 ADA COMPLIANT SINK.
22.03 ADA COMPLIANT TOILET. FLUSH VALVE MOUNTED OPPOSITE OF SIDE WALL.
22.08 FRENCH DOOR REFRIGERATOR, VERIFY MODEL WITH OWNER.
22.17 COMBO HI/LOW DRINKING FOUNTAIN.
26.04 BANDA 13 BATH SCONCE FROM CIRCO LIGHTING - CHROME FINISH - 700BCBND13C-LED930.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
3 OWNER CHANGES 09/13/21
5 CITY REVIEW 1 01/24/22

STATE OF UTAH · BRENT CHRISTIAN OPPENHEIMER · LICENSED ARCHITECT · 09/08/22 9846051

PROJECT

COST U LESS RETAIL

PERMIT SET

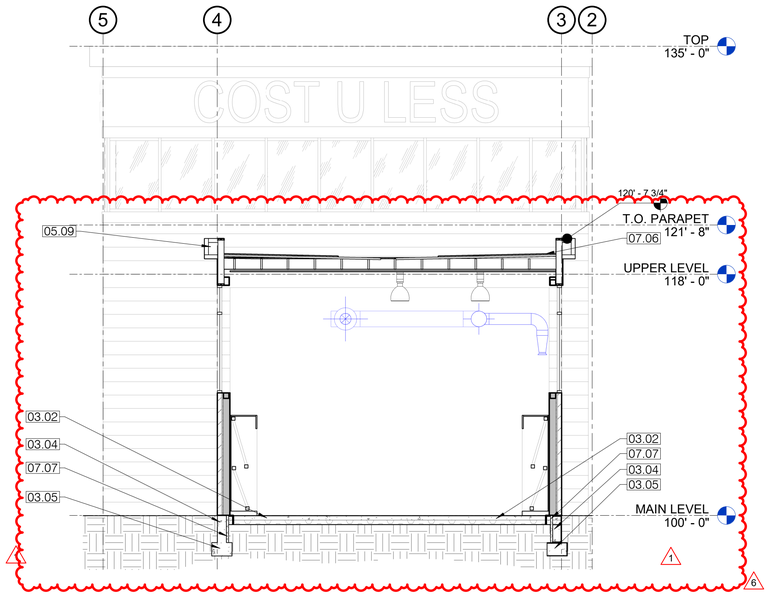
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

INTERIOR ELEVATIONS

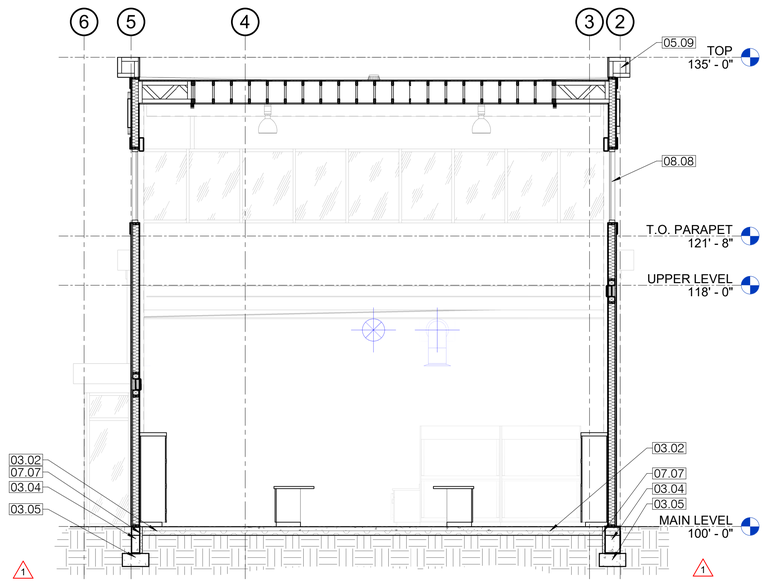
AE254

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
9/8/2022 2:54:44 PM



D2 AE301 *BUILDING SECTION 1*

SCALE: 3/16" = 1'-0"



D3 AE301 *BUILDING SECTION 2*

SCALE: 3/16" = 1'-0"

KEYNOTES

03.02 CONCRETE SLAB ON GRADE OVER 4" FREE DRAINING GRAVEL OVER 6 MIL VAPOR RETARDER. SEE STRUCTURAL DRAWINGS FOR SLAB SIZE AND REINFORCING.

03.04 CONCRETE FOUNDATION WALL.

03.05 CONCRETE FOOTING.

05.09 PRE-FINISHED METAL CAP.

07.06 60 MIL TPO ROOF MEMBRANE, WHITE, OVER R-25 POLYISOCYANURATE INSULATION, OVER PROTECTION BOARD, OVER ROOF SHEATHING. FULLY ADHERED TO ALL VERTICAL SURFACES AND UNDER METAL CAP.

07.07 2" RIGID INSULATION.

08.08 PRE-FINISHED ALUMINUM WINDOW SYSTEM. SEE WINDOW TYPES.

1

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
1 RFI #1 06/29/21
6 ADDENDUM #1 7/1/22

STATE OF UTAH · CHRISTOPHER HUNTER · 09/08/22 · 9846051 · LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

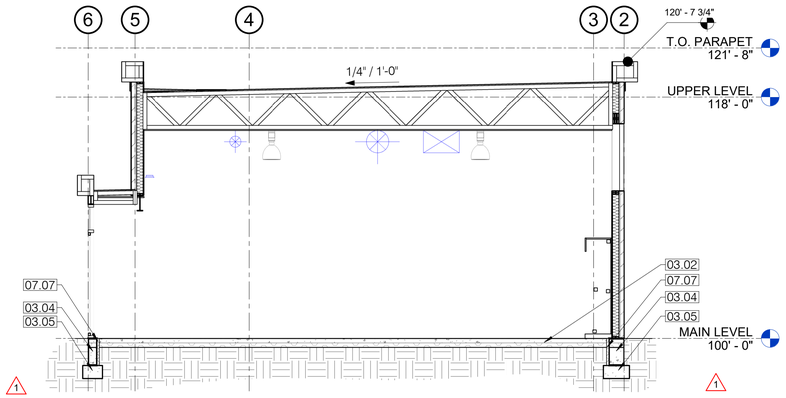
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

BUILDING SECTIONS

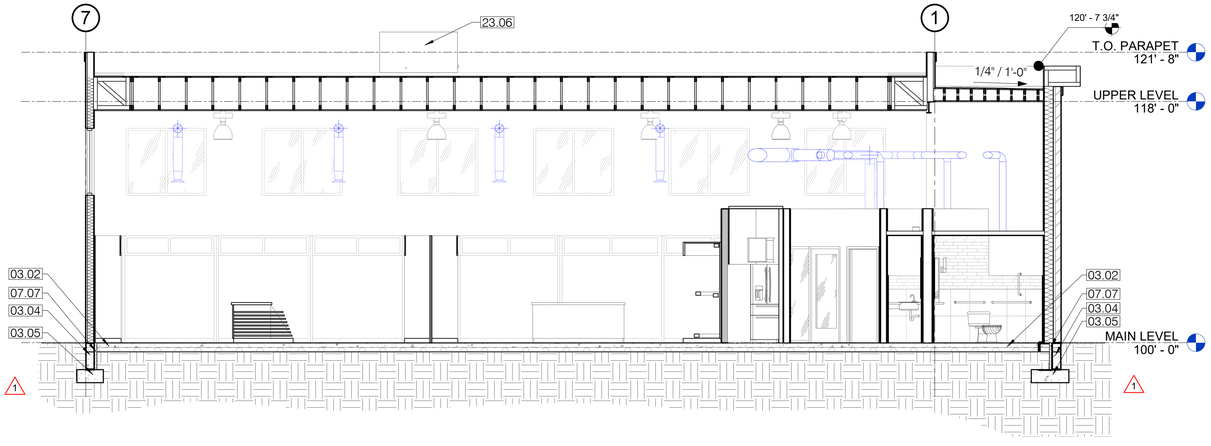
AE301

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
9/8/2022 2:54:48 PM



B2 / AE302 *BUILDING SECTION 3*

SCALE: 3/16" = 1'-0"



D2 / AE302 *BUILDING SECTION 4*

SCALE: 3/16" = 1'-0"

KEYNOTES

03.02 CONCRETE SLAB ON GRADE OVER 4" FREE DRAINING GRAVEL OVER 6 MIL VAPOR RETARDER. SEE STRUCTURAL DRAWINGS FOR SLAB SIZE AND REINFORCING.

03.04 CONCRETE FOUNDATION WALL.

03.05 CONCRETE FOOTING.

07.07 2" RIGID INSULATION.

23.06 MECHANICAL ROOF TOP UNIT. SEE MECHANICAL DRAWINGS.

1

FIVE DEGREES DESIGN

3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE:	9 SEPTEMBER 2022
PROJECT #:	20-028
DRAWN BY:	MRF
CHECKED BY:	BCH

REVISIONS

1 RFI #1 06/29/21

STATE OF UTAH
BRIAN CHRISTOPHER HATCH
09/08/22
9846051
LICENSED ARCHITECT
SEAL

PROJECT

COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

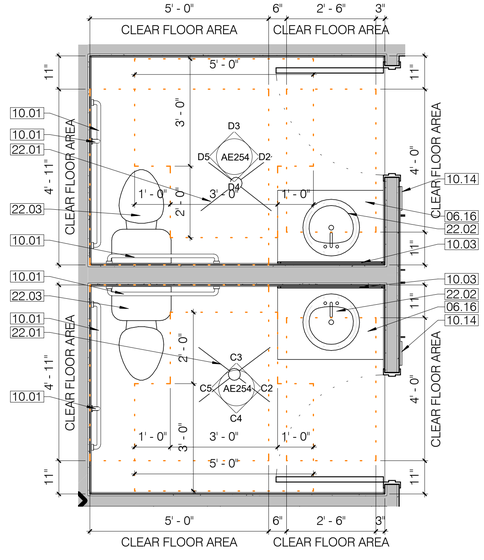
BUILDING SECTIONS

AE302

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
9/8/2022 2:54:52 PM

KEYNOTES

06.16	ARIZONA TILE ABSOLUTE WHITE SOLID SURFACE COUNTERTOP.
10.01	ADA COMPLIANT GRAB BARS. PROVIDE BLOCKING AS REQUIRED.
10.03	SQUARE-EDGE MIRROR, 36" TALL BY LENGTH OF VANITY. MANUFACTURER: MIRROR IMAGE HOME. BLACK NICKEL FINISH.
10.14	ADA RESTROOM SIGN.
22.01	FLOOR DRAIN. SLOPE FLOOR FOR POSITIVE DRAINAGE.
22.02	ADA COMPLIANT SINK.
22.03	ADA COMPLIANT TOILET. FLUSH VALVE MOUNTED OPPOSITE OF SIDE WALL.



D4 / AE401 *ENLARGED RESTROOMS PLAN*
SCALE: 1/2" = 1'-0"

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. COORDINATE INSTALLATIONS OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
D. DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD.
E. ALL COLORS SELECTIONS AND FINISH MATERIALS AND STYLES SHALL BE COORDINATED WITH OWNER.
F. LOCATE DOOR JAMBS 4" FROM WALLS U.N.O.
G. SEE SHEET AE151 FOR REFLECTED CEILING PLAN.
H. SEE SHEET AE171 FOR FINISH INFORMATION.
I. SEE AE601 FOR DOOR AND WINDOW INFORMATION.
J. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
K. SEE GI002 FOR WALL TYPES.
L. PROVIDE BACKING FOR WALL MOUNTED ITEMS AND EQUIPMENT.
M. DO NOT SCALE DRAWINGS.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: Author
CHECKED BY: Checker

REVISIONS

STATE OF UTAH · CHRISTOPHER SHAWN SEVERINO · LICENSED ARCHITECT · 09/08/22 · 9846051

PROJECT

COST U LESS RETAIL

PERMIT SET

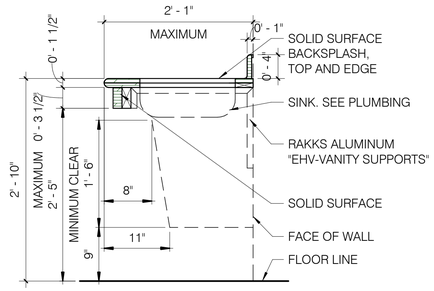
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

ENLARGED FLOOR PLANS

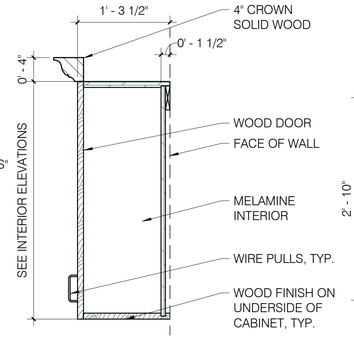
AE401

9/8/2022 2:54:53 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt

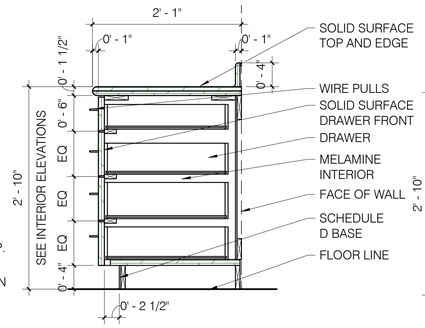


NOTE: WRAP ANY EXPOSED PIPING BELOW VANITY TOP AS REQUIRED BY ICC/ANSI A117.1/2003

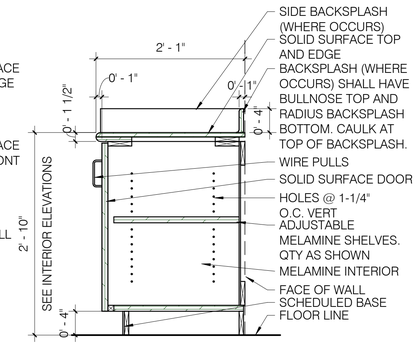
A1 AE551 *RESTROOM COUNTER*
SCALE: 1" = 1'-0"



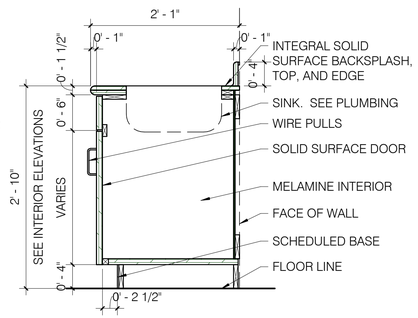
A2 AE551 *UPPER CABINET*
SCALE: 1" = 1'-0"



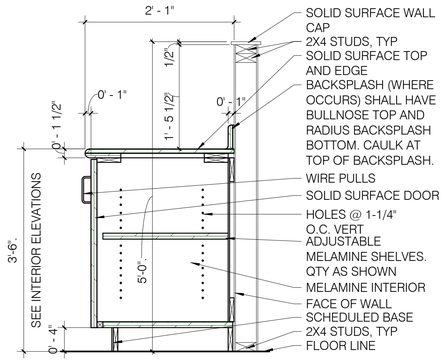
A3 AE551 *BASE CABINET W/ DRAWERS*
SCALE: 1" = 1'-0"



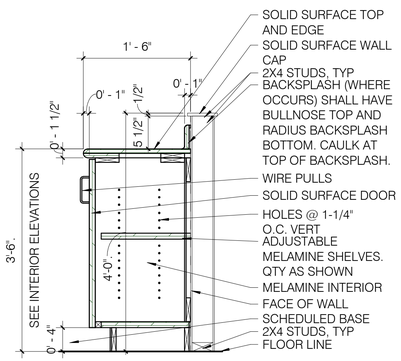
A4 AE551 *CABINET W/ SHELF*
SCALE: 1" = 1'-0"



A5 AE551 *CABINET W/ SINK*
SCALE: 1" = 1'-0"



B4 AE551 *CABINET W/SHELF 2*
SCALE: 1" = 1'-0"



B5 AE551 *CABINET W/SHELF 3*
SCALE: 1" = 1'-0"

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: RDW
CHECKED BY: BCH

REVISIONS

STATE OF UTAH · CHRISTOPHER M. HAWKEN · 09/08/22 · 9846051 · REGISTERED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MILLWORK DETAILS

AE551

9/8/2022 2:54:53 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt

DOOR HARDWARE SCHEDULE

GROUP #1 (DOUBLE EXIT DOOR)

1 SET CYLINDERS AS REQUIRED BY DOOR MANUFACTURER

BALANCE OF HARDWARE BY PRE-FINISHED ALUMINUM ENTRY MANUFACTURER AS FOLLOWS:

1	RHR PANIC EXIT DEVICE	9800, GRADE 1	US26D	CR
1	LHR PANIC EXIT DEVICE	9800, GRADE 1	US26D	CR
1	KEYED REMOVABLE MULLION	822 X KMC	US26D	PR
2	CONTINUOUS HINGES	780-224HD	CL	HAGER ROTON
2	CLOSERS	4040XP-EDA, 100 SWING	AL	LCN
2	OVERHEAD STOPS	11022	US26D	RW
1	GASKETING	PK55	BL	PM
2	SWEEPS	315CN	BL	PM
2	THRESHOLDS	254A	AL	PM

GROUP #2 (ENTRY DOOR)

3	HINGES	TA2714 4 1/2 X 4 1/2	US26D	MC
1	ENTRY LOCK SET	PIONEER SERIES, SL SHAPE, GRADE 2	US26D	CR
1	WALL STOP	409	US32D	RW
1	GASKETING	PK55	BL	PM

GROUP #3 (EXIT DOOR)

1 SET CYLINDERS AS REQUIRED BY DOOR MANUFACTURER

BALANCE OF HARDWARE BY PRE-FINISHED ALUMINUM ENTRY MANUFACTURER AS FOLLOWS:

1	PANIC EXIT DEVICE	9800, GRADE 1	US26D	CR
1	CONTINUOUS HINGE	780-224HD	CL	HAGER ROTON
1	CLOSER	4040XP-EDA, 100 SWING	AL	LCN
1	OVERHEAD STOP	11022	US26D	RW
1	GASKETING	PK55	BL	PM
1	SWEEP	315CN	BL	PM
1	THRESHOLD	254A	AL	PM

GROUP #4 (INTERIOR NON-LOCKING)

3	HINGES	TA2714 4 1/2 X 4 1/2	US26D	MC
1	CLOSER	900 SERIES, 180 SWING	AL	CR
1	PUSH PLATE	8200 6" x 16"	US26D	IV
1	PULL AND PLATE	8302-0 4" x 16"	US26D	IV
1	WALL STOP	409	US32D	RW
1	KICKPLATE	K1050 10" x 2" LDW	US32D	RW
1	GASKETING	PK55	BL	PM

GROUP #5 (RESTROOM)

3	HINGES	TA2714 4 1/2 X 4 1/2	US26D	MC
1	CLOSER	900 SERIES, 180 SWING	AL	CR
1	LOCK SET	PIONEER SERIES, SL SHAPE, GRADE 2	US26D	CR
1	WALL STOP	409	US32D	RW
1	GASKETING	PK55	BL	PM
1	SWEEP	315CN	BL	PM

GROUP #6

3	HINGES	TA2714 4 1/2 X 4 1/2	US26D	MC
1	CLASSROOM LOCK SET	PIONEER SERIES, SL SHAPE, GRADE 2	US26D	CR
1	WALL STOP	409	US32D	RW
1	GASKETING	PK55	BL	PM

GROUP #7 (STORAGE)

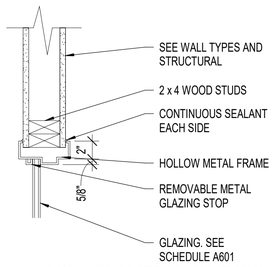
3	HINGES	TA2714 4 1/2 X 4 1/2	US26D	MC
1	CLOSER	900 SERIES, 100 SWING	AL	CR
1	STORAGE LOCK SET	PIONEER SERIES, SL SHAPE, GRADE 2	US26D	CR
1	OVERHEAD HOLD OPEN	11012	US26D	RW
1	KICKPLATE	K1050 10" x 2" LDW	US32D	RW

GROUP #8 (DOUBLE STORAGE)

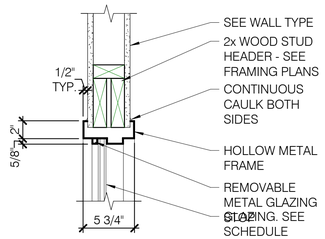
6	HINGES	TA2714 4 1/2 X 4 1/2	US26D	MC
2	CLOSER	900 SERIES, 100 SWING	AL	CR
2	STORAGE LOCK SET	PIONEER SERIES, SL SHAPE, GRADE 2	US26D	CR
2	OVERHEAD HOLD OPEN	11012	US26D	RW
2	KICKPLATE	K1050 10" x 2" LDW	US32D	RW

DOOR SCHEDULE

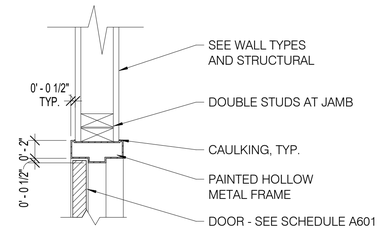
MARK	TYPE MARK	WIDTH	HEIGHT	HARDWARE GROUP	FRAME MATERIAL	COMMENTS
101	A	5' - 10 1/2"	7' - 8 1/4"	1	ALUM	
102	B	3' - 0"	7' - 0"	4	ALUM	
103	C	3' - 0"	7' - 0"	4	HM	
104	C	3' - 0"	7' - 0"	7	HM	
105	C	3' - 0"	7' - 0"	5	HM	
106	C	3' - 0"	7' - 0"	5	HM	



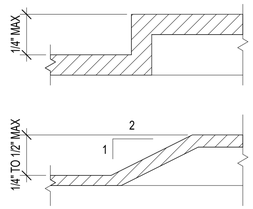
B2 / AE601 *HOLLOW METAL WINDOW JAMB DETAIL*
SCALE: 1 1/2" = 1'-0"



B3 / AE601 *WINDOW HEAD DETAIL*
SCALE: 1 1/2" = 1'-0"

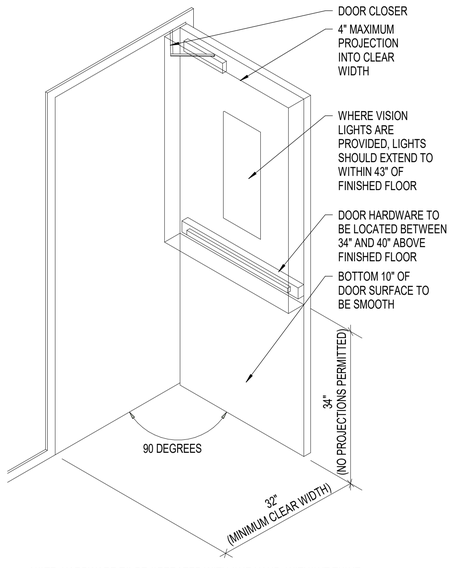


B4 / AE601 *DOOR JAMB DETAIL*
SCALE: 1 1/2" = 1'-0"



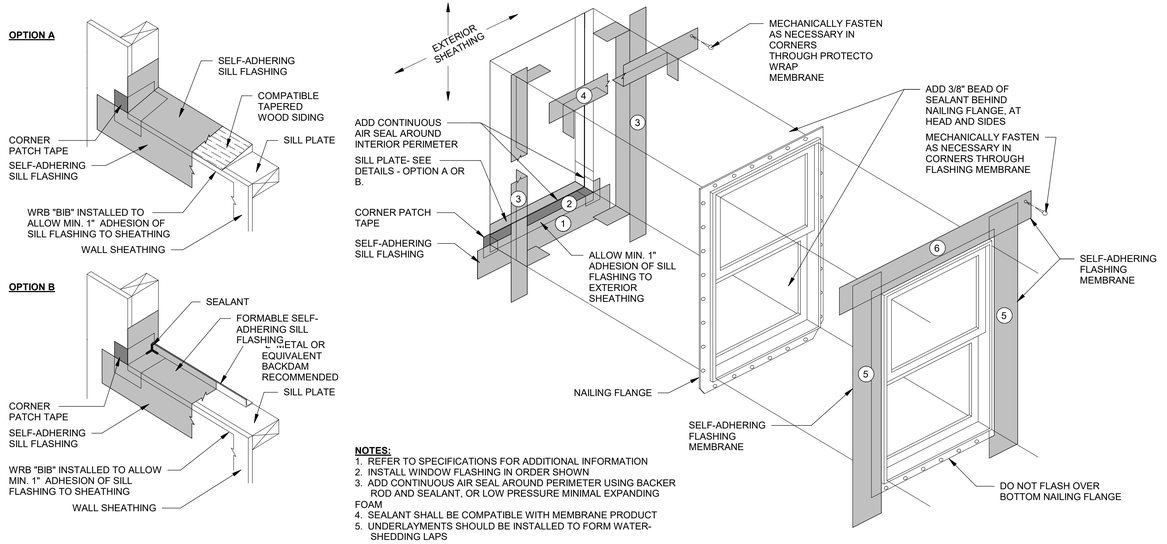
NOTE: CHANGES IN LEVEL GREATER THAN 1/2" MUST BE RAMPED WITH 1:12 MAXIMUM SLOPE. CHANGES IN LEVEL IN CLEAR FLOOR SPACE, MANEUVERING CLEARANCES, WHEELCHAIR TURNING SPACE AND ACCESS AISLES ARE PROHIBITED.

B5 / AE601 *CHANGES IN LEVEL*
SCALE: 1/4" = 1'-0"



NOTE: HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. INTERIOR DOORS, OTHER THAN FIRE DOORS, SHOULD BE ABLE TO BE OPERATED WITH 5 POUNDS OF FORCE. EXTERIOR DOOR AND FIRE DOORS ARE REGULATED BY THE AUTHORITY HAVING JURISDICTION. REFER TO ANSI STANDARD A117.1 FOR APPROACH REQUIREMENTS.

D1 / AE601 *ACCESSIBLE DOOR*
SCALE: 1/4" = 1'-0"



NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. INSTALL WINDOW FLASHING IN ORDER SHOWN
3. ADD CONTINUOUS AIR SEAL AROUND PERIMETER USING BACKER ROD AND SEALANT, OR LOW PRESSURE MINIMAL EXPANDING FOAM
4. SEALANT SHALL BE COMPATIBLE WITH MEMBRANE PRODUCT
5. UNDERLAYMENTS SHOULD BE INSTALLED TO FORM WATER-SHEDDING LAPS

D2 / AE601 *TYPICAL WINDOW FLASHING*
SCALE: 3/4" = 1'-0"

GLAZING LEGEND

1. 3/4" INSULATED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.
2. 3/4" INSULATED TEMPERED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.

GENERAL NOTES

A. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES.
B. DUE TO MULTIPLE USE, SOME OF THE DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAILS IS TO BE FOLLOWED. CONSULT THE ARCHITECT WHEN QUESTIONS ARISE.
C. ALL EXIT ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC., IS PROHIBITED.
D. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM.
E. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHEN NARROW STILE AND RAIL DOORS ARE USED, A 10" MINIMUM, SMOOTH PANEL, EXTENDING THE FULL WIDTH OF THE DOOR, SHALL BE INSTALLED ON THE PUSH SIDE(S) OF THE DOOR WHICH ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. CAVITIES CREATED BY KICK PLATES SHALL BE CAPPED.
F. ALL DOOR LOCKSETS AND PANIC DEVICES SHALL BE ADA COMPLIANT LEVER TYPE.
G. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES.
H. COORDINATE KEYING TYPE AND SCHEDULE WITH OWNER.
I. ALL DOOR CLOSURES TO BE SET IN ACCORDANCE WITH THE ADA REDUCED OPENING FORCE REQUIREMENTS.
J. ACCESS CONTROL SYSTEMS TO COMPLY WITH IBC 1008 1.9.8.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
1 RFI #1 06/29/21
3 OWNER CHANGES 09/13/21

STATE OF UTAH — CHRISTOPHER HALL — 09/08/22 — 9846051 — LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

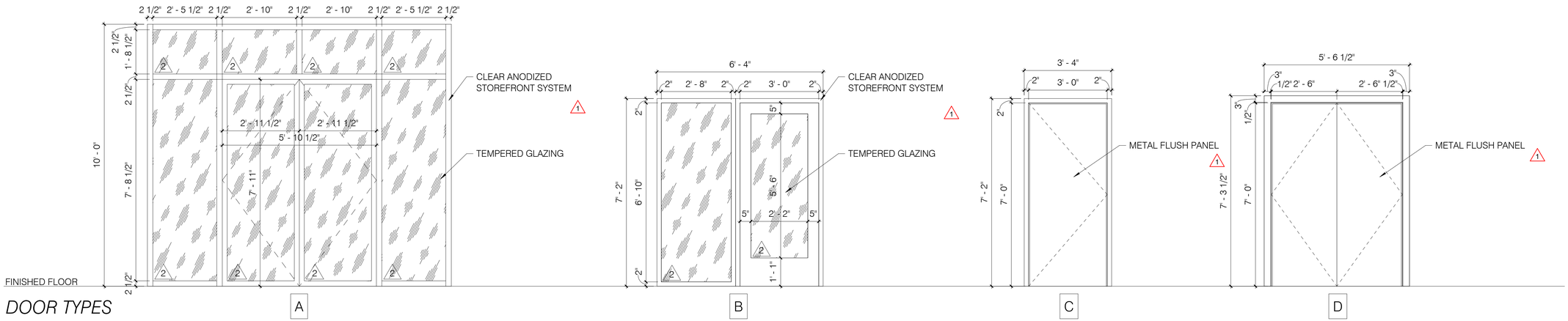
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

DOOR SCHEDULE AND DETAILS

AE601

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
9/8/2022 2:54:53 PM



A B C D

DOOR TYPES

GLAZING LEGEND

1 3/4" INSULATED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.

2 3/4" INSULATED TEMPERED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE:	9 SEPTEMBER 2022
PROJECT #:	20-028
DRAWN BY:	MRF
CHECKED BY:	BCH

REVISIONS

STATE OF UTAH · CHRISTOPHER HALL SHAW · REGISTERED ARCHITECT · 09/08/22 · 9846051

PROJECT

COST U LESS RETAIL

PERMIT SET

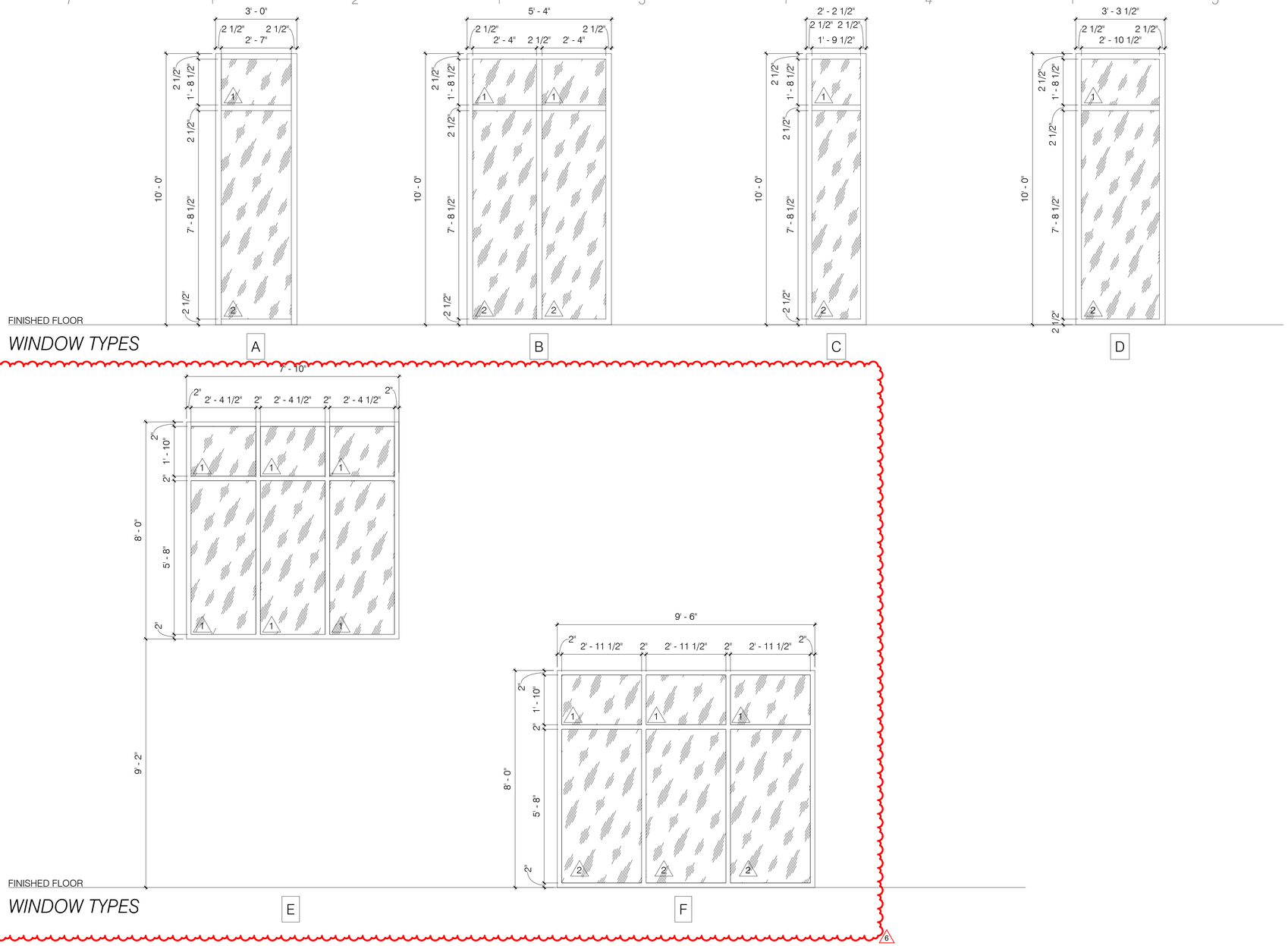
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

DOOR TYPES

AE602

9/8/2022 2:54:53 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt



GLAZING LEGEND

1 3/4" INSULATED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.

2 3/4" INSULATED TEMPERED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE:	9 SEPTEMBER 2022
PROJECT #:	20-028
DRAWN BY:	MRF
CHECKED BY:	BCH

REVISIONS

STATE OF UTAH
CHRISTOPHER HUNTER
09/08/22
9846051
LICENSED ARCHITECT
SEAL

PROJECT

COST U LESS RETAIL

PERMIT SET

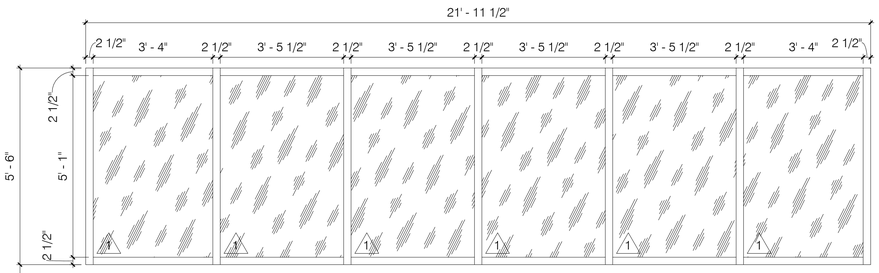
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

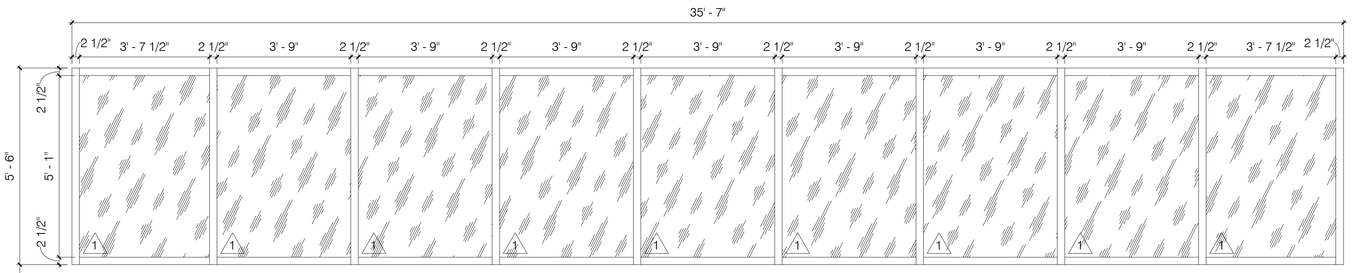
ARCHITECTURAL

WINDOW TYPES

AE603

9/8/2022 2:54:53 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt





21' - 8"

21' - 8"

FINISHED FLOOR

WINDOW TYPES

G

H

GLAZING LEGEND

1 3/4" INSULATED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.

2 3/4" INSULATED TEMPERED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS

STATE OF UTAH
CHRISTOPHER HUTCHINSON BENCH
09/08/22
9846051
LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

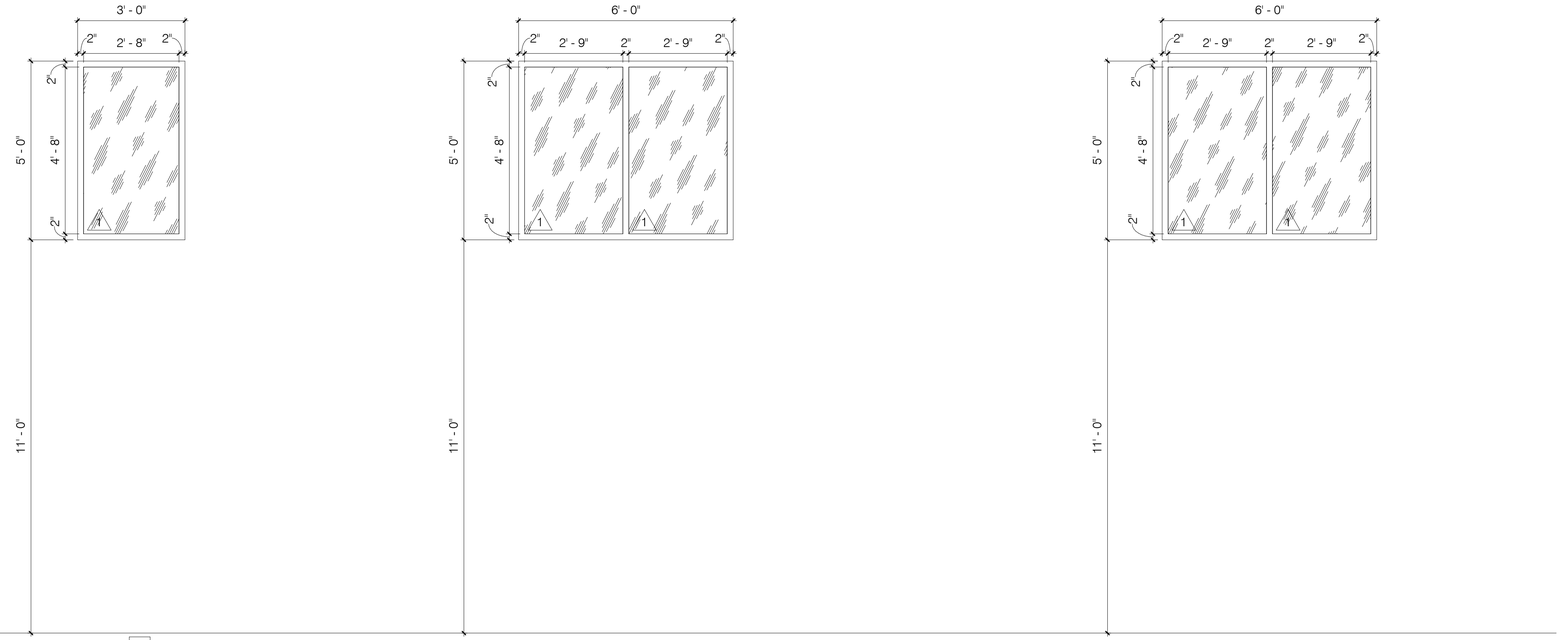
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

WINDOW TYPES

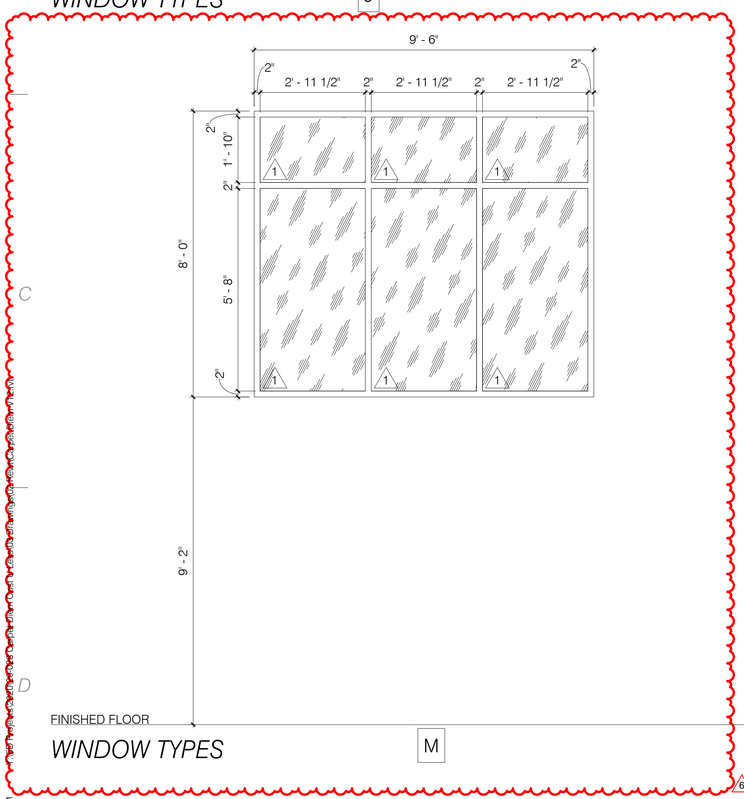
AE604

9/8/2022 2:54:54 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt



FINISHED FLOOR

WINDOW TYPES



FINISHED FLOOR

WINDOW TYPES

GLAZING LEGEND

1. 3/4" INSULATED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.
2. 3/4" INSULATED TEMPERED, CLEAR LOW-E GLAZING SYSTEM. U-VALUE = 0.35 OR BETTER. SOLAR HEAT GAIN COEFFICIENT = 0.30 OR BETTER.

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE:	9 SEPTEMBER 2022
PROJECT #:	20-028
DRAWN BY:	MRF
CHECKED BY:	BCH

REVISIONS

STATE OF UTAH · CHRISTOPHER HUNTER · 09/08/22 · 9846051 · REGISTERED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

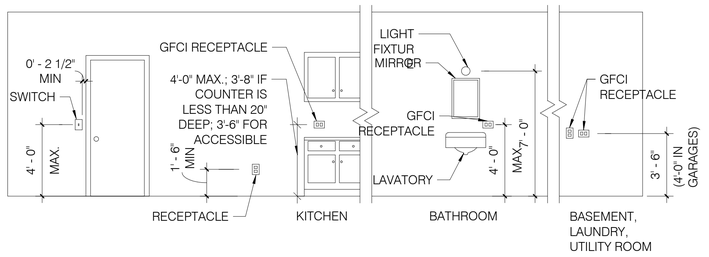
ARCHITECTURAL

WINDOW TYPES

AE605

9/8/2022 2:54:54 PM

A



A1 AE701 *TYPICAL ACCESSORY HEIGHTS*
SCALE: 1/4" = 1'-0"

SUSPENDED CEILING SYSTEM NOTES:

1- SUSPENDED CEILING SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH IBC, ASCE 7, AND CISCA 3-4.

2- ALL CEILINGS ARE TO HAVE VERTICAL COMPRESSION STRUTS, SEISMIC BRACING, HANGERS, ETC., AS REQUIRED BY IBC, ASCE 7, AND CISCA 3-4.

3- HEAVY DUTY T-BAR GRID SYSTEM REQUIRED. WITH OF PERIMETER SUPPORTING CLOSURE ANGLE TO BE 2" MINIMUM. ATTACH ONE END OF THE CEILING GRID TO THE CLOSURE ANGLE IN EACH DIRECTION. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON THE CLOSURE ANGLE.

4- SPLAY WIRES AS REQUIRED BY IBC, ASCE 7, AND CISCA 3-4. ALL SPLAY WIRES ARE TO BE IN LINE WITH ATTACHED COMPONENT AND ARE TO BE TIED TIGHT AT EACH END WITH A MINIMUM OF 3 TURNS IN 1-1/2" OF RUN.

5- ANCHOR WIRES ONLY TO STRUCTURAL MEMBERS, NOT TO ROOF DECK OR BRIDGING. WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT, NOT SHALL THEY BE LESS THAN 6" TO ANY UNBRACED HORIZONTAL PIPING OR DUCTWORK. A TRAPEZE OR SIMILAR DEVICE SHALL BE USED WHERE OBSTRUCTIONS OCCUR.

6- SUPPORT ALL RUNNERS AT 8" MAXIMUM FROM WALL OR CEILING DISCONTINUITY.

7- FOUR-WAY DIAGONAL BRACING AND COMPRESSION STRUTS 12'-0" O.C. (144 SQUARE FEET) EACH WAY.

8- PROVIDE CEILING HORIZONTAL RESTRAINT TO THE STRUCTURE ABOVE FOR CEILING AREAS GREATER THAN 1,000 SQUARE FEET TO MINIMIZE DIAPHRAGM LOADS.

9- PROVIDE SEISMIC SEPARATION JOINTS OR FULL HEIGHT PARTITIONS FOR CEILING AREAS GREATER THAN 2,500 SQUARE FEET.

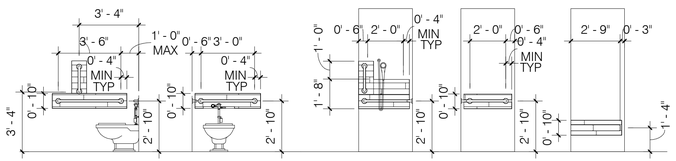
10- CHANGES IN CEILING PLANE ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.

11- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED AND BRACED INDEPENDENT FROM THE SUSPENDED CEILING SYSTEM.

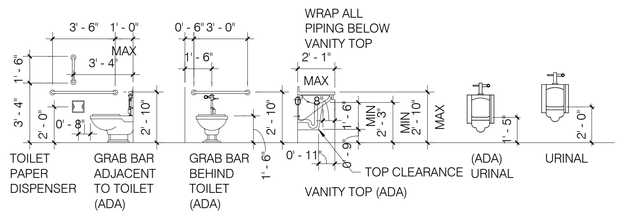
12- PROVIDE 2" OVERSIZE RINGS, SLEEVES OR ADAPTERS THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT FOR AT LEAST 1" MOVEMENT IN ALL DIRECTIONS FOR FIRE SPRINKLER HEADS AND OTHER SIMILAR PENETRATIONS.

13- SPECIAL INSPECTION REQUIRED OF SUSPENDED CEILING SYSTEMS.

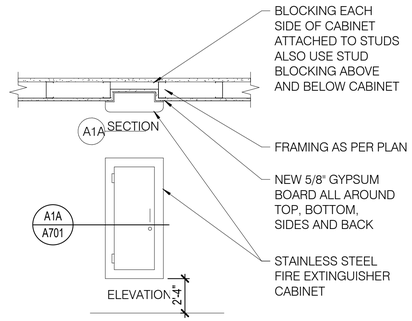
B



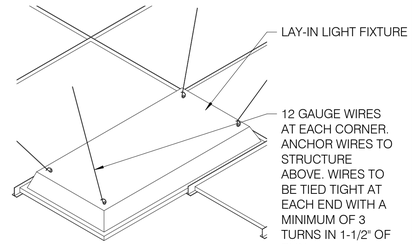
B1 AE701 *TYPICAL BLOCKING DETAILS*
SCALE: 1/4" = 1'-0"



B3 AE701 *TYPICAL ACCESSORY HEIGHTS*
SCALE: 1/4" = 1'-0"

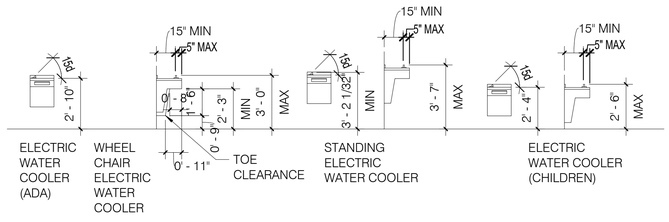


B4 AE701 *SEMI RECESSED FIRE EXTINGUISHER*
SCALE: 3/4" = 1'-0"

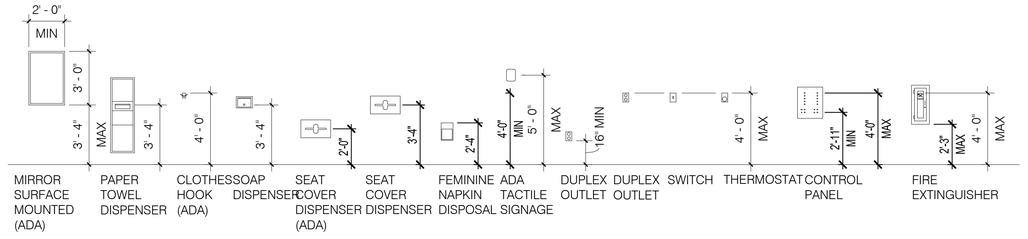


B5 AE701 *SEISMIC LIGHT DETAIL*
SCALE: 1 1/2" = 1'-0"

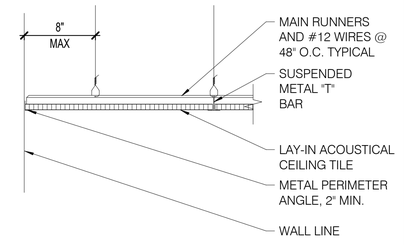
C



C1 AE701 *TYPICAL ACCESSORY HEIGHTS*
SCALE: 1/4" = 1'-0"

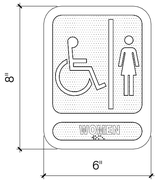


C3 AE701 *TYPICAL ACCESSORY HEIGHTS*
SCALE: 1/4" = 1'-0"



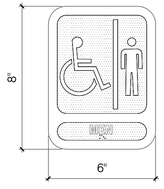
C5 AE701 *ACOUSTICAL CEILING DETAIL*
SCALE: 1 1/2" = 1'-0"

D



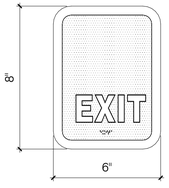
NOTE: ADA COMPLIANT SIGN WITH RADIUS CORNER AND RADIUS BORDER. RAISED COPY AND BRAILLE. "MP" WITH BACKGROUND COLOR TO BE SELECTED BY ARCHITECT.

D1 AE701 *ADA WOMEN SIGN*
SCALE: 3" = 1'-0"



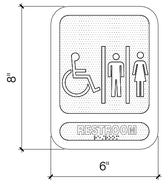
NOTE: ADA COMPLIANT SIGN WITH RADIUS CORNER AND RADIUS BORDER. RAISED COPY AND BRAILLE. "MP" WITH BACKGROUND COLOR TO BE SELECTED BY ARCHITECT.

D2 AE701 *ADA MEN SIGN*
SCALE: 3" = 1'-0"



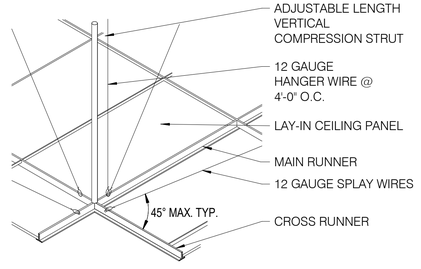
NOTE: ADA COMPLIANT SIGN WITH RADIUS CORNER AND RADIUS BORDER. RAISED COPY AND BRAILLE. "MP" WITH BACKGROUND COLOR TO BE SELECTED BY ARCHITECT.

D3 AE701 *ADA EXIT SIGN*
SCALE: 3" = 1'-0"



NOTE: ADA COMPLIANT SIGN WITH RADIUS CORNER AND RADIUS BORDER. RAISED COPY AND BRAILLE. "MP" WITH BACKGROUND COLOR TO BE SELECTED BY ARCHITECT.

D4 AE701 *ADA RESTROOM SIGN*
SCALE: 3" = 1'-0"



D5 AE701 *SEISMIC CEILING DETAIL*
SCALE: 1 1/2" = 1'-0"

9/8/2022 2:54:55 PM Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt

FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: RDW
CHECKED BY: BCH

REVISIONS

STATE OF UTAH CHRISTOPHER HALL GENTRY 09/08/22 9846051 LICENSED ARCHITECT

PROJECT

COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

TYPICAL AND MISCELLANEOUS DETAILS

AE701

GENERAL STRUCTURAL NOTES

GENERAL

1. The structural notes are intended to complement the project specifications. Specific notes and details in the drawings shall govern over the structural notes and typical details.
2. Typical details and sections shall apply where specific details are not shown.
3. The structural drawings are not all-inclusive and do not contain all dimensions, elevations, openings, mechanical shafts and penetrations needed to build the structure. The contractor shall coordinate these items with the Architectural, Mechanical and Electrical drawings.
4. The contractor shall verify all site conditions and dimensions. If actual conditions differ from those shown in the contract drawings, the contractor shall immediately notify the architect/engineer before proceeding with the fabrication or construction of any affected elements.
5. Omissions or conflicts between the contract drawings and/or specifications shall be brought to the attention of the architect/engineer before proceeding with any work involved. In case of conflict, follow the most stringent requirement as directed by the architect/engineer at no additional cost to the owner.
6. The contractor shall submit a written request to the architect/engineer before proceeding with any changes, substitutions or modifications. Any work done by the contractor before receiving written approval will be at the contractor's risk.
7. The contractor shall coordinate with all trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment, etc. Sizes and locations of mechanical and other equipment that differs from those shown on the contract drawings shall be reported to the architect/engineer.
8. The contractor shall provide adequate shoring and bracing as required for the chosen method of erection. Shoring and bracing shall remain in place until final connections for the permanent members are completed. The building shall not be considered stable until all connections are completed. Walls shall not be considered self-supporting and shall be braced until the roof system is completed.
9. Site observations by BHB Consulting Engineers' field representative shall not be construed as approval of construction procedures nor special inspection.
10. Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings. The structural drawings shall be used in conjunction with the architectural and other consultant's drawings. Some dimensions and elements such as elevations, depressions, slopes, mechanical housekeeping pads, etc. are not shown in the structural drawings. All dimensions shown on structural drawings shall be verified by contractor with architectural, mechanical and electrical drawings.
11. Contractor shall review shop drawings for compliance with contract documents, and stamp shop drawings with review stamp prior to submission to architect for review. Review of shop drawings by BHB Consulting Engineers is for general compliance only and is not intended for approval. The shop drawing review shall not relieve the contractor from the responsibility of completing the project according to the contract documents. Fabrication shall not begin until shop drawings review process is complete. Shop drawings made from reproductions of the contract drawings will be rejected unless the contractor signs a release agreement prior to the shop drawings being reviewed.
12. Only an authorized representative of BHB Consulting Engineers may make changes to these contract drawings. BHB Consulting Engineers shall not be held responsible or liable for any claims arising directly or indirectly from changes made without written authorization by an authorized representative of BHB Consulting Engineers.
13. Bidding, pricing or construction done prior to receiving final building permits from the authorities having jurisdiction is at the contractor's own risk. Changes to the drawings may be required as part of the plan check process. BHB Consulting Engineers will not be held liable for, nor compensate for, changes to these drawings before final jurisdiction approval is obtained.

BASIS OF DESIGN

1. Governing Code — International Building Code 2018
   a. Risk Category — II
2. Snow Loads
   a. Ground Snow Load — P_g = 31 psf
   b. Snow Importance Factor — I_s = 1.0
   c. Snow Exposure Coefficient — C_e = 1.0
   d. Thermal Exposure Coefficient — C_t = 1.0
   e. Roof Snow Load — $P_f = 0.7 * C_e * C_t * I_s * P_g$ = 22 psf plus Snow Drift
3. Rain Loads
   a. Rain Intensity — i = 1.5 in/hr
4. Seismic Loads
   a. Seismic Importance Factor, I_e — 1.0
   b. Seismic Design Category — D
   c. Site Specific Ground Motion Hazard Analysis — Not Required per exceptions in section 11.4.8 of ASCE 7
   d. Mapped Spectral Acceleration — S_s = 1.249g; S_1 = 0.453g
   e. Soil Site Class — D
   f. Soil Site Coefficients — F_a = 1.00; F_v = 1.85
   g. 5% Damped Design Spectral Response Acceleration — $S_{DS} = 2/3 * F_a * S_S$ = 0.833g; $S_{D1} = 2/3 * F_v * S_1$ = 0.558g
   h. Seismic-Force-Resisting System — Light Framed Wood Sheathed Shear Walls
   i. Response Modification Coefficient — R = 6.5
   j. System Over-strength Factor — Ω_0 = 3
   k. Deflection Amplification Factor — C_d = 4
   l. Seismic-Force-Resisting System — Steel Ordinary Moment Frames
   m. Response Modification Coefficient — R = 3.5
   n. System Over-strength Factor — Ω_0 = 3
   o. Deflection Amplification Factor — C_d = 3
   p. Redundancy Factors — ρ_x = 1.0; ρ_y = 1.0
   q. Seismic Response Coefficient — $Cs = S_{DS} * I_e / R$; $Cs = S_{D1} * I_e / (R*T)$
   r. W — Dead Loads of Structure
   s. Base Shear — $Vx = C_s * W$; $Vy = C_s * W$
   t. Analysis Procedure — Equivalent Lateral Force (Static)
5. Wind Loads
   a. Basic Wind Velocity (3 Second Gust) — 102 mph
   b. Exposure Type — C
   c. Internal Pressure Coefficient, GCpi — +/-0.18
   d. Topographic Factor, Kzt — 1.0
   e. Ground Elevation Factor, Ke — 1.0
   f. Components and Cladding Wind Force Table (psf, Strength Design)

Wall Zone	Effective Wind Area for Component (sq ft.)				
	10 sq ft.	20 sq ft.	50 sq ft.	100 sq ft.	500 sq ft.
4	22.8	22.7	22.4	21.8	17.5
5	28.1	27.8	27.2	26.2	17.5

FOUNDATION

1. Soils Report
   a. Author: — CMT Engineering Laboratories
   b. Dated: — August 11, 2020
   c. Project No: — 14908
2. Soil Bearing Pressure — 2,000 psf, on Compacted Structural Fill.
3. Frost Protection — 30" minimum to bottom of footing. Contractor shall field verify that the footing elevations and final grades indicated on the plans will provide the minimum frost protection. The contractor shall notify the architect/engineer if there are any locations where the minimum frost protection might not be achieved prior to placing concrete.
4. Lateral Soil Pressure Fluid Equivalent Density:
   a. Active — 35 pcf (retaining walls)
   b. At Rest — 44 pcf (rigid foundation walls)
   c. Passive — 425 pcf
5. Coefficient of Friction — 0.3

EARTHWORK

1. All footings shall bear on a minimum of 2'-0" of compacted structural fill extending down to suitable natural material. See detail 13/S501.
2. Excavations up to about 15 feet may occur at the site to remove existing non-engineered fill soils, see soils report. For bidding purposes only, the contractor shall include in the bid a unit cost per cubic yard as an "ADD" and a "DEDUCT" where soil removal and replacement varies from the assumed value indicated above.

CONCRETE

1. Materials, unless noted otherwise:
   a. Normal weight aggregates — ASTM C 33
      i. Combined aggregate gradation for slabs on grade and other designated concrete shall be 8% - 18% for large top size aggregates (1.1/2") or 8% - 22% for smaller top size aggregates (1" or 3/4") retained on each sieve below the top size and above the No. 100. The range for the No. 30 and No.50 sieves shall be 8% - 15% retained in each. To avoid gap gradation the following shall occur:
         1. The percent retained on two adjacent sieves shall not fall below 5%.
         2. The percent retained on three adjacent sieves shall not fall below 8%.
         3. When the percent retained on two adjacent sieves is less than 8%, the total retained on either of these sieves and the adjacent outside sieve shall be at least 13%. See ACI 302 Section 5.4.3.3 for more information.
      ii. Maximum Aggregate Size shall not be larger than:
         1. 3.1/2" or 1/5 the narrowest dimension of the forms
         2. 1/3 the depth of the slab
         3. 3/4 the minimum clear spacing between bars
   b. Reinforcing Steel — ASTM 615 Grade 60 (Fy = 60 ksi) Use Grade 40 (Fy = 40 ksi) for field bent dowels with spacings indicated reduced by 1/3.
   c. Deformed Bar Anchors (DBA) — ASTM A496
   d. Headed Stud Anchors (HSA) — ASTM A108
   e. Anchor Rods
      Typical, uno — ASTM F1554, Grade 36, with ASTM A563 heavy hex nuts and hardened washers Grade A
   f. Admixtures:
      i. Air-entraining admixtures shall comply with ASTM C 260 (when used).
      ii. Calcium chloride shall not be added to the concrete mix.
      iii. Water-reducing admixture shall comply with ASTM C 494/C 494M, Type A (when used)
      iv. Retarding admixture shall comply with ASTM C 494/C 494M, Type B (when used).
      v. Water-reducing and retarding admixture shall comply with ASTM C 494/C 494M, Type D (when used).
      vi. High-range, water-reducing admixture shall comply with ASTM C 494/C 494M, Type F (when used).
      vii. High-range, water-reducing and retarding admixture shall comply with ASTM C 494/C 494M Type G (when used).
      viii. Admixture manufacturer shall have ISO 9001 Quality Certification. To ensure compatibility all admixtures shall be from the same manufacturer.
   g. Type I/II cement complying with ASTM C-150 shall be used for all concrete. Cement source shall remain the same for the entire job.
   h. The water/cementitious materials ratios shall meet the requirements of Table 19.3.2.1 of ACI 318-14.
   i. Cementitious Materials – Limit percentage, by weight, of cementitious materials other than portland cement as follows:
      i. Fly Ash - ASTM C618, Class C or F – 35% maximum cementitious content.
      ii. Slag Cement – ASTM C989, Grade 100 or 120 – 50% maximum cementitious content.
      iii. A minimum of 20% of cement shall be replaced with fly ash, slag cement, or a combination of the two. In combination, the maximum replacement shall be 50%, with fly ash not exceeding 25%.
   j. Provide air entraining as recommended by Table 19.3.3.1 of ACI 318-14. Concrete that extends above grade and is exposed to freezing and thawing while moist shall be air-entrained. Concrete in unconditioned spaces shall be considered site concrete.
   k. No aluminum conduit or product containing aluminum or any other material injurious to concrete shall be embedded in concrete.
2. Compressive strengths of concrete at 28 days shall meet the follow performance requirements (see ACI-318-14; Chapter 19):
   a. Footings & Interior Foundation Walls — Strength: 3,000 psi; Classification: F0, S0, W0, C0
   b. Exterior Foundation Walls — Strength: 3,500 psi; Classification: F1, S0, W0, C0
   c. Interior Slabs on Grade — Strength: 3,000 psi; Classification: F0, S0, W0, C0
   d. All Site Concrete with Reinforcement — Strength: 5,000 psi; Classification: F3, S0, W1, C2
   e. All Site Concrete without Reinforcement — Strength: 4,500 psi; Classification: F3, S0, W1, C2
3. Reinforcement for concrete slabs on grade:
   a. 4" thick concrete slab on grade. Reinforce slab with #3 bars at 24" o.c. each way with 1.1/2" max cover below the top surface of the concrete.
4. Only one grade or type of concrete shall be poured on the site at any given time.
5. The contractor shall be responsible for the design, detailing, care, placement and removal of all formwork and shores.
   a. Supporting forms and shoring shall not be removed until structural members have acquired sufficient strength to safely support their own weight and any construction load to which they may be subjected. In no case, however, shall forms and shoring be removed in less than 24 hours after concrete placement.
6. Reinforcement shall have the following concrete cover:

	Clear Cover
a. Cast-in-place Concrete	
i. Cast against and permanently exposed to earth	3"
ii. Formed concrete exposed to earth or weather:	
#6 thru #18 bars	2"
#5 and smaller bars	1.1/2"
iii. Concrete not exposed to weather or in contact with ground:	
Slabs, Walls and their piers, Joists; #11 bars and smaller	3/4"
Beams, Columns: Primary Reinf., Ties, Stirrups, Spirals	1.1/2"

7. Detailing:
   a. At joints, provide reinforcing dowels to match the member reinforcing, unless noted otherwise.
   b. At all discontinuous control or construction slab on grade joints, provide 2 - #4 x 48".
   c. Corner Bars: Provide corner bars at intersecting wall corners using the same bar size and spacing as the horizontal wall reinforcing. Corner bars shall lap the horizontal reinforcing with the required lap splice length. See detail 4/S501.
   d. All vertical reinforcing shall be doweled to footings, or to the structure below with the same size and spacing as the vertical reinforcing for the element above. Dowels extending into footings shall terminate with a 90-degree standard hook and shall extend to within 4" of the bottom of the footing. Footing dowels (#8 bars and smaller) with hooks need not extend more than 20" into footings.
   e. Horizontal wall reinforcing shall terminate at ends of walls and openings into the far end of the jamb column with a 90-degree standard hook. Horizontal wall reinforcing shall be continuous through construction and control joints.
   f. See detail 8/S501 for reinforcing around miscellaneous openings (8" to 36" wide). For openings wider than 36", contact the engineer. All recesses that interrupt reinforcing shall be reinforced the same as an opening.
8. Construction Joints, Control (Contraction) Joints:
   a. Construction joints in all horizontal and vertical construction joints including between top of footing and foundation walls shall be intentionally roughened to a full amplitude of approximately 1/4". The laitance on the concrete (thin, flaky layer of hardened, weakened hydrated cement) shall be mechanically removed from the surface after the concrete has achieved final set. Construction joints in slabs on grade shall not exceed a distance of 125'-0" o.c. in any direction.
   b. Control joints shall be installed in slabs on grade so the length to width ratio of the slab is no more than 1.25:1. Control joints shall be completed as soon as final set is achieved and it is okay to operate the cutter on the slab. Final set is typically achieved within the first 4 to 12 hours after the slab has been finished in an area (depending on weather conditions and concrete hydration rate; 4 hours in hot weather to 12 hours in cold weather). For early entry saw cutting, joints should be cut within the first 1 to 4 hours (depending on weather conditions and concrete hydration rate; 1 hour for hot weather and 4 hours for cold weather). Where saw cut joints cannot be cut along the entire projected length of the joint, a 90-degree hand grinder or other tool shall be used to complete the joint. Control joints may be installed by:
      i. Saw cut a depth of 1/4 the thickness of the slab (1.1/4" ± for early entry saws) minimum.
      ii. Tooled joints a depth of 1/4 the thickness of the slab
9. Construction
   a. Use chairs or other support devices recommended by the CRSI to support and tie reinforcement bars prior to placing concrete. Reinforcing steel for slabs on grade shall be adequately supported. Support reinforcing steel of slabs on grade with precast concrete units. Lifting the reinforcing off the grade during placement of concrete is not permitted.
   b. Concrete to be mechanically consolidated during placement per ACI standards.
   c. Contractor shall coordinate placement of all openings, curbs, dowels, sleeves, conduits, bolts, inserts and other embedded items prior to concrete placement.
   d. All embeds, anchors and dowels shall be securely tied to formwork or to adjacent reinforcing prior to the placement of concrete.
   e. No pipes, ducts, sleeves, etc shall be placed in structural concrete unless specifically detailed or approved by the structural engineer. Penetrations through walls when approved shall be built into the wall prior to concrete placement. Penetrations will not be allowed in footings or grade beams unless detailed. Piping shall be routed around footings and grade beams and unless detailed. Footings shall be stepped to avoid piping.
   f. Reinforcing Bars shall not be welded. Do not substitute reinforcing bars for DBAs or HSAs.

POST-INSTALLED ANCHORS

1. General Post-Installed Anchor Notes
   a. Do not install adhesive anchors in concrete if less than 21 days old; do not install mechanical anchors, screw anchor or powder actuated anchors in concrete less than 7 days old. Contractor must obtain written approval from the engineer to install prior to these time periods. Do not apply full load to anchors until concrete has reached 28-day compression strength.
   b. Anchors or adhesives specified in details shall be provided; alternative anchors or adhesives may be used if the contractor provides calculations demonstrating that the alternative can achieve the performance values of the specified product. These calculations, along with an ICC-ES ESR or IAPMO-UES ER approval for use in cracked concrete and compliant with the specified codes herein, must be submitted to the structural engineer prior to use.
   c. Follow all the manufacturer's recommendations and certification testing reports for anchor installation. See specific anchors below for more information.
   d. No anchor shall be installed within 1.5 anchor rod diameters of an abandoned hole that has been filled with non-shrink grout; increase distance to 3 anchor rod diameters when the abandoned hole has not been filled.

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS

PROFESSIONAL ENGINEER — No. 11102949 — ALEXANDER PIKET — STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

GENERAL STRUCTURAL NOTES

S001

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:24 PM

GENERAL STRUCTURAL NOTES

2. Adhesive Anchors
   a. For anchors in concrete, the adhesives shall be divided into two groups: Standard Adhesives and High Strength Adhesives. Standard adhesives can be used in general applications when details reference the "Standard Adhesive Embedment Schedule" on sheet S601. High Strength adhesive groups will be specified for the particular application in the drawings and details. When a High Strength Adhesive is specified, the contractor has the option to use any of the adhesives in the High Strength group. When a Standard Adhesive is specified, the contractor has the option to use any of the adhesives in either group. See below for the acceptable adhesives in each group.
      i. Standard Adhesive Group for anchors in concrete includes the following adhesives:
         1. SET-XP (ICC-ES ESR-2508) by Simpson Strong-Tie
         2. Pure 50+ (ICC-ES ESR-3576) by Dewalt
         3. AC100+ Gold (ICC-ES ESR-2582) by Dewalt
         4. HIT-RE 100 (ICC-ES ESR-3829) by Hilti, Inc.
      ii. High Strength Adhesive Group for anchors in concrete includes the following adhesives:
         1. SET-3G (ICC-ES ESR-4057) by Simpson Strong-Tie
         2. Pure 110+ (ICC-ES ESR-3298) by Dewalt
         3. AC200+ (ICC-ES ESR-4027) by Dewalt
         4. HIT-RE 500-V3 (ICC-ES ESR-3814) by Hilti Inc.
         5. HIT-HY 200 (ICC-ES ESR-3187) by Hilti Inc.
   b. Adhesive shall be within the manufacturer's recommended life time and prior to expiration date. Do not use adhesive that has not been stored per manufacturer's recommendations or may have experienced freeze thaw cycles or extreme heat.
   c. Do not install adhesive anchor in wet or damp hole unless product is approved for such conditions without strength reduction. Do not install adhesive anchors if concrete temperature is below 50-degree F unless adhesive is approved for lower temperature without strength reduction. Refer to manufacturer's published installation instructions.
   d. Follow all the manufacturer's recommendations and certification testing reports regarding hole cleaning prior to adhesive installation. All holes shall be drilled with ANSI standard bits designed for concrete. Diamond core drilled holes are not allowed unless indicated in specific details or approved by the structural engineer prior to use.

3. Mechanical Anchors
   a. For concrete, the mechanical anchor shall be Kwik Bolt TZ (ICC-ES ESR-1917) by Hilti Inc., Strong-Bolt 2 (ICC-ES ESR-3037) by Simpson Strong-Tie Inc. or Power-Stud+ SD2 (ICC-ES ESR-2502) by Dewalt.

4. Screw Anchors
   a. For concrete, the screw anchors shall be Titen HD (ICC-ES ESR-2713 for concrete only) by Simpson Strong-Tie, or Screw-Bolt + (ICC-ER ESR-3889 for concrete only) by DeWalt or Kwik HUS-EZ (ICC-ES ESR-3027 for concrete only) by Hilti Inc.

5. Powder Actuated Fasteners
   a. For fasteners driven into steel (except at metal decks), concrete. or concrete over metal deck, the fastener shall be X-U P8 TH Universal Knurled Shank Fastener (ICC-ES ESR-2269) by Hilti Inc., PDPA (ICC-ES ESR-2138) by Simpson Strong-Tie Inc. or 8mm Head Spiral CSI Drive Pin (ICC-ES ESR-2024) by Dewalt.

MASONRY VENEER

1. Masonry veneer shall be attached to steel stud and wood stud walls with *Dur-O-Wal* D/A 213 seismic veneer anchors or *Hohmann & Barnard* DW-10 or DW-10HS seismic veneer anchors (or equal) spaced at 16" o.c. Veneer anchors shall be attached to studs with #10 corrosion resistant self-drilling screws. Attach the veneer to the anchors with *Dur-O-Wal* Seismic Steel Pintles or *Hohmann & Barnard* 3/16" Ø Byna-Tie with Seismiclips (or equal) spaced at a maximum of 16" o.c. in both directions. Anchor ties shall engage to a galvanized No. 9 gauge horizontal joint reinforcement wire in the veneer, which shall be continuous and shall be placed at 16" o.c. maximum at the center of the veneer. At walls with rigid insulation use Hohmann & Barnard X-SEAL S.I.S. veneer anchors.

2. Other methods of attachment may be used after written acceptance by the architect and structural engineer.

3. Steel Lintels: Provide steel angle lintels at all openings through the masonry veneer. Provide 1" of bearing for each foot of width of opening with a minimum bearing of 6". See the "Veneer Lintel Schedule" on sheet S-601 for size. Steel lintel angles shall be galvanized at all exterior conditions where exposed to weather.

STRUCTURAL STEEL

1. Material:

a. Wide Flange Sections	ASTM A992 (50 ksi)
b. All Thread Rods, Other Shapes & Plates	ASTM A36 (36 ksi)
c. Square or Rectangular HSS	ASTM A500 (50 ksi) Grade C or ASTM A1085 (50ksi)
d. Deformed Bar Anchors (DBA)	ASTM A496
e. Headed Stud Anchors (HSA)	ASTM A108
f. Non-Metallic Shrinkage Resistant Grout	ASTM C 1107
g. Anchor Rods Typical, uno	ASTM F1554, Grade 36, with ASTM A563 heavy hex nuts and ASTM F436 hardened washers Grade A
h. Bolted Connections:	ASTM F3125 Grade A325 with ASTM A563 nuts and ASTM F436 hardened washers.

2. Fabrication and construction shall comply with the latest edition of the following Codes and Standards:
   a. American Institute of Steel Construction (AISC), "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings," with "Commentary".
   b. AISC "Code of Standard Practice" excluding the following: Section 3.2, Section 4.4, Section 4.4.1,
   c. AISC "Specification for Structural Joints Using High-Strength Bolts"
   d. American Welding Society (AWS), Structural Welding Code (specific items do not apply when they conflict with the AISC requirements).
   e. AISC "Seismic Provision for Structural Steel Buildings"- ANSI/AISC 341

3. Welding
   a. Field weld flags that have been put in these documents are for suggestion only. The contractor has the option to substitute shop welding for field welding or vice versa. The steel fabrication and steel erection drawings must clearly distinguish between shop welds and field welds prior to any work being performed.
   b. Steel fabricators shall indicate the shop welds that are excluded from their bids. Steel erectors shall indicate the field welds that are excluded from their bids. It is the responsibility of the contractor to coordinate shop welding and field welding with the appropriate subcontractors.
   c. All welding and cutting shall be performed by AWS certified welders.
   d. Use E-70 XX (58 ksi yield, 70 ksi tensile) unless noted otherwise.
   e. All intersecting steel shapes which are not bolted shall be connected by a fillet weld all around, unless noted otherwise. Where fillet weld sizes are not shown they shall be 1/16" less than the thinnest of the connected parts for thicknesses 1/4" and larger. Fillet welds on plates less than 1/4" shall be of the same size as the thinnest of the connected part.
   f. Reinforcing Bars: Do not weld rebar. Do not substitute reinforcing bars for deformed bar anchors (DBAs), machine bolts, or headed stud anchors (HSAs).
   g. Do not weld anchor bolts, including "tack" welds.
   h. Headed Stud Anchors (HSAs) welding and deformed bar anchor welding shall conform to the manufacturer's specifications.

4. Bolted Connections:
   a. Use bolts for steel to steel connections, as noted herein or as noted on the drawings. Bolts shall be used in connections for simple span framing and beam (or girder) to bearing plate connections. Tighten bolts to a snug tight condition. At connections of beams marked as 'SRE' on the drawings, bolts shall be pretensioned per AISC 360 and tightened by the turn of the nut, calibrated wrench, or direct tension indicator method. Alternate fastener designs as defined by AISC shall be submitted to the engineer for review and acceptability prior to installation. See sheet S601.
   b. Use hardened washers beneath the turned element of all bolts or nuts. Use hardened beveled washers, to compensate for the lack of parallelism, where the outer face of the bolted parts has a slope greater than one in twenty with respect to the plane normal to the bolt axis. At oversized holes hardened washers or plates shall conform with ASTM F-436 and shall completely cover the slot after installation.
   c. Where a steel to steel beam connection is not shown, provide a standard AISC framed connection for one half the total uniform load capacity of the beam for the span and steel specified.
   d. Bolts, nuts and washers shall not be reused.

5. Steel Lintels: Provide steel angle lintels at all openings through masonry veneer. Provide 1" of bearing for each foot of width of opening with a minimum bearing of 6". See the "Veneer Lintel Schedule" on sheet S601 for size. Steel lintel angles shall be galvanized at all exterior conditions where exposed to weather.

6. Provide baseplate anchor rod connections to concrete elements that correlate with ACI 117. Circular or square washers are acceptable:

ANCHOR ROD DIAMETER	HOLE DIAMETER	WASHER SIZE	WASHER THICKNESS (MIN)
3/4"	1.5/16"	2"	1/4"
7/8"	1.9/16"	2.1/2"	5/16"
1"	1.7/8"	3"	3/8"
1.1/4"	2.1/8"	3.1/2"	1/2"
1.1/2"	2.3/8"	4"	1/2"
1.3/4"	2.7/8"	4.1/2"	5/8"
2"	3.1/4"	5"	3/4"
2.1/2"	3.3/4"	5.1/2"	7/8"

7. Provide full-depth web-stiffener plates at each side of all beams at all bearing points. Stiffener plates shall be the thickness called out below unless noted otherwise and shall be welded both sides with fillet welds all around:

FLANGE WIDTH	STIFFENER THICKNESS	WELD SIZE
Less than 8.1/4"	1/4"	3/16"
8.1/4" to 12.1/4"	3/8"	1/4"
12.1/4" to 16.1/2"	1/2"	5/16"
16.1/2" to 20.3/4"	5/8"	3/8"

WOOD

1. Materials:
   a. Dimensional Lumber
      i. All dimensional lumber shall be #2 Douglas Fir-Larch or better unless noted otherwise.
   b. Engineered Lumber
      i. Engineered lumber shall be provided by manufacturer of the products specified on these structural drawings. If an alternative manufacturer is proposed, the contractor shall submit a revised engineered lumber list, prior to construction, that includes the following information:
         1. Specified lumber product as indicated on these structural drawings
         2. Proposed substitution lumber product
         3. Documentation that includes a comparison of the section properties and material strengths of the proposed substitution lumber product compared to that of the specified lumber product.
      ii. Laminated Veneer Lumber (LVL) shall be Micro-Lam 1.9E by Trus-Joist Corporation, Versa-Lam 2.0E Boise Cascade Corporation, RedLam 2.0E by RedBuilt, SolidStart LVL 2.0E by LP Corporation or RigidLam 2.0E by Roseburg or an approved equal.
      iii. Rimboard shall be TimberStrand LSL Rim Board by Trus-Joist Corporation, Versa-Rim by Boise Cascade Corporation, SolidStart LSL by LP Corporation, LSL or LVL Rim Board by RedBuilt or OSB RigidRim RimBoard by Roseburg (Rimboard shall be 1.1/8" thick, minimum), Rimboard LSL by RedBuilt or an approved equal.
      iv. All required blocking bridging and bracing shall be provided by joist manufacturer and installed by contractor. All penetrations through the joists shall be done per manufacturers' recommendations and requirements.
   c. Sheathing
      i. Wood sheathing shall meet the minimum performance criteria given in APA PRP-108, Performance Standards and Policies for Structural-Use Panels, Form E445, Voluntary Product Standard PS 1 & PS 2 and Performance Standard for Wood-Based Structural-Use Panels, Form S350, and Structural Plywood, Form H860. Panels shall be unsanded plywood or oriented strand board (OSB) and shall be interior grade with exterior glue and have the minimum following thickness and span rating indicated in the "Sheathing Schedule at Roof and Floor" on sheet S602.
   d. Fasteners
      i. General framing and carpentry shall be connected as per "Minimum Nailing Schedule" on sheet S602 unless noted otherwise.
      ii. All fasteners, including nails, for preservative-treated and fire retardant-treated wood shall be hot-dipped zinc-coated galvanized steel or stainless steel.
      iii. Bolts for general wood to wood connections shall be ASTM A307A or A36 with ASTM A563A hex nuts and ATSM F844 washers, Grade A, unless noted otherwise.
   e. Framing connectors:
      i. All framing anchors, connectors, post caps, hold downs, column bases, joist hangers, etc. shall be provided by Simpson Strong-Tie as indicated on these plans. If the contractor elects to substitute for another manufacturer, the contractor shall submit a revised connector list, prior to construction, that includes the following information:
         1. Specified connector indicated on these plans
         2. Requested substitution connector
         3. Allowable capacity of the requested substitution connector

2. All wood (with the exception of engineered lumber) in contact with concrete, masonry or soil shall be pressure treated.

3. At floor framing, provide approved bridging at 8'-0" o.c. maximum between joist end supports for dimensional lumber members with a nominal depth-to-thickness ratio exceeding 6 to 1. Bridging shall consist of not less than full-depth solid blocking, 1" x 3" diagonal lumber with double nailing at each end, equivalent metal bracing or equal rigidity, or other approved bridging.

4. Built-up beams and columns shall be constructed as per "Built-up Wood Member Detail" on sheet S511 unless noted otherwise.

5. All walls shall have a minimum of two top plates. Splices in top plates shall be staggered a minimum of 4 ft from the nearest splice in adjoining top plate.

PRE-FABRICATED METAL PLATE WOOD TRUSSES

1. The Pre-fabricated metal plate wood trusses shall be designed, signed, and sealed by a Professional Engineer registered in the same state as the project location. They shall be designed to support the concentrated and other distributed loads as shown on the framing plans in addition to the following uniform loads:
   a. Dead Load (Top Chord)= 10 psf
   b. Dead Load (Bottom Chord)= 10 psf
   c. Snow Load (Top Chord)= 22 psf
   42 psf Total Load
   Coordinate the design with all mechanical equipment, fire sprinkling systems and hanging walls supported by the trusses. Provide extra trusses where required.

2. Design all wood trusses and bearing attachments for wind uplift. Assume a dead load of 8 psf to resist uplift.

3. Where the parapet is required to be built into the truss profile, design the parapet for an ultimate wind load of 50 psf in either direction.

4. Refer to architectural drawings for truss profile. Detailing and shop drawing production for prefab metal plate wood trusses will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings. The structural drawings shall be used in conjunction with the architectural and other consultant's drawings. Some dimensions and elements such as elevation and slopes are not shown in the structural drawings. All dimensions shown on structural drawings shall be verified by contractor with architectural drawings. Coordinate roof slope with architectural roof plan, sections and elevations.

5. All truss-to-truss connections shall be designed and provided by the truss manufacturer.

6. Design, handling, erection, and permanent bracing of metal plate connected wood trusses shall be in accordance with ANSI/TPI-1, National Design Standard for Metal Plated Connected Wood Truss Construction.

7. Steel Connector Plates: All steel gusset plates shall be galvanized and shall be approved by the "Research Committee for the International Code Council". Submit a copy of the ICC Report for the connector plate used. Values established by this committee must be indicated on the shop drawings.
   a. Stress increases for steel connector plate values for duration of load are not allowed.
   b. The minimum size for any connector shall be 8 square inches (not required at truss blocking).
   c. All steel gusset plates shall be located on the joint as the stresses require and shall provide a minimum bite of 2.1/2" length on all tension members (not required at truss blocking).
   d. All steel plate dimensions shall be increased by 10% above that required by analysis.
   e. Plates shall be pressed or rolled into member to obtain full penetration without crushing the outer surfaces of wood.

8. No wane, knots, skips, or other defects shall occur in the plated contact area or scarfed area of web members. Plates shall be centered with one required each side of wood truss

9. The trusses shall be handled and stored in a manner to prevent moisture from being absorbed by the wood.

10. Requirements for truss stability and erection shall comply with the Truss Plate Institute publications entitled "Commentary and Recommendations for Bracing Wood Trusses" and "Commentary and Recommendations for Handling and Erecting Wood Trusses." The contractor shall have copies of these publications on site and shall be familiar with their contents.

11. Shop Drawings: Complete calculations and shop drawings indicating all member forces, stresses, duration factors, lumber grades, dimensions, truss to truss connections, steel truss plate sizes and locations shall be submitted and reviewed by the engineer before fabrication. Each connector shall be dimensioned on the shop drawings as to its exact location at the joint.

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS

PROFESSIONAL ENGINEER
No. 11702949
ALEXANDER PIKET
STATE OF UTAH
09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

GENERAL STRUCTURAL NOTES

S002

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:26 PM

REQUIREMENTS FOR SPECIAL INSPECTION, MATERIAL TESTING, AND STRUCTURAL OBSERVATION

STATEMENT OF SPECIAL INSPECTION AND QUALITY ASSURANCE

Special inspection and quality assurance (including structural testing), as required by section 1704 and 1705 of the 2018 IBC, shall be provided by an independent agency employed by the owner for the items in this section and other areas of the approved construction documents, unless waived by the building official.	
The names and credentials of the Special Inspectors to be used shall be submitted to the Building Official for approval.	
Responsibilities of the Special Inspector	
	Special Inspector shall review all work listed in the special inspection schedules herein for conformance with the approved construction plans, specifications and 2018 IBC.
	Testing and inspection reports shall be sent on a weekly basis to the architect, engineer, building official and contractor for review. All items not in compliance shall be brought to the immediate attention of the contractor for correction, and if uncorrected, to the architect, engineer and building official.
	Once corrections have been made by the contractor, the special inspector shall submit a final signed report to the building official stating that the work requiring special inspection was, to the best of the special inspector's knowledge, in conformance with the approved construction plans, specifications and 2018 IBC.
Responsibilities of the Contractor	
	The contractor shall submit a written statement of responsibility to the owner and the building official prior to the commencement of work in accordance with 2018 IBC section 1704.4. This statement shall indicate that the contractor will coordinate and cooperate with the required inspections contained herein.
	The contractor shall notify the designated special inspector that work is ready for inspection at least 24 hours before said inspection is required.
	All work requiring special inspection shall remain open and accessible until it has been observed by the special inspector and deemed acceptable through inspection report.
	Special inspection during fabrication is not required if the fabricator is registered and approved by the authority having jurisdiction to perform such work without special inspection. Upon completion of fabrication, the approved fabricator shall submit a certificate of compliance for submittal to the building official.
	The contractor shall be responsible for their own quality control including materials, fabrication, erection, etc.

SOILS CONSTRUCTION INSPECTIONS

Soils (2018 IBC Section 1705.6)

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Site Preparation	-	X	Verify that the site has been prepared in accordance with the soils report prior to placement of prepared fill.
Fill Material	X	-	Verify that the material being used, the maximum lift thickness and the in-place dry density of the compacted fill material comply with the soils report during placement and compaction of the fill material during placement and compaction.
Continuous Footing Backfill: at least one test for each 40 linear feet or less of wall length, but no fewer than 2 tests.	-	X	At each compacted backfill layer.
Spot Footing Backfill: Minimum of one compaction test for each lift for each spot footing.	-	X	At each compacted backfill layer.

CONCRETE CONSTRUCTION INSPECTIONS

Concrete (2018 IBC Section 1705.3, Table 1705.3, and Section 1705.12) The following concrete elements require special inspection:

All concrete footings, all concrete walls, including foundation walls, interior concrete slab-on-grade and concrete piers.

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Protection of concrete during cold and hot weather	-	X	
Verify materials used including use of the required mix design	-	X	Verify mix design meets strength and exposure requirements listed on General Structural Notes
Formwork	-	X	Verify shape, location and member dimensions
Bolts installed in concrete	X	-	Inspection of anchors or embeds cast in concrete is required when allowable loads have been increased or where strength design is used. Prior to and during concrete placement.
Embeds and Inserts installed in concrete	X	-	Prior to and during concrete placement.
Concrete reinforcing steel placement	-	X	Verify that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Concrete placement and samples	X	-	Cylinders, slump, temperature and air-entrainment shall be done for every 150 cubic yards or each day's production if the day's production is less than 150 cubic yards nor less than once for each 5000 sq. ft of surface area for slabs and walls.

STEEL BOLTED CONSTRUCTION INSPECTIONS

Where special inspections are listed under "Random Basis", special inspection of elements and items shall be performed on a random basis. Operations need not be delayed pending these inspections. Where special inspection items are listed under "Every Element", special inspection shall be performed for each element, joint, or member, as applicable based on the task listed below.

High Strength bolted connections (2018 IBC section 1705.2.1, section 1705.12.1 and section 1705.13.1 and AISC 360-16 Chapter N and AISC 341-16 Chapter J)

ITEM FOR VERIFICATION & INSPECTION	INSPECTION PLAN		COMMENTS
	Every Element	Random Basis	
Inspection Tasks Prior to Bolting			
Manufacturer's certifications available for fastener materials	X	-	
Fasteners	-	X	Marked in accordance with ASTM requirements
Proper fasteners selected for the joint detail	-	X	Including grade, type, bolt length if threads are to be excluded from shear plane.
Proper bolting procedure selected for joint detail	-	X	
Connecting elements	-	X	Including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	-	X*	Not required if only snug-tight joints are specified per [Section N5.6(1) of AISC 360-16]) Special Inspector shall document the work has been performed in accordance with the contract documents, either in the shop or field, including noncompliant work and whether that work has been satisfactorily repaired.
Proper storage	-	X	Storage provided for bolts, nuts, washers and other fastener components
Inspection Tasks During Bolting			
Fastener assemblies, of suitable condition	-	X	Verify that fasteners placed in all holes and washers (if required) are positioned as required.
Joint	-	X	Verify that joint brought to the snug-tight condition (min) unless noted otherwise.
Fastener component	-	X	Verify that fastener component not turned by the wrench prevented from rotating
Pretensioned Fasteners	-	X	Verify that pretensioned fasteners are pretensioned in accordance with the RCSC *Specification*, progressing systematically from the most rigid point toward the free edges (Not required if only snug-tight joints are specified per [Section N5.6(1) of AISC 360-16]; Not required for pretensioned joints using turn-of-the-nut method with match-marking, direct-tension-indicators or twist-off type tension control bolt methods)
Inspection Tasks After Bolting			
Document acceptance or rejection of each bolted connection	X*	-	Special Inspector shall document the work has been performed in accordance with the contract documents, either in the shop or field, including noncompliant work and whether that work has been satisfactorily repaired.

*Required for elements designated in these structural drawings as "Seismic Resisting Elements – SRE".

STEEL WELDED CONSTRUCTION INSPECTIONS

Definition of Terms

Where special inspections are listed under "Random Basis", special inspection of elements and items shall be performed on a random basis. Operations need not be delayed pending these inspections. Where special inspection items are listed under "Every Element", special inspection shall be performed for each element, joint, or member, as applicable based on the task listed below.

Structural Welding (2018 IBC section 1705.2 and section 1705.12.1 and section 1705.13.1 and AISC 360-16 Chapter N and AISC 341-16 Chapter J)

ITEM FOR VERIFICATION & INSPECTION	INSPECTION PLAN		COMMENTS
	Every Element	Random Basis	
Inspection Tasks Prior to Welding			
Welding procedures specifications and manufacturer certifications for welding consumables shall be available	X	-	Welding procedures shall be submitted to the Engineer of Record for review.
Material identification (type/grade)	-	X	
Welder identification system	-	X	Verify there is a system in place to identify the welder who has welded a joint or member.
Fit-up of groove welds	X*	X	Including joint geometry, joint preparation, dimensions, cleanliness, tacking and backing type and fit.
Configuration and finish of access holes	-	X	
Fit-up of fillet welds	X*	X	Including alignment, gaps at root, dimensions, cleanliness and tacking.
Check welding equipment	-	X	
SRE Welds and Demand Critical Welds	X	-	Provide manufacturer's certifications that the filler metal meets the supplemental notch toughness requirements, as indicated in these documents. When the filler metal manufacturer does not supply such supplemental certifications, the fabricator or erector, shall have the necessary testing performed and provide the applicable test reports to the Engineer of Record for review.

*Required for elements designated in these structural drawings as "Seismic Resisting Elements – SRE". May be reduced from 'Every Element' to 'Random Basis' after ten satisfactory welds have been completed. Subsequently, the inspector may change the requirements from 'Random Basis' to 'Every Element' and vice versa at their discretion.

Inspection Tasks During Welding			
Use of qualified welders	-	X	
Control and handling of welding consumables	-	X	Including packaging and exposure control
Cracked tack welds	-	X	Verify no welding over cracked tack welds.
Environmental conditions	-	X	Including wind speed within limits and precipitation and temperature
WPS followed	-	X	Including settings on welding equipment, travel speed, selected welding materials, shielding gas type/flow rate, preheat applied, interpass temperature (min./max.) maintained, proper position (F, V, H, OH)
Welding techniques	-	X	Including interpass and final cleaning, each pass within profile limitations, each pass meets quality requirements
Inspection Tasks After Welding			
Welds cleaned	-	X	
Size, length and location of welds	X	-	
Welds meet visual acceptance criteria	X**	-	Including crack prohibition, weld/base-metal fusion, crater cross section, weld profiles, weld size, undercut and porosity.
Arc strikes, k-area, weld access holes for flanges greater than 2", backing removed and weld tabs removed (if required), repair activities	X**	-	When welding of doubler plates, continuity plates, or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3" of the weld.
Ultrasonic testing (UT) for complete-joint-penetration (CJP) groove welds, partial penetration groove welds when used in column splices, and welds subject to fatigue	-	X	Perform UT on 10% of welds subject to transversely applied tension loading in butt, T- and corner joints, in material 5/16" thick or greater. For materials less than 5/16" thick, ultrasonic testing is not required. The UT rate must be increased to 100% if the rejection rate exceeds 5% of the welds tested. See Sections N5.5d and N5.5f for more information.
Placement of reinforcing or contouring fillet welds	X**	-	
Ultrasonic testing (UT) for base metal thicker than 1.1/2", loaded in tension in the through-thickness direction in T- and corner-joints where the connected material is greater than 3/4" and contains CJP groove welds	X**	-	Provide UT for discontinuities found within t/ 4 of the steel surface shall be accepted or rejected based on criteria of A.W.S. D1.1/D1.1M Table 6.2 where 't' is the thickness of the part subjected to tension load. All deficient welds shall be corrected and tested at no additional cost to the owner.
Document acceptance or rejection of each welded joint or member	X**	-	

** Required for elements designated in these structural drawings as "Seismic Resisting Elements – SRE". All welding inspections and nondestructive testing shall satisfy the requirements above and AWS D1.8/D1.8M. The Inspector shall document the work has been performed in accordance with the contract documents, either in the shop or field, including noncompliant work and whether that work has been satisfactorily repaired.

WOOD CONSTRUCTION INSPECTIONS

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Prefabricated metal plate wood trusses (2018 IBC Sections 1704.2.5, 1705.5.2, 1705.11.1, and 1705.12.2)			
Shop fabrication of trusses	-	X	Verify that detailed fabrication and quality control procedures exist that provide a basis of inspection control of the workmanship and the fabricator's ability to conform to approved construction documents and referenced standards.
Wood trusses with overall heights or 60 inches or greater and/or wood trusses clear spanning 60 feet or greater	-	X	Verify temporary (during construction) and permanent restraint/bracing of truss members is in accordance with the approved truss submittal package.
Wood diaphragms and shear walls (2018 IBC Sections 1705.5, 1705.11.1 and 1705.12.2)			
All wood diaphragms and shear walls with sheathing fastener spacing at panel edges is equal to or less than 4" o.c.	-	X	Verify wood panel sheathing, grade, thickness and nominal size of framing members, adjoining panel edges, nailing, bolting, anchoring (including hold downs) and other fastening of components within the lateral force resisting system.

POST-INSTALLED ANCHOR INSPECTIONS

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Post-Installed Anchors and Reinforcing Bars (2018 IBC Section 1705.1.1)			
Adhesive Anchors and Reinforcing Bars	X	-	Special inspection shall be performed per manufacturer's requirements and approved ICC-ES reports noted in POST-INSTALLED ANCHOR section of the General Structural Notes prior to installation of epoxy and anchor rod. If the anchor is not installed in a horizontal, upwardly inclined or overhead orientation meant to resist sustained tension loads, special inspection may be reduced to a periodic frequency.
Mechanical Anchors and Screw Anchors	-	X	Special inspection shall be provided per manufacturer's requirements and approved ICC-ES reports noted in POST-INSTALLED ANCHOR section of the General Structural Notes prior to installation of mechanical or screw anchor.

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS

PROFESSIONAL ENGINEER No. 11702949 ALEXANDER PIKET STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

SPECIAL INSPECTIONS

S003

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360:///210345_Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:29 PM

REQUIREMENTS FOR SPECIAL INSPECTION, MATERIAL TESTING, AND STRUCTURAL OBSERVATION

NON-STRUCTURAL COMPONENT CONSTRUCTION INSPECTIONS

Architectural Components located in Seismic Design Categories C, D, E and F (2018 IBC Sections 1705.12.5 and 1705.12.7)

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Exterior cladding, and exterior veneer	-	X	Verify attachments of exterior metal clad fastening systems, drift clips, veneer support angles and attachments, and all masonry, stone or rain screen seismic attachments.
Erection and fastening of interior and exterior nonbearing walls	-	X	Verify appropriate materials, fasteners and attachment at commencement of work and at completion. (Not required if <30 feet or for interior walls < 15 psf.)

Mechanical and Electrical Components located in Seismic Design Categories C, D, E and F (2018 IBC Sections 1705.12.4 and 1705.12.6)

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Anchorage of emergency or standby power systems	-	X	Verify that anchorage complies with approved construction documents.
Designated seismic systems	-	X	Verify that manufacturer's certificate of compliance conforms to the requirements of Section 13.2 of ASCE 7-16. Verify that the label, anchorage or mounting conforms to the manufacturer's certificate of compliance.

STRUCTURAL OBSERVATION PROGRAM

If structural observations are required, they shall be done by the Engineer of Record or an approved subordinate at the stages of construction listed in the Construction Notification Phases section of these notes. At the conclusion of the project, the designated structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that to the best of the structural observer's knowledge have not been resolved (See IBC 2018 1704.6).

STRUCTURAL OBSERVATION PROGRAM REQUIRED BY CODE:	YES	NO
		X

CONSTRUCTION MILESTONE SCHEDULE

CONTRACTOR TO NOTIFY ENGINEER AT THE FOLLOWING CONSTRUCTION PHASES:	
CONCRETE	
Footings, stem walls and piers	Prior to pouring concrete
STEEL	
Roof framing	After substantial portion of framing is erected
MASONRY	
Masonry walls	Prior to pouring grout
WOOD	
Wall framing	After substantial portion of framing is completed
Roof framing	After substantial portion of framing is completed
Wood shear walls	After substantial portion of framing is completed and prior to covering either side of shear walls
Wood roof sheathing	After substantial portion of framing is completed and prior to roofing

DEFERRED SUBMITTALS

For the purposes of this section, deferred submittals are defined as per section 107.3.4.1 of the IBC 2018. Submittal documents for deferred submittal items shall be submitted to the engineer, architect and building official for their review for general conformance with the design of the building.

DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE

Prefabricated metal plate wood trusses

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS

PROFESSIONAL ENGINEER
No. 11702949
ALEXANDER PIKET
STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

STRUCTURAL

SPECIAL INSPECTIONS

S004

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:30 PM

LEGENDS AND ABBREVIATIONS

LEGEND OF MARKS AND ABBREVIATIONS

AB	ANCHOR BOLT(S)	k	KIP(S) = 1000 POUNDS
ABV	ABOVE	KLF	KIPS PER LINEAL FOOT
ALT	ALTERNATE	KSF	KIPS PER SQUARE FOOT
APPROX	APPROXIMATE		
ARCH	ARCHITECT(URAL)	LBS	POUNDS
		LF	LINEAL FOOT
BLDG	BUILDING	LLH	LONG LEG HORIZONTAL
BLW	BELOW	LLV	LONG LEG VERTICAL
BM	BEAM	LSH	LONG SIDE HORIZONTAL
B.N.	BOUNDARY NAILING	LSV	LONG SIDE VERTICAL
BOT	BOTTOM	LVL	LAMINATED VENEER LUMBER
BRG	BEARING		
BTWN	BETWEEN	MAX	MAXIMUM
		MECH	MECHANICAL
CC.	CENTER-TO CENTER	MFR	MANUFACTURER
CGS	CENTER OF GROSS STEEL	MIN	MINIMUM
C.J.	CONST/CONTROL JOINT	MISC	MISCELLANEOUS
CJP	COMPLETE JOINT PENETRATION GROOVE WELD (FULL PEN WELD)	NIC	NOT IN CONTRACT
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE		
CONST	CONSTRUCTION	O.C.	ON CENTER
CP-x	CONCRETE PIER	O.F.	OUTSIDE FACE
CTR	CENTER	OPNG	OPENING
CW-x	CONCRETE WALL	OPP	OPPOSITE
DB	DECK BEARING	PAF	POWDER-ACTUATED FASTENER
DBA	DEFORMED BAR ANCHOR	PCF	POUNDS PER CUBIC FOOT
DBE	DECK BEARING ELEVATION	PL	PLATE
DBL	DOUBLE	PLF	POUNDS PER LINEAL FOOT
DET	DETAIL	PNL	PANEL
DIA	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DN	DOWN	PT	POINT
DWG	DRAWING		
DWL	DOWEL	REINF	REINFORCING
		REQD	REQUIRED
EA	EACH	R.D.	ROOF DRAIN
E.N.	EDGE NAILING	RTU	ROOF TOP UNITS
E.F.	EACH FACE		
E.J.	EXPANSION JOINT	SBP-x	STEEL BASE PLATE MARK
ELEC	ELECTRICAL	SCW	SEISMIC CRITICAL WELD
ELEV	ELEVATION	SC-x	STEEL COLUMN MARK
E.O.D.	EDGE OF DECK	SCP-x	STEEL CAP PLATE MARK
E.O.S.	EDGE OF SLAB	SHT	SHEET
EQUIP	EQUIPMENT	SI	SPECIAL INSPECTION
EQ	EQUAL	SIM	SIMILAR
E.W.	EACH WAY	SMU	SUSPENDED MECHANICAL UNITS
EXST	EXISTING	SOG	SLAB-ON-GRADE
EXP	EXPANSION	SQ	SQUARE
EXT	EXTERIOR	SRE	SEISMIC RESISTING ELEMENT
		STAG	STAGGERED
FC-x	CONTINUOUS FOOTING MARK	STD	STANDARD
F.D.	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STR	STRUCTURAL
F.F.	FINISHED FLOOR	STS	SELF TAPPING SCREWS
F.N.	FIELD NAILING		
FR-x	RECTANGULAR FOOTING	T&B	TOP AND BOTTOM
FS-x	SQUARE FOOTING MARK	TEMP	TEMPERATURE
FT	FOOT	THDS	THREADS
FTG	FOOTING	T.O.	TOP OF
FTS-x	THICKENED SLAB MARK	TOC	TOP OF CONCRETE
		TOD	TOP OF DECK
GA	GAUGE	TOF	TOP OF FOOTING
GALV	GALVANIZED	TOS	TOP OF STEEL
GSN	GENERAL STRUCTURAL NOTES	TOW	TOP OF WALL
		TYP	TYPICAL
HORIZ	HORIZONTAL		
HSA	HEADED STUD ANCHOR	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT		
		VERT	VERTICAL
ICC	INTERNATIONAL CODE COUNCIL	W/	WITH
IBC	INTERNATIONAL BUILDING CODE	WT	WALL THICKNESS
I.F.	INSIDE FACE	WWF	WELDED WIRE FABRIC
IN.	INCH	WWM	WELDED WIRE MESH
INT	INTERIOR		
JT	JOINT		
JST	JOIST		

MARKS AND SYMBOLS LEGEND

- SECTION MARK / SHEET NUMBER
- FOOTING DESIGNATION / TOP OF FOOTING ELEVATION
- INDICATES CONCRETE WALL. DASHED WALLS STOP AT DECK
- INDICATES WOOD STUD WALL. DASHED WALLS STOP AT DECK
- INDICATES STRUCTURAL WALL ABOVE.
- DEPRESS FOUNDATION WALL AND POUR SLAB OVER. SEE DETAIL (2278913-21)
- INDICATES PLYWOOD ROOF SHEATHING, SEE SCHEDULE ON SHEET S602
- INDICATES MOMENT CONNECTION, SEE DETAILS
- INDICATES FLOOR OFFSET, SEE DETAILS
- CW-x — INDICATES CONCRETE FOUNDATION WALL TYPE, SEE SCHEDULE ON SHEET S601
- CW-x/WSW-x — INDICATES WOOD SHEARWALL (AND TYPE) OVER CONCRETE WALL (AND TYPE), SEE SCHEDULES ON SHEET(S) S601 & S602
- FCx.x — INDICATES CONTINUOUS FOOTING. SEE SCHEDULE ON SHEET S601
- FSx.x — INDICATES SPOT FOOTING. SEE SCHEDULE ON SHEET S601
- FTSx.x — INDICATES THICKENED SLAB FOOTING. SEE SCHEDULE ON SHEET S601
- SC-x — INDICATES STEEL COLUMN, SEE SCHEDULE ON SHEET S601
- C.J. — INDICATES CONTROL / CONSTRUCTION JOINT, SEE DETAIL(S) 5/SS01
- CP-x — INDICATES CONCRETE PIER. SEE SCHEDULE ON SHEET S601
- WH-x — INDICATES WOOD HEADER TYPE. SEE SCHEDULE ON SHEET S602
- HDUx — INDICATES HOLD DOWN TYPE. SEE SCHEDULE ON SHEET S602
- R.D. — INDICATES ROOF DRAIN, SEE DETAIL 6/SS11
- RTU — INDICATES ROOF MECHANICAL UNIT AND WEIGHT OF UNIT

SNOW DRIFT LEGEND

- INDICATES AREA OF SNOW DRIFT. JOIST SUPPLIER TO ADD SNOW DRIFT LOAD TO JOISTS AND GIRDERS
- xx psf / 0 psf / x'-x" — INDICATES ADDITIONAL LOADING DUE TO SNOW DRIFT (SEE SNOW DRIFT NOTE) xx psf INDICATES LOAD AT HIGH POINT x'-x" INDICATES LENGTH OF DRIFT
- xx psf / x psf / x'-x" — INDICATES ADDITIONAL LOADING DUE TO SNOW DRIFT (SEE SNOW DRIFT NOTE) xx psf INDICATES LOAD AT HIGH POINT, x psf INDICATES LOAD AT LOW POINT x'-x" INDICATES LENGTH OF DRIFT
- SNOW DRIFT NOTE — SEE PLAN FOR SNOW DRIFT LOADING. THESE LOADS ARE IN ADDITION TO THE JOIST UNIFORM AND POINT LOADS SHOWN ON PLANS. JOIST SUPPLIER TO ADD SNOW DRIFT LOAD TO BOTH JOISTS AND GIRDERS

SHEET LIST

Sheet Number	Sheet Name
S001	GENERAL STRUCTURAL NOTES
S002	GENERAL STRUCTURAL NOTES
S003	SPECIAL INSPECTIONS
S004	SPECIAL INSPECTIONS
S010	LEGENDS AND ABBREVIATIONS
S101	FOUNDATION AND FOUNDATION PLAN
S111	ROOF FRAMING PLAN
S121	HIGH ROOF FRAMING PLAN
S501	DETAILS
S502	DETAILS
S511	DETAILS
S512	DETAILS
S513	DETAILS
S601	SCHEDULES
S602	SCHEDULES

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS

PROFESSIONAL ENGINEER — No. 11702949 — ALEXANDER PIKET — STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

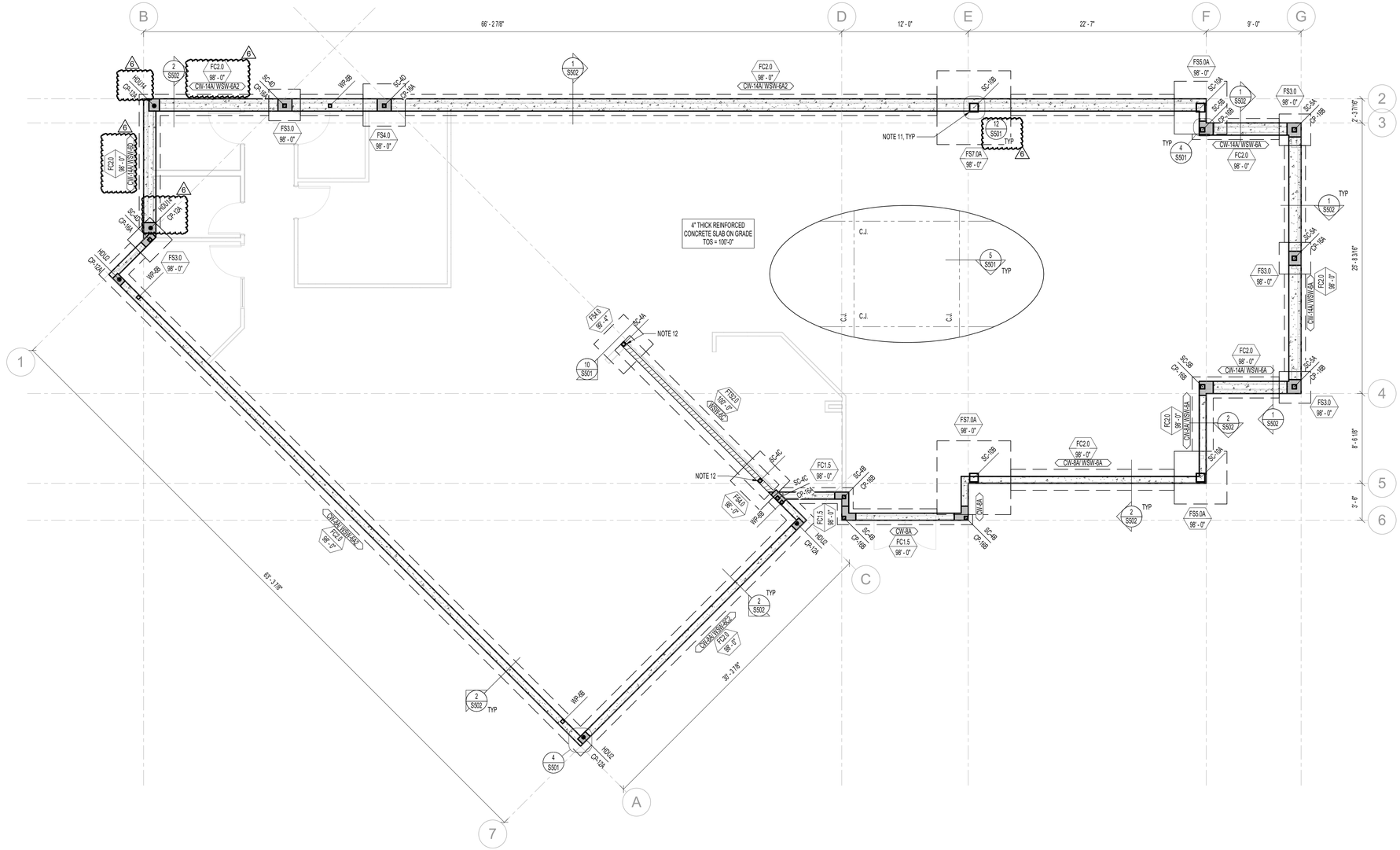
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

LEGENDS AND ABBREVIATIONS

S010

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:31 PM



1 FOOTING AND FOUNDATION PLAN

3/16" = 1'-0" 0" 4'-0" 8'-0" 16'-0"

FOOTING AND FOUNDATION PLAN NOTES

1. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
3. SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.
4. ALL SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS (UNO).
5. SEE DETAILS 1/S501 AND 2/S501 FOR CONDITION WHERE BURIED PIPES RUN PARALLEL AND PERPENDICULAR TO FOOTINGS.
6. SEE DETAIL 5/S501 FOR TYPICAL CONTROL/CONSTRUCTION JOINTS IN CONCRETE SLAB ON GRADE.
7. SEE DETAIL 7/S501 FOR SLAB REINFORCING WHERE CONTROL JOINTS ARE DISCONTINUOUS.
8. SEE DETAIL 8/S501 FOR ADDITIONAL REINFORCING AT MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
9. SEE DETAIL 9/S501 FOR BOTTOM TRACK FASTENER DETAIL.
10. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO ALL STEEL COLUMNS.
11. BLOCKOUT FOUNDATION WALL AS REQ'D FOR INSTALLATION OF BASEPLATE AND ANCHOR BOLTS.
12. USE 1/4"DIA ALL THREAD WITH A 1/2"x4"x0'-4" PL WASHER AND (2) HEAVY HEXT NUTS. 9" ANCHOR BOLT EMBEDMENT INTO CONCRETE MINIMUM.

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS
6 Addendum #1 09/08/22

PROFESSIONAL ENGINEER
No. 11102949
ALEXANDER PIKET
STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

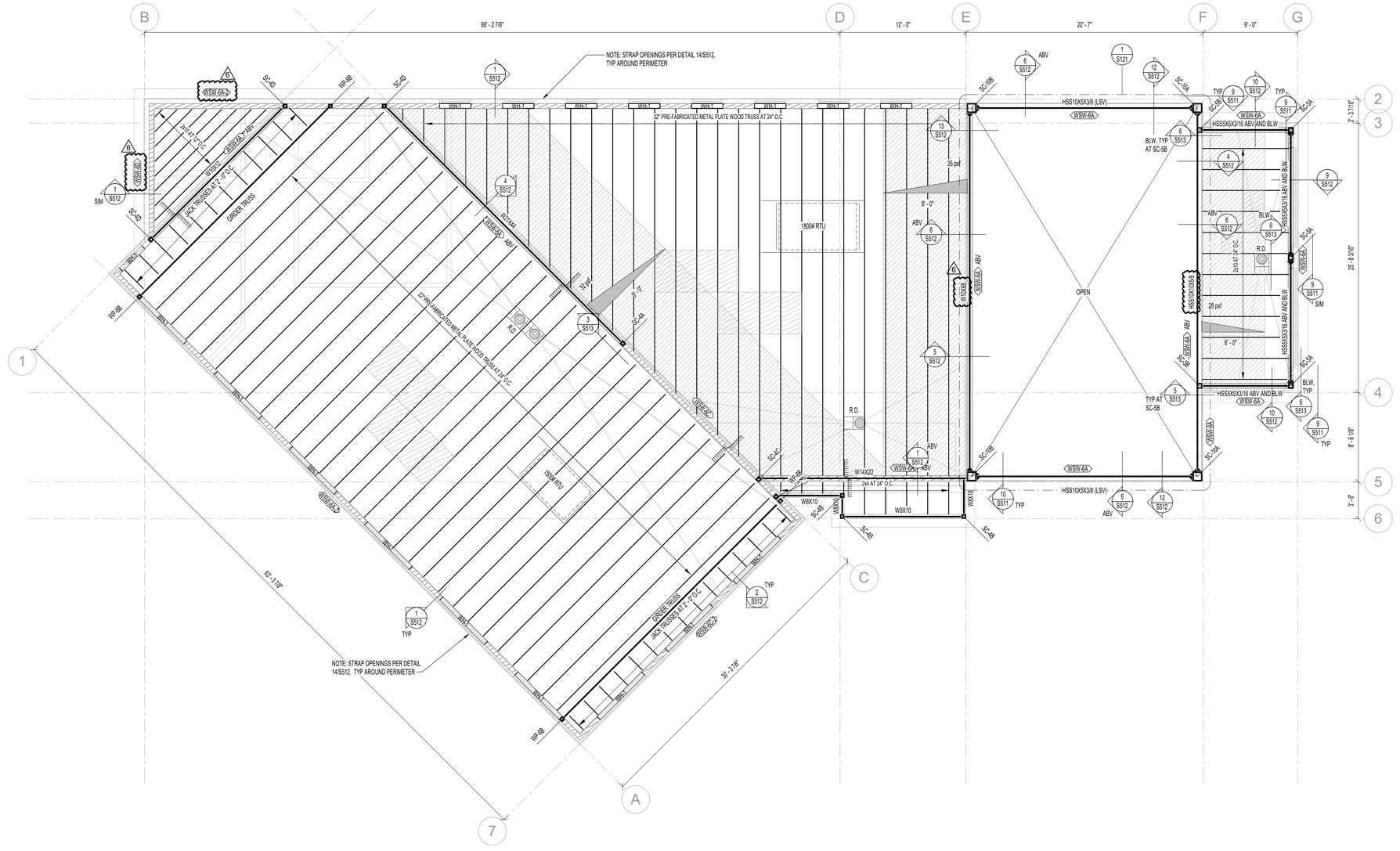
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

STRUCTURAL

FOOTING AND FOUNDATION PLAN

S101

BIM 360://210345_Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:33 PM



1 ROOF FRAMING PLAN

3/16" = 1'-0" 0" 4'-0" 8'-0" 16'-0"

ROOF FRAMING DESIGN LOADS

ROOF LOADS:	
DEAD LOAD	20 psf
SNOW LOAD	22 psf
TOTAL LOAD	42 psf

ROOF FRAMING PLAN NOTES

1. VERIFY ALL ROOF OPENINGS FOR MECHANICAL SHAFTS, DRAINS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE DETAIL 1/S511 FOR FRAMING AROUND ALL OPENINGS.
3. SEE DETAIL 4/S511 FOR TYPICAL BUILT-UP BEAM DETAIL.
4. SEE DETAIL 2/S511 FOR TYPICAL TOP PLATE SPLICE DETAIL.
5. SEE DETAIL 3/S511 FOR TYPICAL TOP PLATE SPLICE SCHEDULE AT PIPE.
6. SEE ARCHITECTURAL PLANS FOR DIMENSIONS TO ALL STEEL COLUMNS.

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE:	01 JUNE 2021
PROJECT #:	210345
DRAWN BY:	MP
CHECKED BY:	AP

REVISIONS

6 Addendum #1	09/08/22

PROFESSIONAL ENGINEER — No. 11102949 — ALEXANDER PIKET — STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

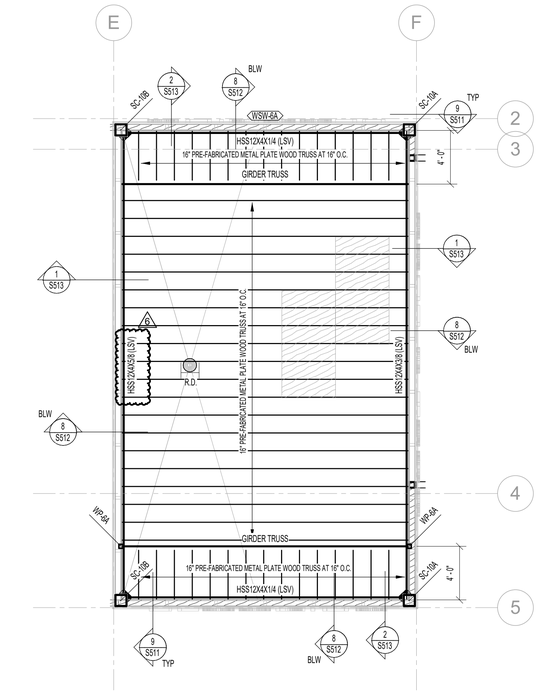
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

STRUCTURAL

ROOF FRAMING PLAN

S111

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:35 PM



1 HIGH ROOF FRAMING
[1/S111]

3/16" = 1'-0" 0" 4'-0" 8'-0" 16'-0"

ROOF FRAMING DESIGN LOADS	
ROOF LOADS:	
DEAD LOAD	20 psf
SNOW LOAD	22 psf
TOTAL LOAD	42 psf

ROOF FRAMING PLAN NOTES

1. VERIFY ALL ROOF OPENINGS FOR MECHANICAL SHAFTS, DRAINS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE DETAIL 1/S511 FOR FRAMING AROUND ALL OPENINGS.
3. SEE DETAIL 4/S511 FOR TYPICAL BUILT-UP BEAM DETAIL.
4. SEE DETAIL 2/S511 FOR TYPICAL TOP PLATE SPLICE DETAIL.
5. SEE DETAIL 3/S511 FOR TYPICAL TOP PLATE SPLICE SCHEDULE AT PIPE.
6. SEE ARCHITECTURAL PLANS FOR DIMENSIONS TO ALL STEEL COLUMNS.

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS
6 Addendum #1 09/08/22

PROFESSIONAL ENGINEER
No. 11702949
ALEXANDER PIKET
STATE OF UTAH
09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

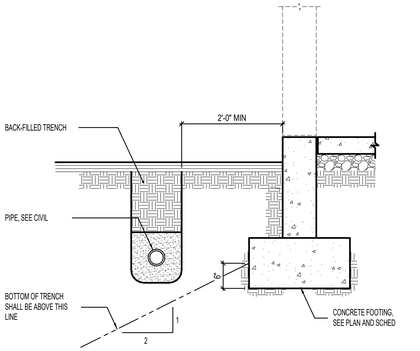
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

STRUCTURAL

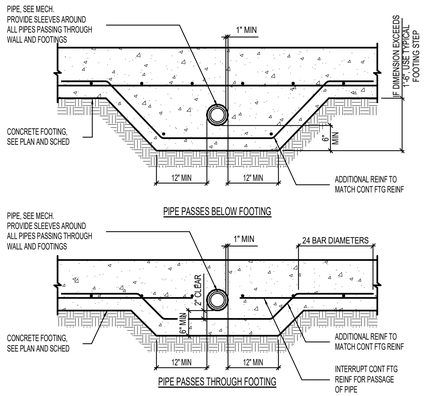
HIGH ROOF FRAMING PLAN

S121

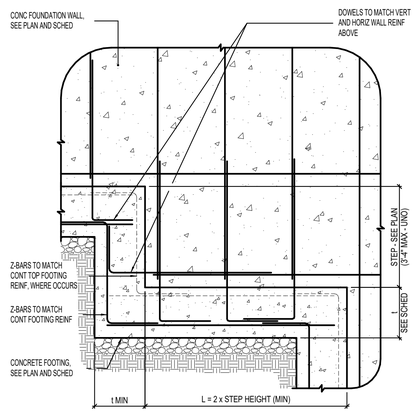
BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:36 PM



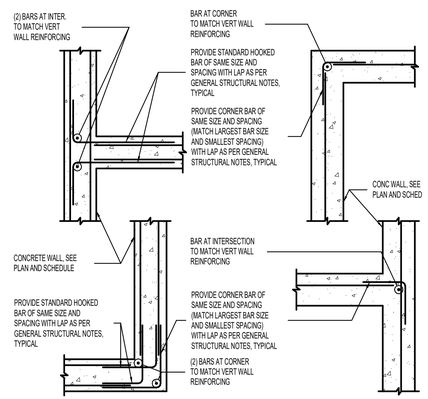
1 CONDITION AT PIPE PARALLEL TO CONCRETE FOOTING — NO SCALE



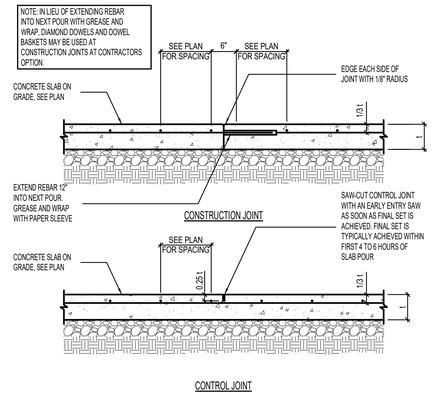
2 CONDITIONS AT PIPE PERPENDICULAR TO FOOTING — NO SCALE



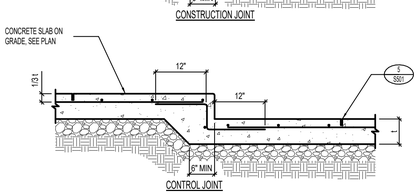
3 TYPICAL FOOTING STEP DETAIL — NO SCALE



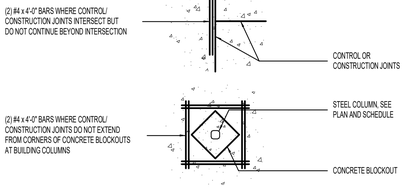
4 TYPICAL CORNER WALL REINFORCING AT CONCRETE WALLS [PLAN VIEW] — NO SCALE



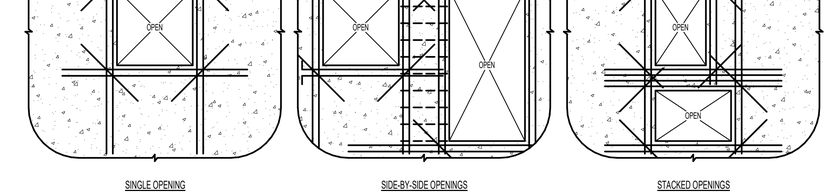
5 TYPICAL SLAB ON GRADE JOINT DETAILS — NO SCALE



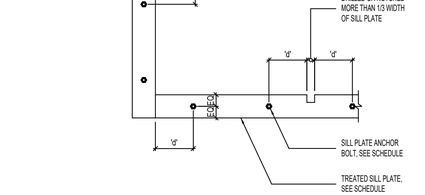
6 JOINT DETAILS AT SLAB DEPRESSIONS — NO SCALE



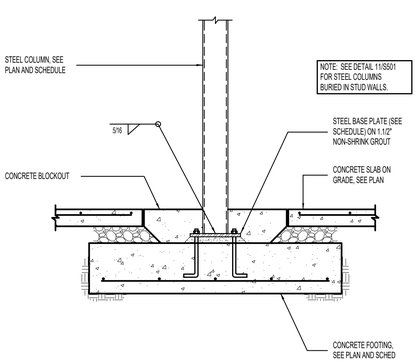
7 LOCATIONS REQUIRING ADDITIONAL SLAB REINFORCING [PLAN VIEW] — NO SCALE



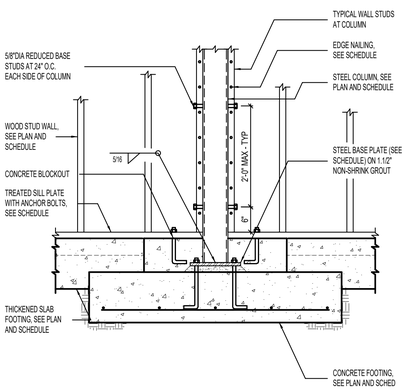
8 TYPICAL REINFORCING FOR MISCELLANEOUS OPENINGS LESS THAN 3'-0" IN CONCRETE WALLS
WHERE MISCELLANEOUS OPENING WIDTH IS GREATER THAN 3'-0" WIDE, CONTACT STRUCTURAL ENGINEER. — NO SCALE



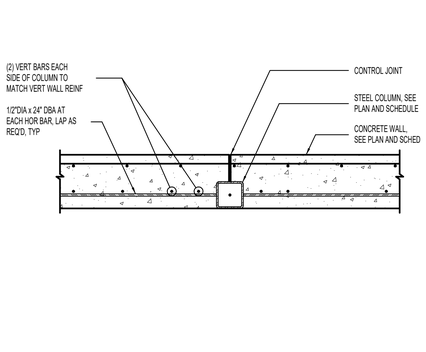
9 SILL PLATE BOLTING DETAIL [PLAN VIEW] — NO SCALE



10 TYPICAL INTERIOR STEEL COLUMN TO FOOTING DETAIL — NO SCALE



11 TYPICAL INTERIOR STEEL COLUMN BEARING ON FOOTING IN INTERIOR WOOD STUD WALL — NO SCALE



12 TYPICAL STEEL COLUMN BURIED IN CONCRETE WALLS [PLAN VIEW] — NO SCALE

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS

PROFESSIONAL ENGINEER — No. 11702949 — ALEXANDER PIKET — STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

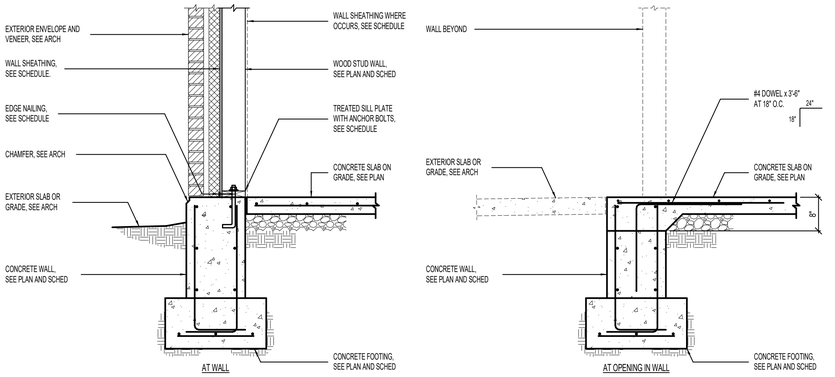
STRUCTURAL

DETAILS

S501

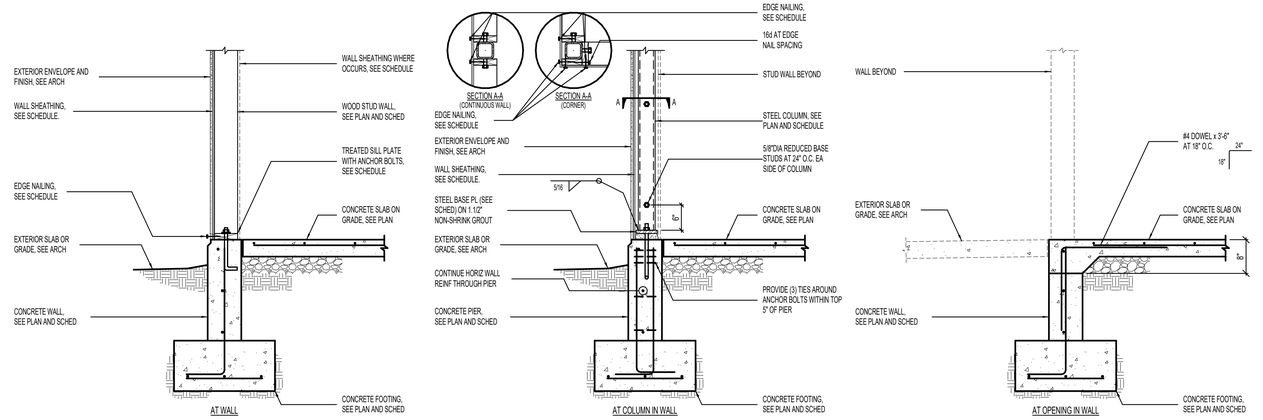
BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:37 PM



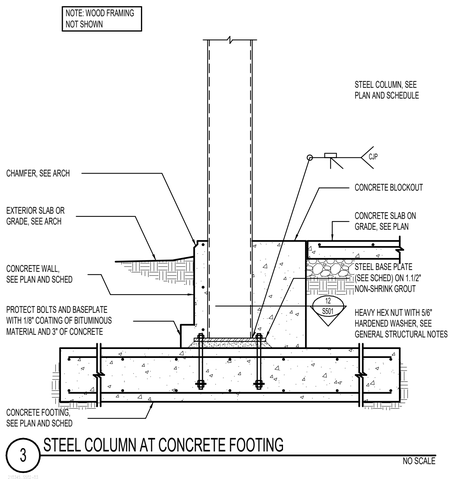
1 TYPICAL EXTERIOR WOOD STUD WALL BEARING ON DOUBLE WYTHE REINFORCED CONCRETE FOUNDATION WALL

NO SCALE



2 TYPICAL EXTERIOR WOOD STUD WALL BEARING ON CONCRETE FOUNDATION WALL

NO SCALE



3 STEEL COLUMN AT CONCRETE FOOTING

NO SCALE

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS

PROFESSIONAL ENGINEER
No. 11102949
ALEXANDER PIKET
STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

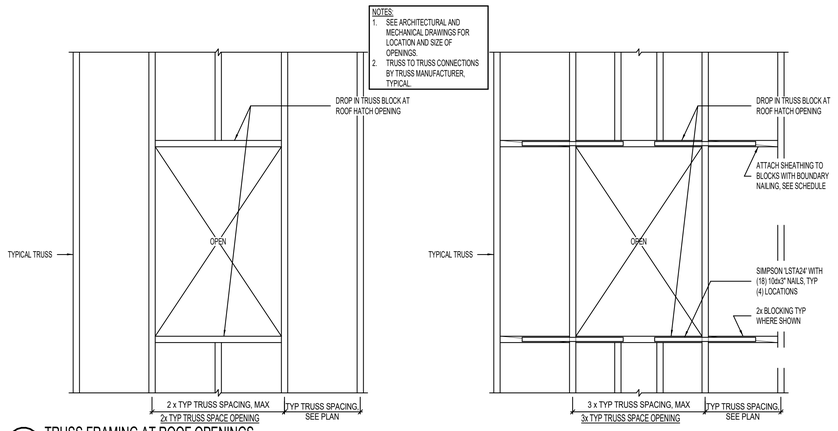
STRUCTURAL

DETAILS

S502

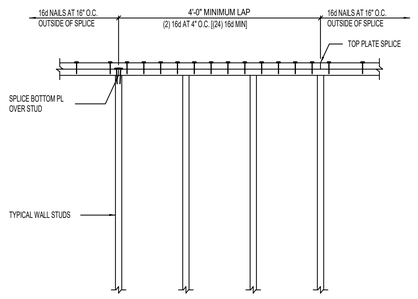
BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:37 PM



1 TRUSS FRAMING AT ROOF OPENINGS [PLAN VIEW]

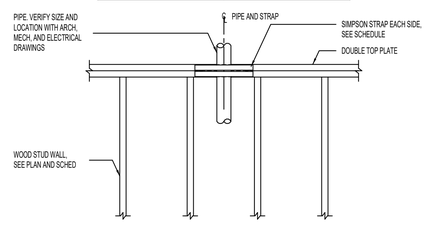
NO SCALE



2 TYPICAL TOP PLATE SPLICE DETAIL

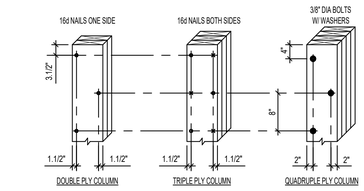
NO SCALE

TOP PLATE SPLICE	
HOLE SIZE	STRAPS
LESS THAN OR EQUAL TO 1/3 STUD WIDTH	NONE REQUIRED
GREATER THAN 1/3 AND LESS THAN OR EQUAL TO 2/3 STUD WIDTH	(2) SIMPSON CTS218 WITH (24) 10dx1.1/2" NAILS OR EQUIVALENT
GREATER THAN 2/3 STUD WIDTH	(4) SIMPSON CTS218 WITH (24) 10dX1.1/2" NAILS (2) CTS218 EACH SIDE OF WALL) OR EQUIVALENT

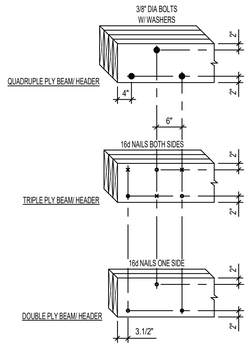


3 TOP PLATE SPLICE SCHEDULE AT PIPE

NO SCALE



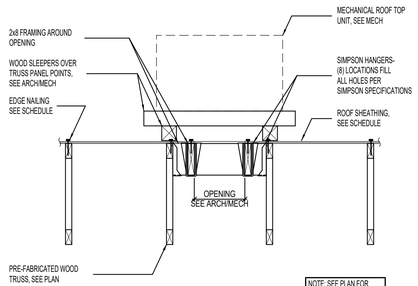
COLUMNS



BEAMS

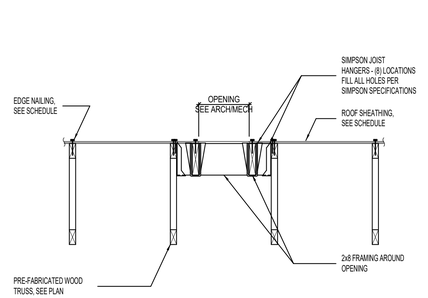
4 TYPICAL BUILT-UP WOOD MEMBER DETAIL

NO SCALE



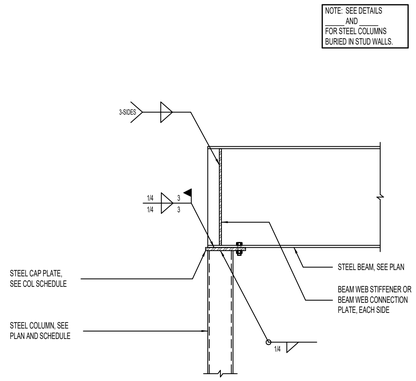
5 TYPICAL MECHANICAL UNIT SUPPORT DETAIL

NO SCALE



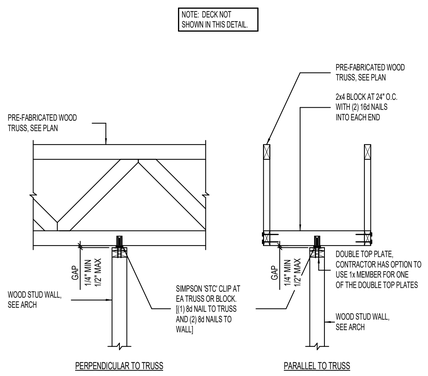
6 TYPICAL ROOF OPENING DETAIL

NO SCALE



7 TYPICAL STEEL BEAM BEARING AT STEEL COLUMN

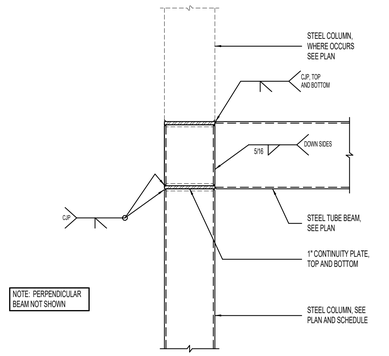
NO SCALE



PERPENDICULAR TO TRUSS PARALLEL TO TRUSS

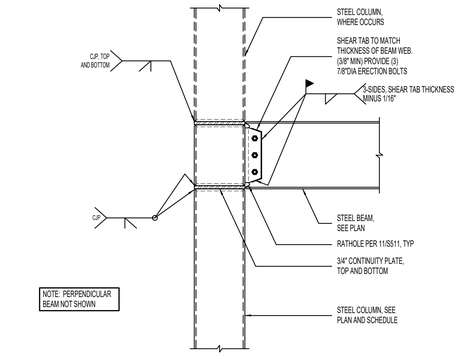
8 TYPICAL INTERIOR NON-BEARING WALL BRACING

NO SCALE



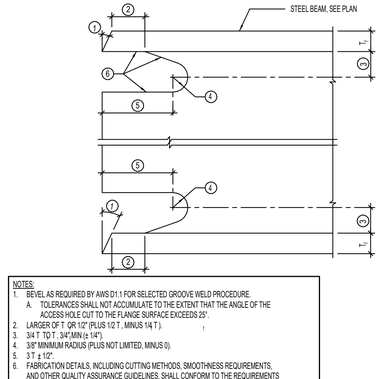
9 MOMENT CONNECTION DETAIL

NO SCALE



10 MOMENT CONNECTION DETAIL

NO SCALE



11 RATHOLE DETAIL AT MOMENT CONNECTION

NO SCALE

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS

PROFESSIONAL ENGINEER
No. 11102949
ALEXANDER PIKET
STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

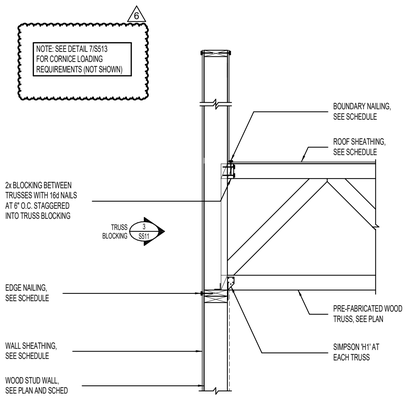
STRUCTURAL

DETAILS

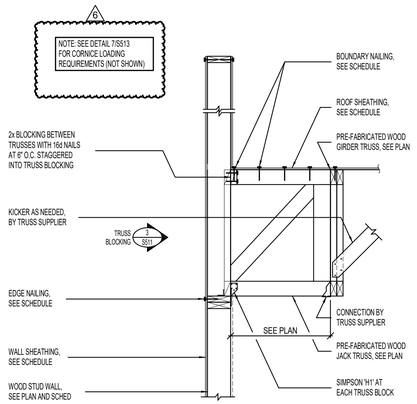
S511

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

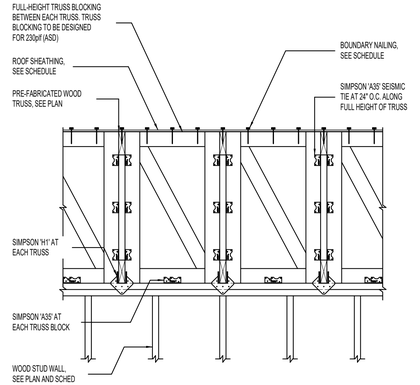
BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:37 PM



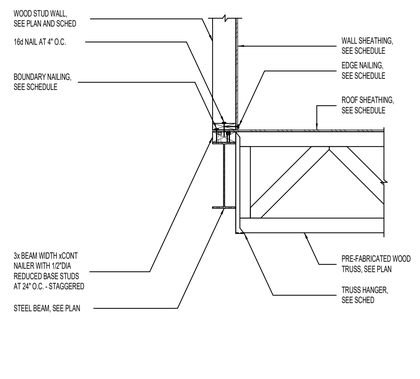
1 TYPICAL TRUSS BEARING ON WOOD STUD WALL [TRUSS PERPENDICULAR TO WALL] NO SCALE



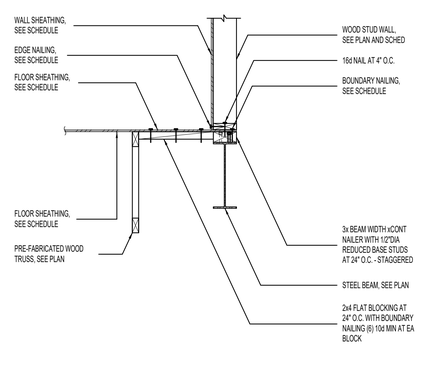
2 TYPICAL TRUSS BLOCKING BEARING ON WOOD STUD WALL [TRUSS PARALLEL TO WALL] NO SCALE



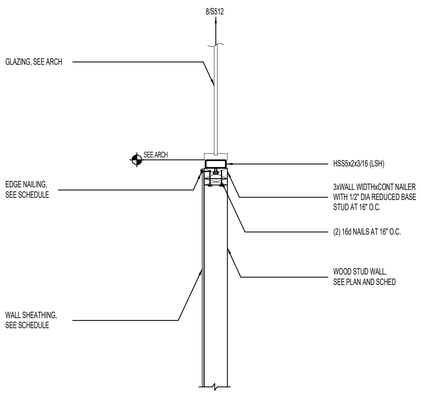
3 TYPICAL TRUSS BLOCKING ELEVATION NO SCALE



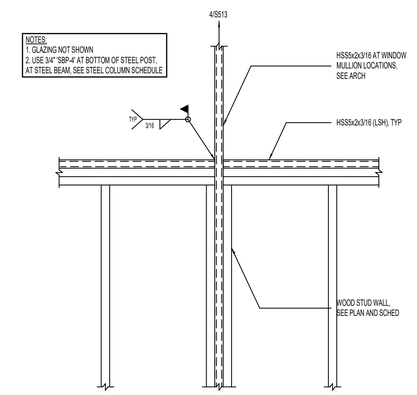
4 WOOD TRUSSES BEARING AT INTERIOR STEEL BEAM NO SCALE



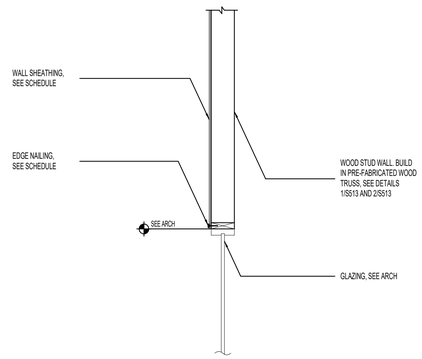
5 WOOD TRUSS/ROOF DECK BEARING AT INTERIOR STEEL BEAM NO SCALE



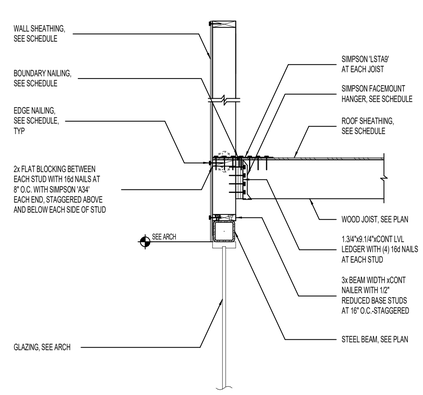
6 GLAZING AT WOOD STUD WALL NO SCALE



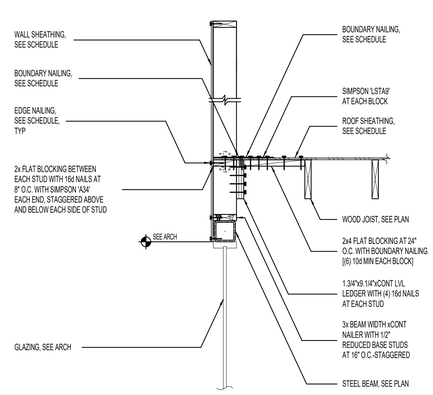
7 GLAZING AT WOOD STUD WALL (ELEVATION VIEW) NO SCALE



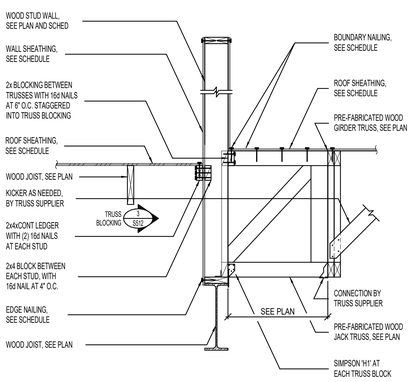
8 GLAZING AT WOOD STUD WALL NO SCALE



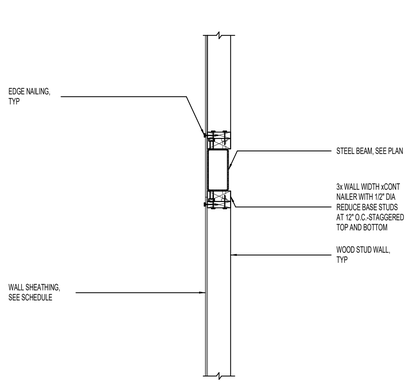
9 STEEL BEAM AT GLAZING NO SCALE



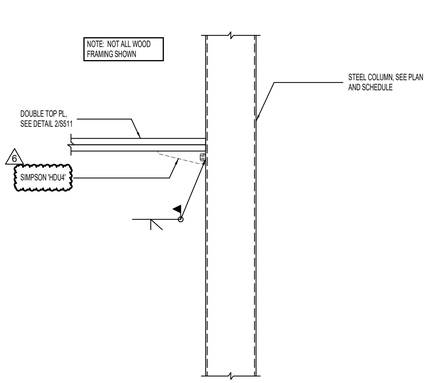
10 STEEL BEAM AT GLAZING NO SCALE



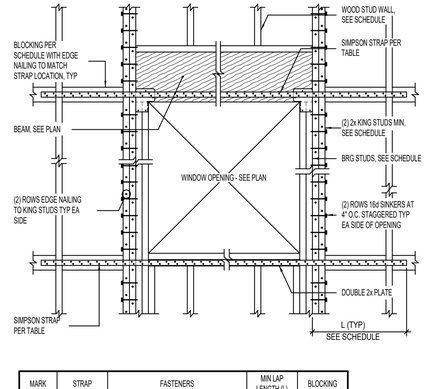
11 TYPICAL TRUSS BLOCKING BEARING ON WOOD STUD WALL [TRUSS PARALLEL TO WALL] NO SCALE



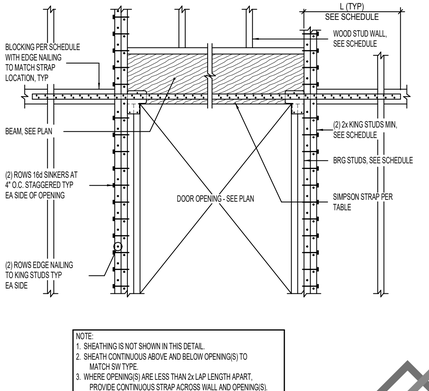
12 STEEL BEAM AT WOOD STUD WALL NO SCALE



13 DRAG CONNECTION DETAIL NO SCALE



MARK	STRAP	FASTENERS	MIN LAP LENGTH (L)	BLOCKING
A	'CS16'	(2) ROWS 10d COMMON AT 2.1/16" O.C.	2'-0"	2x4 FLAT



NOTE:
1. SHEATHING IS NOT SHOWN IN THIS DETAIL.
2. SHEATH CONTINUOUS ABOVE AND BELOW OPENING(S) TO MATCH S/W TYPE.
3. WHERE OPENING(S) ARE LESS THAN 2x LAP LENGTH APART, PROVIDE CONTINUOUS STRAP ACROSS WALL AND OPENING(S).
4. WHERE SHEATHING IS REQUIRED ON BOTH SIDES OF WALL, PROVIDE STRAPPING ON BOTH SIDES.

14 SHEARWALL PENETRATION DETAIL NO SCALE

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS
6 Addendum #1 09/08/22

PROFESSIONAL ENGINEER No. 11102949 ALEXANDER PIKET STATE OF UTAH
09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

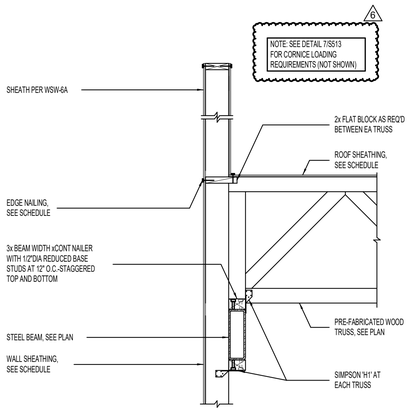
ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

STRUCTURAL

DETAILS

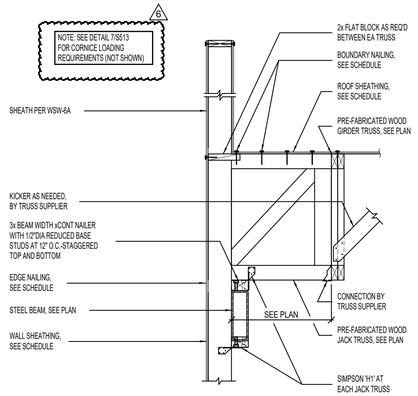
S512

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
09/8/2022 1:59:38 PM



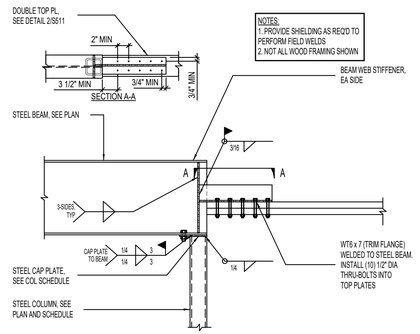
1 WOOD TRUSS AT STEEL BEAM

NO SCALE



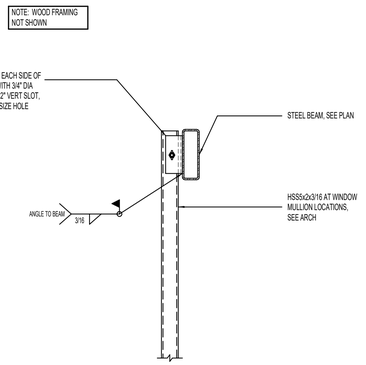
2 WOOD TRUSS AT STEEL BEAM

NO SCALE



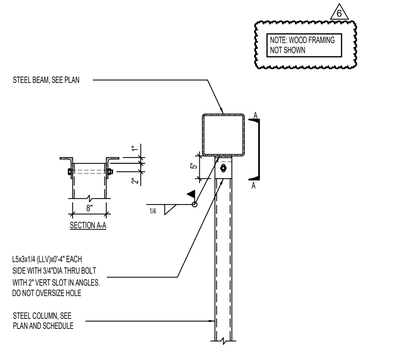
3 DRAG DETAIL AT BEAM TO WALL CONNECTION

NO SCALE



4 STEEL POST AT STEEL BEAM

NO SCALE



5 STEEL BEAM AT STEEL COLUMN

NO SCALE

6 STEEL BEAM AT STEEL COLUMN

NO SCALE

7 CORNICE LOADING DETAIL

NO SCALE

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS
6 Addendum #1 09/08/22

PROFESSIONAL ENGINEER
No. 11702949
ALEXANDER PIKET
STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

STRUCTURAL

DETAILS

S513

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:38 PM

CONCRETE FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				No.	SIZE	LENGTH	SPACING	No.	SIZE	LENGTH	SPACING	
FTS2.0	2'-0"	CONT	12"	-	#4	1'-6"	48"	3	#4	CONT	EQ	THICKENED SLAB
FC1.5	1'-6"	CONT	12"	-	#4	1'-0"	48"	2	#5	CONT	EQ	.
FC2.0	2'-0"	CONT	12"	-	#4	1'-6"	48"	3	#4	CONT	EQ	
FS3.0	3'-0"	3'-0"	12"	3	#5	2'-6"	EQ	3	#5	2'-6"	EQ	
FS3.5	3'-6"	3'-6"	12"	3	#5	3'-0"	EQ	3	#5	3'-0"	EQ	
FS4.0	4'-0"	4'-0"	12"	4	#5	3'-6"	EQ	4	#5	3'-6"	EQ	
FS4.5	4'-6"	4'-6"	12"	4	#5	4'-0"	EQ	4	#5	4'-0"	EQ	
FS5.0	5'-0"	5'-0"	12"	5	#5	4'-6"	EQ	5	#5	4'-6"	EQ	
FS5.0A	5'-0"	5'-0"	12"	5	#5	4'-6"	EQ	5	#5	4'-6"	EQ	REINFORCE TOP AND BOTTOM
FS5.5	5'-6"	5'-6"	12"	5	#5	5'-0"	EQ	5	#5	5'-0"	EQ	
FS6.0	6'-0"	6'-0"	13"	6	#5	5'-6"	EQ	6	#5	5'-6"	EQ	
FS6.0A	6'-0"	6'-0"	13"	6	#5	5'-6"	EQ	6	#5	5'-6"	EQ	REINFORCE TOP AND BOTTOM
FS6.5	6'-6"	6'-6"	14"	7	#5	6'-0"	EQ	7	#5	6'-0"	EQ	
FS7.0	7'-0"	7'-0"	15"	8	#5	6'-6"	EQ	8	#5	6'-6"	EQ	
FS7.0A	7'-0"	7'-0"	15"	8	#5	6'-6"	EQ	8	#5	6'-6"	EQ	REINFORCE TOP AND BOTTOM

CONCRETE FOOTING NOTES:
1. PLACE ALL FOOTING REINFORCING IN THE BOTTOM OF THE FOOTING WITH 3" CLEAR CONCRETE COVER (UNO).
2. TOP REINFORCING, WHERE OCCURS, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
3. IF FOOTINGS ARE EARTH-FORMED, FOOTINGS SHALL BE 6" LONGER AND WIDER THAN SCHEDULED.
4. RUN CONTINUOUS FOOTING REINFORCEMENT THROUGH SPOT FOOTINGS.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
6. SOME SCHEDULED FOOTINGS MAY NOT BE USED, SEE FOOTING AND FOUNDATION PLAN FOR FOOTING MARKS.

1 CONCRETE FOOTING SCHEDULE — NO SCALE

CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE

BAR SIZE	fc = 3000psi & fc = 3500 psi				fc = 4000psi & fc = 4500 psi				fc = 5000psi				fc = 6000psi			
	REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP	
	CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
#3	17"	22"	22"	28"	15"	19"	19"	24"	13"	17"	17"	22"	12"	16"	15"	20"
#4	22"	29"	29"	37"	19"	25"	25"	32"	17"	22"	22"	29"	16"	20"	20"	27"
#5	28"	36"	36"	47"	24"	31"	31"	40"	22"	28"	28"	36"	20"	26"	26"	33"
#6	33"	43"	43"	56"	29"	37"	37"	48"	26"	33"	33"	43"	24"	31"	31"	40"
#7	48"	63"	63"	81"	42"	54"	54"	70"	37"	49"	49"	63"	34"	44"	44"	58"
#8	55"	72"	72"	93"	48"	62"	62"	80"	43"	56"	55"	72"	39"	51"	51"	66"
#9	62"	81"	81"	105"	54"	70"	70"	91"	48"	63"	63"	81"	44"	57"	57"	74"
#10	70"	91"	91"	118"	61"	79"	79"	102"	54"	70"	70"	91"	50"	64"	64"	83"
#11	78"	101"	101"	131"	67"	87"	87"	113"	60"	78"	78"	101"	55"	71"	71"	93"

TABULATED VALUES ARE FOR CASE 1 REINFORCEMENT, WHERE THE REQUIREMENTS OF TABLE BELOW ARE MET. WHERE THESE CONDITIONS ARE NOT MET, MULTIPLY THE LAP LENGTHS ($\sqrt{f'd}$) BY 1.5.

REQUIREMENT FOR CASE 1 LAP LENGTHS		
BAR CLEAR SPACING	CLEAR COVER	STIRRUPS OR TIES
>=d_b	>=d_b	>=CODE FOR MINIMUM THROUGHOUT $\sqrt{f'd}$
>=2d_b	>=d_b	NO REQUIREMENT

d_b = BAR DIAMETER

CONCRETE REINFORCING BAR LAP SPLICE NOTES:
1. THIS SCHEDULE SHALL BE USED FOR ALL BAR SPLICES IN CONCRETE WALLS, UNLESS NOTED OTHERWISE.
2. CLASS 'A' SPLICES MAY BE USED ONLY IN CASES WHERE 50% OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPLICE LENGTH.
3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS THE REQUIREMENTS OF NOTE No. 2 ABOVE ARE MET.
4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
5. DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
6. THE VALUES TABULATED IN SCHEDULE ARE FOR GRADE 60 REINFORCING BARS. FOR GRADE 75, MULTIPLY LAP LENGTHS BY 1.25 AND FOR GRADE 80, MULTIPLY BY 1.33.
7. THE VALUES TABULATED IN SCHEDULE ARE MINIMUM REQUIREMENTS. LONGER LENGTHS MAY BE USED FOR CONSTRUCTIBILITY.
8. TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.
9. FOR EPOXY-COATED OR ZINC AND EPOXY DUAL-COATED BARS WITH CLEAR COVER < 3d $_b$ OR CLEAR SPACING <6d $_b$, MULTIPLY LAP LENGTHS BY 1.5. FOR ALL OTHER CASES MULTIPLY BY 1.2
10. FOR LIGHT WEIGHT CONCRETE, MULTIPLY LAP LENGTHS BY 1.33 UNLESS THE AVERAGE SPLITTING TENSILE STRENGTH (F $_{ct}$) IS SPECIFIED. FOR LIGHT WEIGHT CONCRETE WHERE F $_{ct}$ IS SPECIFIED, REFER TO ACI318-14 SECTION 19.2.4.3
11. SPLICES FOR BUNDLED BARS:
    a. FOR BUNDLED BARS OF THREE OR LESS, LAP SPLICE LENGTHS SHALL BE MULTIPLIED BY 1.2.
    b. FOR BUNDLED BARS OF FOUR OR MORE, LAP SPLICE LENGTHS SHALL BE MULTIPLIED BY 1.33.
    c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP.
    d. ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
12. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

2 CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE — NO SCALE

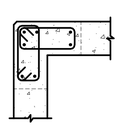
CONCRETE PIER SCHEDULE

MARK	PIER SIZE	REINFORCING		TYPE	COMMENTS
		VERTICAL	TIES		
CP-12A	16"xWT	(4) #4	#3 AT 8" O.C.	A	.
CP-16A	16"xWT	(4) #5	#3 AT 8" O.C.	A	
CP-16B	16"x16"xWT	(7) #5	#3 AT 8" O.C.	B	

CONCRETE PIER NOTES:
1. INSTALL (3) SETS OF TIES WITHIN TOP 5" OF ALL PIERS (UNO).
2. RUN HORIZONTAL CONCRETE WALL REINFORCING CONTINUOUS THROUGH PIER WHEN PIER IS POURED MONOLITHICALLY WITH CONCRETE WALL.
3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



TYPE "A"



TYPE "B"

3 CONCRETE PIER SCHEDULE — NO SCALE

CONCRETE WALL SCHEDULE

MARK	THICKNESS	REINFORCING			WALL TYPE	COMMENTS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM		
CW-8A	8"	#4 AT 18" O.C.	#4 AT 12" O.C.	(1) #4	A	.
CW-14A	14"	#4 AT 18" O.C. E.F.	#4 AT 14" O.C. E.F.	(2) #4	C	

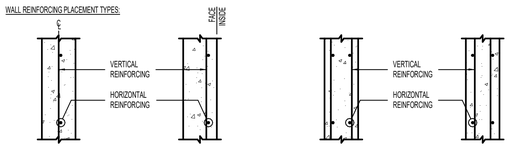
ABBREVIATIONS:
E.F. EACH FACE
I.F. INSIDE FACE
O.F. OUTSIDE FACE

WALLS NOT DESIGNATED IN PLAN

THICKNESS	REINFORCING	
	VERTICAL	HORIZONTAL
6"	#4 AT 18" O.C.	#4 AT 18" O.C.
8"	#4 AT 18" O.C.	#4 AT 12" O.C.
10"	#4 AT 18" O.C.	#5 AT 15" O.C.
12"	#4 AT 18" O.C. E.F.	#4 AT 16" O.C. E.F.

CONCRETE FOUNDATION WALL NOTES:
1. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

WALL REINFORCING PLACEMENT TYPES:



TYPE 'A' TYPE 'B' TYPE 'C' TYPE 'D'

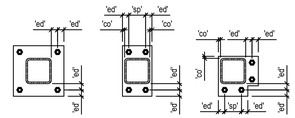
4 CONCRETE WALL SCHEDULE — NO SCALE

STEEL COLUMN SCHEDULE

MARK	SIZE	STEEL BASE PLATE	STEEL CAP PLATE	COMMENTS
SC-4A	HSS4x4x3/16	3/4" (SBP-1)	1/2" (SCP-2)	
SC-4B	HSS4x4x3/16	3/4" (SBP-3)	1/2" (SCP-2)	
SC-4C	HSS4x4x3/16	3/4" (SBP-1)	1/2" (SCP-2)	
SC-4D	HSS4x4x3/16	3/4" (SBP-2)	1/2" (SCP-2)	NOTE 6
SC-5A	HSS5x5x5/16	3/4" (SBP-2 OR SBP-3)	SEE DETAILS	NOTE 5
SC-5B	HSS5x5x3/16	3/4" (SBP-3)	1/2" (SCP-3)	
SC-8A	HSS8x8x3/8	1" (SBP-1)	1/2" (SCP-2)	NOTE 5
SC-10A	HSS10x10x3/8	1.1/2" (SBP-4)	SEE DETAILS	NOTE 5
SC-10B	HSS10x10x5/8	1.1/2" (SBP-4)	SEE DETAILS	NOTE 5

STEEL COLUMN NOTES:
1. UNLESS NOTED OTHERWISE, ALL COLUMNS SHALL BE INSTALLED WITH (4) 3/4"DIA ANCHOR RODS WITH 3" MINIMUM HOOKS. PROJECT ANCHOR RODS 3" MINIMUM ABOVE THE TOP OF THE BASE PLATE. EMBEDMENT SHALL BE 9" MINIMUM. ALL RODS SHALL BE INSTALLED WITH HARDENED WASHERS BENEATH THE NUT. ANY BOLT HOLES LARGER THAN THE ROD DIAMETER PLUS 5/16" SHALL HAVE 5/16" PLATE WASHERS INSTALLED BENEATH THE HARDENED WASHERS.
2. ALL CAP PLATE BOLTS SHALL BE 3/4"DIA A325N BOLTS, TYPICAL UNLESS NOTED OTHERWISE.
3. ANCHOR RODS SHALL NOT BE WELDED (INCLUDING TACK WELDS).
4. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
5. USE 3/4" DIA ALL THREAD (ASTM F1554 GR.55) WITH A 12"x4"x0.4" PL WASHER AND (2) HEAVY NUTS. 12" ANCHOR BOLT EMBEDMENT INTO CONCRETE MINIMUM. SEE DETAIL 3/SS02 FOR ADDITIONAL REQUIREMENTS.
6. ROTATE AND INCREASE CAP PLATE SIZE AS REQUIRED TO ACCOMMODATE BEAM BEARING.

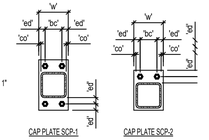
STEEL BASE PLATE TYPES:



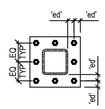
BASE PLATE SBP-1 BASE PLATE SBP-2 BASE PLATE SBP-3

PLATE LEGEND
co = 1/2" MINIMUM
ed = 1.1/2" MINIMUM
sp = 3" MINIMUM
bc = BEAM OR GIRDER GAGE
w = BEAM OR GIRDER GAGE + 3"
OR
BEAM OR GIRDER WIDTH + 1"
OR
COLUMN WIDTH + 1"
WHICHEVER IS GREATER

STEEL CAP PLATE TYPES:



CAP PLATE SCP-1 CAP PLATE SCP-2



BASE PLATE SBP-4



CAP PLATE SCP-3

5 STEEL COLUMN SCHEDULE — NO SCALE

VENEER LINTEL SCHEDULE

CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	L3.1/2x3x1/4 (LLH)
5'-1" TO 7'-0"	L3.1/2x3.1/2x1/4
7'-1" TO 9'-0"	L5x3.1/2x1/4 (LLV)
9'-1" TO 10'-0"	L5x3.1/2x5/16 (LLV)
10'-1" TO 11'-0"	L5x3.1/2x3/8 (LLV)
11'-1" TO 12'-0"	L6x4x3/8 (LLV)
12'-1" AND OVER	REQUIRES SPECIAL ANALYSIS



NOTE:
LINTELS CARRY VENEER ONLY. WHERE FLOORS, ROOFS, OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. PROVIDE 1" OF BEARING AT EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING. USE THIS SCHEDULE UNLESS NOTED OTHERWISE. STEEL ANGLES SHALL BE GALVANIZED AT EXTERIOR CONDITIONS.

6 VENEER LINTEL SCHEDULE — NO SCALE

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS
6 Addendum #1 09/08/22

PROFESSIONAL ENGINEER — No. 11102949 — ALEXANDER PIKET — STATE OF UTAH
09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

STRUCTURAL

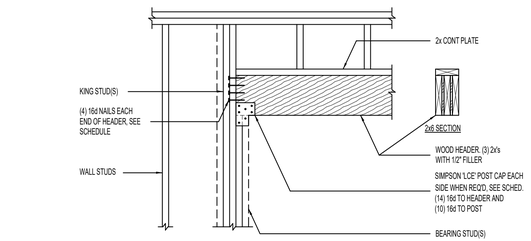
SCHEDULES

S601

BIM 360://210345 - Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:38 PM

HEADER BEARING SCHEDULE FOR WOOD STUD WALL				
MARK	3'-6" MAX		6'-0" MAX	
	HEADER	JAMB	HEADER	JAMB
WH-1	(3) 2x8	2x/2b	(3) 2x10	3x/2b

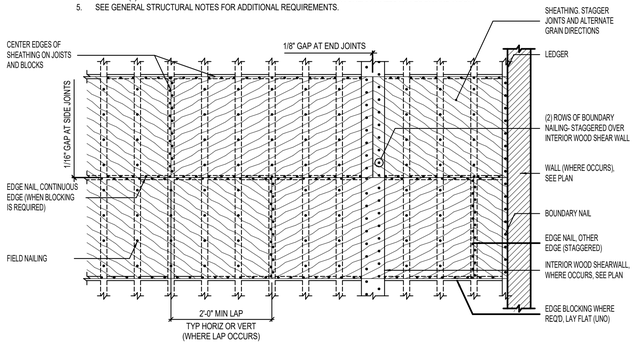
HEADER SCHEDULE NOTES:
1. PROVIDE SIMPSON 'LCE' POST CAP FOR ALL HEADER 6'-0" SPAN OR GREATER.



1 HEADER BEARING SCHEDULE FOR 2x4 OR 2x6 STUD WALL — NO SCALE

SHEATHING SCHEDULE AT ROOF AND FLOOR									
LOCATION	WOOD SHEATHING THICKNESS	SPAN RATING	NAIL SIZE	EDGE NAIL		FIELD NAIL	BOUNDARY NAIL	EDGE BLOCK	COMMENTS
				CONT EDGE	OTHER EDGE				
ROOF	15/32"	32/16	8d	6"	6"	12"	6"	NO	

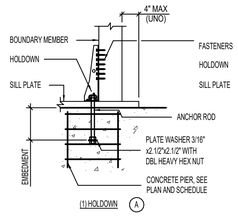
SHEATHING NOTES:
1. MINIMUM NAIL PENETRATION INTO FRAMING: 8d-1.1/2", 10d-1.5/8".
2. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148").
3. ALL WOOD FLOOR SHEATHING SHALL BE GLUED AND NAILED. USE A CONSTRUCTION ADHESIVE.
4. PROVIDE (2) ROWS OF BOUNDARY NAILING STAGGERED OVER INTERIOR SHEAR WALLS AT FLOOR AND ROOF.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



3 SHEATHING SCHEDULE AT ROOF AND FLOOR [PLAN VIEW] — NO SCALE

HOLDOWN SCHEDULE									
SIMPSON HOLDOWN	BOUNDARY MEMBER	BOUNDARY MEMBER FASTENERS	END LENGTH	ANCHOR ROD	EMBEDMENT			DETAIL	COMMENTS
					LOCATION	CAST IN PLACE	EPOXY		
HDU2	(2) 2x6 DF NO.2 MIN	(6) 1/4"DIA x 2.1/2" SDS		5/8"DIA	AT FOOTING	9"	11"	A	NOTE 6
					AT CONC WALL W/ CONC PIER	16"	18"		
HDU14	6x6 POST DF NO.2 MIN	(36) 1/4"DIA x 2.1/2" SDS		1"DIA	AT FOOTING	15"	N/A	A	NOTE 6
					AT CONC WALL W/ CONC PIER	16"	N/A		

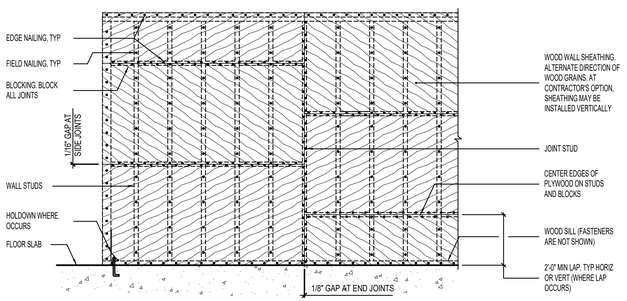
HOLDOWN NOTES:
1. ALL HOLDOWNS SPECIFIED ARE "SIMPSON - STRONG TIE", SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
2. LAG SCREWS SHALL NOT BE USED.
3. DO NOT OVER TORQUE NUTS, SEE MANUFACTURER'S TORQUE REQUIREMENTS.
4. ANCHOR RODS SHALL BE ASTM F1554 Gr. 36 OR A36 THREADED ROD AND SHALL HAVE A 3/16"x2.1/2"x2.1/2" PLATE WASHER WITH DOUBLE HEAVY HEX NUT AT THE EMBEDMENT END INTO THE CONCRETE.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. WHERE CONCRETE PIER IS PROVIDED IN WALL, ANCHOR BOLT MUST FALL WITHIN THE REINFORCING TIES OF THE PIER.
7. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



6 HOLDOWN SCHEDULE — NO SCALE

WOOD SHEATHING SHEARWALL SCHEDULE									
MARK	WALL FRAMING					WALL SHEATHING				COMMENTS
	STUDS	TOP PLATE	BOTTOM PLATE	BOTTOM PLATE FASTENERS	STUD & BLOCK AT JOINTS	THICKNESS	NAIL SIZE	EDGE NAIL	FIELD NAIL	
WSW-6A	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"DIA A.B. AT 48" O.C.	2x	7/16"	8d	6" O.C.	12" O.C.	
WSW-6A2	1.1/2"x5.1/2" LVL	(2) 2x6	2x6	5/8"DIA A.B. AT 48" O.C.	2x	7/16"	8d	6" O.C.	12" O.C.	
WSW-6B	2x6 AT 16" O.C.	(2) 2x6	3x6	5/8"DIA A.B. AT 32" O.C.	3x	7/16"	8d	4" O.C.	12" O.C.	
WSW-6C	2x6 AT 16" O.C.	(2) 2x6	3x6	5/8"DIA A.B. AT 16" O.C.	3x	7/16"	8d	3" O.C.	12" O.C.	
WSW-6C2	1.1/2"x5.1/2" LVL	(2) 2x6	3x6	5/8"DIA A.B. AT 16" O.C.	3x	7/16"	8d	3" O.C.	12" O.C.	
WSW-6D	1.1/2"x5.1/2" LVL	(2) 2x6	3x6	5/8"DIA A.B. AT 16" O.C.	3x	7/16"	8d	2" O.C.	12" O.C.	

WOOD SHEATHING SHEARWALL NOTES:
1. PROVIDE 1/4"x3"x0'-3" WASHER PLATES AT BOLTS. CONTRACTOR HAS OPTION TO PROVIDE A DIAGONAL SLOTTED HOLE WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH OF UP TO 1.3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
2. USE COMMON NAILS (8d DIAMETER = 0.13. AT SILL PLATE USE HOT-DIPPED OR TUMBLED GALVANIZED NAILS.
3. ANCHOR BOLTS SHALL HAVE A 7" MINIMUM EMBEDMENT INTO CONCRETE AND TERMINATE WITH A STANDARD 90° HOOK OF 3-TIMES THE ANCHOR BOLT DIAMETER AND BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH IBC 2304.10.
4. WHERE STUDS ARE CUT FOR PLACEMENT OF ANCHOR BOLTS OR OTHER ELEMENTS, AN ADJACENT STUD SHALL BE ADDED.
5. WHERE WOOD SHEATHING IS APPLIED TO BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBER SHALL BE 3" OR THICKER AND NAILS ON EITHER SIDE SHALL BE STAGGERED.
6. PRE-DRILLED HOLES ARE REQUIRED AT 20d NAILS.
7. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



2 WOOD SHEATHING SHEARWALL SCHEDULE [ELEVATION VIEW] — NO SCALE

MINIMUM NAILING SCHEDULE	
CONNECTION	NAILING
SILL PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
RIM JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
JACK RAFTER TO HIP, TOE NAIL	(3) 10d
FACE NAIL	(2) 16d
ROOF RAFTER TO 2x RIDGE BEAM, TOE NAIL	(2) 16d
FACE NAIL	(2) 16d
JOIST TO BAND JOIST, FACE NAIL	(3) 16d
LEDGER STRIP, FACE NAIL	(3) 16d
TOP PLATE TO STUD, END NAIL	(2) 16d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS & INTERSECTION, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PLATE, TOENAIL	(3) 8d
1" BRACE TO EACH STUD & PLATE, FACE NAIL	(2) 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDER & BEAMS	20d AT 32" O.C. AT TOP, BOTTOM, AND STAGGERED ON OPPOSITE SIDES. (2) 20d AT ENDS AND AT EACH SPLICE
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
STUD TO SOLE PLATE, END NAIL	(2) 16d
PLYWOOD & PARTICLEBOARD:	SEE WOOD SCHEDULE USED IN DRAWINGS FOR NAIL SIZE AND SPACING

MINIMUM NAILING NOTES:
1. NAILING SCHEDULE IS PER TABLE 2304.10.1 OF THE I.B.C. 2018.
2. NAILING REQUIREMENTS SHOWN HERE DO NOT REPLACE HARDWARE SHOWN ON THE PLANS OR DETAILS.
3. MINIMUM NAIL PENETRATION INTO FRAMING: 8D - 1.1/2", 10D - 1.5/8", 16D - 1.3/4" (UNO).
4. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148", 16d DIAMETER = 0.162")
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

4 MINIMUM NAILING SCHEDULE — NO SCALE

WOOD HANGER SCHEDULE		
STRUCTURAL ELEMENT DESIGNATION	END CONNECTION	
	FACE MOUNT HANGER	TOP FLANGE HANGER
2x6, 2x8	SIMPSON 'LUS26' WITH (4) 10d x3" NAILS INTO BEAM AND (4) 10d x1.1/2" NAILS TO JOIST	SIMPSON 'JB' WITH (4) 10dX2.1/2" NAILS INTO BEAM AND WITH (2) PRONGS INTO JOIST
2X10, 2X12	SIMPSON 'LUS210' WITH (8) 10dx3" NAILS TO BEAM AND (4) 10dX1.1/2" NAILS TO JOIST	SIMPSON 'JB' WITH (6) 10dX2.1/2" NAILS INTO BEAM AND WITH (2) 10dx1.1/2" NAILS INTO JOIST
1.3/4" X 7.1/4" LVL	SIMPSON 'HU7' WITH (12) 16dX3.1/2" NAILS INTO BEAM AND (4) 10dX1.1/2" NAILS INTO JOIST	SIMPSON 'BA1.81/7.25' WITH (6) 10dX2.1/2" NAILS INTO TOP OF BEAM, (6) 10dX2.1/2" NAILS INTO FACE OF BEAM AND WITH (2) 10dx1.1/2" NAILS INTO JOIST
1.3/4" X (UP TO 16" DEEP) LVL	SIMPSON 'IUS1.81' WITH 10dX3" NAILS INTO BEAM (FILL ALL REQUIRED NAIL HOLES)	SIMPSON 'ITS' WITH (4) 10dX2.1/2" NAILS INTO TOP OF BEAM, (2) 10dX2.1/2" NAILS INTO FACE OF BEAM AND WITH (2) 10dx1.1/2" NAILS INTO JOIST
PREFABRICATED ROOF TRUSSES (1.1/2" WIDE x 30" DEEP (MAX))		SIMPSON 'HWP' AS REQD WITH (3) 16d x 2.1/2" NAILS INTO TOP OF BEAM, (6) 16d x 2.1/2" NAILS INTO FACE OF BEAM AND WITH (12) 10d x 1.1/2" NAILS INTO TRUSS

NOTES:
1. SEE JOIST DETAIL CONNECTION AT JOIST END TO DETERMINE WHICH TYPE OF END CONNECTION TO USE.
2. CONNECTION HARDWARE TO BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
3. MINIMUM NAIL PENETRATION INTO FRAMING: 8d - 1.1/2", 10d - 1.5/8", 16d - 1.3/4" (UNO).
4. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148", 16d DIAMETER = 0.162")
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

7 WOOD HANGER SCHEDULE — NO SCALE

WOOD POST SCHEDULE (WP-x)		
MARK	DESIGNATION	CONNECTION
WP-6A	(3) 1.1/2x5.1/2 LVL	
WP-6B	(3) 2x6	

5 WOOD POST SCHEDULE (WP-x) — NO SCALE

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

REVISIONS
6 Addendum #1 09/08/22

PROFESSIONAL ENGINEER No. 11702949 ALEXANDER PIKET STATE OF UTAH
09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

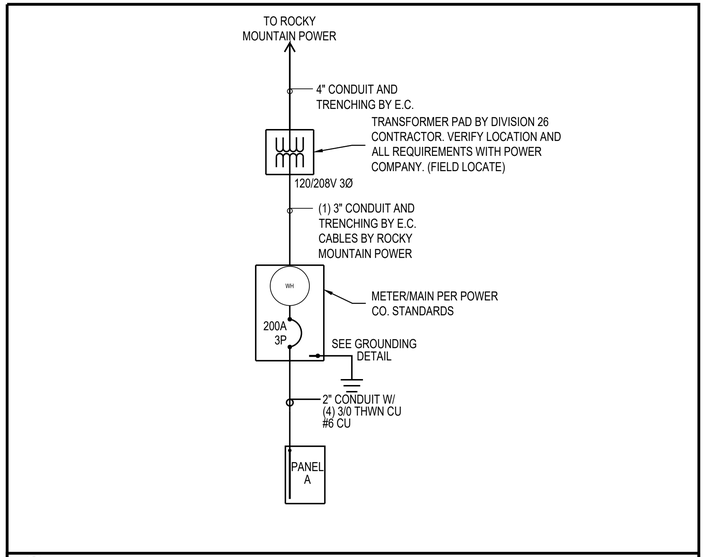
STRUCTURAL

SCHEDULES

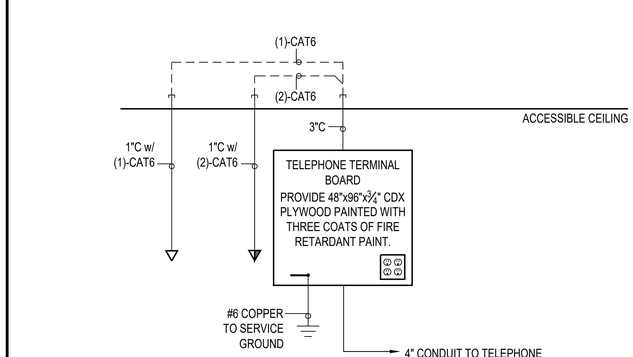
S602

BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

BIM 360://210345_Cost U Less/210345_S-MODL(2021)_BHB360.rvt
9/8/2022 1:59:39 PM



① POWER ONE-LINE DIAGRAM



② COMMUNICATIONS RISER DIAGRAM

ELECTRICAL SYMBOLS

SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		FLUORESCENT FIXTURE (TYPICAL)	FACP	FIRE ALARM CONTROL PANEL
A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
135	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	NAC	FIRE ALARM NAC PANEL
CPI 1	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	VOICE	FIRE ALARM VOICE PANEL
1	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	D/H	DOOR HOLDER
42X	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	F/S	FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		FLUORESCENT STRIP		FIRE ALARM PULL STATION
	DISCONNECT SWITCH (NON-FUSED / FUSED)		TRACK LIGHTING		FIRE ALARM STROBE
	DISCONNECT SWITCH WITH MOTOR STARTER (NON-FUSED / FUSED)		EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)	LF	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
VFD	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
C	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT		FIRE ALARM SPEAKER/STROBE
J	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	LF	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
	DUPLEX RECEPTACLE OUTLET (WP = MODIFIER; A-3 = PANEL SPACE ASSIGNMENT; REF = EQUIPMENT DESIGNATION)	$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	LF	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
		2	TWO POLE SWITCH		FIRE ALARM HORN
		3	3-WAY SWITCH		
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	4	4-WAY SWITCH	LF	FIRE ALARM HORN (LF = LOW FREQUENCY)
		D	DIMMER SWITCH		
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	K	KEYED SWITCH		FIRE ALARM STROBE CEILING MOUNTED
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	T	TIMER SWITCH		
		M	MANUAL STARTER WITH THERMAL OVERLOAD		FIRE ALARM HORN/STROBE CEILING MOUNTED
REF	REFRIGERATOR	F	PADDLE FAN SPEED CONTROL. (CANARM "CN" SERIES)		
DW	DISHWASHER	OC	OCCUPANCY SENSOR SWITCH	LF	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
DISP	DISPOSAL	LV	LOW VOLTAGE CONTROL SWITCH		
WASH	WASHING MACHINE	LVD	LOW VOLTAGE CONTROL SWITCH WITH DIMMER		FIRE ALARM HORN CEILING MOUNTED
EWC	ELECTRIC WATER COOLER	OCD	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		
USB	COOPER TR7746 OR EQUAL DUPLEX PLUS USB CHARGER	OC2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH	LF	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
TR	TAMPER RESISTANT				
	QUAD RECEPTACLE OUTLET		DOUBLE GANG SWITCH		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET		LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	B	SMOKE ALARM BATTERY-BACKED
				C	SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	220V RECEPTACLE OUTLET		CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	D	DUCT SMOKE DETECTOR
				R	SMOKE DETECTOR WITH ADDRESSABLE RELAY
	ISOLATED GROUND RECEPTACLE		OCCUPANCY SENSOR (CEILING MOUNTED)	S	SMOKE DETECTOR WITH SOUNDER BASE
	RECEPTACLE FLOOR DEVICE		DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED)		HEAT DETECTOR
	CEILING MOUNTED DEVICE	RC	ROOM CONTROLLER		GAS DETECTOR
	SPECIAL RECEPTACLE	RP	RELAY PACK	CO	CARBON MONOXIDE DETECTOR
				CONO2	CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	MOTOR OUTLET	LS	DAYLIGHT SENSOR		ADA TWO-WAY COMMUNICATIONS SYSTEM
	EXHAUST FAN	P	PHOTOCELL	KP	DOOR ACCESS CONTROL KEY PAD
T	THERMOSTAT OUTLET	V	VOLUME CONTROL	CR	DOOR ACCESS CONTROL CARD READER
S	REMOTE SENSOR OUTLET		WALL SPEAKER	$_{DS}$	DOOR ACCESS CONTROL DOOR STRIKE
	TELEPHONE OUTLET		CEILING SPEAKER	ML	DOOR ACCESS CONTROL MAG LOCK
(#)	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES		SURVEILLANCE CAMERA	DS	DOOR ACCESS CONTROL DOOR SENSOR
	NETWORK AND VOICE OUTLET	DVR	SURVEILLANCE DIGITAL VIDEO RECORDER		DOOR ACCESS CONTROL REQUEST TO EXIT
	WIRELESS ACCESS POINT CEILING MOUNTED				PUSHBUTTON
TV	TELEVISION OUTLET			B	BELL

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX

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

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
E000	ELECTRICAL COVER SHEET
E020	ENERGY COMPLIANCE CERTIFICATE
E050	ELECTRICAL SPECIFICATIONS
ES101	ELECTRICAL SITE PLAN
E101	POWER PLAN
E102	ROOF POWER PLAN
E151	LIGHTING PLAN
E501	INTERIOR INSTALLATION DETAILS
E502	EXTERIOR INSTALLATION DETAILS
E601	SCHEDULES

ELECTRICAL GENERAL NOTES:

1. FIRE ALARM NOT REQUIRED BY IFC 907.2.7.
2. EXIT SIGNS NOT REQUIRED PER IBC 1013.1 EXEPTION 1.
3. REFER TO ARCHITECTURAL CABINET CASEWORK ELEVATION DRAWINGS FOR CLARIFICATION ON MOUNTING AND PLACEMENT OF ALL RACEWAY. RECEPTACLES, AND SWITCHES.
4. MANY DEVICE MOUNTING LOCATIONS ARE DEPENDANT ON MILLWORK LOCATIONS. COORDINATE ALL APPLICABLE LOCATIONS WITH MILLWORK INSTALLER PRIOR TO BEGINNING WORK.
5. REVIEW AND COORDINATE WITH ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND OTHER DRAWINGS PRIOR TO BID.
6. NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO DUCTS, PIPING, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER, OR PASS THROUGH ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
7. REVIEW ALL ARCHITECT'S ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO ROUGH-IN OF ELECTRICAL JUNCTION BOXES.
8. CONSULT ARCHITECTS REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES, SPEAKERS, SMOKE DETECTORS, ETC.
9. MEET WITH THE CEILING AND MECHANICAL CONTRACTORS TO COORDINATE LOCATIONS, CLEARANCES, CEILING TYPES, AND ROUGH-IN REQUIREMENTS OF ALL LIGHTING FIXTURES PRIOR TO DUCT, PIPING, AND CEILING INSTALLATIONS.
10. VERIFY EXACT LOCATION(S) OF ALL EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.
11. PERFORM ALL WORK IN A WORKMANLIKE MANNER, PER INDUSTRY STANDARD, AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
12. WORK, MATERIALS, AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.
13. FINAL CONNECTIONS TO EQUIPMENT SHALL BE MADE AS PER MANUFACTURERS WRITTEN INSTRUCTIONS AND APPROVED WIRING DIAGRAMS AND DETAILS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC,) OF EQUIPMENT FURNISHED UNDER OTHER DIVISIONS WITH APPROVED SHOP DRAWINGS PRIOR TO BEGINNING ROUGH-IN.
14. GANG TOGETHER ALL LIGHT SWITCHES INSTALLED ADJACENT TO EACH OTHER WITH ONE PIECE COVER PLATE.
15. USE EPOXY ANCHORS TO SUPPORT THE ELECTRICAL EQUIPMENT. EXPANSION ANCHOR BOLTS ARE NOT ACCEPTED.
16. PROVIDE BLANK COVER PLATES TO MATCH THE OTHER COVER PLATES FOR ALL JUNCTION BOXES WHERE DEVICES HAVE NOT BEEN INSTALLED AT THE COMPLETION OF WORK.
17. ALL MATERIALS USED IN THIS INSTALLATION SHALL BE U.L. APPROVED AND NEW.
18. DO NOT INSTALL WIRING IN DUCT WORK.
19. TERMINATE THE ELECTRICAL CONNECTIONS TO ALL THE EQUIPMENT BY PROVIDING THE NECESSARY MALE/FEMALE CONNECTOR, RECEPTACLE, PLUG, ETC.
20. VISIT THE PROJECT SITE DURING THE BIDDING PROCESS TO DETERMINE THE TOTAL SCOPE OF THE PROJECT.
21. DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOF, ETC.

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 13 APRIL 2021
PROJECT #: 20-028
DRAWN BY: KLB
CHECKED BY: KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

LICENSED PROFESSIONAL ENGINEER 9857303-2202 KYLE L. BREINHOLT 31 August 2021 STATE OF UTAH
KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING LLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

ELECTRICAL COVER SHEET

E000

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3.1, C405.2.3.2 [EL23][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Sidelit zones on first floor in Group A-2 and M occupancies.
C405.2.4 [EL26][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.4 [EL27][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.5 [EL28][Null]	Manual controls required by the energy code are in a location with ready access to occupants and located where the controlled lights are visible, or identify the area served and their status.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.6 [EL30][Null]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.6 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.7 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.8.2, C405.8.2.1 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.9 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C405.5.1 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C406.4 [FI54][1]	Enhanced digital lighting controls efficiency package: Interior lighting has following enhanced lighting controls in accordance with Section C405.2.2: Luminaires capable of continuous dimming and being addressed individually, <= 8 luminaires controlled in combination in a daylight zone, digital control system for fixtures, "Sequence of Operations" documentation, and functional testing per Section C408.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.5.1 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 86.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

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

Additional Comments/Assumptions:

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

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.2, C405.2.2.1, C405.2.2.2 [EL21][2]	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Lighting controlled by occupancy sensors.

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

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: COST U LESS
Project Type: New Construction

Construction Site:
64 N 900 W
AMERICAN FORK, Utah 84003

Owner/Agent:

Designer/Contractor:
KYLE BREINHOLT
BREINHOLT POWER ENGINEERING
805 S 1430 W
LEHI, Utah 84043
801-367-5180
KYLE@BREINHOLTENG.COM

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Enhanced Interior Lighting Controls, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Retail	4499	1.06	4769
		Total Allowed Watts =	4769

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Retail				
LED: F1: LED Panel 19W:	1	19	141	2679
LED: F2/F2E: LED PAR 7W:	1	⚠ 6	21	126
LED: F3: LED Linear 8W:	1	4	12	48
			Total Proposed Watts =	2853

Interior Lighting PASSES: Design 40% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

KYLE BREINHOLT - ELECTRICAL ENGINEER — Name - Title
Signature
22 AUG 2022 — Date

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: COST U LESS
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district (LZ2))

Construction Site:
64 N 900 W
AMERICAN FORK, Utah 84003

Owner/Agent:

Designer/Contractor:
KYLE BREINHOLT
BREINHOLT POWER ENGINEERING
805 S 1430 W
LEHI, Utah 84043
801-367-5180
KYLE@BREINHOLTENG.COM

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Pedestrian and vehicular entrances and exits	6 ft of door	14	Yes	84
			Total Tradable Watts (a) =	84
			Total Allowed Watts =	84
			Total Allowed Supplemental Watts (b) =	400

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

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Pedestrian and vehicular entrances and exits (6 ft of door width): Tradable Wattage				
LED: F4: LED Roadway-Parking Unit 42W:	1	2	118	236
			Total Tradable Proposed Watts =	236

Exterior Lighting PASSES: Design 51% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

KYLE BREINHOLT - ELECTRICAL ENGINEER — Name - Title
Signature
22 AUG 2022 — Date

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 13 APRIL 2021
PROJECT #: 20-028
DRAWN BY: KLB
CHECKED BY: KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING PLLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

ENERGY COMPLIANCE CERTIFICATE

E020

ELECTRICAL SPECIFICATIONS

GENERAL PROVISION

A. REFERENCE
   1. THE GENERAL CONDITIONS AND OTHER CONTRACT DRAWINGS AS SET FORTH IN THE FOREGOING PAGES ARE HEREBY INCORPORATED INTO AND BECOME A PART OF THE SPECIFICATIONS FOR WORK UNDER THIS TITLE, INSOFAR AS THEY APPLY HERETO.
   2. ALL SPECIFICATIONS UNDER THIS DIVISION TITLE ARE DIRECTED TO AND ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR, UNLESS OTHER TRADES OR PERSONS ARE SPECIFICALLY MENTIONED, "ELECTRICAL CONTRACTOR" IS INFERRED AND INTENDED.

B. CONTRACT DRAWINGS
   1. THE DRAWINGS ACCOMPANYING THESE SPECIFICATIONS ARE COMPLEMENTARY EACH TO THE OTHER AND WHAT IS CALLED FOR BY ONE SHALL BE AS IF CALLED FOR BY BOTH.
   2. CONSULT ALL CONTRACT DRAWINGS WHICH MAY AFFECT THE LOCATION OF EQUIPMENT, CONDUIT AND WIRING AND MAKE MINOR ADJUSTMENTS IN LOCATION TO SECURE COORDINATION.
   3. WIRING LAYOUT IS SCHEMATIC AND EXACT LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS.
   4. OTHER THAN MINOR ADJUSTMENTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

C. JOB-SITE COPY OF DOCUMENTS
   1. MAINTAIN AT THE SITE, ONE COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA APPROVED SHOP DRAWINGS, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THESE SHALL BE AVAILABLE TO THE OWNER'S REPRESENTATIVE. THE DRAWINGS MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE FOR THE OWNER UPON COMPLETION OF THE WORK. AN ADDITIONAL SET OF DRAWINGS WILL BE FURNISHED BY THE OWNER'S REPRESENTATIVE FOR THIS PURPOSE UPON REQUEST.

D. MANUFACTURER'S DRAWINGS
   1. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW. (6) COPIES OF MANUFACTURER'S DRAWINGS AND WIRING DIAGRAMS. THE ENGINEER WILL REVIEW CONTRACTOR'S SHOP DRAWINGS AND RELATED SUBMITTALS (AS INDICATED BELOW) WITH RESPECT TO THE ABILITY OF THE DETAILED WORK, WHEN COMPLETE, TO BE A PROPERLY FUNCTIONING INTEGRAL ELEMENT OF THE OVERALL SYSTEM DESIGNED BY THE ENGINEER. BEFORE SUBMITTING A SHOP DRAWING OR ANY RELATED MATERIAL TO THE ENGINEER, CONTRACTOR SHALL: REVIEW EACH SUCH SUBMISSION FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF CONTRACTOR: APPROVE EACH SUCH SUBMISSION BEFORE SUBMITTING IT; AND SO STAMP EACH SUCH SUBMISSION BEFORE SUBMITTING IT. THE ENGINEER SHALL ASSUME THAT NO SHOP DRAWING OR RELATED SUBMITTAL COMPRISES A VARIATION UNLESS CONTRACTOR ADVISES ENGINEER OTHERWISE VIA A WRITTEN INSTRUMENT WHICH IS ACKNOWLEDGED BY ENGINEER IN WRITING. THE ITEMS, TYPES OF SUBMITTALS AND RELATED MATERIAL (IF ANY) CALLED FOR ARE INDICATED BELOW:

ITEMS	TYPE SUBMITTALS REQUESTED
LIGHTING AND POWER PANELS	SHOP DRAWINGS
LIGHTING FIXTURES	CATALOG CUTS

E. GUARANTEES
   1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEFECTS, REPAIRS AND REPLACEMENTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER'S REPRESENTATIVE. PRODUCT GUARANTEES GREATER THAN ONE (1) YEAR SHALL BE PASSED ALONG TO THE OWNER FOR FULL BENEFIT OF THE MANUFACTURER'S WARRANTY.

WORK INCLUDED

A. INSTALLATION, MATERIALS, AND WORKMANSHIP
   1. FURNISH AND INSTALL ALL NECESSARY ANCHORS, SUPPORTS, STRAPS, BOXES, FITTINGS AND OTHER SIMILAR APPURTENANCES NOT INDICATED ON THE DRAWINGS BUT WHICH ARE REQUIRED FOR A COMPLETE AND PROPERLY INSTALLED SYSTEM CONSISTENT WITH THE ARCHITECTURAL TREATMENT OF THE BUILDING.
   2. THE ELECTRICAL CONTRACTOR, INSOFAR AS THE WORK IS CONCERNED, SHALL AT ALL TIMES KEEP THE PREMISES IN A NEAT AND ORDERLY CONDITION. AND AT THE COMPLETION OF THE WORK, SHALL PROPERLY CLEAN UP AND CART AWAY DEBRIS AND EXCESS MATERIALS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF DUMPSTER & REFUSED DISPOSAL AS REQUIRED FOR ELECTRICAL WORK.
   3. ALL MATERIALS SHALL BE NEW AND UNDETERIORATED AND OF A QUALITY NOT LESS THAN THE MINIMUM SPECIFIED.

B. COORDINATION OF PLANS AND SPECIFICATIONS
   1. CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY IF THERE IS ANY QUESTIONS REGARDING THE MEANING OR INTENT OF EITHER PLANS OR SPECIFICATIONS, OR UPON NOTICING ANY DISCREPANCIES OR OMISSIONS IN EITHER PLANS OR SPECIFICATIONS.

C. CUTTING AND PATCHING
   1. ALL ELECTRICAL EQUIPMENT SHALL BE KEPT DRY AND CLEAN DURING THE CONSTRUCTION PERIOD. INTERIOR OF ALL ENCLOSURES SHALL BE CLEANED OF DIRT AND DEBRIS BEFORE INSTALLING TRIM OR COVERS.
   2. ALL FINISHED SURFACES OF EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE THOROUGHLY CLEANED OF DIRT AND ALL SCRATCHED OR DAMAGED SURFACES SHALL BE TOUCHED UP WITH MATCHING MATERIALS BEFORE FINAL ACCEPTANCE OF THE WORK.
   3. WHEN ALL WORK IS COMPLETED AND ALL WORK HAS BEEN SATISFACTORILY TESTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE, ALL CONDUIT AND OTHER EXPOSED SURFACES SHALL BE THOROUGHLY CLEANED.

CODES AND FEES

A. CODES:
   1. ALL WORK PERFORMED UNDER THIS SPECIFICATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS PREPARED AND PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION AND ANY APPLICABLE STATE OR LOCAL CODES.

B. FEES:
   1. OBTAIN AND PAY FOR ANY AND ALL PERMITS REQUIRED BY ALL LAWS AND REGULATIONS AND PUBLIC AUTHORITY HAVING SUCH JURISDICTION.

TESTS AND INSPECTIONS

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

CONDUIT

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

WIRE AND CABLE

A. ALL CONDUCTORS SHALL BE COPPER AND OF THE AWG SIZE AND TYPE SHOWN ON THE DRAWINGS. WHERE NO SIZE OR TYPE IS SHOWN. CONDUCTORS SHALL NOT BE LESS THAN #12 TYPE XHHW, THHN, OR THWN. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED COPPER AND HAVE 600 VOLT INSULATION; BE UL LABELED AND OF AMERICAN MANUFACTURER.
B. ALL CONNECTIONS ARE TO BE MADE USING PRESSURE TYPE TERMINALS.
C. THE FOLLOWING COLOR CODE SHALL BE USED:

	120/240 VOLT	120/208 VOLT	277/480 VOLT
PHASE A	BLACK	BLACK	BROWN
PHASE B	RED	RED	ORANGE
PHASE C		BLUE	YELLOW
NEUTRAL	WHITE	WHITE	WHITE
GROUND	GREEN	GREEN	GREEN

D. CONDUCTORS NO. 10 AWG OR SMALLER SHALL HAVE INSULATION COLORED AS NOTED ABOVE.
E. CONDUCTORS NO. 8 AWG OR LARGER SHALL HAVE INSULATION COLORED AS NOTED ABOVE OR COLORED TAPE, MINIMUM SIZE ½", WRAPPED TWICE AROUND AT THE FOLLOWING POINTS:
   1. AT EACH TERMINAL
   2. AT EACH CONDUIT ENTRANCE
   3. AT INTERVALS NOT MORE THAN 12 INCHES APART IN ALL BOXES, PANEL TUBS, SWITCHBOARDS, ETC.
G. ALL BRANCH CIRCUITS SHALL BE MARKED IN THE PANEL BOARD GUTTERS. MARKERS SHALL INDICATE CORRESPONDING BRANCH–CIRCUIT NUMBERS.
H. EACH BRANCH CIRCUIT REQUIRING A NEUTRAL SHALL BE FURNISHED WITH A SEPARATE INDIVIDUAL NEUTRAL CONDUCTOR.

BOXES AND PLATES

A. FURNISH AND INSTALL ALL OUTLET, JUNCTION, AND PULL BOXES AS INDICATED ON THE DRAWINGS AND AS NECESSARY TO INSTALL THE REQUIRED CONDUIT AND WIRING IN A NEAT AND WORKMANLIKE MANNER.
B. PULL BOXES AND JUNCTION BOXES SHALL BE GALVANIZED AND OF THE CORRECT SIZE AND GAUGE, SIZED IN ACCORDANCE WITH CODE REQUIREMENTS AND SHALL BE U.L. LABELED.
C. BOXES AT EXTERIOR AREAS TO BE WATERTIGHT AND DUST-TIGHT WITH GASKETED COVERS.
D. ALL BOXES FOR EXPOSED WORK IN FINISHED SPACES SHALL BE "FS" TYPE WITH THREADED HUBS WITH RIGID CONDUIT RISER (DEEP WIRE MOLD BOXES)
E. ALL BOXES SHALL BE RIGIDLY SUPPORTED INDEPENDENT OF THE CONDUIT SYSTEM. BOXES CAST INTO MASONRY OR CONCRETE ARE CONSIDERED TO BE RIGIDLY SUPPORTED.

WIRING DEVICES

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

IDENTIFICATION

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

GROUNDING

A. ALL FEEDERS AND BRANCH CIRCUITS OVER 100 VOLTS SHALL INCLUDE A GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC TABLE 250-122, EXCEPT NOT BE SMALLER THAN #12 FOR POWER AND LIGHTING CIRCUITS AND #14 FOR CONTROL CIRCUITS. ALL GROUND CONDUCTORS SHALL BE GREEN, OR AS SPECIFIED UNDER "WIRE AND CABLE".
B. ALL GROUND CLAMPS SHALL BE PENN-UNION "CPL" TYPE OR SIMILAR BY O.Z. OR BURNDY.
C. CONDUIT FOR SOLITARY GROUND CONDUCTORS SHALL BE RIGID SCHEDULE 40 PVC NON- METALLIC ELECTRICAL CONDUIT WITH U.L. LABEL SOLITARY GROUND CONDUCTORS SHALL NOT BE PLACED THROUGH METALLIC SLEEVES OR CONDUITS AND SHALL NOT BE COMPLETELY ENCIRCLED BY METALLIC HANGERS OR SUPPORTS.
D. THE GROUND CONDUCTOR SHALL BE CONNECTED TO THE NEUTRAL IN ONLY TWO LOCATIONS -ON THE SUPPLY SIDE OF THE SERVICE DISCONNECT MEANS PER NEC–250–24 AND ON SEPARATELY DERIVED SYSTEMS PER NEC 250-30.
E. AT EACH RECEPTACLE BOX, THE GROUND CONDUCTOR SHALL ENTER AND CONNECT, WITH NORMAL WIRING CONNECTOR, TO: 1) THE GROUND PIGTAIL TO RECEPTACLE: 2) THE GROUND PIGTAIL TO THE BOX GROUND SCREW; AND 3) THE OUTGOING GROUND CONDUCTOR TO NEXT DEVICE, IF NOT AT END OF RUN. METAL TO METAL CONTACT BETWEEN THE DEVICE YOKE AND THE OUTLET BOX IS NOT ACCEPTABLE AS A BOND FOR EITHER SURFACE. MOUNTED BOXES OR FLUSH TYPE BOXES.
F. CONDUIT SYSTEM SHALL BE ELECTRICALLY CONTINUOUS. ALL LOCK NUTS SHALL CUT THROUGH ENAMELED OR PAINTED SURFACES ON ENCLOSURES. WHERE ENCLOSURES AND NON-CURRENT CARRYING METALS ARE ISOLATED FROM THE CONDUIT SYSTEM, USE BONDING JUMPERS WITH APPROVED CLAMPS. WHERE REDUCING WASHERS ARE USED AND WHERE CONCENTRIC OR ECCENTRIC KNOCKOUTS ARE NOT COMPLETELY REMOVED BONDING BUSHINGS SHALL BE REQUIRED.

POWER AND LIGHTING PANELS

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

LIGHTING FIXTURES

A. CONTRACTOR SHALL FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS INDICATED IN FIXTURE SCHEDULE SHOWN ON DRAWINGS, AND SPECIFIED HEREIN.
B. NEUTRAL ASSEMBLY SHALL HAVE INDIVIDUAL ANTI-TURN SOLDERLESS TERMINALS, SIMILAR TO SQUARE D TYPE PK, FOR CONNECTION OF ULTIMATE NUMBER OF NEUTRAL WIRES. SHEET METAL TERMINAL STRIPS AND CONNECTIONS WILL BE REJECTED.
C. ALL LAMP HOLDERS INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE FURNISHED COMPLETE WITH NEW LAMPS OF THE SIZE INDICATING ON THE FIXTURE SCHEDULE.
D. LAMP CURRENT CREST FACTOR SHALL NOT EXCEED 1.8 AND SHALL BE COMPATIBLE WITH BALLAST BEING UTILIZED (PROGRAM START ELECTRONIC BALLAST SHALL BE USED).
E. ANY FIXTURES SCRATCHED, BENT, CRACKED OR IN ANY WAY DAMAGED BEFORE ACCEPTANCE BY OWNER SHALL BE REPLACED AT THIS CONTRACTOR'S EXPENSE.
F. ALL LAMPS SHALL BE IN WORKING ORDER AT THE TIME OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
G. ALL LIGHTING FIXTURES ARE TO BE GROUNDED ON THE INTERIOR OF THE FIXTURE HOUSING, ON CLEAN BARE METAL (FREE OF PAINT). BY USE OF PIGTAIL AND FASTENED BY A SCREW USED FOR NO OTHER PURPOSE.
H. COMMISSIONING
   1. C408.3 LIGHTING SYSTEM FUNCTIONAL TESTING. CONTROLS FOR AUTOMATIC LIGHTING SYSTEMS SHALL COMPLY WITH SECTION C408.3.
   2. C408.3.1 FUNCTIONAL TESTING. TESTING SHALL ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL CONDUCT THE REQUIRED FUNCTIONAL TESTING. WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED PARTY INDEPENDENT FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR THE FUNCTIONAL TESTING AND SHALL PROVIDE DOCUMENTATION TO THE CODE OFFICIAL CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE PROVISIONS OF SECTION C405. WHERE OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS, PHOTOSENSORS OR DAYLIGHTING CONTROLS ARE INSTALLED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
      a. CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME-OUT ADJUSTMENTS FOR OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE.
      b. CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF.
      c. CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTOSENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED.

TELEPHONE/DATA SYSTEMS

A. SUMMARY
   1. INCLUDES BUT NOT LIMITED TO
      a. FURNISH AND INSTALL BUILDING TELEPHONE AND COMPUTER NETWORK RACEWAY AND CABLE SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, RACEWAY, OUTLETS, MODULAR JACKS, DEVICE PLATES, CABLES, PUNCH DOWN BLOCKS, BACKBOARDS, CABINETS, PATCH PANELS, GROUNDING AND OTHER MISCELLANEOUS ITEMS REQUIRED FOR A COMPLETE SYSTEM.
      b. FURNISH AND INSTALL MAIN SERVICE RACEWAY AS DESCRIBED IN CONTRACT DOCUMENTS AND TO COMPLY WITH TELEPHONE COMPANY REQUIREMENTS.
B. COMPONENTS
   1. TELEPHONE OUTLET BOX SHALL BE SINGLE DEVICE BOX.
   2. BUILDING TELEPHONE AND COMPUTER NETWORK SYSTEM CABLE
      a. 23 GAUGE, SOLID TINNED COPPER, FOUR TWISTED PAIRS. CATEGORY 6
      b. USE PLENUM-RATED CABLE IN CEILINGS AND AREAS USED FOR PLENUM AIR RETURN
   3. TELEPHONE TERMINATION BLOCKS
      a. UL VERIFIED CATEGORY 6.
      b. 110 TERMINATION WITH TIN LEAD PLATED IDC
   4. NETWORK PATCH PANELS
      a. UL VERIFIED CATEGORY 6
      b. 110 TERMINATION WITH TIN LEAD PLATED IDC
      c. 19" RACK MOUNT WITH BACKBOARD MOUNTING FRAME.
      d. 48 PORTS
   5. TELEPHONE/NETWORK JACKS
      a. WALL JACKS
         1) CAT6 - HUBBELL HXJ6 OR ALTERNATE MANUFACTURER WITH EQUIVALENT PERFORMANCE STANDARD.
      b. PLATES
         1) HUBBELL - IFP SERIES (PORT QUANTITY AS REQUIRED, COLOR BY ARCHITECT)
   6. BACKBOARDS: INTERIOR GRADE PLYWOOD WITHOUT VOIDS; ¾ INCH THICK; UL-LABELED FIRE RETARDANT.
      a. SIZE: 48 INCHES WIDE 96 INCHES HIGH.
      b. DO NOT PAINT OVER UL LABEL.
      c. PROVIDE ONE 48" MULTI-OUTLET POWER STRIP WITH INTEGRAL SURGE PROTECTION AND OUTLETS AT 6" O.C. (MINIMUM 7 OUTLETS) MOUNTED AT CENTER OF TERMINAL BOARD.
C. INSTALLATION
   1. RUN 1" CONDUIT TO ACCESSIBLE CEILING SPACE FROM EACH OUTLET. INSTALL CABLE FROM TERMINAL BOARD TO EACH TELEPHONE/NETWORK OUTLET.
   2. TERMINATE CABLES AT EACH OUTLET WITH SPECIFIED MODULAR JACK ASSEMBLY.
   3. TERMINATE CABLES ON PUNCH DOWN BLOCKS OR PATCH PANELS AT TERMINAL BOARD.
   4. PROVIDE TYPED LABELS AT ALL JACKS CORRESPONDING TO TYPED NUMBERING SYSTEM AT PATCH PANEL OR TERMINAL STRIP.
D. QUALITY ASSURANCE
   1. COMPLY WITH APPLICABLE PORTIONS OF NEC ANSI/EIA/TIA 568 AS TO TYPE PRODUCTS USED AND INSTALLATION OF COMPONENTS. PROVIDE PRODUCTS AND MATERIALS WHICH HAVE BEEN UL-LISTED AND LABELED.

FIRE DETECTION & FAN CONTROL

A. SUMMARY
   1. INCLUDES BUT NOT LIMITED TO
      g. FURNISH AND INSTALL BUILDING SMOKE DETECTION & FAN CONTROL SYSTEM INCLUDING, DUCT SMOKE DETECTORS, RELAYS, AND MISCELLANEOUS EQUIPMENT FOR FIRE/SMOKE DAMPER AND FAN SHUTDOWN CONTROL.
B. COMPONENTS
   1. IN-DUCT SMOKE DETECTOR HOUSING
      a. IN-DUCT SMOKE DETECTOR HOUSING SHALL ACCOMMODATE EITHER AN IONIZATION SENSOR OR A PHOTOELECTRIC SENSOR, EITHER OF WHICH PROVIDES CONTINUOUS ANALOG MONITORING.
      b. WHEN SUFFICIENT SMOKE IS SENSED APPROPRIATE ACTION IS TAKEN TO SHUT DOWN AIR HANDLING SYSTEMS TO HELP PREVENT THE DISTRIBUTION OF TOXIC SMOKE AND FIRE GASES THROUGHOUT THE AREAS SERVED BY THE DUCT SYSTEM.
   2. AUTOMATIC SMOKE DETECTORS -
      a. PHOTOELECTRIC TYPE.
      b. LISTED UNDER UL STANDARD 268.
      c. 120V WITH AUXILIARY RELAY CONTACTS
C. INSTALLATION
   1. INSTALL SMOKE DETECTORS IN THE FOLLOWING LOCATIONS:
      a. IN AIR DUCTS OF AIR-MOVING EQUIPMENT WITH AIR FLOW IN EXCESS OF 2000 CFM PER LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE.
      b. BUILDING SPACES WITH TWO OR MORE AIR-MOVING UNITS WITH A COMBINED TOTAL AIR FLOW IN EXCESS OF 2000 CFM
      c. IN AIR DUCTS CONTAINING FIRE/SMOKE DAMPERS WITHIN 5 FT. OF THE DAMPER.
   2. IF SUPPLY DUCTS ARE INACCESSIBLE, MOUNT SMOKE DETECTOR ON CEILING IN AREA SERVED BY AIR-HANDLING EQUIPMENT OR ADJACENT TO FIRE/SMOKE DAMPERS.
   3. WIRE SMOKE DETECTORS TO AUTOMATICALLY SHUT DOWN AIR SUPPLY FANS, FIRE/SMOKE DAMPERS, AND ALL OTHER SMOKE-BLOCKING DEVICES UPON ACTIVATION OF THE DETECTOR.
   4. PROVIDE VISUAL AND AUDIBLE INDICATION IN AN APPROVED LOCATION FOR SMOKE DETECTOR ACTUATION AND TROUBLE.

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 13 APRIL 2021
PROJECT #: 20-028
DRAWN BY: KLB
CHECKED BY: KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING PLLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

ELECTRICAL SPECIFICATIONS

E050

PRIMARY POWER CONDUIT TO LOCATION AS DIRECTED BY ROCKY MOUNTAIN POWER

UTILITY TRANSFORMER

SECONDARY POWER CONDUIT

METER/MAIN

TELEPHONE TERMINAL BOARD

PROPOSED BUILDING

COMMUNICATIONS CONDUIT

ELECTRICAL GENERAL NOTES:

1. PROVIDE CONDUIT AND TRENCHING TO PROPERTY LINE. INCLUDE PER LINEAR FOOT COST IN BID TO EXTEND CONDUIT AND TRENCHING TO UTILITY CONNECTION POINT YET TO BE DETERMINED.
2. PROVIDE 1" CONDUIT WITH PULL ROPE FROM PANEL A FOR FUTURE EV CHARGER.

1 SITE ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 13 APRIL 2021
PROJECT #: 20-028
DRAWN BY: KLB
CHECKED BY: KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023

BREINHOLT POWER ENGINEERING LLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

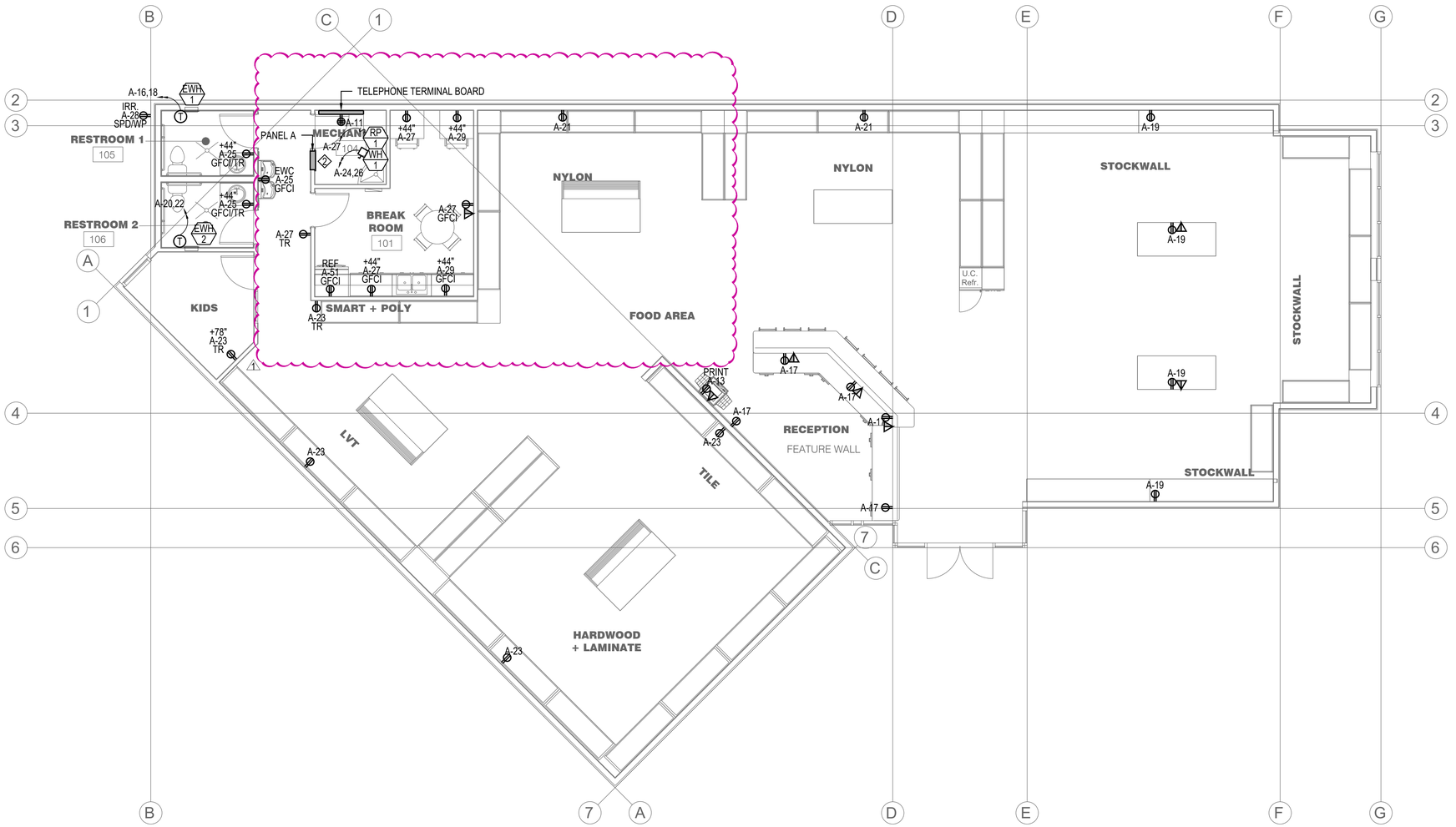
COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

ELECTRICAL SITE PLAN

ES101



1 POWER PLAN
SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"

NOTES:

1. PROVIDE TAMPER RESISTANT DEVICES IN KIDS AREA, HALLWAYS, AND RESTROOMS.

2 COORDINATE WALL THICKNESS WITH FRAMING CONTRACTOR TO ALLOW FOR INSTALLATION OF RECESSED PANEL BOARD.

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 13 APRIL 2021
PROJECT #: 20-028
DRAWN BY: KLB
CHECKED BY: KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING PLLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

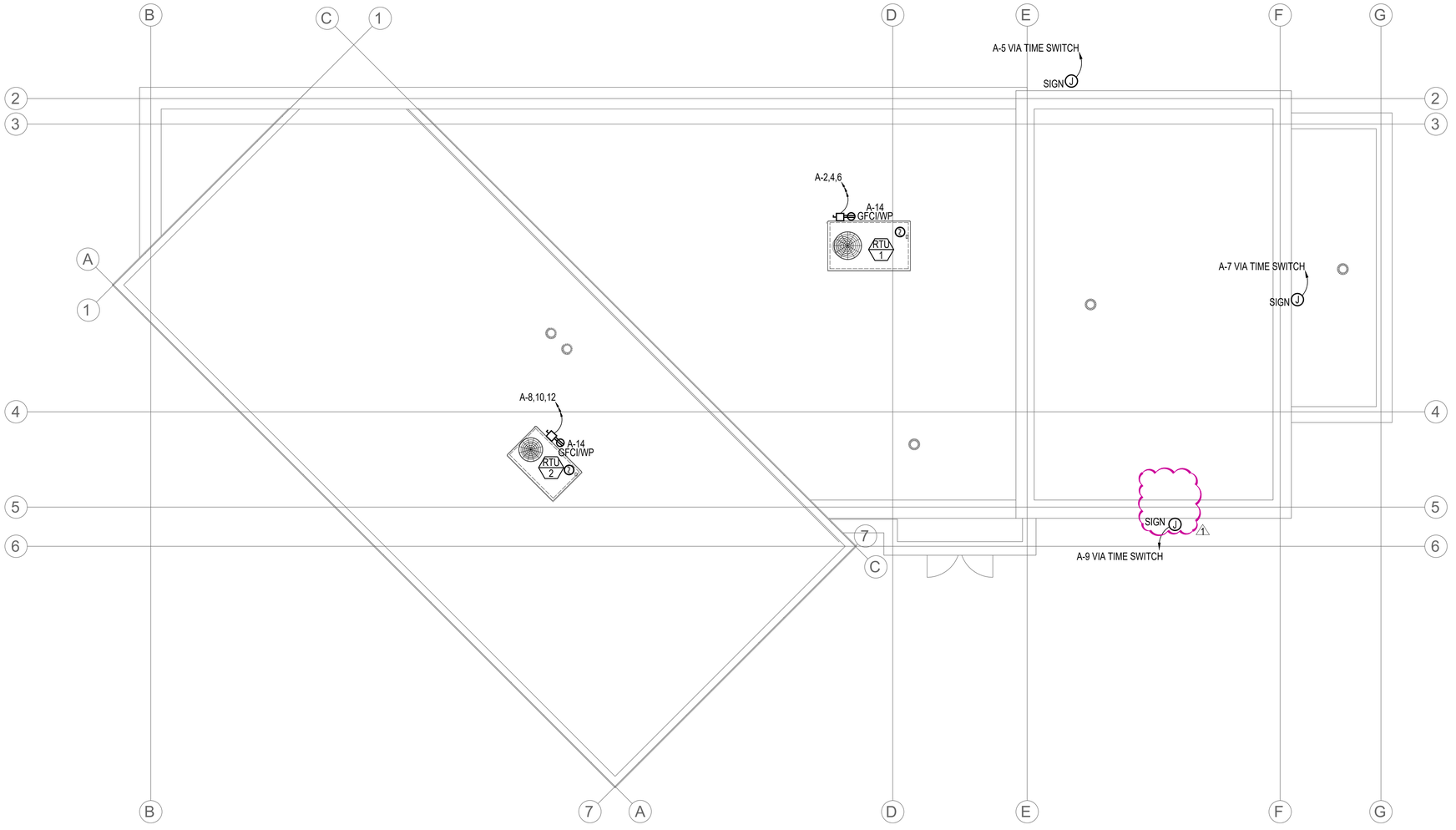
COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

POWER PLAN

E101



1 POWER PLAN
SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 13 APRIL 2021
PROJECT #: 20-028
DRAWN BY: KLB
CHECKED BY: KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING PLLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

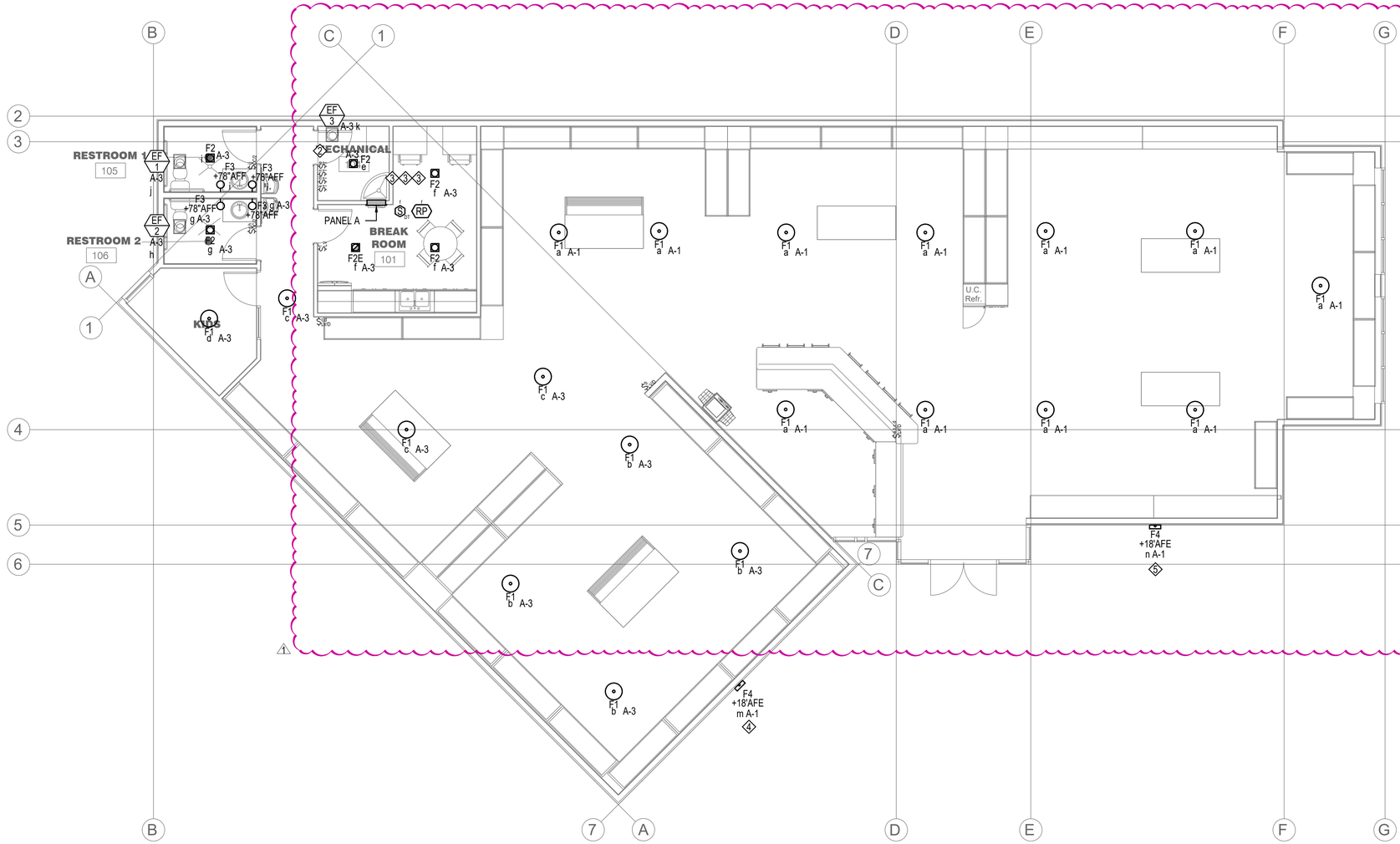
COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

ROOF POWER PLAN

E102



1 POWER PLAN
SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"

NOTES:

1. PROGRAM NETWORKED LUMINAIR LEVEL LIGHTING CONTROLS AS DIRECTED BY OWNER WITHIN REQUIREMENTS OF IECC C405.

   IN THE ABSENCE OF OWNER INSTRUCTION PROGRAM LIGHTS (DESIGNATIONS a THROUGH d) TO OPERATE DURING BUSINESS HOURS WITH INITIAL AUTO-ON 100% BASED ON OCCUPANCY WITH 50% SWEEP-OFF 15 MINUTES PRIOR TO CLOSE OF BUSINESS AND SWEEP OFF AT CLOSE OF BUSINESS. AFTER HOURS OCCUPANCY AUTO-ON 50% AND AUTO-OFF WITHIN 30 MINUTES OF VACANCY.

   DAYLIGHT RESPONSE IS NOT REQUIRED FOR GROUND LEVEL MERCANTILE SPACE. DAYLIGHT RESPONSE MAY BE INCLUDED AT OWNERS OPTION.

2. PROVIDE 0-30 MINUTE SELECTABLE DURATION TIMER WITH HOLD-ON.

3. PROVIDE PROGRAMMABLE TIME SWITCH HONEYWELL PLS750C1000 OR APPROVED EQUAL.

4. PROGRAM LIGHT FIXTURE SWITCHING FOR DUSK TO DAWN (SECURITY) OPERATION.

5. PROGRAM LIGHT FIXTURE SWITCHING FOR DUST TO SETBACK TIME TO DAWN OPERATION.

6. PROVIDE LABEL FOR TIME SWITCHES IN MECHANICAL CLOSET INDICATING LIGHTING LOADS CONTROLLED.

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE:	13 APRIL 2021
PROJECT #:	20-028
DRAWN BY:	KLB
CHECKED BY:	KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING PLLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

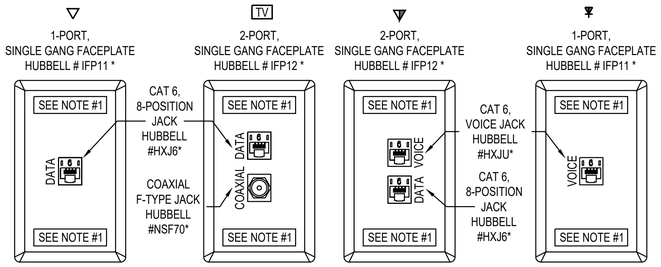
LIGHTING PLAN

E151

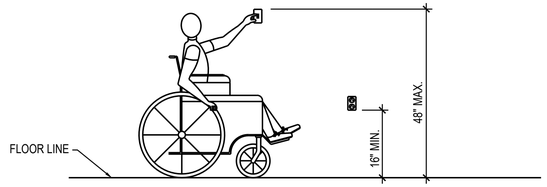
ELECTRICAL GENERAL NOTES:

1. COORDINATE STATION AND PORT LABELING WITH OWNER.
2. ALL PATCH CABLES AND STATION CABLES SHALL BE PROVIDED AND INSTALLED BY EC.
3. ALL PATCHING AND/OR CROSS CONNECTION SHALL BE PERFORMED BY THE EC.

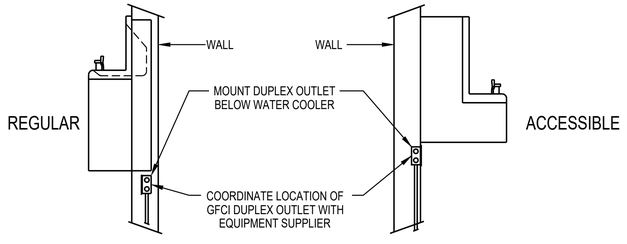
* MATCH FACEPLATE COLOR TO RECEPTACLES.



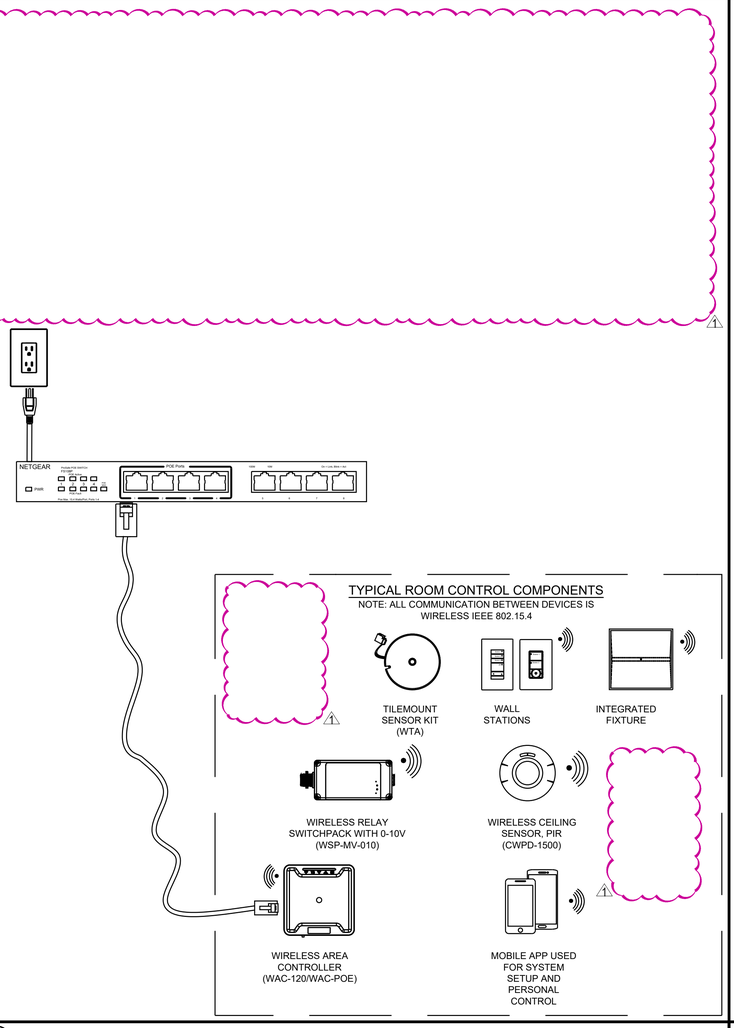
⑦ DATA/VOICE JACK INSTALLATION DETAIL



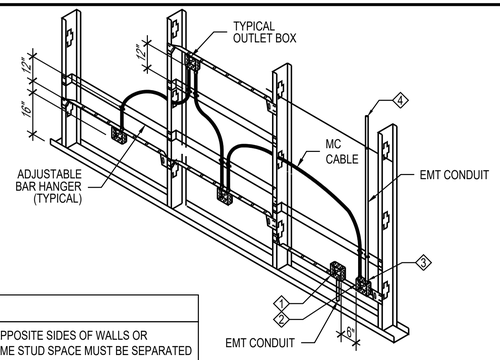
⑧ DEVICE MOUNTING HEIGHTS INSTALLATION DETAIL



⑨ ELECTRIC WATER COOLER INSTALLATION DETAIL



⑤ TYPICAL NETWORKED LUMINAIR CONTROL OVERVIEW



KEYED NOTES:

1. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITION IN THE SAME STUD SPACE MUST BE SEPARATED BY A MIN. OF 6" HORIZONTAL DISTANCE.
2. ELECTRICAL BOXES INSTALLED IN FIRE RESISTANT WALLS OR PARTITIONS SHALL COMPLY WITH IBC 714.3.2 (24" SEPARATION ON OPPOSITE SIDES.)
3. INSULATED THROAT EMT CONNECTOR.
4. HOME RUN TO PANEL MUST BE IN RACEWAY.

GENERAL NOTES:

1. TYPICAL FOR WOOD AND METAL STUD ROUGH IN.
2. PLASTER RINGS NOT SHOWN. COORDINATE RING DEPTH TO BE FLUSH WITH FINAL FINISH SURFACE.
3. LOCATE ALL OUTLET BOXES IN ACCORDANCE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS, AND WITH ALL APPLICABLE SHOP DRAWINGS.

⑥ ROUGH-IN DETAIL FOR MC CABLE

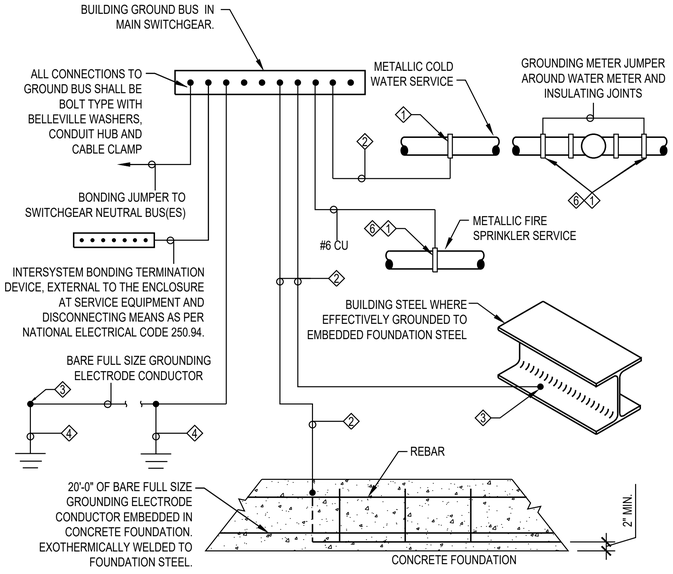
GROUNDING ELECTRODE CONDUCTOR ⑤		
UNGROUNDED PHASE CONDUCTOR (COPPER)	UNGROUNDED PHASE CONDUCTOR (ALUMINUM)	GRND WIRE SIZE (CU)
#2 OR SMALLER	1/0 OR SMALLER	#8
1 OR 1/0	2/0 OR 3/0	#6
2/0 OR 3/0	4/0 OR 250	#4
>3/0 THRU 350 KCMIL	>250 KCMIL THRU 500 KCMIL	#2
>350 KCMIL THRU 600 KCMIL	>500 KCMIL THRU 900 KCMIL	1/0
>600 KCMIL THRU 1100 KCMIL	>900 KCMIL THRU 1750 KCMIL	2/0
>1100 KCMIL	>1750 KCMIL	3/0

NOTE:

1. WHEN PRESENT CONTRACTOR SHALL PROVIDE ALL GROUNDING MEANS INDICATED. CONTRACTOR SHALL REFER TO ELECTRICAL ONE-LINE DIAGRAM AND GROUNDING ELECTRODE CONDUCTOR SCHEDULE (THIS DETAIL) FOR GROUNDING ELECTRODE CONDUCTOR SIZE. CONTRACTOR SHALL REFER TO ELECTRICAL SPECIFICATIONS FOR SPECIFICS OF GROUNDING SYSTEM INSTALLATION AND MATERIALS.
2. GROUNDING ROD SHALL BE MIN. 9FT. AWAY FROM IRRIGATION CONTROLLER.

KEYED NOTE:

1. T&B 3900 BU GROUND CLAMP WITH 3/4" CONDUIT HUB AND CABLE CLAMP.
2. FULL SIZE GROUNDING ELECTRODE CONDUCTOR IN PVC.
3. EXOTHERMICALLY WELDED (TYPICAL).
4. DRIVEN GROUND RODS ⅝"x8' COPPER/STEEL ON BUILDING EXTERIOR.
5. TABLE TAKEN FROM NEC 250.66. UNGROUNDED PHASE CONDUCTOR REFERS TO THE SIZE OF THE LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS. SEE NEC 250.66.
6. BOND METAL PIPING PER NEC 250.104.



② SERVICE GROUNDING DETAIL

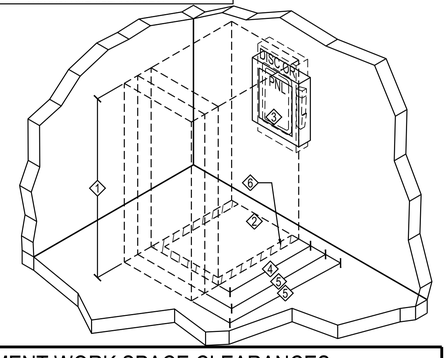
SCALE: NTS

KEYED NOTES:

1. THE MINIMUM HEADROOM OF WORKING SPACE SHALL BE 6½ FT.
2. THE WIDTH OF THE WORKING SPACE SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 IN., WHICHEVER IS GREATER. THE PANEL DOOR SHALL OPEN AT LEAST 90 DEGREES.
3. ALL CIRCUIT BREAKERS OR DISCONNECT HANDLES SHALL BE NOT MORE THAN 6 FT 7 IN. ABOVE THE FLOOR WHEN IN THEIR HIGHEST POSITION.
4. 3 FT CLEARANCE IF 0-150V TO GROUND.
5. 3.5FT CLEARANCE IF 151-600V TO GROUND. 4FT IF EXPOSED LIVE PARTS ON BOTH SIDES OF THE WORKING SPACE.
6. IN AREAS WHERE STORAGE IS LIKELY TO ENCROACH ON WORK SPACE CLEARANCE PROVIDE FLOOR MARKING TAPE, ON FINISHED FLOOR, FOR ELECTRICAL EQUIPMENT WORKING CLEARANCE IDENTIFICATION. FLOOR MARKING TAPE SHALL BE SELF-ADHESIVE VINYL OR POLYESTER TAPE WITH OVERLAMINATE, 3 INCHES (76MM) WIDE, WITH ALTERNATING BLACK AND WHITE STRIPES.

GENERAL NOTE:

1. ALL WORKING SPACE CLEARANCE MEASURED FROM FACE OF PANEL FOR DEPTH, LEFT OR RIGHT EDGE FOR WIDTH, AND STANDING SURFACE FOR HEADROOM.
2. REFERENCE NEC 110.26 FOR WORKSPACE CLEARANCES.



③ ELECTRICAL EQUIPMENT WORK SPACE CLEARANCES

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 13 APRIL 2021
PROJECT #: 20-028
DRAWN BY: KLB
CHECKED BY: KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING LLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

INTERIOR INSTALLATION DETAILS

E501

NOT USED

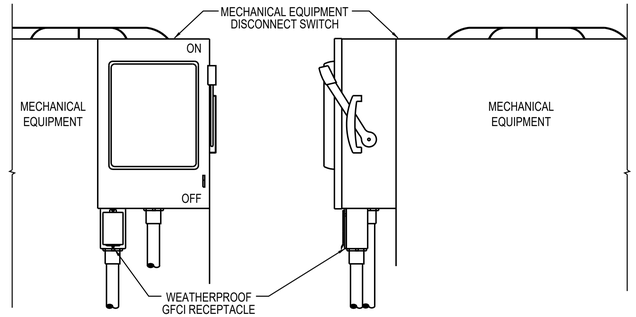
NOT USED

NOT USED

NOT USED

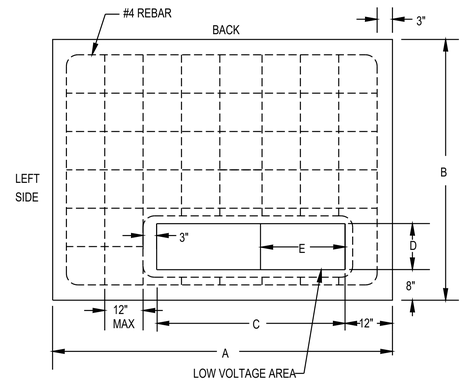
NOT USED

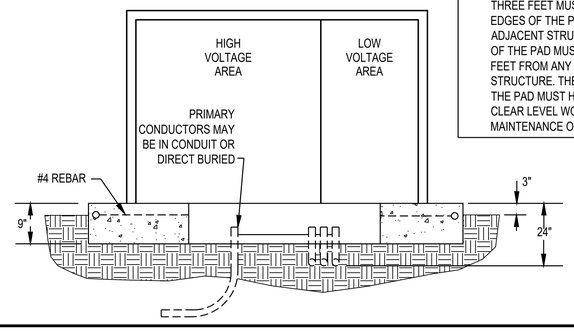
NOT USED



④ WEATHERPROOF RECEPTACLE INSTALLATION DETAIL

TRANSFORMER PAD DIMENSION CHART					
TRANSFORMER RATING	DIMENSIONS				
	A	B	C	D	E
75-500KVA	84"	78"	48"	15"	20"
750-2500KVA	96"	82"	60"	16"	30"





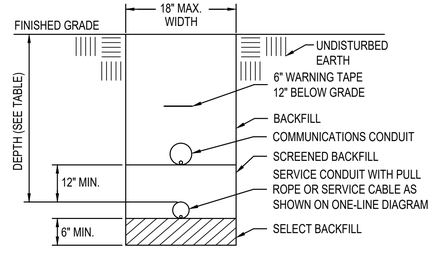
② ROCKY MOUNTAIN POWER TRANSFORMER FLAT PAD SCALE: NTS

NOTES:

1. SITE PREPARATION: ALL DIRT BENEATH THE PAD SITE MUST BE COMPACTED AND LEVEL PRIOR TO SETTING OR POURING THE PAD TO PREVENT SETTLING.
2. CONCRETE: SHALL BE MADE USING A STANDARD BRAND OF PORTLAND CEMENT. STEEL REINFORCEMENT SHALL BE #4 REBAR PLACED ACCORDING TO THE DRAWINGS. THE PAD MUST BE POURED AT LEAST THREE FULL DAYS PRIOR TO SETTING THE UNIT. CONCRETE MUST BE KEPT ABOVE FREEZING AT LEAST 72 HOURS AFTER POURING. THE FINISHED SURFACE MUST BE COMPLETELY FLAT AND LEVEL. ALL WORK MUST BE DONE TO HIGH QUALITY STANDARDS.
3. PREFABRICATION: THE PAD MAY EITHER BE CONSTRUCTED ON THE SITE OR PREFABRICATED ACCORDING TO SPECIFICATIONS.
4. TRANSFORMER CONDUIT WINDOW LAYOUT: LOW VOLTAGE CONDUITS SHALL BE FORMED AS TIGHTLY AS POSSIBLE AGAINST RIGHT SIDE OF THE OPENING AND SHALL IN NO CASE EXTEND FURTHER THAN 16" FROM THE RIGHT SIDE OF CONDUIT WINDOW ON THE PAD. DO NOT PUT ANY CONCRETE IN OR UNDER THE CONDUIT WINDOW. USE DIRT TO SEPARATE CONDUITS. BELL ENDS ARE REQUIRED FOR ALL METAL CONDUITS BUT NOT FOR PLASTIC CONDUIT.
5. CLEARANCE: THE FRONT OF THE PAD SHOULD ALWAYS FACE AWAY FROM ADJACENT STRUCTURES AND BE FREE OF OBSTRUCTIONS. AT LEAST THREE FEET MUST SEPARATE THE EDGES OF THE PAD FROM ANY ADJACENT STRUCTURES. THE EDGES OF THE PAD MUST BE AT LEAST TEN FEET FROM ANY COMBUSTIBLE STRUCTURE. THE AREA IN FRONT OF THE PAD MUST HAVE TEN FEET OF CLEAR LEVEL WORKING AREA FOR MAINTENANCE OF THE UNIT.

LOCATION DESCRIPTION	MIN. DEPTH
BELOW CONCRETE SLAB (NOT TRAFFIC)	18 INCHES
BELOW TRAFFIC SURFACES	24 INCHES
PARKING LOT (PAVED OR NON-PAVED)	24 INCHES
OTHER LOCATIONS	24 INCHES
UTILITY SECONDARY	24 INCHES*
UTILITY PRIMARY	48 INCHES*

(SEE NEC TABLE 300.5)
* VERIFY ALL DIMENSIONS WITH LOCAL POWER COMPANY STANDARDS AND SPECIFICATIONS.



③ TRENCHING DETAIL SCALE: NTS

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE:	13 APRIL 2021
PROJECT #:	20-028
DRAWN BY:	KLB
CHECKED BY:	KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE



KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING LLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

EXTERIOR INSTALLATION DETAILS

E502

PANEL SCHEDULE "A"

VOLTAGE: 208 Y/ 120 VOLTS | **BUS RATING (AMPS):** 225 | **REMARKS:**
MOUNTING: FLUSH | **PHASE:** 3 | **MAIN LUGS ONLY**
ENCLOSURE: NEMA 1 | **WIRE:** 4 | **MINIMUM EQUIPMENT RATING:** 10,000 AMPS (RMS-SYM) AFC 6,217

CIRCUIT BREAKER					FEEDER			CKT. LOAD	LOAD/PHASE (VA)			CKT. LOAD	FEEDER					CIRCUIT BREAKER			
No.	AMPS	POLE	MOD.	CIRCUIT NAME	C	WIRE	GRD	DEMAND FACTOR	WATTS	ØA	ØB	ØC	WATTS	DEMAND FACTOR	GRD	WIRE	C	CIRCUIT NAME	MOD.	POLE	AMPS	No.
1	20	1	-	LIGHTS SHOW ROOM & EXTERIOR	¾"	#12	#12	1.25	1,787	6,470			4,683	1.00	#10	#8	¾"	RTU-1	-	3	50	2
3	20	1	EM	LIGHTS BACK ROOMS	¾"	#12	#12	1.25	1,632	⚠	6,315		4,683	1.00	-	#8	-	-	-	-	-	4
5	20	1	-	SIGN N	¾"	#12	#12	1.25	1,000			5,683	4,683	1.00	-	#8	-	-	-	-	-	6
7	20	1	-	SIGN E	¾"	#12	#12	1.25	1,000	4,122			3,122	1.00	#10	#8	¾"	RTU-2	-	3	40	8
9	20	1	-	SIGN S	¾"	#12	#12	1.25	1,000		4,122		3,122	1.00	-	#8	-	-	-	-	-	10
11	20	1	-	TELEPHONE TERMINAL BOARD	¾"	#12	#12	1.00	360			3,482	3,122	1.00	-	#8	-	-	-	-	-	12
13	20	1	-	PRINTER	¾"	#12	#12	1.00	1,500	1,860			360	1.00	#12	#12	¾"	CO ROOF	-	1	20	14
15	20	1	-	REFRIGERATOR	¾"	#12	#12	1.00	1,200		2,400		1,200	1.00	#12	#12	¾"	EWH-1	-	2	20	16
17	20	1	-	CO RECEPTION	¾"	#12	#12	1.00	900			2,100	1,200	1.00	-	#12	-	-	-	-	-	18
19	20	1	-	CO E	¾"	#12	#12	1.00	720	1,920			1,200	1.00	#12	#12	¾"	EWH -2	-	2	20	20
21	20	1	-	CO N	¾"	#12	#12	1.00	360		1,560		1,200	1.00	-	#12	-	-	-	-	-	22
23	20	1	-	CO W	¾"	#12	#12	1.00	900			3,150	2,250	1.00	#10	#10	¾"	WH-1	-	2	30	24
25	20	1	GFCI	CO RR & EWC	¾"	#12	#12	1.00	860	3,110			2,250	1.00	-	#10	-	-	-	-	-	26
27	20	1	-	CO BREAK RM, MECH. & RP-1	¾"	#12	#12	1.00	772		952		180	1.00	#12	#12	¾"	IRRIGATION CONTROLLER	GFCI	1	20	28
29	20	1	-	CO BREAK RM	¾"	#12	#12	1.00	360			360		1.00				SPACE	-			30
31			-	SPACE				1.00		0				1.00				SPACE	-			32
33			-	SPACE				1.00			0			1.00				SPACE	-			34
35			-	SPACE				1.00				0		1.00				SPACE	-			36
37			-	SPACE				1.00		0				1.00				SPACE	-			38
39			-	SPACE				1.00			0			1.00				SPACE	-			40
41			-	SPACE				1.00				0		1.00				SPACE	-			42

ØA	ØB	ØC	TOTALS	
17,483	15,350	14,776	47,608	CONNECTED LOAD (VA)
			132	CONNECTED LOAD (A)
697	658	250	1,605	DEMAND FACTOR ADJUSTMENTS (VA)
18,180	16,008	15,026	49,213	TOTAL LOAD (VA)
151	133	125		TOTAL LOAD (A)
			151	MAXIMUM LOAD (A)
37%	33%	31%		PHASE BALANCE

NOTES:

A. ALL INSULATION ON CONDUCTORS TO BE THHN UNLESS NOTED OTHERWISE. INSULATION ON ALL UNDERGROUND EXTERIOR CONDUCTORS SHALL BE THHW.
B. LOAD DEMANDS CALCULATED AS PER SECTIONS 210 & 220 OF THE NATIONAL ELECTRICAL CODE.
C. PANEL COVER SHALL BE FIELD MARKED FOR FLASH PROTECTION WITH A PERMANENT LABEL AS REQUIRED BY THE NATIONAL ELECTRICAL CODE SECTION 110. LABEL SHALL READ: "DANGER: POTENTIAL ARC FLASH HAZARD"
D. ABBREVIATIONS: CO-CONVENIENCE OUTLET, RR-RESTROOM, (N)ORTH, (S)OUTH, (E)AST, (W)EST.

FAULT CURRENT CALCULATION TABLE

MAIN UTILITY COMPANY TRANSFORMER (ROCKY MOUNTAIN POWER)	TRANSFORMER KVA	AFC AT UTILITY	%Z
3Ø 120/208V -200A PAD MOUNTED	75	8,196 A	2.54%

CONFIGURATION						FEEDER			SYSTEM								
FROM		TO		LENGTH	SOURCE FAULT CURRENT	FEEDER SIZE	FEEDERS PER PHASE	WIRE CONSTANT	LINE TO LINE VOLTS	XFMR SECONDARY VOLTS	PHASE	KVA	%Z	MOTOR LOAD	FAULT CURRENT AT EQUIPMENT	FULL OR SERIES RATED	MINIMUM SYMMETRICAL EQUIPMENT AIC RATING
TRANSFORMER	UTILITY	SWITCHBOARD	METER	20'-0"	8,196 AIC	4/0 AL	1	11,174	208 V		3Ø		-		7,304 AIC	FULL	10,000 AIC
SWITCHBOARD	METER	PANELBOARD	A	40'-0"	7,304 AIC	3/0 CU	1	13,923	208 V		3Ø		-		6,217 AIC	FULL	10,000 AIC

NOTE: DISTANCES INDICATED ARE FOR FAULT-CURRENT ANALYSIS ONLY. CONTRACTOR SHALL USE FIELD MEASUREMENTS ESTABLISH CONDUCTOR LENGTHS FOR ORDERING PURPOSES.

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS TYPE	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE MOUNTING	DESCRIPTION	REMARKS
F1	GE	ABN1-0-24-T-49-1D-NA	LED 4000K CCT 24,000LM 90 CRI LLC NETWORKED	120	141	PENDANT	PENDANT MOUNTED ROUND HIGHBAY WITH NETWORKED LUMEN LEVEL CONTROL AND INTEGRAL SENSORS.	
F2	HALO COMMERCIAL LITHONIA LIGHTOLIER ATLANTIC PRESCOLITE MAXILUME LITON DMF	HC620D010-HM612840-61MDH LDN6 35/15 LO6AR LSS MVOLT EZ1 P6RD15NZ10UVB WP6RD835VB WPSRDCC LED6-DLM15-35K-U-6LED10-SS LF6SL-6LFSL15L35K HH6-LED-1500L-DIM10-MVOLT-MD-35K-90/HH6-6501-CL-WH CH618UE-D10/CR6L22SS-T35 DCDH-N-R-4-DCD3M-15-9-35-FLDCD3T-R-4-S-WH	LED 3500 KELVIN 1500 LUMENS 80 CRI	120	21	RECESSED	LED DOWNLIGHT WITH ALZAK TRIM	
F2E	HALO COMMERCIAL LITHONIA LIGHTOLIER ATLANTIC PRESCOLITE MAXILUME LITON DMF	HC620D010-IEM14-HM612840-61MDH LDN6 35/15 LO6AR LSS MVOLT EZ1 EL P6RD15NZ10UVBEM WP6RD835VB WP6RDCC LED6-DLM15-35K-U-ILEM-6LED10-SS LF6SLEM-6LFSL15L35KEM HH6-LED-1500L-DIM10-MVOLT-MD-35K-90-EMG-LED/HH6-6501-CL-WH CH618UE-D10-EM/CR6L22SS-T35 DCDH-N-R-4-15-O-EM-DCD3M-15-9-35-FL-A-DCD3T-R-4-S-WH	LED 3500 KELVIN 1500 LUMENS 80 CRI	120	21	RECESSED	LED DOWNLIGHT WITH ALZAK TRIM AND EMERGENCY BATTERY PACK	
F3	TECH	700BCBND-13-C-LED930	LED 3000K CCT 348 LM 90CRI	120	12	SURFACE WALL	VANITY FIXTURE	
F4	LUMARK LITHONIA VISIONAIRE BROWNLEE ORACLE	MH-IPT-100-MT WST-100M-MD SIL-2-T3-100M-DL 7037-100M OWP-FC-201-MH-100-MVOLT-CBA	100W MH	120	118	SURFACE WALL	TRAPEZOID WALL SCONCE (100 WATT METAL HALIDE)	COLOR TO BE SELECTED BY ARCHITECT

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SERVICE VOLTS	SERVICE PHASE	DISCONNECT SIZE	DISCONNECT FUSE/MOCP	STARTER	LOAD HP/TON	LOAD VA	LOAD AMPS	REMARKS
RTU 1	ROOF TOP UNIT	208 V	3Ø	60A NEMA 3R	50	INTEGRAL	7½ TON	14,050	39.0 A	PROVIDE SMOKE DETECTOR. CONNECT TO FAN SHUT-DOWN.
RTU 2	ROOF TOP UNIT	208 V	3Ø	60A NEMA 3R	40	INTEGRAL	5 TON	9,367	26.0 A	PROVIDE SMOKE DETECTOR. CONNECT TO FAN SHUT-DOWN.
EF 1	EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-	-	100	0.8 A	EF CONTROLLED WITH LIGHTING
EF 2	EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-	-	100	0.8 A	EF CONTROLLED WITH LIGHTING
EF 3	EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-	-	130	1.1 A	EF CONTROLLED BY 24-HR TIMER
EWH 1	ELECTRIC WALL HEATER	208 V	1Ø	T-STAT	-	-	-	2,400	11.5 A	
EWH 2	ELECTRIC WALL HEATER	208 V	1Ø	T-STAT	-	-	-	2,400	11.5 A	
WH 1	WATER HEATER	208 V	1Ø	30A NEMA 1	-	-	-	4,500	21.6 A	
RP 1	RECIRCULATION PUMP	120 V	1Ø	TOGGLE SWITCH	-	-	-	52	0.4 A	

NOTES:

A. VERIFY ALL EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS (i.e. VOLTAGE, PHASE, FLA, ETC.) WITH MECHANICAL DRAWINGS/SUBMITTALS BEFORE FOR ACTUAL EQUIPMENT INSTALLED.
B. ALL FUSES SHALL BE DUAL ELEMENT TIME DELAY. FINAL BREAKER/FUSE & DISCONNECT SIZE SHALL BE DETERMINED BY MANUFACTURER'S RECOMMENDATION FOR ACTUAL EQUIPMENT INSTALLED.
C. MAXIMUM VALUES INDICATED.
D. DISCONNECTING MEANS NOT REQUIRED FOR EQUIPMENT WITHIN SIGHT (AS DEFINED IN NEC) OF BRANCH PANEL SERVING EQUIPMENT. SEE NEC 422.31 (B).
E. DISCONNECTING MEANS NOT REQUIRED FOR APPLIANCES NOT OVER 300 VA. SEE NEC 422.31 (A).

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 13 APRIL 2021
PROJECT #: 20-028
DRAWN BY: KLB
CHECKED BY: KLB

REVISIONS
1 22 AUG 2022 FLOOR PLAN UPDATE

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2023
BREINHOLT POWER ENGINEERING PLLC
805 S 1430 W LEHI, UT 84043
(801)367-5180
BPE#2142

PROJECT

COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

SCHEDULES

E601

CostULess Flooring

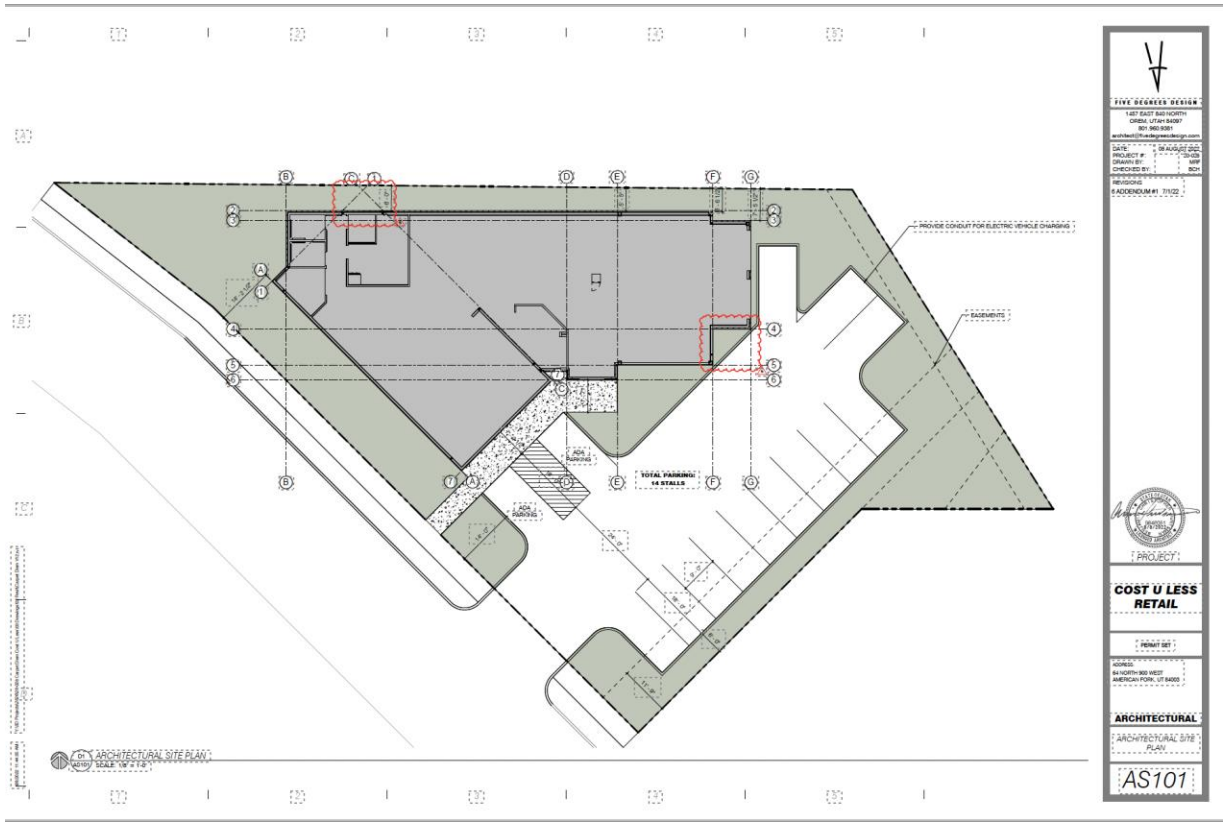
Parking Study for Retail Development

64 North 500 West

COSTULESS
FLOORING

Proposed Project:





Comment to be addressed from TRC

- ”The parking requirement is at 3.5 ksfGFA making 15.75 stalls. As stated in the architecture letter, (“due to the abnormal shape of the lot and required parking and setbacks there is insufficient room to permit the required parking for the intended building.”) This is not enough reasoning for a parking reduction.
- General retail off street parking Section 17.5.133(c)(6)
  - Off Street Parking Standards states: “General Retail” (not in shopping center) states that we are required to have 3.5 parking per ksfGFA.
- Costuless Flooring is designed to be 4438 sqft
- As currently engineered, we have 14 parking stalls
- City Requirement: 15.5 parking stalls for sqft

Option 1: Requesting Adjustment

- 17.5.133(d)(1)

  We are requesting an adjustment to allow for 14 stalls rather than 15.5
- CostULess Flooring Total Area: 4438sqft
- Parking Requirement as delineated by American Fork City:

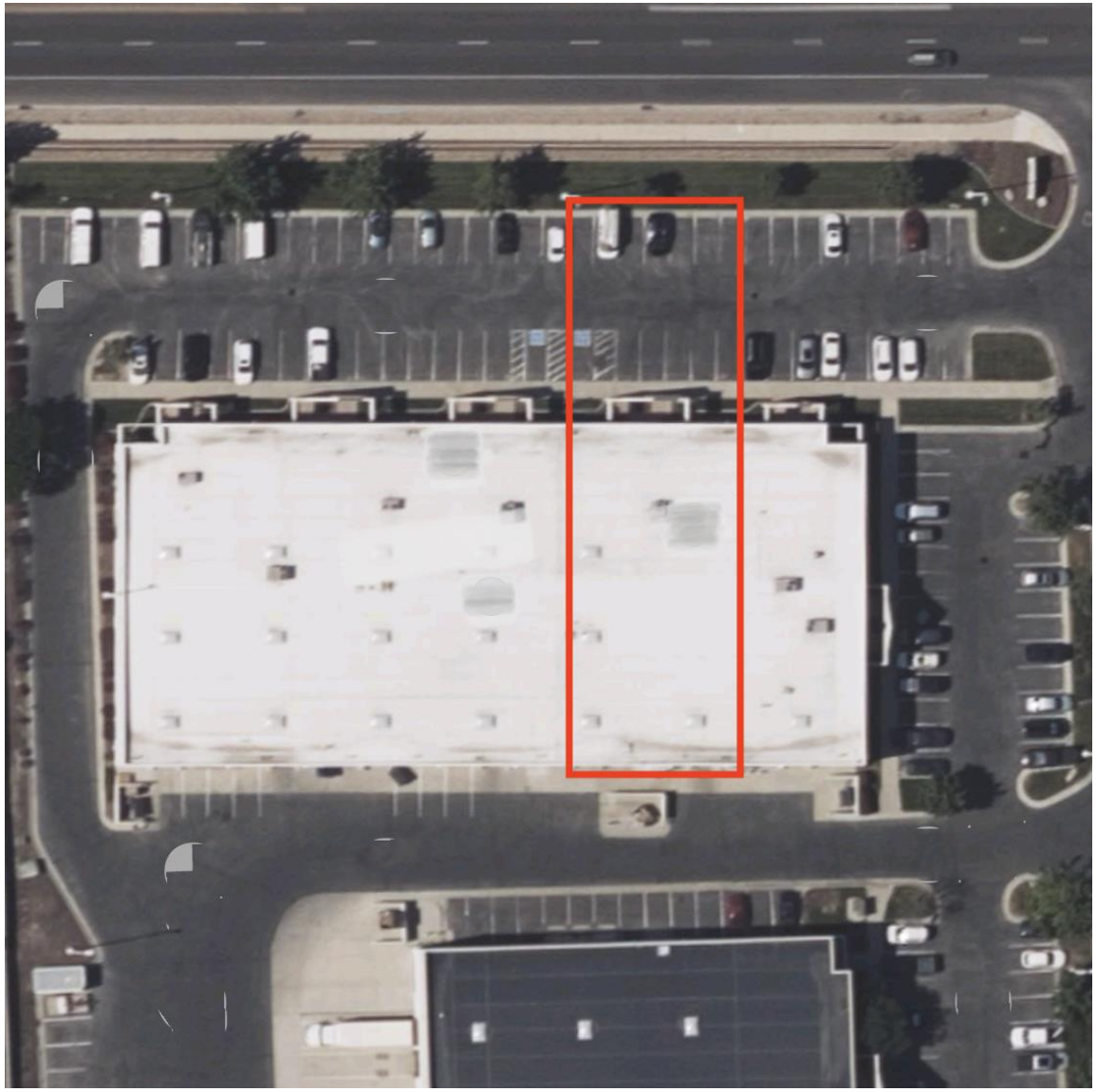
  3.5 per 1000sqft
- As currently designed:

  1.5 stalls short of the city requirement or 3.17 stalls per 1000sqft.

Understanding our Business

- Current Retail location: Draper UT
  - 20 Years
  - Revenue per year 6 Million
  - Employees: 3
  - Hours of Operation : 10-8pm
  - Closed Sundays and Major Holidays
  - Size of Show Room: 5,920 sqft

COSTULESS
FLOORING



Understanding our Business : Current Parking

- Parking Stalls at Draper Utah retail space: 13
- Daily Foot Traffic for business: 10.13 customers/day
- Approximately 0-5/hour throughout the day

CostULess Flooring Customer Traffic: July 2022

July 1-2	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
10:00					0	0	0
11:00					0	2	2
12:00					2	3	5
1:00					3	2	5
2:00					2	3	5
3:00					3	2	5
4:00					1	Closed	1
5:00					0	Closed	0
6:00					0	Closed	0
7:00					0	Closed	0
Total					11	12	23

July 4-9	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
10:00	Holiday	0	1	3	1	0	5
11:00	Holiday	0	1	0	2	0	3
12:00	Holiday	2	1	0	1	2	6
1:00	Holiday	2	1	0	2	3	8
2:00	Holiday	3	1	1	1	3	9
3:00	Holiday	2	1	0	0	5	8
4:00	Holiday	0	2	0	3	Closed	5
5:00	Holiday	1	0	0	1	Closed	2
6:00	Holiday	0	0	2	0	Closed	2
7:00	Holiday	0	0	2	1	Closed	3
Total	0	10	8	8	12	13	51

July 11-16	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
10:00	2	0	2	0	2	3	9
11:00	2	1	2	1	2	3	11
12:00	1	0	0	2	2	4	9
1:00	0	1	0	2	0	1	4
2:00	0	0	0	2	0	2	4
3:00	2	1	0	2	0	3	8
4:00	1	0	2	2	0	Closed	5
5:00	1	3	1	1	0	Closed	6
6:00	2	3	1	0	1	Closed	7
7:00	1	1	2	1	1	Closed	6
Total	12	10	10	13	8	16	69

July 18-23	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
10:00	3	0	1	3	1	0	8
11:00	3	0	1	0	2	0	6
12:00	1	2	1	0	1	2	7
1:00	1	2	1	0	2	3	9
2:00	1	3	1	1	1	3	10
3:00	0	2	1	0	0	5	8
4:00	0	0	2	0	3	Closed	5
5:00	0	1	0	0	1	Closed	2
6:00	0	0	0	2	0	Closed	2
7:00	1	0	0	2	1	Closed	4
Total	10	10	8	8	12	13	61

July 25-30	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
10:00	Holiday	1	0	2	1	3	7
11:00	Holiday	0	0	3	1	3	7
12:00	Holiday	0	0	3	2	3	8
1:00	Holiday	2	2	2	2	1	9
2:00	Holiday	1	2	1	2	3	9
3:00	Holiday	2	1	0	1	2	6
4:00	Holiday	2	0	0	0	Closed	2
5:00	Holiday	0	0	0	2	Closed	2
6:00	Holiday	1	4	2	0	Closed	7
7:00	Holiday	0	1	1	3	Closed	5
Total	0	9	10	14	14	15	62

Analysis of Foot Traffic Parking



1.08 customers per hour



Maximum of 5 customers in showroom at one time


Monday at 1:00pm
COSTULESS FLOORING
CARPET
HARDWOOD
TILE
LAMINATE
Baldwin
PIANOS


Tuesday at 12:00pm
COSTULESS FLOORING
CARPET
HARDWOOD
TILE
STONE
LAMINATE


Wednesday at 7:45pm
COSTULESS FLOORING
CARPET
HARDWOOD
STONE
LAMINATE
FAZIOLI

Thursday at 2:00pm



Friday at 11:00am & 5:00pm





Saturday at 1:00pm and 3:00pm



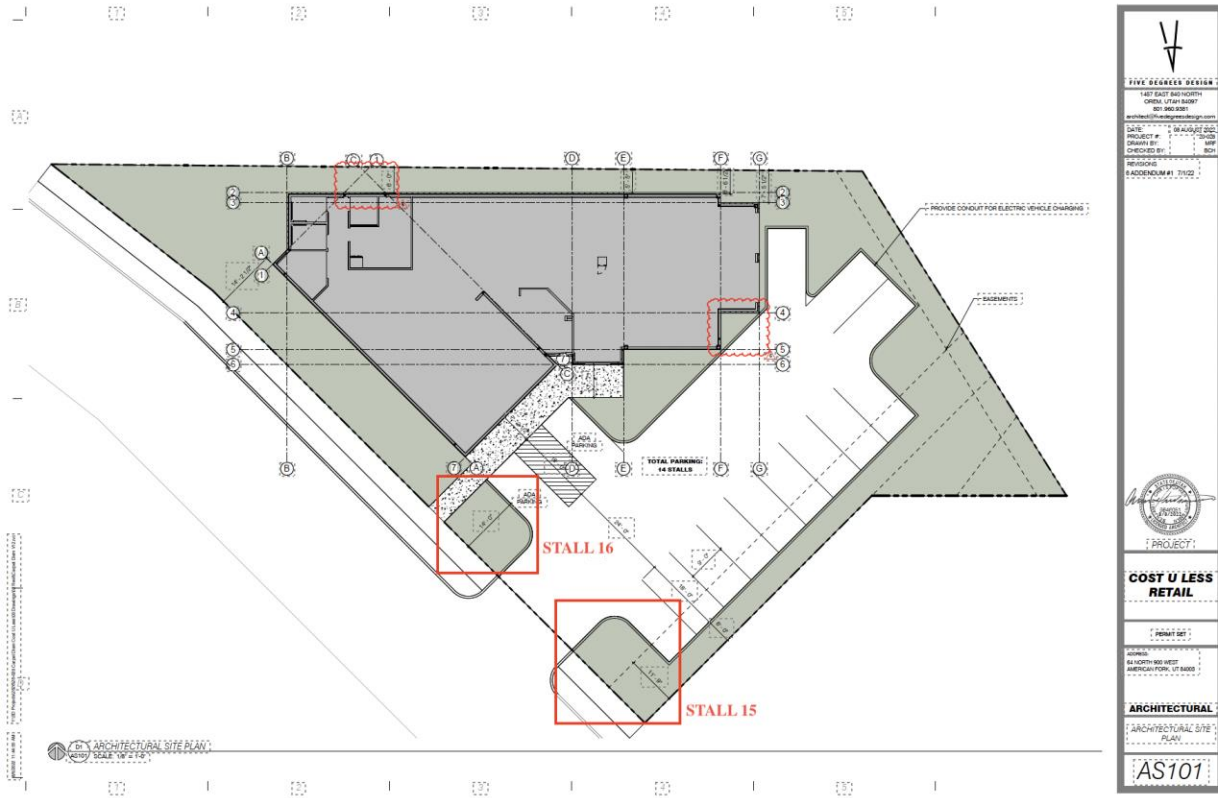


Appropriate amount of sqft

- Due the the amount of flooring samples and options of flooring to be stocked, the size of the building cannot be reduced.
  - 16 vendors with multiples samples and types of flooring to be displayed
  - Selling hardwood, laminate, carpet, tile, LVP
- CostuLess Draper location is 1600 sqft larger than what is being engineered and uses fewer than 8 parking stalls at a time.

Option 2: Reduce Greenspace





Reducing Greenspace

- By reducing greenspace and adding parking, the ratio of required greenspace on a commercial lot will not be aligned with code.
- Request a variance on the landscaping code
- Viable option based upon:
  - The amount of greenspace still available on the lot
  - The odd shape of the lot
  - Reduction of green watering space to decrease water consumption.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: December 7th, 2022

AGENDA TOPIC:

Review and action on a Site Plan application for a pylon sign for Doug Smith Autoplex, located at 523 W Main St, in the Planned Shopping Center (SC-1) Zone.

BACKGROUND INFORMATION		
Location:		523 W Main Street
Applicants:		DJ Smith Investments LC, Charlie Taylor
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Major Transportation Facilities
	East	Design Commercial, Residential Medium Density
	West	Design Commercial
Existing Zoning:		SC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	SC-1, GC-1
	South	PF, Unincorporated
	East	SC-1, R2-7500
	West	SC-1

BACKGROUND:

The applicant is applying for a Site Plan approval for Doug Smith Autoplex, for a pylon sign in the SC-1 Zone, located in the area 523 W Main Street. The proposal consists of 1 lot intended for the pylon sign placement near I-15. The entire development parcel consists of approximately 6.99 acres. The new pylon sign will add an electronic message center.

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    5. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. None

STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Site Plan application does not meet the requirements of Section 17.6.101 and staff recommends TABLING the application.

POTENTIAL MOTIONS – Site Plan

APPROVAL

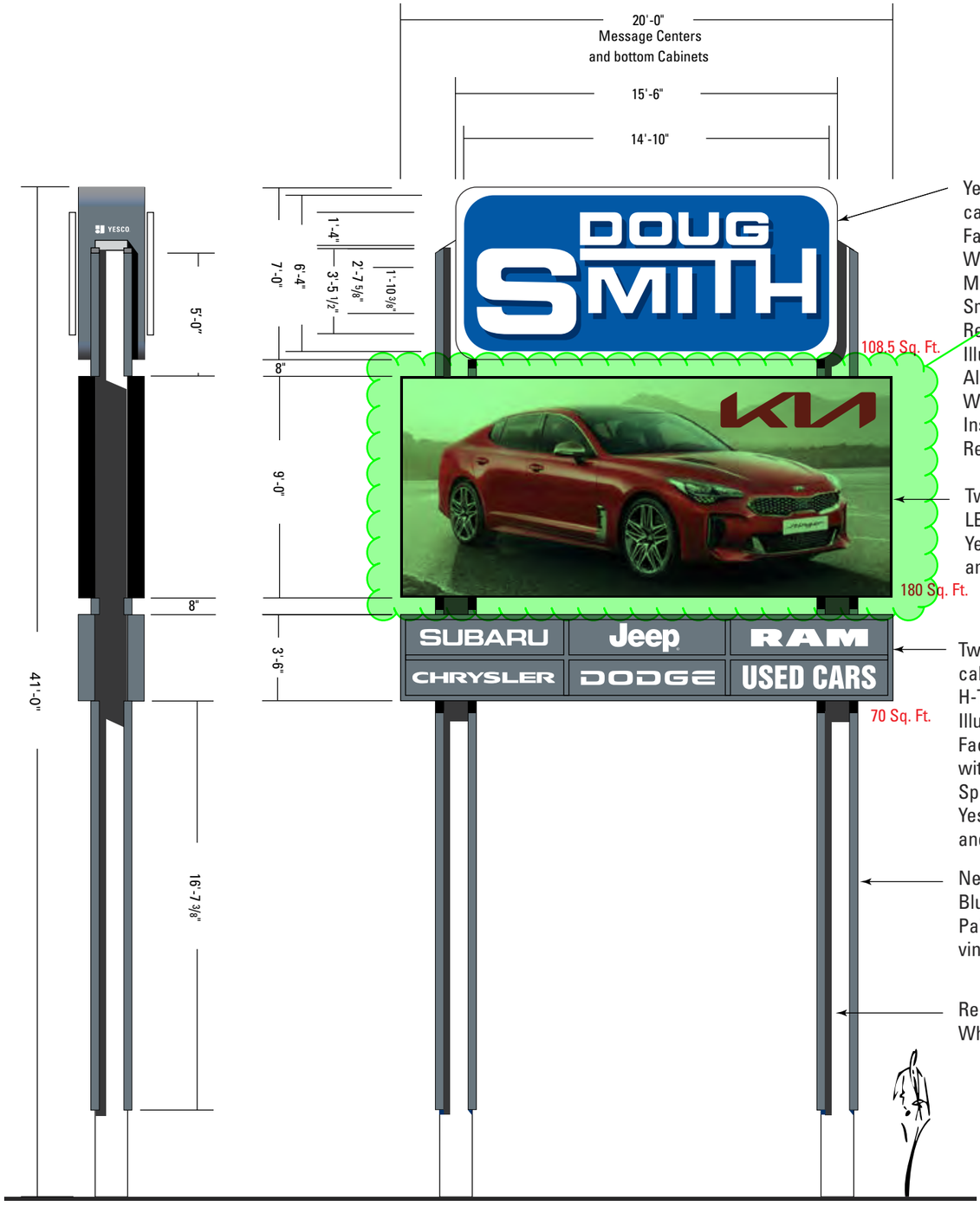
Mr. Chairman, I move that we recommend approval for the Site Plan for Doug Smith Autoplex, for a pylon sign in the SC-1 Zone, located in the area 523 W Main Street, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Site Plan application for Doug Smith Autoplex, for a pylon sign, located at 523 W Main St, in the Planned Shopping Center (SC-1) Zone.

TABLE

Mr. Chairman, I move that we table action on the Site Plan application for Doug Smith Autoplex, for a pylon sign, located at 523 W Main St, in the Planned Shopping Center (SC-1) Zone, and instruct the developer/staff to _____.



1 Double Face Display Scale 3/16"=1'-0"

Yesco to remove existing flexible faces from cabinet and replace with new painted alum. faces.
Faces to be painted Olympic Blue #3630-57 and White.
Manufacture two sets of halo and face illum, Doug Smith letters
Returns to be 3" aluminum White.
Illum. to be White LED's
All letters to have Clear ploycarbonate backs.
With two layers of Blue #1175 vinyl
Install letters using 1 1/2" non corrosive stand off.
Repaint sides of cabinet to match Slate Gray vinyl.

Two new S/F 16mm Watchfire LED displays Matrix 162x 360
Yesco to remove existing M/C and install new

Two new S/F internally illum. cabinet cabinets 2 1/2" retainers and 2 1/2" H-Track to be aluminum painted Gray #3630-61
Illum. to be White LED's.
Faces to be White polycarbonate with Slate Gray #3630-61 vinyl.
Spaces are 1'-4 3/4" x 6'-8 1/4"
Yesco to remove existing cabinet and install new.

New painted aluminum channels with Blue cove LED strips.
Paint channels to match Slate Gray vinyl

Repaint existing supports White

Per AFC Code Section 17.6.115(H) Provide a page section detailing meeting code sections 1-4. This section of code is referenced as part of Section 17.5.128(C)(5)(d)

(see sheet ART 2.0)

American Fork City Development Review Committee

PLANNING & ZONING
TVANEKELENBURG
10/4/22

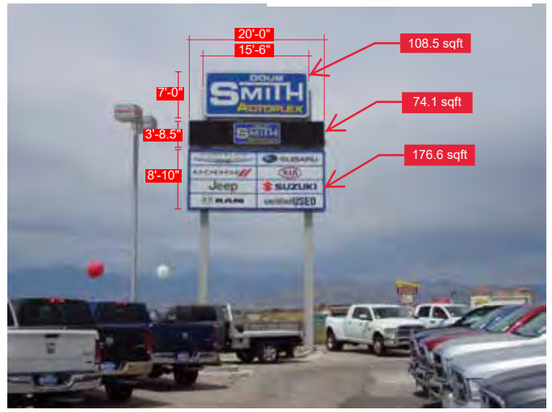
Fire Department
Reviewed
M. Sacco 10/10/2022

Engineering Division
Reviewed
jhsu 10/12/2022

NEXT STEP:

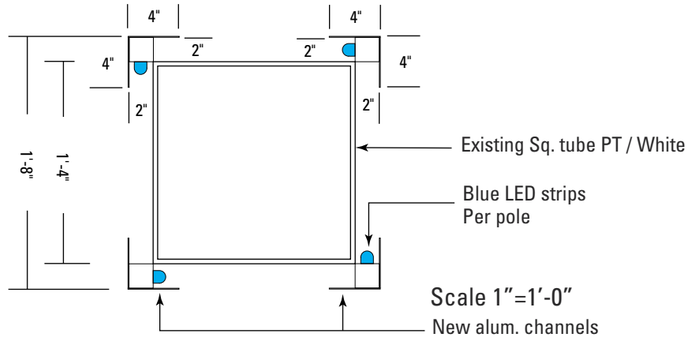
Revise and Resubmit based on comments made from staff.

per Sec 17.5.126 no public improvement, no comment added



Existing Sq. Ft. 358.5





YESCO

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

© 2014 YESCO LLC. All right reserved

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.
The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

Revisions

No.	Date / Description
1	

Approval

Client Sign / Date

Landlord Sign / Date

Doug Smith Autoplex
523 W. Main St.
American Fork, UT.

Acct. Exec: Jeff Krantz
Designer: Christian Biersdorf

Orig: 9.27.2021

OPY-42740 R7

scale: as noted

ART 1.0

YESCO LLC (Contractor) & Doug Smith Autoplex (Owner) agree to the following sign code requirements:

17.6.115(H)
A non-accessory sign/billboard may use an electronic display subject to the following:

1. All electronic displays shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with natural ambient light conditions at all times. No electronic display shall exceed a brightness level of more than three-tenths foot candles above ambient light as measured using a foot candle (lux) meter, perpendicular to the electronic display sign face at a distance determined by the size of the sign face and called out on Chart 17.5.128-E. Prior to the issuance of any permit for an electronic display, the owner shall provide the city with a certification from the sign manufacturer stating that the sign is capable of complying with the above brightness provisions.
2. The images and messages displayed must be static, and the transition from one static display to another must be instantaneous with no special effects.
3. Electronic displays on non-accessory signs and billboards shall not include animation, full motion video, flashing, scrolling, strobing, racing, blinking, changes in color, fade in or fade out in any manner imitating movement, or any other means not providing constant illumination.
4. Each message shall be illuminated for at least eight seconds before transitioning to a new message.

American Fork City
Development Review
Committee

PLANNING AND ZONING REVIEWED
TVANEKELENBURG
11/3/22

Fire Department
Reviewed
M. Sacco 11/03/2022

Engineering Division
Reviewed
jhsu 11/03/2022

Next Step:

Approved
Proceed to Planning Commission on 12.07.2022

public utility near the support

Electronic Display Manufacturer's spec sheet:



watchfire

On Premise Quote

QUOTE NUMBER: 2119921.7 (Revision 7) DATE: 7/6/2022 SIGN ID: 1665389 S16j

YESCO - Salt Lake City (Corp) 48899
Jeff Krantz, Account Executive
1605 S Gramercy Rd
Salt Lake City, UT 84104-4888
(801) 487-8481 x1038
jkrantz@yesco.com

Shipping Destination
YESCO - Salt Lake City (Corp)
1605 S Gramercy Rd
Salt Lake City, UT 84104-4888

Job Site
Name: Doug Smith Autoplex
Address: 523 West Main
City: American Fork
State: UT Zip: 84003

PRODUCT SPECIFICATIONS

Pixel Pitch:	S16mm LED RGB
Pixel Matrix:	162 X 360
Ventilation Style:	Rear Ventilation*
Cabinet Size:	9ft 0.25in H x 20ft 0.25in L x 8in D
Viewing Area:	9ft H x 20ft L
Cabinet Style:	Double Face
Character Size:	18 lines / 72.0 Characters at a 4" type
Approx. Weight:	3637.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	12-14 weeks (after this document is signed & returned and receipt of down payment).
Electrical Service:	240 VOLT 4 WIRE 84.0 amps (42.00 per face). Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. *Example: 104.5 KWHrs a day x $0.07 = $7.32/Day*

OPTIONS

Software	Ignite OPx (cloud-based)
Software Training	Web Based Software Training
Communications	OPx - 4G Wireless w/ Life-of-Sign Cellular Data Plan
Frame Rate	Standard
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard As Quoted
Temperature Sensor	w/100-Step Photocell w/15 ft Cable
Sign Mounting Kit	Mini Stringers
Warranty	Standard 5-Year Parts Warranty
Technician On-Site	During Installation

CUSTOM SIZE!

***Rear Ventilation Display: Rear vent signs require proper access for air flow behind the display cabinet. Design your structure to adhere to the Ventilation Guidelines in this document.**

STANDARD FEATURES

Brightness	Daytime 10000 NITs Maximum; Nighttime 750 NITs Maximum
Color	LED RGB
Color Capability	Min. 73.8 Quintillion
Display Refresh	4800 Hz
Includes	Ignite Graphics Software
Video	~~up to 60FPS; Full Animation capable; Live-video capable-specify additional hardware~~ below
Viewing Angles	140 Horiz/70 Vert

OPx Customer Email (required): _____

(Referenced brightness is maximum available. Brightness will be calibrated per American Fork City code.)

(Display is capable of full video, but will only be programmed for static graphics per American Fork City code.)

Graphic transitions to be instantaneous per American Fork City code

Graphic hold time to be no less than eight (8) seconds per American Fork City code.

YESCO
DESIGN
1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

© 2014 YESCO LLC. All right reserved

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.
The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color fro your computer monitor or print.

Revisions

No.	Date / Description
⚠	

Approval

Client Sign / Date

Landlord Sign / Date

Doug Smith Autoplex
523 W. Main St.
American Fork, UT.

Acct. Exec: Jeff Krantz
Designer: Christian Biersdorf

Orig: 9.27.2021

OPY-42740 R7

scale: as noted

ART 2.0

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: December 7th, 2022

AGENDA TOPIC:

Review and action on a Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone.

BACKGROUND INFORMATION		
Location:		34 W 100 N
Applicants:		DBN Tax, Talmage Swindle
Existing Land Use:		Residential High Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential High Density
	South	General Commercial
	East	Residential High Density
	West	Residential High Density
Existing Zoning:		CC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	R4-7500
	South	CC-1
	East	R4-7500, CC-1
	West	R4-7500, CC-1

BACKGROUND:

The applicant is applying for a Site Plan approval for DBN Tax Project, for a new commercial development in the CC-1 Zone, located in the area 34 W 100 N. The proposal consists of 1 lot intended for commercial development. The entire development parcel consists of approximately 0.47 acres.

Due to the development being in the CC-1 zone, the Planning Commission is the approval body for the Site Plan.

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    5. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. Per 17.12.214, 17.1.502, and 17.4.401. This access needs to be closed. if the West Lane could not meet the city code.
2. If want to add a new access to the West Lane for this project. Need to meet the following:
    a. Dead End Streets, per code 15.01.100 shall be a cul-de-sac.
    b. Additional 45 ft of ROW along the West Lane needs to be provide
3. The commercial driveway requirement is 26 ft.
4. Grading for the drainage
5. The commercial access spacing for minor collector road is 150', per 15.01.1850

STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Site Plan application does not meet the requirements of Section 17.6.101 and staff recommends TABLING the application.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Mr. Chairman, I move that we approve the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

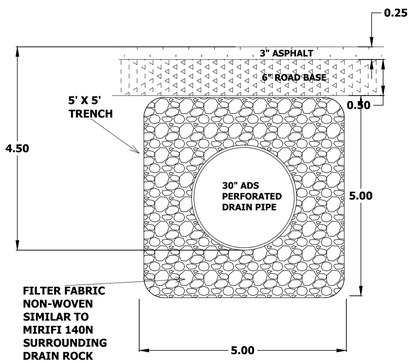
DENIAL

Mr. Chairman, I move that we deny the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone.

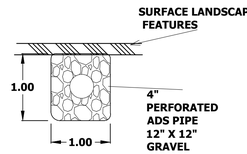
TABLE

Mr. Chairman, I move that we table action on the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone, and instruct the developer/staff to _____.

LINEAR SUMP DETAIL



ROOF DRAIN SUMP



GENERAL NOTES

1. SUBDIVISION. THIS SITE PLAN IS NOT A SUBDIVISION. IT IS A SITE PLAN FOR EXPANDING AN EXISTING COMMERCIAL BUILDING IN THE CC-1 ZONE ON AN EXISTING LEGAL LOT.
2. PARKING. TOTAL NEW BUILDING ADDITION = 4084 SF COUNTING 2 LEVELS. EXISTING BUILDING = 1916 SF. TOTAL = 6000 SF. PARKING REQUIRED = 4/1000 SF = 24 SPACES. PARKING PROVIDED ON SITE = 30 SPACES INCLUDING 1 ADA.
3. WATER SERVICE. THERE IS AN EXISTING WATER SERVICE LINE AND METER SERVING THE EXISTING BUILDING. SERVICE FOR THE NEW ADDITION WILL CONNECT TO EXISTING PLUMBING IN THE BASEMENT AND TO THE REAR OF THE EXISTING BUILDING, AND BE EXTENDED ABOUT 20' TO RESTROOMS IN THE NEW ADDITION. A NEW FIRE HYDRANT AND 6" WATER LINE WILL SERVICE THE BUILDING FIRE SUPPRESSION SPRINKLERS.
4. SEWER SERVICE. THERE IS AN EXISTING SEWER LATERAL ENTERING THE EXISTING BUILDING. SERVICE FOR THE NEW ADDITION WILL CONNECT TO EXISTING PLUMBING NEAR THE REAR OF THE EXISTING BUILDING AND EXTENDED ABOUT 12' TO RESTROOMS IN THE NEW ADDITION.
5. STORM DRAINAGE. CALCULATIONS ARE SUBMITTED IN A SEPARATE DOCUMENT. THE MAIN IDEA IS THAT ALL STORMWATER IS CONTAINED ON SITE IN UNDERGROUND LINEAR SUMPS. SEE DETAIL HEREON FOR LINEAR SUMP CONSTRUCTION AND FOR A FEW SMALL ROOF DOWNSPOUTS TERMINATING IN SMALL DRAINS.
6. PRESSURE IRRIGATION SERVICE. THERE IS AN EXISTING SERVICE TO THE SITE. ANY WATER NEEDED FOR LANDSCAPING FOR THE FUTURE ADDITION WILL CONNECT IN FRONT OF THE EXISTING HOME AND BE ROUTED TO WHERE NEEDED ON SITE.
7. EROSION CONTROL PLAN. A SWPPP WILL BE PREPARED FOR THE NEW ON-SITE CONSTRUCTION WITH THE BUILDING PERMIT ONCE SITE PLAN APPROVAL IS GRANTED.
8. LANDSCAPE PLAN. THE LANDSCAPE PLAN IS SHOWN HEREON. ALL LANDSCAPED AREAS SUCH AS PARKING STRIPS, ISLANDS, AND BEHIND CURBS WILL BE SIMILAR TO EXISTING FRONT YARD ROCK-SCAPE AND SMALL SHRUBS. SOIL WILL BE COMPACTED AND A WEED BARRIER INSTALLED BEFORE SURFACE LANDSCAPING FEATURES ARE PLACED.NO IRRIGATION LINE NEEDED TO PLANTER AREAS.
9. FIRE HYDRANTS. THERE ARE THREE EXISTING FIRE HYDRANTS WITHIN 250' OF THIS SITE. AN ADDITIONAL HYDRANT WILL BE CONSTRUCTED WITHIN 100' OF THE PROPOSED BUILDING.
10. PROPERTY SURVEY. THE PROPERTY SURVEY WAS COMPLETED BY APEX ENGINEERING, SPENCER MCCUTCHEON, RLS.
11. TITLE REPORT. SUBMITTED SEPARATELY.
12. ACCESS FROM A PUBLIC ROAD. THIS SITE HAS TWO ACCESSES TO A PUBLIC ROAD (100 NORTH ST. AND WEST LANE).
13. STANDARD DETAILS. SEE STANDARD AMERICAN FORK CITY DETAILS 15.1 AND 15.2 FOR CURBS, GUTTERS, AND CATCH BASINS.
14. LINEAR SUMP. SEE DETAIL HEREON FOR LINEAR SUMP CONSTRUCTION.
15. SOILS INFORMATION. SEE INFORMATION IN TABLE HEREON.
16. ENGINEER FOR THIS SITE = STEPHEN SOWBY, P.E. stevesowby@yahoo.com. 801-636-7150
17. SPECIFICATIONS. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARD DRAWINGS AND SPECIFICATIONS.
18. FENCE. BEFORE LANDSCAPING BEGINS, OWNER TO DECIDE IF TO REMOVE, REPAIR, OR REPLACE EXISTING FENCE.
19. SEWER. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPETED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
20. UTILITIES. ALL NEW AND EXISTING UTILITIES WITHIN AND ADJACENT TO THE SUBDIVISION AND WITHIN ALL RIGHTS-OF-WAY REQUIRING IMPROVEMENTS BY THE SUBDIVISION OR DEVELOPMENT SHALL BE LOCATED UNDERGROUND PER 17.8.409
21. GROUNDWATER. PROVIDE MONITORING WELLS FOR GROUNDWATER LESS THAN 8' BELOW NATIVE SURFACE PER SENSITIVE LAND ORDINANCE.
22. FIRE SPRINKLERS. NEW BUILDING WITH HAVE SPRINKLER FIRE SUPPRESSION SYSTEM.
23. FIRE WALL. NEW BUILDING TO BE CONSTRUCTED WITH 2 HOUR FIRE WALL ADJACENT TO THE EXISTING BUILDING.

Please confirm this with Planning
per Sec.17.12.214 Nonconforming building or structure. A building, or structure, or portion thereof which does not conform with the current setback, height or other zoning regulations applicable to the structure, but which legally existed before the effective date of the now controlling regulations.

per Sec 17.1.502 Nonconforming Uses May Be Extended Within Same Building - Limitations
Nonconforming uses within a building may be extended through the same building in which said nonconforming use is located provided:
That no structural alteration of the building is proposed or made for the purpose of the extension. For purposes of this code, the addition of a solar energy device to a building shall not be construed as a structural alteration.
That such increase or extension is required to comply with an order to improve issued by a health or safety official acting in his official capacity.

per sec 17.4.401 CC-1 Zone- "D-Special provisions"

Include fire hydrant detail. Move fire hydrant into the ROW, 18" behind curb

Show the location of existing RMP infrastructure. Coordinate with RMP to relocate underground

per city Engineer, If the overhead utility is being using, please remove the overhead line and reconnect to the existing buried utility near by the property.

Show how you're proposing to tie into the existing ground. Provide existing and proposed grades at property lines

Show the location of the groundwater monitoring station

per American Fork Sensitive Lands

SITE SOILS INFORMATION

THE ENTIRE SITE IS COVERED WITH Se SOIL.
STEED GRAVELLY SANDY LOAM

A TYPICAL PROFILE IS THE FOLLOWING:

A1 - 0 TO 7 INCHES: GRAVELLY SANDY LOAM
C1 - 7 TO 31 INCHES: EXTREMELY GRAVELLY LOAMY SAND
C2, C3 - 31 TO 60 INCHES: EXTREMELY GRAVELLY SAND

OTHER PROPERTIES ARE:
SLOPE: 0 TO 3 PERCENT
DEPTH TO RESTRICTIVE FEATURE: MORE THEN 80 INCHES
DRAINAGE CLASS: WELL DRAINED
INFILTRATION; MEDIUM TO RAPID
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (Ksat): HIGH (2.00 TO 6.00 IN/HR)
DEPTH TO WATER TABLE: ABOUT 48 TO 72 INCHES
FREQUENCY OF FLOODING: NONE, OCCASIONAL
FREQUENCY OF PONDING: NONE
CALCIUM CARBONATE, MAXIMUM CONTENT: 40 PERCENT
MAXIMUM SALINITY: NON SALINE TO VERY SLIGHTLY SALINE (0.0 TO 2.0 MMHOS/CM)
SODIUM ADSORPTION RATIO, MAXIMUM: 5.0
AVAILABLE WATER SUPPLY, 0 TO 60 INCHES: LOW (ABOUT 3.5 INCHES)

Include notes addressing assumptions made in geotechnical report, and earthwork prep/backfilling.

American Fork City
Development Review Committee

PLANNING & ZONING REVIEWED
TVANEKELENBURG
11/21/22

Fire Department
Reviewed
M. Sacco 11/28/2022

Engineering Division
Reviewed
jhsu 11/30/2022

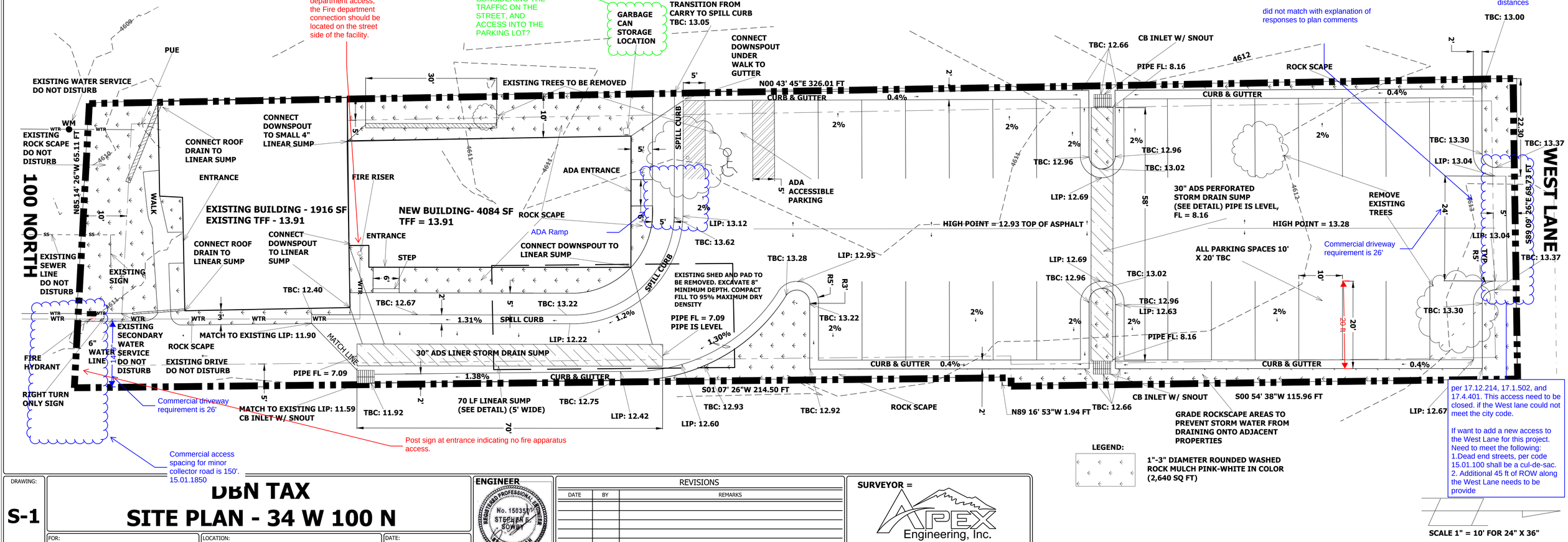
show PUE/dimensions

Provide location of Fire Department Connection. Without provided fire department access, the Fire department connection should be located on the street side of the facility.

CAN WE GET SOME DETAILS ON TRASH PICKUP AND HOW YOU ARE PLANNING ON THIS TO HAPPEN CONSIDERING THE TRAFFIC ON THE STREET, AND ACCESS INTO THE PARKING LOT?

did not match with explanation of responses to plan comments

Show adjacent accesses and provide distances



per 17.12.214, 17.1.502, and 17.4.401. This access need to be closed. if the West lane could not meet the city code.

If want to add a new access to the West Lane for this project. Need to meet the following:
1.Dead end streets, per code 15.01.100 shall be a cul-de-sac.
2. Additional 45 ft of ROW along the West Lane needs to be provide

LEGEND:

1"-3" DIAMETER ROUNDED WASHED ROCK MULCH PINK-WHITE IN COLOR (2,640 SQ FT)

SCALE 1" = 10' FOR 24" X 36"

DRAWING: S-1

DBN TAX
SITE PLAN - 34 W 100 N

FOR:

LOCATION: AMERICAN FORK CITY

DATE: 11-03-2022

ENGINEER

REGISTERED PROFESSIONAL ENGINEER No. 150357 STEPHEN E. SOWBY STATE OF UTAH

REVISIONS

DATE	BY	REMARKS

SURVEYOR =

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT



DRAWING:

S-2

DBN TAX
SITE PLAN - 34 W 100 N

FOR:

LOCATION: **AMERICAN FORK CITY**

DATE: **11-03-2022**

ENGINEER

REGISTERED PROFESSIONAL ENGINEER
No. 150357
STEPHEN F. SOWBY
STATE OF UTAH

REVISIONS

DATE	BY	REMARKS

SURVEYOR =

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

SCALE 1" = 40' FOR 24" X 36"



DRAWING:

S-3

DBN TAX
SITE PLAN - 34 W 100 N

FOR:

LOCATION: **AMERICAN FORK CITY**

DATE: **11-03-2022**

ENGINEER

REGISTERED PROFESSIONAL ENGINEER
No. 150357
STEPHEN F. SOWBY
STATE OF UTAH

REVISIONS

DATE	BY	REMARKS

SURVEYOR =

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

SCALE 1" = 40' FOR 24" X 36"

DBN TAX BUILDIGN SITE – 34 W 100 N, American Fork Utah
RESPONSE TO CITY COMMENTS AS OF 15 NOV 2022

GEOTECHNICAL REPORT

NOTES FROM ENGINEERING AND FIRE

pls show in plan

PUE's. PUE shown except where the current building is located. 10' in front and 5' sides and rear
STORM WATER. All the storm water is designed to be retained on the property in the large sumps and rock mulch in front landscaping. This includes the tiny amount in the 2' wide rock mulch behind the curb in the back yard.
FIRE HYDRANTS. There are 3 fire hydrants within 250 feet of the building as stated on the plan. However, a new hydrant will be constructed in the planter strip in the SE portion of the site near the driveway. Note 3 on original submittal changed to reflect this.
TWO WATER SERVICES? The service in the SE portion of the site is secondary water.
NEW FIRE LINE. A new 6" fire line will be added to the plan. It will tap into the City line in 100 North St. proceed northerly into the site parallel to and 3' East of the existing building. It will terminate near the SE corner of the new addition where a FDC and riser will be located.
SIGHT DISTANCE. Sight distance is currently provided – there are no obstructions. Sheets S-2 and S-3 have been added to show this.
RIGHT IN RIGHT OUT. We have a note to show location of "right turn only' signage upon exit from property.
DRIVEWAY WIDTH SOUTH END. This is an existing driveway and will maintain its approved use. The Fire Marshall approved based on fire sprinkling and new hydrant. Cross access was rejected by neighboring property owner.

need to show the grades

ADA RAMPS. We will add labeling for ADA ramp as requested.
EXISTING SHED FOUNDATION. Note added to specify type and depth of replacement materials
EXISTING AND PROPOSED PARKING LOT GRADES. Discussed with city and we agreed that the information shown is sufficient.

did not match with the plan

WEST LANE. We will have a high back curb along west lane.
TRASH. Trash/garbage service will be as is currently provided with a residential container. Location of storage is shown on plans with a note.
COMMERCIAL DRIVEWAY WIDTH NORTH END. Access to West lane has been removed
DEPTH TO GROUNDWATER. This is not a problem because the bottom of the linear sump pipe will still be 3' above the existing GW depth. With the addition of the parking lot subgrade and asphalt, the depth to GW will be > 8'. A Note was provided to provide monitoring well for groundwater depths less than 8'
SANITARY SEWER NOTE. The note will be added but not needed since there is already an existing lateral that will be used.
UNDERGROUND UTILITIES. Note added but the RMP facilities will not be impacted and therefore do not need to be relocated underground.
COVER SHEET. Discussion with city and agreement that this is not necessary.

per city Engineer, If the overhead utility is being using, please remove the overhead line and reconnect to the existing buried utility near by the property.

AMERICAN FORK CITY **MEETING DATE:** December 7th, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Review and action on a final plat for Meadowbrook Plat A seeking approval of a final plat consisting of 14 lots, located in the area of 620 South 850 West, in the Transit Oriented Development Zone

BACKGROUND INFORMATION		
Location:		620 South 850 West
Project Type:		Final Plat
Applicants:		Woodside Homes of Utah, Berg Civil Engineering
Existing Land Use:		Transit Oriented Development
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density, Residential Very Low Density
	South	Residential Very Low Density
	East	Transity Oriented Development
	West	Residential Very Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	PR – 3.0
	East	TOD
	West	TOD

BACKGROUND:

The applicant is applying for a Final Plat approval for Meadowbrook Plat A, located in the area of 620 South 850 West in the TOD Zone. The proposal consists of 14 lots for a multi-staged development intended for single family townhomes. The development area consists of 1.08 acres. Meadowbrook Plat A will be located within the Garden District – Edge District in the Transit Oriented Development Overlay Zone. Due to the development being in a neighborhood edge, lower density is permitted to transition out of the higher density designations located closer to the Frontrunner Station.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

1. The final plan/plat and supporting materials conform with terms of the preliminary approval.
2. The final plan/plat complies with all city requirements and standards relating to large scale developments.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. None

STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Final Plat application does not meet the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends TABLING the application.

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval on the final plat for Meadowbrook Plat A, located in the area of 620 South 850 West, in the Transit Oriented Development Zone, subject to any conditions found in the Staff Report.

DENIAL

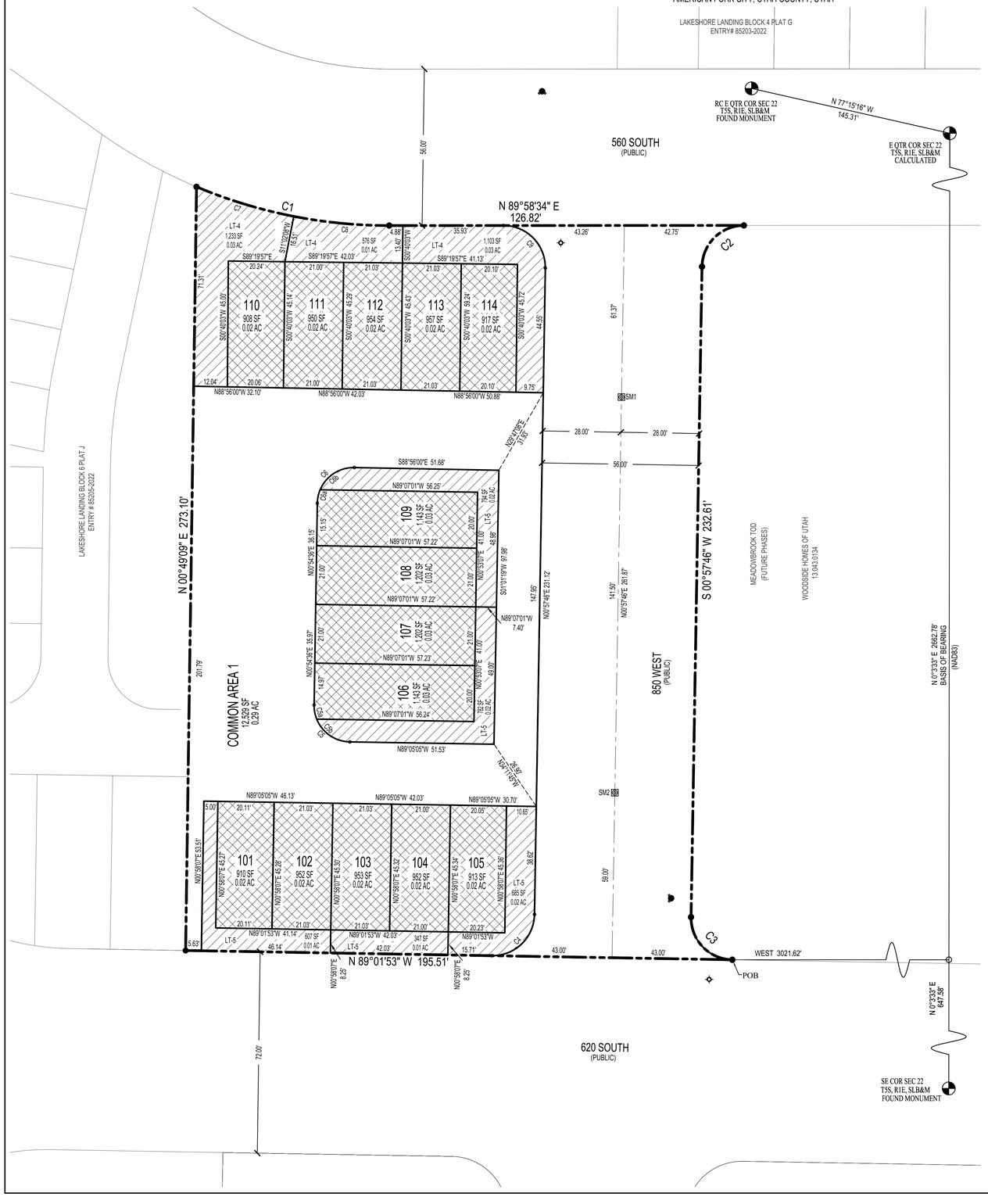
Mr. Chairman, I move that we deny the final plat for Meadowbrook Plat A, located in the area of 620 South 850 West, in the Transit Oriented Development Zone.

TABLE

Mr. Chairman, I move that we table action on the final plat for Meadowbrook Plat A, located in the area of 620 South 850 West, in the Transit Oriented Development Zone, and instruct the developer/staff to _____.

MEADOWBROOK TOD PLAT A

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

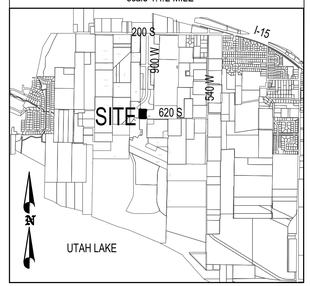


LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- LIMITED COMMON AREA (P.U.E. & USES AS SPECIFIED)
- COMMON AREA (P.U.E. & USES AS SPECIFIED)

VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.09 AC
EXISTING ZONING	BLOCK TYPE 3
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	178.00	70.76	22°46'31"	70.29	S78°38'11"E
C2	15.00	23.30	89°00'48"	21.03	S45°28'10"W
C3	15.00	23.56	89°59'39"	21.21	S44°02'03"E
C4	15.00	23.56	90°00'21"	21.21	N45°57'57"E
C5	13.00	20.42	89°59'39"	18.39	N44°04'56"W
C5a	13.00	5.16	22°45'29"	5.13	N10°24'52"W
C5b	13.00	15.26	67°13'39"	18.41	N55°28'53"W
C6	13.00	20.46	90°09'24"	18.41	N45°59'18"E
C6a	13.00	4.98	21°55'45"	4.95	N11°52'29"E
C6b	13.00	15.48	68°15'21"	14.48	N56°57'11"E
C7	178.00	36.40	11°42'56"	36.33	S73°06'24"E
C8	178.00	34.36	11°03'34"	34.31	S84°29'38"E
C9	15.00	23.82	90°59'12"	21.40	S44°31'50"E

ADDRESSES

UNIT 101	872 WEST 620 SOUTH
UNIT 102	868 WEST 620 SOUTH
UNIT 103	864 WEST 620 SOUTH
UNIT 104	856 WEST 620 SOUTH
UNIT 105	852 WEST 620 SOUTH
UNIT 106	598 SOUTH 850 WEST
UNIT 107	594 SOUTH 850 WEST
UNIT 108	586 SOUTH 850 WEST
UNIT 109	582 SOUTH 850 WEST
UNIT 110	875 WEST 560 SOUTH
UNIT 111	869 WEST 560 SOUTH
UNIT 112	865 WEST 560 SOUTH
UNIT 113	857 WEST 560 SOUTH
UNIT 114	853 WEST 560 SOUTH

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

3. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS & LIMITED COMMON EASEMENTS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS AND LIMITED COMMON AREAS, INTENDED FOR THE OWNERS OF MEADOWBROOK TOD FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

SCALE 1"=20'

SURVEYOR

AZTEC engineering inc.
732 N. 780 W.
AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

ENGINEER

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20___,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°03'33" EAST ALONG SECTION LINE 647.58 FEET AND WEST 3021.62 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°01'53" WEST 195.51 FEET; THENCE NORTH 00°49'09" EAST 273.10 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 178.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 70.76 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 22°46'31" AND A LONG CHORD BEARS S78°38'11"E 70.29 FEET); THENCE NORTH 89°58'34" EAST 126.82 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.30 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 89°00'48" AND A LONG CHORD BEARS S45°28'10"W 21.03 FEET); THENCE SOUTH 00°57'46" WEST 232.61 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 89°59'39" AND A LONG CHORD BEARS S44°02'03"E 21.21 FEET) TO THE POINT OF BEGINNING.

AREA = 47,569 SF OR 1.09 ACRES

(NOTE: ALL BEARING IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD83 BEARING OF N00°33'33"E ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE EAST QUARTER CORNER OF SAID SECTION)

NUMBER OF UNITS	14
NUMBER OF PARCELS	1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA AS INDICATED HEREON, TO THE _____ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF _____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

_____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE AMERICAN FORK CITY PLANNING COMMISSION

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

MEADOWBROOK TOD PLAT A

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

10/24/2022 I:\My Drive\Berg Civil\2021\Woodside Homes\TOD BLOCK PLAN FINAL PHASE 1A\MB PHASE 1A LOT PLAN\SMB BLOCK 1 PLAT A.dwg

AMERICAN FORK CITY **MEETING DATE:** December 7, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Review and action on a Final Plat for Meadowbrook Plat B, seeking approval of a final plat consisting of 46 lots, located in the area of 460 South 740 West, in the Transit Oriented Development Zone.

BACKGROUND INFORMATION		
Location:		460 S 740 W
Project Type:		Subdivision Final Plat (Amended)
Applicants:		Woodside Homes, Berg Civil Engineering
Existing Land Use:		Transit Oriented Development, Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Transit Oriented Development
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

BACKGROUND:

The applicant is applying for Final Plat approval for Meadowbrook Plat B, located at approximately 460 S 740 W in the TOD Zone. The proposal consists of 46 dwelling units on approximately 3.55 acres.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

1. The final plan/plat and supporting materials conform with terms of the preliminary approval.
2. The final plan/plat complies with all city requirements and standards relating to large scale developments.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. None

STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Final Plat application does not meet code sections 17.7.210 and 17.7.211. Staff recommends TABELING.

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Meadowbrook Plat B, located in the area of 460 S 740 W in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Meadowbrook Plat B, located in the area of 460 S 740 W in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Meadowbrook Plat B, located in the area of 460 S 740 W in the TOD Zone, and instruct the developer/staff to _____.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.89	91°16'04"	21.45	N44°08'39"W
C2	328.00	234.77	41°00'37"	229.79	N69°16'23"W
C3	247.00	173.81	40°19'03"	170.24	N68°55'36"W
C4	275.00	193.51	40°19'03"	189.54	S68°55'36"E
C5	300.00	214.73	41°00'37"	210.18	S69°16'23"E
C6	303.00	213.21	40°19'03"	208.84	S68°55'36"E
C7a	303.00	198.65	37°33'46"	195.11	S70°18'14"E
C7b	303.00	14.57	02°45'16"	14.57	S50°08'43"E
C8	272.00	17.12	03°36'23"	17.12	S50°34'15"E
C9	272.00	63.50	13°22'35"	63.36	S59°03'44"E
C10	272.00	42.06	08°51'33"	42.02	S70°10'48"E
C11	272.00	56.95	11°59'43"	56.84	S80°36'27"E
C12	272.00	15.06	03°10'23"	15.06	S88°11'30"E
C13	272.00	194.69	41°00'37"	190.56	S69°16'23"E
C17	13.00	19.83	87°23'43"	17.96	S05°10'27"E
C17a	13.00	1.56	06°52'56"	1.56	S45°25'56"E
C17b	13.00	18.27	80°30'47"	16.80	S01°43'58"E
C18	13.00	19.33	85°12'26"	17.60	N81°07'32"E
C18a	13.00	10.24	45°09'09"	9.98	N61°05'54"E
C18b	13.00	9.09	40°03'17"	8.90	S76°17'53"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C19	179.00	11.37	03°38'20"	11.37	S58°05'26"E
C20	179.00	21.10	06°45'18"	21.09	S63°17'14"E
C21	179.00	21.02	06°43'40"	21.01	S70°01'43"E
C22	179.00	21.23	06°47'42'	21.22	S76°47'24"E
C23	179.00	21.76	06°57'54"	21.75	S83°40'10"E
C24	179.00	8.60	02°45'07"	8.60	S88°31'41"E
C25	179.00	105.08	33°38'00"	103.57	S73°05'15"E
C26	15.00	23.70	90°31'33"	21.31	S44°38'35"E
C26a	15.00	4.06	15°30'15"	4.05	S82°09'14"E
C26b	15.00	19.64	75°01'18"	18.27	S36°53'28"E
C27	15.00	23.23	88°43'56"	20.98	N45°51'21"E
C28	15.00	23.39	89°21'37"	21.09	S45°24'50"W
C28a	15.00	5.96	22°46'45"	5.92	S12°07'24"W
C28b	15.00	17.43	66°34'52"	16.47	S56°48'13"W
C29	13.00	20.77	91°33'36"	18.63	N44°07'34"W
C29a	13.00	2.74	12°03'58"	2.73	S04°22'45"E
C29b	13.00	18.03	79°29'37"	16.62	S50°09'33"E
C30	13.00	21.35	94°06'27"	19.03	S48°42'28"W
C31	151.00	41.15	15°36'49"	41.02	N76°25'54"W

MEADOWBROOK TOD PLAT B

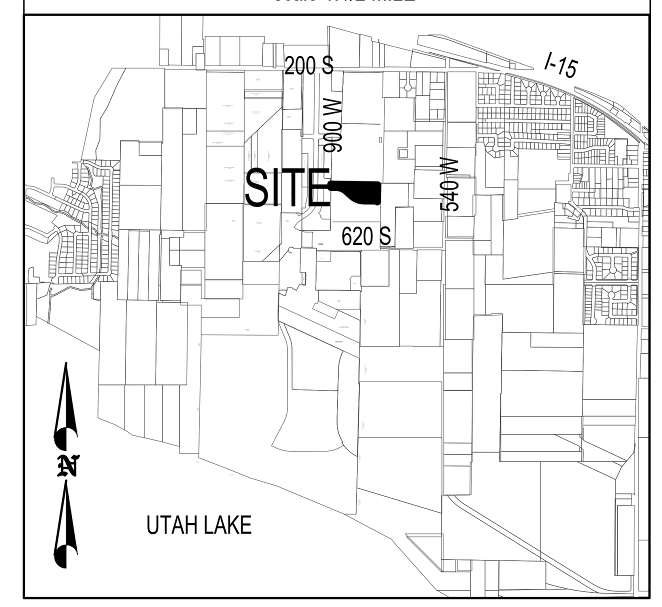
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

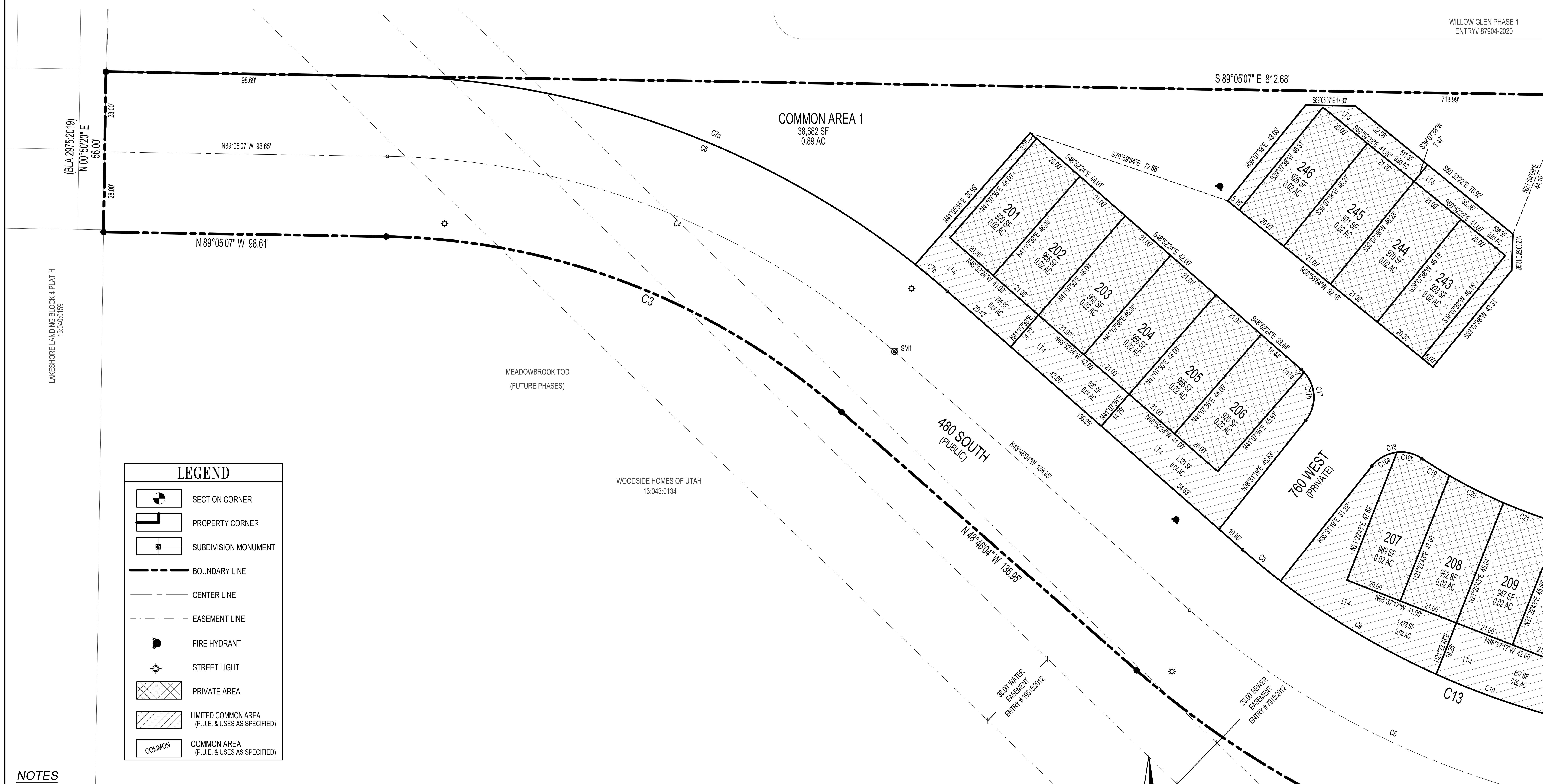
ADDRESSES

UNIT 201	782 W 480 S	UNIT 225	476 S 700 W UNIT C
UNIT 202	778 W 480 S	UNIT 226	476 S 700 W UNIT B
UNIT 203	774 W 480 S	UNIT 227	476 S 700 W UNIT A
UNIT 204	768 W 480 S	UNIT 228	462 S 720 W
UNIT 205	766 W 480 S	UNIT 229	464 S 720 W
UNIT 206	762 W 480 S	UNIT 230	466 S 720 W
UNIT 207	758 W 480 S	UNIT 231	468 S 720 W
UNIT 208	754 W 480 S	UNIT 232	470 S 720 W
UNIT 209	752 W 480 S	UNIT 233	469 S 740 W
UNIT 210	748 W 480 S	UNIT 234	467 S 740 W
UNIT 211	746 W 480 S	UNIT 235	465 S 740 W
UNIT 212	742 W 480 S	UNIT 236	463 S 740 W
UNIT 213	738 W 480 S	UNIT 237	461 S 740 W
UNIT 214	736 W 480 S	UNIT 238	462 S 740 W
UNIT 215	732 W 480 S	UNIT 239	464 S 740 W
UNIT 216	728 W 480 S	UNIT 240	466 S 740 W
UNIT 217	724 W 480 S	UNIT 241	468 S 740 W
UNIT 218	722 W 480 S	UNIT 242	470 S 740 W
UNIT 219	478 S 700 W UNIT D	UNIT 243	764 W 470 S
UNIT 220	478 S 700 W UNIT C	UNIT 244	768 W 470 S
UNIT 221	478 S 700 W UNIT B	UNIT 245	772 W 470 S
UNIT 222	478 S 700 W UNIT A	UNIT 246	776 W 470 S
UNIT 223	476 S 700 W UNIT E		
UNIT 224	476 S 700 W UNIT D		

VICINITY SKETCH

scale 1:1/2 MILE





LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- LIMITED COMMON AREA (P.U.E. & USES AS SPECIFIED)
- COMMON AREA (P.U.E. & USES AS SPECIFIED)

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

3. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS & LIMITED COMMON EASEMENTS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS AND LIMITED COMMON AREAS, INTENDED FOR THE OWNERS OF MEADOWBROOK TOD FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILTY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: ______________________________

TABULATIONS

DEVELOPMENT AREA	3.55 AC
EXISTING ZONING	BLOCK TYPE 3
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

20 0 20 40 60
SCALE 1"=20'

SURVEYOR

AZTEC engineering inc.
732 N. 780 W.
AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

ENGINEER

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF ____________A.D. 20____, BY THE WATER AUTHORITY.

____
SEWER & WATER AUTHORITY

6/23/2022 I:\My Drive\Berg Civil\2021\Woodside Homes\TOD BLOCK PLAN FINAL PHASE 1B\MB PHASE 1B LOT PLANS\MB BLOCK 5 PLAT B.dwg

SURVEYOR'S CERTIFICATE

I, ____________________, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. ____________________. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

____________________ DATE ______________________________ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°03'33" EAST ALONG SECTION LINE 1723.55 FEET AND WEST 1861.74 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 01°29'23" WEST 293.73 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.89 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 91°16'04" AND A LONG CHORD BEARS N44°08'39"W 21.45 FEET); THENCE NORTH 89°46'41" WEST 215.45 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 234.77 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 41°00'37" AND A LONG CHORD BEARS N69°16'23"W 229.79 FEET); THENCE NORTH 48°46'04" WEST 136.95 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 173.81 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 40°19'03" AND A LONG CHORD BEARS N68°55'36"W 170.24 FEET); THENCE NORTH 89°05'07" WEST 98.61 FEET; THENCE NORTH 00°50'20" EAST 56.00 FEET; THENCE SOUTH 89°05'07" EAST 812.68 FEET TO THE POINT OF BEGINNING.

AREA = 154,607 SF OR 3.55 ACRES

(NOTE: ALL BEARING IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD83 BEARING OF N00°33'33"E ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE EAST QUARTER CORNER OF SAID SECTION)

NUMBER OF UNITS 46
NUMBER OF PARCELS 1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA AS INDICATED HEREON, TO THE ____________________ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF ______________________________

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________________

DAY OF ____________________, A.D. ________

____

____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ___ DAY OF ______________, A.D. _________ PERSONALLY APPEARED BEFORE ME __________

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF ____________________, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES ____________ ____________________ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF __________, A.D. ___.

MAYOR | CITY COUNCIL MEMBER
CITY COUNCIL MEMBER | CITY COUNCIL MEMBER
CITY COUNCIL MEMBER | CITY COUNCIL MEMBER

APPROVED ____________ CITY ENGINEER ATTEST ____________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ______ DAY OF ____________, A.D. __________ BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER ____________ CHAIRMAN, PLANNING COMMISSION

MEADOWBROOK TOD PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SHEET 1 OF 2

SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CLERK-RECORDER SEAL

WILLOW GLEN PHASE 1
ENTRY# 87904-2020

RC E QTR COR SEC 22
T5S, R1E, SLB&M
FOUND MONUMENT

N 77°15'16" W
145.31'

E QTR COR SEC 22
T5S, R1E, SLB&M
CALCULATED

POB
WEST 1861.74'

S 89°05'07" E 812.68'

713.99'

N 0°3'33" E
2662.78'
BASIS OF BEARING
(NAD83)

N 0°3'33" E
649.76'

42.00'
HALF WIDTH

700 WEST
(PUBLIC)

720 WEST
(PRIVATE)

740 WEST
(PRIVATE)

760 WEST
(PRIVATE)

460 SOUTH
(PRIVATE)

480 SOUTH
(PUBLIC)

S 01°29'23" W 293.73'

S 01°29'23" E 294.88'

249.88'

N 48°46'04" W 136.95'

N 89°46'41" W 215.45'

231.40'

N89°46'41"W 273.42'

42.01'

42.88'

43.34'

44.92'

217.35'

28.00'

56.00'

SM2

30.00' WATER EASEMENT ENTRY # 16615:2012

20.00' SEWER EASEMENT ENTRY # 7193:2012

HARBOR ENTERPRISES
13:043:0103

MEADOWBROOK TOD
(FUTURE PHASES)

WOODSIDE HOMES OF UTAH
13:043:0134

201 925 SF 0.02 AC
202 969 SF 0.02 AC
203 969 SF 0.02 AC
204 969 SF 0.02 AC
205 969 SF 0.02 AC
206 925 SF 0.02 AC
207 969 SF 0.02 AC
208 962 SF 0.02 AC
209 641 SF 0.02 AC
210 984 SF 0.02 AC
211 1,075 SF 0.02 AC
212 1,158 SF 0.03 AC
213 1,084 SF 0.02 AC
214 1,141 SF 0.03 AC
215 1,142 SF 0.03 AC
216 1,143 SF 0.03 AC
217 1,144 SF 0.03 AC
218 1,091 SF 0.03 AC
219 1,120 SF 0.03 AC
220 1,176 SF 0.03 AC
221 1,175 SF 0.03 AC
222 1,213 SF 0.03 AC
223 1,132 SF 0.03 AC
224 1,191 SF 0.03 AC
225 1,193 SF 0.03 AC
226 1,196 SF 0.03 AC
227 1,141 SF 0.03 AC
228 921 SF 0.02 AC
229 985 SF 0.02 AC
230 971 SF 0.02 AC
231 973 SF 0.02 AC
232 935 SF 0.02 AC
233 919 SF 0.02 AC
234 985 SF 0.02 AC
235 985 SF 0.02 AC
236 985 SF 0.02 AC
237 919 SF 0.02 AC
238 968 SF 0.02 AC
239 1,007 SF 0.02 AC
240 1,007 SF 0.02 AC
241 1,007 SF 0.02 AC
242 968 SF 0.02 AC
243 925 SF 0.02 AC
244 919 SF 0.02 AC
245 919 SF 0.02 AC
246 968 SF 0.02 AC

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- LIMITED COMMON AREA (P.U.E. & USES AS SPECIFIED)
- COMMON — COMMON AREA (P.U.E. & USES AS SPECIFIED)

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILTIY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

3. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS & LIMITED COMMON EASEMENTS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS AND LIMITED COMMON EASEMENTS, INTENDED FOR THE OWNERS OF MEADOWBROOK TOD FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AREAS AND LIMITED COMMON EASEMENTS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

N

20 0 20 40 60

SCALE 1"=20'

MEADOWBROOK TOD PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SHEET 2 OF 2

SURVEYOR

AZTEC engineering inc.
732 N. 780 W.
AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

ENGINEER

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

6/23/2022

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

AMERICAN FORK CITY **MEETING DATE:** December 7, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Commercial Site Plan for a Wireless Facility for AT&T Wireless located at approximately 74 E Frontage Rd, located in the PI-1 Zone.

BACKGROUND INFORMATION		
Location:		74 E Frontage Rd
Project Type:		Commercial Site Plan
Applicants:		Richard C. Lee – agent for AT&T
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Transportation Facilities
	South	Residential Low Density/Design Industrial
	East	Design Commercial
	West	Residential Low Density
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PF
	South	Unincorporated
	East	Unincorporated
	West	Unincorporated

BACKGROUND:

The applicant is applying for Commercial Site Plan approval for a Wireless Facility, located at approximately 74 E Frontage Rd. in the PI-1 Zone. The proposed Wireless Facility is for AT&T Wireless and will be a monopole design that is sixty (60) feet in height, with additional ground equipment. The current use on the property is a self-storage facility and the proposed Wireless Facility will be located at the west end of the property. The property is approximately 5.64 acres.

Sec 17.6.112 Low Power Radio Service Antenna Facilities (Cellular Phone Transmission Towers And Facilities)

1. Intent. It is the intent of this section to establish an approval procedure and placement standards and criteria too more adequately address the various planning issues relating to the placement of low power radio service antenna facilities within the city—including issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility sites—while ensuring that such procedure, standards, and/or criteria do not unreasonably discriminate among competing wireless telecommunications service providers.
2. Procedure for approval. The applicable procedure to be followed in securing approval of a low power radio service antenna facility shall be as follows:
    1. When proposed for placement within the I-1 Industrial, CC-1 Central Commercial or GC-1 General Commercial zones, approval shall be sought and obtained from the planning commission in accordance with the provisions of Section 17.6.101.
    2. When proposed for placement in any other zone, approval shall be sought and obtained from the city council following receipt of a recommendation from the planning commission.
    3. The appropriate governmental body under subsections B.1. and B.2. above (i.e., the approval authority) shall act on a request for such approval within a reasonable period of time.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. Provide Approvable Geotechnical Report

STANDARD CONDITIONS OF APPROVAL:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Commercial Site Plan application meets requirements of Section 17.6.112 and staff recommends APPROVAL.

POTENTIAL MOTIONS – Commercial Site Plan

APPROVAL

Mr. Chairman, I move that we recommend approval on the Commercial Site Plan for AT&T Wireless, located in the area of 74 E Frontage Rd in the PI-1 Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Commercial Site Plan for AT&T Wireless, located in the area of 74 E Frontage Rd in the PI-1 Zone.

TABLE

Mr. Chairman, I move that we table action on the Commercial Site Plan for AT&T Wireless, located in the area of 74 E Frontage Rd in the PI-1 Zone, and instruct the developer/staff to _____.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING
TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE

Next Step:

Approved with Conditions: Needs to provide and adhere to an approved Geotechnical report
Proceed to Planning Commission on 12.07.2022

American Fork City Development Review Committee
Planning Department: Reviewed tvanekelenburg 10/26/2022
Fire Department Reviewed M. Sacco 11/01/2022
Engineering Division Reviewed jmortimer 11/08/2022

Provide Geotech Report

AT&T

SITE NUMBER: UTL04210
SITE NAME: EAST AMERICAN FORK
SITE TYPE: MONOPOLE / WUC
ADDRESS: 74 EAST FRONTAGE ROAD
AMERICAN FORK, UT 84003

PARCEL ID: 130500128
NEW SITE BUILD
LTE ONLY 1C: MRUTH044940
USID: 322252
FA CODE: 15521756
RFDS ID #: 5358195

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056486

Issued For:

UTL04210
EAST AMERICAN FORK
74 EAST FRONTAGE ROAD
AMERICAN FORK, UT 84003

PARCEL ID: 130500128

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/14/22	90% ZD

Licensor:

Sheet Title: TITLE SHEET

Sheet Number: T-1

PROJECT TEAM

SITE CONSTRUCTION MANAGER:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: ROB ACOSTA
PHONE: (847) 271-3072

SITE APPLICANT:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: JAN ROBINETTE
PHONE: (801) 201-4173

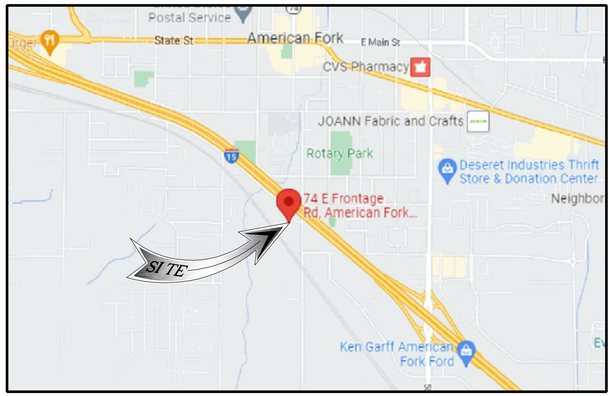
RF ENGINEER:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: EDGAR CHIONG
PHONE: (509) 551-0629

CIVIL ENGINEER:
NAME: J5 INFRASTRUCTURE PARTNERS
ADDRESS: P.O. BOX 190
CITY, STATE, ZIP: MIDVALE, UTAH 84074
CONTACT: KEVIN MILLER
PHONE: (720) 296-6180

ELECTRICAL ENGINEER:
NAME: J5 INFRASTRUCTURE PARTNERS
ADDRESS: 23 MAUCHLY #110
CITY, STATE, ZIP: IRVINE, CA 92618
CONTACT: ERIC KARSTATTER
PHONE: (720) 435-2312

PROPERTY OWNER:
NAME: ALPINE STORAGE
ADDRESS: 74 EAST FRONTAGE ROAD
CITY, STATE, ZIP: AMERICAN FORK, UT 84003

VICINITY MAP



NORTH

LOCAL MAP



PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:
- INSTALLATION OF (1) AT&T 60'-0" HIGH MONOPOLE
- INSTALLATION OF (1) AT&T 5'-0" LIGHTNING ROD
- INSTALLATION OF (12) AT&T PANEL ANTENNAS
- INSTALLATION OF (15) AT&T REMOTE RADIO HEADS (RRH'S)
- INSTALLATION OF (6) AT&T RRH MOUNTS
- INSTALLATION OF (3) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (3) AT&T V-FRAME ANTENNA MOUNTS

EQUIPMENT SOW:
- INSTALLATION OF AN AT&T 10'-0" X 30'-0" (300 SQ. FT.) TELECOMMUNICATION COMPOUND LEASE AREA
- INSTALLATION OF AN AT&T 10'-0" X 30'-0", 6'-0" HIGH CHAIN LINK FENCING W/ PRIVACY SLATS AND 1'-0" HIGH BARBED WIRE STRANDS (7'-0" HIGH TOTAL)
- INSTALLATION OF (1) AT&T WALK-UP CABINET (WUC)
- INSTALLATION OF (1) AT&T 30KW DC DIESEL BACK-UP GENERATOR
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (1) AT&T EMERSON POWER PLANT RACK W/ (12) BATTERIES
- INSTALLATION OF (2) AT&T HYBRID RACKS
- INSTALLATION OF (1) AT&T WALL MOUNTED UTILITY EQUIPMENT
- INSTALLATION OF (1) AT&T CABLE BRIDGE
- INSTALLATION OF (9) AT&T DC POWER & (3) FIBER CABLE TRUNKS
- INSTALLATION OF (1) AT&T DC12 SURGE SUPPRESSOR BOX
- INSTALLATION OF (6) AT&T RECTIFIERS
- INSTALLATION OF (1) AT&T BASEBAND UNIT
- INSTALLATION OF (1) AT&T GPS ANTENNA
- INSTALLATION OF (1) AT&T LOUVERED VENT

PROJECT AREA:
- 10'-0" X 30'-0" (300 SQ. FT.) LEASE AREA

SITE INFORMATION

JURISDICTION: CITY OF AMERICAN FORK
WIND LOADS: 103 MPH (3-SECOND GUST)
EXPOSURE CATEGORY: C
SEISMIC ZONE: 1
FLOOD ZONE: ---
PARCEL ID #: 130500128
ZONING: PL-1 - PLANNED INDUSTRIAL
LATITUDE (NAD 83): 40.365972°
LONGITUDE (NAD 83): -111.796733°
IMPERVIOUS SURFACE SF: ±----
BASE OF PROPOSED STRUCTURE: ±0'-0"
TOP OF PROPOSED STRUCTURE: ±60'-0"
TOP OF STRUCTURE WITH PROPOSED LIGHTNING ROD: ±65'-0"

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2018, SECTION 1103.2.9 (EQUIPMENT SPACES)

TOWER OWNER: AT&T
POWER AGENCY: ROCKY MOUNTAIN POWER
TELCO PROVIDER: TBD
RFDS VERSION: PRELIMINARY 1.0
DATE UPDATED: 08/03/2022

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST MAIN AIRPORT:

1. HEAD NORTHEAST ON N TERMINAL DR (23 FT)
2. SLIGHT RIGHT (0.2 MI)
3. USE THE MIDDLE LANE TO TURN RIGHT (144 FT)
4. USE THE LEFT LANE TO TURN RIGHT ONTO 3700 W (0.2 MI)
5. CONTINUE ONTO W CROSSBAR RD (0.7 MI)
6. TAKE THE RAMP ONTO TERMINAL DR (0.5 MI)
7. USE THE MIDDLE LANE TO TAKE THE I-80 E RAMP (0.7 MI)
8. USE THE RIGHT LANE TO KEEP LEFT AT THE FORK AND MERGE ONTO I-80 E (3.0 MI)
9. MERGE ONTO I-15 S (29.5 MI)
10. TAKE EXIT 278 TO MERGE ONTO W MAIN ST (0.4 MI)
11. CONTINUE ONTO W MAIN ST (0.5 MI)
12. TURN RIGHT ONTO 300 W (0.3 MI)
13. CONTINUE ONTO 200 S (371 FT)
14. TURN LEFT ONTO FRONTAGE RD (0.8 FT)
15. DESTINATION WILL BE ON THE RIGHT.

DIGALERT 811
Call 2 Full Working Days In Advance

SHEET INDEX

		REV.
T-1	TITLE SHEET	A
GN-1	GENERAL NOTES	A
GN-2	GENERAL NOTES	A
GN-3	SITE SIGNAGE	A
SU1	SITE SURVEY	-
1A	1A CERTIFICATION	-
A-1	SITE PLAN	A
A-2	ENLARGED SITE PLAN & COMPOUND PLAN	A
A-3	ANTENNA PLAN & SCHEDULE	A
A-4	ELEVATIONS	A

GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS
15. IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
16. ALL (N) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B)
17. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
18. PENETRATIONS SHALL BE FIRE-STOPPED AND OPENINGS SHALL BE PROTECTED THROUGH FIRE-RATED WALLS, FLOOR, ROOF AND CEILING ASSEMBLIES AS REQUIRED BY THE 2018 IBC CHAPTER 7.
19. STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
20. ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
21. TOWER ANALYSIS TO BE CONDUCTED AND PROVIDED BY TOWER OWNER. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO TOWER STRUCTURAL ANALYSIS UNDER SEPARATE COVER.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD, FOURTEENTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA) 222-H, STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.	SCHEDULE
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.	SQUARE
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)	STD.	STANDARD
ALT.	ALTERNATE	FTG.	FOOTING	STL.	STEEL
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.	STRUCTURAL
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.	TEMPORARY
ARCH.	ARCHITECT(URAL)	GI.	GALVANIZE(D)	THK.	THICK(NESS)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT	T.N.	TOE NAIL
BLDG.	BUILDING	INTERRUPTER		T.O.A.	TOP OF ANTENNA
BLK.	BLOCK	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.C.	TOP OF CURB
BLKG.	BLOCKING	GPS	GLOBAL POSITIONING SYSTEM	T.O.F.	TOP OF FOUNDATION
BM.	BEAM	GRND.	GROUND	T.O.P.	TOP OF PLATE (PARAPET)
B.N.	BOUNDARY NAILING	HDR.	HEADER	T.O.S.	TOP OF STEEL
BTCW.	BARE TINNED COPPER WIRE	HGR.	HANGER	T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING	HT.	HEIGHT	TYP.	TYPICAL
B/U	BACK-UP CABINET	ICGB.	ISOLATED COPPER GROUND BUS	U.G.	UNDER GROUND
CAB.	CABINET	IN. (")	INCH(ES)	U.L.	UNDERWRITERS LABORATORY
CANT.	CANTILEVER(ED)	INT.	INTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	LB.(#)	POUND(S)	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	L.B.	LAG BOLTS	W	WIDE (WIDTH)
CLR.	CLEAR	L.F.	LINEAR FEET (FOOT)	w/	WITH
COL.	COLUMN	L.	LONG(ITUDINAL)	WD.	WOOD
CONC.	CONCRETE	MAS.	MASONRY	W.P.	WEATHERPROOF
CONN.	CONNECTION(OR)	MAX.	MAXIMUM	WT.	WEIGHT
CONST.	CONSTRUCTION	M.B.	MACHINE BOLT	℄	CENTERLINE
CONT.	CONTINUOUS	MECH.	MECHANICAL	ℙ	PLATE, PROPERTY LINE
d	PENNY (NAILS)	MFR.	MANUFACTURER		
DBL.	DOUBLE	MIN.	MINIMUM		
DEPT.	DEPARTMENT	MISC.	MISCELLANEOUS		
D.F.	DOUGLAS FIR	MTL.	METAL		
DIA.	DIAMETER	(N)	NEW		
DIAG.	DIAGONAL	NO.(#)	NUMBER		
DIM.	DIMENSION	N.T.S.	NOT TO SCALE		
DWG.	DRAWING(S)	O.C.	ON CENTER		
DWL.	DOWEL(S)	OPNG.	OPENING		
EA.	EACH	P/C	PRECAST CONCRETE		
EL.	ELEVATION	PCS	PERSONAL COMMUNICATION		
ELEC.	ELECTRICAL	SERVICES			
ELEV.	ELEVATOR	PLY.	PLYWOOD		
EMT.	ELECTRICAL METALLIC TUBING	PPC	POWER PROTECTION CABINET		
E.N.	EDGE NAIL	PRC	PRIMARY RADIO CABINET		
ENG.	ENGINEER	P.S.F.	POUNDS PER SQUARE FOOT		
EQ.	EQUAL	P.S.I.	POUNDS PER SQUARE INCH		
EXP.	EXPANSION	P.T.	PRESSURE TREATED		
EXST.(E)	EXISTING	PWR.	POWER (CABINET)		
EXT.	EXTERIOR	QTY.	QUANTITY		
FAB.	FABRICATION(OR)	RAD.(R)	RADIUS		
F.F.	FINISH FLOOR	REF.	REFERENCE		
F.G.	FINISH GRADE	REINF.	REINFORCEMENT(ING)		
FIN.	FINISH(ED)	REQ'D/ RGS.	REQUIRED RIGID GALVANIZED STEEL		
FLR.	FLOOR				

SYMBOLS LEGEND:

- 1 / A-300 — BLDG. SECTION
- A5 / A-310 — WALL SECTION
- D5 / A-500 — DETAIL
- C1, A4, C4, A1 / A-113 — ELEVATION
- 001 — DOOR SYMBOL
- 10 — WINDOW SYMBOL
- 3 — TILT-UP PANEL MARK
- PROPERTY LINE
- CENTERLINE
- SETBACK
- +0" — ELEVATION DATUM
- A — GRID/COLUMN LINE
- 3 — KEYNOTE, DIMENSION ITEM
- 2 — KEYNOTE, CONSTRUCTION ITEM
- W- 3 — WALL TYPE MARK
- OFFICE 101 — ROOM NAME / ROOM NUMBER

- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- PLYWOOD
- SAND
- (E) STEEL
- MATCH LINE
- GROUND CONDUCTOR
- OH — OVERHEAD SERVICE CONDUCTORS
- Tel — TELEPHONE CONDUIT
- Pwr — POWER CONDUIT
- Coax — COAXIAL CABLE
- CHAIN LINK FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- (P) ANTENNA
- (P) RRH
- (P) DC SURGE SUPPRESSION
- (F) ANTENNA
- (F) RRH
- (E) EQUIPMENT

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056486

Issued For:

UTL04210

EAST AMERICAN FORK
74 EAST FRONTAGE ROAD
AMERICAN FORK, UT
84003

PARCEL ID: 130500128

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/14/22	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTRACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES, SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A.) FALL PROTECTION B.) CONFINED SPACE C.) ELECTRICAL SAFETY D.) TRENCHING AND EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER, AND/OR LOCAL UTILITIES.
6. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT, OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. NOTICE TO PROCEED - NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
13. ALL CONSTRUCTION MEANS AND METHODS: INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

   CONTRACTOR - J5 INFRASTRUCTURE PARTNERS
   SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
   CARRIER - AT&T
   OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES, WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND AT&T
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. 'KITTING LIST' SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND AT&T PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE; TO THE SATISFACTION OF THE OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185, AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD. UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.

   4.1. CONCRETE CAST AGAINST EARTH: 3" MIN.
   4.2. CONCRETE EXPOSED TO WEATHER:
   4.2.1. #6 AND LARGER - 2" MIN.
   4.2.2. #5 AND SMALLER & WWF. - 1 1/2" MIN.
   4.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT CAST AGAINST THE GROUND:
   4.3.1. SLAB AND WALLS 3/4" MIN.
   4.3.2. BEAMS AND COLUMNS 1 1/2" MIN.
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056486

Issued For:

UTL04210

EAST AMERICAN FORK
74 EAST FRONTAGE ROAD
AMERICAN FORK, UT
84003

PARCEL ID: 130500128

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/14/22	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-2

AT&T

This Site Operated by:

AT&T MOBILITY

AT&T MOBILITY 7670 S. CHESTER ST. CENTENNIAL, CO 80112
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800) 638-2822

Reference Site#: UTL04210

Site Address: 74 EAST FRONTAGE ROAD AMERICAN FORK, UT 84003

10 FENCED COMPOUND SIGNAGE
N.T.S.

DANGER

NO TRESPASSING

INFORMATION

Federal Communications Communication
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications Commission rules and antenna tower registration 47CFR 17.4(g).

8" x 12"

9 FENCED COMPOUND SIGNAGE
N.T.S.

6 FCC ASR SIGNAGE
N.T.S.

NOTICE

AUTHORIZED PERSONNEL ONLY

Property of AT&T

Authorized Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

8 DOOR / EQUIPMENT SIGN
N.T.S.

5 GATE SIGNAGE
N.T.S.

DANGER
DIESEL FUEL
NO SMOKING
NO OPEN FLAMES

DANGER
LEAD ACID BATTERIES
CORROSIVE LIQUIDS (ELECTROLYTE)
ENERGIZED ELECTRICAL CIRCUITS
NO SMOKING

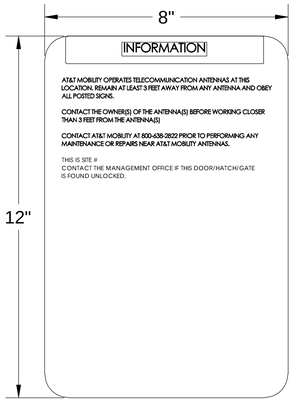
Property of AT&T

Authorized Personnel Only

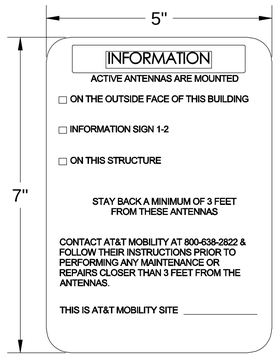
In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

7 NFPA HAZARD SIGN - TYPICAL
N.T.S.

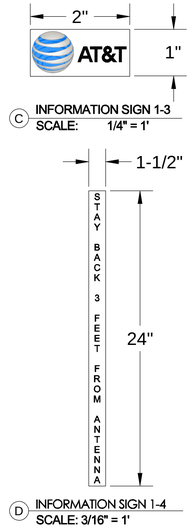
4 SHELTER / CABINET DOORS SIGNAGE
N.T.S.



A INFORMATION SIGN 1-1
SCALE: 1/2"= 1'



B INFORMATION SIGN 1-2
SCALE: 3/4" = 1'



C INFORMATION SIGN 1-3
SCALE: 1/4" = 1'

D INFORMATION SIGN 1-4
SCALE: 3/16" = 1'

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:

*SIGN I-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) ¼ INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w. 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN ⅛ INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED w/ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING, THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ ⅛ INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

*SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.

*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w ½ INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

3 INFORMATION SIGNAGE
N.T.S.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

CAUTION

On this tower:

Radio frequency (RF) fields near some antennas *may exceed* the FCC Occupational Exposure Limits.

Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing maintenance or repairs beyond this point.

Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.

Caution Sign #CADFT-AL-05.7 This is AT&T site 322252

2 CAUTION SIGN
N.T.S.

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mWcm*2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm*2
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

1 GENERAL NOTES
N.T.S.

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056486

Issued For:

UTL04210

EAST AMERICAN FORK

74 EAST FRONTAGE ROAD
AMERICAN FORK, UT
84003

PARCEL ID: 130500128

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/14/22	90% ZD

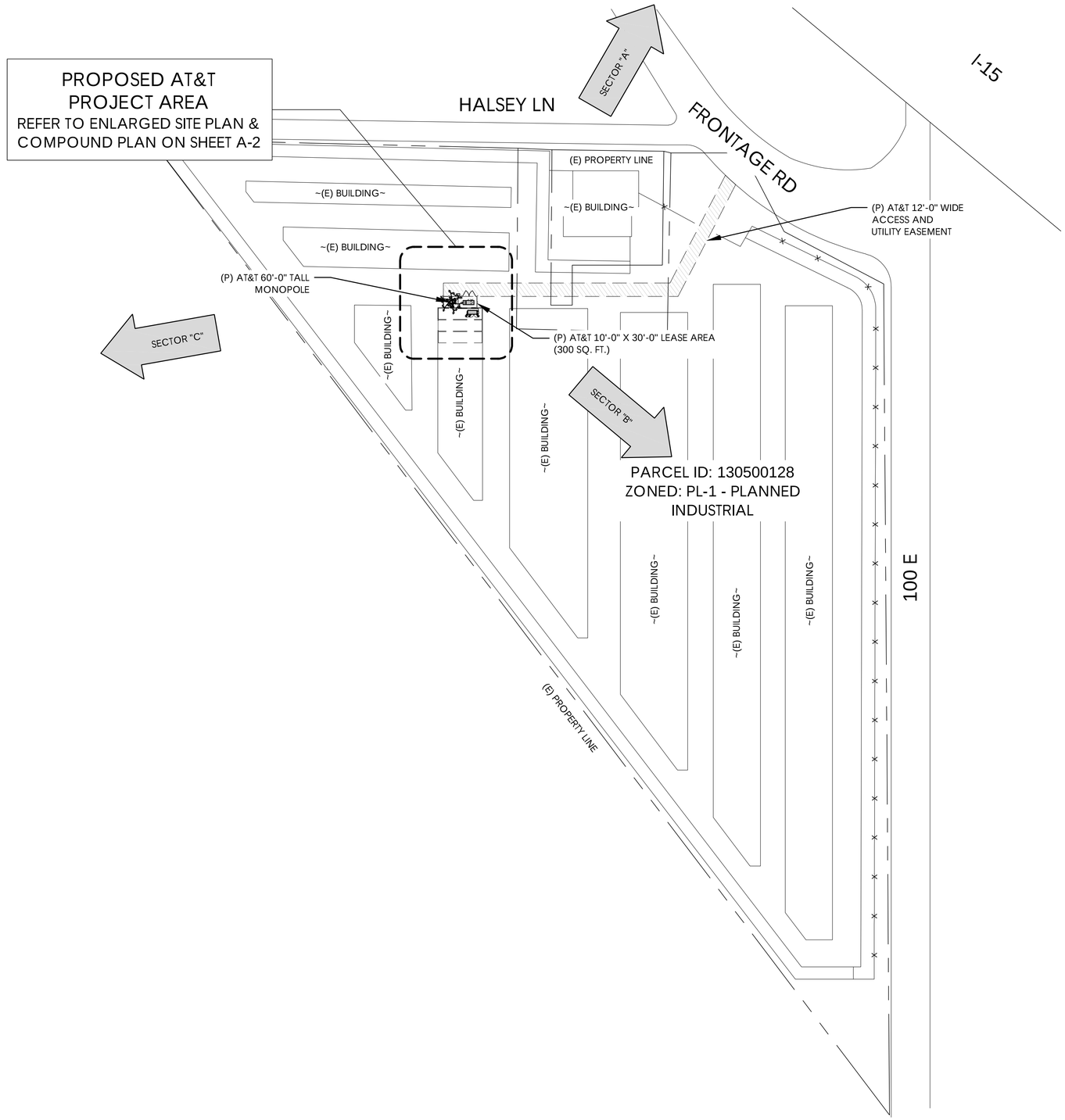
Licensor:

Sheet Title:

SITE SIGNAGE

Sheet Number:

GN-3



SITE PLAN

24"x36" SCALE: 1" = 50'-0" 50' 25' 0" 50' NORTH

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056486

Issued For:

UTL04210

EAST AMERICAN FORK
74 EAST FRONTAGE ROAD
AMERICAN FORK, UT
84003

PARCEL ID: 130500128

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/14/22	90% ZD

Licensor:

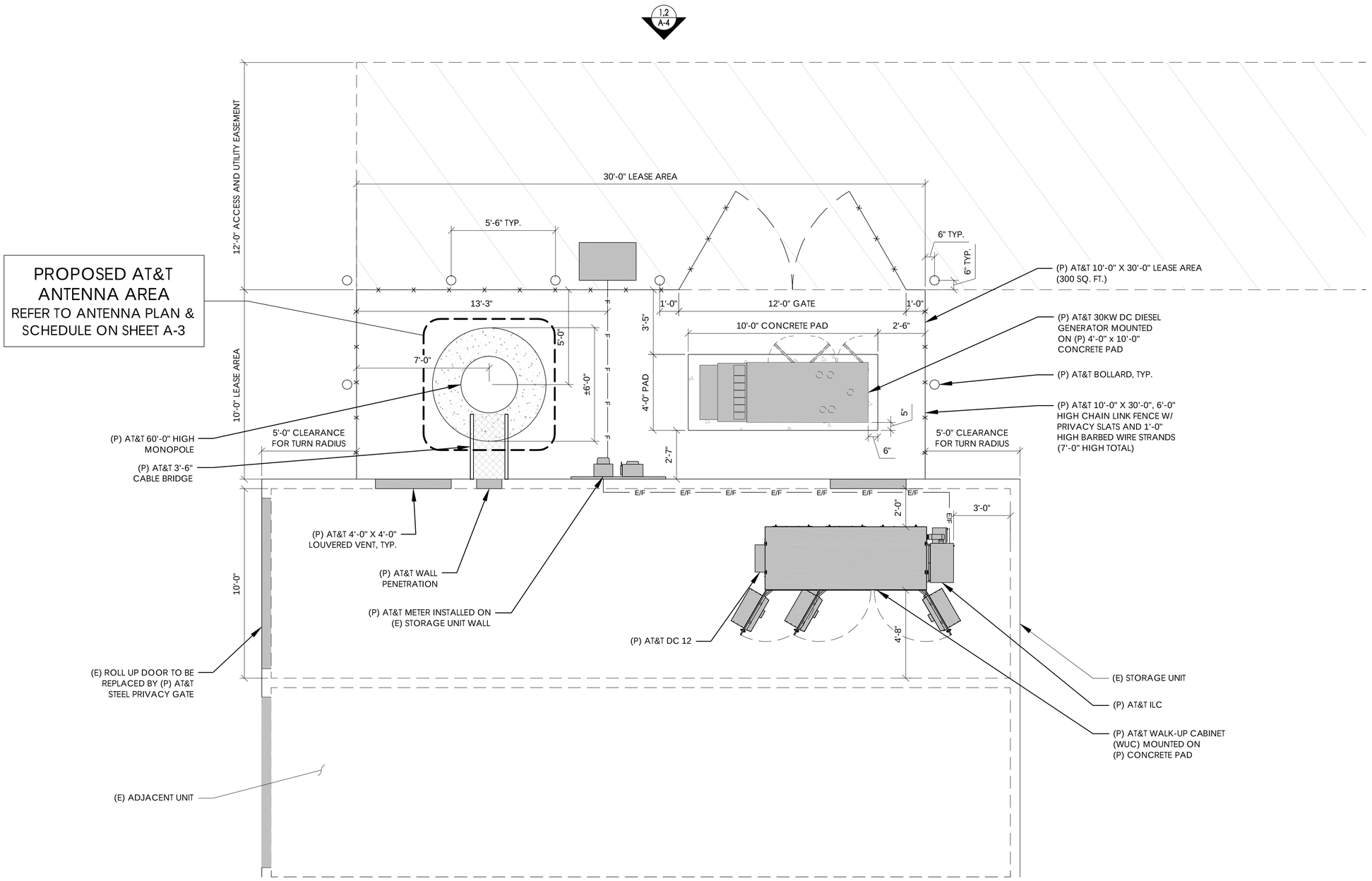
Sheet Title:

SITE PLAN

Sheet Number:

A-1

CABLE TABLE:	
	APPROXIMATE LENGTH OF CABLE
FIBER	~14'-0"
POWER	~4'-0"



ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056486

Issued For:

UTL04210

EAST AMERICAN FORK
74 EAST FRONTAGE ROAD
AMERICAN FORK, UT
84003

PARCEL ID: 130500128

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/14/22	90% ZD

Licensor:

Sheet Title:

ENLARGED SITE PLAN & COMPOUND PLAN

Sheet Number:

A-2

RFDS VERSION: PRELIMINARY 1.0
DATE UPDATED: 08/03/2022

(P) ANTENNA SCHEDULE

	POS	ANTENNA TIP HEIGHT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
SECTOR "A"	A1	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 320W AHFIB	(3) DC9-48-60-24-PC16-EV	(9) DC POWER & (3) FIBER TRUNK CABLES	±105'
	A2	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA			
	A3	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	A4	59'-0"	COMMSCOPE	NNH4-65C-R6-HG				
SECTOR "B"	B1	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 320W AHFIB			
	B2	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA			
	B3	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	B4	59'-0"	COMMSCOPE	NNH4-65C-R6-HG				
SECTOR "C"	C1	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 320W AHFIB			
	C2	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA			
	C3	59'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	C4	59'-0"	COMMSCOPE	NNH4-65C-R6-HG				

ANTENNA SCHEDULE

2

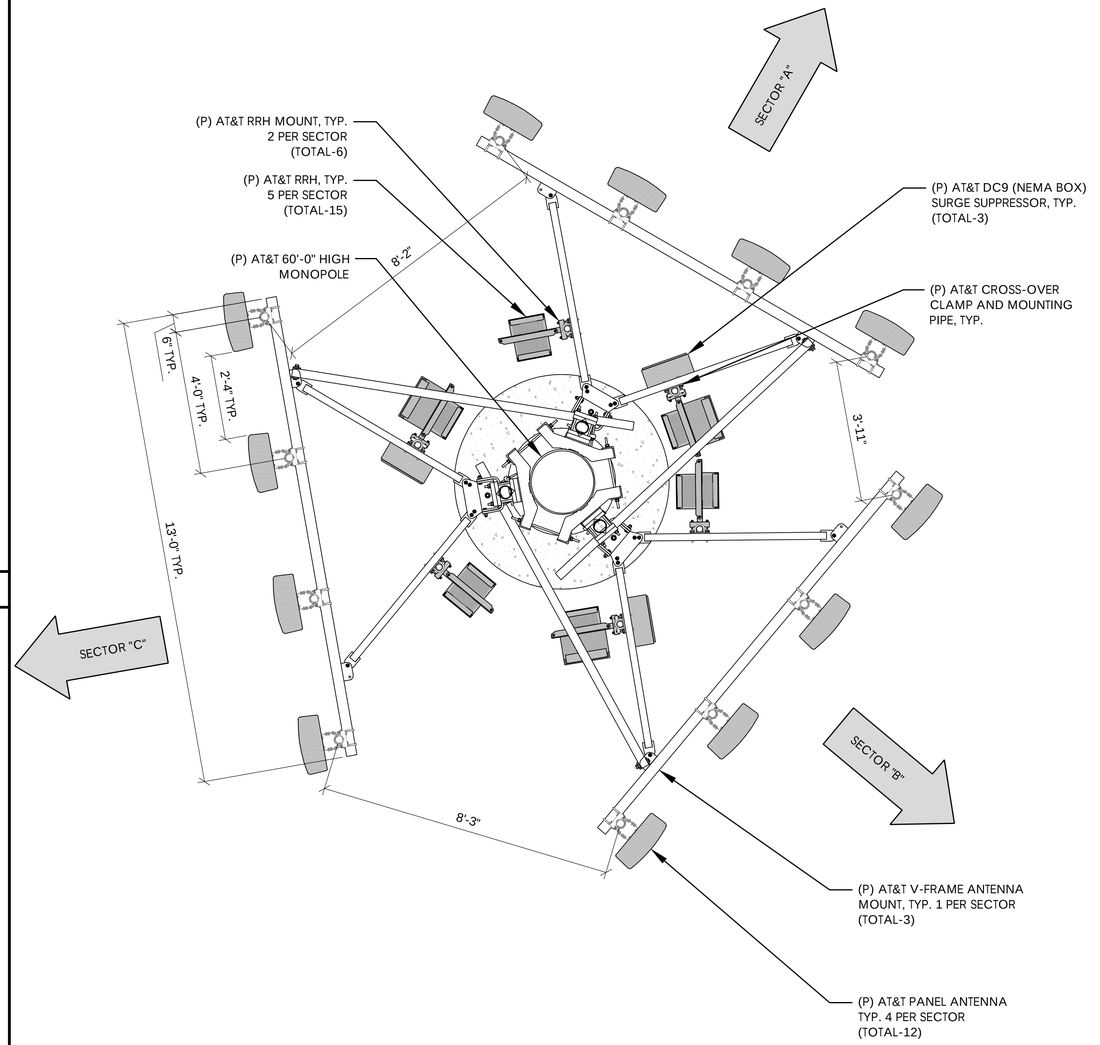
NOT USED

3

TOWER DIA. AT FRAME ATTACHMENT:	
HEIGHT	APPROXIMATE DIAMETER
56'	~16"

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. ALL (P) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B).
2. ALL (P) CABLING CONFORMS WITH, AND IS TO BE INSTALLED PER NEC 356.10 & 356.12.
3. RRH'S ARE STACKED AND STAGGERED TO FIT
4. RRH'S TO BE MOUNTED AS CLOSE TO TOWER AS POSSIBLE.



ANTENNA PLAN & SCHEDULE

24"x36" SCALE: 1/2" = 1'-0" 2' 1' 0" 2' NORTH

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056486

Issued For:

UTL04210

EAST AMERICAN FORK
74 EAST FRONTAGE ROAD
AMERICAN FORK, UT
84003

PARCEL ID: 130500128

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/14/22	90% ZD

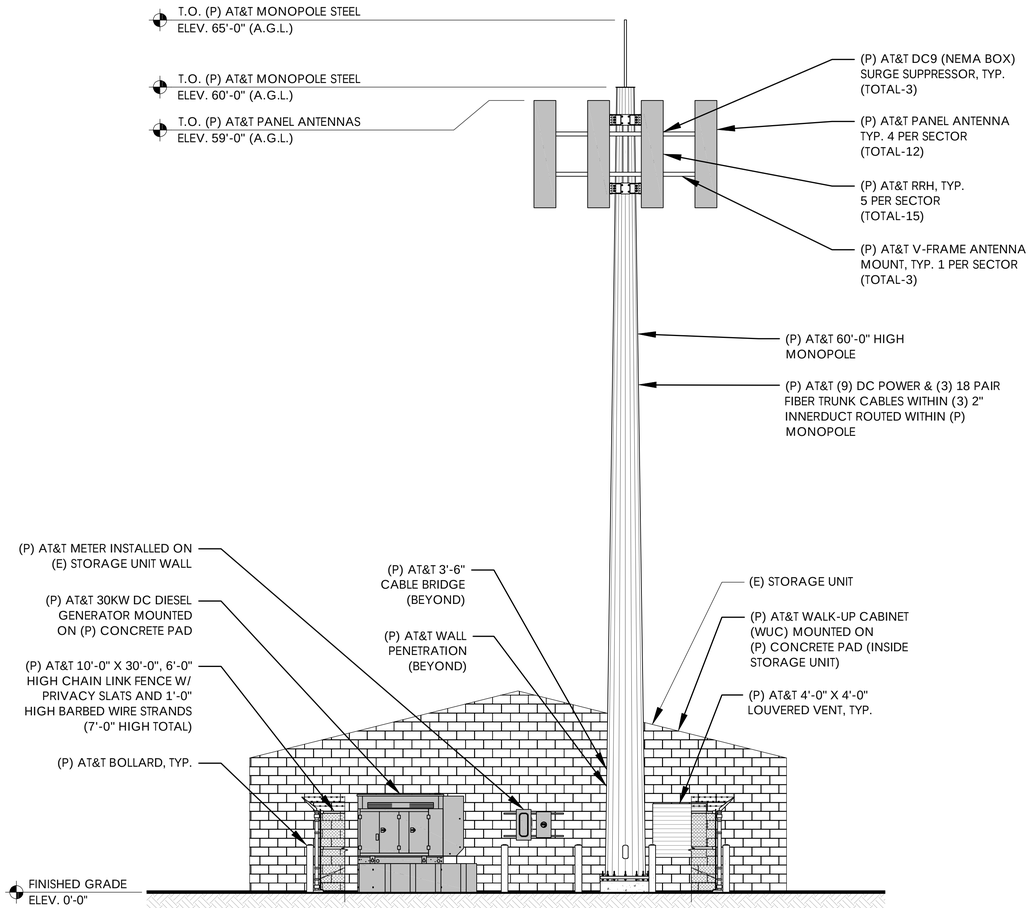
Licensor:

Sheet Title:
ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN

Sheet Number:
A-3

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

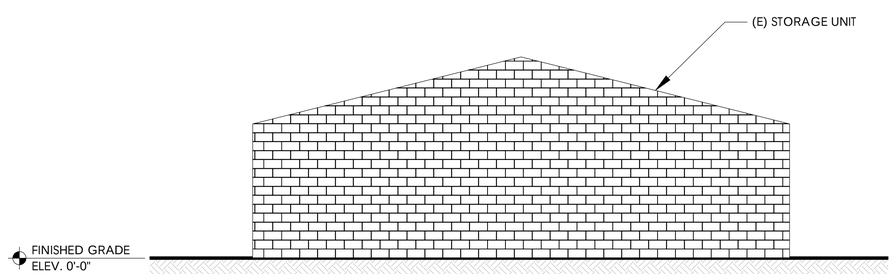
NOTE:
1. AT&T RRH'S, TMA'S, AND SURGE SUPRESSORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET
2. REMOVE CLIMBING PEGS FROM THE LOWER 20' OF THE MONOPOLE PER SECTION 17.6.112(C)(1)(j)



(P) NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4'

2



(E) NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4'

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-056486

Issued For:

UTL04210

EAST AMERICAN FORK
74 EAST FRONTAGE ROAD
AMERICAN FORK, UT 84003

PARCEL ID: 130500128

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/14/22	90% ZD

Licensor:

Sheet Title:

ELEVATIONS

Sheet Number:

A-4