AMERICAN FORK CITY
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION REGULAR SESSION
January 4th, 2023
7:00 p.m.

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 4th 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 December 7th, 2022, Planning Commission minutes.

PUBLIC HEARINGS

1. Public hearing and recommendation on a proposed land use map amendment for approximately 2.23 acres of land located at approximately 285 North County Road, from the Residential Low-Density designation to the Professional Office designation.

2. Public hearing and recommendation on a proposed zone change for approximately 1.31 acres of land located at approximately 285 North County Road, from the Utah County Territory, R1-12000 and R1-9000 Residential Zones to the Professional Office (PO-1) Zone.

3. Public hearing and recommendation on an Amendment to the American Fork General Plan, amending the Moderate-Income Housing Plan to conform to the requirements of the Utah State Code.

ACTION ITEMS

1. Review and action on a resolution indicating the intent of the City Council of American Fork, UT, to adjust the common boundary with Pleasant Grove City, Utah, located at approximately 1485 East 300 North, American Fork, for parcel number 14:018:0067 consisting of .0729 acres

2. 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.

3. 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

4. Review and action on a Site Plan application for the DBN Tax Project, located at 34 West 100 North, in the Central Commercial (CC-1) Zone

5. Review and action on a Site Plan application for RCKM Medical Office, located at 118 South 1100 East, in the Professional Office (PO-1) Zone.

6. Review and action on an Accessory Structure for Greenwood Creek Lot 4, located at 997 North 680 West, in the R1-9000 Residential Zone.

OTHER BUSINESS

1. Development Services and Planning Commission 2022 Annual Review
2. Upcoming Projects

ADJOURNMENT

Dated this 21st of December, 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

December 07, 2022

The American Fork City Planning Commission met in a regular session on December 7th, 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: Chairman John Woffinden
Christine Anderson
Chris Christiansen
Bruce Frandsen
David Bird
Rodney Martin
Harold Dudley

Absent: Jenny Peay

Staff Present:

Patrick O'Brien	Development Services Director
Travis Van Ekelenburg	Senior Planner
Cody Opperman	Planner 1
Ben Hunter	Engineer
Jeff Mortimer	Engineer
JJ Hsu	Engineer
George Schade	IT Director
Melissa White	Admin Assistant

Others Present: Ryan Forsyth, Chris Forsyth, Kurt Ostler, Richard Lee, Ken Berg, Matthew Loveland

REGULAR SESSION

Chairman John Woffinden led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the November 16, 2022 Planning Commission Regular Session.**

Harold Dudley motioned to approve the minutes. David Bird seconded the motion.

John Woffinden	**AYE**
Christine Anderson	**ABSTAIN**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**ABSTAIN**

Rodney Martin abstained as he was absent from the meeting.

Christine Anderson abstained as she was absent from the meeting.

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**

Jeff Mortimer reviewed the background information for public hearing item number 1: This code text amendment clarifies what is required for access management. It will change the wording from being “recommended” to being “required.” It also adds some verbiage to allow for variances and lays out the specific criteria that would allow any variances to be had.

John Woffinden: This was vague. It stated, “access management" and I was wondering, “access management to what?”

Christine Anderson: Is this changing width between accesses or the specifics of how accesses need to be developed?

Jeff Mortimer: It does not change any of the standards themselves, it only deals with the wording. There is a lot of wording that says “recommended,” and it changes it to “required” and adds in the ability to have variances and what the specific criteria for those are.

Public Hearing Opened

No public comment

Public Hearing Closed

Christine Anderson motioned to 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.

Bruce Frandsen seconded the motion. Voting was as follows:

John Woffinden	**AYE**
Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**

The motion passed

Chairman Woffinden noted that David Bird will be acting as a voting member in Ms. Peay's absence.

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

Travis Van Ekelenburg reviewed the background information for public hearing item number 2: 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.

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.

Public Hearing Opened

Ryan Forsyth: I am with C&N Taylorsville, the entity, and I am one of the owners and partners for the property. I wanted to say a few things about this property. We purchased this property after it went out for public bid from the County. I didn't know there was some back and forth between American Fork City and the County. Prior to American Fork proposing to do a fire station on this parcel, it was zoned commercially. All of the other properties around it are zoned commercially. When the fire station was moved behind this, I anticipated this would go back to the zone it originally came from. It's a lighted intersection right on two main roads and the highest and best use, in my opinion, is to make this commercial. My thoughts after reading some of the previous minutes were that the City wanted to protect some future use. I struggle with limiting the use of my property for some future use that

nobody knows or is in need of at this point. It was originally zoned as Public Facilities when it was in need of a fire station, but that need has been filled and is no longer needed. I think the best thing to do would be to go back to the original zone that it was planned to be. Commercial would be the best use and provide the most benefit to the community.

John Woffinden: Do we know if this land is annexed into the city or is it still county land?

Patrick O'Brien: It's still unincorporated.

Public Hearing Closed

Kurt Ostler hands out two documents for the Commissioners to review. (See attachment 1 and 2) Mr. Dudley clarified the North position on the handout.

Kurt Ostler: I am with C&N Taylorsville. I have been a resident of Highland for 29 years. As Ryan had mentioned, we purchased this property in August of 2021. This property was brought before the Planning Commission on August 19, 2020, to be approved for Fire Station 52. At that time, American Fork planned to purchase that from the county. I'm not sure of all the details, but it appears that negotiation did not happen, and they were not able to come to terms. The county put it out for a bid in May or June of 2021 and we understand that it received about 12 different bids. On July 26, 2022, we came before the City Council for an annexation. They recommended we come to the Planning Commission for two reasons. Currently, if it's annexed in, the future general land use for this area is to be Public Facilities. I understand it was planned that way because a fire station would go in here. The fire station did not go in here, it went to the parcel behind. With that, [the City Council] instructed us to come [to the Planning Commisssion] and go through with the annexation and have it come in as a PF zone, or if we feel that was not correct, to come before the Planning Commission and do a General Plan Amendment. That is what we are doing here. We recognize the staff has made a recommendation to deny this because of a concern about congestion and unobstructed access. We went out to fire stations that have been built in the area. *Mr. Ostler listed neighboring cities in Utah County and the southern part of Salt Lake County whose fire stations are surrounded by commercial zones. *

Kurt Ostler: (See attachment #1). The red squares you see on here are commercial parcels. We have the blue parcel in the middle. We're right on the lighted

intersection of North County Boulevard and Harvey Boulevard. The green that's on here is where the current fire station is getting built. The yellow on your map is residential. Everything around our lot is commercial. It's on a lighted intersection. North County Boulevard has 10,343 cars. Harvey Boulevard has 948 cars. I got that information from CoStar, which is a service you can pay to get some of the data.

Chris Christiansen: Is that daily?

Kurt Ostler: That is this is the daily car total. American Fork's fire station averages around 3,500 calls per year. With two fire stations I'm going to assume there are 1,700 calls per station, and that would be four to five calls per day per station. An average home has a 10-trip count. There are five trips out and five return trips. If you look at the site plan for the fire station, the only access onto Harvey Boulevard is going to be the fire station where the fire trucks are coming out. That would be on an average of four to five times per day. I would assume it would be lighter than the main station, but I just divided it in half to try to come up with that number. The parking lot for the fire station and the offices are back behind and they're accessed off of 1750 North. They're not accessed off Harvey Boulevard. The only access will be the fire trucks when they come on to Harvey Boulevard. Harvey Boulevard comes from a two-lane road and opens up going eastbound to three lanes. I'm looking at the site plan and the concern that it may get congested. Right as you come out the whole road opens up to help with any of the congestion that might happen there. On your east side of the fire station is a shooting range. There's no offices and no sleeping areas. There will be a base for the fire truck and there will be offices in the area where the firemen will be sleeping. But all the parking areas for the fire station is back behind it, it has no access to Harvey Boulevard. Harvey Boulevard is not getting busy by the fire station other than when the calls come in. I understand we've got to look out for what's best for the traffic congestion. Most of the time, residential streets should have between 800 to 1,000 cars. Harvey Boulevard is a collector road that is probably designated to have 5,000 to 10,000 cars a day. It only has 948 a day, so it's not as heavily traveled. It is a collector road that goes up to 1400 West, which is a lighted intersection. One of the questions that come in is regarding land use. At this current time it is designated as a Public Facilities. American Fork's municipal code 17.4.601 states, "The PF public facilities zone is established to provide areas for the location and establishment of facilities owned and maintained by public and quasi-public entities..." Yet it is owned by C&N Taylorsville which is a private entity; we are not public, and we are not quasi-public, so this has to be the wrong

zone for this property. The Fifth Amendment talks about taking a property or the zoning of a property. The taking clause of the Fifth Amendment of the United States Constitution reads, "Nor shall private property be taken for private use, without just compensation." If you want to keep this as the PF zone, we will enter into negotiations with the city if that's what they want to have to protect the fire station. If not, I'm asking for property rights here.

Patrick O'Brien: Mr. Chairman, as a point of clarification, this isn't considered to be a taking. The applicant purchased that property as a designated PF. It was not the case of the applicant owning the property and then it changing at any point in time that would limit his property rights.

John Woffinden: It was designated PF when he bought the property?

Patrick O'Brien: It was designated as PF about a year prior to him purchasing it. So I don't see how it can be considered a taking. The purchase happened after the fact.

Kurt Ostler: I understand the legality. What was the reason you [American Fork City] put PF on this? The City did not own the property when they put a PF zone on it.

Patrick O'Brien: Cities do have the authority as set out in our state code to designate land use and zoning as they see fit.

Harold Dudley: This is land use, not zoning. Is that correct?

Patrick O'Brien: That is correct. Because it is not annexed into the community at the moment there is no zoning attached to this. The land use designates the future zoning of the property as it would come in. I would disagree with the applicant that this is a taking. This is information that would have likely come up in due diligence of purchasing a property and [the applicant purchased it] with the assumption that something could change. We have similar applicants who are purchasing properties under a land use designation and they're trying to get that change as a part of their agreements before purchase. If that doesn't go through, then they're not going to follow through with it because it would limit their potential uses.

Kurt Ostler: I appreciate the comments here. I think we have to go back to the time when this came in to be a PF zone. Before the PF zone this was going to be General Land Use coming in as Commercial. The City is the one that changed it because they thought they were going to be able to purchase the property. They did not purchase the property. I agree that we knew that. But we assumed that because the City had not purchased the property [that it would be zoned Commercial] and it could be an assumption that was incorrect. It might not legally be a taking, but as a property owner it sure feels like it. I want you to put yourselves in my shoes as a property owner when the City keeps Public Facilities on a private property owner. It might not be, because I haven't had it annexed in. You can say yes or no to annexation. But it feels that way to me, and maybe you all feel differently. I think [Commercial] is the correct zoning. We understand the fire station. I've tried to help you understand that we're sensitive to congestion. I think it's an undue concern or burden.

Mr. Ostler stated his belief that there were bad feelings between American Fork and Utah County during their negotiations on the property. Mr. O'Brien requested that Mr. Ostler not speculate or make assumptions regarding city dealings and the City's relationship with the County.

Kurt Ostler: I think we've demonstrated that this should be designated as Commercial. At this time the city has it as a PF zone. We're asking for the Commission to look at that situation and think about what is best. We've had several retailers approach us. We have not entered into any contracts with them. There would be good sales tax coming from the parks tax for the city, which is a benefit. I believe [the city] has to recognize that there's Commercial around as the designation. The problem with the county is that they will not let us build anything on that parcel. You can say that's part of the due diligence but that's one of the issues. If not, it will stay vacant. And because we're the landowner we can't do anything with our property.

Harold Dudley: The County wants you to annex in before you can build? *Mr. Ostler affirmed. * What is North, is that within American Fork or is that Highland?

Patrick O'Brien: Cedar Hills

Kurt Ostler: Warenski Funeral Home is in American Fork. *Charman Woffinden confirmed. *

Mr. Dudley confirmed which area was not annexed in on the map.

Travis Van Ekelenburg: This property has a land use designation, but it does not have zoning attached to it right now which will not happen until it is annexed in.

Harold Dudley: The property to the north is zoned land use commercial and zoned commercial?

Patrick O'Brien: Yes, because it is annexed into the community already.

Kurt Ostler: You have Highland Gardens to the south and it's Commercial and across the street is Highland, and both those corners are Commercial.

Chairman Woffinden held a brief discussion with Mr. Ostler in which he stated his belief that some of the data Mr. Ostler had provided in his earlier statement was inaccurate and out of date. He noted that the fire station in American Fork is the busiest fire station in Utah County and had a much higher rate than what Mr. Ostler had presented. Mr. Ostler stated his data was from 2018. Chairman Woffinden stated the data was 4 years old and a second fire station is being built to meet the need of the American Fork and surrounding cities.

Rodney Martin: What is the compelling reason for staff to tell us that we should not change this designation? Is traffic the main compelling reason?

Patrick O'Brien: It's the accessibility for the public safety use for the fire station. There's a reason that the staff moved around to the other side to access the parking lot. Any congestion on Harvey Boulevard renders that intersection useless for the fire station to be able to meet their response times.

Rodney Martin: I'm not a streets and roads legal expert, but I assume there would be no access from this property on North Canyon Boulevard because it's too close to the light?

Ben Hunter: You would need to confirm that with UDOT. North County is a UDOT road.

Rodney Martin: My guess is that it is too close to the light. Assuming that there's no access onto North County Boulevard, its main access will be Harvey Boulevard or 1750 North. I'm not seeing the issue with traffic because we don't know what's

going to go there. There are a lot of reasons and uses of this land that aren't going to be [an issue]. I don't see the argument holding water.

John Woffinden: An argument for the congestion is the fact that there's a light on that intersection. If the traffic gets heavy enough it could back up when waiting for the light to change to go across North County Boulevard.

Rodney Martin: Emergency Services has the right of way.

John Woffinden: Yes, but if the cars are backed up through the intersection clear past the exit to the first station, they can't get out.

Rodney Martin: This is assuming the residential area east of here is packing cars into this street. There are a lot of other ways around there.

John Woffinden: I'm looking at the future. This area is growing fast. Cars could back up waiting for the light to change on a normal traffic day.

Christine Anderson requested to hear a rebuttal from the staff.

Patrick O'Brien: One of the other challenges with Commercial use is, depending on what's proposed, it may need two access points. It wouldn't be able to get two access points on a single one of those roads because of the size of the parcel. I'm not speaking for what the applicant is proposing. But if it did need two [access points], you're having one on 1750 North and other on Harvey Blvd. To the Chairman's point on statistics, if it is something you are interested in [staff can] try and get some more information on those statistics. Like the Chairman mentioned, the American Fork Station 51 is the busiest station in Utah County. We can get some additional information on the call volume that comes out of the Cedar Hill Station, which is relocating to this unit here. We serve Cedar Hills, American Fork, and we also have agreements in place with some of our adjacent communities for mutual aid. Whereas their teams are out for additional incidents that American Fork can respond to as support. We're not talking about just serving one aspect of the community, we're talking about also responding to additional things regionally.

Chairman Woffinden reiterated his concern that the data presented by Mr. Oster was incorrect.

Patrick O'Brien: If it is something you are all interested in, I can get some additional information from Chief Brems.

Harold Dudley: I'm curious about something that maybe wasn't looked at. As I look at a Public Facilities zone, what types of uses could go in there and what is their traffic like compared to Commercial? I assume you could put a city park in here. I recognize there could be some things that could be in a zone that would fit into the land use of a Public Facilities. Some of those could have the same kinds of traffic impacts as Commercial, maybe even more.

Patrick O'Brien: All of our parks fall within that. I do not think we would do that on that lot specifically, given its proximity to North County Boulevard and the fire station. If the city was proposing something on a site like that, we wouldn't be looking at it as a high intense use for the same reasons. We try not to be hypocritical on the standard that we are trying to hold everyone else to.

Rodney Martin: Carrying this out to the logical conclusion, if it remains as it is, the landowner will never be able to do anything with the property.

Patrick O'Brien: There are additional quasi-governmental people that can develop. Timpanogos Special Service Districts, power stations, schools.

Rodney Martin: But it would be limited to public use?

Patrick O'Brien: Correct. The same as if it were Commercial, it would be limited to Commercial use where it could be right beside residential and residential might be a better option for someone.

Rodney Martin: Going back to the previous comment you made, the landowner was aware that it was Public Facilities?

Patrick O'Brien: I am not making that assumption. I know the land use was designated PF prior to purchase.

Rodney Martin: So it could still be used, but it would need to be a public entity?

Patrick O'Brien: It could be a partnership with a public entity.

Rodney Martin: But it's not unusable? I just want to make sure that's on record.

Patrick O’Brien: I don’t believe so.

David Bird: Comparing this fire station to the one here in American Fork, I do not see congestion as being a factor that would stop development on this. It’s my opinion, but it doesn’t look like a hazard to me.

John Woffinden: There’s a fire station in Pleasant Grove on 100 East which is a very busy road and has a light on the corner as well.

David Bird: It’s a very busy fire station, but in theory, having a second fire station should reduce the amount of use for both.

Patrick O’Brien: Not necessarily, because Fire Station 52 is going to serve the Cedar Hills area.

David Bird: Will the station we have now not serve Cendar Hills and divide that responsibility?

Patrick O’Brien: No, because the station that is in Cedar Hills on Canyon Road is an American Fork contracted unit. It is a combat unit and a paramedic unit that operates out of there.

Harold Dudley: I must say something that's not popular, but I don't care. With all due respect. As I've sat on this Commission for 10 to 15 years, many times we request that developers provide us with a traffic plan when we don't "know." The developer came up with some numbers, but I wouldn't call it a traffic study per se. It was based on some numbers that I think we all agree, like the use of the fire station, [were based] on what "we think." I feel the comment that the new public safety building is limiting quick and unobstructed access is along similar lines. It's a statement without any real data or facts behind it. That's causing me concern about any action that we're taking. Without some more facts as opposed to what "I think" or what someone thinks is the impact.

John Woffinden: It sounds like you suggest tabling this rather than denying it. Because if we table this it comes back to us and allows us more time [to get more information.]

Harold Dudley: I would like to see more facts.

Patrick O'Brien: As we bring back a more factual traffic study, do you want more call volume from the existing station that serves Cedar Hills that will be relocated here? Because that is more where we are getting our facts, or at least the basis for our argument on the call volume that they operate through.

Rodney Martin: That is 100% needed. I'd like to see the information from the Fire Chief.

Patrick O'Brien: I believe we can get that, and we can request that Chief Brems speaks to any fire concerns that you might have.

Harold Dudley: I'm not suggesting the city must do the study. I'm suggesting the applicant provide a bona fide traffic analysis of this situation with the data that they would be required to address for this situation.

Rodney Martin states his agreement.

Christine Anderson: I know it gets hairy to put limitations on the use of the property, because if it gets sold then that would have to carry over. If we could ensure that cars would not be able to back out onto the road to cause a problem, if the cars were contained within the use, is that an avenue we could pursue?

Patrick O'Brien: We would ensure that it meets the requirements of the code. Requesting anything that would constrict what is in our approved code is difficult in my opinion. We have a blanket code, and the requirements should be the same for everyone. If our code does restrict that naturally, such as two accesses or the proximity to an intersection, or site triangles, that might be the only constraining factor that exists.

Ben Hunter: We regularly look at traffic studies and the overall proposal. We would review what this particular site would be generating through trip generation. I don't know if the applicant has a specific use in mind, but they may need to provide some potential options in that traffic study. You may have a different impact from a Swig, a carwash, or a dental office. All of those are impacted by it. Our code does outline criteria for access spacing requirements. Our city code shows Harvey Boulevard as a major collector. 1750 North is a local road, and UDOT's road [North County] is an arterial road. With some of that use, there's also criteria outlined in traffic study requirements based on those classifications.

It’s based on a combination of whether your generated trips meet a certain threshold or the ADT (average daily traffic) on the specific roads next to it. All of that will need to be included in the traffic study to be able to gather sufficient information. In addition to including information from Chief Brems, the study would need to include how the calls will be distributed between the Cedar Hills station and the main fire station. How many calls they receive, along with the comings and goings of the fire trucks for inspections and the traffic associated with the police department would be information needed to grasp the full picture.

Christine Anderson: Do we know yet if the western parcel will have access onto Utah County Boulevard?

Ben Hunter: I can’t speak to that as it would be UDOT approval, and they would have to get any permits through UDOT. For major collectors, commercial access spacing is 350 feet per city code. If you're within that proximity to North County Boulevard, then that may not be an option. Regarding what Patrick talked to as far as the potential for two accesses, it depends on what the use is going to be. It's the big unknown of what's going to get built. On some of the previous developments we've had concerns on impacts on arterial roads. We have had a couple of projects come through the city for approvals, some of which didn't continue because of that concern. All of that will need to be accounted for. But it doesn't just include the engineering requirements as far as access spacing and whether you need two points of access or one. It also envelopes into fire code. I can't speak for the fire department as far as what access they would need, depending on the unknown use of what they're going to build there. All of that will play into whether it functions well or if it will create problems.

Bruce Frandsen: I want to know how detailed the traffic study can be. Can it tell us for so many minutes a day a fire truck is not going to be able to get by because traffic is backed up?

Ben Hunter: Yes, that is some of the information the study can provide. Generally they'll go out in morning peak and evening peak, which is a two-hour period for morning a two-hour period for night. For example, out of however many numbers of cars coming on Harvey headed westbound from the east, if there's X number of cars, Y turn right, Z go through, and A turn left. They will identify within that two-hour block the peak hour. Based on modeling and what they've observed on site during that peak hour, they will generally provide a recommended queue length requirement for however many cars turn right, how many cars turn left, and how

many cars go straight. They will also identify a level of service based on that peak demand. All of that information should be included in the traffic study to get a better picture. Are there 50 cars sitting at the stoplight and the firetruck needs to come out, or is it two cars?

Bruce Frandsen: The queue length would be what would determine that? *Ben Hunter affirmed. *

Harold Dudley: This has not yet come before us as an annexation, correct? *Patrick O'Brien affirmed. * During the annexation process, we could limit no access to Harvey Boulevard, is that correct?

Ben Hunter: Because of the spacing requirements in our code, I believe it would not have permitted access onto Harvey.

Mr. Dudley requested to hear from the applicant. Chairman Woffinden informed Mr. Ostler of his three choices moving forward: The Commission can recommend approval and it will forward, the Commission can deny it and Mr. Ostler can appeal to the City Council, or the Commission can table it which would give Mr. Ostler the opportunity to get more data and the Commission can make a more informed decision.

Kurt Ostler: Is it possible for the Commission to make a motion that we have a traffic study by the time we go to City Council so they would have the information to help them?

Harold Dudley: I don’t like that idea. We have deliberated on it, and I would rather [review the information.]

Chairman Woffinden agreed. Mr. Ostler and Chairman Woffinden had a brief discussion on the benefits of doing an updated traffic study with more up-to-date information. Mr. Ostler agreed that his 2018 data from CoStar was outdated.

John Woffinden: Perhaps the best decision would be to table it so we could receive more information and make a more informed decision.

Kurt Ostler: If that is what the Commission would like to do. If the Commission could give me a positive [recommendation] and I could move on to City Council [with recommended approval] that is what I would rather do. If you feel like you

need that data and it will lend to a positive recommendation, I can do that. *Chairman Woffinden repeated Mr. Ostler's options. * Can I get a sense of [if it would be approved?]

Harold Dudley: I do not think that would be wise on our part.

John Woffinden: I think it's more of a tabling issue from what I've heard so far.

Kurt Ostler: It might be better to have it tabled and to bring it back with a traffic study.

Christine Anderson: Does the traffic study find the peak hour? Because the peak hour on this road would not be five o'clock. It would be three o'clock when people are picking up for school with two junior high schools and a high school.

Chairman Woffinden confirmed that Mr. Ostler would provide a traffic study. Mr. Ostler confirmed. Mr. O'Brien stated the traffic study would help alleviate any concerns regarding Mr. Ostler's project.

Rodney Martin: Our main concern is access to Harvey Boulevard?

Ben Hunter: Not necessarily. There are two other points of clarification I would like to point out. Although our spacing requirements would dictate that it would not be able to have an access onto Harvey, one of the other things identified in the traffic study is where all of the traffic is coming from. Even though you may not have access directly onto Harvey, if cars are coming through that intersection to get to this site you are adding the congestion onto that intersection. If they are coming from the east and they choose Harvey as the road they travel on, they've got to come to the intersection, turn right, and then turn right again onto 1750 North, and come into the site which adds to that potential congestion. To answer Christine, one of the things we have also done in certain circumstances due to location is during peak times like with school they can evaluate from 2:30 to 4:30 and then evaluate during your normal peak to help identify which time is actually the peak. Typically they do the morning and evening commute because that is when you have a lot of traffic. The traffic study can identify when the peak will be to establish when the true impact will be.

Kurt Ostler: It appears they're all worried about the traffic coming off of our lot. I have faith that the traffic study will come back okay. On the Highland side I know

they are adding another road called Featherstone from the high school to Canal Boulevard to take some [traffic] off of 48oo which may open up the intersection more.

Chris Christiansen: What I've heard is the main concern is this access to Harvey. As Ben stated, our current code does not allow that to happen. To me, I don't necessarily see the benefit of saying we've got to stop this because we need to have a traffic study. Ben brought up a great point. Technically speaking, I think you're right, but I just don't see an additional amount of traffic here as this is a collector. They're coming that way anyways because [North] County Boulevard is where all the traffic's coming from. This parcel is not going to be impacting all that. So that said, if the landowner was able to make sure they could get the access from UDOT and then off the north side and come back with a proposal that would make us reconsider, I think I'm more open to that. The fact of the matter is that the land use was PF before it was purchased so I have to default to that. Looking at this, it does make sense that this would be Commercial. But because of the timing of things, we're stuck in this situation. I really don't think a traffic study is going to do much, but I'm a data fan. I like data and data provides more information, so I'm not opposed to it. In my opinion, I don't think this can move forward.

Mr. Frandsen stated his agreement that he does not believe that the traffic will be impacted by whatever will be built on the parcel. Mr. Dudley concurred and added that he believes a traffic study will add more data and information and remove speculation from the situation.

Harold Dudley motioned to table action on the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W, and instructed the developer to provide to staff and the Planning Commission a bona fide traffic study to include viable information in regards to the following:

- **The traffic study ensures all aspects are reviewed regarding zoning that would allow access to Harvey Boulevard.**
- **A review as to what UDOT will allow for access to North County Boulevard and access to the north to ensure all unknows are taken into account.**
- **Real, accurate data on fire and police station traffic.**

- **Information from the fire station and police department should be obtained regarding their opinion on what their use will be.**

Christine Anderson seconded the motion. Voting was as follows:

John Woffinden	**AYE**
Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**NAY**
David Bird	**AYE**
Harold Dudley	**AYE**
Rodney Martin	**AYE**

The motion was tabled

Mr. O'Brien stated that the fire department and police department will be invited to the future Planning Commission meeting that discusses this project.

Harold Dudley excused himself from the meeting.

Chairman Woffinden confirmed the steps required of Mr. Ostler. Mr. Ostler confirmed his understanding.

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.**

Chairman John Woffinden noted the applicant asked to be removed from the agenda.

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**

Travis reviewed the background information for action item number 2: 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.
When the application first came in it was reviewed as section 17.6.115, non-accessory signs and billboards, and it came down from staff and administration that in needed to be reviewed as 17.5.128 which is a freestanding pylon sign. This made it so the electronic message center had to come down in size and the sign height had to come down approximately seven feet. New plans were sent by the applicant yesterday that staff has not reviewed yet.

The Site Plan application does not meet the requirements of Section 17.6.101 and staff recommends TABLING the application.
Chris Christiansen motioned to 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 to allow staff the time to review the resubmitted drawings and plans associated with this project.

Rodney Martin seconded the motion. Voting was as follows:

John Woffinden	**AYE**
Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**

The motion was tabled

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**

Travis Van reviewed the background information for action item number 3: 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.

Project conditions of approval include:

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

The Site Plan application does not meet the requirements of Section 17.6.101 and the applicant has an outstanding invoice, therefore the staff recommends TABLING the application.

John Woffinden: You stated fees were not paid at this time?

Travis Van Ekelenburg: Correct.

Ben Hunter: One of the challenges on this particular project was that we provided comments to them, and a lot of the comments have not been fully addressed. Some of it revolves around access to West Lane on the north end. Their site plan shows access to West Lane which does not meet current city code requirements for roads. That's one of the comments that we provided to them that they would need to meet city standards, which would also impact some existing dwellings and things like that. There's several other typical code requirements that they haven't met. That's part of why we're supportive of our recommendation to tabling.

Greg Cronin: I'm here with UBA (Utah Business Alliance). We began this project about a year ago. This is an existing lot within your community. It has two access points. One is on 100 North and the other is on West Lane which is on the backside and has been used historically for that lot. I do not know exactly how to approach this tonight. We've had a lot of back and forth on this project. We have had

comments from Engineering and the Fire department that are nearly impossible to meet for an existing lot that has existing access points off roads that are currently platted in public. We're getting told we can no longer use a publicly dedicated road as an exit point that they've been using historically because of the sizing. We're being told that everything has to be pushed to 100 North which is the traditional entry point into this location. The challenge is there. It is C-1 and it was rezoned. It has the challenges of the existing lot. We went through a planning site review [Concept Plan Meeting] with the city staff prior to beginning and contracting this project. We showed a site plan and its general format with the same existing access points. It was all stated that it was sufficient and that we should move forward as there weren't any major details to work through. That became incorrect as we got to the end and the requirements changed and we were told that we were not going to be able to use the existing street and we would have to go out to 100 North. We are expanding on an existing building for this project. Are the Commissioners familiar with this site? *The Commissioners confirmed they were. * West Lane is very narrow, it's 14 feet and does not meet your city standards. People enter in on 100 North and they exit out the back on West Lane which is the only use it's ever been primarily used for. It's worth keeping the same historic use that's always been used on the lot. They are simply adding 12 offices to the back of the building to expand their tax accounting practice. We were contracted to come in and carry out the process, and we thought it would be rather simple. There are not numerous things that have not been addressed. There are a couple of items that have not yet been addressed because we frankly do not know how to address them to tell you the truth. We have provided comments back. I believe the fees were paid two days ago, there might be one that was paid today. One was for $100 from the fire department for review. We have six months of history of paying our bills. This one did not get paid, so we were held up from coming to the Planning Commission for less than $300. I thought it interesting that we would be held up on our project. We do pay for those. We were informed of that a couple of days ago. We rushed over to American Fork and got those checks cleared because engineering withheld their comments because of a few outstanding items that were not paid. But we did pay those. I have a client who is here as a resident of your community who has been working for months on a site plan that was turned in. We thought it would be pretty simple. The objections that have come in through engineering have been almost insurmountable to the extent that they have told us to either proceed, get an opinion from the City Council, or simply we're just done. So that is what I'm presenting to you. I'm under the

direction of my client as they can't wait any longer. It's been going on too long. I have my engineer here who would like to address the comments and I would like to give him a moment to speak.

Chairman Woffinden informs Mr. Cronin that he has the same three options as Mr. Ostler. Mr. Cronin stated his understanding. Mr. Cronin restated that he would like his engineer to address the Commission and reiterated his feelings that there was an insurmountable situation between staff interpreting the code and what his team has been able to accomplish with an existing lot and a peculiar situation. Mr. Van Ekelenburg clarified that the city shows an outstanding invoice of approximately $1,300 and it had not been paid at 10 o'clock in the morning on this day. Mr. Cronin clarified that his team had been working on getting the checks sent in and he did not know for certain that they got put in today. He knows his team has been working on paying for them for the last three or four days. He stated he was personally aware of invoices for approximately $600 and there may be others he is not aware of. Chairman Woffinden reiterated that he was made aware that the invoices had not been paid as of 10 o'clock that morning. Mr. Cronin stated his intention was not to state that the invoices had been completely taken care of and he was trying to clarify why [receiving comments back from American Fork] was stopped.

Mr. Nathan Dye, Mr. Cronin's engineer, gave a brief description of the comments that his team had received from American Fork City regarding their project and what changes he made to accommodate those comments. Chairman Woffinden asked Mr. Dye if the owner to the east had been approached about shared access on 100 North. Mr. Dye stated the owner was not interested in shared access. Mr. Dye expressed the difficulty and hurtles he feels his team is encountering and his lack of understanding of how to satisfy the comments from the city. Chairman Woffinden asked if Mr. Dye understood that answering a question may create new questions that will need to be addressed. Mr. Dye stated his feelings that city staff may not be seeing that his team is addressing comments. Further discussion ensued between the Commission, Mr. Cronin, Mr. Dye, and Mr. Hunter regarding comments on the site plan. Mr. Cronin requested a recommendation of approval to move forward to the City Council to ask them to approve the conditions. Chairman Woffinden confirmed his right to do so. Ms. Anderson stated her hope to work with the existing lot. Mr. O'Brien clarified that the invoice notification had been sent out two weeks prior as well as when comments were ready, and when the item was noticed for the agenda. Mr. O'Brien also clarified that because the item is in the CC-1 zone, the Planning Commission is

the approving body, not the recommending body, and it would not go to the City Council. He noted that if the item was denied, the item would need to go through the appeal process. Mr. Cronin clarified that if his item was tabled it would come back to the Planning Commission on January 4th which was confirmed by Mr. O'Brien.

Greg Cronin: We have addressed a few issues like West Lane. If the Commission is the approving body, are they the ones that would say they approve the condition of allowing us to continue to use West Lane for vehicular traffic? Do they make that choice, or does it go to the City Council?

Mr. O'Brien stated he would need to look into that question.

Ben Hunter: There's a site plan that came through in 2018 that didn't show access on West Lane. We gave comments and those were never addressed back then. *Mr. Cronin states they were not on the project at that point. * There was a site plan that came through with some remodel work for the site in 2018 which did not show and include [West Lane] it only showed it as native ground. I am curious to know when the City Council approved that site plan granting access. There is a difference between access and frontage.

Mr. Cronin stated there was no objection to the path when they initially met with the city for a concept plan meeting. Mr. Hunter stated the meetings were for guidelines and it wasn't possible to cover everything and to ensure the project would meet every part of the code in a twenty-minute meeting.

Ben Hunter: I'm not aware of a site plan that was ever approved granting access to West Lane. When you change the use of a property you must conform to the current code. West Lane does not meet current road standards which is why a comment was made. *

Further discussion ensued between Mr. Cronin, Mr. Dye, and Mr. Hunter regarding comments on the site plan.

Mr. Dye stated that the city engineer, JJ Hsu, had requested existing and proposed elevations to be called out on the site plan. According to Mr. Dye, Mr. Hsu had stated in an in-person meeting that the edits Mr. Dye had provided would be sufficient. Following that meeting, Mr. Dye said he then received comments on the site plan stating the grading was not provided. Mr. Hsu clarified that he had told Mr. Dye at their in-person meeting that as long as the information he requested was labeled on the site plan, it would be sufficient.

Mr. Martin stated that the only direction [the Commission] can go on this is to table it. Chairman Woffinden agreed. Mr. Cronin restated the difficulty of the back and forth with comments from the city. He expressed his understanding that his team was unable to receive comments prior to the meeting due to their outstanding invoice. He stated he was unsure if the item would come back to the Planning Commission if it was tabled but agreed that tabling seemed like the wise and smart thing to do and they were there following the direction of their client. Chairman Woffinden stated that the Commissioners were following the direction of the city staff and were making a decision based off their recommendation. Mr. Cronin stated his understanding. Ms. Anderson stated her hope to see the item back in January and her hope that it could move forward. Mr. Martin stated his understanding of the difficulties that can arise when developers make changes to old lots in the city. He stated his hope that the project could move forward with the issues getting addressed as needed.

Rodney Martin motioned to 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 work together to address the final comments and return to the Planning Commission meeting on January 4, 2023.

David Bird seconded the motion. Voting was as follows:

John Woffinden	**AYE**
Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**

The motion was tabled

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

Chairman Woffinden stated that action items numbers 4 and 5 would be heard together and voted on separately.

Cody Opperman reviewed the background information for action item number 4: 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. The most updated plat was provided yesterday (12/06/2022) and the staff has not had enough time to do a thorough review.

The Final Plat application does not meet the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends TABLING the application.

Cody Opperman reviewed the background information for action item number 5: 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. The most updated plat was provided yesterday (12/06/2022) and the staff has not had enough time to do a thorough review. The applicant has not received final block and lot approval.

The Final Plat application does not meet code sections 17.7.210 and 17.7.211. Staff recommends TABELING the application.

Matthew Loveland: When this project was put on the agenda about two weeks ago, Woodside staff felt that we were close and able to get [our item] done prior to tonight. There were some comments that were provided and have been submitted and we feel that they meet the intent. There is one outstanding item which I do want to talk with you about tonight that is frankly out of our control as it's an internal decision. The item that is out of our control is related to our storm drain outflow for the community. Within the City Master Plan, they're trying to determine if the stormwater needs to go east or west. Woodside and Berg Engineering cannot decide

that; it's purely an internal staff decision. We have provided information that justifies one way or another. When this agenda was put together, there was an understanding that it would be sorted out. All the items that are still out there are related to construction drawings. If the Planning Commission feels that the final plat meets the requirements, we ask that they give a positive recommendation with the condition that staff finalize the review of the last one or two items. Ken Berg can bring you up to speed on those, but they are extremely minor. The second item would be prior to coming to City Council for the final approval that staff determine if we are we going east or west with the storm drain outflow. We've been through this for a long time, and we're excited about continuing this project and starting development.

Bruce Frandsen: Which direction does your engineering currently show the outflow going? West?

Matthew Loveland: West. Through the existing Lakeshore outflow put in by Red Pine.

Patrick O'Brien: One of the challenges for us is that we generally like the lot plan to be approved as part of everything. Where the plat matches the lot plan and what we're looking at in terms of some engineering issues related to the storm drain, if the Planning Commission sees fit to recommend it for approval tonight, the only condition that I would ask from a staff perspective is that it cannot go to City Council until the lot plan has been approved. That would shorten the process. We want to help applicants where we're able, and this is a situation where we could do that. Some of the things relate to a decision that the city needs to make in terms of the calculations and whether or not that is the direction the city wants to go. The plats do match what is in the lot plan. If the lot plan had to change for any reason, then these plats would not match, and we would change our recommendation as it goes to the City Council. I don't see that being an issue. It's completely different items. But we would still require the block plan and the lot plan to be approved before it can be placed on an agenda for City Council.

Bruce Frandsen: Who is the approval for block and lot plans?

Patrick O'Brien: Staff.

Bruce Frandsen: I thought in the past they would come here [to Planning Commission].

Patrick O'Brien: The District Framework Plan comes to the Planning Commission and then goes to City Council. Naturally we would prefer it if the lot and the block plans were approved beforehand. That is our standard.

The staff and Mr. Ken Berg affirmed.

Bruce Frandsen motioned to 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 and contingent on the lot and block plan being approved by staff prior to going to City Council.

Chris Christiansen seconded the motion. Voting was as follows:

John Woffinden	**AYE**
Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**

The motion passed

Bruce Frandsen motioned to 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 and contingent on the lot and block plan being approved by staff prior to going to City Council.

David Bird seconded the motion. Voting was as follows:

John Woffinden	**AYE**
Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**

The motion passed

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

Travis Van Ekelenburg reviewed the background information for action item number 6: 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.

Project conditions of approval:

1. Provide Approvable Geotechnical Report

The Commercial Site Plan application meets the requirements of Section 17.6.112 and staff recommends APPROVAL.

John Woffinden: I have not reviewed the Geotechnical report.

Jeff Mortimer: No further comments on top of having an approvable Geotechnical report that staff and Chairman Woffinden has reviewed.

Richard Lee: I'm here as an agent for AT&T Wireless. The staff has been awesome to work with. Initially, we were not going to be able to move forward because of the Geotechnical report. There are a lot of steps at the Federal level that we have to go through before we can even get to the Geotechnical report. To have it approved subject to an approvable Geotechnical report is great for us.

John Woffinden: For your information, a Geotechnical report is required because south of the freeway can be a geologic nightmare and could trigger liquefaction and other things. That is why we require it, especially in that part of town.

Richard Lee: I completely understand. The last thing that we would want is to build a sign and have it sink.

Rodney Martin motioned to 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 and provided the Geotechnical report is completed to the satisfaction of staff.

Chris Christiansen seconded the motion. Voting was as follows:

John Woffinden	**AYE**
Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Rodney Martin	**AYE**

The motion passed

COMMON CONSENT AGENDA

2. Adoption of 2023 Planning Commission Meeting Schedule.

Patrick O'Brien: There are a few months on the proposal where the first day of the month is a Wednesday and, in those instances, we move it to the second Wednesday of the month to ensure it does not conflict with City Council scheduling.

Chairman Woffinden noted meeting dates are subject to change with proper notice to account for holidays.

Bruce Frandsen motioned to adopt the 2023 Planning Commission Metting Schedule.

Christine Anderson seconded the motion.

John Woffinden	**AYE**
Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**

David Bird **AYE**
Rodney Martin **AYE**

Concept Plan Report & Upcoming Projects

Patrick O'Brien: Our next meeting has been canceled for December 21st. The next meeting after that will be January 4th. We started drafting our agenda. There will be a few items on it as new projects, a few items from tonight may be coming back if they're ready. We'll still notice the item for the DBN Tax project in anticipation that it will be ready. If it's not we will deal with that when we get to it.

John Woffinden: Will Cost-U-Less be back?

Cody Opperman: I did contact them regarding the January 4th meeting and they do want to be on it.

Patrick O'Brien: I will have a beginning of year report on what happened in 2022 related to the Development Services Department. It will include the overall breakdown of actions that were taken by the Planning Commission following through to City Council. In 2023 we'll have a quarterly report to keep you as a Commission informed on what's happening in terms of development in the city. We hope to get more statistics on our website and available overall for you and the community. We would like to go for a more professional feel with frequent reporting so everyone can stay in the loop. I think it's good for anyone who wants to develop in our community that all of this information is available so they can see how busy we are. A lot of other communities around are slowing down in terms of volume of work coming in. We're still doing pretty well considering how fast things are dropping off around us. I also appreciate the positive comments that we received tonight.

Other Business

Adjournment

Christine Anderson motioned to adjourn the meeting. Chris Christiansen seconded the motion.

Meeting adjourned at 8:59

Melissa White

Administrative Assistant II

The order of agenda items may change to accommodate the needs of the commissioners, public and staff.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: January 4, 2023

AGENDA TOPIC:

Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 2.23 acres of land located at approximately 285 N County Blvd from the Residential Low-Density designation to the Professional Office designation.

BACKGROUND INFORMATION		
Location:		285 N County Blvd
Applicants:		Jason Vangardson
Existing Land Use:		Residential Low Density
Proposed Land Use:		Professional Office
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		Unincorporated Territory
Proposed Zoning:		TBD
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000/R1-12000
	West	R1-9000

BACKGROUND:

The applicant is applying for a land use map amendment for the property located at approximately 285 N County Blvd from the Residential Low-Density designation to the Professional Office designation. There are several parcels with this request that consist of 2.23 acres in total.

The proposed Professional Office Land Use Designation is being requested prior to one of the proposed properties annexation into American Fork City (parcel I.D. 14:017:0128).

STAFF RECOMMENDATION:

Staff is recommending APPROVAL of the Land Use Designation change request.

POTENTIAL MOTIONS – Land Use Map Amendment

APPROVAL

Mr. Chairman, I move that we recommend approval of the Land Use Map Amendment to Professional Office, for the property located in the area of 285 N County Blvd, 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 Professional Office, for the property located in the area of 285 N County Blvd, 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 Professional Office, for the property located in the area of 285 N County Blvd and instruct the developer/staff to _____.

Figure 1. Land Use Types.

Figure 2. Zoning Types.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

REAL ADVANTAGE
TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *Real Advantage Title Insurance Company, a California Corporation* (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

REAL ADVANTAGE TITLE INSURANCE COMPANY

BY:_____
William D. Burding, Jr.,
Executive Vice President & General Counsel

Countersigned By:

BY: _____
Ken Higley, Title Officer
Real Advantage Title Insurance Company

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; [and]
(f) Schedule B, Part II—Exceptions[; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

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(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

[9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.]

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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[***Transaction Identification Data for reference only:***
Issuing Agent: Real Advantage Title Insurance Agency
Issuing Office: 998 North 1200 West, Suite 102, Orem, UT 84057
Issuing Office's ALTA® Registry ID: 0007598
Loan ID Number:
Commitment Number: 22-14906-BXL
Issuing Office File Number: 22-14906-BXL
Property Address:] 1054 East 300 North, American Fork, UT 84003
[Revision Number:] 1

SCHEDULE A

1. Commitment Date: 11/14/2022 at 8:00 AM
2. Policy to be issued:

   (a) ALTA Homeowner's Policy
   Proposed Insured:
   Proposed Policy Amount: $
   Proposed Premium Amount: $

   (b) ALTA Loan Policy
   Proposed Insured:
   Proposed Policy Amount: $
   Proposed Premium Amount: $
   Endorsements:

3. The estate or interest in the Land described or referred to in this Commitment is fee simple
4. The Title is, at the Commitment date, vested in: RBAK Ventures, as to Parcel 1, RBAK Ventures, LLC, as to Parcels 2, 4, 5, & 6 Jack A. Young and Sandra Draper, Trustees of the Young Irrevocable Trust u/a/d November 3, 2011, as to Parcel 3
5. The Land is described as follows:
   See attached Exhibit A.

REAL ADVANTAGE TITLE INSURANCE COMPANY

BY: _____

Authorized Countersignature
Ken Higley, Title Officer

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.

2. Easements, liens, encumbrances, or claims thereof, which are not shown by public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) as shown by the public records.

6. Taxes or assessments which are not no payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the record of such agency or by the public records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

NOTE: EXCEPTIONS 1-8 HEREIN WILL BE OMITTED FROM AN ALTA EXTENDED OWNERS POLICY AND ALTA EXTENDED LENDERS POLICY.

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9. General Property Taxes for the year 2022 have been paid in the amount of $2,903.54.
   Tax Parcel # 14-017-0128

   General Property Taxes for the year 2022 have been paid in the amount of $2,711.35.
   Tax Parcel # 14-017-0265

   General Property Taxes for the year 2022 have been paid in the amount of $2,788.04.
   Tax Parcel # 14-017-0246

   General Property Taxes for the year 2022 have been paid in the amount of $2,225.34.
   Tax Parcel # 14-017-0278

   General Property Taxes for the year 2022 have been paid in the amount of $10.32.
   Tax Parcel # 14:017:0264

   General Property Taxes for the year 2022 have been paid in the amount of $6.02.
   Tax Parcel # 14:017:0129

10. Said property is within the boundaries of American Fork City and Tax District 060, and is subject to any charges and assessments levied thereunder.

11. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

12. Claim, right, title or interest to water or water rights, whether or not shown by the public records.

13. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon or under the above described tract of land, together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).

14. Terms and Conditions of that certain Certificate of Creation of the Utah Valley Dispatch Special Service District
    Recorded: 10/22/2008
    Entry No.: 114949:2008

15. Terms and Conditions of that certain Certificate of Creation of the Utah Valley Road Special Service District
    Recorded: 5/8/2009
    Entry No.: 50963:2009

16. Terms and Conditions of that certain Certificate of Annexation from American Fork City
    Recorded: 4/22/2014
    Entry No.: 26438:2014

17. Terms and Conditions of that certain Certificate of Annexation from American Fork City
    Recorded: 6/30/2015

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Entry No.: 58172:2015

18. DEED OF TRUST

    Amount: $750,000.00
    Beneficiary: Zions First National Bank
    Trustee: Zions First National Bank
    Trustor: RBAK Ventures, LLC
    Dated: 12/24/2015
    Recorded: 12/30/2015
    Entry No.: 116597-2015

    This is a Revolving Equity Line Deed of Trust and special handling of payoff is required. REQUIREMENT: A Request to Close Revolving Credit Loan must be obtained and submitted with Payoff.

    ASSIGNMENT OF RENTS

    Lender: Zions First National Bank
    Dated: 12/24/2015
    Recorded: 12/30/2015
    Entry No.: 116598-2015

    NOTICE OF Hazardous Substances Certificate and Indemnity Agreement
    Recorded: 12/30/2015
    Entry No.: 116599-2015

    Modification Agreement to modify the terms and provisions of said Deed of Trust and subject to the terms, conditions, and limitations contained therein, recorded 03/29/2022 as Entry No. 38866-2022, of the Official Records.

    Affects: The land and other property.

19. NOTE: No existing Deed of Trust appears of record under the current owner(s). If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.

    Affects: Parcel 3 (14-017-0246)

20. The rights of parties in possession of the subject property under unrecorded leases, contracts, rental or occupancy agreements and any claims, rights or interests arising thereunder.

    NOTE: A search of the Federal and State judgment records revealed no unpaid judgments, tax liens or open bankruptcies in the past eight years (except as noted) against:

    RBAK Ventures
    RBAK Ventures, LLC
    Jack A. Young

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Sandra Draper
Young Trust

NOTE: According to the Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

NONE.

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EXHIBIT A

The Land referred to herein below is situated in the County of Utah, State of Utah, and is described as follows:

PARCEL 1:

Commencing 553.2 feet South and 942.9 feet East of the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°26' West 126.23 feet; thence South 1°32'41" East 267.71 feet; thence North 86°54'47" East 25 feet; thence South 1°32'23" East 89.71 feet; thence North 86°55'15" East 88.6 feet; thence North 0°31’0" East 351.13 feet to the beginning.

Tax Parcel #: 14-017-0128

PARCEL 2:

Commencing at a point located South 553.2 feet and east 1107.9 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 0° 31' 0" West 123.3 feet; thence West 165.0 feet; thence North 0° 31' 0" East 6.67 feet; thence North 89° 14' 49" East 8.43 feet; thence North 0° 26' 56" West 111.11 feet; thence North 89° 49' 42" West 6.56 feet; thence North 0°31'0" East 7.01 feet; thence South 89° 26' 0" East 165 feet to the point of beginning.

Tax Parcel #: 14-017-0265

PARCEL 3:

Commencing South 675.5 feet and East 941.8 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian: thence East 164.99 feet; thence South 0 deg. 31'0” West 138.05 feet; thence South 89 deg. 51'35" West 165 feet; thence North 0 deg. 31'0" East 138.46 feet to the point of beginning.

Subject to the claim of American Fork City, if any, in and to the easterly 5 feet more or less, as evidenced by a survey prepared by Dudly and Associates as tracing S-8176.

LESS AND EXCEPTING:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southwest quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, for the widening of the existing North County Boulevard, known as Project No. RD920. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Westerly right of way line of North County Boulevard (4650 West Street) and the Northeast corner of said entire tract, which point is 676.51 feet South 00°25'18" East along the Section Line and 1101.81 feet East from the West quarter corner of said Section 18; and running thence along said right of way line and the Easterly boundary line of said entire tract South 00°31'00" West 138.05 feet to a point in the Southerly boundary line of said entire tract; thence South 89°51'35" west 10.74 feet along said southerly boundary line; thence North 00°14'25" East 45.78 feet to the point of tangency of a 74,952.00 foot radius curve to the left; thence Northerly 92.29 feet along the arc of said curve, (chord bears North 00°12'18" East 92.29 feet) to a point in said Northerly boundary line;

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thence East 11.47 feet along said Northerly boundary line to the point of beginning.

Tax Parcel #: 14-017-0246

PARCEL 4:

Commencing South 814.95 feet and East 940.55 feet from the West One Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East, 154.24; thence South 01°19'52" West, 118.15 feet; thence South 89°31'32" West, 149.53 feet; thence North 00°31’00" East, 30.99 feet; thence South 86°55'15" West 3.05 feet; thence North 00°31'00" East, 88.16 feet to the point of beginning.

Less and Excepting therefrom the following property disclosed by a Warranty Deed recorded August 10, 2015, as Entry No. 72113:2015, as follows:

Basis of Bearing: Utah State Plane Bearings

Beginning at a point which is located 933.97 feet South and 942.55 feet East of the West ¼ Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, City of American Fork, State of Utah, and run thence North 00°31'00" East 30.99 feet; thence North 89°31'32" East 57.74 feet; thence South 00°28'24" East 30.99 feet to the Northeast Corner of Lot 14, COUNTRY MEADOW ESTATES SUBDIVISION PLAT A, thence South 89°31'32" West along the North Line of Lot 14, COUNTRY MEADOW ESTATES SUBDIVISION, PLAT A, 58.27 feet to the point of beginning.

Also Less and Excepting:

Commencing South 814.95 feet and East 940.55 feet from the West Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East 3.05 feet; thence South 00°31'02" west 88.04 feet; thence South 86°55'15" West 3.06 feet; thence North 00°31'00" East 88.2 feet to the point of Beginning.

Tax Parcel #: 14-017-0278

Parcel 5:

A parcel of land in fee, being part of an entire tract of property, situated in the Northwest 1/4 Southwest 1/4 of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:
Beginning at the intersection of the Southerly right of way line of 300 North Street, American Fork City, Utah and a fence line, which point is 558.61 feet South 00°25’13" East along the section line and 945.31 feet East from the West Quarter corner of said Section 18; and running thence South 00°26’56" East 111.11 feet along said fence line to a fence corner; thence South 89°14'49" West 8.43 feet along a fence line to the Westerly boundary line of said entire tract; thence North 00°30’55” East 111.24 feet along said boundary line to said Southerly right of way line; thence South 89°49’42” East 6.56 feet along said right of way line to the point of beginning.

Tax Parcel #: 14-017-0264

Parcel 6:

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Commencing South 814.95 feet and East 940.55 feet from the West Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East 3.05 feet; thence South 00°31'02" West 88.04 feet; thence South 86°55'15" West 3.06 feet; thence North 00°31'00" East 88.2 feet to the point of Beginning.

Tax Parcel #: 14-017-0129

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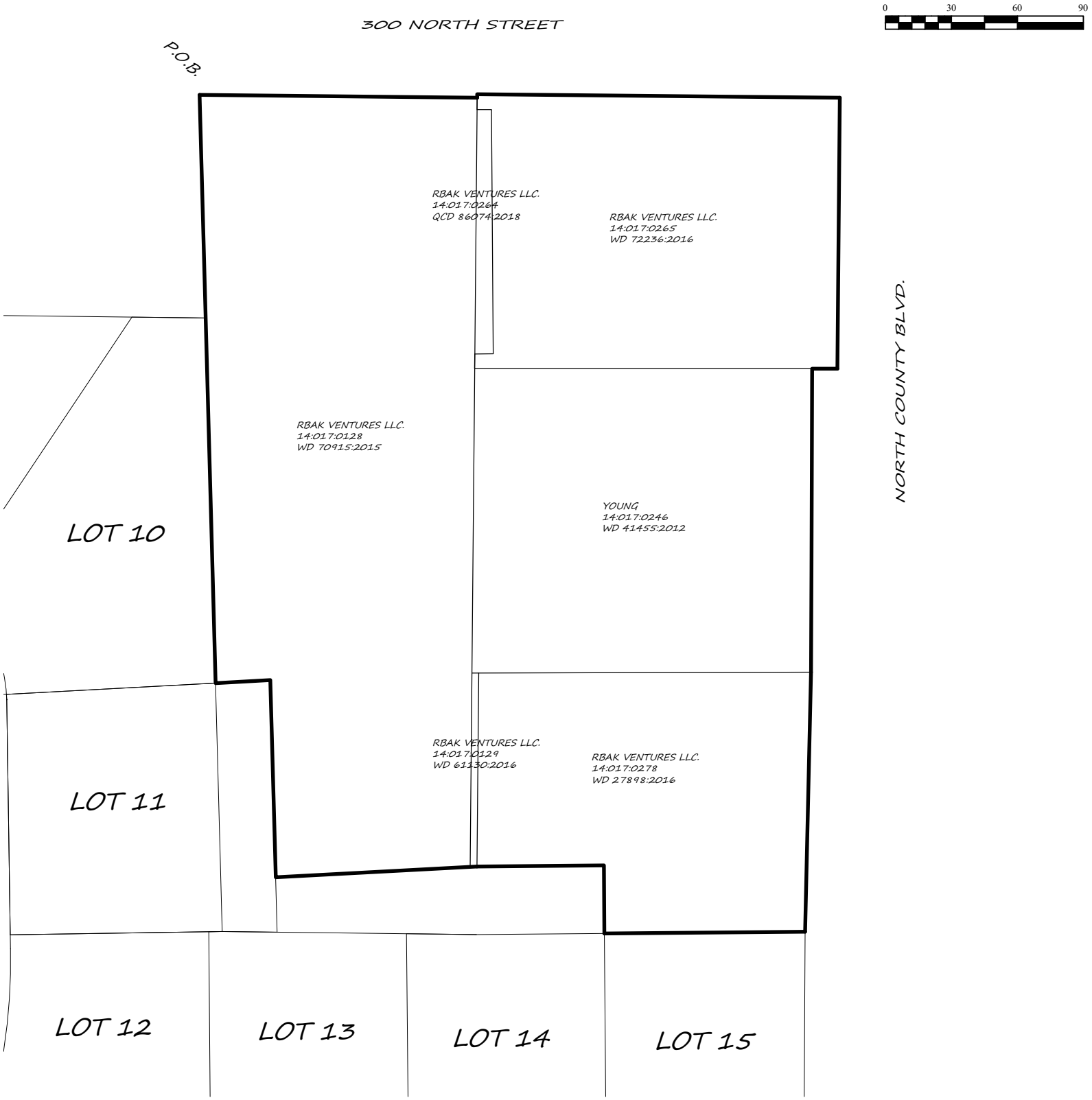
Zone Change/Land Use Amendment

The 6 parcels located at approximately 300 North and North County Blvd (see map) is being purchased to facilitate a new medical office building. The zone and land use currently does not include this intended future use on these parcels. We therefore request that this area be changed to a Professional Office designation.

This request to change the zoning and land use seems in harmony with the area, due to the location of the property just to the West and North of the American Fork Hospital, and the area directly to the North across 300 North that is currently already a PO-1 zone.

This small area of change seems to be congruent with keeping this area a North Utah County central hub of medical facilities and professionals.


0
30
60
90
300 NORTH STREET
P.O.B.
NORTH COUNTY BLVD.
RBAK VENTURES LLC.
14:017:0264
QCD 86074:2018
RBAK VENTURES LLC.
14:017:0265
WD 72236:2016
RBAK VENTURES LLC.
14:017:0128
WD 70915:2015
YOUNG
14:017:0246
WD 41455:2012
LOT 10
RBAK VENTURES LLC.
14:017:0129
WD 61130:2016
RBAK VENTURES LLC.
14:017:0278
WD 27898:2016
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: January 4, 2023

AGENDA TOPIC:

Public hearing and recommendation on a proposed Zoning Map Amendment (Zone Change) for approximately 1.31 acres of land located at approximately 285 N County Blvd from the Utah County Territory, R1-12000 and R1-9000 Residential Zones to the Professional Office (PO-1) Zone.

BACKGROUND INFORMATION		
Location:		285 N County Blvd
Applicants:		Jason Vangardson
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-12000/R1-9000
Proposed Zoning:		PO-1
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000/R1-12000
	West	R1-9000

BACKGROUND:

The applicant is applying for a Zone Change for several properties located at approximately 285 N County Blvd from the Utah County Territory, R1-12000 and R1-9000 Residential Zones to the Professional Office (PO-1) Zone. There are several parcels with this request that consist of 1.31 acres in total:

14:017:0128
14:017:0265
14:017:0246
14:017:0278

As a condition of this Zone Map Amendment, the necessary right-of-way for 300 North and North County Boulevard shall be dedicated to American Fork City and UDOT, respectively, as generally shown in the exhibit, at no cost to the City or UDOT. Right-of-way dedication shall be shown on a subdivision plat or roadway dedication plat that is submitted to the city for review within 60 days of the approved zone change or shall be deeded to the city by deed within 60 days of the approved zone change.

STAFF RECOMMENDATION:

Staff is recommending APPROVAL of the Zoning Map Amendment request.

POTENTIAL MOTIONS – Land Use Map Amendment

APPROVAL

Mr. Chairman, I move that we recommend approval of the Zone Change to PO-1, for the property located in the area of 285 N County Blvd, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

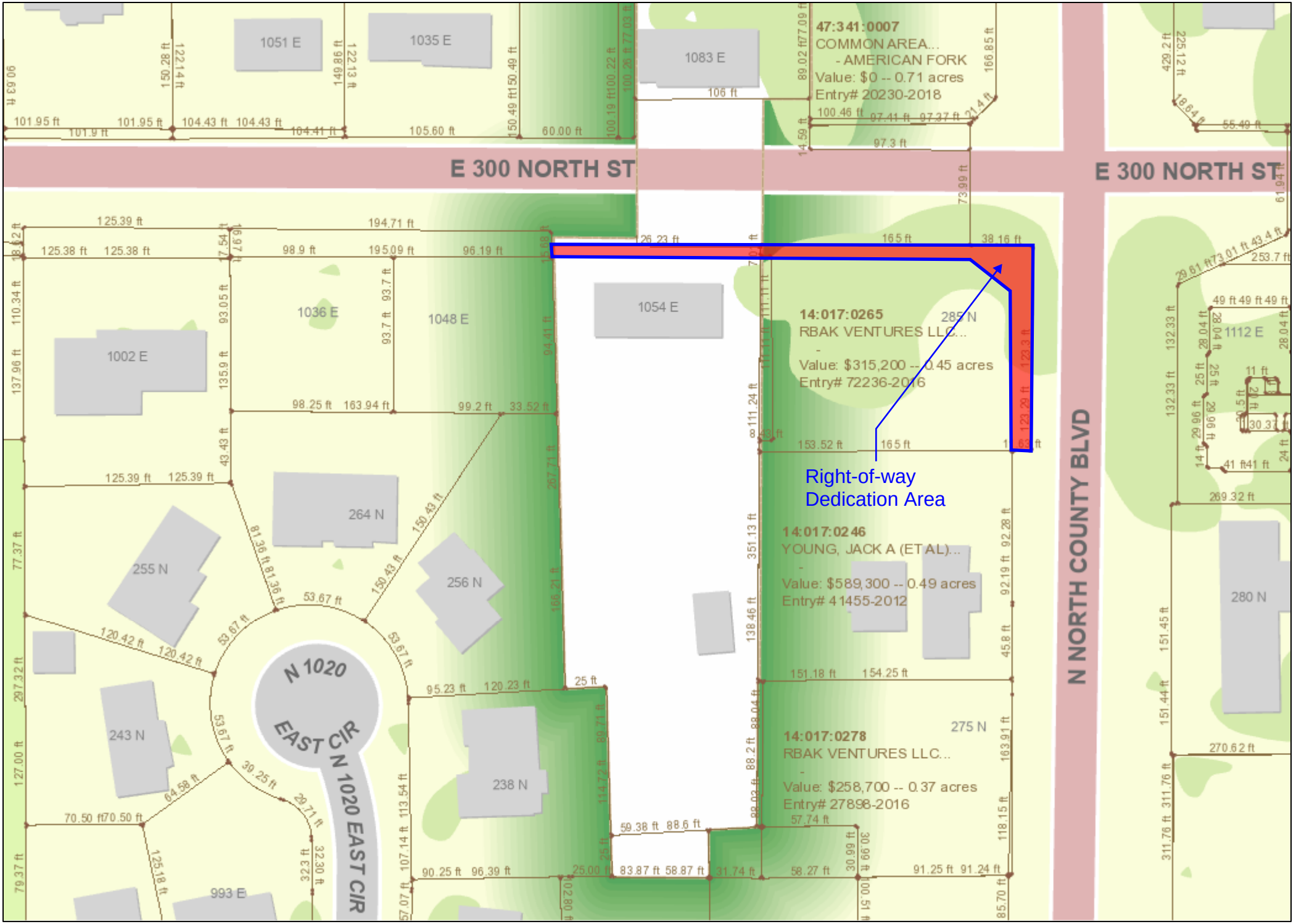
Mr. Chairman, I move that we deny the Zone Change to P0-1, for the property located in the area of 285 N County Blvd, with a finding that the proposed Land Use is incongruent with adjacent existing development.

TABLE

Mr. Chairman, I move that we table action on the Zone Change to P0-1, for the property located in the area of 285 N County Blvd and instruct the developer/staff to _____.

Figure 1. Land Use Types.

Figure 2. Zoning Types.



Utah County Parcel Map

285 N County Blvd Zone Change

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 12/28/2022

N

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

REAL ADVANTAGE
TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *Real Advantage Title Insurance Company, a California Corporation* (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

REAL ADVANTAGE TITLE INSURANCE COMPANY

BY:_____
William D. Burding, Jr.,
Executive Vice President & General Counsel

Countersigned By:

BY: _____
Ken Higley, Title Officer
Real Advantage Title Insurance Company

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; [and]
(f) Schedule B, Part II—Exceptions[; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

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(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

[9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.]

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[***Transaction Identification Data for reference only:***
Issuing Agent: Real Advantage Title Insurance Agency
Issuing Office: 998 North 1200 West, Suite 102, Orem, UT 84057
Issuing Office's ALTA® Registry ID: 0007598
Loan ID Number:
Commitment Number: 22-14906-BXL
Issuing Office File Number: 22-14906-BXL
Property Address:] 1054 East 300 North, American Fork, UT 84003
[Revision Number:] 1

SCHEDULE A

1. Commitment Date: 11/14/2022 at 8:00 AM
2. Policy to be issued:

   (a) ALTA Homeowner's Policy
   Proposed Insured:
   Proposed Policy Amount: $
   Proposed Premium Amount: $

   (b) ALTA Loan Policy
   Proposed Insured:
   Proposed Policy Amount: $
   Proposed Premium Amount: $
   Endorsements:

3. The estate or interest in the Land described or referred to in this Commitment is fee simple
4. The Title is, at the Commitment date, vested in: RBAK Ventures, as to Parcel 1, RBAK Ventures, LLC, as to Parcels 2, 4, 5, & 6 Jack A. Young and Sandra Draper, Trustees of the Young Irrevocable Trust u/a/d November 3, 2011, as to Parcel 3
5. The Land is described as follows:
   See attached Exhibit A.

REAL ADVANTAGE TITLE INSURANCE COMPANY

BY: _____

Authorized Countersignature
Ken Higley, Title Officer

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SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.

2. Easements, liens, encumbrances, or claims thereof, which are not shown by public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) as shown by the public records.

6. Taxes or assessments which are not no payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the record of such agency or by the public records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

NOTE: EXCEPTIONS 1-8 HEREIN WILL BE OMITTED FROM AN ALTA EXTENDED OWNERS POLICY AND ALTA EXTENDED LENDERS POLICY.

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9. General Property Taxes for the year 2022 have been paid in the amount of $2,903.54.
   Tax Parcel # 14-017-0128

   General Property Taxes for the year 2022 have been paid in the amount of $2,711.35.
   Tax Parcel # 14-017-0265

   General Property Taxes for the year 2022 have been paid in the amount of $2,788.04.
   Tax Parcel # 14-017-0246

   General Property Taxes for the year 2022 have been paid in the amount of $2,225.34.
   Tax Parcel # 14-017-0278

   General Property Taxes for the year 2022 have been paid in the amount of $10.32.
   Tax Parcel # 14:017:0264

   General Property Taxes for the year 2022 have been paid in the amount of $6.02.
   Tax Parcel # 14:017:0129

10. Said property is within the boundaries of American Fork City and Tax District 060, and is subject to any charges and assessments levied thereunder.

11. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

12. Claim, right, title or interest to water or water rights, whether or not shown by the public records.

13. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon or under the above described tract of land, together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).

14. Terms and Conditions of that certain Certificate of Creation of the Utah Valley Dispatch Special Service District
    Recorded: 10/22/2008
    Entry No.: 114949:2008

15. Terms and Conditions of that certain Certificate of Creation of the Utah Valley Road Special Service District
    Recorded: 5/8/2009
    Entry No.: 50963:2009

16. Terms and Conditions of that certain Certificate of Annexation from American Fork City
    Recorded: 4/22/2014
    Entry No.: 26438:2014

17. Terms and Conditions of that certain Certificate of Annexation from American Fork City
    Recorded: 6/30/2015

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Entry No.: 58172:2015

18. DEED OF TRUST

    Amount: $750,000.00
    Beneficiary: Zions First National Bank
    Trustee: Zions First National Bank
    Trustor: RBAK Ventures, LLC
    Dated: 12/24/2015
    Recorded: 12/30/2015
    Entry No.: 116597-2015

    This is a Revolving Equity Line Deed of Trust and special handling of payoff is required. REQUIREMENT: A Request to Close Revolving Credit Loan must be obtained and submitted with Payoff.

    ASSIGNMENT OF RENTS

    Lender: Zions First National Bank
    Dated: 12/24/2015
    Recorded: 12/30/2015
    Entry No.: 116598-2015

    NOTICE OF Hazardous Substances Certificate and Indemnity Agreement
    Recorded: 12/30/2015
    Entry No.: 116599-2015

    Modification Agreement to modify the terms and provisions of said Deed of Trust and subject to the terms, conditions, and limitations contained therein, recorded 03/29/2022 as Entry No. 38866-2022, of the Official Records.

    Affects: The land and other property.

19. NOTE: No existing Deed of Trust appears of record under the current owner(s). If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.

    Affects: Parcel 3 (14-017-0246)

20. The rights of parties in possession of the subject property under unrecorded leases, contracts, rental or occupancy agreements and any claims, rights or interests arising thereunder.

    NOTE: A search of the Federal and State judgment records revealed no unpaid judgments, tax liens or open bankruptcies in the past eight years (except as noted) against:

    RBAK Ventures
    RBAK Ventures, LLC
    Jack A. Young

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AMERICAN LAND TITLE ASSOCIATION

Sandra Draper
Young Trust

NOTE: According to the Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

NONE.

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EXHIBIT A

The Land referred to herein below is situated in the County of Utah, State of Utah, and is described as follows:

PARCEL 1:

Commencing 553.2 feet South and 942.9 feet East of the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°26' West 126.23 feet; thence South 1°32'41" East 267.71 feet; thence North 86°54'47" East 25 feet; thence South 1°32'23" East 89.71 feet; thence North 86°55'15" East 88.6 feet; thence North 0°31’0" East 351.13 feet to the beginning.

Tax Parcel #: 14-017-0128

PARCEL 2:

Commencing at a point located South 553.2 feet and east 1107.9 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 0° 31' 0" West 123.3 feet; thence West 165.0 feet; thence North 0° 31' 0" East 6.67 feet; thence North 89° 14' 49" East 8.43 feet; thence North 0° 26' 56" West 111.11 feet; thence North 89° 49' 42" West 6.56 feet; thence North 0°31'0" East 7.01 feet; thence South 89° 26' 0" East 165 feet to the point of beginning.

Tax Parcel #: 14-017-0265

PARCEL 3:

Commencing South 675.5 feet and East 941.8 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian: thence East 164.99 feet; thence South 0 deg. 31'0” West 138.05 feet; thence South 89 deg. 51'35" West 165 feet; thence North 0 deg. 31'0" East 138.46 feet to the point of beginning.

Subject to the claim of American Fork City, if any, in and to the easterly 5 feet more or less, as evidenced by a survey prepared by Dudly and Associates as tracing S-8176.

LESS AND EXCEPTING:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southwest quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, for the widening of the existing North County Boulevard, known as Project No. RD920. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Westerly right of way line of North County Boulevard (4650 West Street) and the Northeast corner of said entire tract, which point is 676.51 feet South 00°25'18" East along the Section Line and 1101.81 feet East from the West quarter corner of said Section 18; and running thence along said right of way line and the Easterly boundary line of said entire tract South 00°31'00" West 138.05 feet to a point in the Southerly boundary line of said entire tract; thence South 89°51'35" west 10.74 feet along said southerly boundary line; thence North 00°14'25" East 45.78 feet to the point of tangency of a 74,952.00 foot radius curve to the left; thence Northerly 92.29 feet along the arc of said curve, (chord bears North 00°12'18" East 92.29 feet) to a point in said Northerly boundary line;

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thence East 11.47 feet along said Northerly boundary line to the point of beginning.

Tax Parcel #: 14-017-0246

PARCEL 4:

Commencing South 814.95 feet and East 940.55 feet from the West One Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East, 154.24; thence South 01°19'52" West, 118.15 feet; thence South 89°31'32" West, 149.53 feet; thence North 00°31’00" East, 30.99 feet; thence South 86°55'15" West 3.05 feet; thence North 00°31'00" East, 88.16 feet to the point of beginning.

Less and Excepting therefrom the following property disclosed by a Warranty Deed recorded August 10, 2015, as Entry No. 72113:2015, as follows:

Basis of Bearing: Utah State Plane Bearings

Beginning at a point which is located 933.97 feet South and 942.55 feet East of the West ¼ Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, City of American Fork, State of Utah, and run thence North 00°31'00" East 30.99 feet; thence North 89°31'32" East 57.74 feet; thence South 00°28'24" East 30.99 feet to the Northeast Corner of Lot 14, COUNTRY MEADOW ESTATES SUBDIVISION PLAT A, thence South 89°31'32" West along the North Line of Lot 14, COUNTRY MEADOW ESTATES SUBDIVISION, PLAT A, 58.27 feet to the point of beginning.

Also Less and Excepting:

Commencing South 814.95 feet and East 940.55 feet from the West Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East 3.05 feet; thence South 00°31'02" west 88.04 feet; thence South 86°55'15" West 3.06 feet; thence North 00°31'00" East 88.2 feet to the point of Beginning.

Tax Parcel #: 14-017-0278

Parcel 5:

A parcel of land in fee, being part of an entire tract of property, situated in the Northwest 1/4 Southwest 1/4 of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:
Beginning at the intersection of the Southerly right of way line of 300 North Street, American Fork City, Utah and a fence line, which point is 558.61 feet South 00°25’13" East along the section line and 945.31 feet East from the West Quarter corner of said Section 18; and running thence South 00°26’56" East 111.11 feet along said fence line to a fence corner; thence South 89°14'49" West 8.43 feet along a fence line to the Westerly boundary line of said entire tract; thence North 00°30’55” East 111.24 feet along said boundary line to said Southerly right of way line; thence South 89°49’42” East 6.56 feet along said right of way line to the point of beginning.

Tax Parcel #: 14-017-0264

Parcel 6:

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Commencing South 814.95 feet and East 940.55 feet from the West Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East 3.05 feet; thence South 00°31'02" West 88.04 feet; thence South 86°55'15" West 3.06 feet; thence North 00°31'00" East 88.2 feet to the point of Beginning.

Tax Parcel #: 14-017-0129

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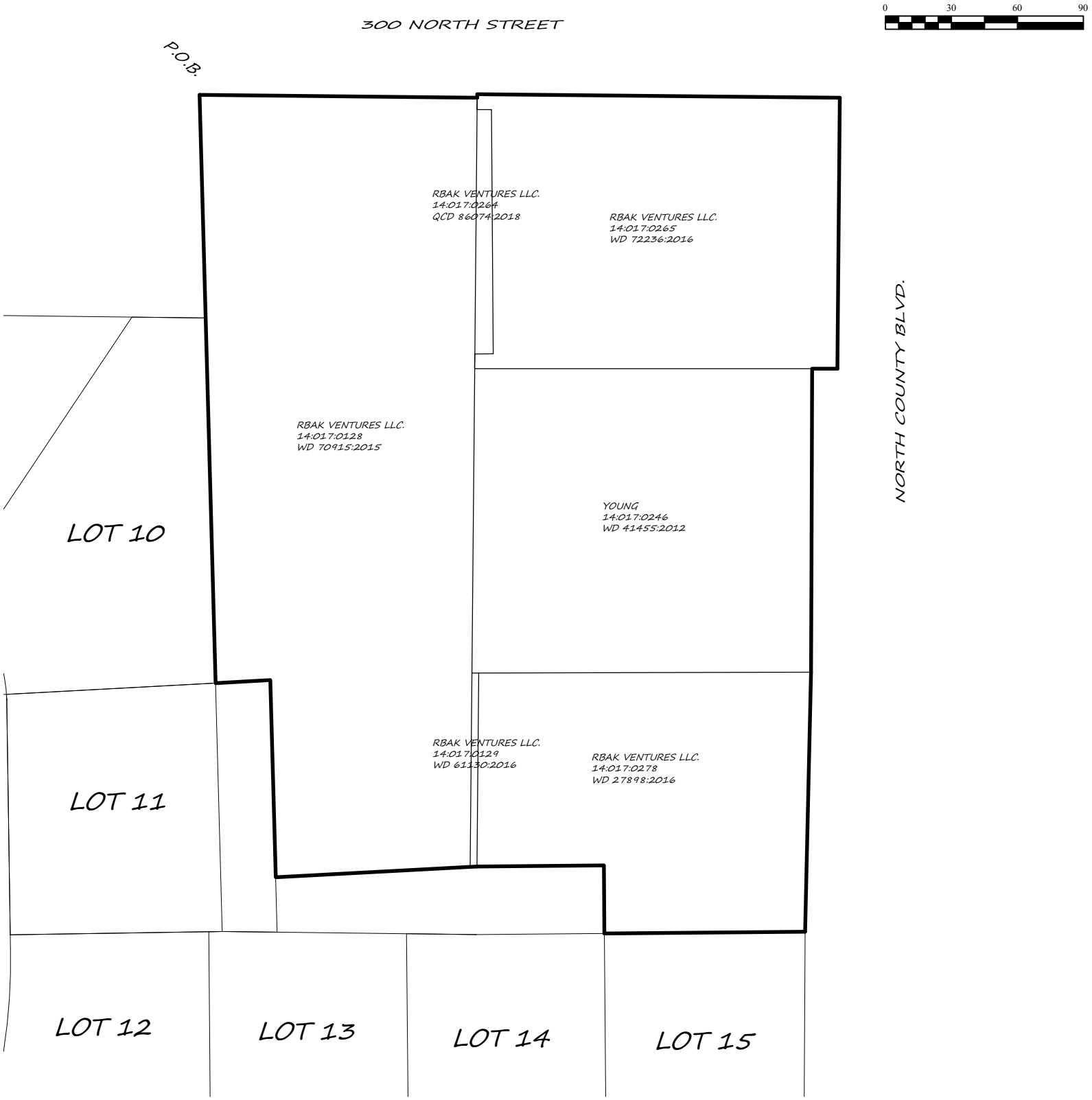
Zone Change/Land Use Amendment

The 6 parcels located at approximately 300 North and North County Blvd (see map) is being purchased to facilitate a new medical office building. The zone and land use currently does not include this intended future use on these parcels. We therefore request that this area be changed to a Professional Office designation.

This request to change the zoning and land use seems in harmony with the area, due to the location of the property just to the West and North of the American Fork Hospital, and the area directly to the North across 300 North that is currently already a PO-1 zone.

This small area of change seems to be congruent with keeping this area a North Utah County central hub of medical facilities and professionals.


0
30
60
90
300 NORTH STREET
P.O.B.
NORTH COUNTY BLVD.
RBAK VENTURES LLC.
14:017:0264
QCD 86074:2018
RBAK VENTURES LLC.
14:017:0265
WD 72236:2016
RBAK VENTURES LLC.
14:017:0128
WD 70915:2015
YOUNG
14:017:0246
WD 41455:2012
LOT 10
RBAK VENTURES LLC.
14:017:0129
WD 61130:2016
RBAK VENTURES LLC.
14:017:0278
WD 27898:2016
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15

AMERICAN FORK CITY **MEETING DATE:** 4 January 2023
PLANNING COMMISSION **DEPARTMENT:** Development Services

AGENDA TOPIC: Public hearing and recommendation on an Amendment to the American Fork General Plan, amending the Moderate-Income Housing Plan to conform to the requirements of the Utah State Code.

BACKGROUND:

The Utah State Legislature requires all cities above a certain size to include a moderate-income housing element within their general plan. The inclusion of this element demonstrates that the jurisdiction desires to create an opportunity for a variety of housing in order "to meet the needs of people of various income levels living, working, or desiring to live or work in the community" while also allowing "people of various incomes to benefit from and fully participate in all aspects of neighborhood and community life."

A plan was prepared and adopted in September 2022 and submitted to the State of Utah. In November, American Fork City was notified of a number of deficiencies with the adopted plan, such as the language of the strategies not matching those from the State Code, as well as not being specific enough in terms of outlining the implementation strategy of the different strategies.

Staff has prepared an update to the moderate-income plan which addresses the deficiencies of the previously adopted plan. A draft of the new plan was circulated to the State staff member responsible for reviewing the plans, and we have been notified that our changes are acceptable as they have addressed the previous deficiencies.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the amendment to the American Fork General Plan, and to adopt the American Fork Moderate Income Housing Plan as a component of the General Plan.

DENIAL

Mr. Chairman, I move that we recommend denial of the General Plan Amendment.

TABLE

Mr. Chairman, I move that we table action on the General Plan Amendment, and instruct staff to_____.

AMERICAN FORK 18 53

MODERATE-INCOME HOUSING PLAN

The American Fork Moderate-Income Housing Plan was adopted on _____ 2022

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Acknowledgements

Mayor Bradley J. Frost

David Bunker, City Administrator

City Council

Staci Carroll
Robert Shelton
Kevin Barnes
Clark Taylor
Ryan Hunter

Planning & Zoning Commission

John Woffinden
Christine Anderson
Harold Dudley
Jenny Peay
Bruce Frandsen
Chris Christiansen
Rodney Martin
David Bird

Development Services Department

Patrick O'Brien, Development Services Director
Travis Van Ekelenburg, Senior Planner
Cody Opperman, Planner
Melissa White, Department Administrative Assistant

Executive Summary

American Fork is a growing community in Northern Utah County, at the foot of Mount Timpanogos, in the Wasatch Range. It has a current population more than 34,000 residents within its 10 square miles. The City has experienced significant growth in recent years, and has grown from the small-town that it once was, to a larger community with a great mix of retail and commercial development to support its expanding population. As a community, American Fork provides an excellent quality of life with a variety of city services to enhance the lives of its residents, which includes the American Fork City Library, Fitness Center, and a diverse network of parks and trails throughout the community.

In 2020, American Fork's median income level reached $78,690 for households. Comparing the 2020 median household income with Utah County's 2020 area median income (AMI) we can see how many households are in the categories of ≤30%, ≤50%, ≤80%, and >80% AMI for a four-person family. Most American Fork households are in the >80% AMI, but it is still important to provide housing options for individuals that are in the remaining AMI percentages. By providing a diversity of housing options for all AMI categories generates a sense of inclusion for American Fork City residents.

American Fork (2020) is predominantly long term natured, meaning that most residents are staying in the city and owning their home. There are a total of 9,562 housing units. Out of that total 6,833 units (71.4%) are owner occupied and 2,421 (25.3%) units are renter occupied. Vacancy takes the remaining units for a total of 308 (3.2%).

Seven policies will be implemented that will guide American Fork to build better neighborhoods and provide positive future growth for the City. Additionally, the policies will focus on providing a way for residents to live a more pedestrian like lifestyle when they live near major transit corridors.

What is a Housing Plan?

A Housing Plan is a set of documents that address the housing goals for a city. The document contains a set of detailed policies that are chosen to respond to the specific housing needs of the city, for its current and future residents. These needs are further assessed and prioritized to identify and develop practical strategies that can be implemented to guide future decisions by City staff and elected officials to meet and achieve specific goals.

The purpose of a Moderate-Income Housing Plan is to understand and generate housing needs for the citizens of American Fork. Compiling current moderate-income populations, current housing stocks, and current available data will give a better understanding on the type of targeted Area Median Incomes (AMI) that American Fork will need to focus on and what's currently in the City's housing supply/demand. Using the most current and available data for the targeted AMI and current housing supply/demand we can then focus our needs better for the residents of American Fork

Why Does American Fork Need a Housing Plan?

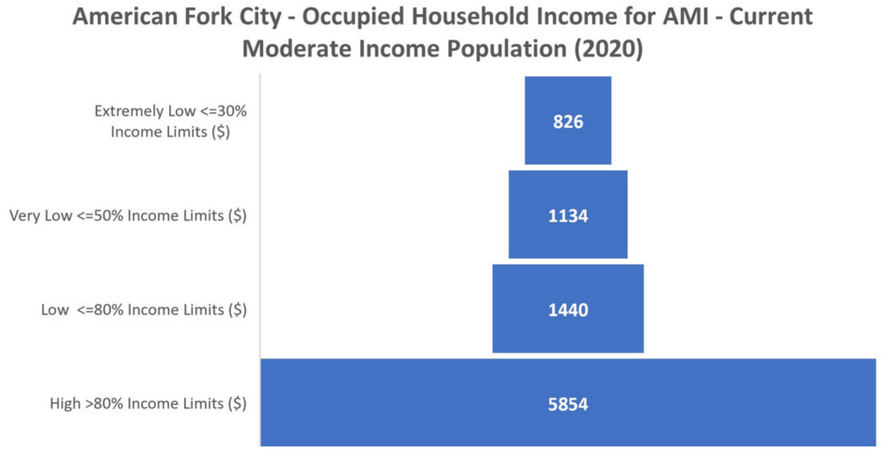
The City needs to update housing polices to meet the current and future housing needs of its residents. American Fork is expected to experience significant growth in the next 20 years, and the City must be able to provide for this future growth in a strategic and sustainable manner. The Wasatch Front Regional Council has prepared growth models that indicate American Fork will grow by an average of 780 new residents each year from now until 2050. By planning for growth, the City can make proactive and thoughtful policy decisions to ensure that American Fork maximizes the opportunities that growth provides, while mitigating its negative impacts.

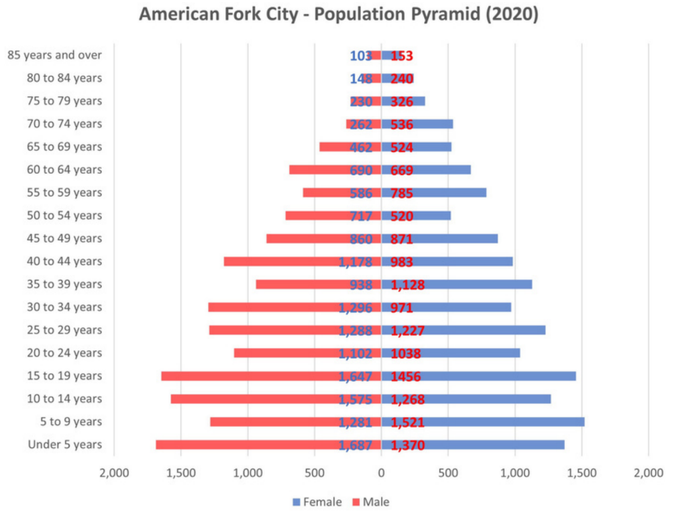
While future growth will have a significant impact on American Fork, understanding the unique characteristics of the city's current population is fundamental to the development of policies and programs that will best serve the community, that will be based on the strategies that must be implemented as a part of satisfying the State's moderate-income housing plan requirement for the City. One of the best methods for evaluating the magnitude of these characteristics and their impacts is a comparison with Utah County and previous records for American Fork from different years.

Population Growth

American Fork's total population in 2017 was 28,507 people. Using the most recent data from the United States Census Bureau (2020), American Fork's population has reached to 31,363 people. American Fork's current population as of 2022 is in excess of 34,000 residents. In order to accommodate the future project growth, the City is going to need to provide more opportunities for the creation and development of affordable housing units. The need for more affordable homes is needed meet the demand of the aging population, as well as the future growth that the City will experience from the younger population. The age ranges of 10 to 14 years and 15 to 19 years old make up the largest ranges in American Fork City. Highlighting the potential need for future housing needs within our community, will not only accommodate any inward migration, but also will meet the needs of the City's natural growth for those who wish to live in American Fork City throughout other stages of their lives.

The current amount of Occupied Household Income within the <=30%, <=50%, and <=80% Area Median Income (AMI) is showcased to the right. 2020 was the most recent data gathered from the United States Census Bureau and it's showcasing a slow increase to higher AMI's rather than a decrease. The comparison between 2017 Occupied Household Income is that there has been a decrease of the Extremely Low <=30% and increases in the <=50%, <=80%, and >80% AMI. This shows that American Fork's Household Income has been steadily increasing over the past three years and households are steadily gaining more income. The AMI is based off of a four-person family, and the data gathered was from the U.S Department of Housing and Urban Development (HUD) and using United States Census Bureau data set to compare the AMI from HUD.





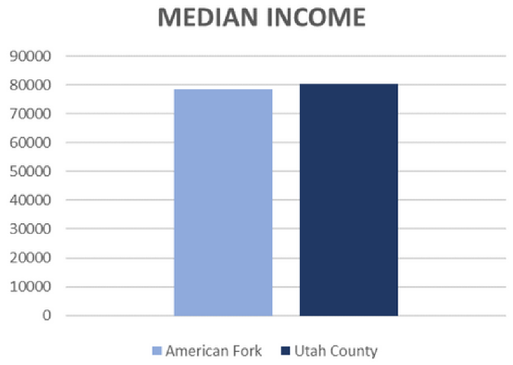
Median Household Income

The median household income in American Fork, for the year 2020, has increased $7,764 from 2017. Households in the city are continuing to grow their wealth and getting out of the extremely low AMI that has been previously shown.

HUD AMI for Utah County (2020)			Persons in Family							
FY 2020 Income Limit Area	Median Family Income	FY 2020 Income LimtCategory	1	2	3	**4**	5	6	7	8
		Very Low (50%) Income Limits ($)	28150	32200	36200	**40200**	43450	46650	49850	53100
	80400	Extremely Low Income Limits ($)	16900	19300	21720	**26200**	30680	35160	39640	44120
Provo-Orem, UTMSA		Low (80%)IncomeLimits ($)	45050	51450	57900	**64300**	69450	74600	79750	84900

$78,690

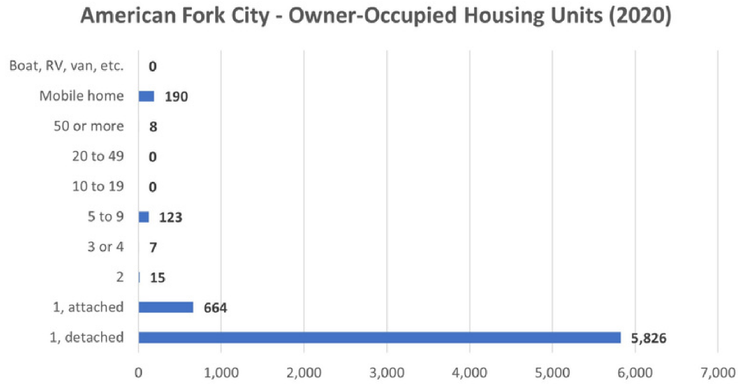
2020 Median Household Income for A.F.

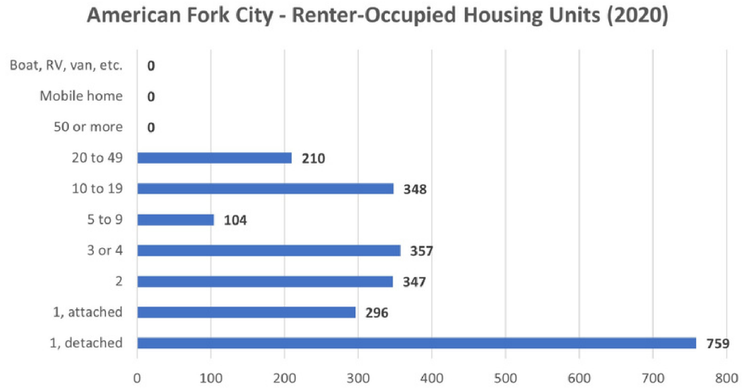


The American Fork median home value is lower than the County median value.

Housing Unit Types - Owner/Renter Occupied

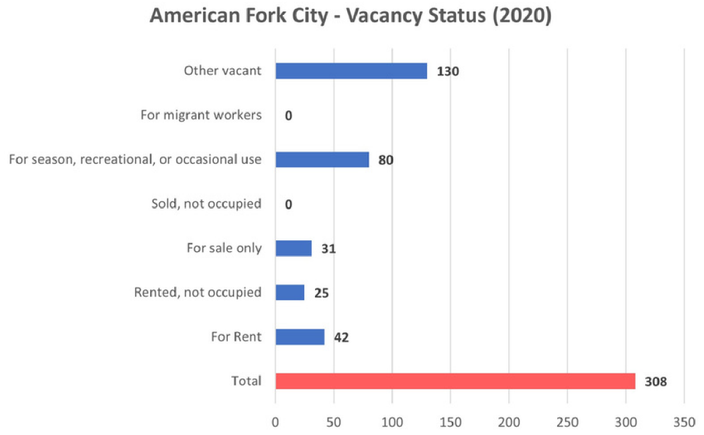
As of 2020, United States Census Bureau has identified 9,562 housing units within American Fork. Out of those 9,562 housing units most of them are owner occupied and single detached housing units. Additionally, of the renter-occupied housing units, single detached housing ranks number one in the City.





Vacancy Status

There are 308 vacant housing units counted for in American Fork City in 2020. That sets a 3.2% vacancy for the entirety of the City during that time. The 3.2% vacancy can be broken up in the graph shown above and it can show the type of excess housing that the City had in 2020. Comparing that with vacant housing numbers in 2017, the City has increased in the types of vacancy in almost all sections.



Beyond Affordability

There are not many limitations to housing availability in American Fork with the exception of land development near Utah Lake. The City has much more development that can happen towards the south boundary, but as developments get closer to the lake and the shoreline protection area development becomes more challenging. Liquification can be a factor for the land near bodies of water, and that can be seen as a threat to the expansion of housing. The shoreline protection area acts as Utah Lake's barrier for the wildlife ecosystem to be unharmed.

There are more constraints to housing supply than just protected areas. Another constraint can be the housing market itself. The real estate market is more affected by the price of housing and the fluctuation of interest rates making housing availability challenging at times.

Another market constraint is current supply chain issues. Issues meaning that the current cost of supplies to create housing can increase in price. When materials for constructing housing increases in price and availability is limited, the results will be higher home prices and a decrease in home availability.

Moderate Income Housing Strategies

The policies and programs identified in the American Fork Moderate-Income Housing Plan will require a significant staff resource and financial investment to develop and implement certain strategies. American Fork does not have enough financial resources to fund these strategies on its own, therefore funding for the implementation of some of the strategies and subsequent programs will come from other resources such as from the Patriot Station CRA. The American Fork Redevelopment Agency will act as the primary funding resource through the finances that it controls under the established housing set-aside from its Patriot Station Community Reinvestment Area. The City will work with housing partners who work in Utah County and American Fork to partner on additional funding opportunities, and to develop additional programs where possible.

Plan Implementation

Through the identification of 7 major housing strategies that can be implemented by American Fork City, staff will be able to formulate policies and programs based on the intent of these strategies to address moderate-income housing issues throughout the City. These policy proposals and their subsequent implementation strategy is key to the success of this plan. The following strategies and implementation plan have been identified as the best solutions and remedies to American Fork's current housing challenges, as well as the perceived challenges for the future. The table of policies outlines whether a policy proposal requires a modification to a current policy, the creation of a new policy, partnerships, creation of a new program, modifications to an existing program or the creation of new City ordinances or modifications to existing ones. Several of the proposals can be implemented in the short term, while others will require further study and analysis before the City can implement them.

With much of the future growth expected to occur in the southern portion of the City, the Transit Oriented Development area around the American Fork Frontrunner Station will play a vital role in the development of moderate-income housing in American Fork. This will be achieved both through the provision of new residential development, but also through the generation of Tax Increment Funding which will have an allocated housing set aside portion which will be used to fund the creation of new programs and policies geared towards addressing moderate-income housing issues in American Fork.

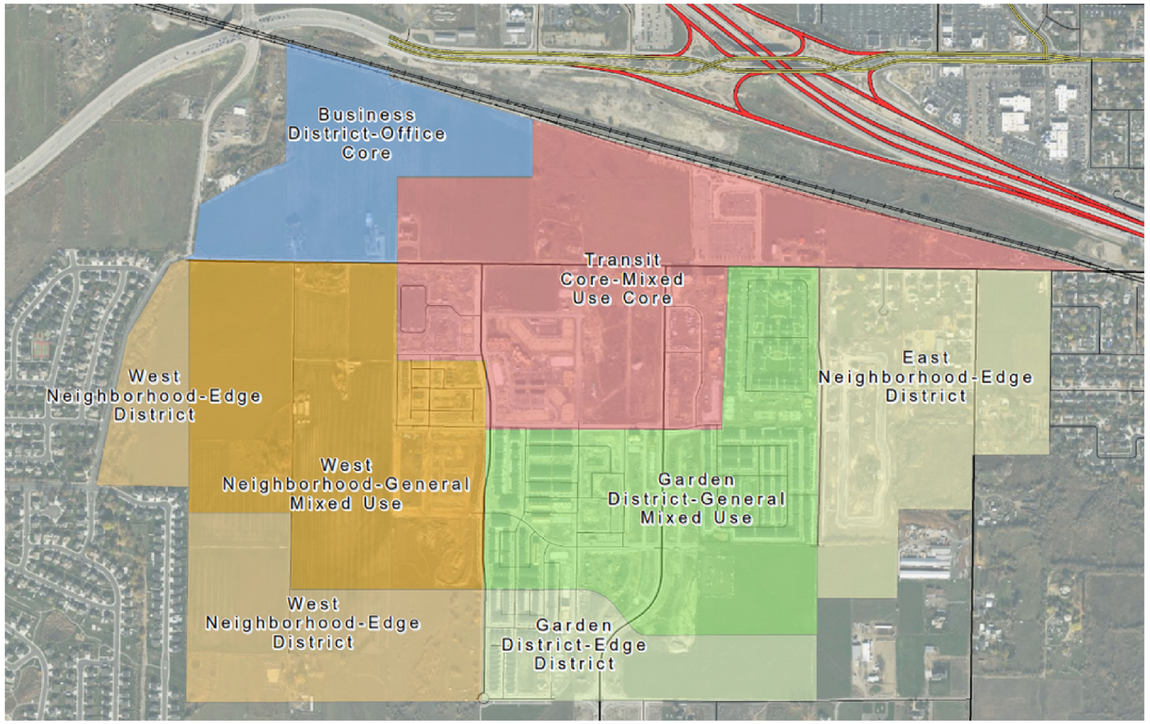


Figure 1: *Transit Oriented Development Overlay*

Seven Strategies for the MIHP

Section 10-9a-403 of the Utah State Code requires cities to include a recommendation to implement three or more moderate-income housing strategies. For cities with a fixed guideway transit station, an additional two strategies must be included. Based on the future direction and plans for American Fork City, the following strategies from Section 10-9a-403(2)(b)(iii) have been selected to satisfy the requirements of the State Code:

01 Develop and adopt a station area plan in accordance with Section 10-9a-403.1

02 Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

03 Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;

04 Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

05 Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

06 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

07 Rezone for densities necessary to facilitate the production of moderate-income housing

Implementation Strategy

State Strategy	Timeline	Implementation Steps
Develop and adopt a station area plan in accordance with Section 10-9a-403.1	**Year 1** September-December 2023	Contract with Consultant for Preperation of SAP Coordinate with MAG and Partners to identify SAP area of interest Prepare Public Engagement Strategy Preapre Draft of Plan Identify Funding Sources and Implementation Strategy Prepare Final Plan for Adoption Seek Adoption of Plan by Planning Commission and City Council Certification of Plan by Certifying Body
Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing	**Year 2** August-October 2024	Identify Funds from Community Reinvesment Area for Use Create Plan/Program for how funds can be used to "create or subsidize moderate-income hosuing" Utilize funds Prepare Annual Statement of Funds Provided and Funds Utilized
Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;	**Year 2** January-June 2024	Establish funds for Mortgage Assistance Program Create Program Outline Seek Program Approval from City Council Implement program in confomrity with approved program policies
Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities	**Year 3** October-December 2025	Prepare analysis of key areas/developments that are capable of supporting lowered parking requirements Identify strategy to reduce or eliminate parking requirements Prepare draft of code text amendment Present to Planning Commission and City Coucnil for approval

Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors	**Year 2** June-August 2024	Identify key locations in commercial or mixed-use zones centered around transit corridors Research options to amend land use regualtions Present best options for Ameircan Fork in terms of potenital land use amendments Create draft of amendments for approval by Planning Commission and City Council
Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones	**Year 2** February-April 2024	Contract with Consultant for Preperation of SAP Coordinate with MAG and Partners to identify SAP area of interest Prepare Public Engagement Strategy Preapre Draft of Plan Identify Funding Sources and Implementation Strategy Prepare Final Plan for Adoption
Rezone for densities necessary to facilitate the production of moderate-income housing	**Year 3** June-September 2025	Identify Areas to Rezone Based on Ability to Facilitate Moderate-Income Housing Development Prepare Draft of Map for Rezone and Density Requirements Prepare staff report and recommendation for Planning Commission and City Council seeking approval Approval of rezone

RESOLUTION NO. _____

A RESOLUTION INDICATING THE INTENT OF THE CITY COUNCIL OF AMERICAN FORK, UTAH, TO ADJUST THE COMMON BOUNDARY WITH PLEASANT GROVE CITY, UTAH, LOCATED AT APPROXIMATY 1485 EAST 300 NORTH, AMERICAN FORK, FOR PARCEL NUMBER 14:018:0067 CONSISTING OF .0729 ACRES; AUTHORIZING A PUBLIC HEARING THEREON; AND PROVIDE NOTICE FOR SAID HEARING.

WHEREAS, Section 10-2-419, Utah Code Annotated, 1953, as amended, authorizes adjacent municipalities to adjust the location of their common municipal boundaries; and

WHEREAS, a request has been made by the owner of real property situated and contiguous to the boundary between the municipalities to be transferred from American Fork City to Pleasant Grove City; and

WHEREAS, American Fork City and Pleasant Grove City mutually desire to adjust a portion of the common boundary between the two municipalities to the effect that certain real property currently with the jurisdiction of American Fork City, be transferred to the municipal jurisdiction of Pleasant Grove City; and

WHEREAS, Pleasant Grove City has approved a resolution indicating the intent to adjust the common boundary line on December 6, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUCNIL OF AMERICAN FORK, UTAH as follows:

Section 1. The City Council of American Fork, Utah, here affirms its intent and desire to transfer certain real property from American Fork to Pleasant Grove City in accordance with State law relating to Municipal Boundary Adjustments (UCA10-2-419). The proposed area is located at approximately 1485 East 300 North, Parcel Number 14:018:0067 and consists of .0729 acres.

Section 2. A map showing the location of the parcel included within the proposed adjustment area is attached hereto (Attachment A).

Section 3. The City Council of American Fork, Utah, hereby authorizes a public hearing on the proposed boundary adjustment and instructs that public notice thereon be given in accordance with the provisions of State Law.

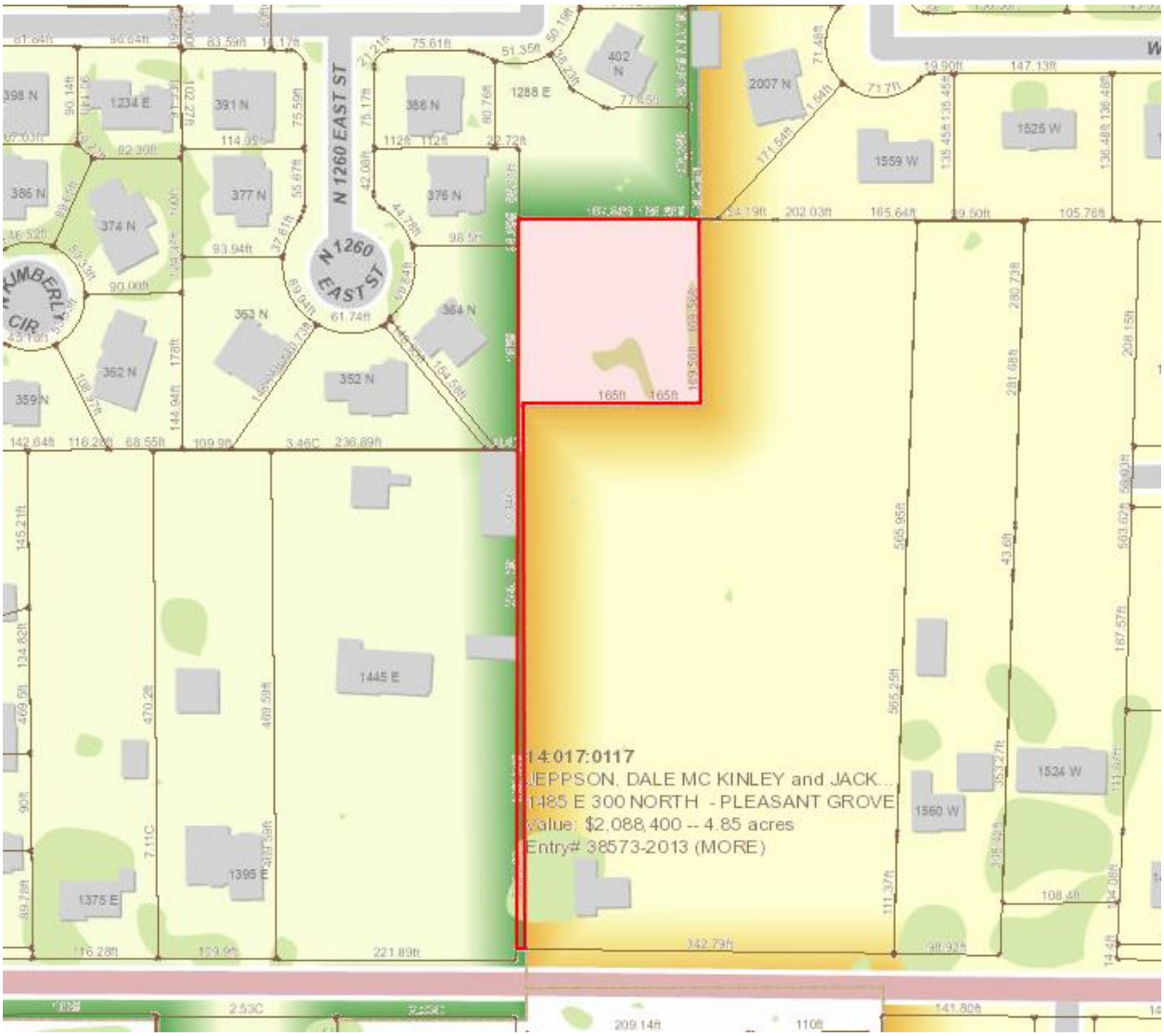
PASSED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS 10TH DAY OF JANUARY 2023.

_____
Bradley J. Frost

ATTEST:

_____
Terilyn Lurker, City Recorder

ATTACHMENT A



AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: January 4th, 2023

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 of 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:

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 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 _____.

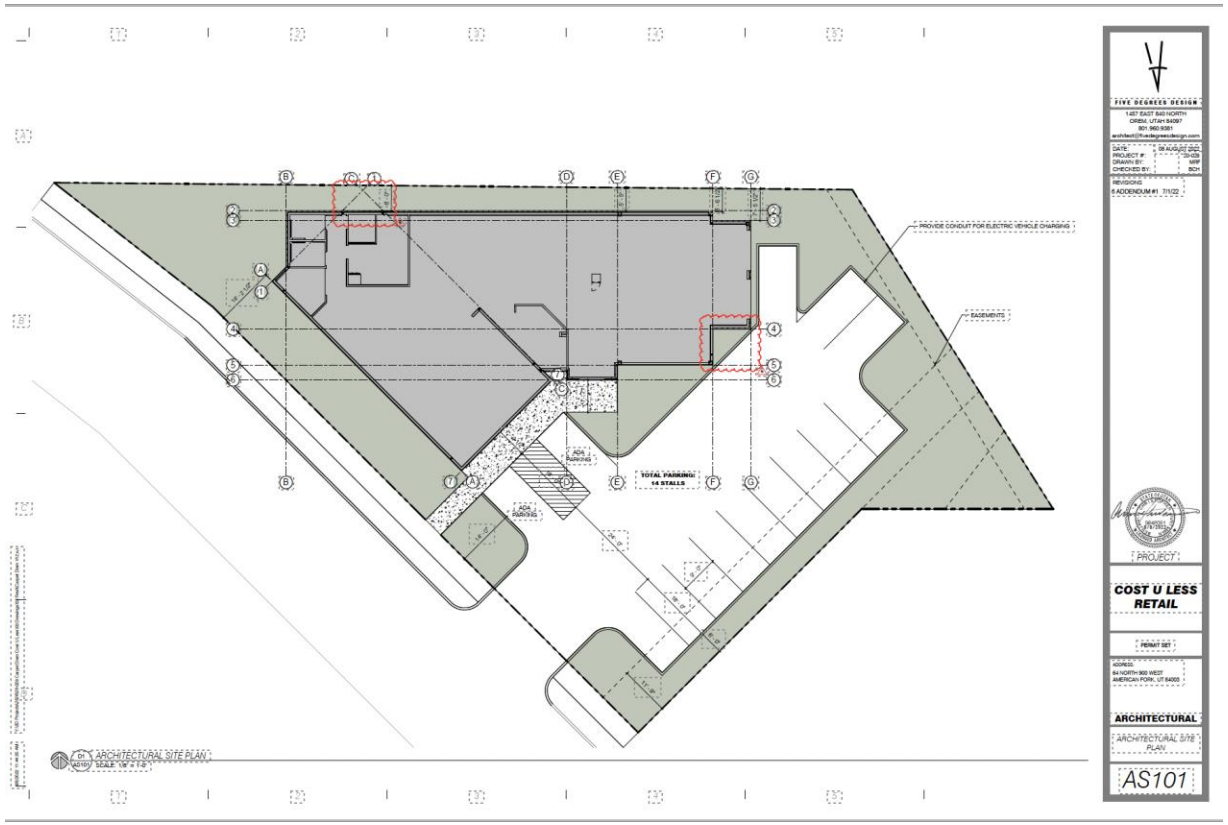
CostULess Flooring

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:

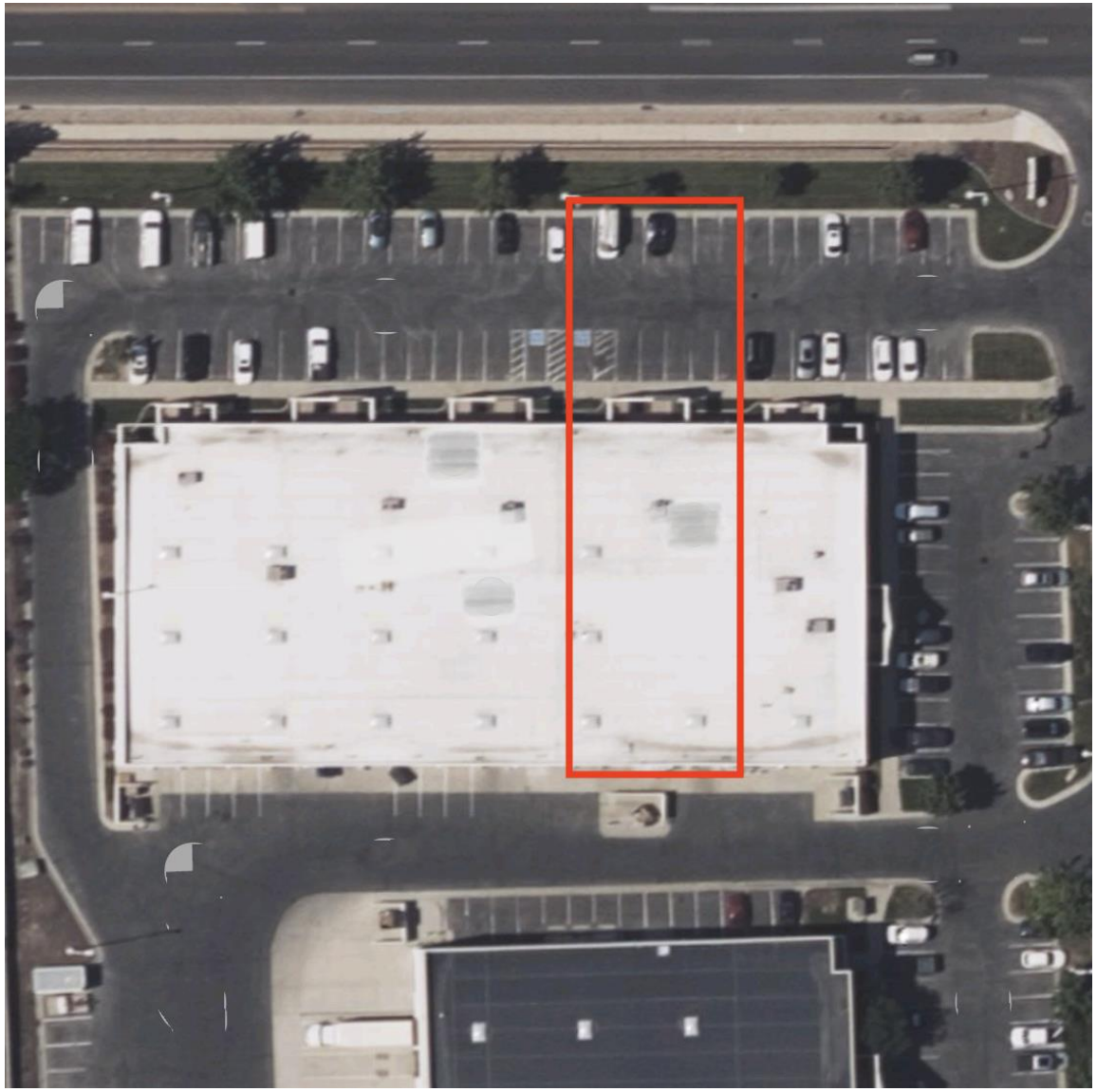
  3.5 per 1000sqft
- As currently designed:

  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

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

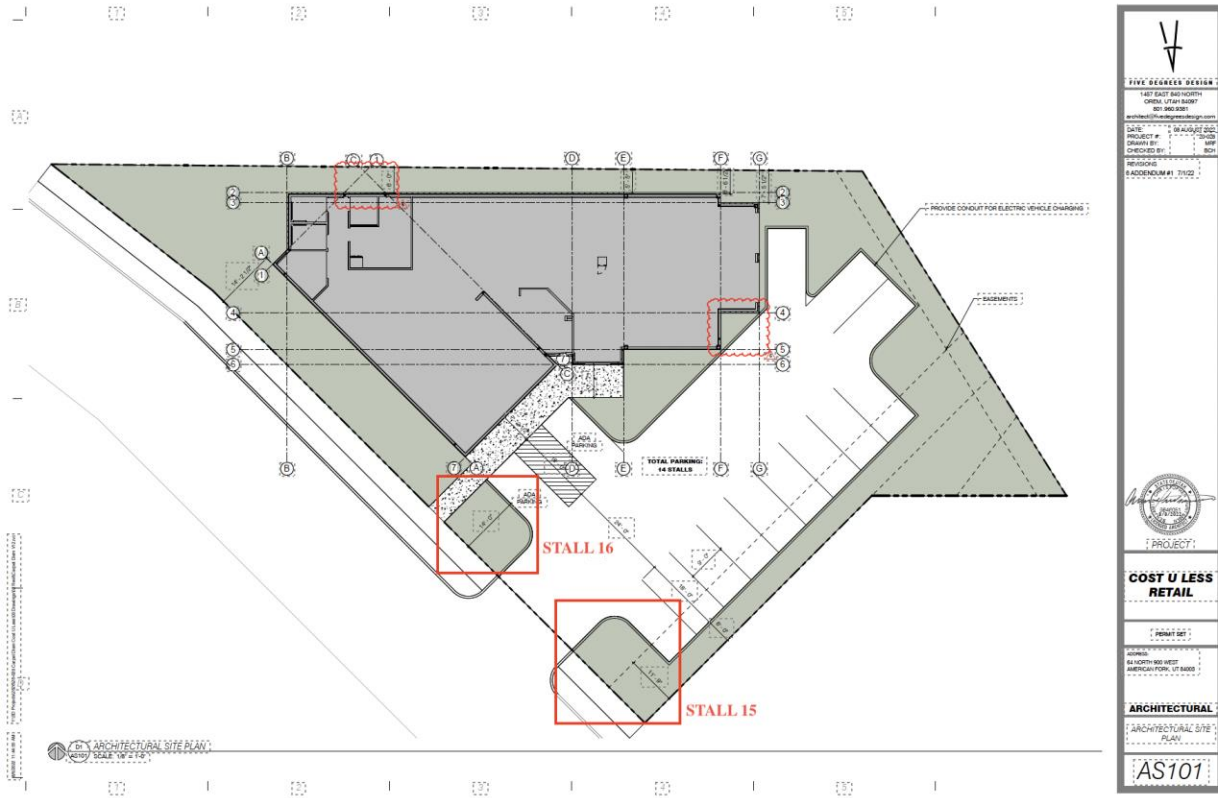
Friday at 11:00am & 5:00pm

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.

SYMBOLS LEGEND

- 1 / A101 — INTERIOR ELEVATION
- 1 Ref / 1 / A101 — BUILDING ELEVATION
- XX / XXXX — BUILDING SECTION
- XX / XXXX — WALL SECTION
- XX / XXXX — DETAIL CALLOUT
- XX / XXXX — CALLOUT
- ? — KEYNOTE
- XXXX — DOOR TAG
- XX — WALL TYPE
- ROOM NAME / XXX — ROOM TAG
- A — GLASS TYPE
- ELEVATION MARKER
- A2 — WINDOW TYPE
- ℄ — CENTER LINE
- 0 — GRID
- NORTH ARROW
- 1t / 10' - 0" — CEILING TYPE
- FLOOR FINISH / WALL FINISH (W | F | B) / BASE FINISH — FINISHES

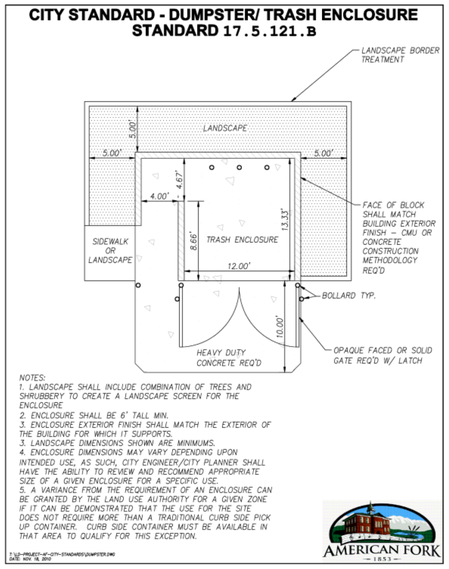
MATERIAL LEGEND

- 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



NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

S:\GIS-PROJECT-AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV. 16, 2010

AMERICAN FORK – 1853 –

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 HUNTER BECKSTEAD – 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
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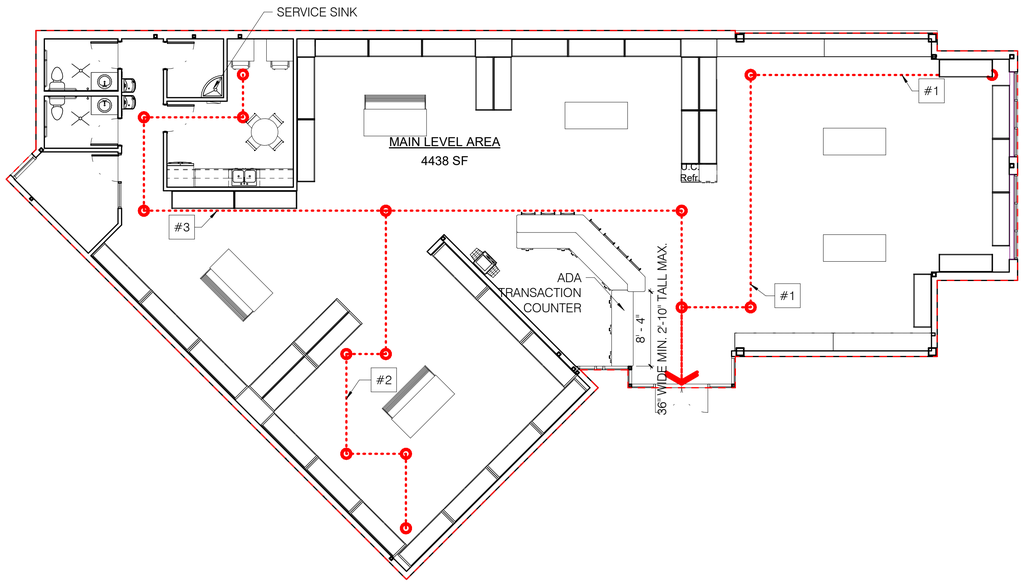

B1 G001 *MAIN LEVEL*
SCALE: 1/8" = 1'-0"

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.

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"

FIVE DEGREES DESIGN
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801.960.9381
architect@fivedegreesdesign.com

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

REVISIONS

PROJECT

COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

GENERAL INFORMATION - FLOOR AREAS

G001

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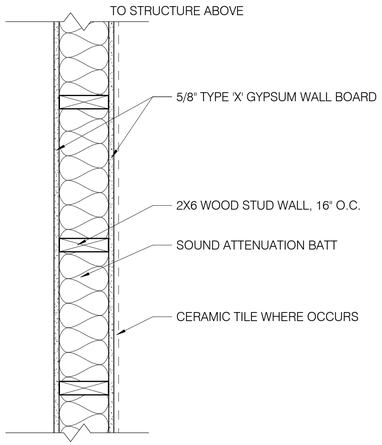
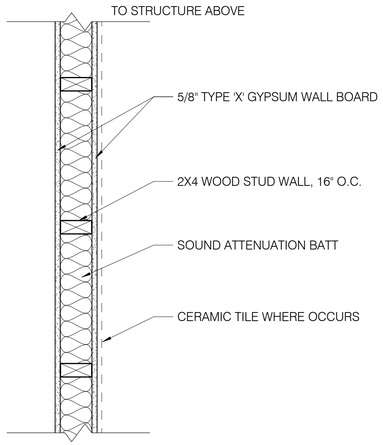
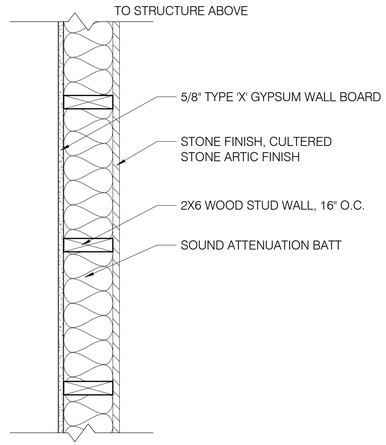


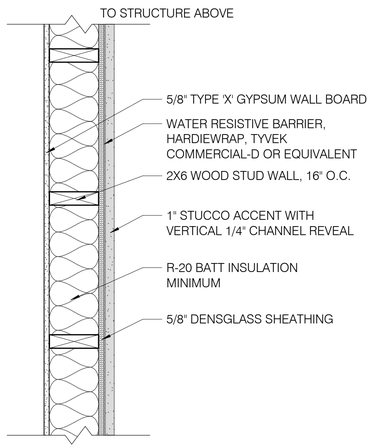
INTERIOR WALL TYPE 'A1'
SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW



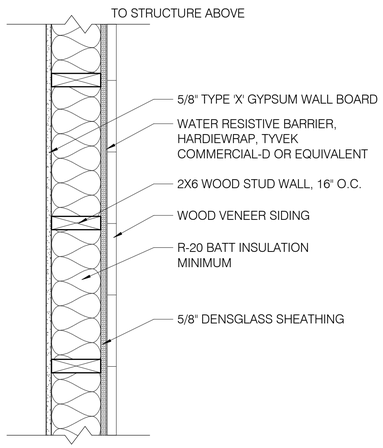
INTERIOR WALL TYPE 'B1'
SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW



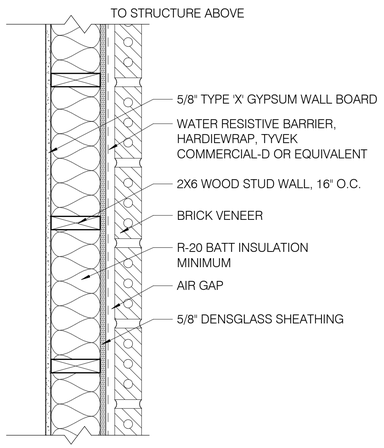
INTERIOR WALL TYPE 'C1'
SCALE: 1-1/2" = 1'-0" SHOWN IN PLAN VIEW



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

PROJECT

COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

WALL TYPES

G002

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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)

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

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.

Blue Stakes of UTAH811 Bluestakes.org

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. 375493-2202 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

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
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
		STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
		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		

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Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375479-2202
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

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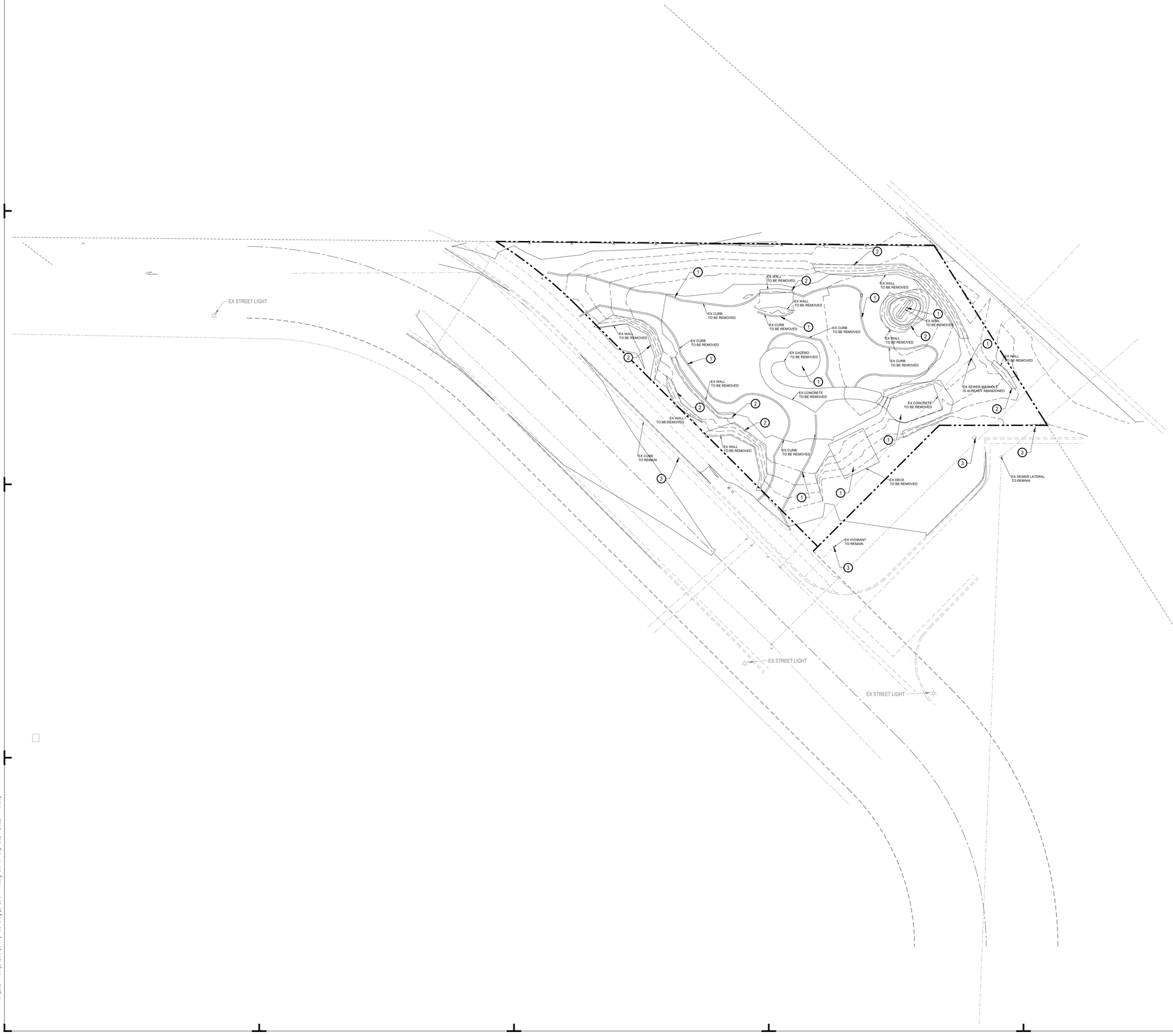

NORTH

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.

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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

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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.

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)

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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.

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PROFESSIONAL ENGINEER No. 375479-2202 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

	STORM RUNOFF **CALCULATION SHEET** Project No. 21299	Title : Carpet Diem
Mcneil Engineering 8610 S. Sandy Pkwy, Sandy, UT		Scope : Site Drainage Design
		Detention Facilities
		Engineer : RJP / Check: RJP
		Authority : American For / 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		

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 Design 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

Assumes 1 foot of gravel over the pipe and 1 foot below the pipe — Gravel on each side of 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.

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

BENCHMARK

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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

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VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

Blue Stakes of UTAH811 Bluestakes.org

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PROFESSIONAL ENGINEER No. 375473-2202 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

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

AREA OF MINIMAL FLOOD HAZARD
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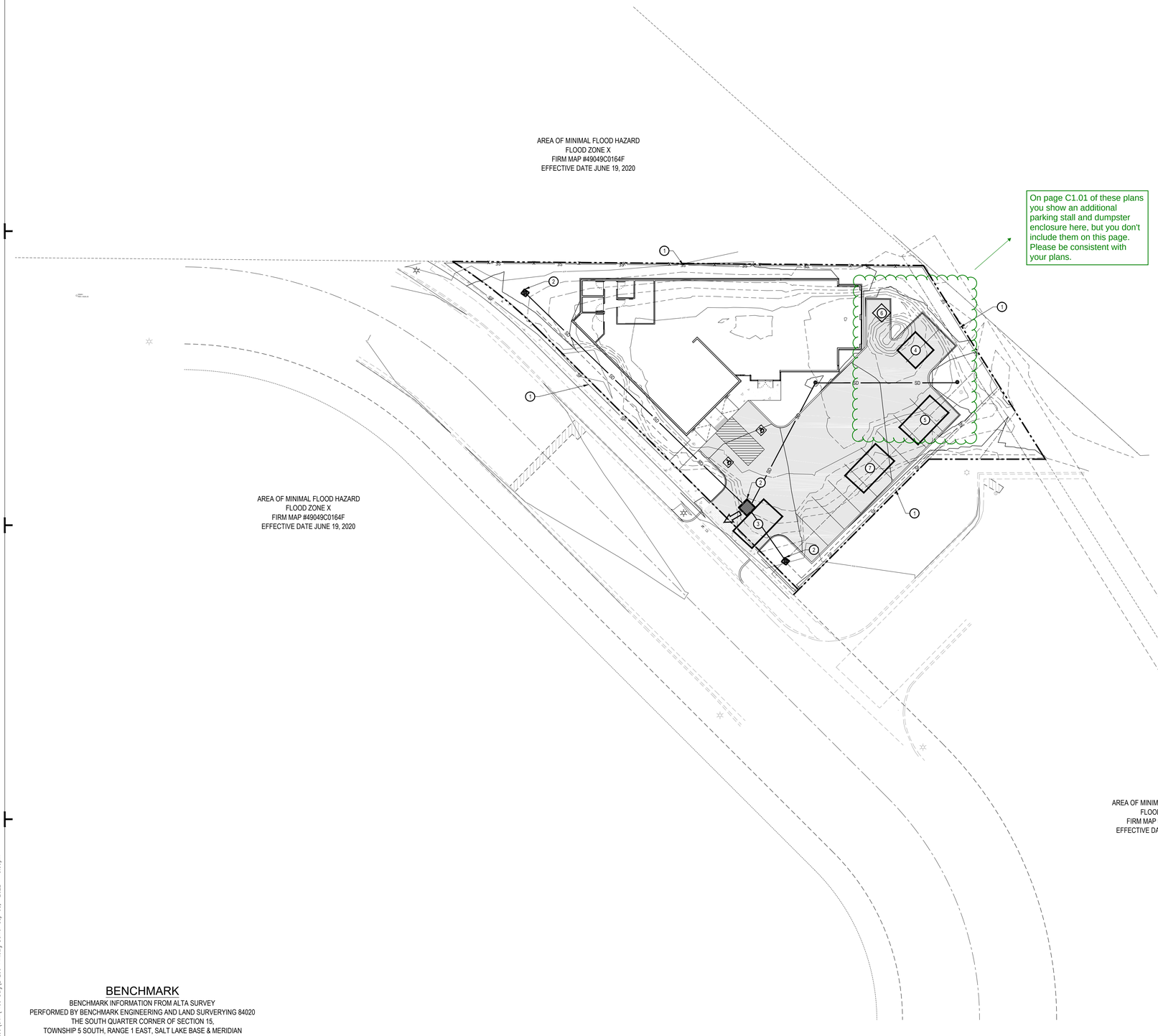

On page C1.01 of these plans you show an additional parking stall and dumpster enclosure here, but you don't include them on this page. Please be consistent with your plans.

BENCHMARK

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PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
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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

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PROFESSIONAL ENGINEER
No. 7514972-2202
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

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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!

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PROFESSIONAL ENGINEER
No. 7754142-2202
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

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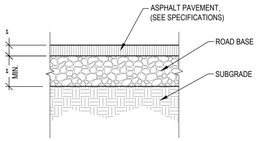
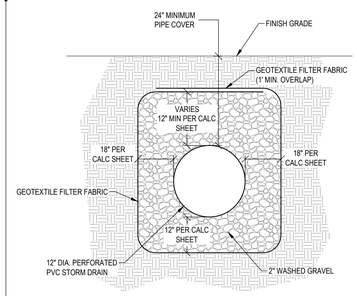


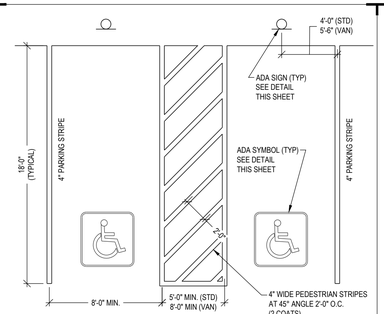
	(STANDARD DUTY) PARKING AREAS	(HEAVY DUTY) ROADWAY AREAS
ASPHALT	3"	3"
BASE COURSE	7"	10"

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.



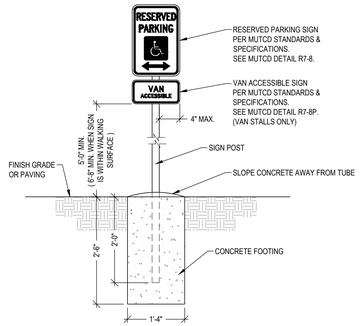
NOTE:
CROSS SLOPES WITHIN ADA PARKING STALLS AND ACCESSIBLE ROUTES NOT TO EXCEED 1:48 SLOPE.

ADA PARKING DETAIL — D4
SCALE: N.T.S.

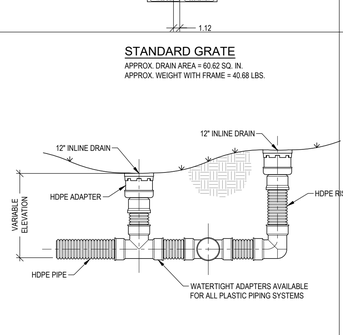
PAINTED EMBLEM ON ASPHALT PAVING TYP. AT ALL ADA PARKING STALLS PER CITY REQUIREMENTS. (2 COATS)

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

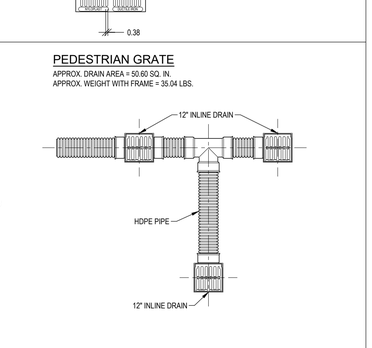
PAINTED ADA SYMBOL — D5
SCALE: N.T.S.



ADA PARKING SIGN — D6
SCALE: N.T.S.



AREA INLET — C1
SCALE: N.T.S.

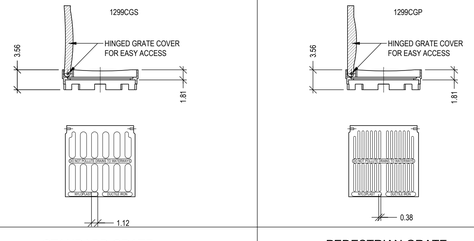


NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

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.

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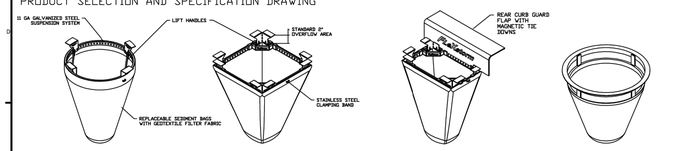
FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



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" - 33.0" dia grates (A) up to 30" openings (B))	6ZLRD
	XL Round (33.1" 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 (CuYd)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	II. (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

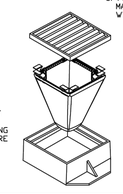
2. SELECT YOUR BAG PART NUMBER

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
IL: ODOT Non-Woven Bag	IL	IL-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	

NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

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.

STORM RUNOFF
CALCULATION SHEET
Project No. 21299

Mcneil Engineering
3610 S. Sandy Pkwy, Sandy, UT

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		

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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. 7754742-2202
ROBERT J. POIRIER
09-08-2022
STATE OF UTAH

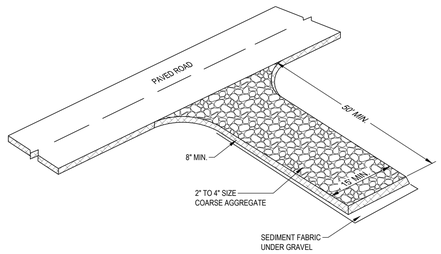
CARPET DIEM
64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REVISIONS		
REV	DATE	DESCRIPTION

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

CIVIL DETAILS

C5.01



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 CRUB 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.

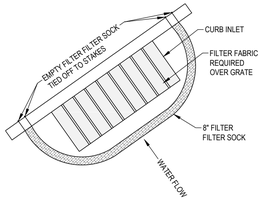
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

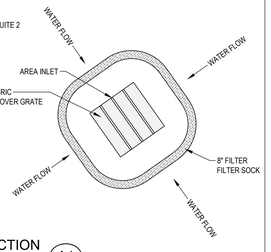
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
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.

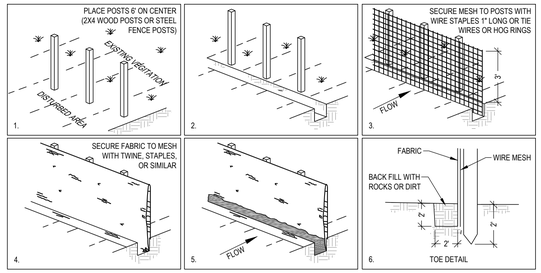
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

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

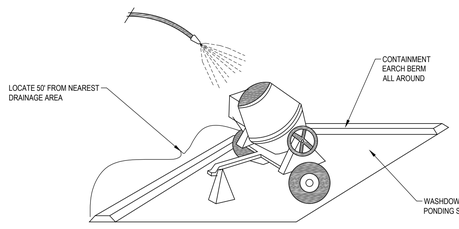
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ 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

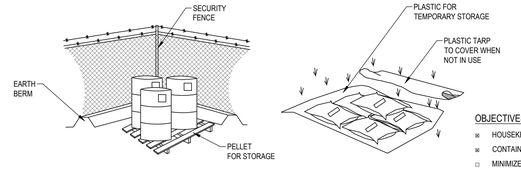
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ 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.

MATERIALS STORAGE C5
SCALE: N.T.S.

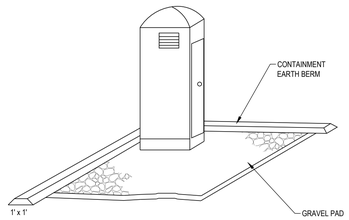
OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

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



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.

PORTABLE TOILETS A5
SCALE: N.T.S.

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

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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

REV	DATE	DESCRIPTION

REVISIONS

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

CIVIL DETAILS

C5.02

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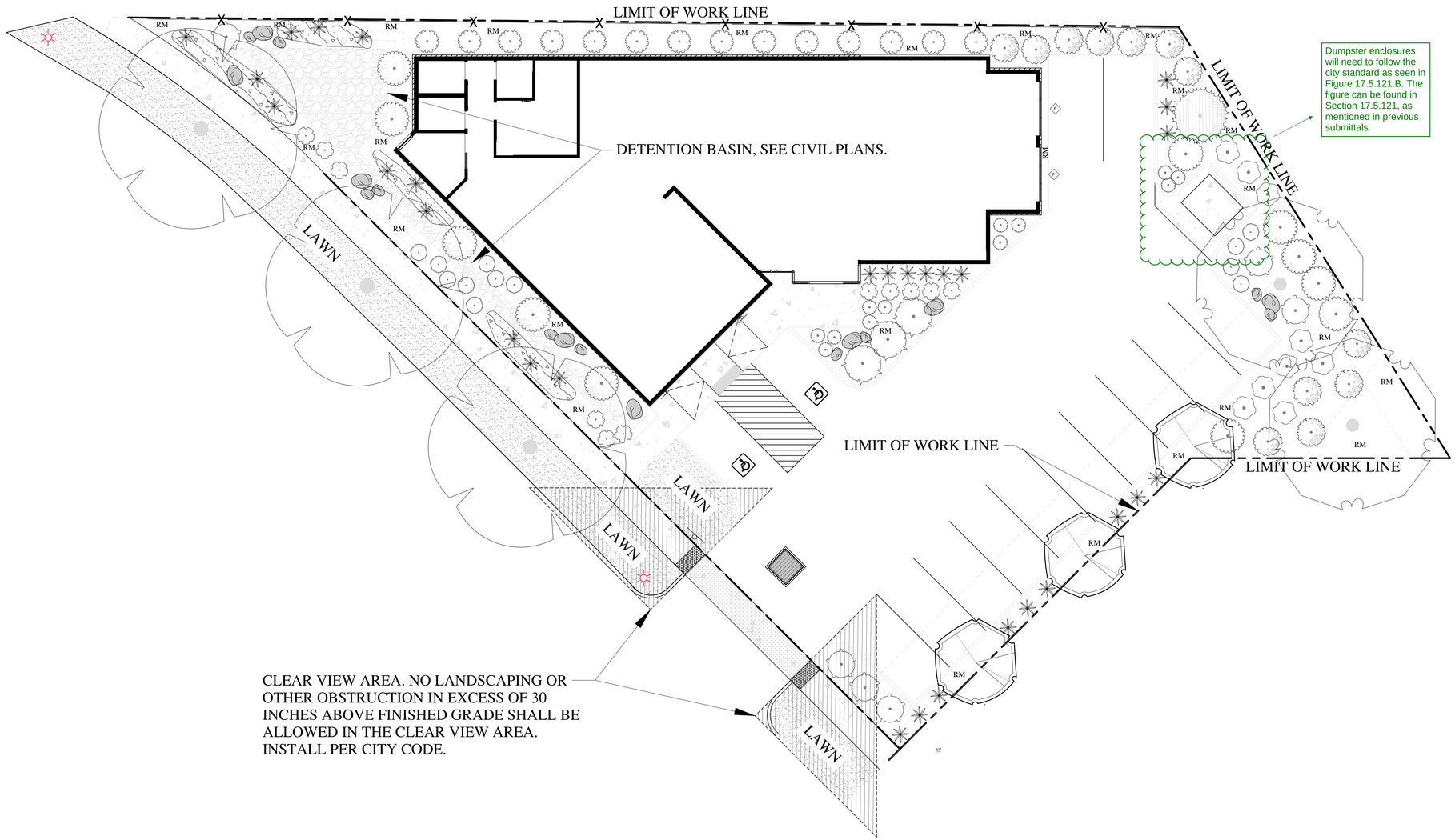

SOD LAYING NOTES

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

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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:

PLANTING PLAN

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

SHEET: LS1.1

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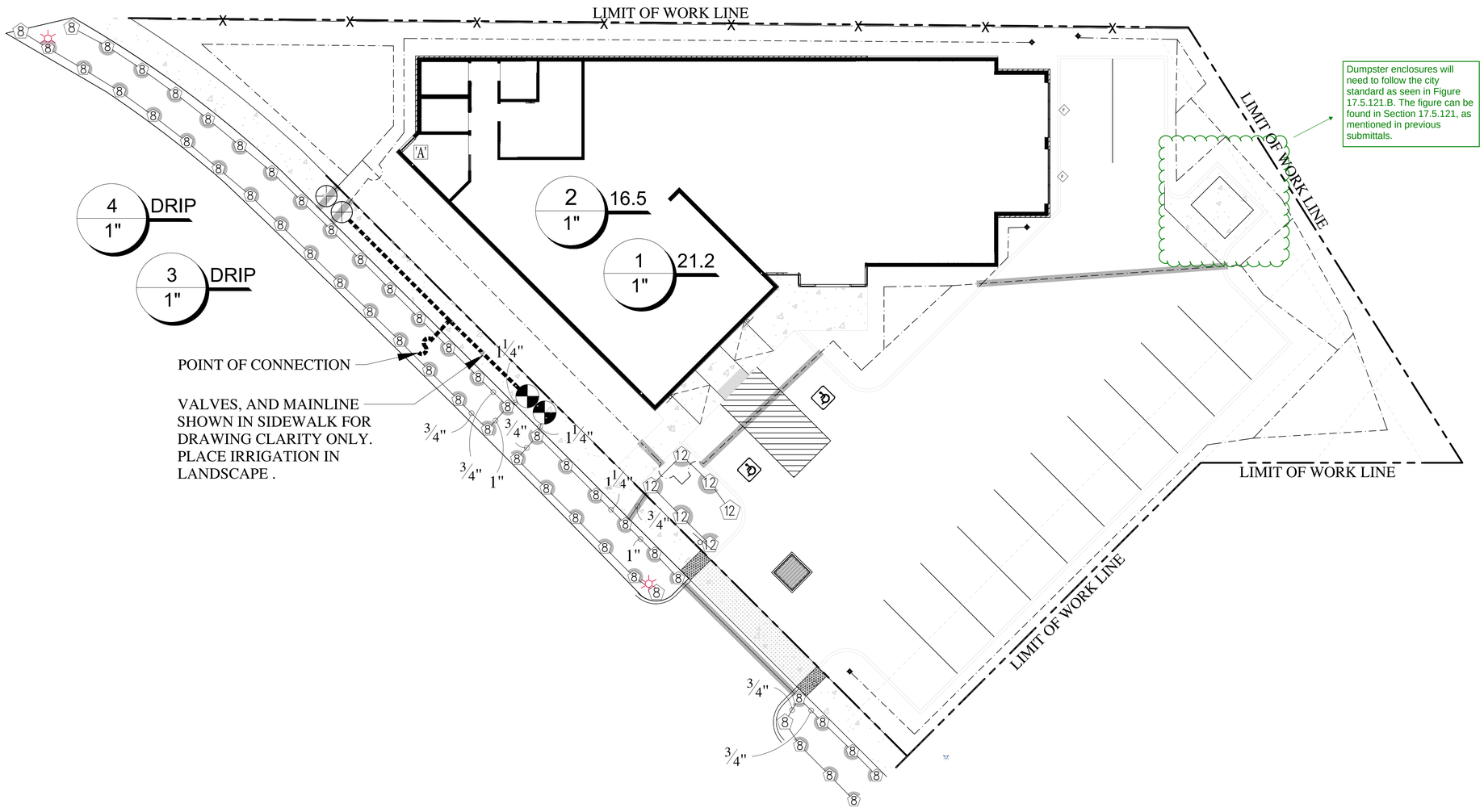
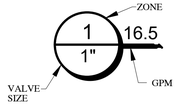


IRRIGATION LEGEND

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



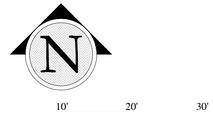
DRIP EMITTER LEGEND

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

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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

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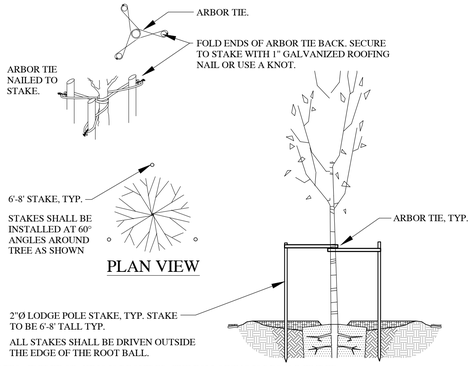
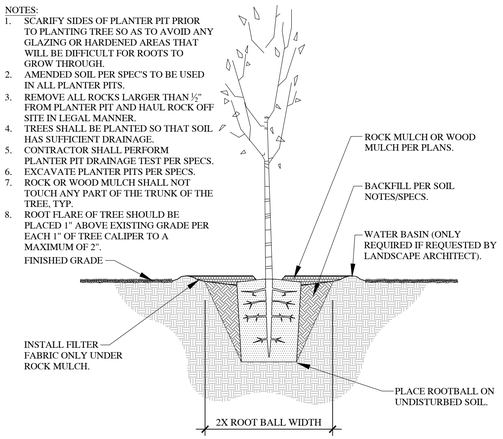


NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE 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.).

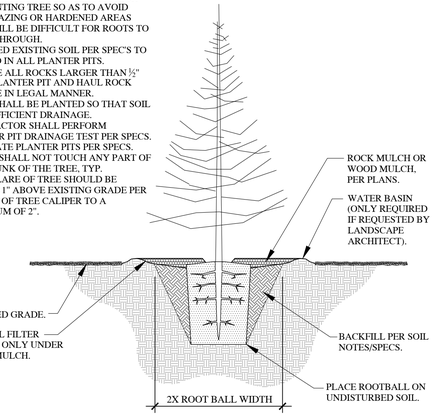
1 TREE STAKING
SCALE: NTS

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".

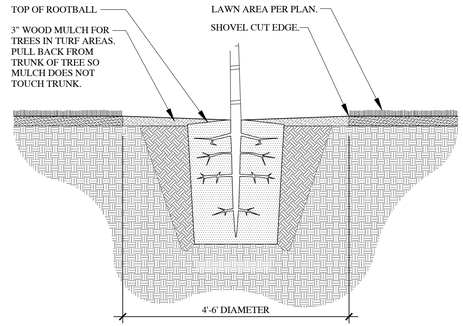


2 DECIDUOUS TREE PLANTING
SCALE: NTS

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".

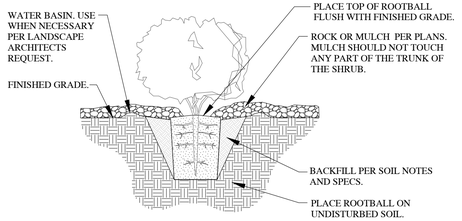


3 EVERGREEN PLANTING
SCALE: NTS



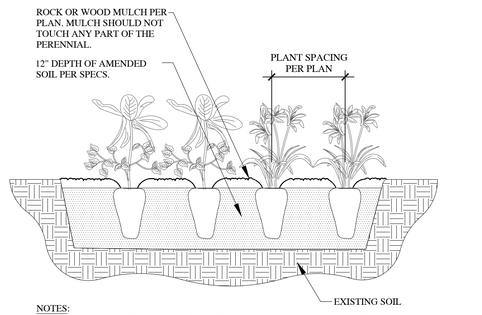
NOTES:
1. DO NOT INSTALL WEED FABRIC UNDER WOOD MULCH.
2. TREE WELL FOR SMALL FLOWERING TREES SHALL BE 4'-0".
3. TREE WELL FOR LARGE SHADE TREES OR EVERGREENS SHALL BE 6'-0" UNLESS OTHERWISE NOTED.
4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

4 TREE WELL IN TURF AREA
SCALE: NTS



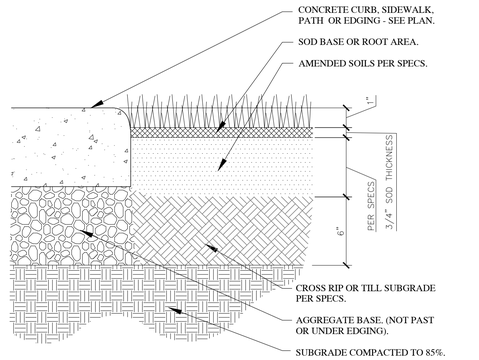
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF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



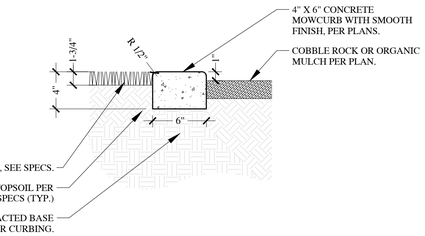
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE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

6 PERENNIAL PLANTING
SCALE: NTS



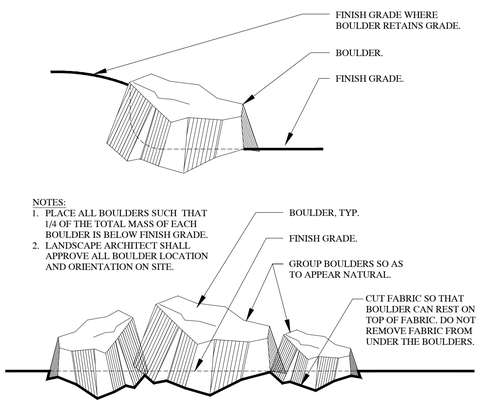
NOTES:
1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING. CONSULT WITH OWNER FOR PROPER DEPTH.
2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION ON SODDING AND SEEDING REQUIREMENTS
3. EDGING OF SOD TO BE SHOVEL CUT WHEN NOT NEXT TO CONCRETE SIDEWALK OR PATH.
4. TURF IS THE MOST HEALTHY AND WATER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

7 SOD LAYING AND EDGE
SCALE: NTS



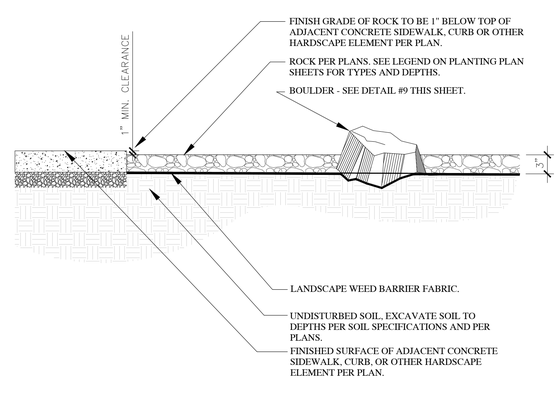
NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 10' INTERVALS,

8 6" MOW CURB
1" = 1'-0"



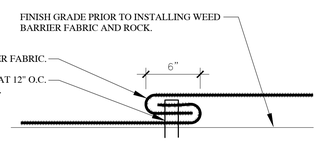
NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
2. LANDSCAPE ARCHITECT SHALL APPROVE ALL BOULDER LOCATION AND ORIENTATION ON SITE.

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

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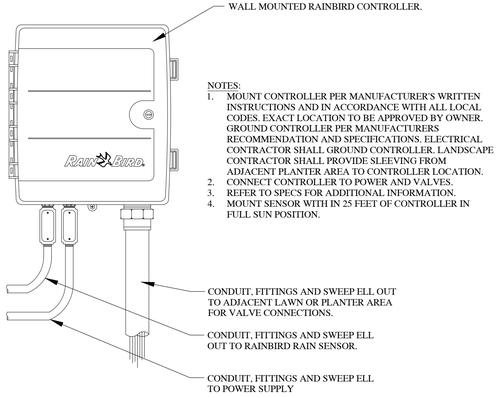
PLANTING DETAILS

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

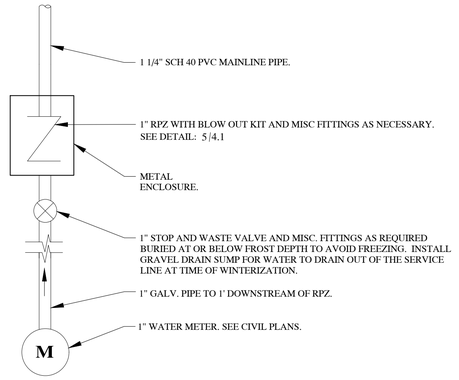
SHEET:
LS3.1



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.

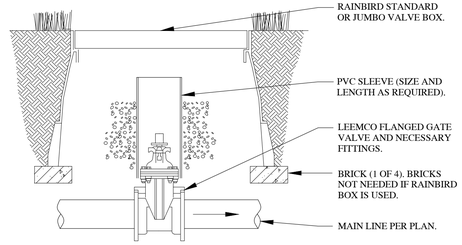
1 CONTROLLER WITH SENSOR

SCALE: NTS



2 1" POINT OF CONNECTION

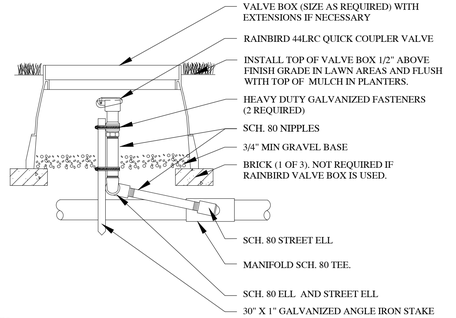
SCALE: NTS



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

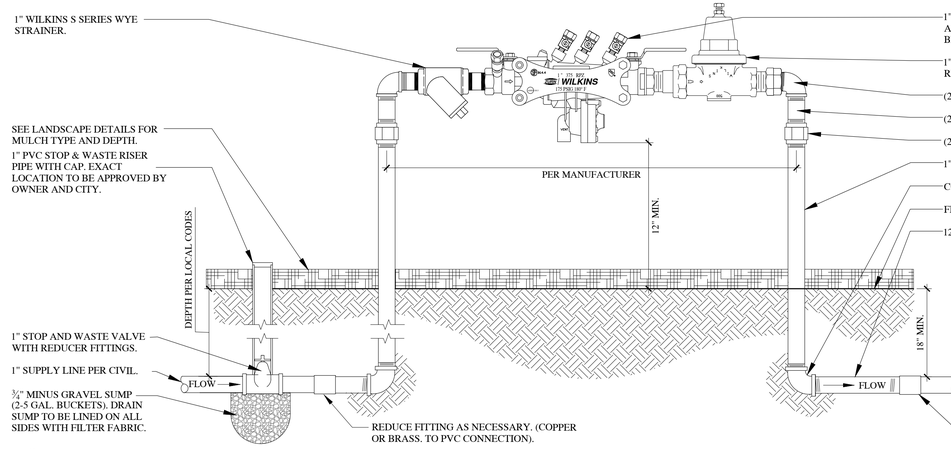
SCALE: NTS



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

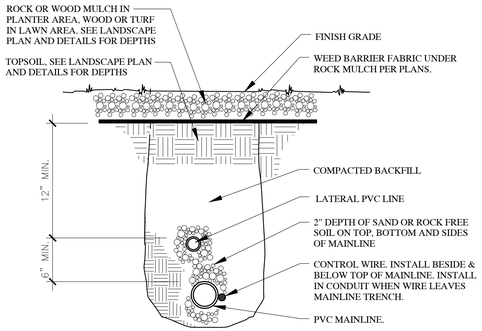


BACKFLOW PREVENTOR NOTES:

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

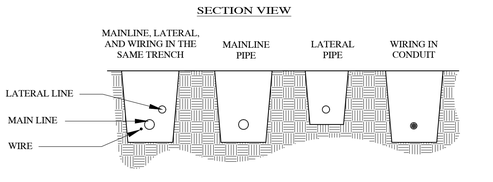
SCALE: NTS



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

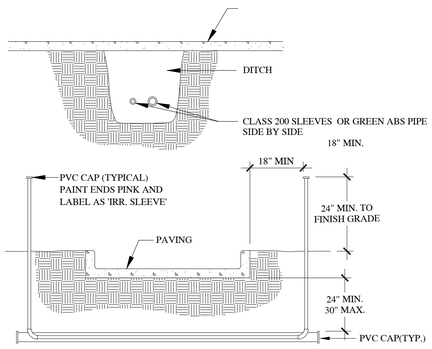
SCALE: NTS



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

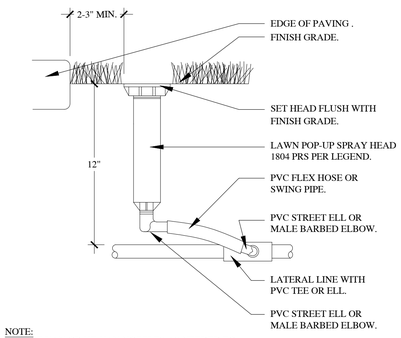
SCALE: NTS



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

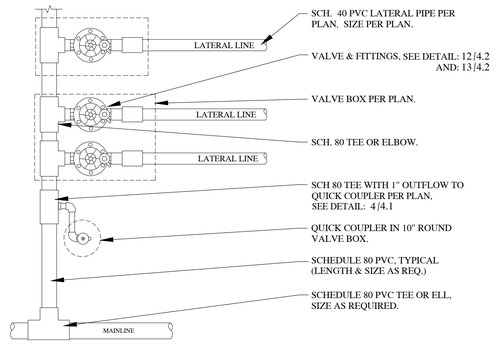
SCALE: NTS



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

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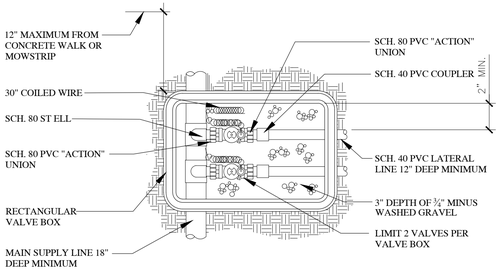
SHEET:

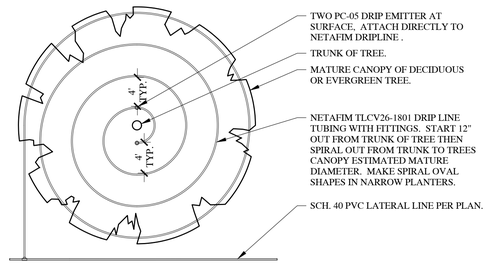
LS4.1



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.

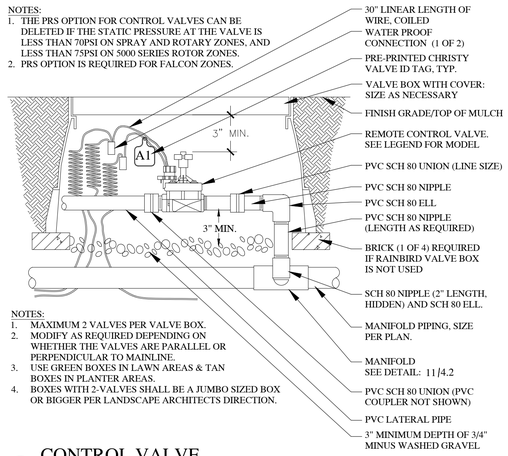
12 VALVE ASSEMBLY

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.

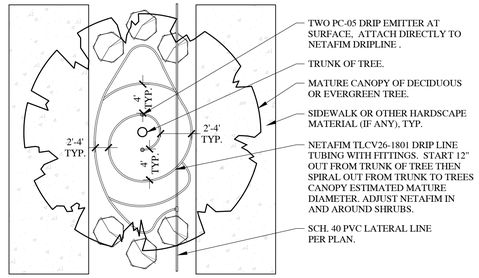
NOTES:
1. THE PRS OPTION FOR CONTROL VALVES CAN BE DELETED IF THE STATIC PRESSURE AT THE VALVE IS LESS THAN 70PSI ON SPRAY AND ROTARY ZONES, AND LESS THAN 75PSI ON 5000 SERIES ROTOR ZONES.
2. PRS OPTION IS REQUIRED FOR FALCON ZONES.



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.
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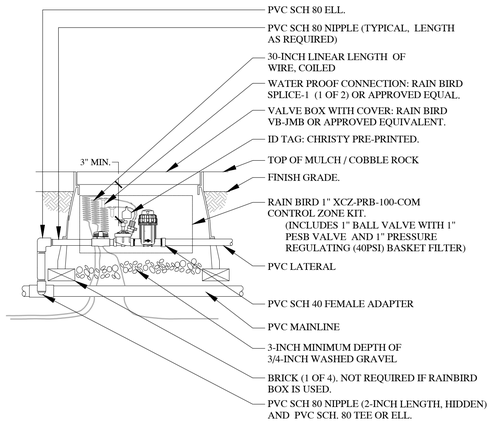
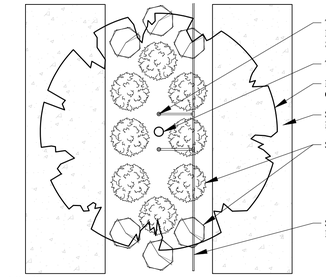
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.



14 1" DRIP CONTROL ZONE KIT

SCALE: NTS



NOTES:
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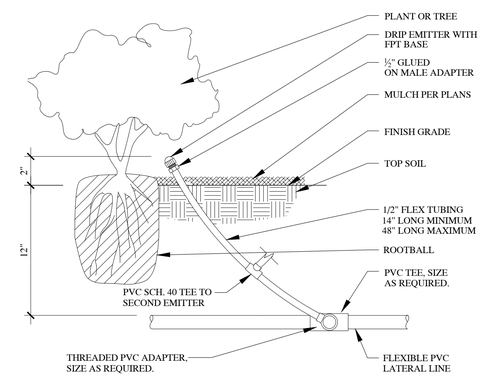


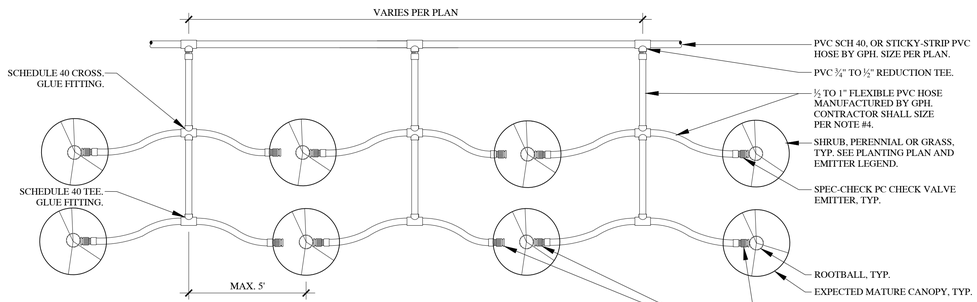
NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEE'S AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL:19/4.2

15 DRIP EMITTER

SCALE: NTS

16 TREE DRIP WITHOUT PLANTS UNDER FULL CANOPY

1" = 1'-0"



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.

17 TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY

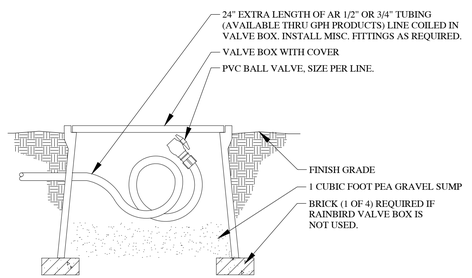
1" = 1'-0"

18 TREE DRIP WITH FULL PLANTING UNDER CANOPY

1" = 1'-0"

19 GPH DRIP EMITTER PLAN VIEW

SCALE: NTS



20 DRIP LINE FLUSH CAP

SCALE: NTS

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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

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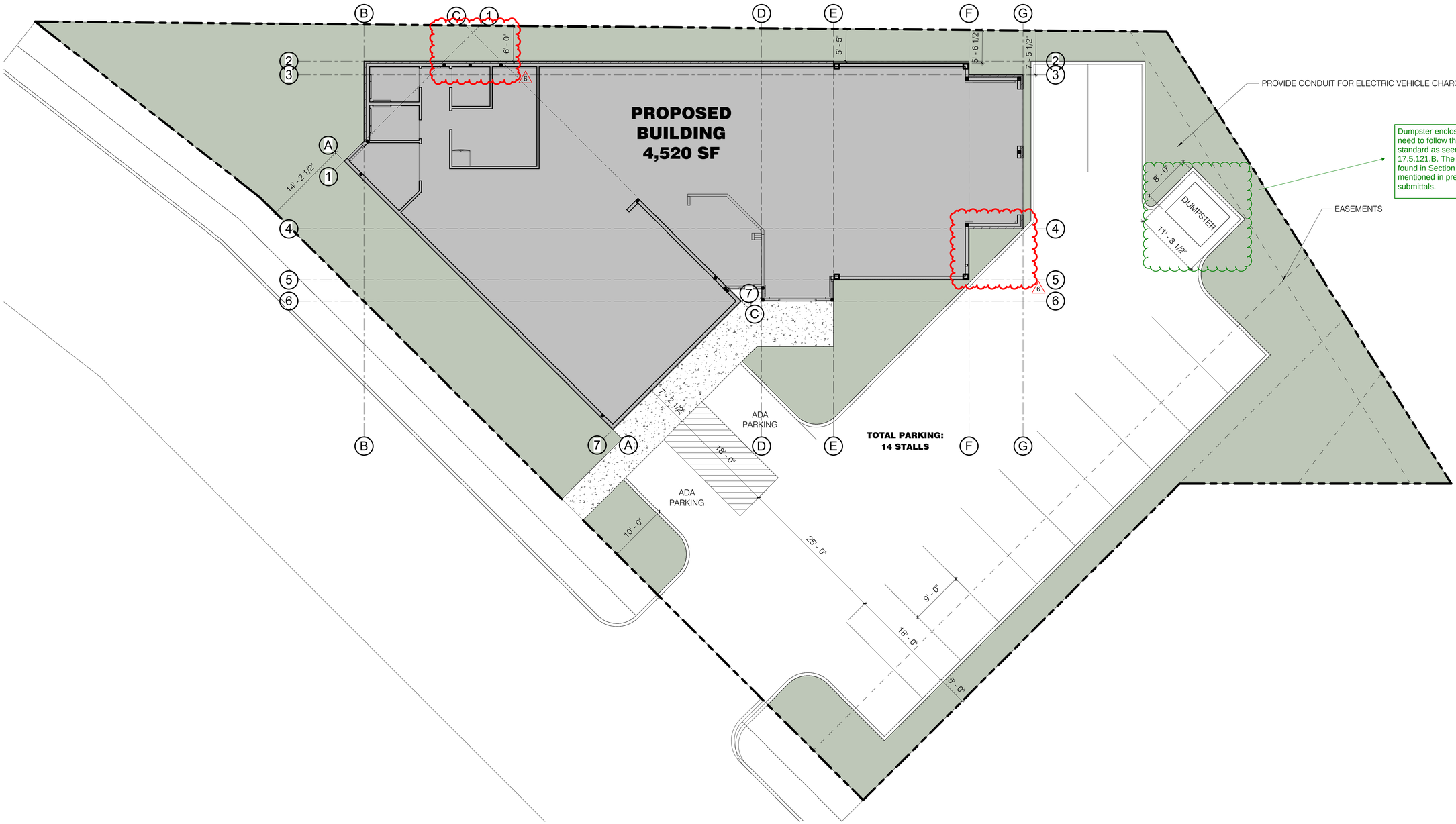
SHEET TITLE: IRRIGATION DETAILS

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

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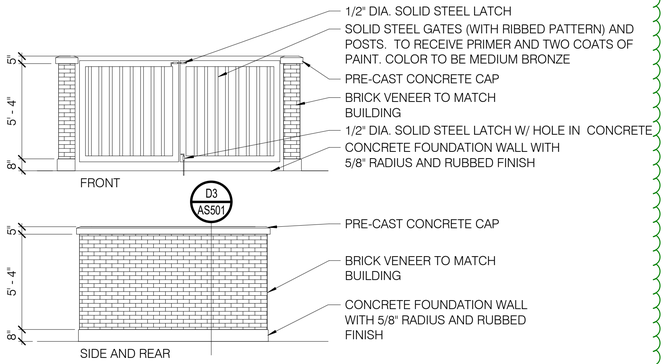
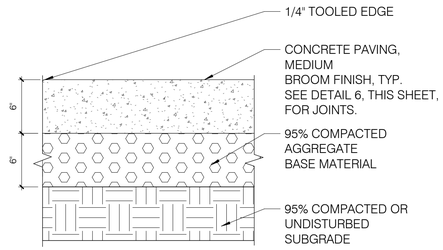
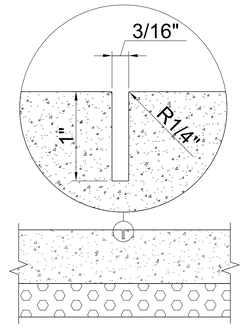


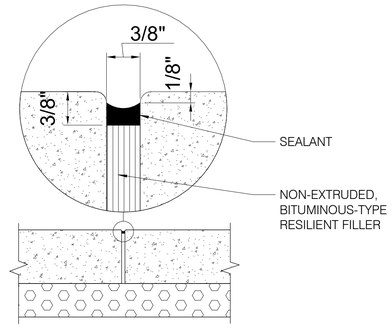
B1 AS501 *DUMPSTER ENCLOSURE PLAN*
SCALE: 1/4" = 1'-0"



CONCRETE PAVEMENT



TOOLED JOINT W/ ENLARGED DETAIL

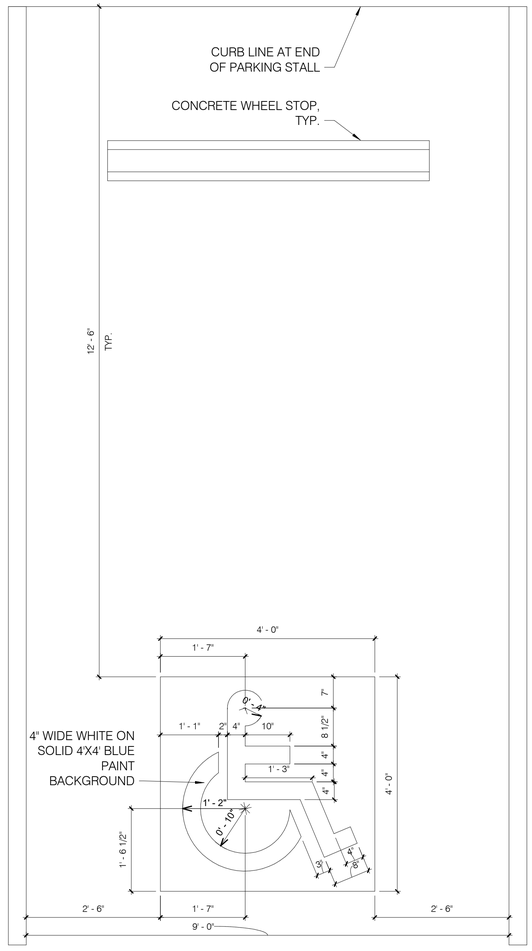


EXPANSION JOINT W/ ENLARGED DETAIL

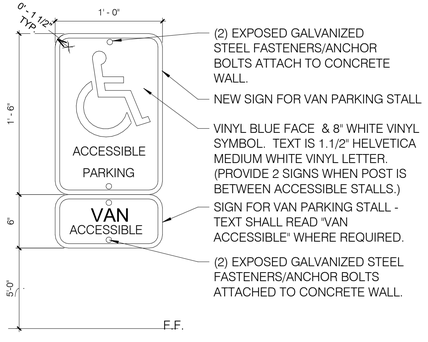
B3 AS501 *CEMENT CONCRETE PAVEMENT - DETAILS*
SCALE: 1 1/2" = 1'-0"

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.

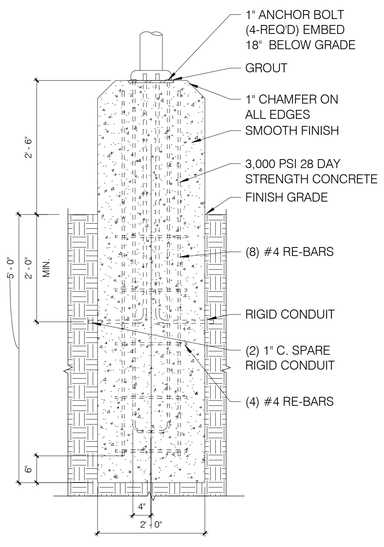
You've provided the elevations, but you still need to follow the American Fork Standard for the enclosure mentioned above.



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

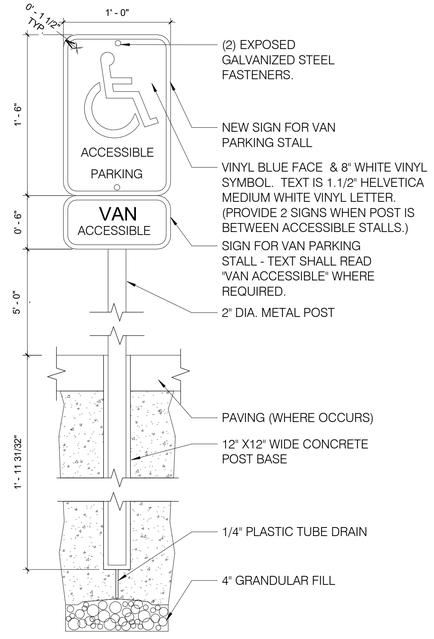


D1 AS501 *ACCESSIBLE PARKING SIGN*
SCALE: 1 1/2" = 1'-0"



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
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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

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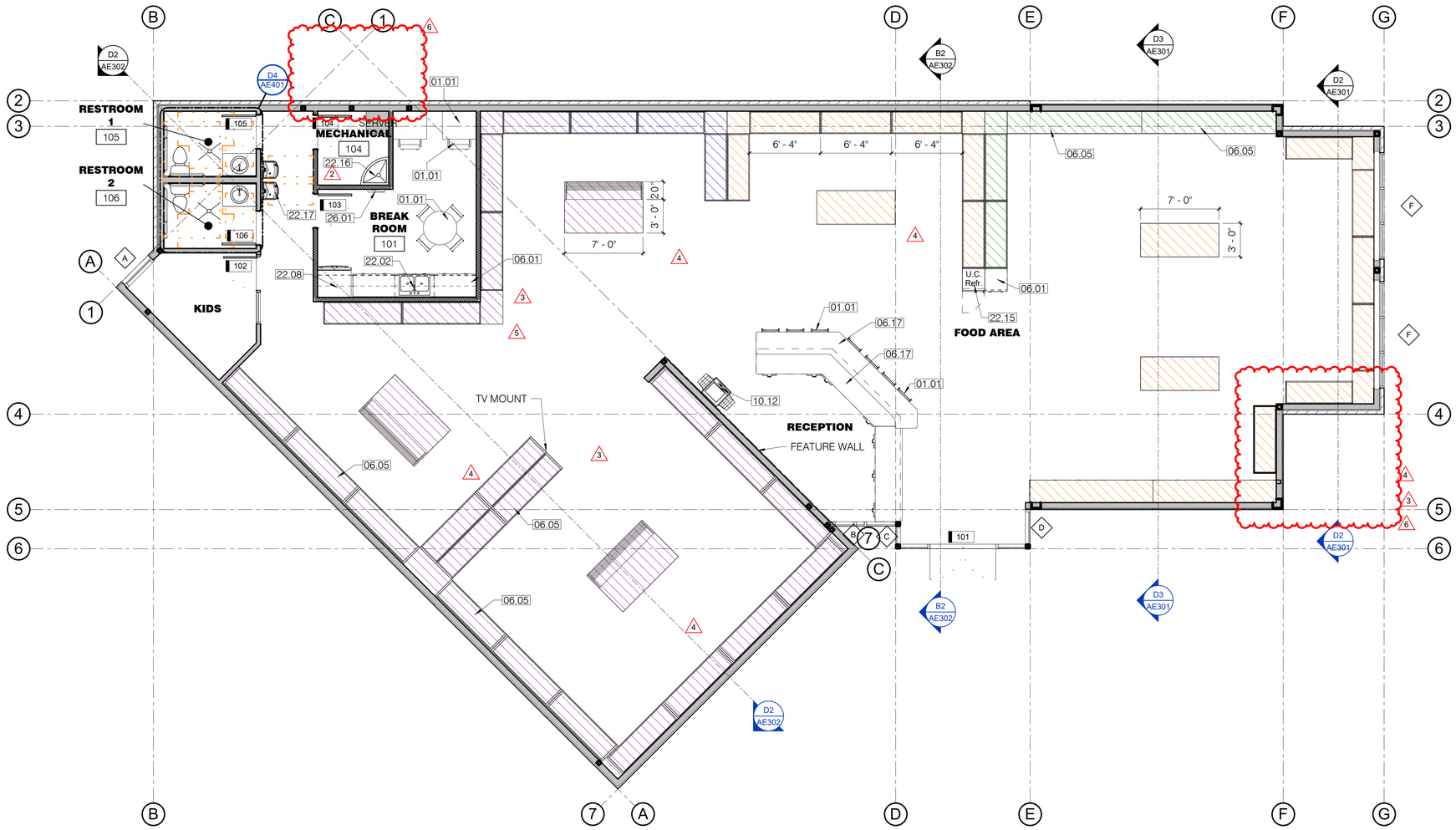

D1 AE101 MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

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.

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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
CHRISTOPHER HUNTSMAN
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

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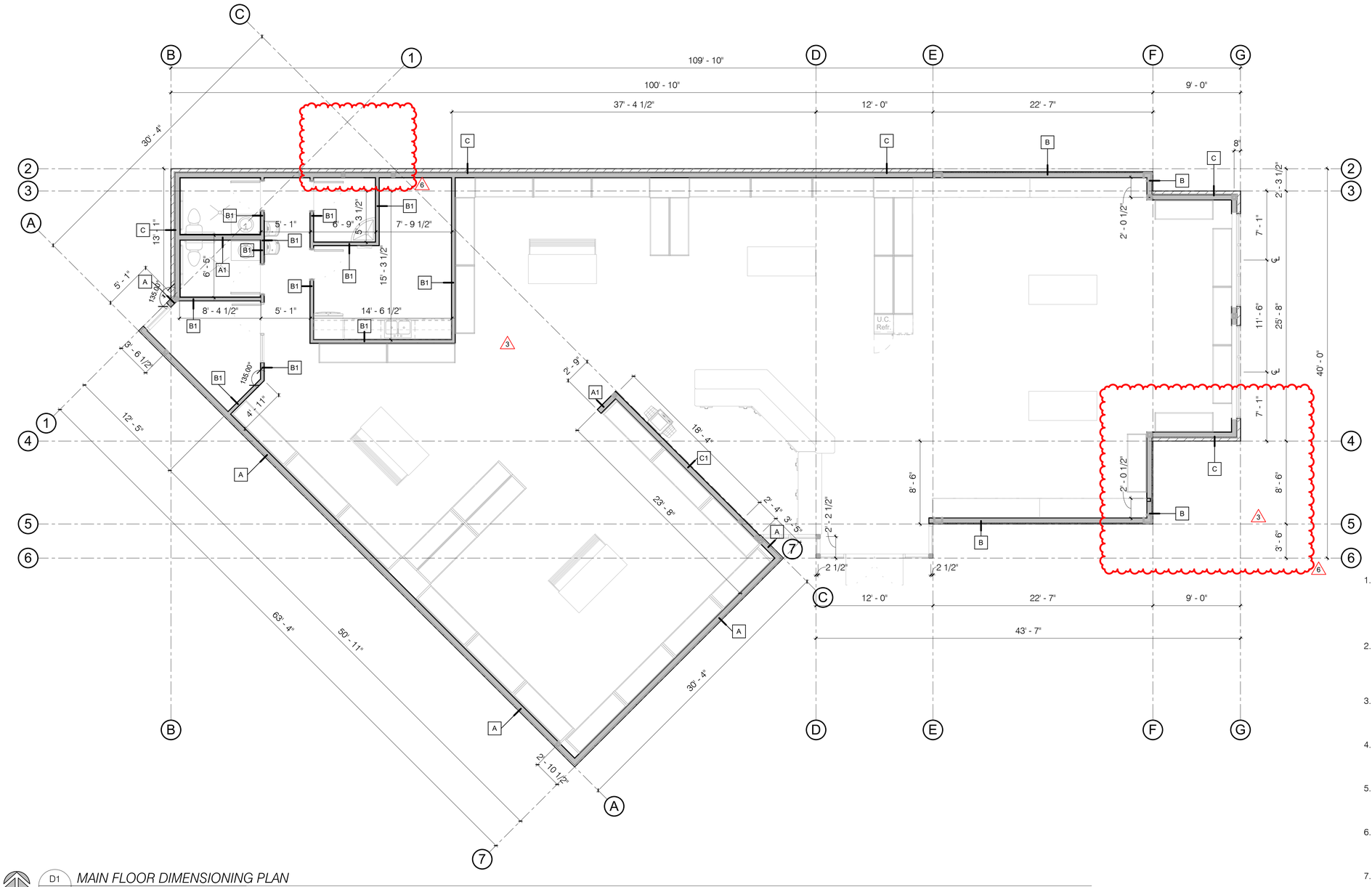

D1 AE131 MAIN FLOOR DIMENSIONING PLAN
SCALE: 3/16" = 1'-0"

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.

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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
CHRISTOPHER HUNTSMAN
09/08/22
9846051
LICENSED ARCHITECT

PROJECT

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ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MAIN LEVEL DIMENSIONING PLAN

AE131

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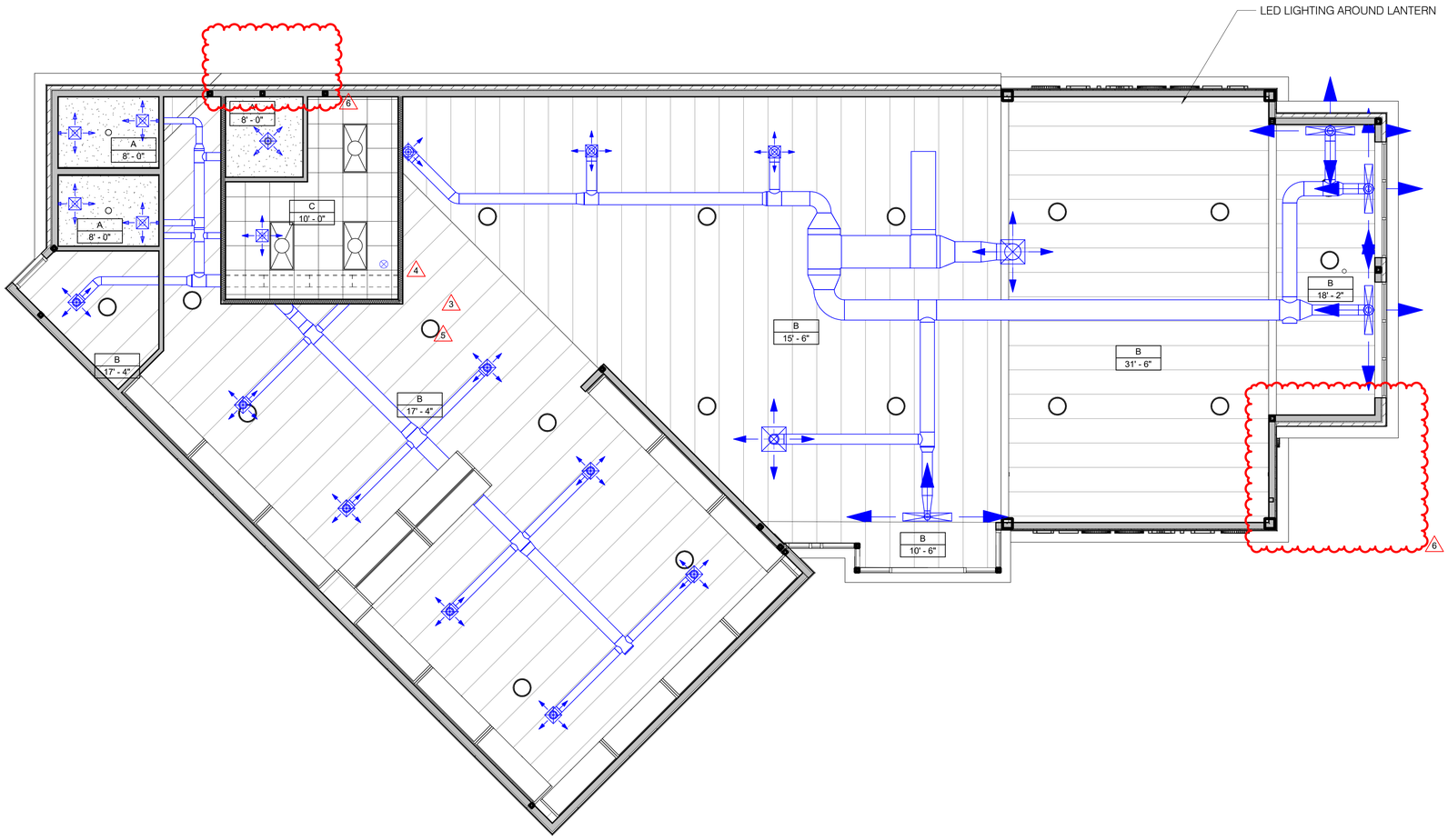

D1
AE151
MAIN LEVEL RCP
SCALE: 3/16" = 1'-0"

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
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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
CHRISTOPHER BENJAMIN SMAN
09/08/22
9846051
LICENSED ARCHITECT

PROJECT

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PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MAIN LEVEL REFLECTED CEILING PLAN

AE151

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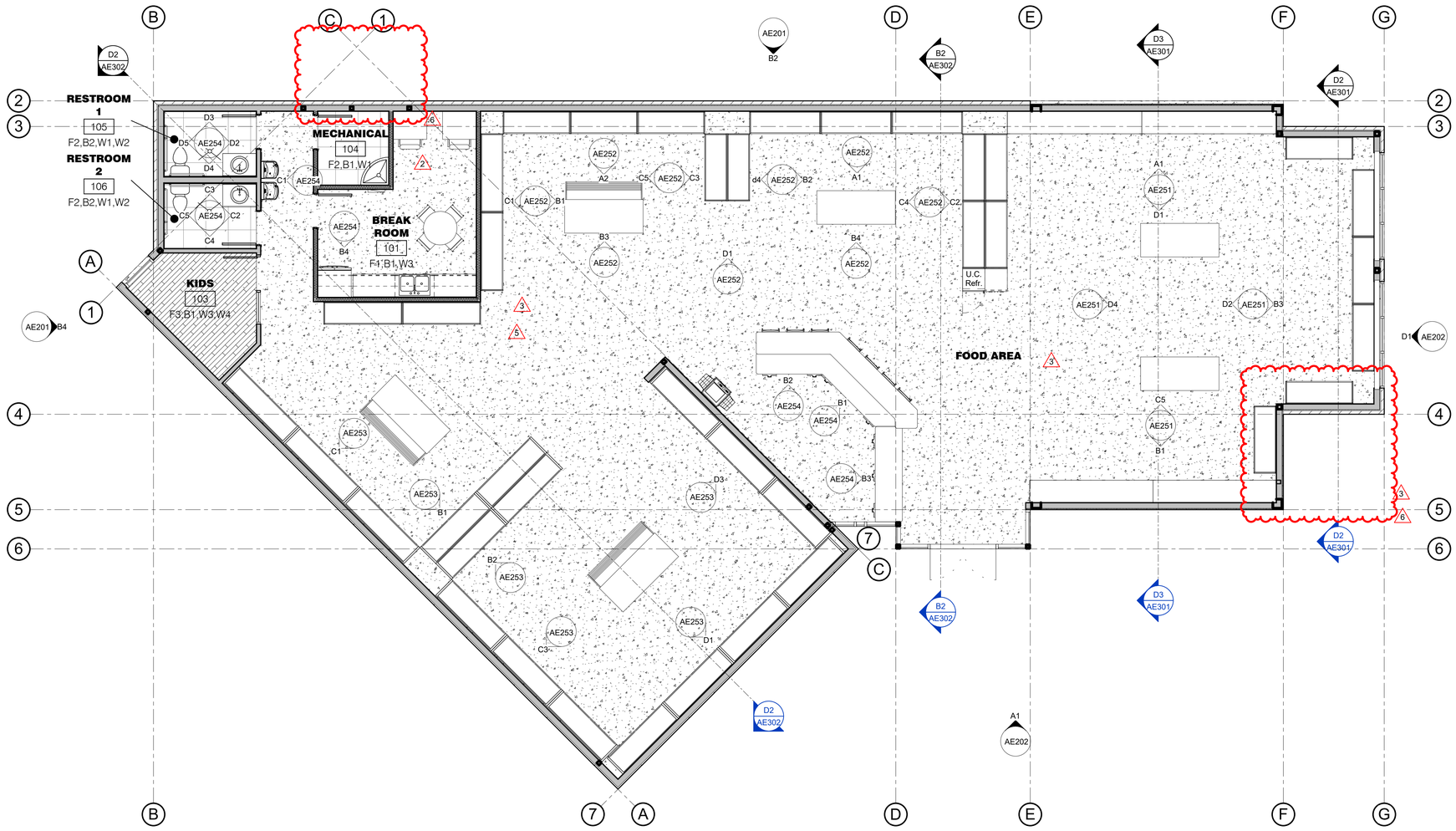

D1 AE171 MAIN LEVEL FINISH PLAN
SCALE: 3/16" = 1'-0"

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

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DATE: 9 SEPTEMBER 2022
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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 HUNTSMAN
09/08/22
9846051
LICENSED ARCHITECT

PROJECT

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64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MAIN LEVEL FINISH PLAN

AE171

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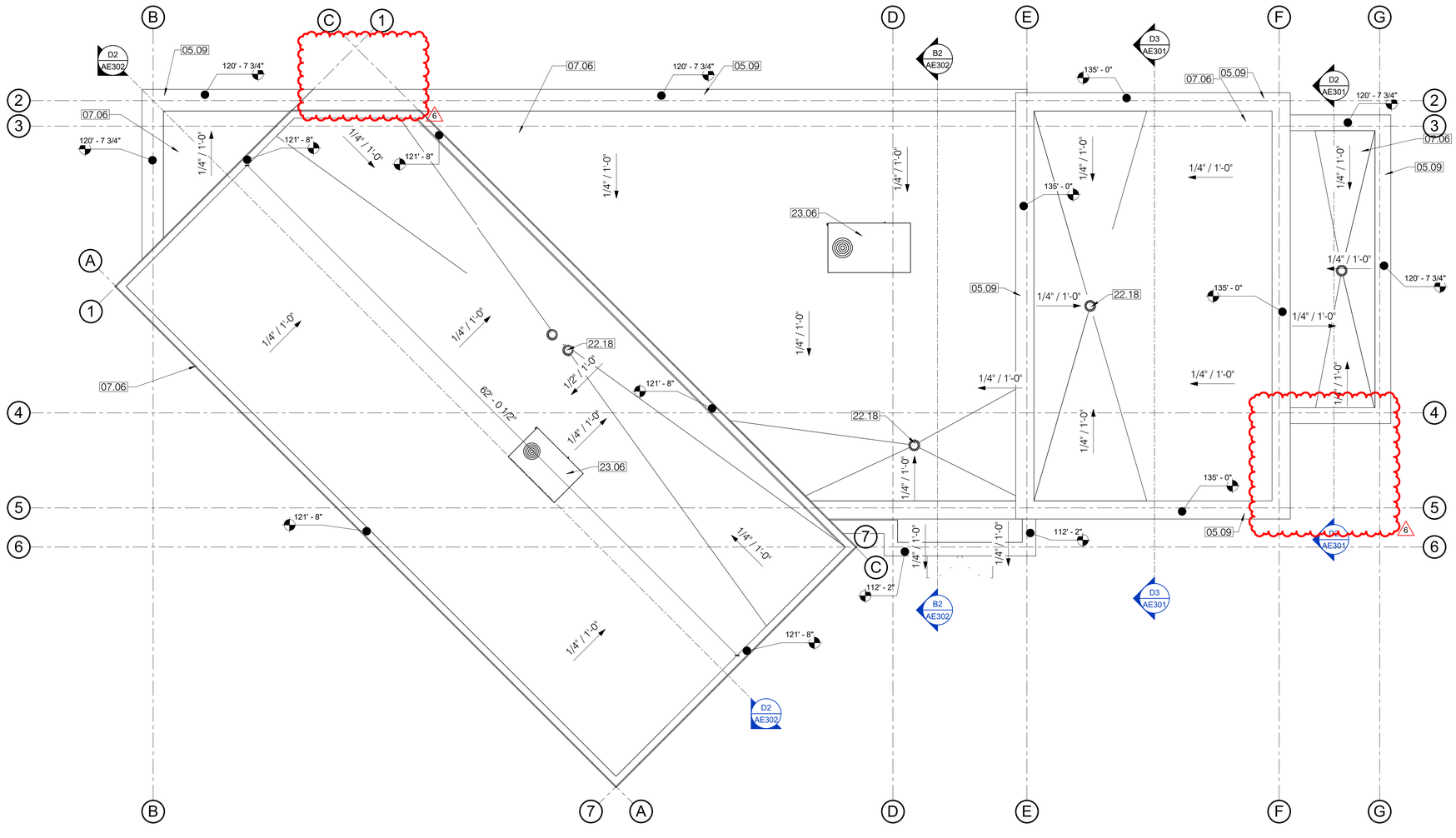

D1 AE191 ROOF DRAINAGE PLAN
SCALE: 3/16" = 1'-0"

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.

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.

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

STATE OF UTAH
CHRISTOPHER HUNTSMAN
09/08/22
9846051
LICENSED ARCHITECT

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ROOF DRAINAGE PLAN

AE191

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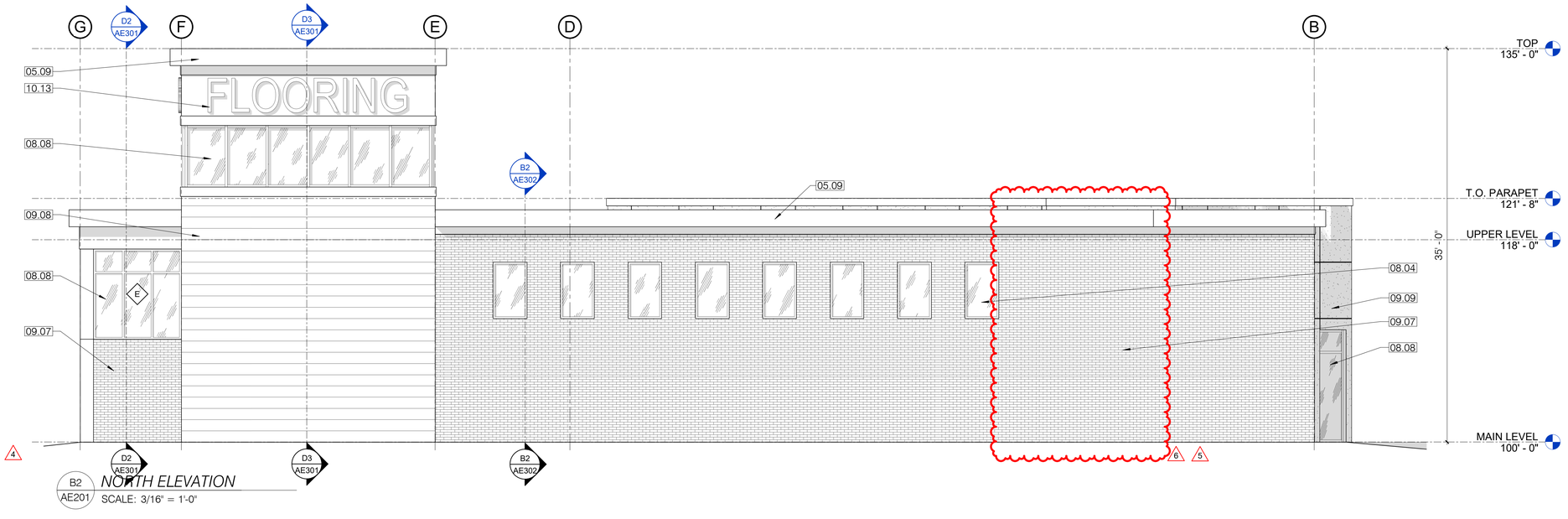
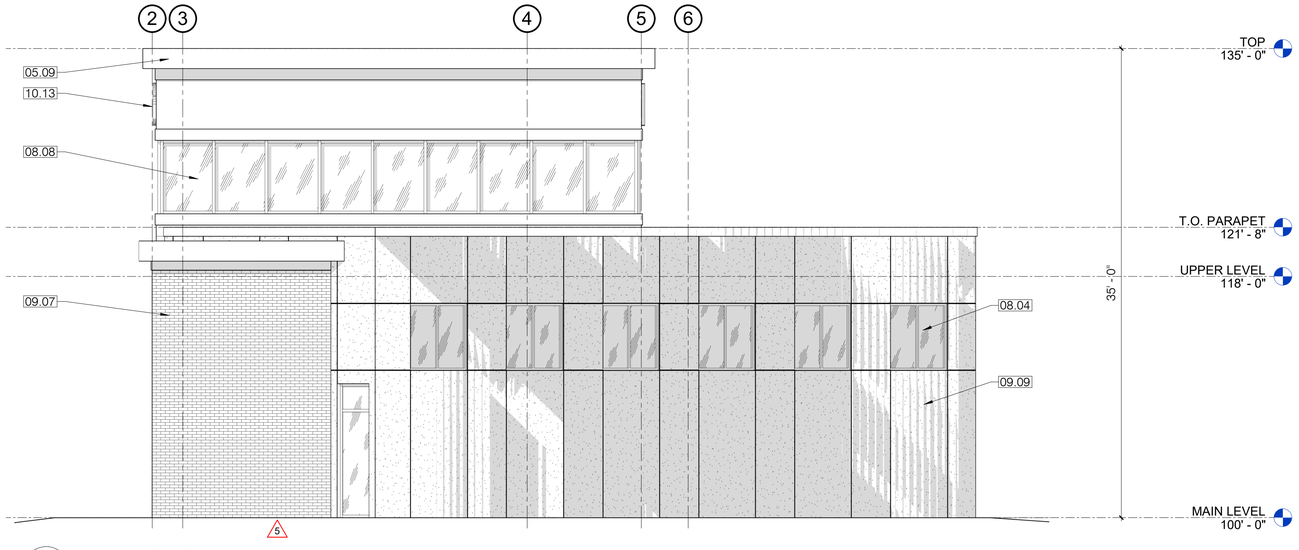


B2 AE201 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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.

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.

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STATE OF UTAH
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9846051
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ARCHITECTURAL

EXTERIOR ELEVATIONS

AE201

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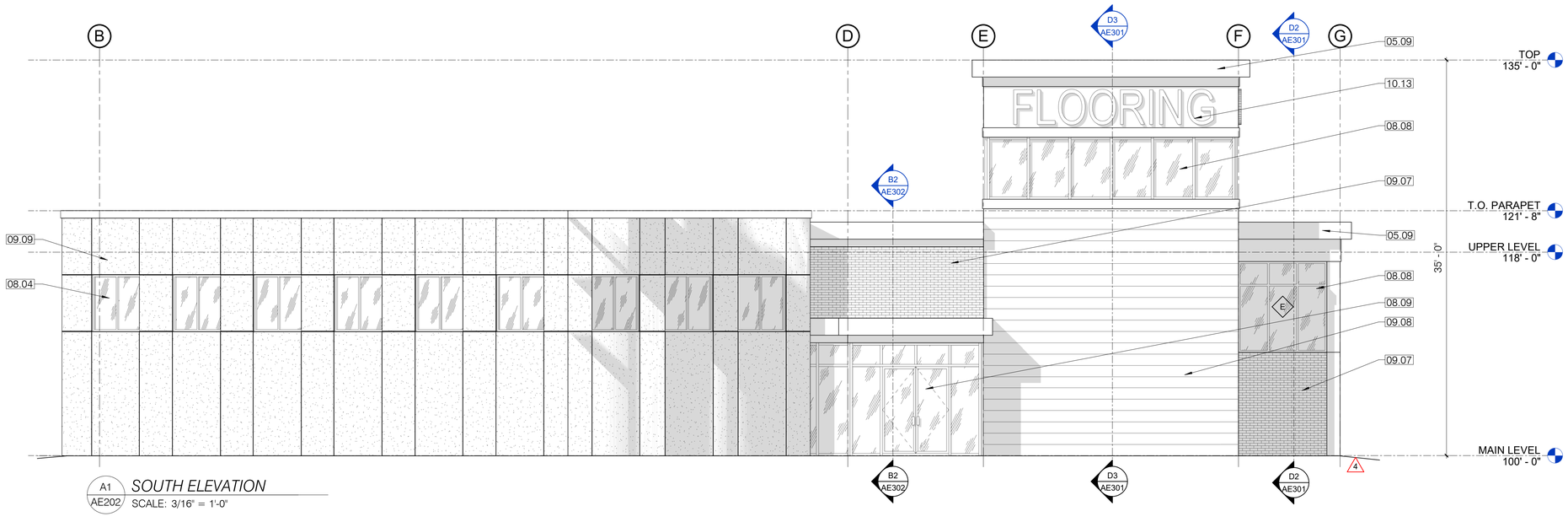
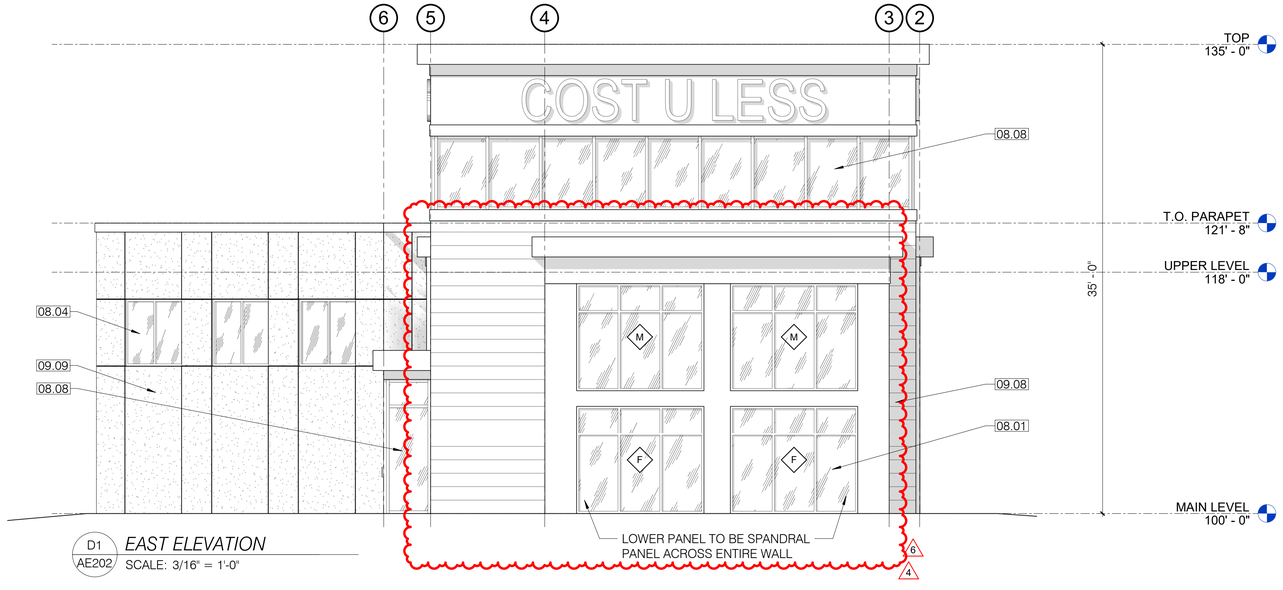


A1 / AE202 *SOUTH ELEVATION*
SCALE: 3/16" = 1'-0"



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

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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.
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REVISIONS

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6	ADDENDUM #1	7/1/22

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

PROJECT

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ADDRESS:
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ARCHITECTURAL

EXTERIOR ELEVATIONS

AE202

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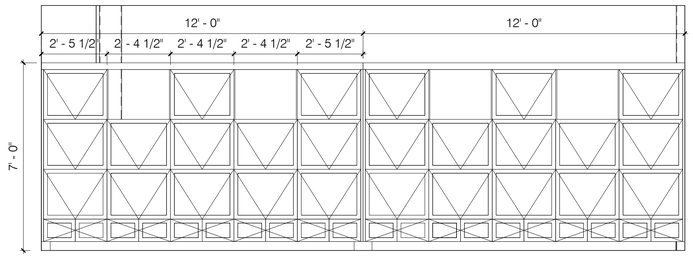
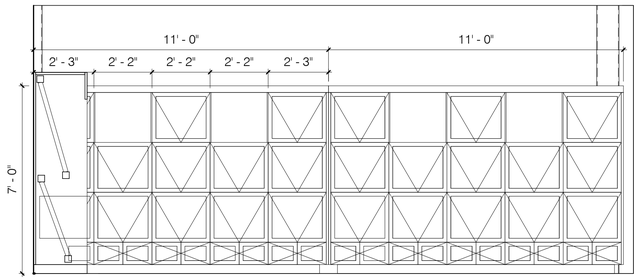
KEYNOTES



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



B1 AE251 SOUTH STOCKWALL ELEVATION
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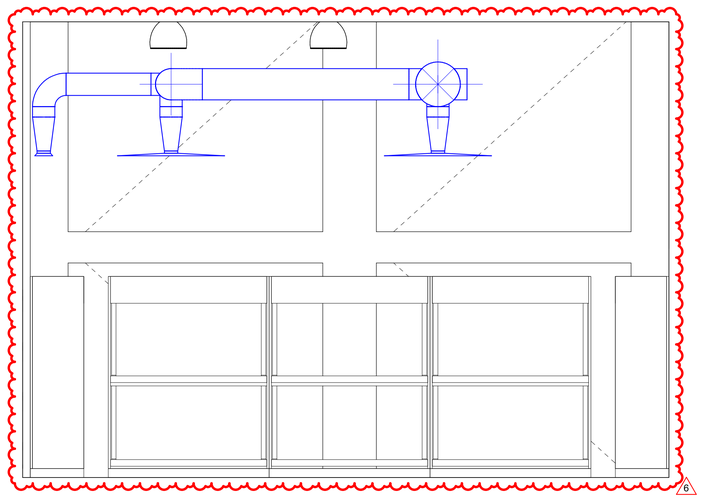

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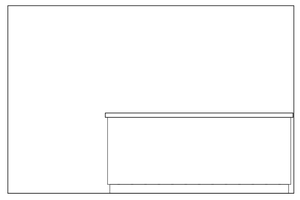

C5 AE251 SOUTH STOCKWALL COUNTER ELEVATION
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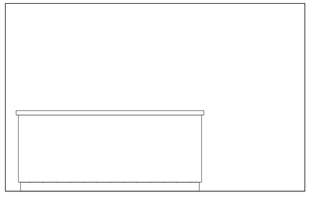

D1 AE251 NORTH STOCKWALL COUNTER ELEVATION
SCALE: 3/8" = 1'-0"

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

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

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INTERIOR ELEVATIONS

AE251

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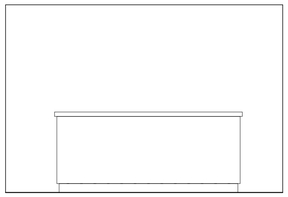
KEYNOTES

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



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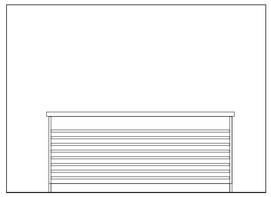

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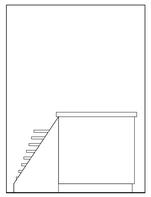

B1 AE252 NYLON WEST COUNTER ELEVATION 2
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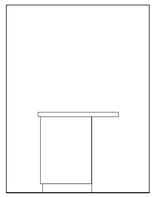

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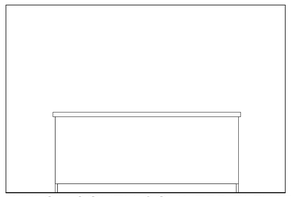

B3 AE252 NYLON SOUTH COUNTER ELEVATION 2
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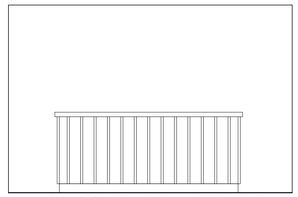

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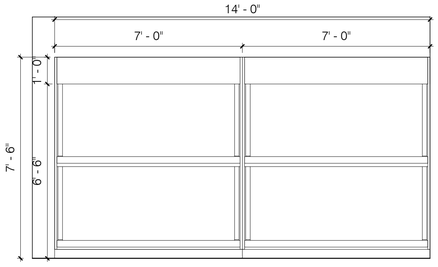

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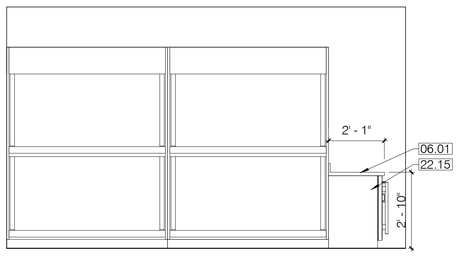

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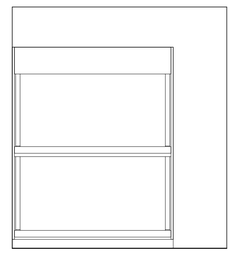

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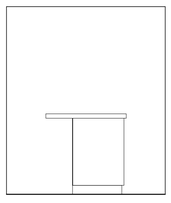

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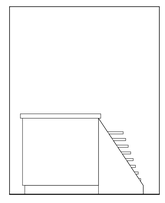

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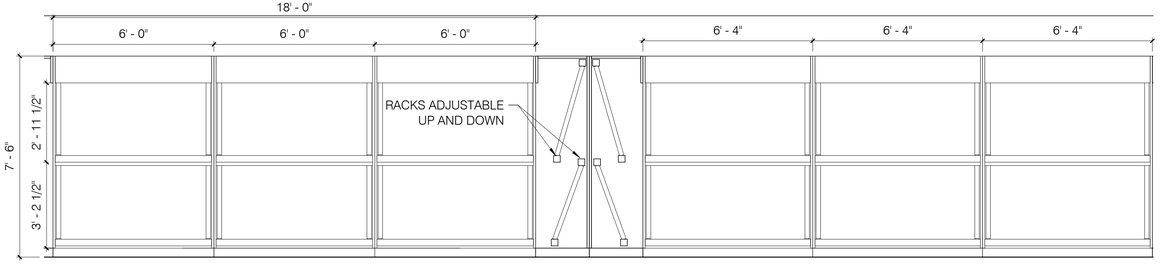
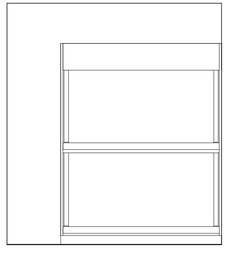


D1 AE252 NYLON NORTH ELEVATION
SCALE: 3/8" = 1'-0"



d4 AE252 NYLON WEST ELEVATION 1
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COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

INTERIOR ELEVATIONS

AE252

Y:\5D Projects\2020\20-028 Carpet Diem Cost U Less\03 Drawings\02 Revit\Carpet Diem V12.rvt
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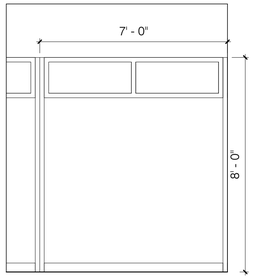
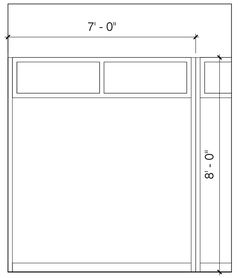
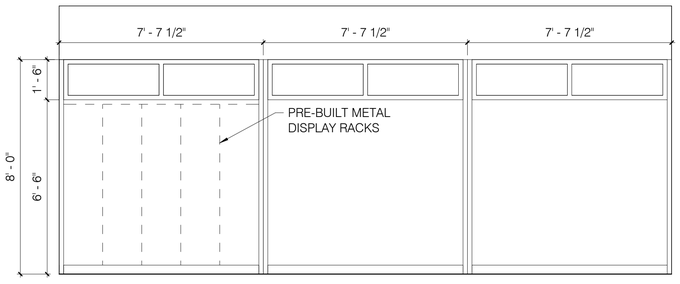
KEYNOTES



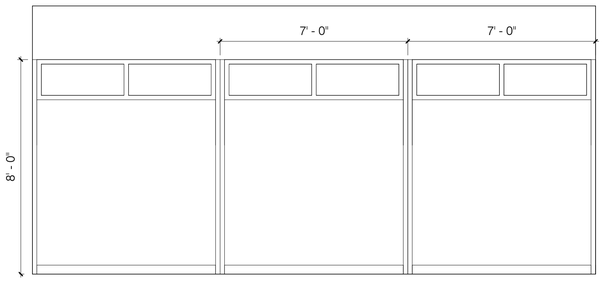
B1 AE253 *LVT SOUTHEAST ELEVATION*
SCALE: 3/8" = 1'-0"



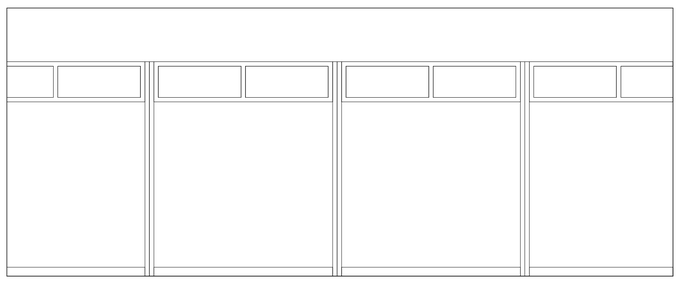
B2 AE253 *HARDWOOD NORTHWEST ELEVATION*
SCALE: 3/8" = 1'-0"



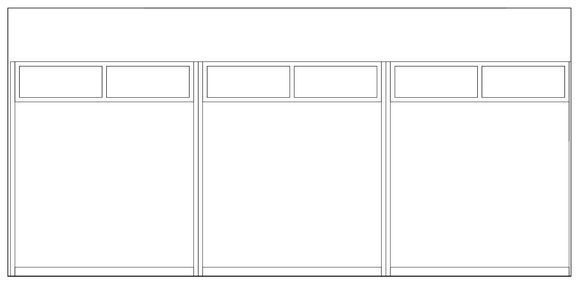
C1 AE253 *LVT SOUTHWEST ELEVATION*
SCALE: 3/8" = 1'-0"



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"

FIVE DEGREES DESIGN
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architect@fivedegreesdesign.com

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

REVISIONS

PROJECT

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AE253

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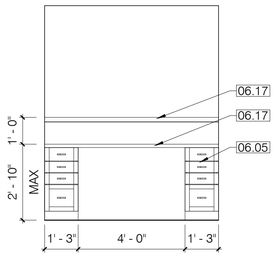
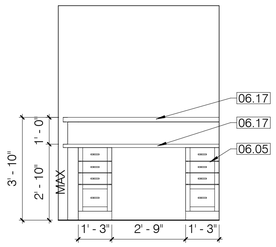
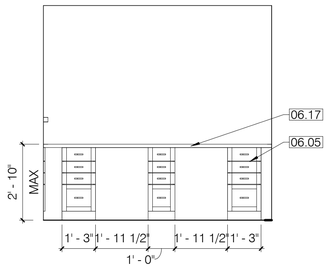


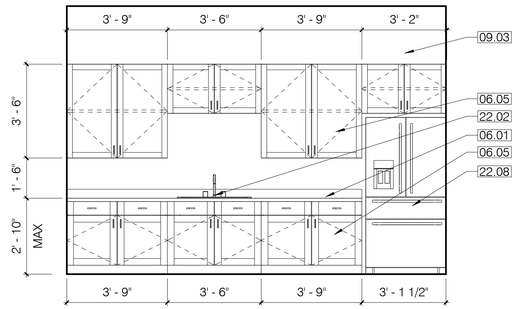
B1 AE254 *RECEPTION NORTHEAST*
SCALE: 3/8" = 1'-0"



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



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



B4 AE254 *BREAKROOM*
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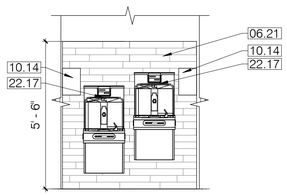

C1 AE254 *DRINKING FOUNTAINS*
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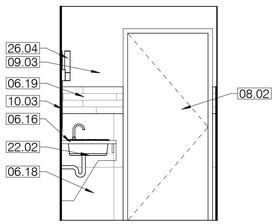

C2 AE254 *RESTROOM 2 EAST ELEVATION*
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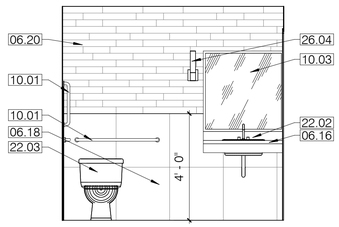
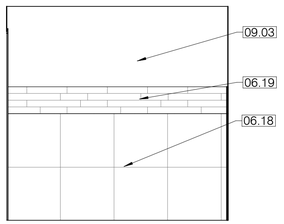
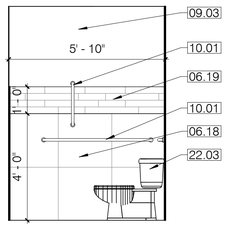


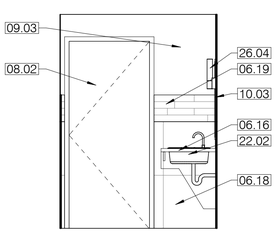
C3 AE254 *RESTROOM 2 NORTH ELEVATION*
SCALE: 3/8" = 1'-0"



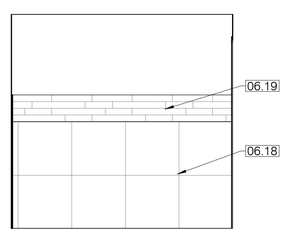
C4 AE254 *RESTROOM 2 SOUTH ELEVATION*
SCALE: 3/8" = 1'-0"



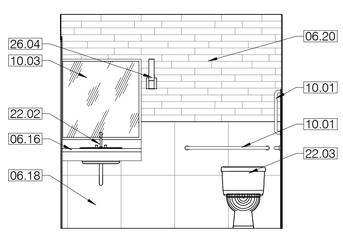
C5 AE254 *RESTROOM 2 WEST ELEVATION*
SCALE: 3/8" = 1'-0"



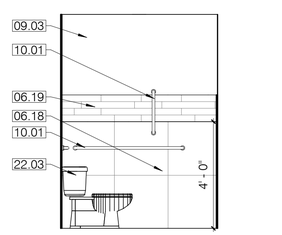
D2 AE254 *RESTROOM 1 EAST ELEVATION*
SCALE: 3/8" = 1'-0"



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
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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 CHRISTENSEN · LICENSED ARCHITECT · 09/08/22 · 9846051

PROJECT

COST U LESS RETAIL

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ADDRESS:
64 NORTH 900 WEST
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ARCHITECTURAL

INTERIOR ELEVATIONS

AE254

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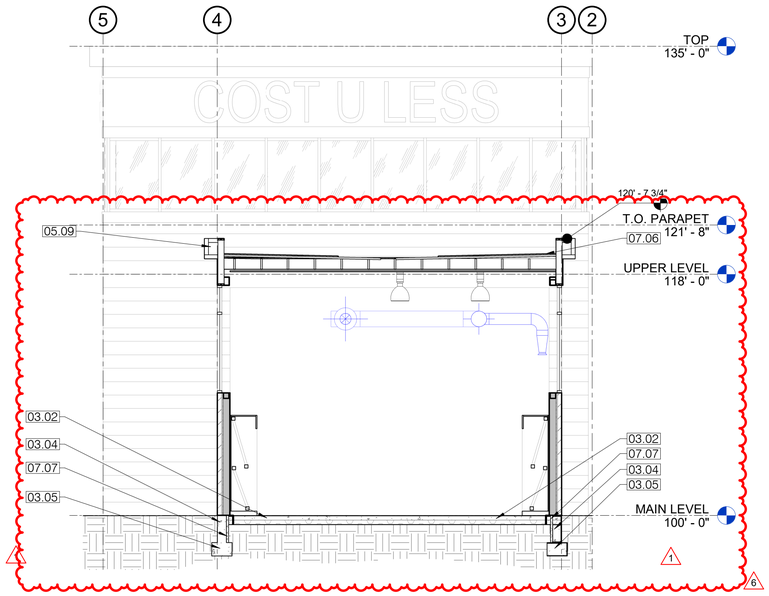
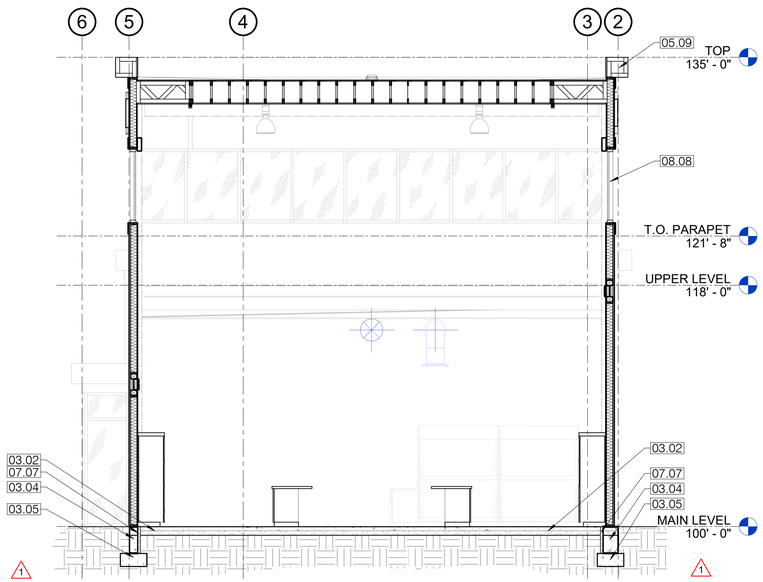


D2 AE301 BUILDING SECTION 1
SCALE: 3/16" = 1'-0"



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.

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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
9846051
LICENSED ARCHITECT

PROJECT

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ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

BUILDING SECTIONS

AE301

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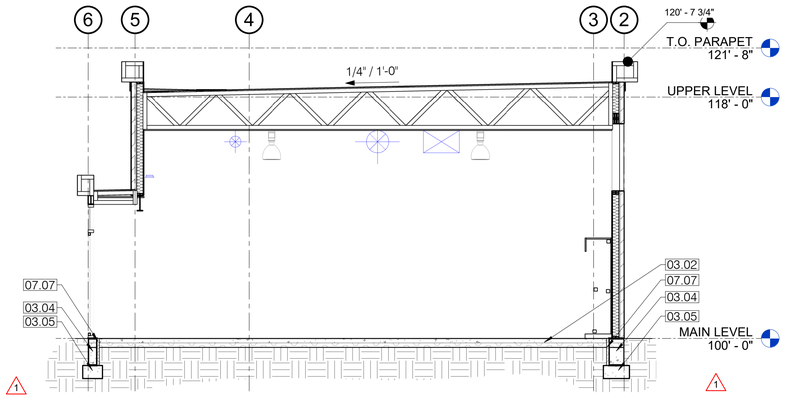

B2 AE302 *BUILDING SECTION 3*
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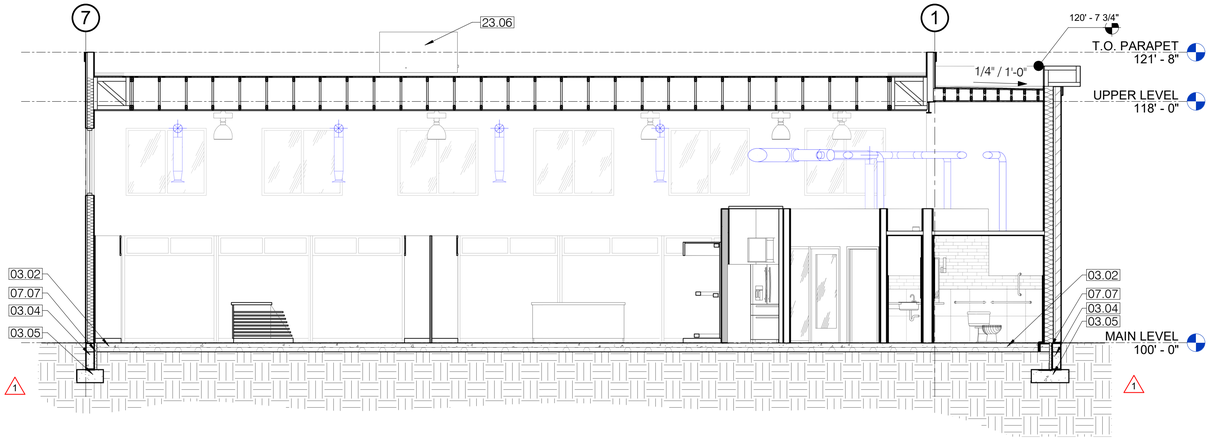

D2 AE302 *BUILDING SECTION 4*
SCALE: 3/16" = 1'-0"

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.

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DRAWN BY: MRF
CHECKED BY: BCH

REVISIONS
1 RFI #1 06/29/21

STATE OF UTAH
BENJAMIN CHRISTOPHER HUNT SMITH
09/08/22
9846051
LICENSED ARCHITECT

PROJECT

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ARCHITECTURAL

BUILDING SECTIONS

AE302

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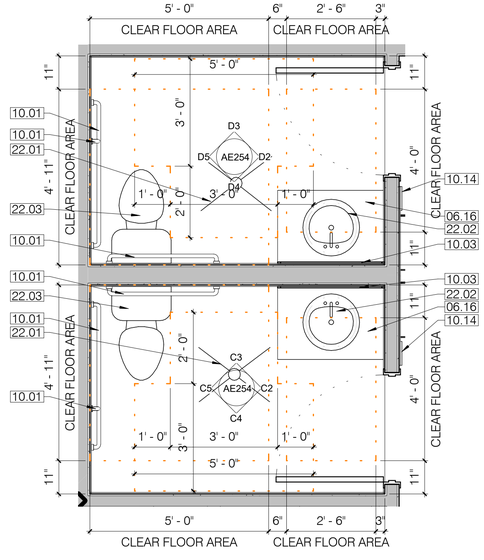
KEYNOTES

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.

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DRAWN BY: Author
CHECKED BY: Checker

REVISIONS

STATE OF UTAH
CHRISTOPHER SHAWN SCHWARTZ
09/08/22
9846051
REGISTERED LICENSED ARCHITECT

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ENLARGED FLOOR PLANS

AE401

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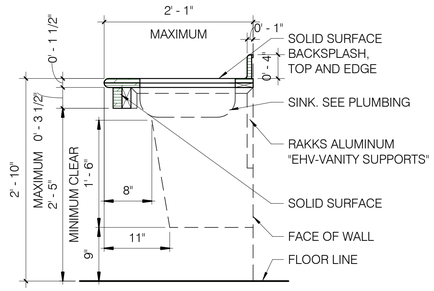
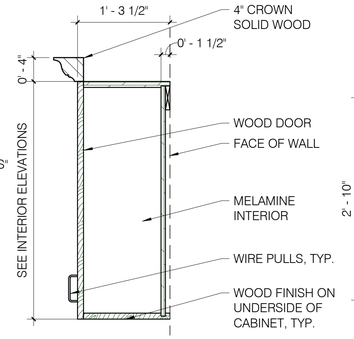


NOTE: WRAP ANY EXPOSED PIPING BELOW VANITY TOP AS REQUIRED BY ICC/ANSI A117.1/2003

A1 AE551 *RESTROOM COUNTER*
SCALE: 1" = 1'-0"



A2 AE551 *UPPER CABINET*
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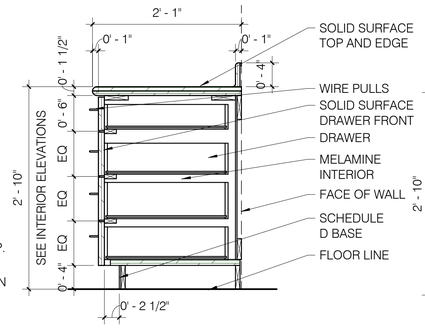

A3 AE551 *BASE CABINET W/ DRAWERS*
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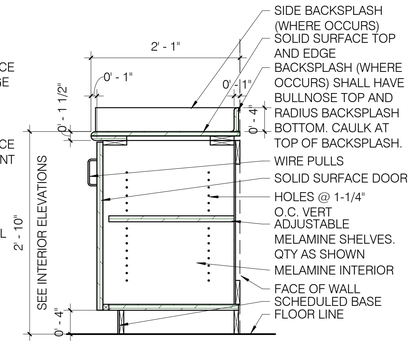
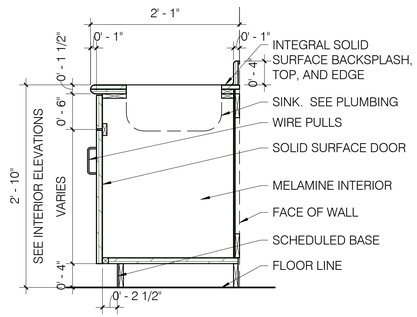


A4 AE551 *CABINET W/ SHELF*
SCALE: 1" = 1'-0"



A5 AE551 *CABINET W/ SINK*
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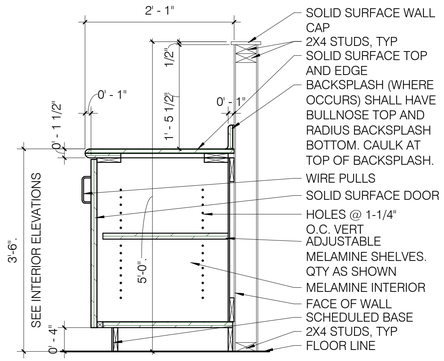
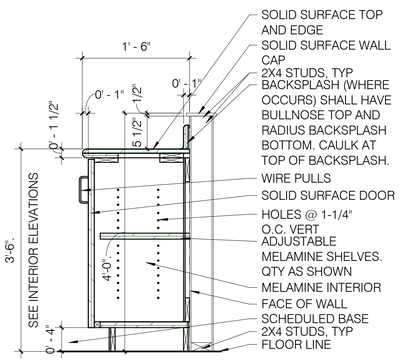


B4 AE551 *CABINET W/SHELF 2*
SCALE: 1" = 1'-0"



B5 AE551 *CABINET W/SHELF 3*
SCALE: 1" = 1'-0"

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DRAWN BY: RDW
CHECKED BY: BCH

REVISIONS

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

PROJECT

COST U LESS RETAIL

PERMIT SET

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ARCHITECTURAL

MILLWORK DETAILS

AE551

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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)

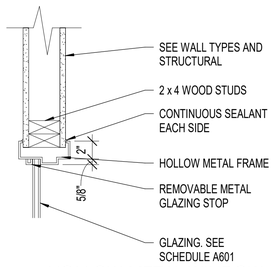
3	HINGES	TA2714 4 1/2 X 4 1/2	US26D	MC
1	CLOSER	900 SERIES, 100 SWING	AL	CR
1	STORAGE LOCK SET	PIONEER SERIES, SL SHAPE, GRADE 2	US26D	CR
1	OVERHEAD HOLD OPEN	11012	US26D	RW
1	KICKPLATE	K1050 10" x 2" LDW	US32D	RW

GROUP #8 (DOUBLE STORAGE)

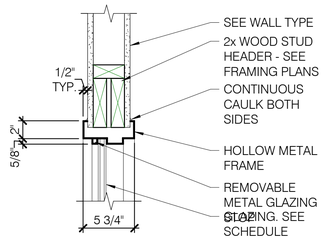
6	HINGES	TA2714 4 1/2 X 4 1/2	US26D	MC
2	CLOSER	900 SERIES, 100 SWING	AL	CR
2	STORAGE LOCK SET	PIONEER SERIES, SL SHAPE, GRADE 2	US26D	CR
2	OVERHEAD HOLD OPEN	11012	US26D	RW
2	KICKPLATE	K1050 10" x 2" LDW	US32D	RW

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*
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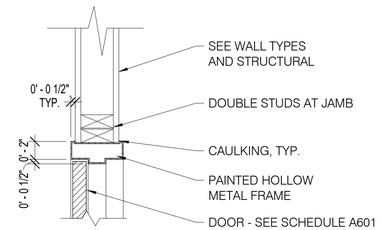
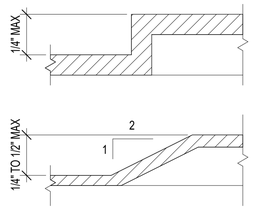
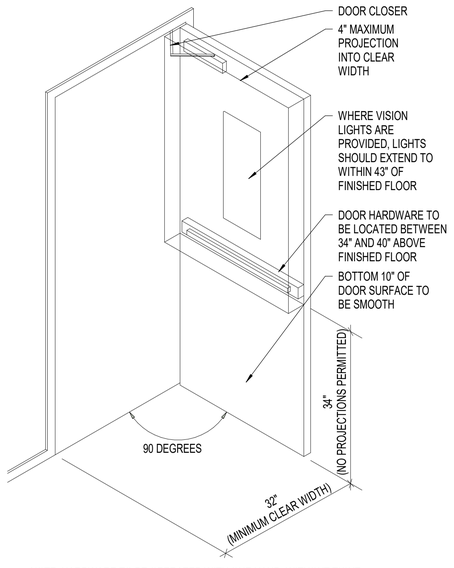


B4 / AE601 *DOOR JAMB DETAIL*
SCALE: 1 1/2" = 1'-0"



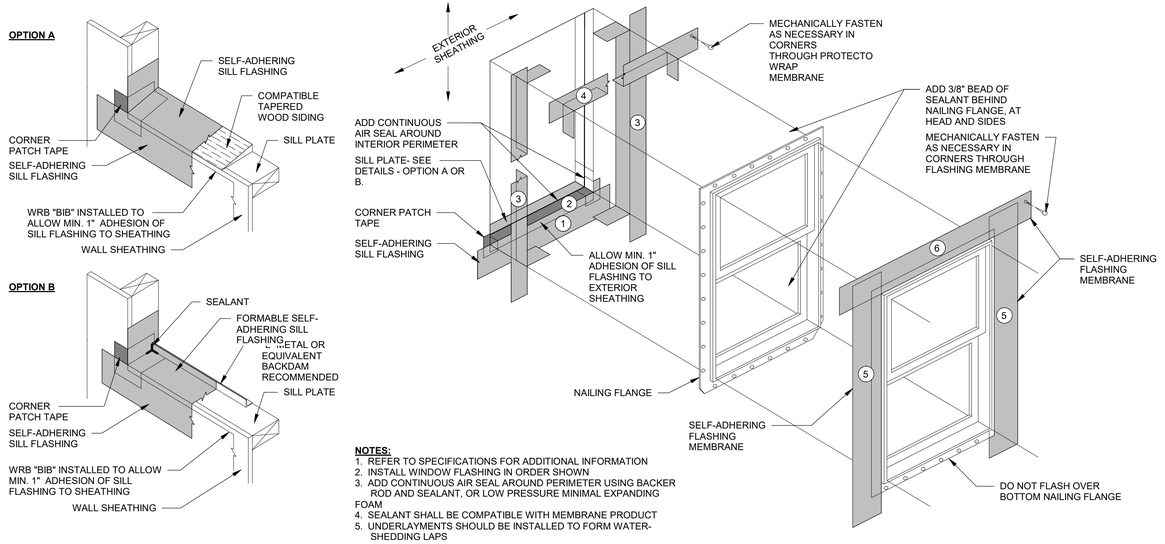
NOTE: CHANGES IN LEVEL GREATER THAN 1/2" MUST BE RAMPED WITH 1:12 MAXIMUM SLOPE. CHANGES IN LEVEL IN CLEAR FLOOR SPACE, MANEUVERING CLEARANCES, WHEELCHAIR TURNING SPACE AND ACCESS AISLES ARE PROHIBITED.

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
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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 CURTIS HOWARD SWENSEN 09/08/22 9846051 LICENSED ARCHITECT

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ARCHITECTURAL

DOOR SCHEDULE AND DETAILS

AE601

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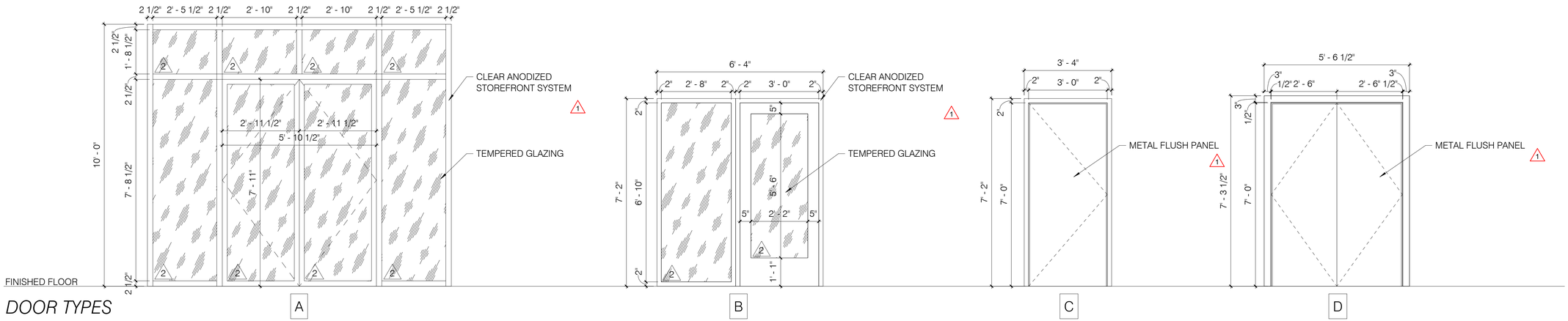

DOOR TYPES

GLAZING LEGEND

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DOOR TYPES

AE602

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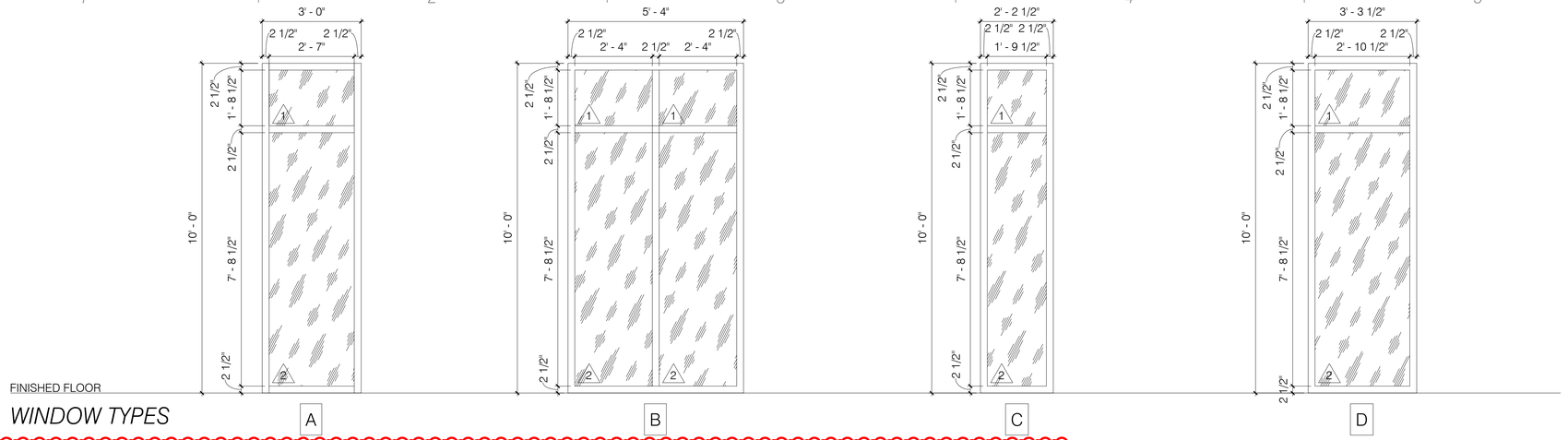
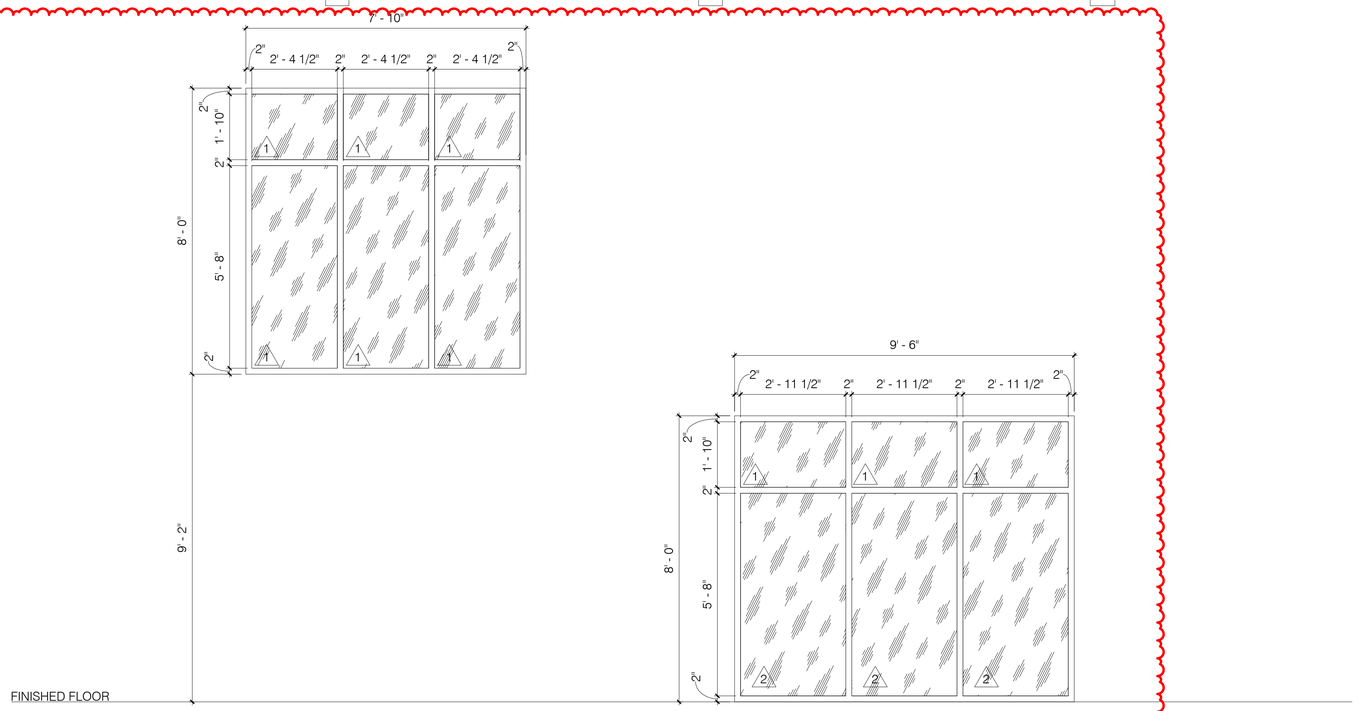


WINDOW TYPES



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WINDOW TYPES

AE603

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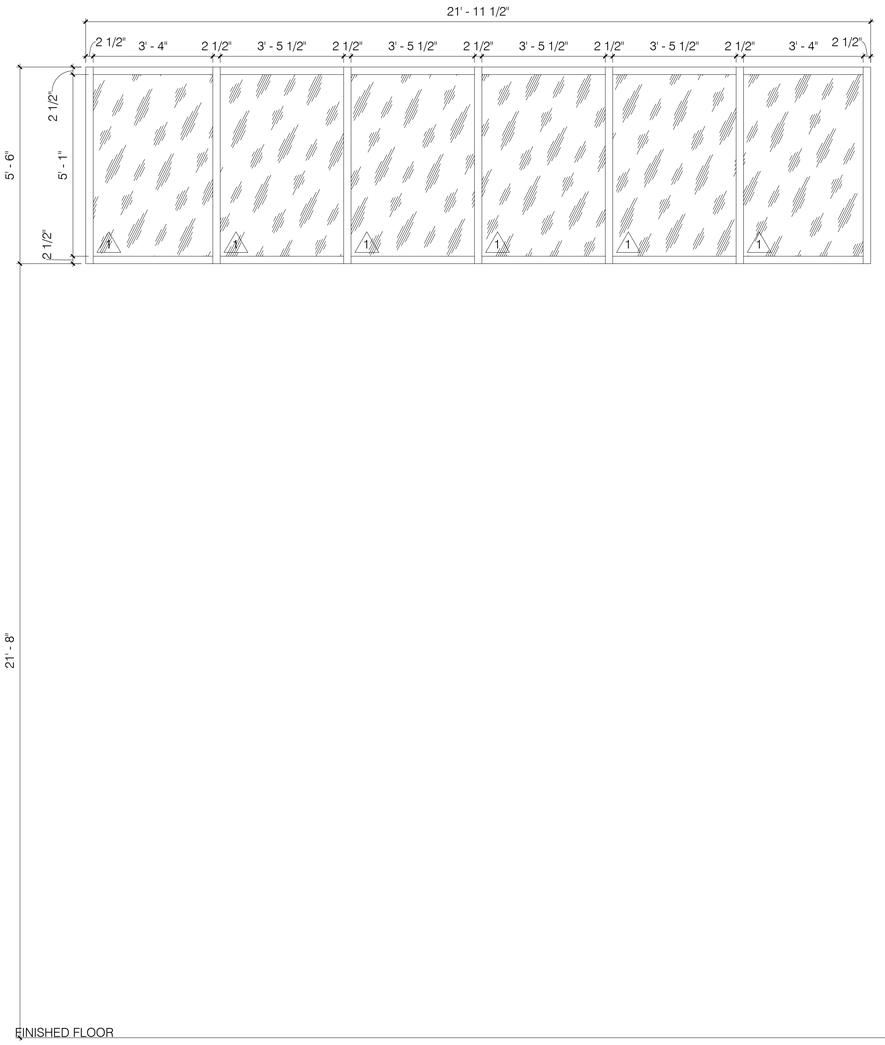

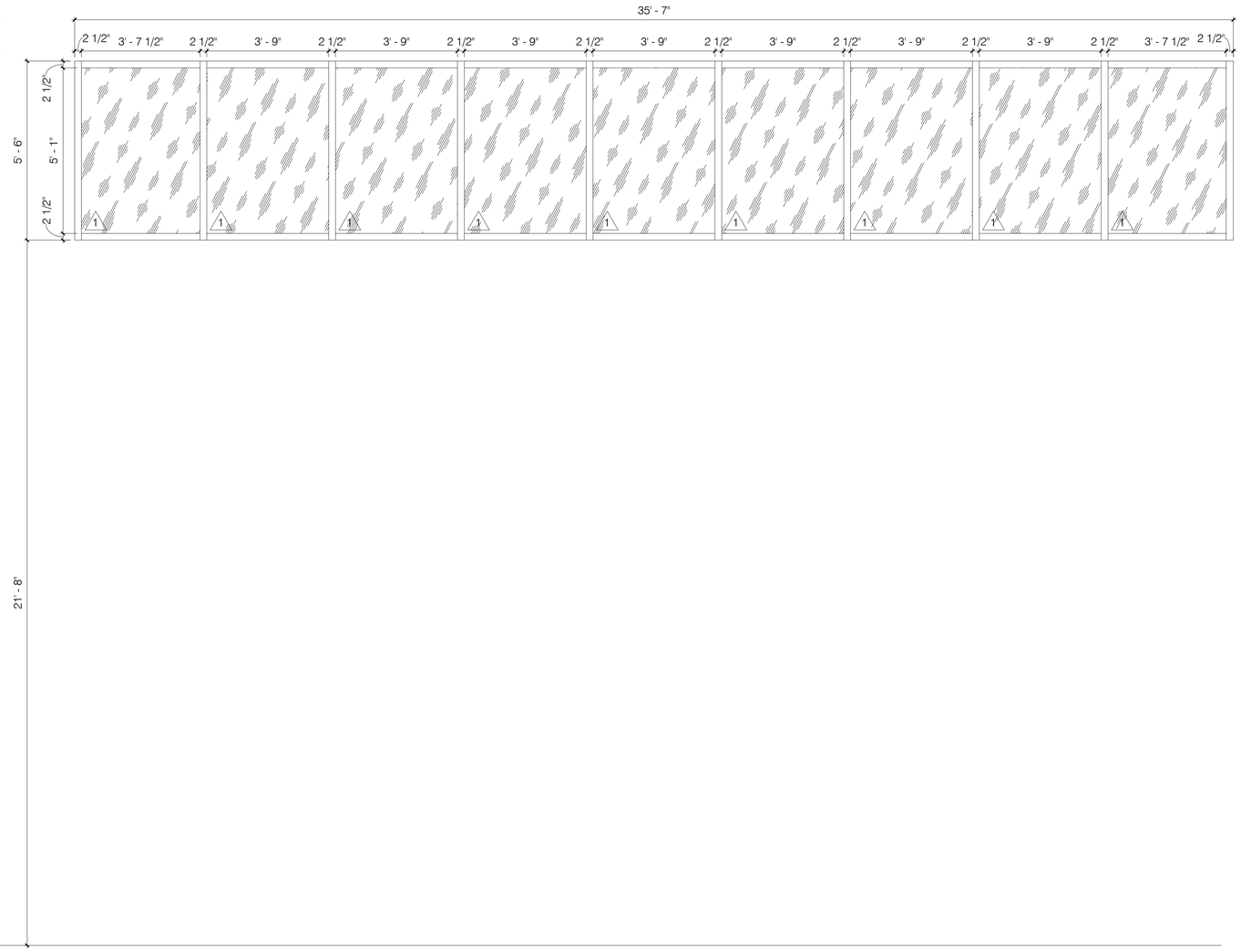

WINDOW TYPES

G

H

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WINDOW TYPES

AE604

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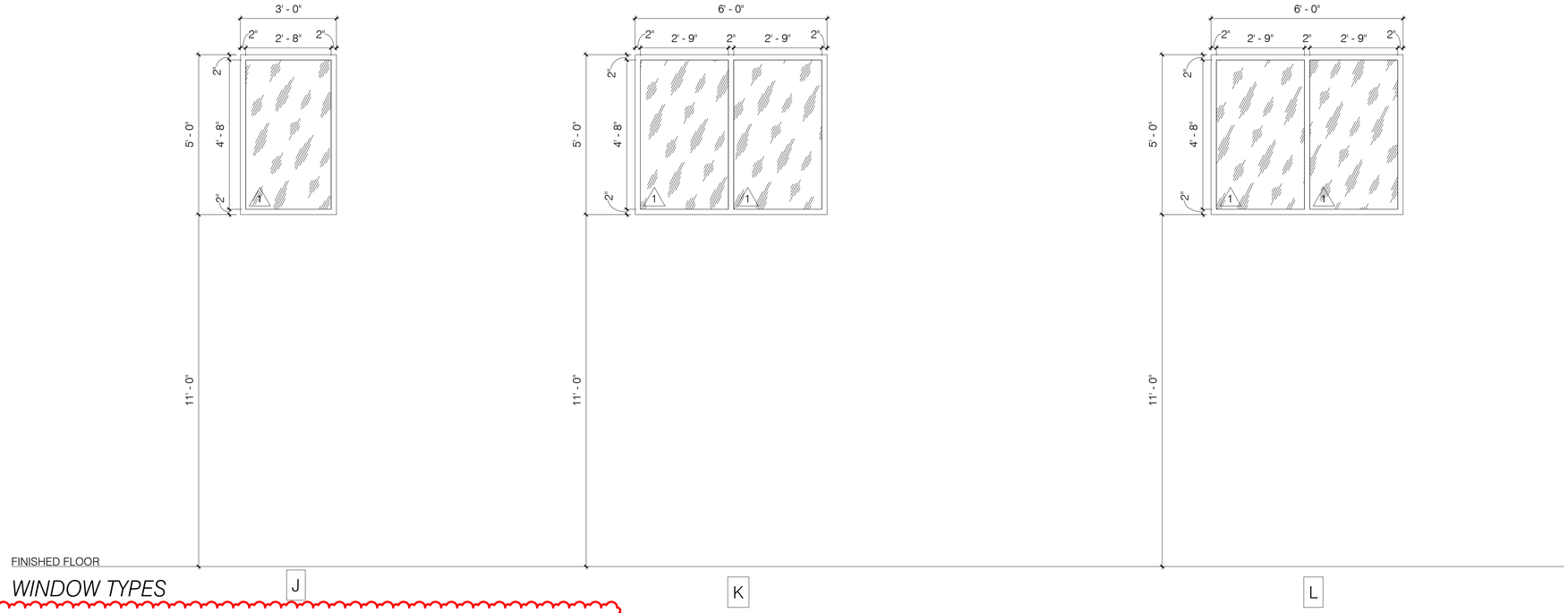
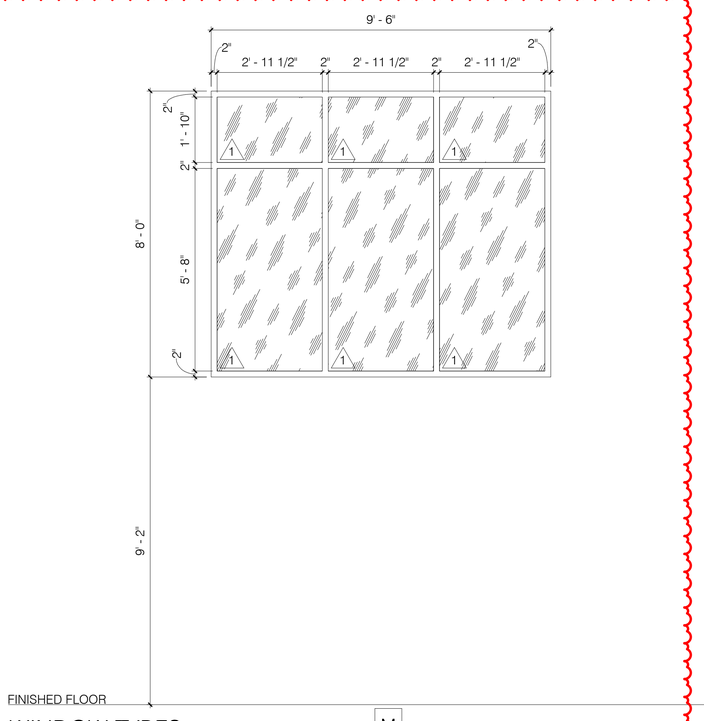


WINDOW TYPES



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64 NORTH 900 WEST
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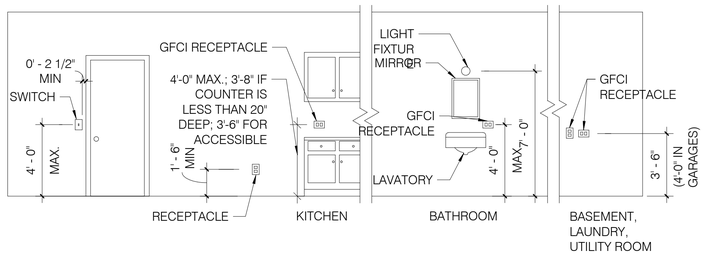
ARCHITECTURAL

WINDOW TYPES

AE605

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.

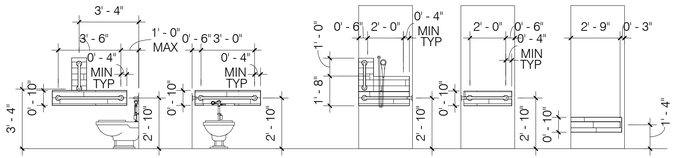
10- CHANGES IN CEILING PLANE ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.

11- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED AND BRACED INDEPENDENT FROM THE SUSPENDED CEILING SYSTEM.

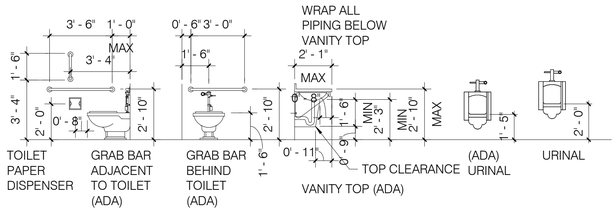
12- PROVIDE 2" OVERSIZE RINGS, SLEEVES OR ADAPTERS THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT FOR AT LEAST 1" MOVEMENT IN ALL DIRECTIONS FOR FIRE SPRINKLER HEADS AND OTHER SIMILAR PENETRATIONS.

13- SPECIAL INSPECTION REQUIRED OF SUSPENDED CEILING SYSTEMS.

B



B1 AE701 *TYPICAL BLOCKING DETAILS*
SCALE: 1/4" = 1'-0"



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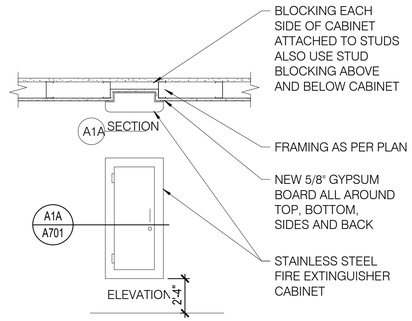

B4 AE701 *SEMI RECESSED FIRE EXTINGUISHER*
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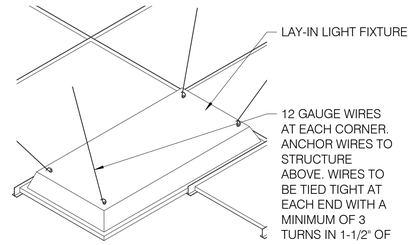
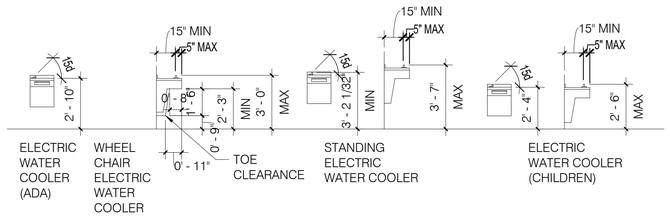


B5 AE701 *SEISMIC LIGHT DETAIL*
SCALE: 1 1/2" = 1'-0"

C



C1 AE701 *TYPICAL ACCESSORY HEIGHTS*
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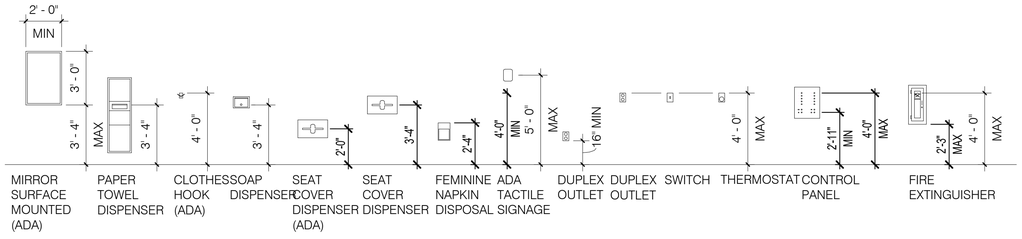
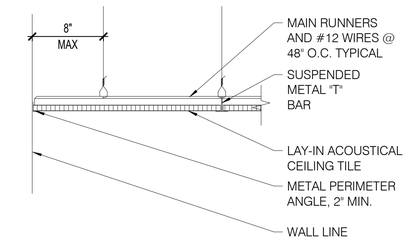


C3 AE701 *TYPICAL ACCESSORY HEIGHTS*
SCALE: 1/4" = 1'-0"



C5 AE701 *ACOUSTICAL CEILING DETAIL*
SCALE: 1 1/2" = 1'-0"

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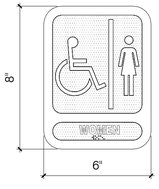
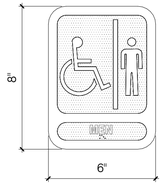


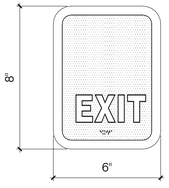
NOTE: ADA COMPLIANT SIGN WITH RADIUS CORNER AND RADIUS BORDER. RAISED COPY AND BRAILLE. "MP" WITH BACKGROUND COLOR TO BE SELECTED BY ARCHITECT.

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*
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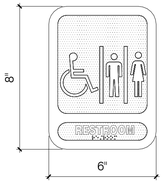
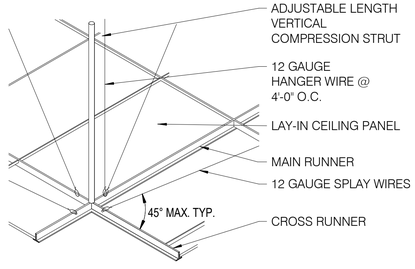


NOTE: ADA COMPLIANT SIGN WITH RADIUS CORNER AND RADIUS BORDER. RAISED COPY AND BRAILLE. "MP" WITH BACKGROUND COLOR TO BE SELECTED BY ARCHITECT.

D4 AE701 *ADA RESTROOM SIGN*
SCALE: 3" = 1'-0"



D5 AE701 *SEISMIC CEILING DETAIL*
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FIVE DEGREES DESIGN
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DATE: 9 SEPTEMBER 2022
PROJECT #: 20-028
DRAWN BY: RDW
CHECKED BY: BCH

REVISIONS

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

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
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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

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AMERICAN FORK, UT 84003

GENERAL STRUCTURAL NOTES

S001

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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.

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09/08/2022

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GENERAL STRUCTURAL NOTES

S002

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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.

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PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

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PROFESSIONAL ENGINEER No. 11702949 ALEXANDER PIKET STATE OF UTAH
09/08/2022

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SPECIAL INSPECTIONS

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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

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DATE: 01 JUNE 2021
PROJECT #: 210345
DRAWN BY: MP
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09/08/2022

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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
- OW-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

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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

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LEGENDS AND ABBREVIATIONS

S010

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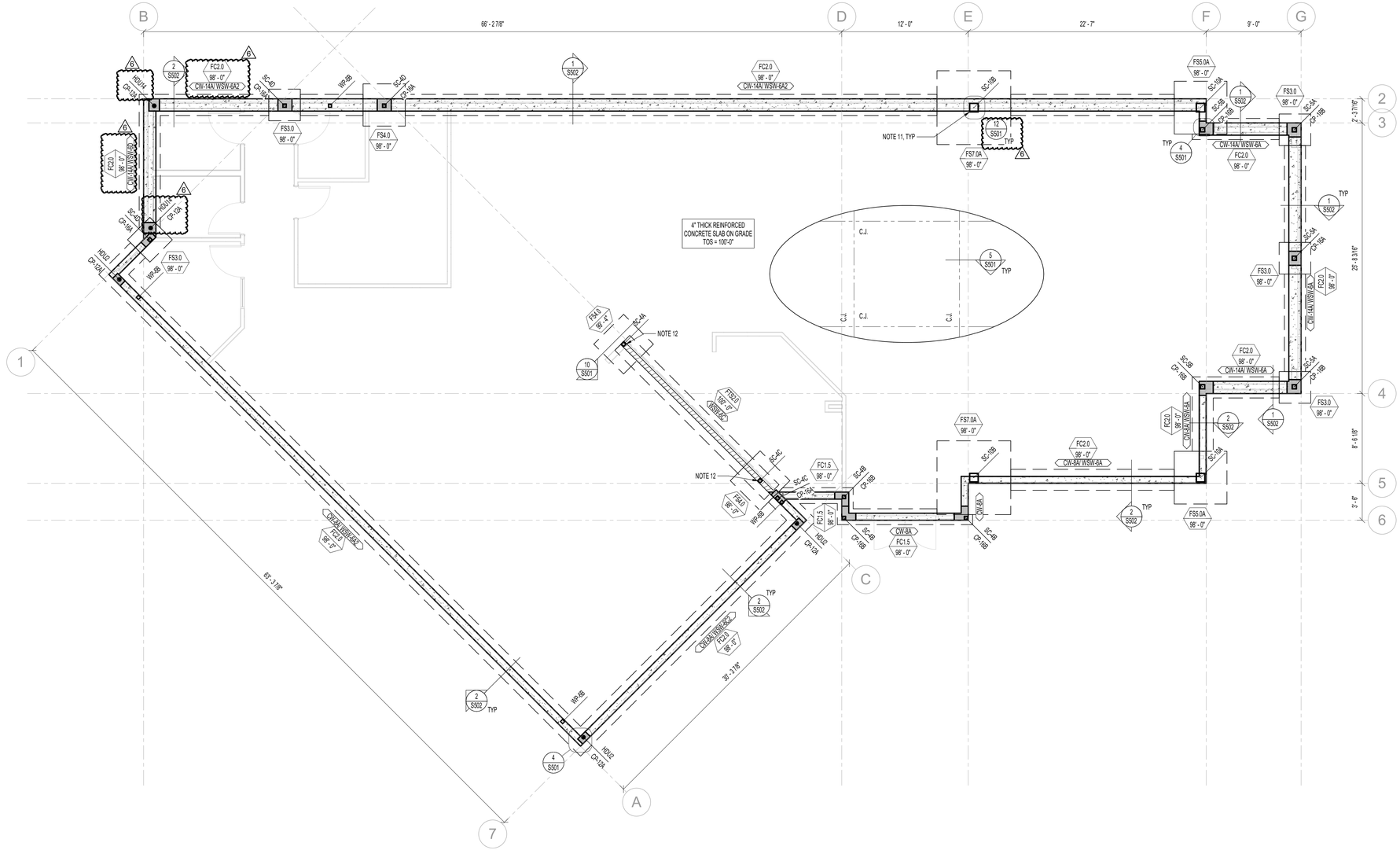

1 FOOTING AND FOUNDATION PLAN

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.

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6	Addendum #1	09/08/22

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STATE OF UTAH

09/08/2022

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FOOTING AND FOUNDATION PLAN

S101

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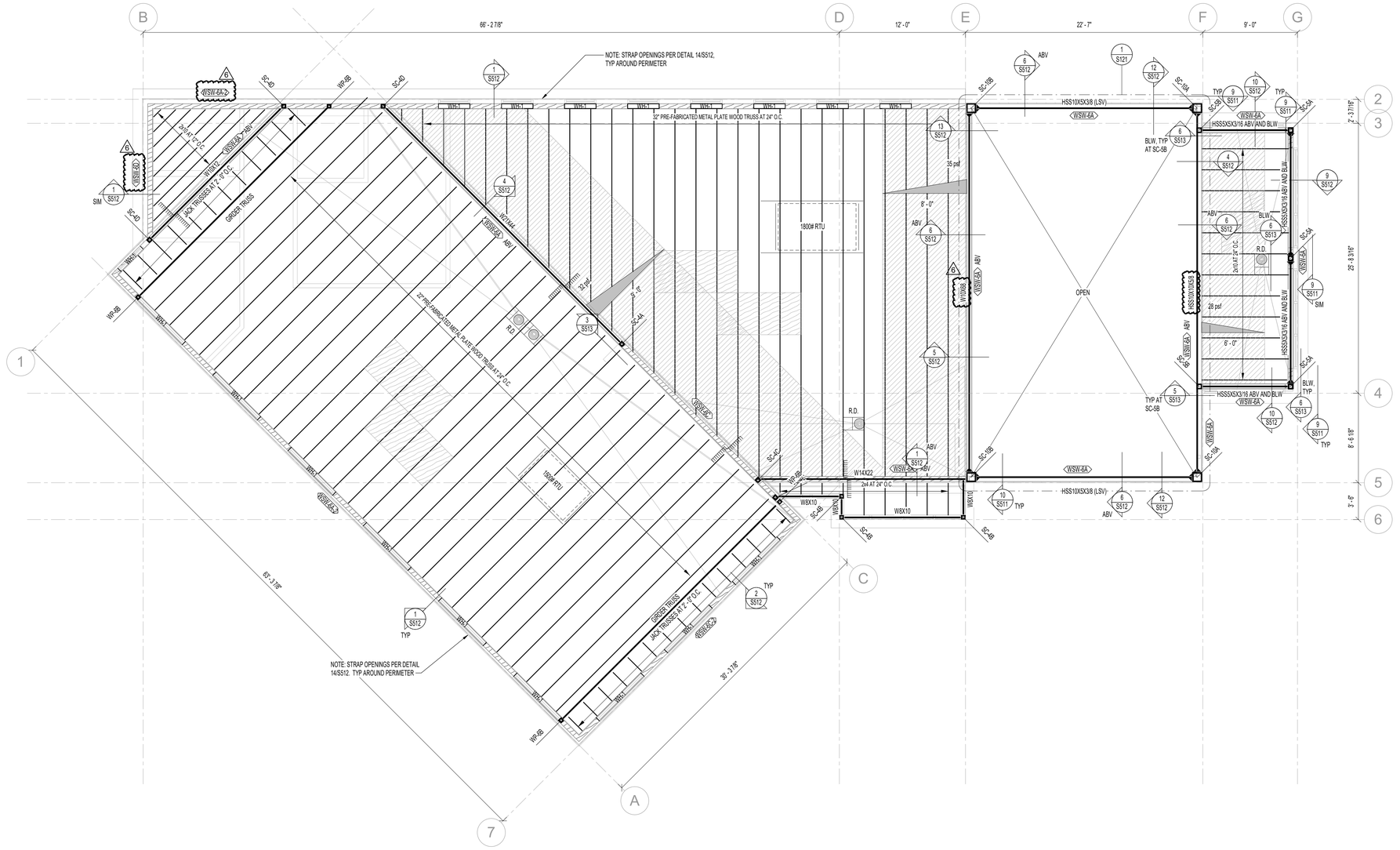

1 ROOF FRAMING PLAN

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.

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6 Addendum #1	09/08/22

PROFESSIONAL ENGINEER No. 11102949 ALEXANDER PIKET STATE OF UTAH

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ROOF FRAMING PLAN

S111

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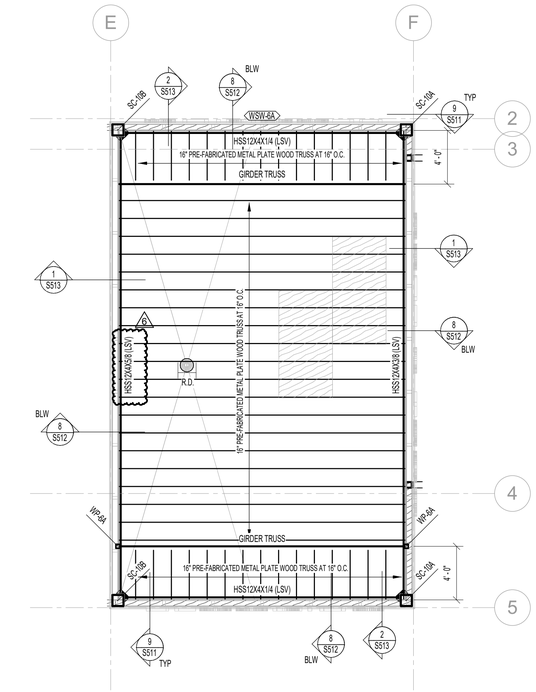

1 HIGH ROOF FRAMING

[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.

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6 Addendum #1 09/08/22

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STATE OF UTAH

09/08/2022

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HIGH ROOF FRAMING PLAN

S121

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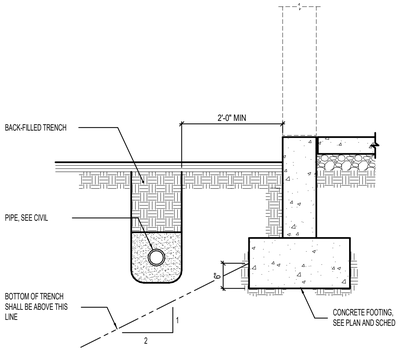
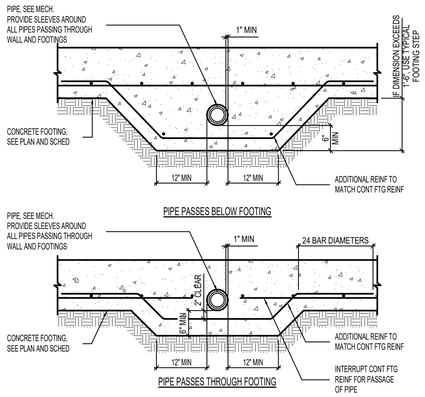
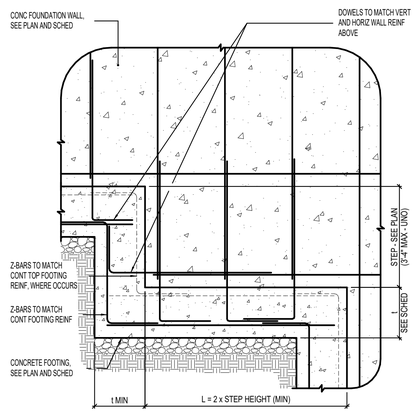


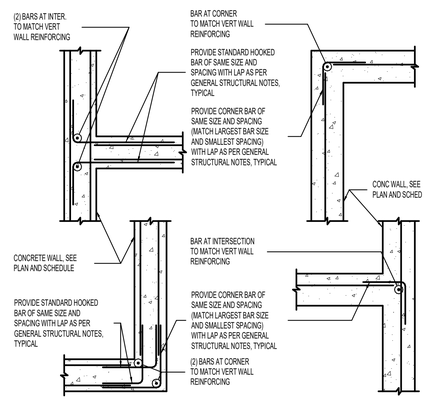
1 CONDITION AT PIPE PARALLEL TO CONCRETE FOOTING — NO SCALE



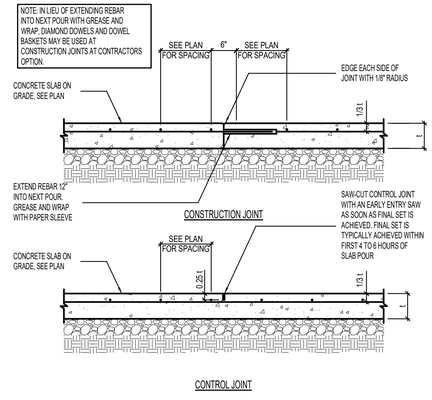
2 CONDITIONS AT PIPE PERPENDICULAR TO FOOTING — NO SCALE



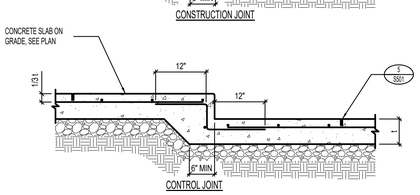
3 TYPICAL FOOTING STEP DETAIL — NO SCALE



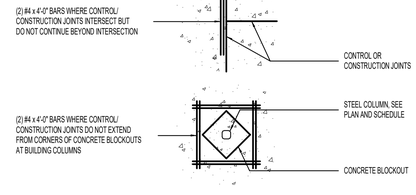
4 TYPICAL CORNER WALL REINFORCING AT CONCRETE WALLS [PLAN VIEW] — NO SCALE



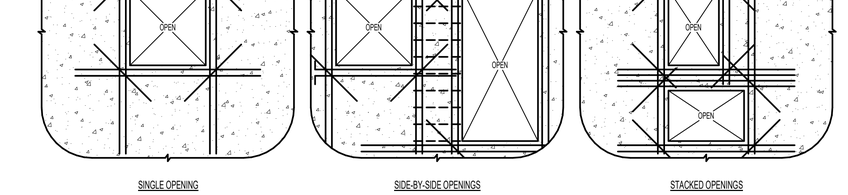
5 TYPICAL SLAB ON GRADE JOINT DETAILS — NO SCALE



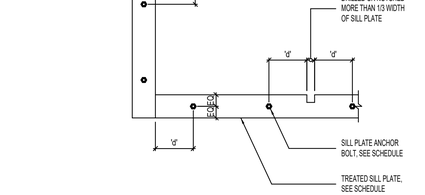
6 JOINT DETAILS AT SLAB DEPRESSIONS — NO SCALE



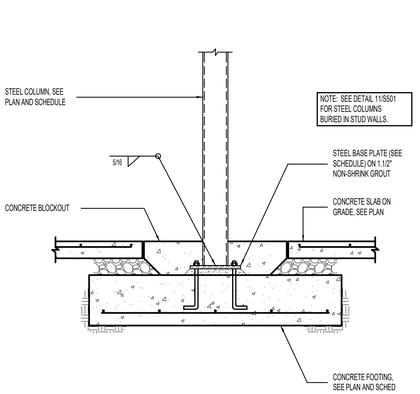
7 LOCATIONS REQUIRING ADDITIONAL SLAB REINFORCING [PLAN VIEW] — NO SCALE



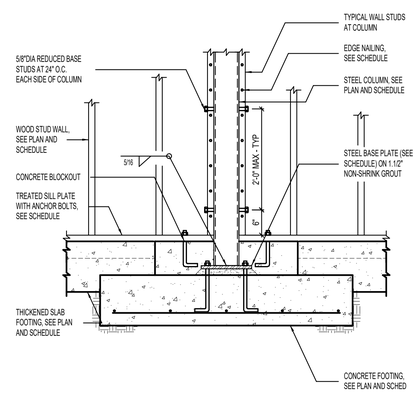
8 TYPICAL REINFORCING FOR MISCELLANEOUS OPENINGS LESS THAN 3'-0" IN CONCRETE WALLS — NO SCALE
WHERE MISCELLANEOUS OPENING WIDTH IS GREATER THAN 3'-0" WIDE, CONTACT STRUCTURAL ENGINEER.



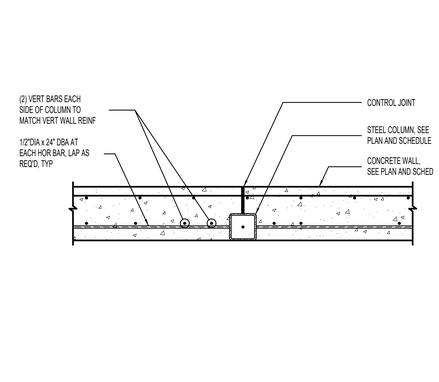
9 SILL PLATE BOLTING DETAIL [PLAN VIEW] — NO SCALE



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

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PROFESSIONAL ENGINEER — No. 11702949 — ALEXANDER PIKET — STATE OF UTAH

09/08/2022

PROJECT

COST U LESS CONCEPT PLAN

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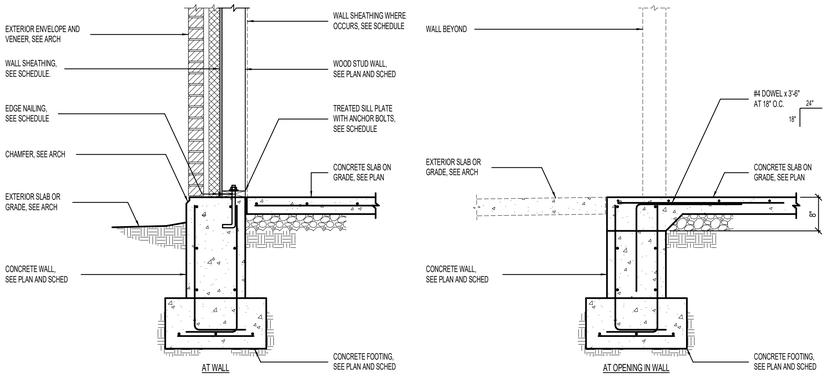
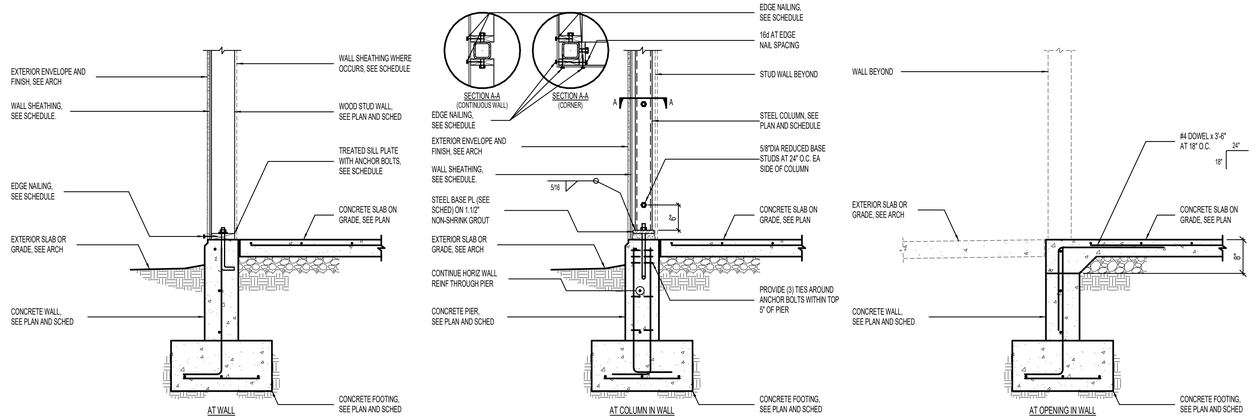


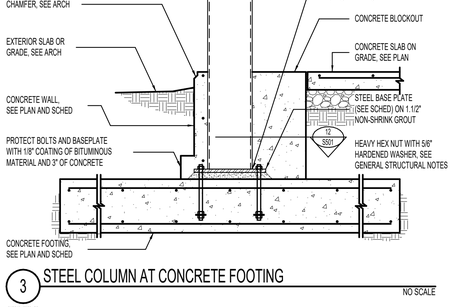
1 TYPICAL EXTERIOR WOOD STUD WALL BEARING ON DOUBLE WYTHE REINFORCED CONCRETE FOUNDATION WALL

NO SCALE



2 TYPICAL EXTERIOR WOOD STUD WALL BEARING ON CONCRETE FOUNDATION WALL

NO SCALE



3 STEEL COLUMN AT CONCRETE FOOTING

NO SCALE

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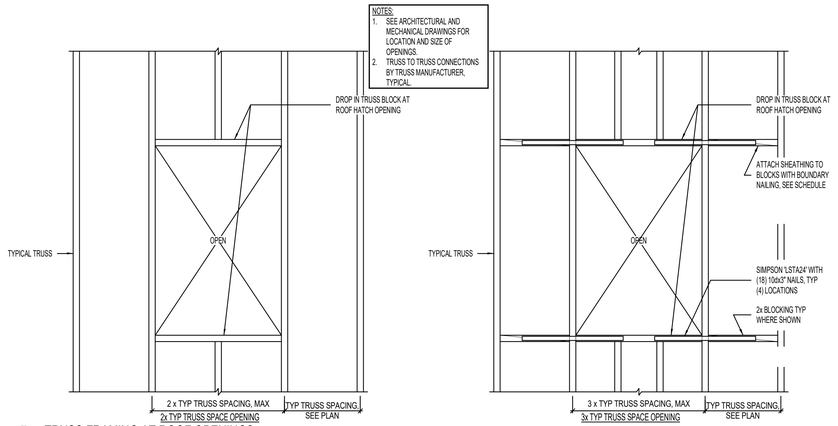
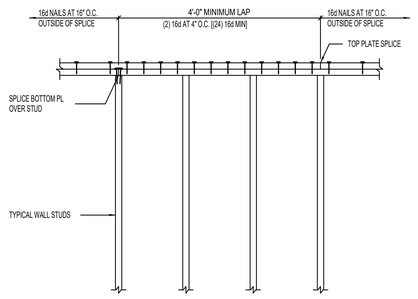


1 TRUSS FRAMING AT ROOF OPENINGS [PLAN VIEW]

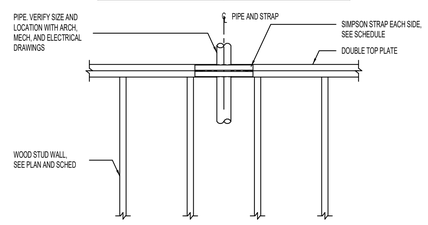
NO SCALE



2 TYPICAL TOP PLATE SPLICE DETAIL

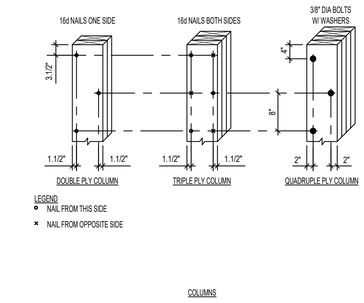
NO SCALE

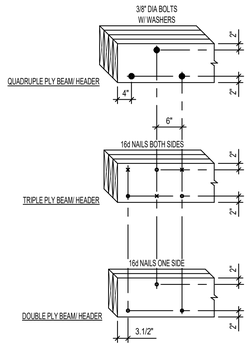
TOP PLATE SPLICE	
HOLE SIZE	STRAPS
LESS THAN OR EQUAL TO 1/3 STUD WIDTH	NONE REQUIRED
GREATER THAN 1/3 AND LESS THAN OR EQUAL TO 2/3 STUD WIDTH	(2) SIMPSON CTS218 WITH (24) 10dx1.1/2" NAILS OR EQUIVALENT
GREATER THAN 2/3 STUD WIDTH	(4) SIMPSON CTS218 WITH (24) 10dX1.1/2" NAILS (2) CTS218 EACH SIDE OF WALL) OR EQUIVALENT



3 TOP PLATE SPLICE SCHEDULE AT PIPE

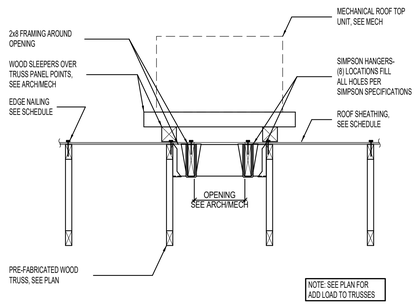
NO SCALE





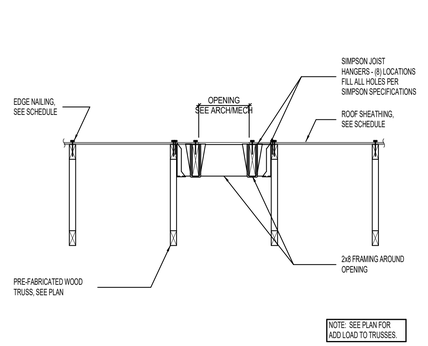
4 TYPICAL BUILT-UP WOOD MEMBER DETAIL

NO SCALE



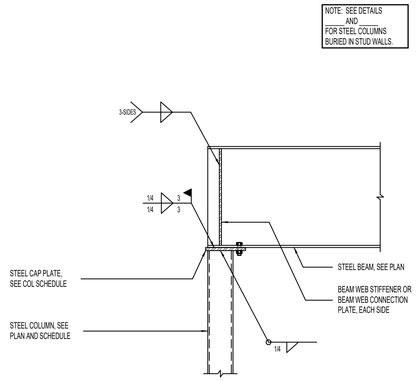
5 TYPICAL MECHANICAL UNIT SUPPORT DETAIL

NO SCALE



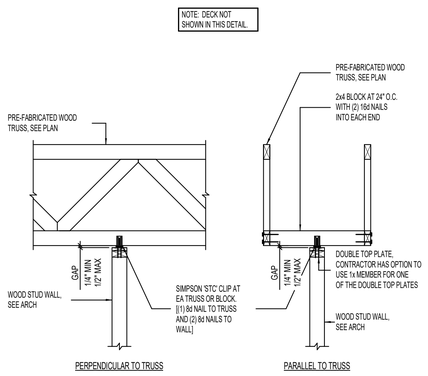
6 TYPICAL ROOF OPENING DETAIL

NO SCALE



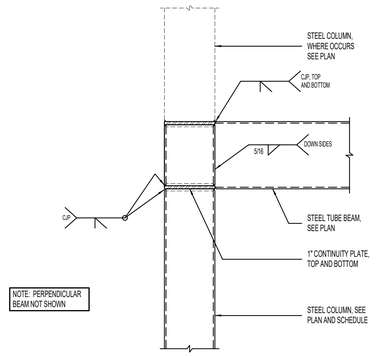
7 TYPICAL STEEL BEAM BEARING AT STEEL COLUMN

NO SCALE



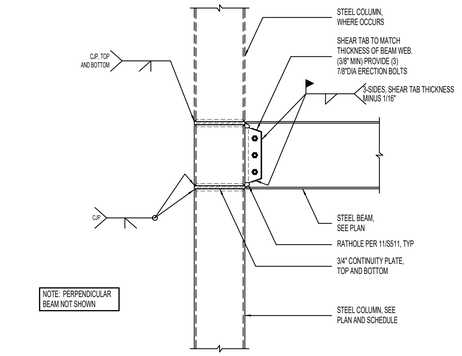
8 TYPICAL INTERIOR NON-BEARING WALL BRACING

NO SCALE



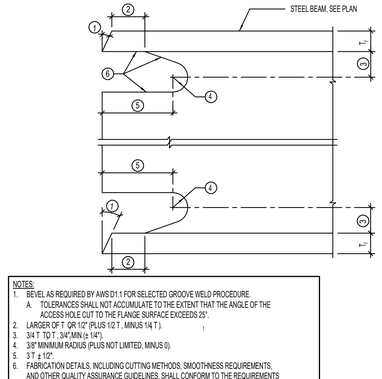
9 MOMENT CONNECTION DETAIL

NO SCALE



10 MOMENT CONNECTION DETAIL

NO SCALE



11 RATHOLE DETAIL AT MOMENT CONNECTION

NO SCALE

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PROJECT #: 210345
DRAWN BY: MP
CHECKED BY: AP

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09/08/2022

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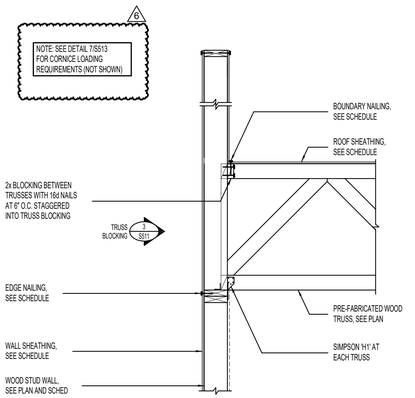
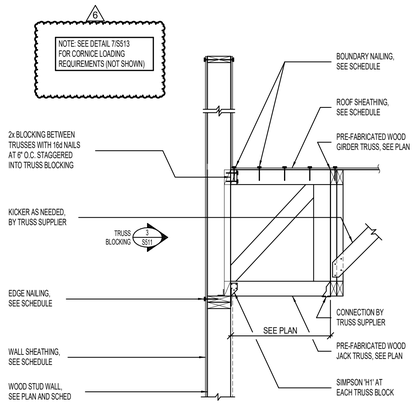
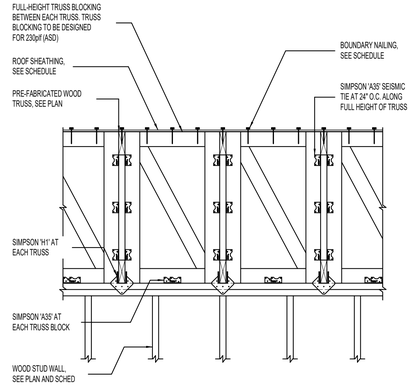


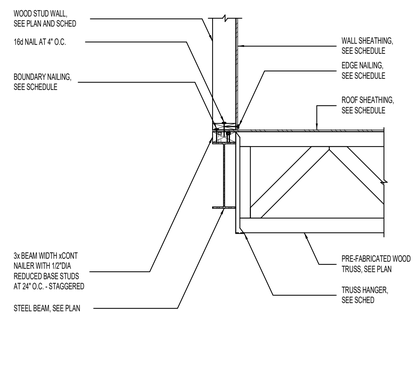
1 TYPICAL TRUSS BEARING ON WOOD STUD WALL [TRUSS PERPENDICULAR TO WALL] NO SCALE



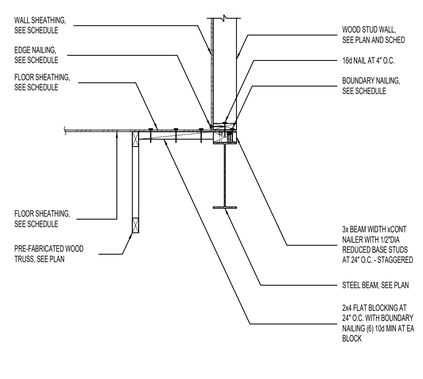
2 TYPICAL TRUSS BLOCKING BEARING ON WOOD STUD WALL [TRUSS PARALLEL TO WALL] NO SCALE



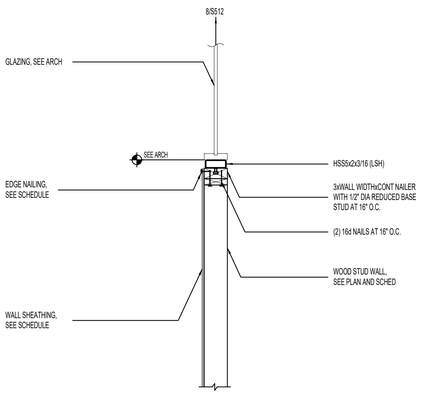
3 TYPICAL TRUSS BLOCKING ELEVATION NO SCALE



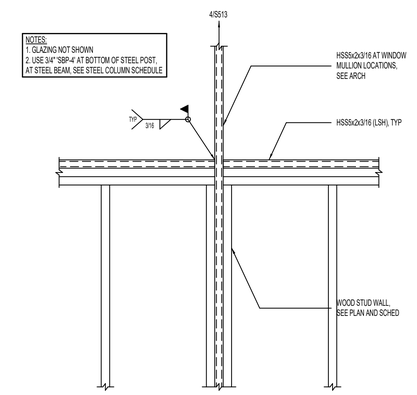
4 WOOD TRUSSES BEARING AT INTERIOR STEEL BEAM NO SCALE



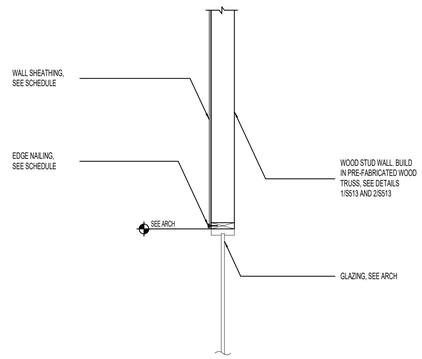
5 WOOD TRUSS/ROOF DECK BEARING AT INTERIOR STEEL BEAM NO SCALE



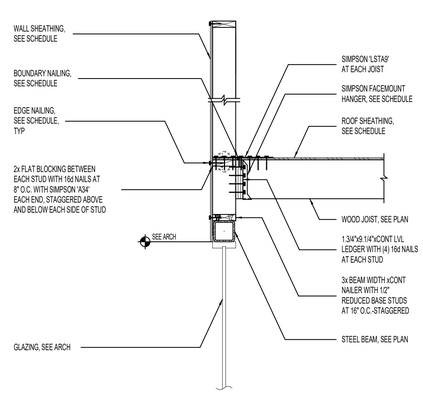
6 GLAZING AT WOOD STUD WALL NO SCALE



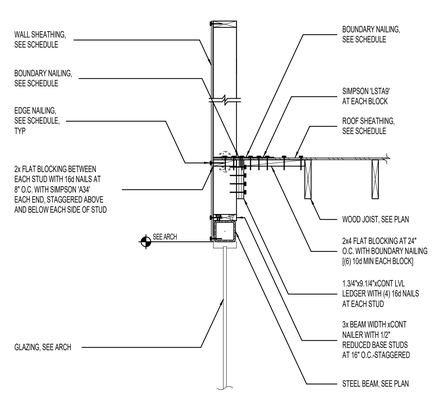
7 GLAZING AT WOOD STUD WALL (ELEVATION VIEW) NO SCALE



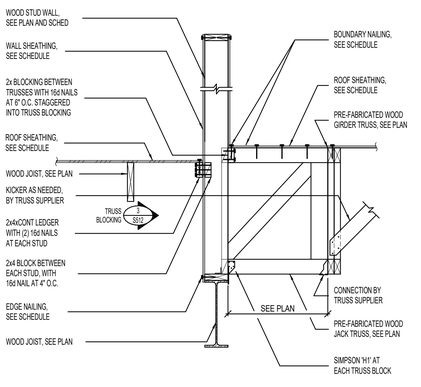
8 GLAZING AT WOOD STUD WALL NO SCALE



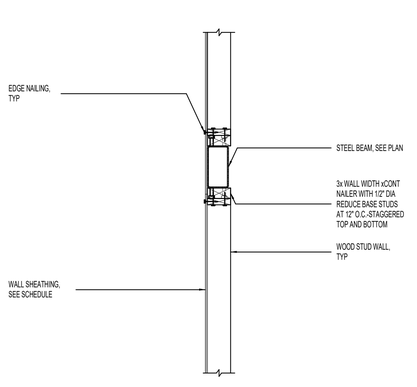
9 STEEL BEAM AT GLAZING NO SCALE



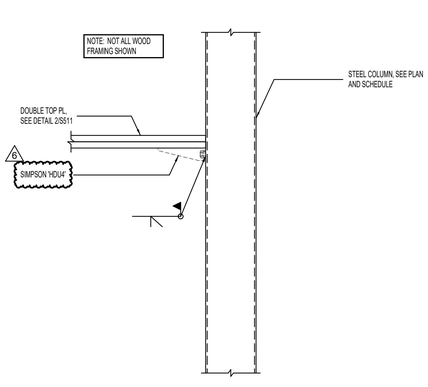
10 STEEL BEAM AT GLAZING NO SCALE



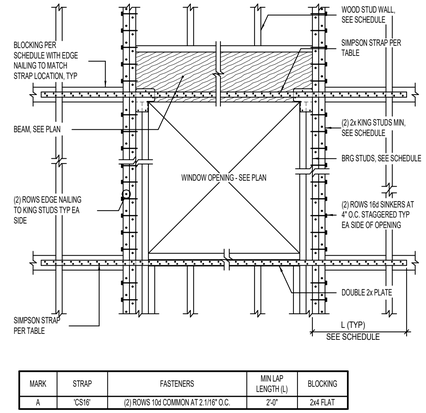
11 TYPICAL TRUSS BLOCKING BEARING ON WOOD STUD WALL [TRUSS PARALLEL TO WALL] NO SCALE



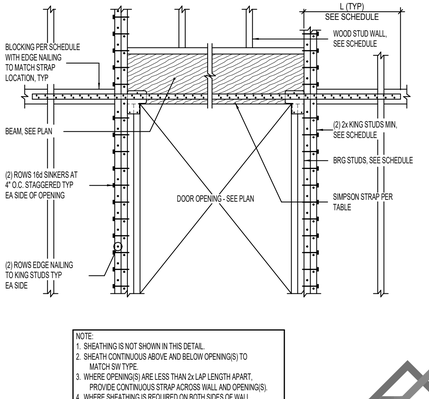
12 STEEL BEAM AT WOOD STUD WALL NO SCALE



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

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DATE: 01 JUNE 2021
PROJECT #: 210345
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REVISIONS
6 Addendum #1 09/08/22

PROFESSIONAL ENGINEER No. 11102949 ALEXANDER PIKET STATE OF UTAH
09/08/2022

PROJECT

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STRUCTURAL

DETAILS

S512

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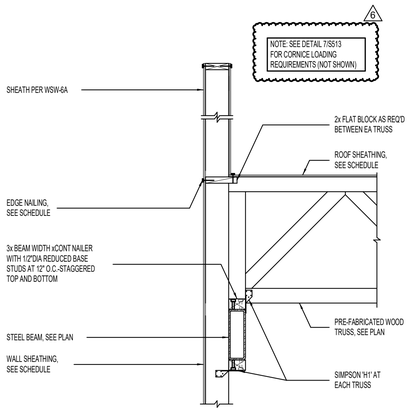
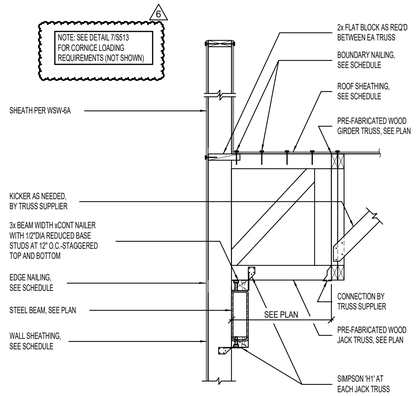


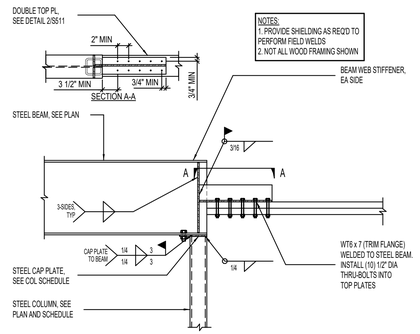
1 WOOD TRUSS AT STEEL BEAM

NO SCALE



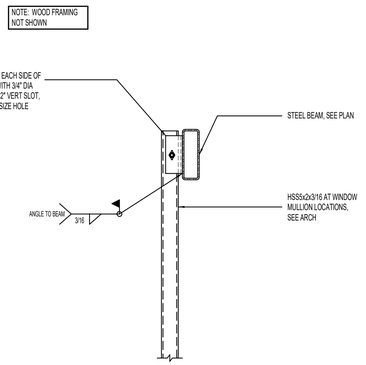
2 WOOD TRUSS AT STEEL BEAM

NO SCALE



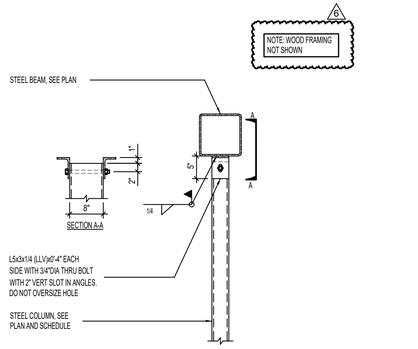
3 DRAG DETAIL AT BEAM TO WALL CONNECTION

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

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DATE: 01 JUNE 2021
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6 Addendum #1 09/08/22

PROFESSIONAL ENGINEER
No. 11702949
ALEXANDER PIKET
STATE OF UTAH

09/08/2022

PROJECT

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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	f'c = 3000psi & f'c = 3500 psi				f'c = 4000psi & f'c = 4500 psi				f'c = 5000psi				f'c = 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 ($\sqrt{f'_c}/d$) 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 $\sqrt{f'_c}/d$
>=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 ₜ OR CLEAR SPACING <6d ₜ, 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.

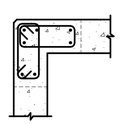
2 CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE — NO SCALE

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"WT	(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	

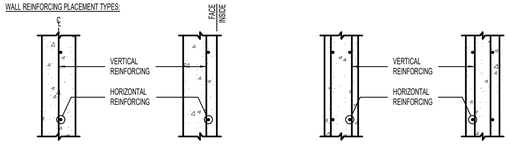
ABBREVIATIONS:
E.F. EACH FACE
I.F. INSIDE FACE
O.F. OUTSIDE FACE

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'

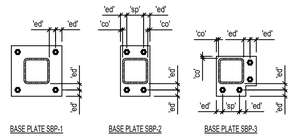
4 CONCRETE WALL SCHEDULE — NO SCALE

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.

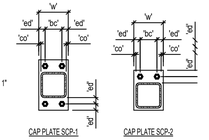
STEEL BASE PLATE TYPES:



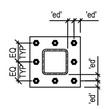
BASE PLATE SBP-1 BASE PLATE SBP-2 BASE PLATE SBP-3

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

FIVE DEGREES DESIGN
1457 EAST 840 NORTH
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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

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AMERICAN FORK, UT 84003

STRUCTURAL

SCHEDULES

S601

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Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

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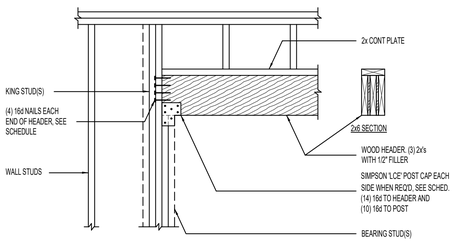
HEADER BEARING SCHEDULE FOR WOOD STUD WALL				
MARK	3'-6" MAX		6'-0" MAX	
	HEADER	JAMB	HEADER	JAMB
WH-1	(3) 2x8	2x/2b	(3) 2x10	3x/2b

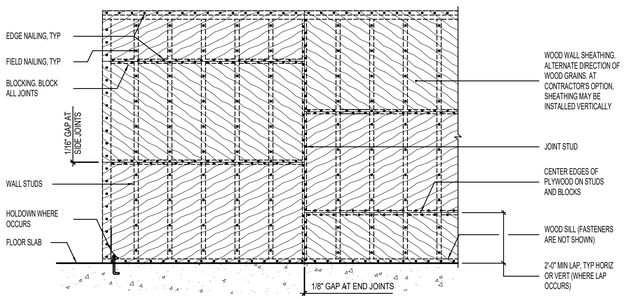
HEADER SCHEDULE NOTES:
1. PROVIDE SIMPSON 'LCE' POST CAP FOR ALL HEADER 6'-0" SPAN OR GREATER.



1 HEADER BEARING SCHEDULE FOR 2x4 OR 2x6 STUD WALL — NO SCALE

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.	

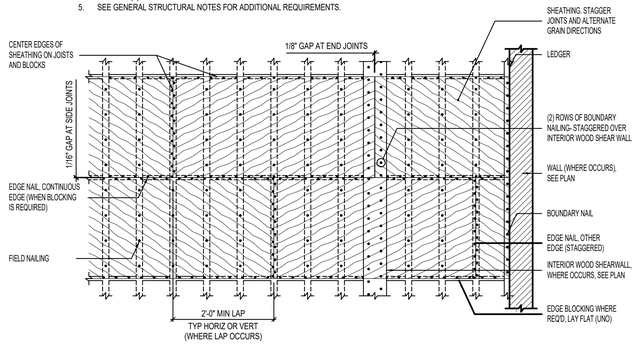
WOOD SHEATHING SHEARWALL NOTES:
1. PROVIDE 1/4"x3"x3"x0'-3" WASHER PLATES AT BOLTS. CONTRACTOR HAS OPTION TO PROVIDE A DIAGONAL SLOTTED HOLE WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH OF UP TO 1.3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND 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

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

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.

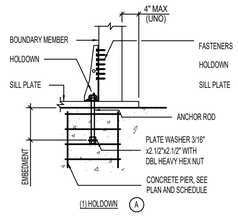
4 MINIMUM NAILING SCHEDULE — NO SCALE

WOOD 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

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 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

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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

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STRUCTURAL

SCHEDULES

S602

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bhb@bhbengineers.com

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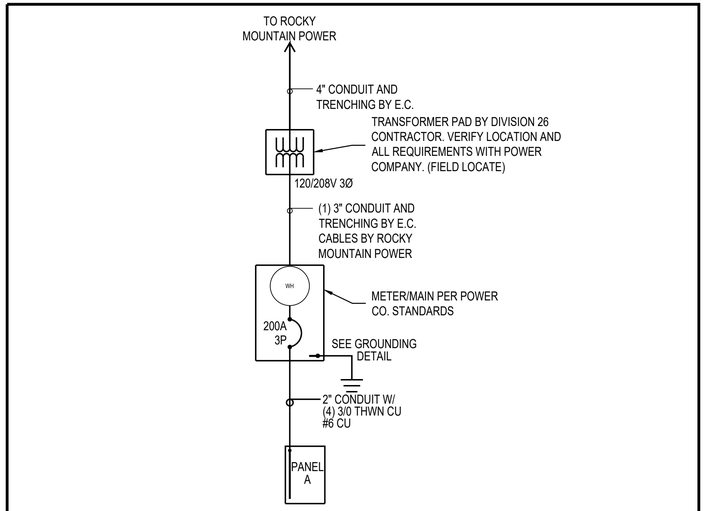
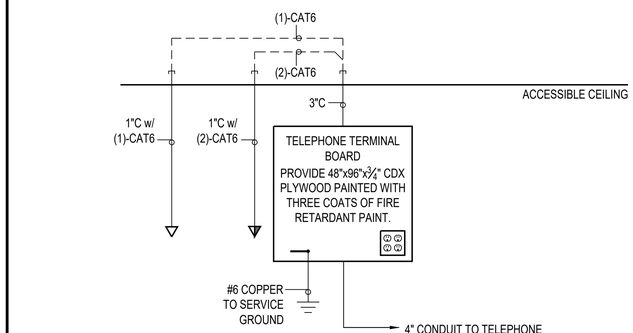


① POWER ONE-LINE DIAGRAM



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	DT	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 2022
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]²ud	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]²ud	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

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

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
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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 J. BREINHOLT
31 August 2021
STATE OF UTAH
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

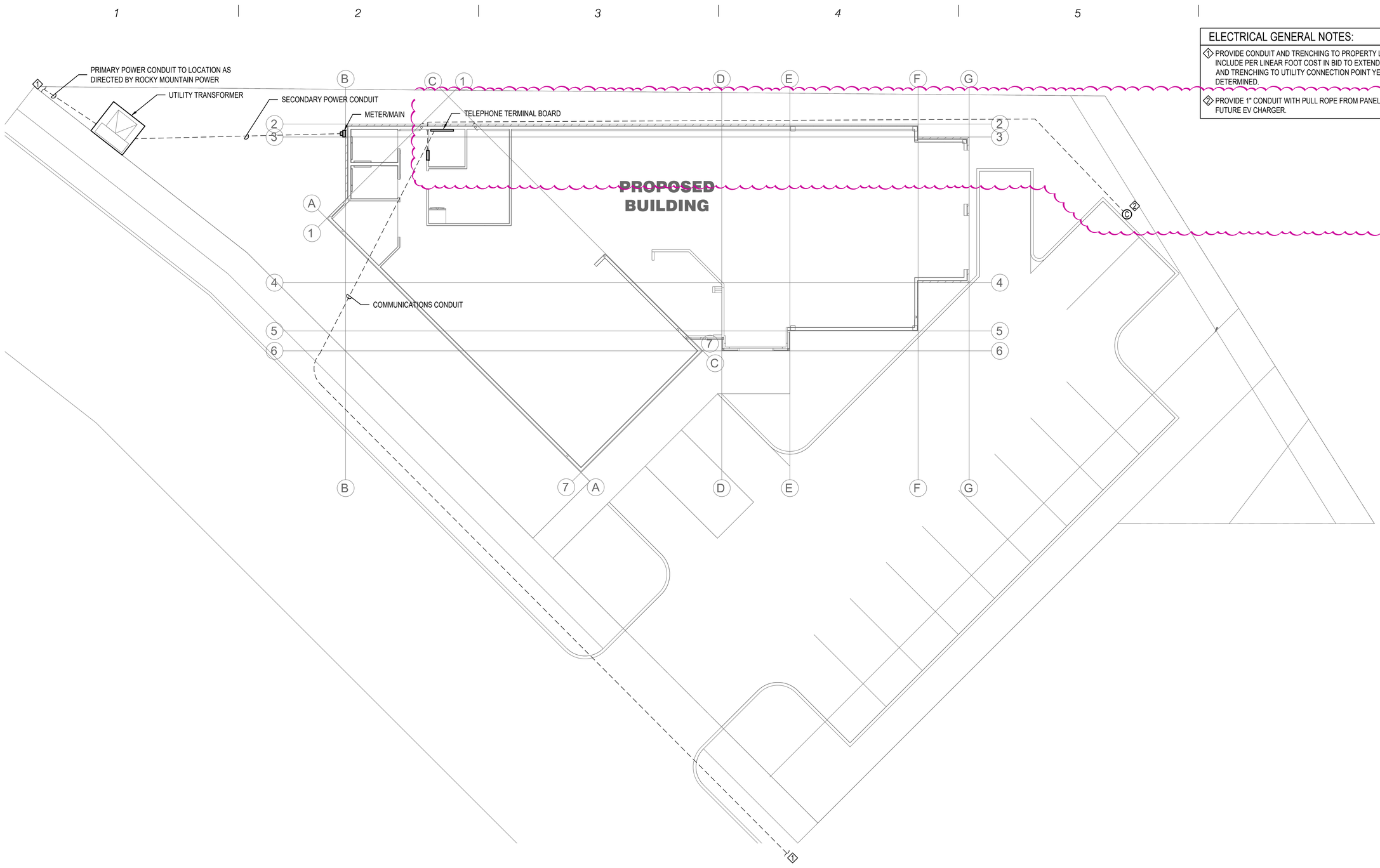
COST U LESS CONCEPT PLAN

ADDRESS:
64 NORTH 900 WEST
AMERICAN FORK, UT 84003

ELECTRICAL

ELECTRICAL SPECIFICATIONS

E050



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.

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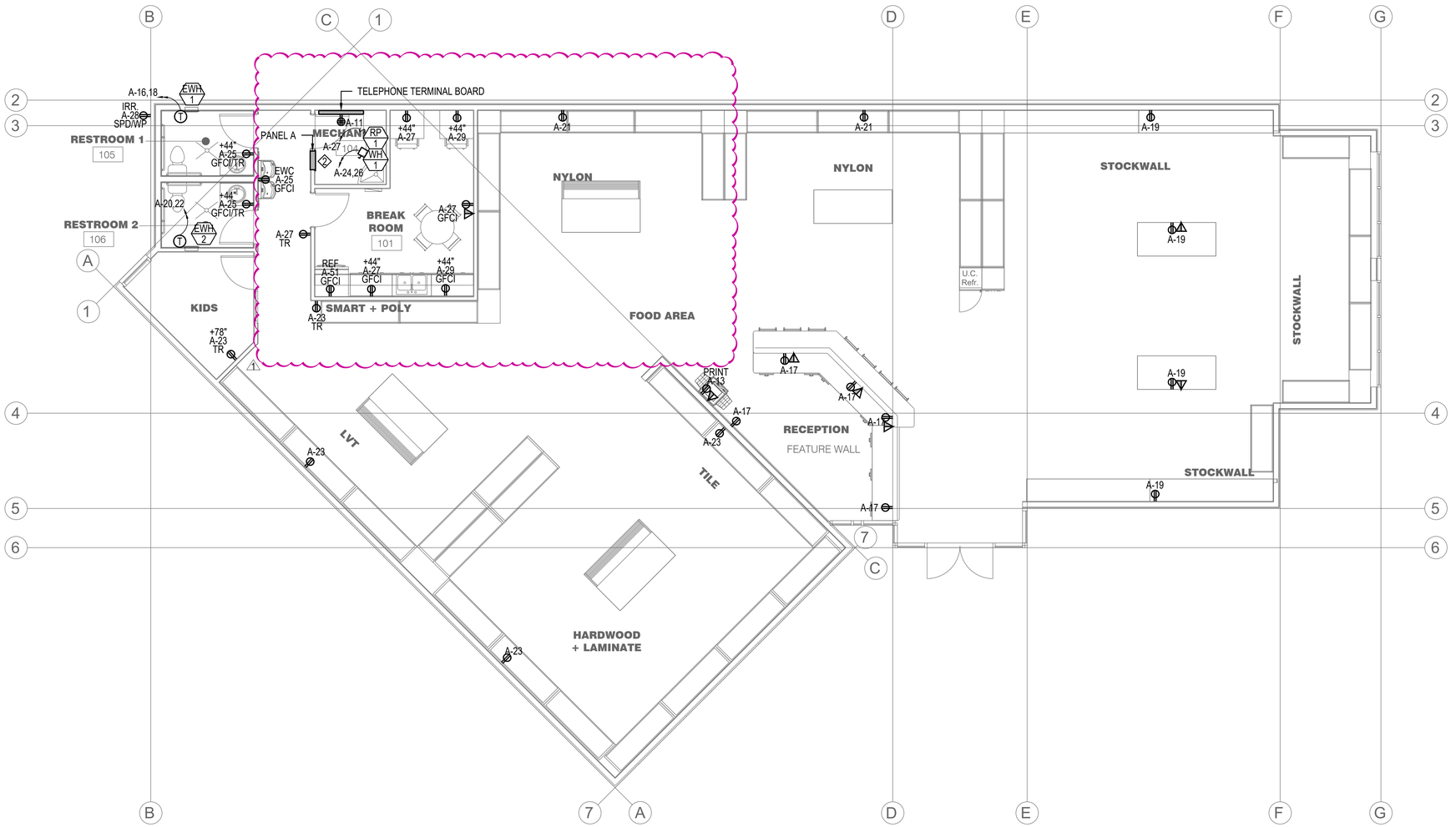
ELECTRICAL

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.

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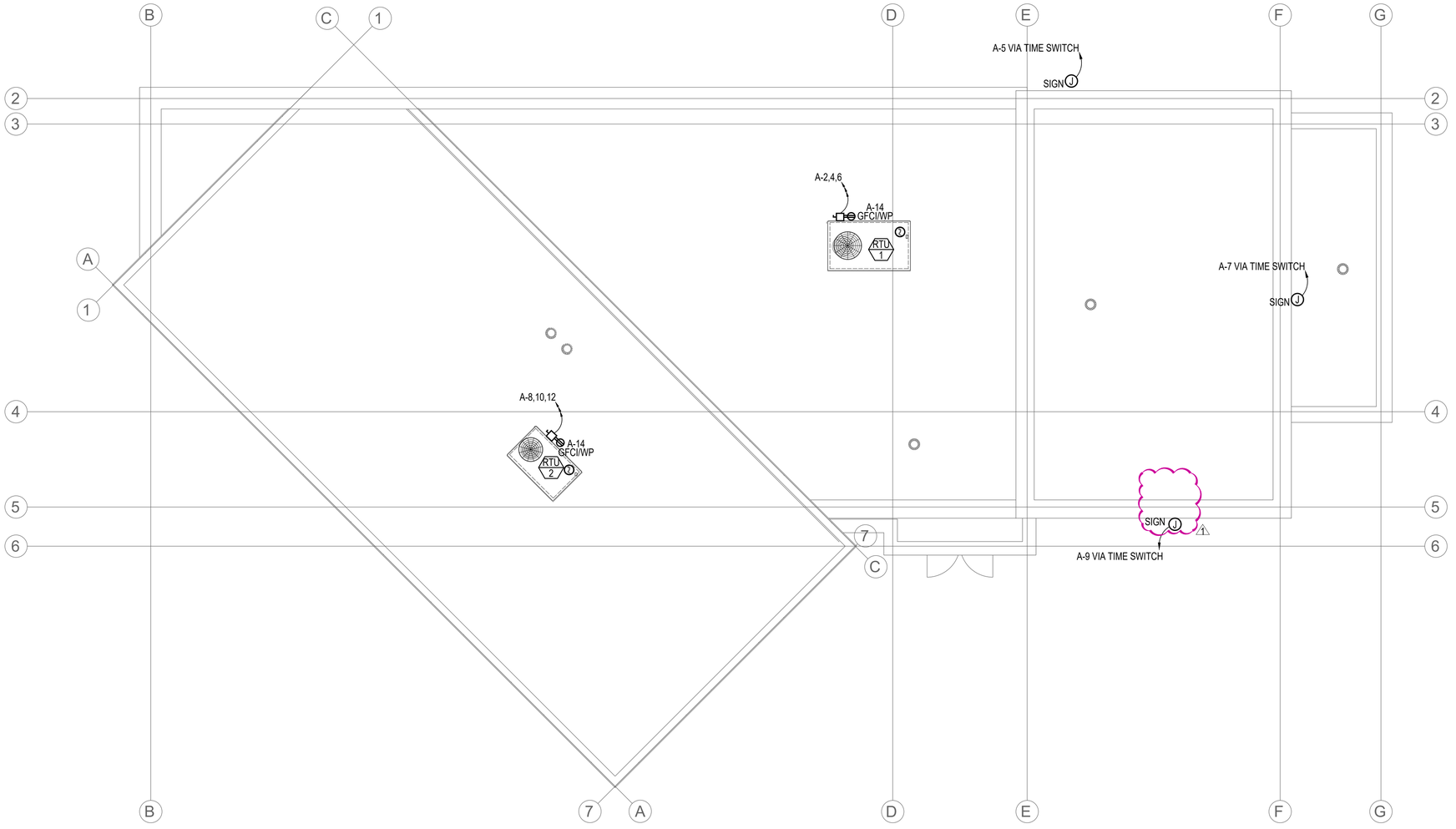
ELECTRICAL

POWER PLAN

E101



1 POWER PLAN
SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"

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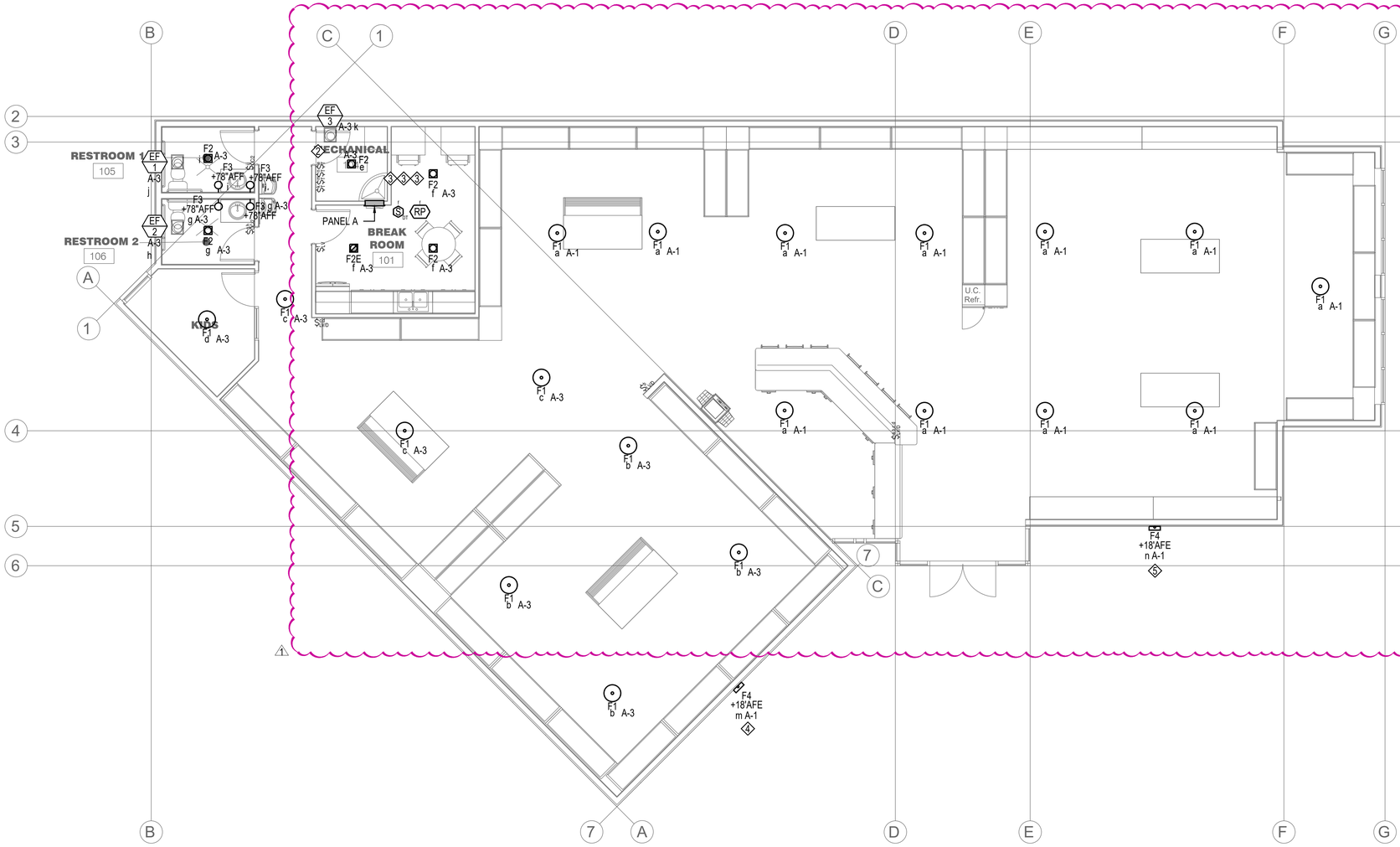
ELECTRICAL

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.

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ELECTRICAL

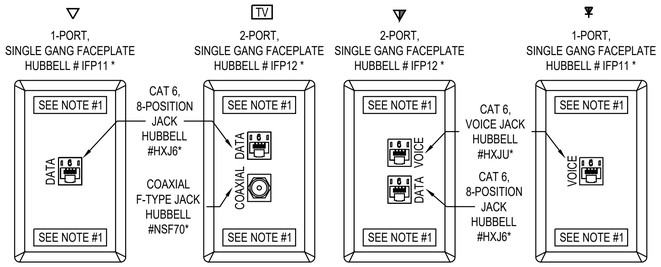
LIGHTING PLAN

E151

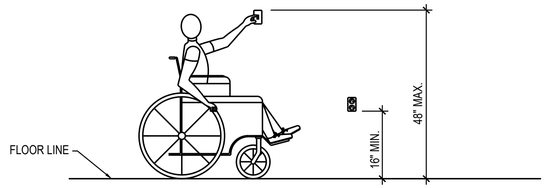
ELECTRICAL GENERAL NOTES:

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.

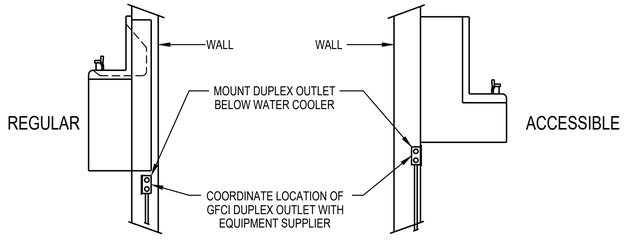
* MATCH FACEPLATE COLOR TO RECEPTACLES.



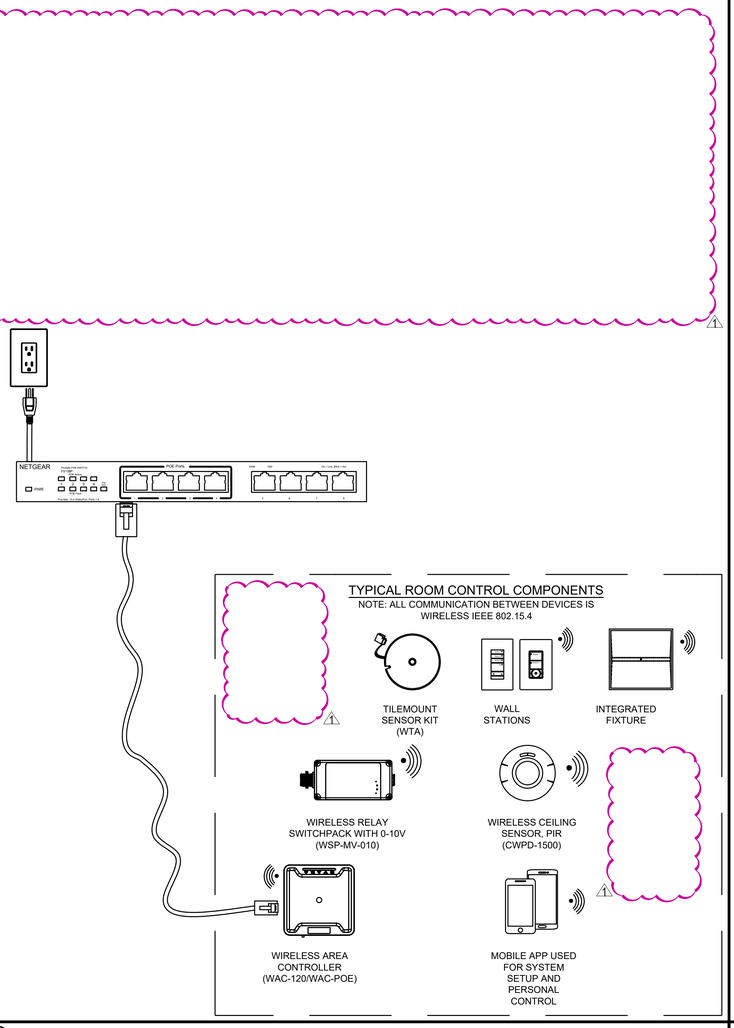
⑦ DATA/VOICE JACK INSTALLATION DETAIL



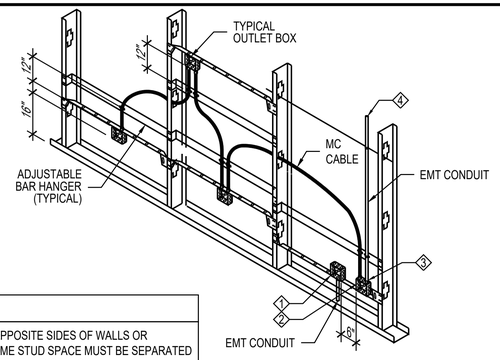
⑧ DEVICE MOUNTING HEIGHTS INSTALLATION DETAIL



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

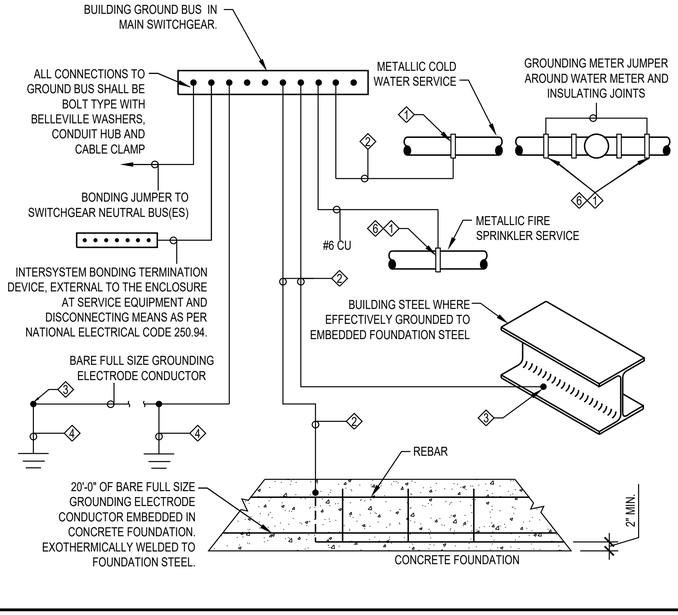
UNGROUNDED PHASE CONDUCTOR (COPPER)	UNGROUNDED PHASE CONDUCTOR (ALUMINUM)	GRND WIRE SIZE (CU)
#2 OR SMALLER	1/0 OR SMALLER	#8
1 OR 1/0	2/0 OR 3/0	#6
2/0 OR 3/0	4/0 OR 250	#4
>3/0 THRU 350 KCMIL	>250 KCMIL THRU 500 KCMIL	#2
>350 KCMIL THRU 600 KCMIL	>500 KCMIL THRU 900 KCMIL	1/0
>600 KCMIL THRU 1100 KCMIL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

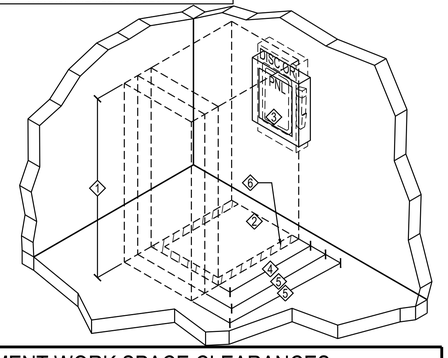
SCALE: NTS

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

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ELECTRICAL

INTERIOR INSTALLATION DETAILS

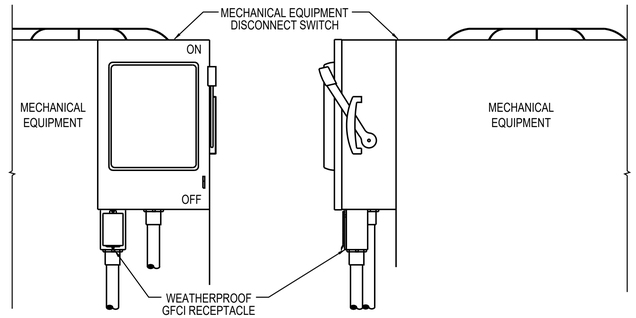
E501

◯ NOT USED

◯ NOT USED

◯ NOT USED

◯ NOT USED

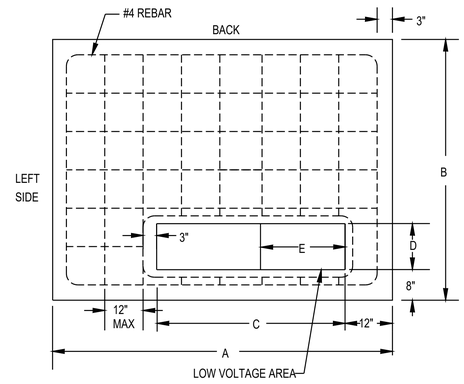


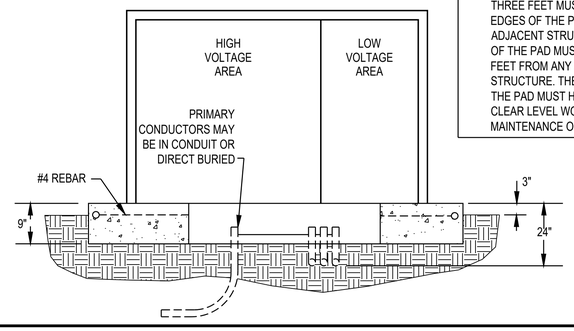
④ WEATHERPROOF RECEPTACLE INSTALLATION DETAIL

◯ NOT USED

◯ NOT USED

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:

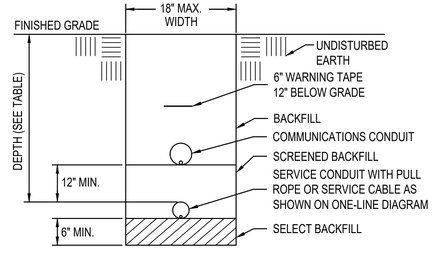
1. SITE PREPARATION: ALL DIRT BENEATH THE PAD SITE MUST BE COMPACTED AND LEVEL PRIOR TO SETTING OR POURING THE PAD TO PREVENT SETTLING.
2. CONCRETE: SHALL BE MADE USING A STANDARD BRAND OF PORTLAND CEMENT. STEEL REINFORCEMENT SHALL BE #4 REBAR PLACED ACCORDING TO THE DRAWINGS. THE PAD MUST BE POURED 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.

◯ NOT USED

◯ NOT USED

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

◯ NOT USED

◯ NOT USED

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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 W/P6RD835VB W/P6RDCC 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 W/P6RD835VB W/P6RDCC 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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: January 4th, 2023

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 is looking to add an electronic portion.

Sec 17.12.219 “S” Definitions (F)(5)

F. Sign—General definition. Any device designed and intended to bring the subject thereof to the attention of the public; provided, however, that the following shall not be included in the application of the regulations herein: (1) flags or insignia of any government, except when displayed in connection with a commercial promotion; (2) legal notices, traffic regulation signs, and signs used for identification of public structures and facilities and informational purposes, when erected by a governmental body; and (3) signs directing and guiding traffic and parking on private property but bearing no advertising matter.

1. Accessory sign. A sign which directs attention to merchandise, service, business or profession conducted on the premises of the sign's location.
2. Sign face area. That area enclosed by one continuous line connecting the extreme points or edges of those portions of a sign containing text, lighting or logo, together with any frame or material which forms an integral part of the display, but not including the necessary support uprights on which the sign is placed. Where the sign consists of open letters or symbols, the area shall be considered to be that of the smallest parallelogram or triangle which encompasses all the letters or symbols. The area shall be determined using the largest silhouette useable at any one time. Free-standing or projecting signs having parallel planes not more than twenty-four inches apart shall be considered as a single sign both as to number and area.
3. Banner signs. Any sign made of cloth, plastic or similar fabric material, with no enclosing framework, that is mounted to a pole or building.
4. Canopy sign. Any sign that is part of or attached to an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area.
5. Electronic display sign. Any sign, or portion thereof, that displays electronic images, graphics or pictures, with our without textual information. Such a sign has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. Electronic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic display signs shall be subject to the following:
    A. 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 message to another must be instantaneous with no special effects.
3. Electronic display signs shall not include animation, full motion video, flashing, 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 five seconds before transitioning to a new message, unless located on a non-accessory sign or billboard, on which each message shall be illuminated for at least eight seconds.
5. The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign.
6. Free-standing pylon sign. An accessory sign, not attached to or part of a building, and having a height greater than nine feet.
7. Free-standing monument sign. An accessory sign, not attached to or part of a building, and having a height of nine feet or less.
8. Facia sign. A sign attached to or erected against a wall or building with the face parallel to the building wall.
9. Non-accessory sign/billboard. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold or offered elsewhere than on the premises, and only incidentally on the premises, if at all.
10. Portable sign. A sign not permanently attached to the ground or building or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; T-frame signs; balloons used as signs; banner signs; and signs attached to, displayed upon or painted on vehicles parked and visible from the public right-of-way, unless the vehicle is used in the normal day-to-day operation of the business.
11. Projecting sign. A sign attached to a building or other structure and extending in whole or in part more than fifteen inches away from the wall of the building or structure.
12. A-frame sign. A self-supporting, portable sign with one or two faces that are adjoined at the top and displayed at an angel, which is not permanently anchored or secured and designed to be placed upon a sidewalk.

Sec 17.5.128 Signs and Advertising Structures (C)(5)

5. Free-standing pylon signs. Permanent, accessory, free-standing pylon signs identifying and advertising the name of the business, the products sold, trade names and/or the business activity conducted may be erected upon the premises occupied by the business, subject to the following:
    a. The premises upon which the sign is to be erected shall contain not less than five and one-half contiguous acres and shall have not less than five hundred continuous feet abutting upon the right-of-way of the I-15 Interstate Highway.
    b. The premises upon which the sign is to be erected shall not be included in any project for which a project identification sign has been approved.
    c. The maximum height of any pylon sign shall be thirty-five feet as measured from the elevation of the closest freeway travel lane or the top of any intervening opaque freeway center barrier which obstructs the line-of-sight between the sign and occupants of vehicles as measured at a point adjacent to and at a right angle to the sign, whichever is greater.
    d. Each sign shall have a maximum of two sign faces. The maximum area of each sign face shall be determined by the length of the freeway frontage along which the sign is to be placed and the number of separate establishments located within the project area entitled to be identified on the sign face, in accordance with the provisions of Chart 17.5.128-C. The sign may include an electronic display, but any such electronic display shall not exceed fifty percent of each allowable sign face area and shall be subject to the provisions as found in Section 17.12.219.6.e of the development code.
    e. No free-standing monument or pylon sign shall be placed or constructed in such a manner as to produce an unsafe visual clearance at any intersection or driveway location.
    f. No portion of any sign shall project into the air space above a public right-of-way.
    g. In the event that the project area contains more than one commercial establishment, the request for sign approval shall include provisions identifying which establishments within the project area are entitled to be identified on the sign face (whether only one or all establishments) and how such provisions are to be enforced. The request shall also include a detailed sign design.

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 meets the requirements of Section 17.12.219 and Section 17.5.128 and staff recommends APPROVING the application.

POTENTIAL MOTIONS – Site Plan

APPROVAL

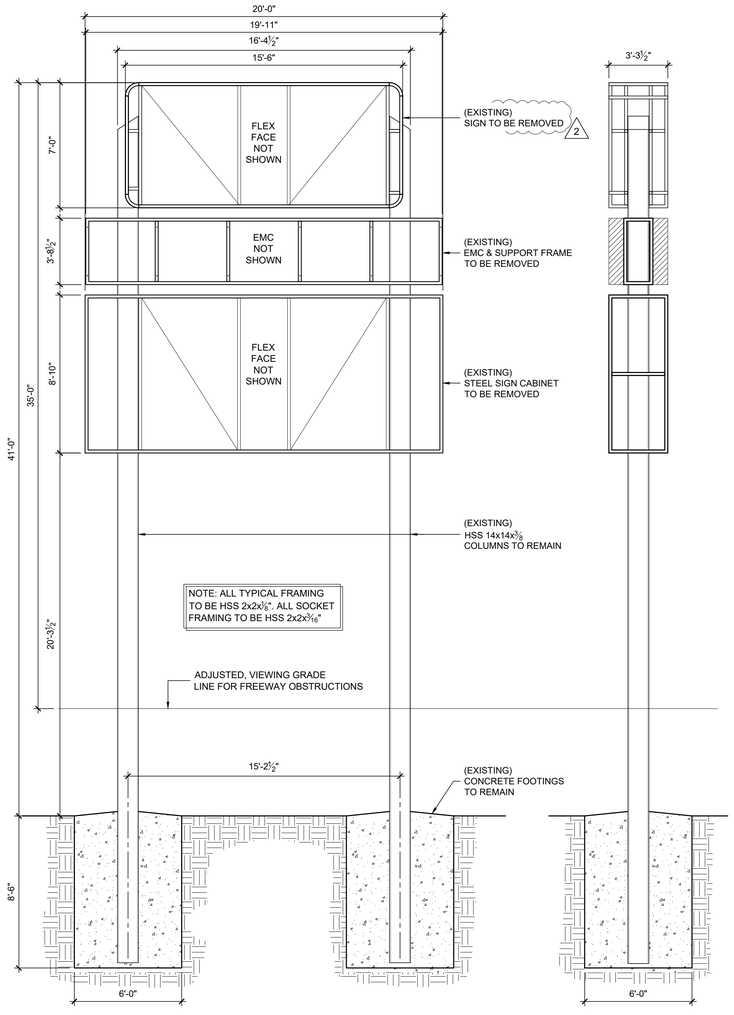
Mr. Chairman, I move that we recommend approval for the Site Plan for Doug Smith Autoplex, for a pylon sign in the SC-1 Zone, located in the area 523 W Main Street, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny Site Plan for Doug Smith Autoplex, for a pylon sign in the SC-1 Zone, located in the area 523 W Main Street.

TABLE

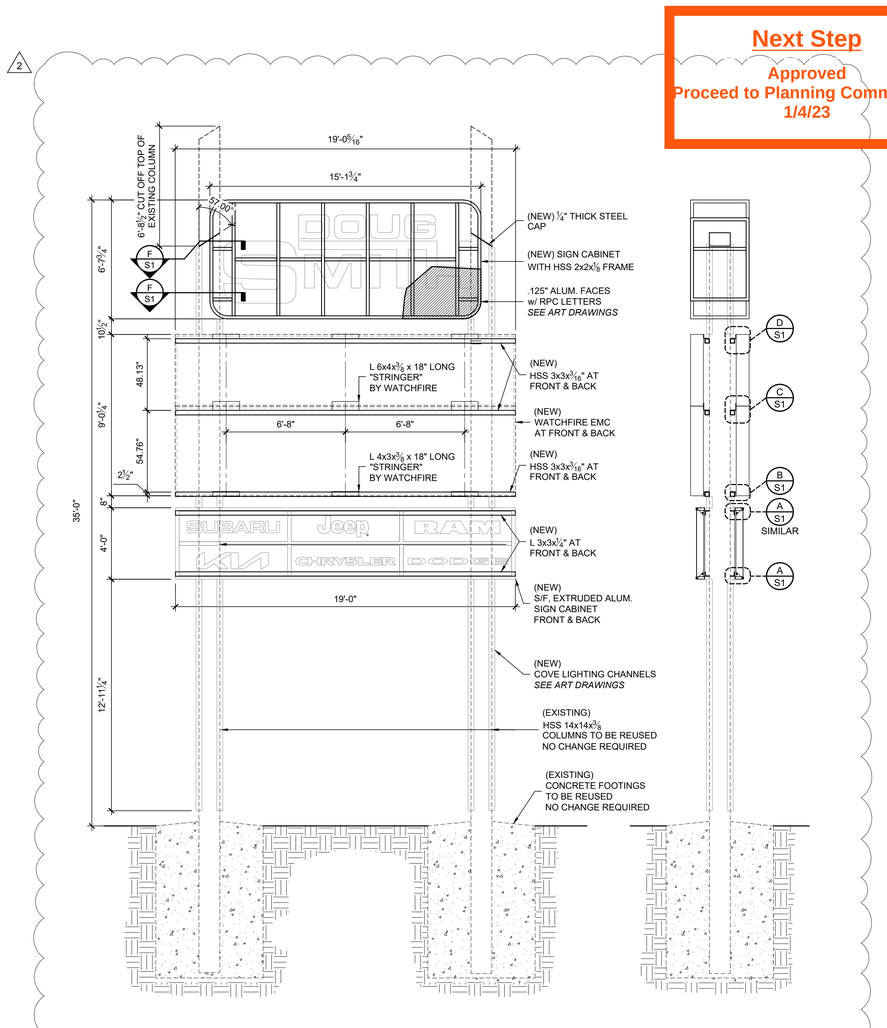
Mr. Chairman, I move that we table action on the Site Plan for Doug Smith Autoplex, for a pylon sign in the SC-1 Zone, located in the area 523 W Main Street, and instruct the developer/staff to _____.



1 EXISTING CONDITIONS/DEMOLITION PLAN

REFERENCE: YESCO'S ORIGINAL ENGINEERING DATED 9/28/2021, PROJECT #30910

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



2 PROPOSED CHANGES

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

Next Step

Approved
Proceed to Planning Commission
1/4/23

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA
1. BUILDING CODE: IBC 2018
2. DEAD LOAD:
   - 2.1. EXISTING SIGN CABINETS <= 15 PSF
   - 2.2. S/F ALUMINUM SIGN CABINETS <= 10 PSF (EACH SIGN)
   - 2.3. WATCHFIRE EMC <= 21 PSF (EACH DISPLAY)
3. WIND LOAD: V_{ULT} = 102 MPH (3 SECOND GUST), RISK CATEGORY II, EXPOSURE C
4. SEISMIC LOAD: EQUIVALENT LATERAL FORCE PROCEDURE, NON-BUILDING STRUCTURE NOT SIMILAR TO BUILDINGS (TABLE 15.4-2 "SIGNS & BILLBOARDS")
   - 4.1. RISK CATEGORY II, IMPORTANCE FACTOR I_e = 1.0
   - 4.2. MAPPED SPECTRAL RESPONSE ACCELERATION, S_s=1.27, S_1=0.46
   - 4.3. SITE CLASS D (DEFAULT)
   - 4.4. DESIGN SPECTRAL RESPONSE ACCELERATION, S_{DS}=1.01, S_{D1}=0.58
   - 4.5. SEISMIC DESIGN CATEGORY D
   - 4.6. BASIC SEISMIC FORCE-RESISTING SYSTEM: CANTILEVER COLUMN
   - 4.7. SEISMIC BASE SHEAR = 7.893 *KIPS*
   - 4.8. SEISMIC RESPONSE COEFFICIENT, C_S = 0.507
   - 4.9. RESPONSE MODIFICATION COEFFICIENT, R=3.00

STRUCTURAL STEEL
5. DESIGN AND FABRICATION ACCORDING TO ANSI/AISC 360
6. SQUARE & RECTANGULAR HSS: ASTM A500 GRADE B, F_Y= 46 KSI
7. ANGLE (L): ASTM A36, F_Y= 36 KSI
8. BOLTS: ASTM A307, GRADE A (COMMON BOLTS)

WELDING
9. DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
10. WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE
11. E70XX ELECTRODES FOR SMAW PROCESS
12. ER70S-X, E70C-XC ELECTRODES FOR GMAW PROCESSES
13. E7XT-X OR E7XT-XM ELECTRODES FOR FCAW PROCESSES
14. 3/16" MIN FILLET WELD UNLESS OTHERWISE NOTED

EXISTING FOOTING ASSUMPTIONS
15. CONCRETE COMPRESSIVE STRENGTH, f'c = 2500 PSI AT 28 DAYS MIN.
16. NATIVE SOILS ASSUMED TO BE CLAYEY SAND
17. SOIL ALLOWABLE LATERAL BEARING CAPACITY = 150 PSF/FT
18. ALLOWABLE BEARING AT GRADE= 1500 PSF

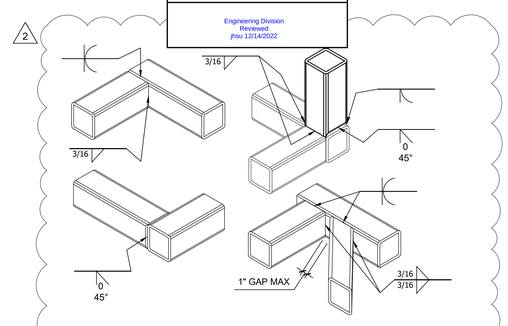
OTHER NOTES
19. REFER TO ART DRAWINGS FOR SIGN FINISHES, COLORS AND LIGHTING SPECIFICATIONS.

American Fork City
Development Review
Committee

Fire Department
Reviewed
M. Sacco 12/12/2022

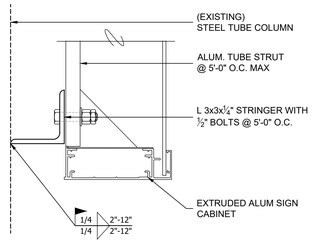
PLANNING & ZONING REVIEWED
TVANEKELENBURG
12/15/22

Engineering Division
Reviewed
jhsu 12/14/2022



E TYPICAL FRAME WELDING

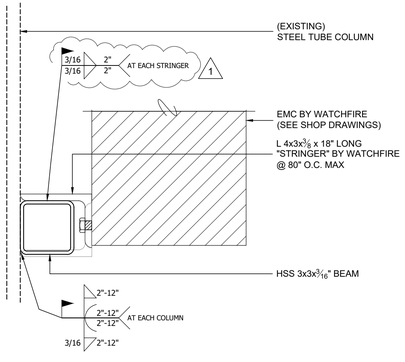
NO SCALE



A S/F SIGN CABINET AT (E) COLUMN

TYPICAL AT (4) LOCATIONS
SIMILAR AT (4) LOCATIONS

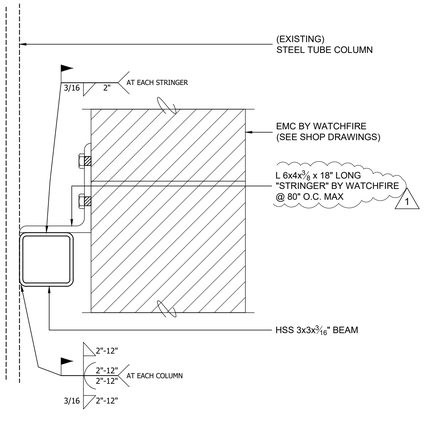
SCALE: 3" = 1'-0"



B (N) BEAM AT (E) COLUMN & EMC AT (N) BEAM

BEAM TO COLUMN WELD TYPICAL AT (4) LOCATIONS
EMC TO BEAM WELD TYPICAL AT (6) LOCATIONS

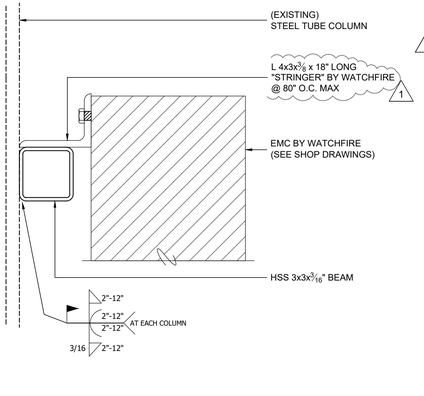
SCALE: 3" = 1'-0"



C (N) BEAM AT (E) COLUMN & EMC AT (N) BEAM

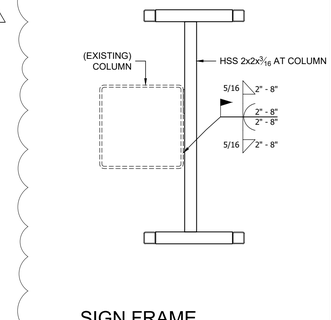
BEAM TO COLUMN WELD TYPICAL AT (4) LOCATIONS
EMC TO BEAM WELD TYPICAL AT (6) LOCATIONS

SCALE: 3" = 1'-0"



D TYPICAL FRAME WELDING

SCALE: 3" = 1'-0"



F SIGN FRAME AT EXISTING COLUMN

TYPICAL OF (4) LOCATIONS

SCALE: 1" = 1'-0"

Revisions

No.	Date
Orig.	9/8/2022
1	10/17/22 PLAN CHECK CORRECTIONS
2	12/2/22 REQ'D CHANGES FOR PERMIT
3	
4	
5	

Signed 12/02/2022

PROFESSIONAL ENGINEER
No. 8182474
-2202
CARL RAYMOND MEYERS
STATE OF UTAH

Drawn by.....CARL MEYERS
Checked by.....

Account Exec.....JEFF KRANTZ
Designer.....CHRISTIAN B.

Date: 12/2/2022

Project No.
OPY-42740

S1

YESCO
ENGINEERING
www.yesco.com

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DOUG SMITH AUTOPLEX
523 W MAIN STREET, AMERICAN FORK, UT

C:\Users\cmeyers\Documents\1-YESCO\1-Current Job\2022\Doug Smith Autoplex, American Fork, UT OPY-42740\CAD\42740 ENG DWG Doug Smith Autoplex, American Fork, UT.dwg

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: January 4th, 2023

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.

Action was previously taken on this and the project was recommended to be tabled The issues previously raised have not been addressed.

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. Outstanding DRC comments still need to be addressed.

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.

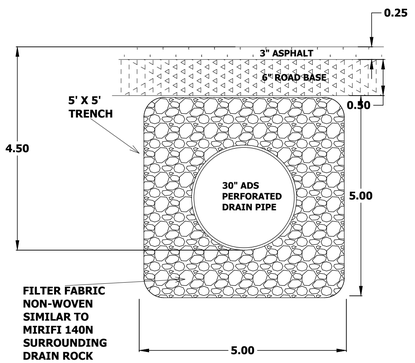
DENIAL

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.

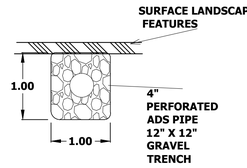
TABLE

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

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

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)

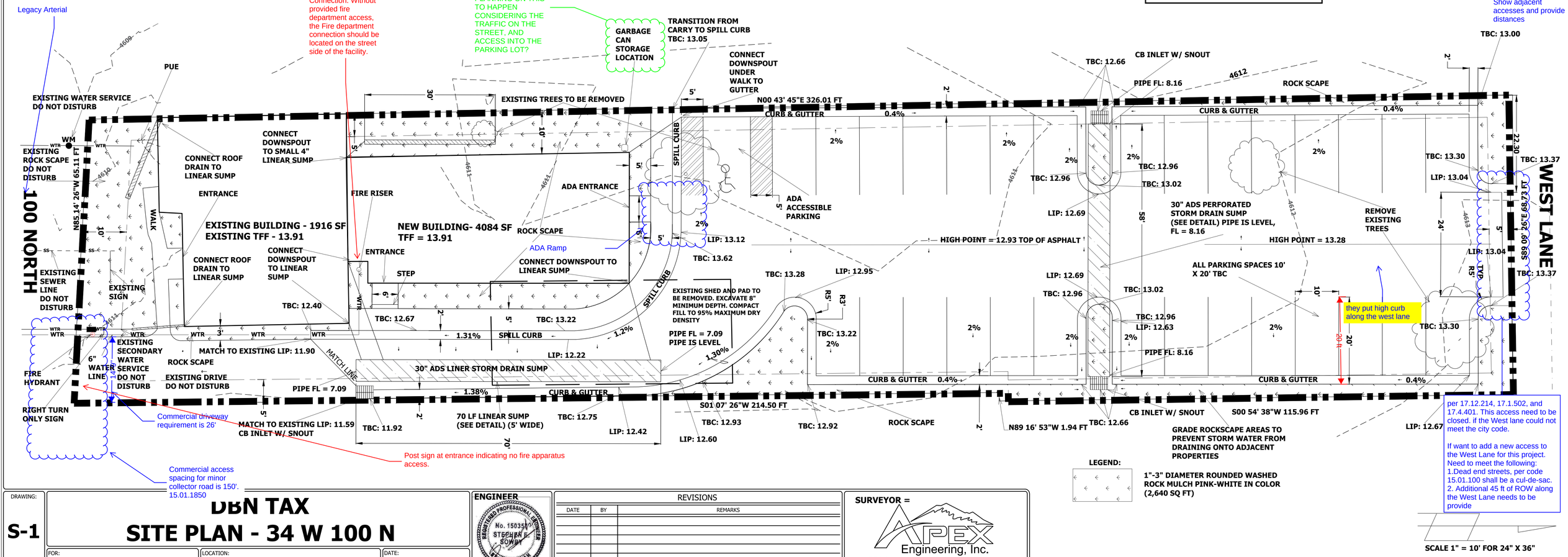
Include notes addressing assumptions made in geotechnical report, and earthwork prep/backfilling.

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?

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

SCALE 1" = 10' FOR 24" X 36"

LEGEND:

1"-3" DIAMETER ROUNDED WASHED ROCK MULCH PINK-WHITE IN COLOR (2,640 SQ FT)

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.
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
PLANNING COMMISSION

MEETING DATE: January 4th, 2023

AGENDA TOPIC:

Review and action on a Site Plan application for RCKM Medical Office, located at 118 South 1100 East, in the Professional Office (PO-1) Zone.

BACKGROUND INFORMATION		
Location:		118 South 1100 East
Applicants:		George Bills, Davis Harmon Development LLC, Dudley and Associates
Existing Land Use:		Professional Office
Proposed Land Use:		N/A
Surrounding Land Use:	North	Professional Office
	South	Professional Office
	East	Pleasant Grove Territory
	West	Residential High Density
Existing Zoning:		PO-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	R1-9000
	South	PO-1
	East	Pleasant Grove Territory
	West	R4-7500

BACKGROUND:

The applicant is applying for a Site Plan approval for RCKM Medical Office, for a medical office in the PO-1 zone, located in the area of 118 South 1100 East. The proposal consists of 1 lot and the entire development area consists of approximately 0.38 acres. The medical office is 2796 square feet and requires 12 parking spaces for the development. The project provides 17 parking spaces, which is 5 over of what is required. The proposal consists of 53 percent of impervious area and 47 percent of landscaping area.

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. Dumpster enclosure needs to be minimum of 6 feet in height.

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 meets the requirements of Section 17.6.101 and staff recommends APPROVING the application WITH CONDITIONS.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Mr. Chairman, I move that we recommend approval for the Site Plan application for RCKM Medical Office, located at 118 South 1100 East, in the Professional Office (PO-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 Site Plan application for RCKM Medical Office, located at 118 South 1100 East, in the Professional Office (PO-1) Zone.

TABLE

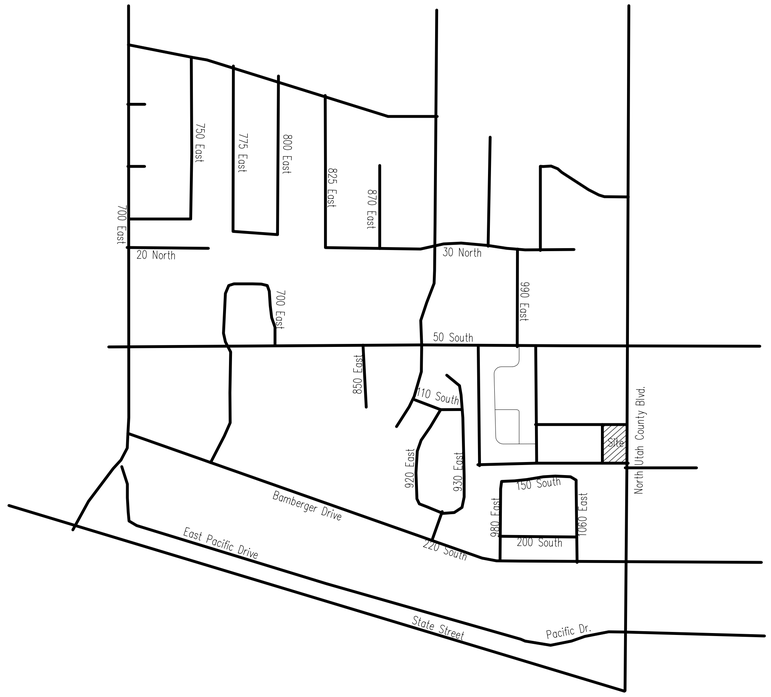
Mr. Chairman, I move that we table action on the Site Plan application for RCKM Medical Office, located at 118 South 1100 East, in the Professional Office (PO-1) Zone, and instruct the developer/staff to _____.

RCKM Medical Office

American Fork 118 South 1100 East Utah

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
SD	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
P	Existing Power lines
P	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
WV	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



Vicinity Map

American Fork City Contacts

Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF City Inspector	Dee Howard	801-763-3060	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Mat Sacco	801-763-3040	96 North Center American Fork, UT 84003
AF Connect	Kyle Petersen	801-400-2933	714 East 50 South American Fork, UT 84003
AF Flood Irrigation Company	Ernie John	801-471-6576	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	801-756-1310	70 North 200 East American Fork, UT 84003
COMCAST	Elysia Valdez	801-401-3017	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Bill Westfall	435-623-4252	1485 West 3100 South West Valley City, UT 84119
Dominion Energy	Trent Johnson	801-853-6548	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Inspector	Harlan Nielson	801-763-3060	275 East 200 North American Fork Utah 84003
Mitchell Hollow Irrigation	Dale Jones	801-768-8150	

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11. Final Plat
12. ALTA Survey
13. Landscaping Plan
14. Sight Triangle Exhibit
15. Sight Triangle Exhibit

American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
Copperman 12/19/2022

Fire Department
Reviewed
M. Sacco 12/15/2022

Developer:

Dave Harman
55 West University Parkway
(801) 367-3662
Orem Utah 84058

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = PO-1 Professional Office
Total Area = 16,503 SF or 0.38 Acre
Total number of Units =1
4.5 Spaces per 1000
Parking Spaces Required 13
Parking Spaces Provided 17

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map – panel No. 49049C0307F dated June 19, 2020.

Basis of bearing = North 89°32'54" East along the Section line. (NAD 27)
(North 89°32'58" East along the Section (NAD 88)

Benchmark information = Northwest Corner Section 19, Township 5 South
Range 2 East SLB&M Elev = 4604.30 (NAD 27)
Elev = 4607.82 (NAD 88)

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

RCKM Medical Office

Cover Sheet

American Fork City Utah

REVISIONS
12-15-2022

DATE 1-8-2021
SCALE
BY BHT
TRACING NO. L-13855

SHEET No. C - 1

GENERAL NOTES

1. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.

2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.

3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.

4. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.

5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7. The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.

9. Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.

11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.

13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.

15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.

16. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.

17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.

18. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.

19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.

20. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.

21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.

22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.

23. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.

25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition

26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.

27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

28. Notify the City Engineer if rutting / pumping occurs during construction activity

UTILITIES

1. The following utilities are known to be located within the limits of this project:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Melinda Duran	(435) 660-1719
PACIFIC CORP	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401-3017
DOMINION ENERGY	– GAS	Greg Nielson	(801) 853-6522
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763-3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763-3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763-3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 763-3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763-3060

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662-4111) at least 2 working days before start of construction.

3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.

2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.

3. At all other hours the Contractor shall maintain minimum one _ lane two _ way traffic. Traffic circulation must be supervised by a Certified Flagger.

4. Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.

6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.

7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.

2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.

3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.

4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.

5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.

6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.

9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.

2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.

3. Only fire hydrants conforming to City of American Fork standards will be approved for use.

4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.

5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).

6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.

7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.

8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.

10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.

11. All water main stationing shall be based on street centerline stationing.

12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.

2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.

3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.

4. All manhole lids shall be provided with continuous self_sealing gaskets.

5. The approved construction drawings shall show where bolt_down lids are required.

6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.

7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.

7. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.

10. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.

11. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

12. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.

14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

15. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backing filling is completed.

16. All lateral connections shall insert-a-tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.

2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.

4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.

7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.

2. All signing must be done following MUTCD Manual recommendations, current edition.

3. Only sand-blasting is allowed for removal of existing striping.

4. Contractor is responsible for removal of conflicting existing striping.

5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.

2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.

3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.

4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

RCKM Medical Office

Standard Notes

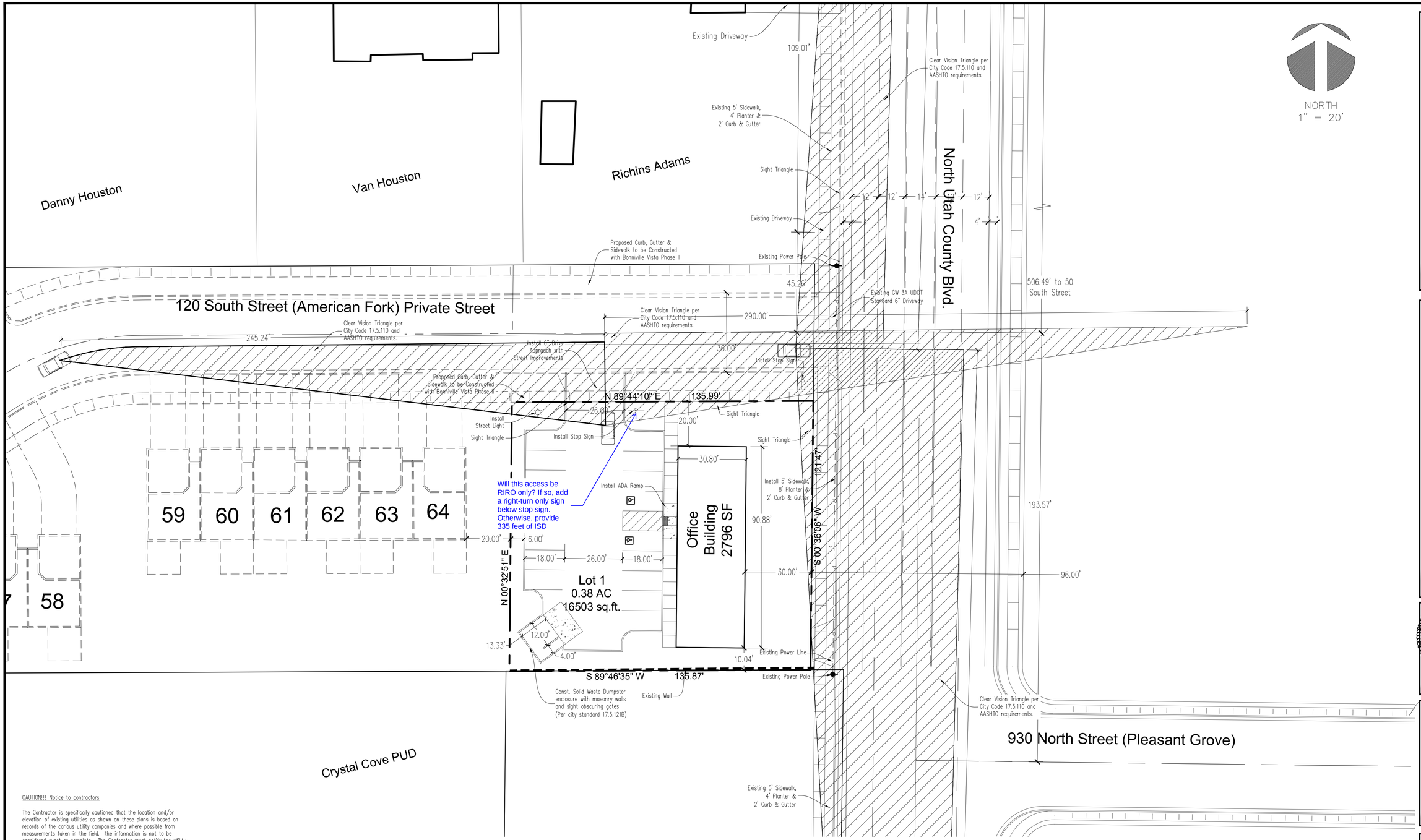
American Fork City Utah

REVISIONS
8-18-2022
12-15-2022

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

DATE	10-19-2020
SCALE	None
BY	BHT
TRACING NO.	L-13848

SHEET No.
C - 2



NORTH
1" = 20'

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map – panel No. 49049C0307F dated June 19, 2020.

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL
TOTAL AREA	16,503	0.38	100
TOTAL BUILDING/PAD AREA	2,796	0.06	16
TOTAL HARD SURFACE AREA	6,023	0.14	37
TOTAL IMPERVIOUS AREA	8,819	0.20	53
TOTAL LANDSCAPED AREA	7,684	0.18	47

TABULATION TABLE

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

RCKM Medical Office

Site Plan

Utah

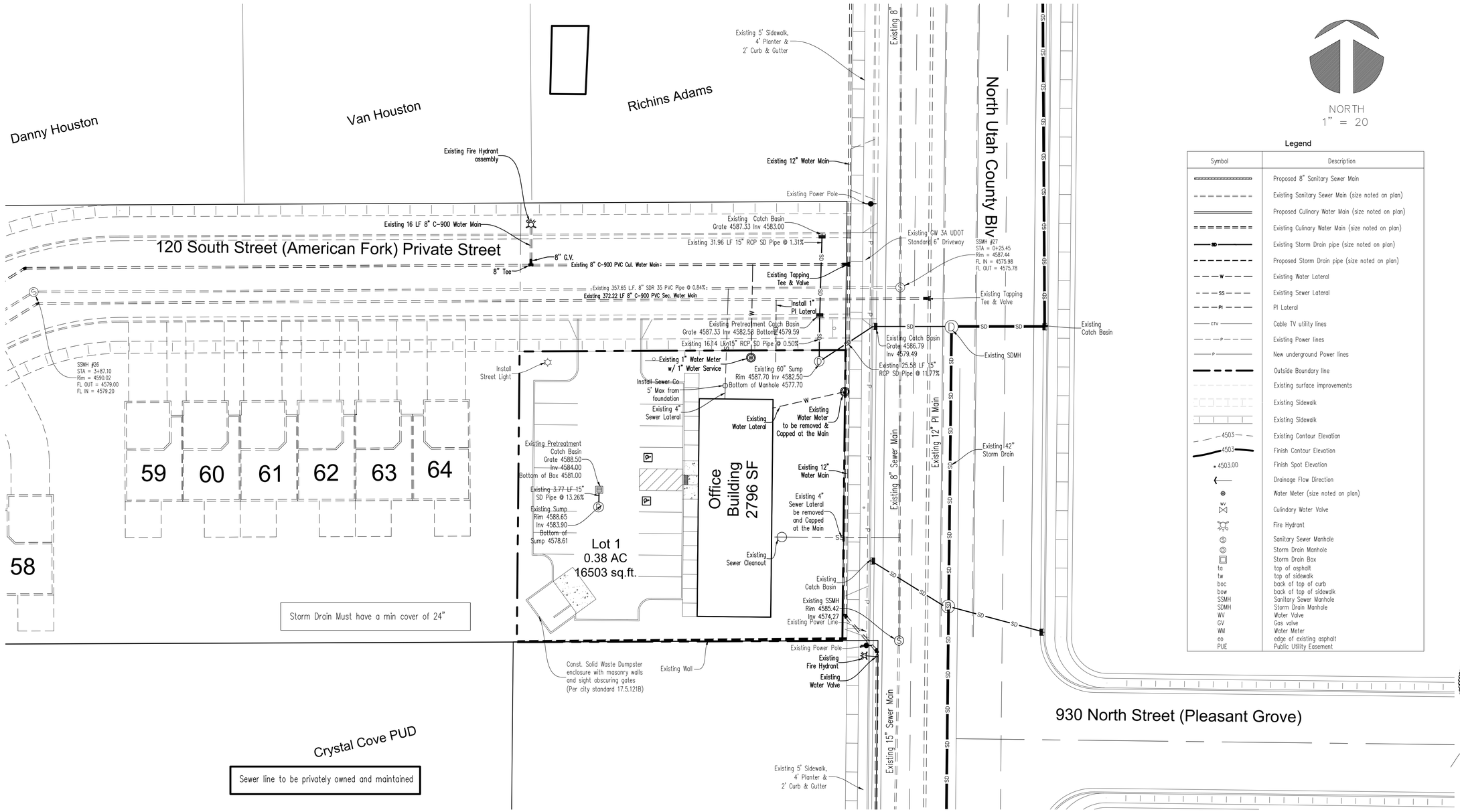
American Fork

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021
8-18-2022

Date	10-19-2020
Scale	1"=20'
By	BHT
Tracing No.	L - 13848

Sheet No.
C - 3



NORTH
1" = 20

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
SD	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
W	Existing Water Lateral
SS	Existing Sewer Lateral
PI	PI Lateral
CTV	Cable TV utility lines
P	Existing Power lines
P	New underground Power lines
	Outside Boundary lIne
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
WV	Culindary Water Valve
	Fire Hydrant
S	Sanitary Sewer Manhole
D	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
ea	edge of existing asphalt
PUE	Public Utility Easement

CAUTION!!! Notice to contractors

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

UTILITY NOTES

1. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.

2. All sanitary sewer laterals are to be PVC plastic pipe conforming to ASTM D3034 SDR35.

3. All lateral connections shall insert – a–tee or WYE at 10 o'clock or 2 o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made.

4. All water mains, transmissions, and distribution lines are to be constructed using ductile iron in accordance with AWWA C151 and ANSI A–21.51.

5. All ductile iron pipes labeled Class 50 for slip–on or mechanical joint piping (Class 51 for 8" size and under) and Class 53 for flanged joint pipes unless otherwise approved by the city engineer.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

RCKM Medical Office

Utility Plan

Utah

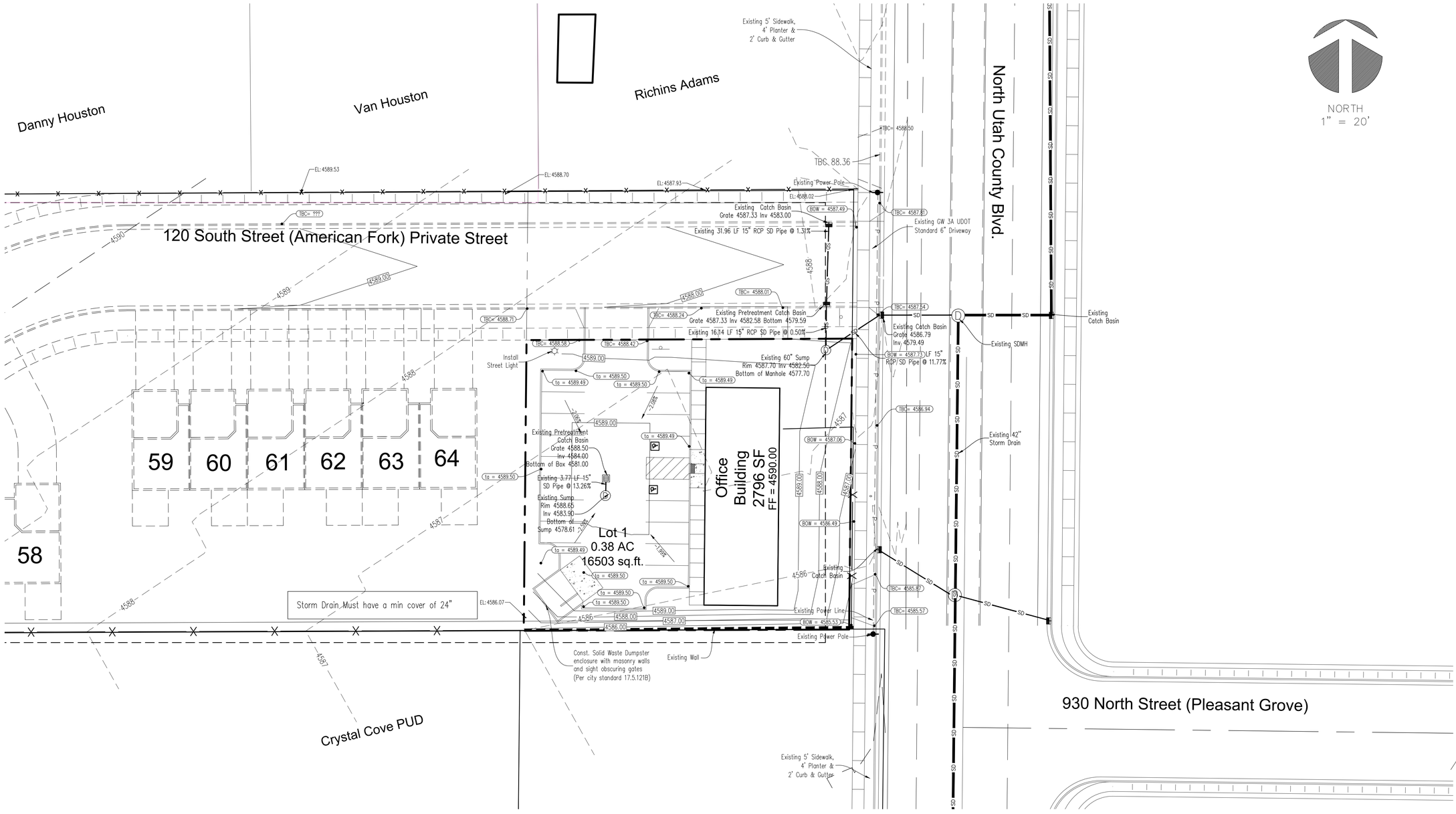
American Fork

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021
8-18-2022
12-15-2022

Date	10-19-2020
Scale	1"=20'
By	BHT
Tracing No.	L - 13848

Sheet No.
C - 4



NORTH
1" = 20'

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

RCKM Medical Office

Grading & Drainage Plan

American Fork Utah

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021
8-18-2022
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Sheet No.
C - 5

CAUTION!!! Notice to contractors

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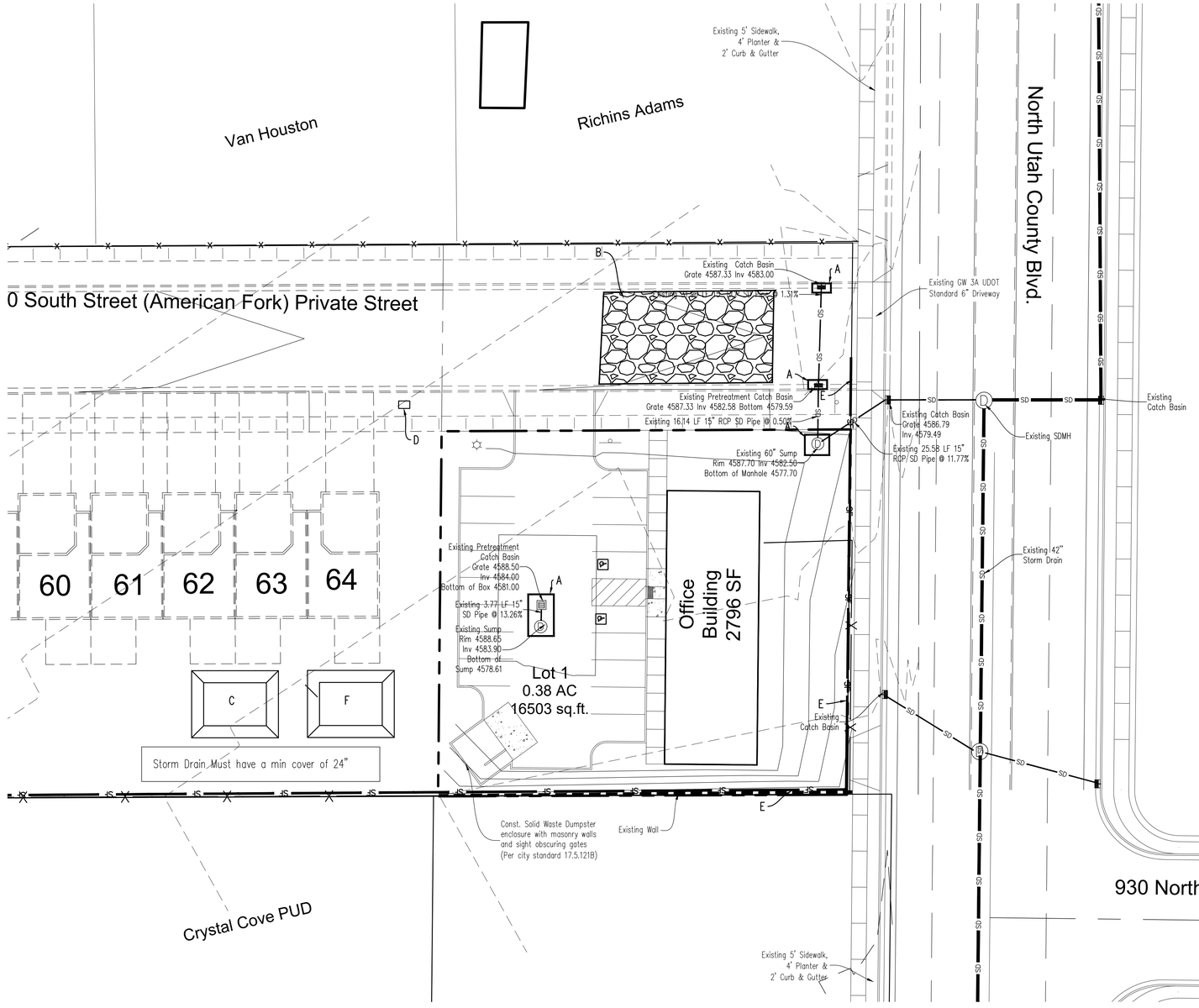

NORTH
1" = 20

NOTES:

This plan is to be used to control storm water runoff and reduce pollutants in storm water runoff until construction is complete and the subject site is in operation.

THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE TO BE USED AS A PART OF THE CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN FOR THIS SITE

1. Contaminated or Erodible Surface Areas (CESA) Prevent the discharge, pollutants, and storm water from contaminated or erodible surface areas by maintaining undisturbed site until construction of Phase II is completed.

2. Dust Controls (DC) Dust control measures including vegetation, seeding, etc. to stabilize site from wind erosion and reduce dust until site is completely developed.

3. Detention/Infiltration Device Maintenance (DIDM) Detention basin and accompanying facilities will be regularly maintained and corrected to promote effective storm drain pollutant removal for pond, piping, and boxes.

4. Material Storage (MS) Any hazardous, toxic, or chemical substances will be stored and controlled inside building areas. No control substances will be discharged into storm water or sewage systems.

5. Portable Toilets (PT) Temporary on site sanitary facilities will be furnished and maintained during all construction activity until on site facilities are constructed and usable.

6. Stabilized Construction Entrance and Wash Area (SCEWA) A stabilized pad of crushed stone located at the construction entrance as shown will be provided and maintained during all construction activities.

7. Spill Cleanup (SCU) All on site materials used in construction will be maintained on site to prevent harmful materials from entering off site receiving waters.

8. Silt Fencing (SF) placed on the perimeter of the project where there is potential runoff from site to adjacent streets, or properties.

A — Install Silt fencing or equivalent into existing downstream or recently installed storm drain inlet boxes and manholes to prevent silt build-up in the existing storm drain systems Refer to BMP IPC, IPE, IPG, IPS

B — Construct gravel stablized construction entrance

C — Vehicle and equipment cleaning and concrete, drywall, etc. washdown area in sediment trap Refer to BMP: Vec and CWM

D — Portable Toilet Location

E — Install Earth Berm to protect adjacent property from runoff (Refer to BMP EB)

F — Excavated Material Location

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
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RCKM Medical Office

Erosion Control Plan

American Fork Utah

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021
8-18-2022
12-15-2022

Date	10-19-2020
Scale	1"=20'
By	BHT
Tracing No.	L - 13848

Sheet No.
C - 6

BMP: Curb Sedimentation Trap — CST

Objectives:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☑ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
A temporary sediment trap formed by excavation behind the curb

Application:
- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

Installation/Application Criteria:
- Excavate soil behind curb to a depth of 2-4 inches
- Create slope of 2% from finished grade to curb for a distance of approximately 2 feet

Limitations:
No limitations

Maintenance:
- Inspect after each rainfall event
- Remove accumulated sediment as it reaches 2/3 height of available storage

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ◪ Toxic Materials
- ☐ Oil & Grease
- ◪ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual and Paradigm Engineering BMP Fact Sheet (Cut Back Curb)

Stormwater Discharge management from Construction Activities 2005

BMP: Concrete Waste Management — CWM

Objectives:
- ☐ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

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.

Application:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar 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 to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ▣ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Dust Controls — DC

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☑ Minimize Disturbed Areas
- ☑ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities.

Application:
Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.

Maintenance:
- If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Pleasant Grove City Stormwater Technical Manual and Best Management Practices

Stormwater Discharge management from Construction Activities 2005

BMP: Inlet Protection – Wattle — IP-W

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☑ Control site Perimeter
- ☑ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

Installation/Application Criteria:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet

Limitations:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ▣ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Material Storage — MS

Objectives:
- ☑ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
Controlled storage of on-site materials.

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

Installation/Application Criteria:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

Limitations:
- Does not prevent 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.

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ▣ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ◪ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Preservation of Existing Vegetation — PEV

Objectives:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☑ Minimize Disturbed Areas
- ☑ Stabilize Disturbed Areas
- ☑ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

Application:
This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

Installation/Application Criteria:
- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

Limitations:
- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

Maintenance:
- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Portable Toilets — PT

Objectives:
- ☑ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

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

Application:
All sites with no permanent sanitary facilities or where permanent facility is too 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.

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ▣ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Stabilized Construction Entrance — SCE

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Application:
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 and grub area and grade to provide maximum slope of 2%.
- Compact subgrade 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.

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Silt Fence — SF

Objectives:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☑ Stabilize Disturbed Areas
- ☑ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☑ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient 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 catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient 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 trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient 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 ½ the height of the fence.

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Surface Roughening — SR

Objectives:
- ☐ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☑ Stabilize Disturbed Areas
- ☑ Protect Slopes/Channels
- ☐ Control site Perimeter
- ☑ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contours

Application:
Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

Installation/Application Criteria:
- Surface should be left in rough condition during initial earthwork activity.
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth on front end loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving up and down slope) may also be used to provide depressions parallel to contours.
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil.
- Seed or mulch areas to be exposed in excess of 60 days.
- Employ dust controls. (See Dust Control Detail Sheet).

Limitations:
- Will not withstand heavy rainfall.
- Slopes steeper than 2:1 (50%) should be benched (see Benching Detail Sheet).

Maintenance:
- Inspect following any storm event and at a minimum of weekly.
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area.
- For vegetated slopes reseed areas that are bare or have been reworked.

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapeted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Temporary Drains And Swales — TDS

Objectives:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☑ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☑ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Description:
Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment.

Application:
Temporary drains and swales are appropriate for diverting any upslope runoff around unstabilized or disturbed areas of the construction site.
Prevent slope failures. Prevent damage to adjacent property. Prevents erosion and transport of sediments into water ways. Increases the potential for infiltration. Diverts sediment-laden runoff into sediment basins or traps.

Installation/Application Criteria:
- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly:
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see the local drainage design criteria for proper design).
- At a minimum, the drain/swale should conform to pre-development drainage patterns and capacities.
- Construct the drain/swale with an uninterrupted, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity.

Limitations:
- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties.
- Temporary drains and swales must conform to local floodplain management requirements.

Maintenance:
- Inspect weekly and after each rain.
- Repair any erosion immediately.
- Remove sediment which builds up in the swale and restricts its flow capacity.

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Cleaning — VEC

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☑ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

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

Application:
<text here>

Installation/Application Criteria:
- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

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

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

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ▣ Toxic Materials
- ▣ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Fueling — VEF

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

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

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

Limitations:
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ◪ Toxic Materials
- ◪ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Waste Disposal — WD

Objectives:
- ☑ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

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

Application:
All construction sites.

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

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

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).erosion at driveways.

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ▣ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

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

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Spill Clean-Up — SCU

Objectives
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Adapted from Salt Lake County BMP Fact Sheet

Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

Methods:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

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

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

RCKM Medical Office

BMP DETAILS

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021
8-18-2022
12-15-2022

Date
1-9-2020

Scale
NOT TO SCALE

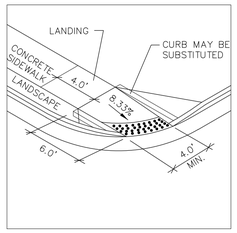
By
TD

Tracing No.
L -

Sheet No.
C- 7

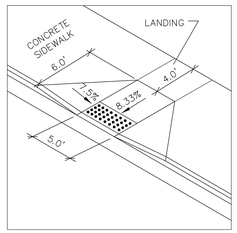
NOTES:

1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



TYPE A

Curb Ramps



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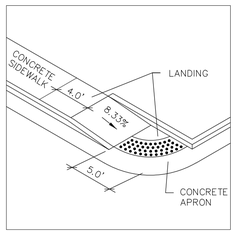

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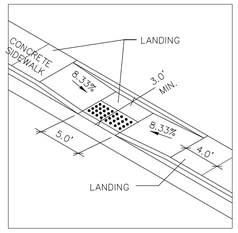

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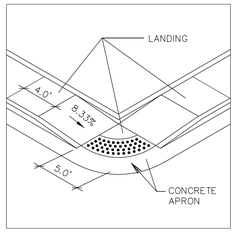
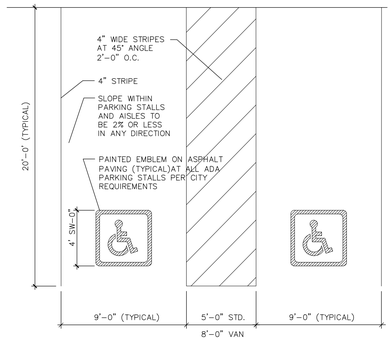
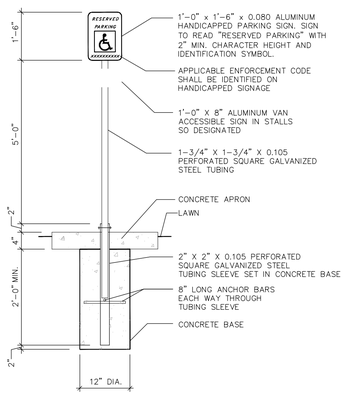


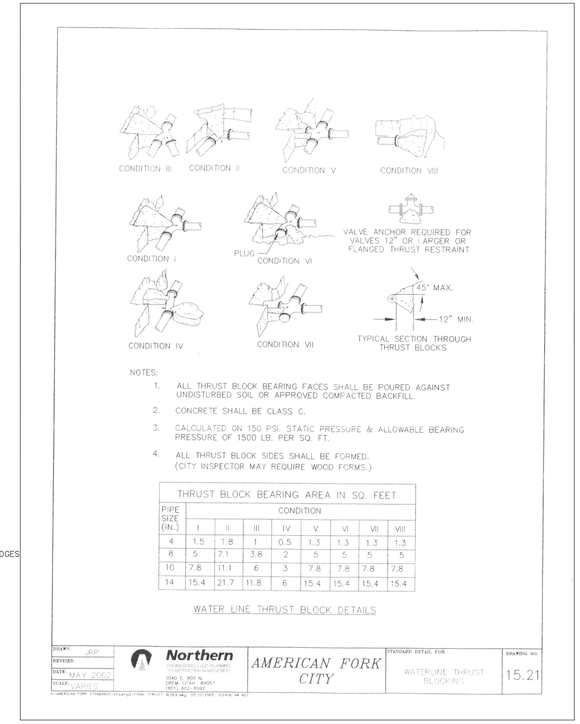
TYPE E

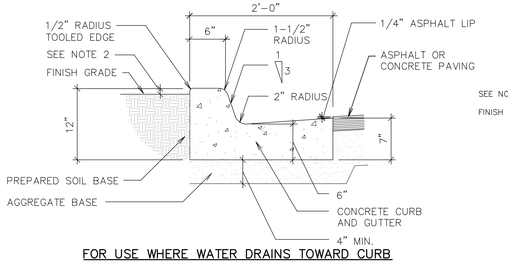
18 — ADA Ramps



H ADA PARKING
Not to Scale

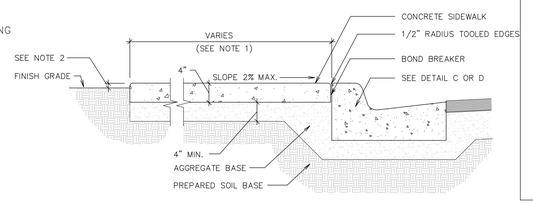




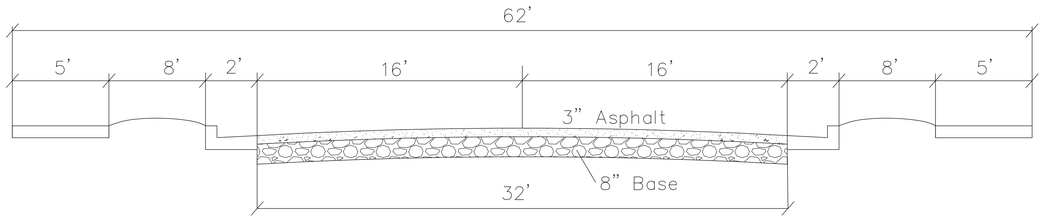


FOR USE WHERE WATER DRAINS TOWARD CURB

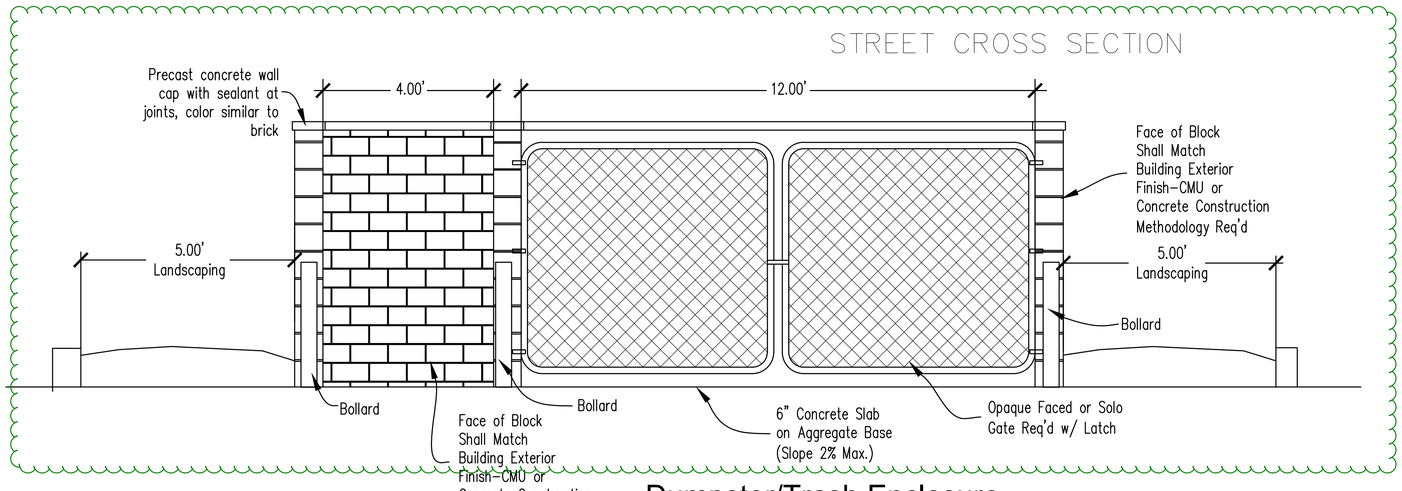
C CURB AND GUTTER
1" = 1'-0"



B SIDEWALK, CURB AND GUTTER
1" = 1'-0"

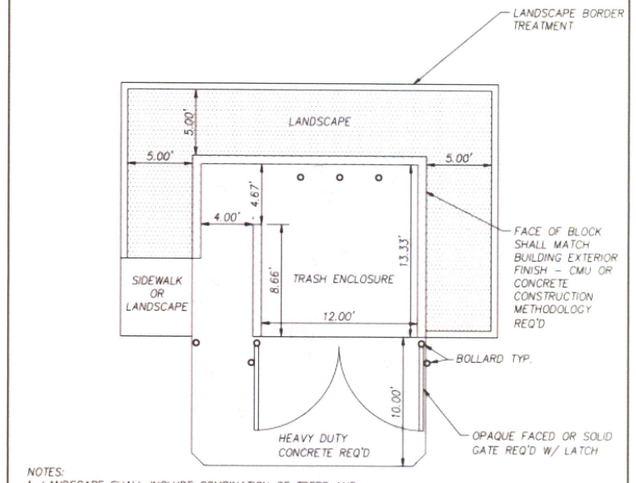


I don't see a height included in these elevations. Just make sure that the minimum height of the enclosure is at least 6 feet high, as mentioned in Section 17.5.121 (H).



Dumpster/Trash Enclosure
Elevation View

CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

J:\LD-PROJECT-AF-CITY-STANDARDS\DUMPSTER.DWG
DATE: NOV. 18, 2010

AMERICAN FORK
— 1853 —

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

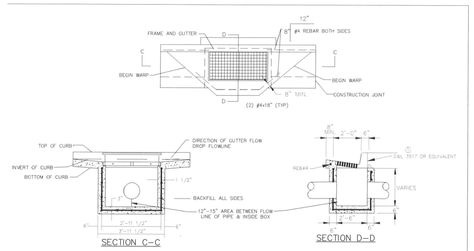
RCKM Medical Office
Detail Sheet
American Fork City Utah

REVISIONS
12-15-2022

DATE 10-20-2020
SCALE not to scale
BY BHT
TRACING NO. L - 13848

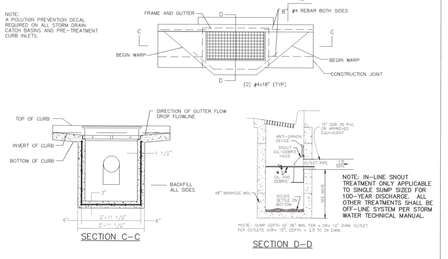
SHEET No. C - 8

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH



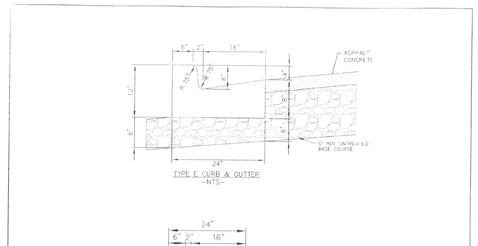
STORM DRAIN CATCH BASIN
-NTS-

NOTE:
A POLLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.

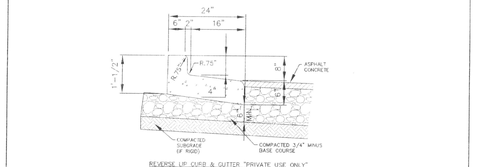


PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

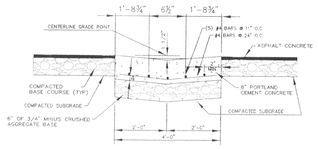
DRAWN: JRP		AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
REVISED: AJS	AMERICAN FORK UTAH			
DATE: APRIL 2012				
SCALE: VARIES				



TYPE E CURB & GUTTER
-NTS-

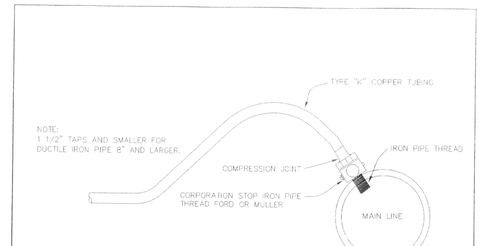


REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-

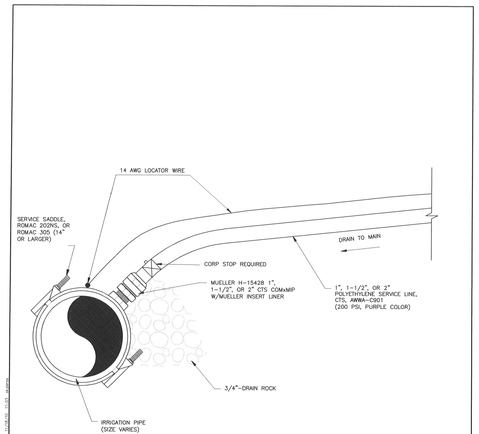


4.0' VALLEY GUTTER
-NTS-

DRAWN: JRP	Northern CONCRETE CUTTING	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE E CAG VALLEY GUTTER	DRAWING NO. 15.1
REVISED:	1040 E. 800 N. AMERICAN FORK, UTAH (801) 763-5100			
DATE: MAY 2002				
SCALE: 1"=1'				

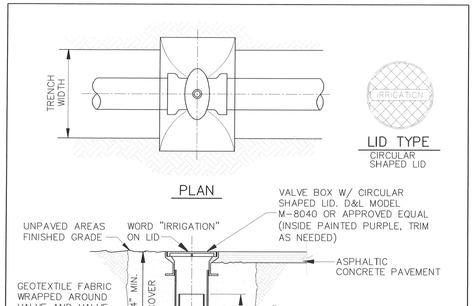


DRAWN: JRP	Northern CONCRETE CUTTING	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAIN TAPS	DRAWING NO. 15.3
REVISED:	1040 E. 800 N. AMERICAN FORK, UTAH (801) 763-5100			
DATE: JULY 2002				
SCALE:				



MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

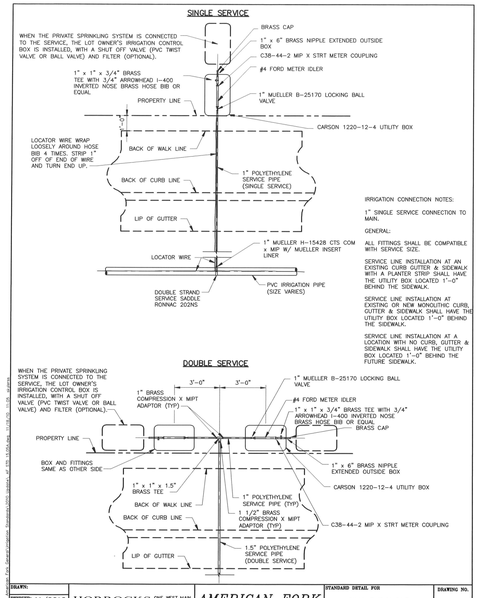
DRAWN:	HORROCKS ENGINEERS 296 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
REVISED: 11/2010				
DATE:				
SCALE:				



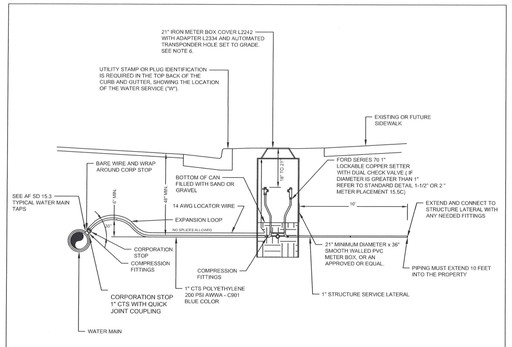
NOTES:
1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DRAWN:	HORROCKS ENGINEERS 296 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
REVISED: 11/2016				
DATE:				
SCALE: NONE				



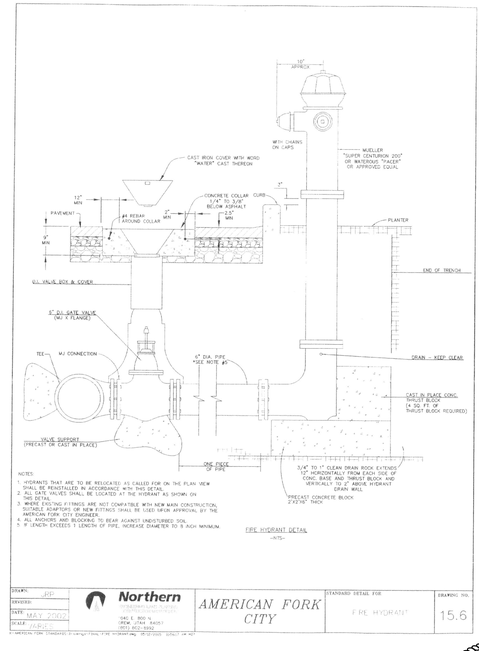
DRAWN:	HORROCKS ENGINEERS 296 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
REVISED: 11/2016				
DATE:				
SCALE:				



1" CULINARY WATER SERVICE CONNECTION

NOTES:
1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR,7. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY, METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
4. (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
5. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
6. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
8. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE DAL SUPPLY MODEL B-5021(LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
8. ALL FITTINGS SHALL BE CTS.
9. SPLICING /REPAIR OF EXISTING POLY PIPE : MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY.
10. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
11. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

DRAWN BY NLP	AMERICAN FORK UTAH	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO 15.5
REVISED ABM				
DATE 9/18/2019.				
SCALE VARIES				



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

DRAWN: JRP	Northern CONCRETE CUTTING	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:	1040 E. 800 N. AMERICAN FORK, UTAH (801) 763-5100			
DATE: MAY 2002				
SCALE: FIRE				

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

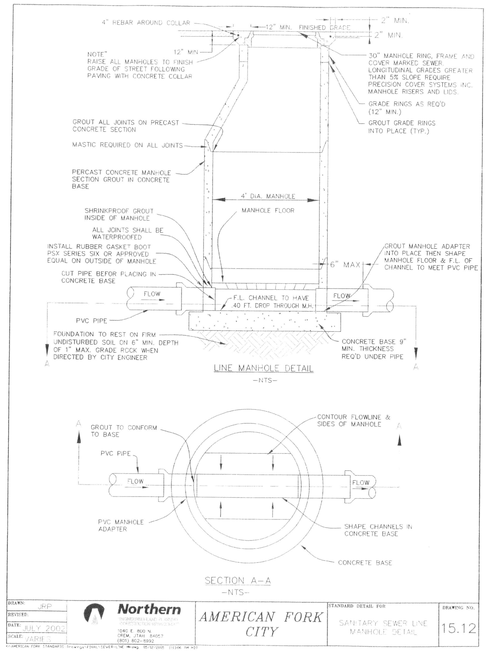
RCKM Medical Office
Detail Sheet
American Fork City Utah

REVISIONS
12-15-2022

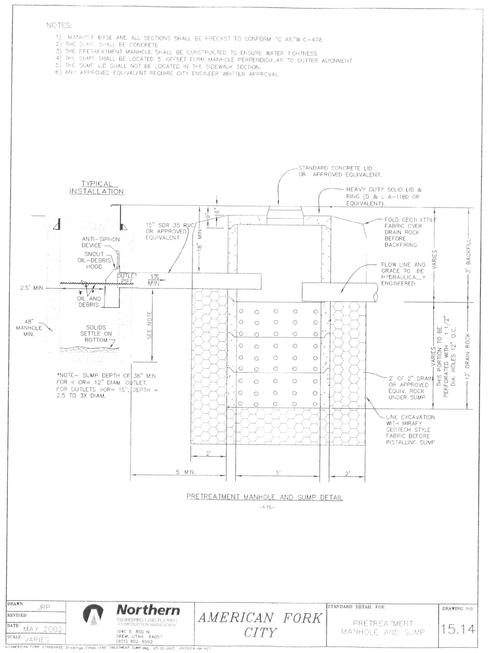
DATE
10-19-2020
SCALE
not to scale
BY
BHT
TRACING NO.
L - 13848

SHEET No.
C - 9

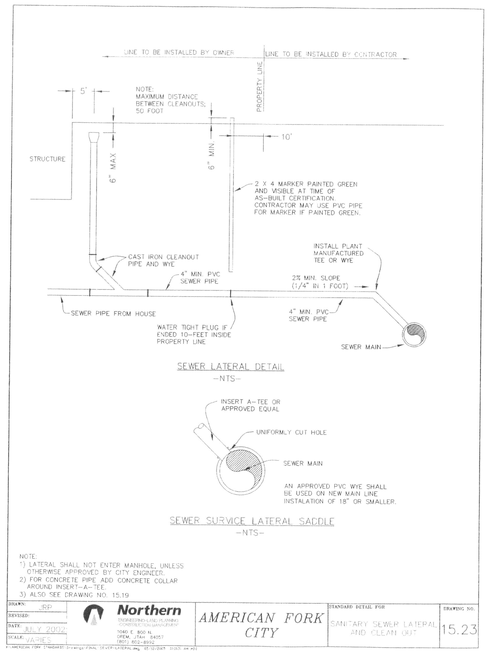
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH



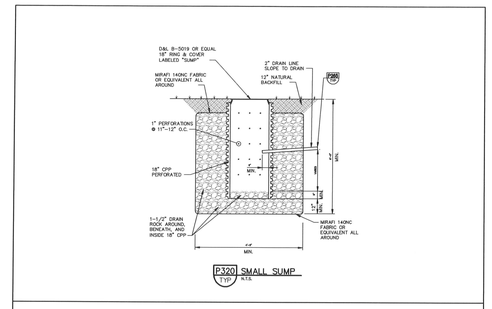
DRAWN: JBP	Northern Precast Concrete Manufacturing	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:	1040 E 800 N, OREM, UTAH 84057, (801) 802-5992			
DATE: JULY 2002				
SCALE: VARIES				



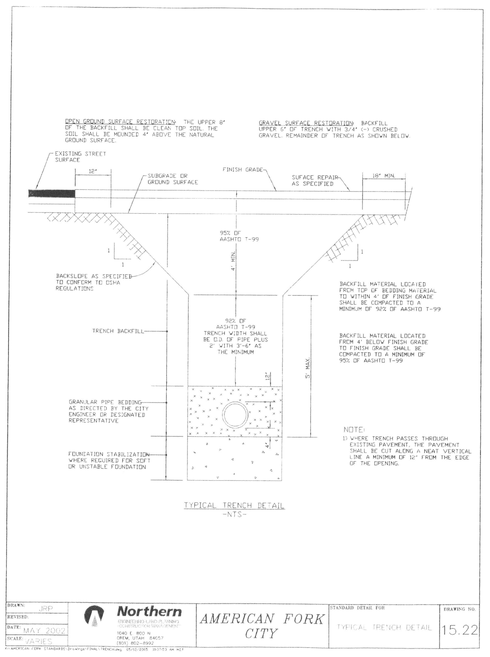
DRAWN: JBP	Northern Precast Concrete Manufacturing	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14
REVISED:	1040 E 800 N, OREM, UTAH 84057, (801) 802-5992			
DATE: MAY 2002				
SCALE: VARIES				



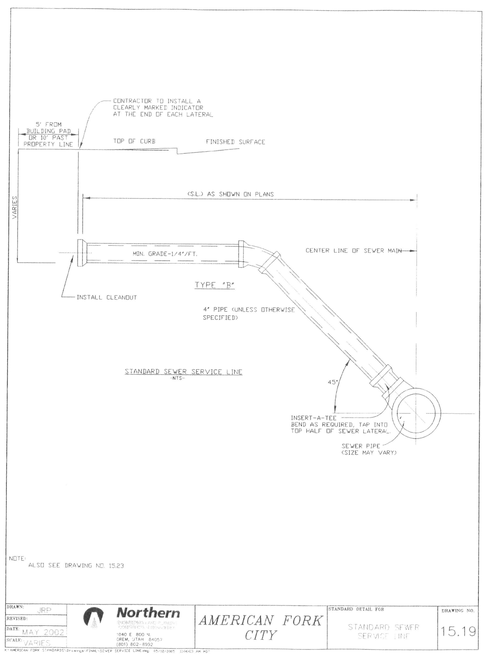
DRAWN: JBP	Northern Precast Concrete Manufacturing	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:	1040 E 800 N, OREM, UTAH 84057, (801) 802-5992			
DATE: JULY 2002				
SCALE: VARIES				



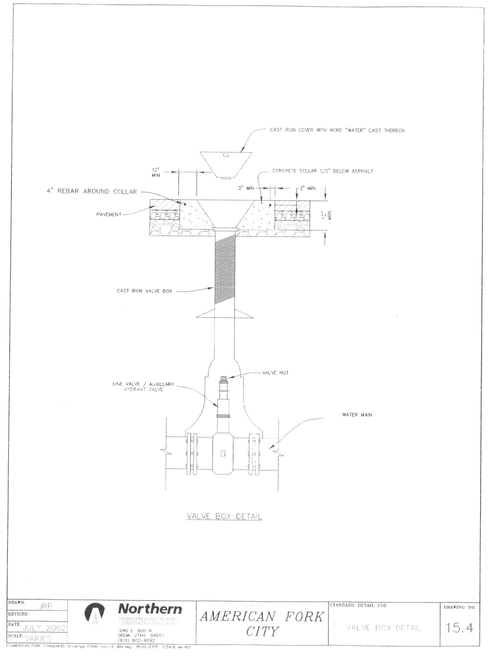
DRAWN:	HORROCKS ENGINEERS — ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SUMP DETAILS	DRAWING NO. 15.34
REVISED: 11/2010				
DATE:				
SCALE:				



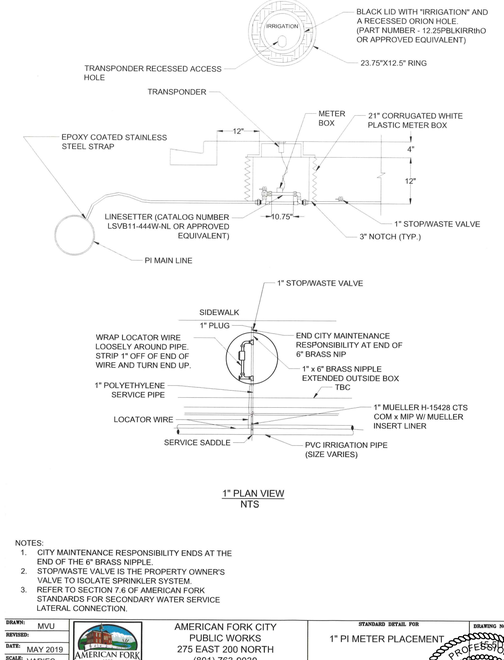
DRAWN: JBP	Northern Precast Concrete Manufacturing	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:	1040 E 800 N, OREM, UTAH 84057, (801) 802-5992			
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JBP	Northern Precast Concrete Manufacturing	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:	1040 E 800 N, OREM, UTAH 84057, (801) 802-5992			
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JBP	Northern Precast Concrete Manufacturing	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:	1040 E 800 N, OREM, UTAH 84057, (801) 802-5992			
DATE: JULY 2002				
SCALE: VARIES				



NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO.
REVISED:			
DATE: MAY 2019			
SCALE: VARIES			

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

RCKM Medical Office
Detail Sheet
American Fork City Utah

REVISIONS
12-15-2022

DATE
10-19-2020
SCALE
not to scale
BY
BHT
TRACING NO.
L - 13848

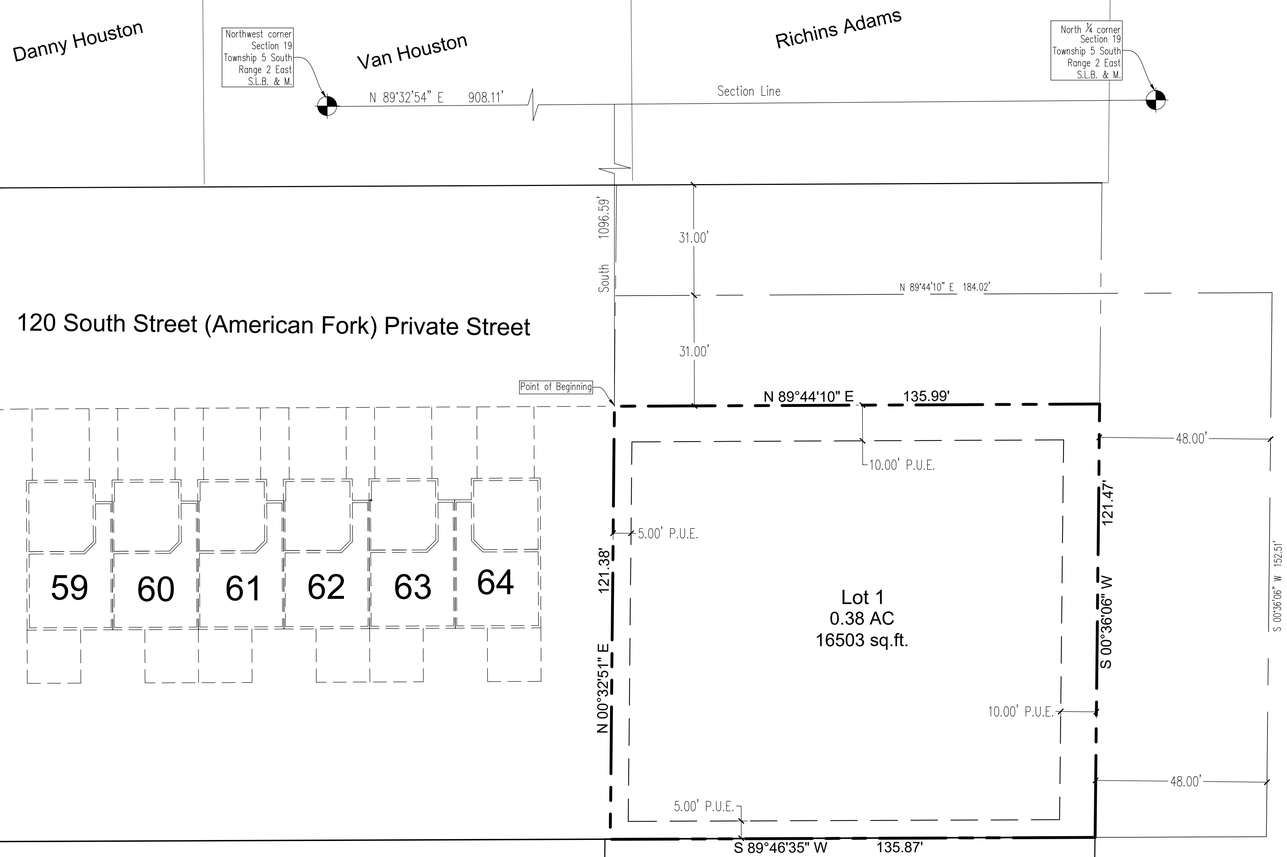
SHEET No.
C - 10

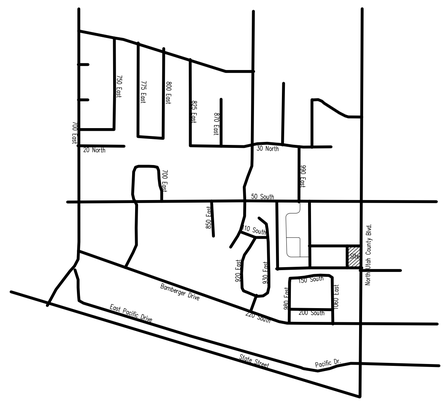
RCKM Medical Office

Plat "A"

located in the Northwest 1/4 of Section 19
Township 5 South Range 2 East Salt Lake Base and Meridian
American Fork City, Utah County, Utah

NORTH
1" = 20'





Vicinity Map

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map – panel No. 490152-0005-B dated November 25, 1980.

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

Off-set 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.

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 Marshall and charged with culinary water.

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

Zone PO-1

930 North Street
(Pleasant Grove)

Legend

Name	Symbol
SECTION CORNER	
STREET MONUMENT	
PROPERTY CORNER	
STREET LIGHT	
FIRE HYDRANT	
SECTION LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	

Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Boundary Description

Commencing at a point located North 89°32'54" East along the Section line 908.11' feet and South 1096.59 feet from the Northwest corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°44'10" East 135.99 feet; thence South 00°36'06" West along North Utah County Boulevard 121.47 feet; thence South 89°46'35" West along the North boundary of Freedom Square PUD 135.87 feet; thence North 00°32'51" East along the East boundary of Bonneville Vista Townhomes Plat "D" 121.38 feet; to the point of beginning

AREA=16503 SF or 0.38 AC

Basis of bearing = North 89°32'54" East along the Section line. (NAD 27)

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this_____day of_____, 20____, by _____, who represented that he is the _____ of the _____ and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of American Fork

Approved this _____ day of _____, A.D. 20____, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of _____, A.D. 20____.

APPROVED _____ Mayor

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

_____ City Council Member

APPROVED _____ CITY ENGINEER

ATTEST_____ AMERICAN FORK CITY RECORDER

Planning Commission Approval

Approved this _____ day of _____ , 20____ by the American Fork City Planning Commission.

_____ Planner

_____ Chairman, Planning Commission

Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

C-11

Sewer & Water Authority
AF Public Works

Approved Date

SURVEYOR'S SEAL

CLERK-RECORDER SEAL

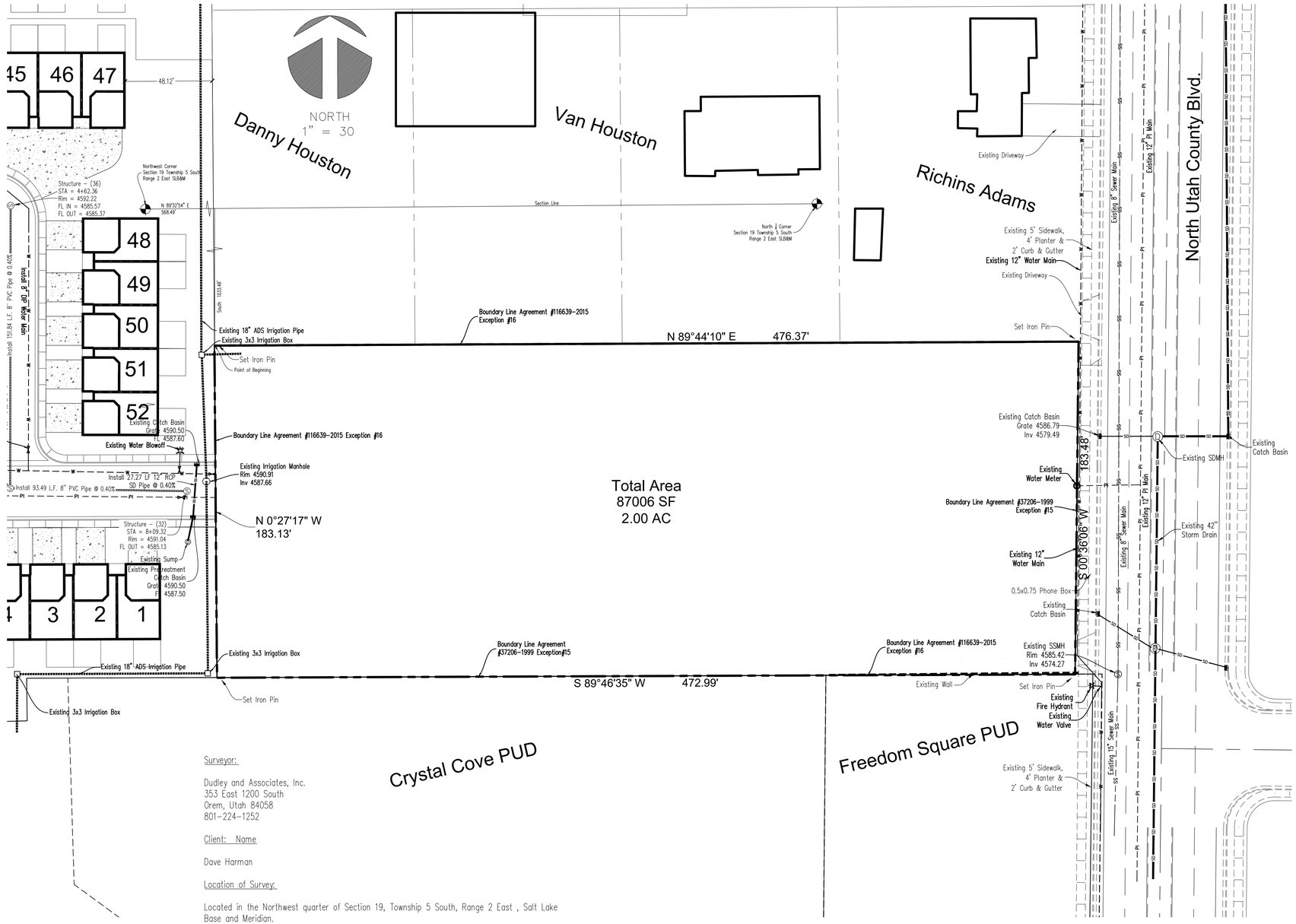
Plat " A "

RCKM Medical Office

located in the Northwest 1/4 of Section 19
Township 5 South Range 2 East Salt Lake Base and Meridian
American Fork City, Utah County, Utah

American Fork City, Subdivision Utah County, Utah

Scale: 1" = 20 Feet



Surveyor:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Client: Name

Dave Harman

Location of Survey:

Located in the Northwest quarter of Section 19, Township 5 South, Range 2 East , Salt Lake Base and Meridian.

Basis of Bearing:

Utah State Plane Coordinate System, Utah Central Zone. See Drawing

Purpose of Survey:

To identify physical boundaries and deed lines in relationship to adjacent owners.

Control Monuments:

21/2" brass cap found at the Northwest corner of said Section 19.

Notes:
Property corners are set with ½" rebar with plastic cap stamped RLS 147089 unless otherwise noted.
Deed lines shown, if given a basis of bearing, have been rotated to basis of bearing as stated hereon. If no basis of bearing was given, none was assumed.

Date filed with County_____

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

DEED DESCRIPTION

Commencing 8.465 chains East and 18.42 chains South of the Northwest Corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 474.21 feet; thence North 183.72 feet; thence West 474.21 feet; thence South 183.72 feet to the point of beginning.

Together with and less and excepting any portion in that certain Boundary Line Agreement, recorded March 31, 1999, as Entry No. 37206, in Book 5030, at Page 589 of Official Records.

Together with and less and excepting any portion in the certain Boundary Line Agreement, recorded December 30, 2015, as Entry No. 11663922015 of Official Record.

Less and excepting therefrom any portion lying within North County Boulevard.

SURVEY DESCRIPTION

Commencing at a point located North 89°32'54" East along the Section line 568.49 feet and South 1033.48 feet from the Northwest corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°44'10" East along a fence line 476.37 feet; thence South 00°36'06" West along North Utah County Blvd. 183.48 feet; thence South 89°46'35" West along Freedom Square PUD and Crystal Cove PUD 472.99 feet; thence North 00°27'17" West along Bonneville Vista Town Homes 183.13 feet to the point of beginning.

AREA=87,006 sq. ft. or 2.00 acres

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: CHAD S. CLAYBAUGH and JENNIFER H. CLAYBAUGH, TRUSTEE OF THE DAVID R. HARMAN TRUST, and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8, 11, 13, 14, 16, 17, 18, and 20 of Table A thereof.

Date of Plat or Map: February 22, 2021

_____
Roger D. Dudley, PLS #147089

SURVEYORS NOTES

1. This survey is referenced to a title commitment by Old Republic National Title Insurance Company, Commitment No. UT-87384-DT dated February 2, 2021.

2. The boundary is marked with an iron pin with a yellow plastic cap – Identification No. PLS 147089, or PK nail in asphalt.

3. The address of the property is approximately 118 South 1100 East – American Fork, Utah, 84003.

4. Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 490152-0005B, with a date of identification of November 25, 1980, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.

5. The gross land area is 87,006 sq. ft. or 2.00 acres.

6. The current zoning classification is R4-7500 and PO-1.

7. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

8. There are no observed wetland areas on the subject site.

9. There is no evidence of recent earthwork on the subject site.

EXCEPTIONS

Exceptions 1 – 14. Not survey related and not shown.

Exception 15. Boundary Line Agreement Entry No. 37206:1999 is shown as recorded.

Exception 16. Boundary Line Agreement Entry No.116639:2015 is shown as recorded.

Exception 17. Not survey related and not shown.

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

David R Harman Trust

ALTA / NSPS Land Title Survey

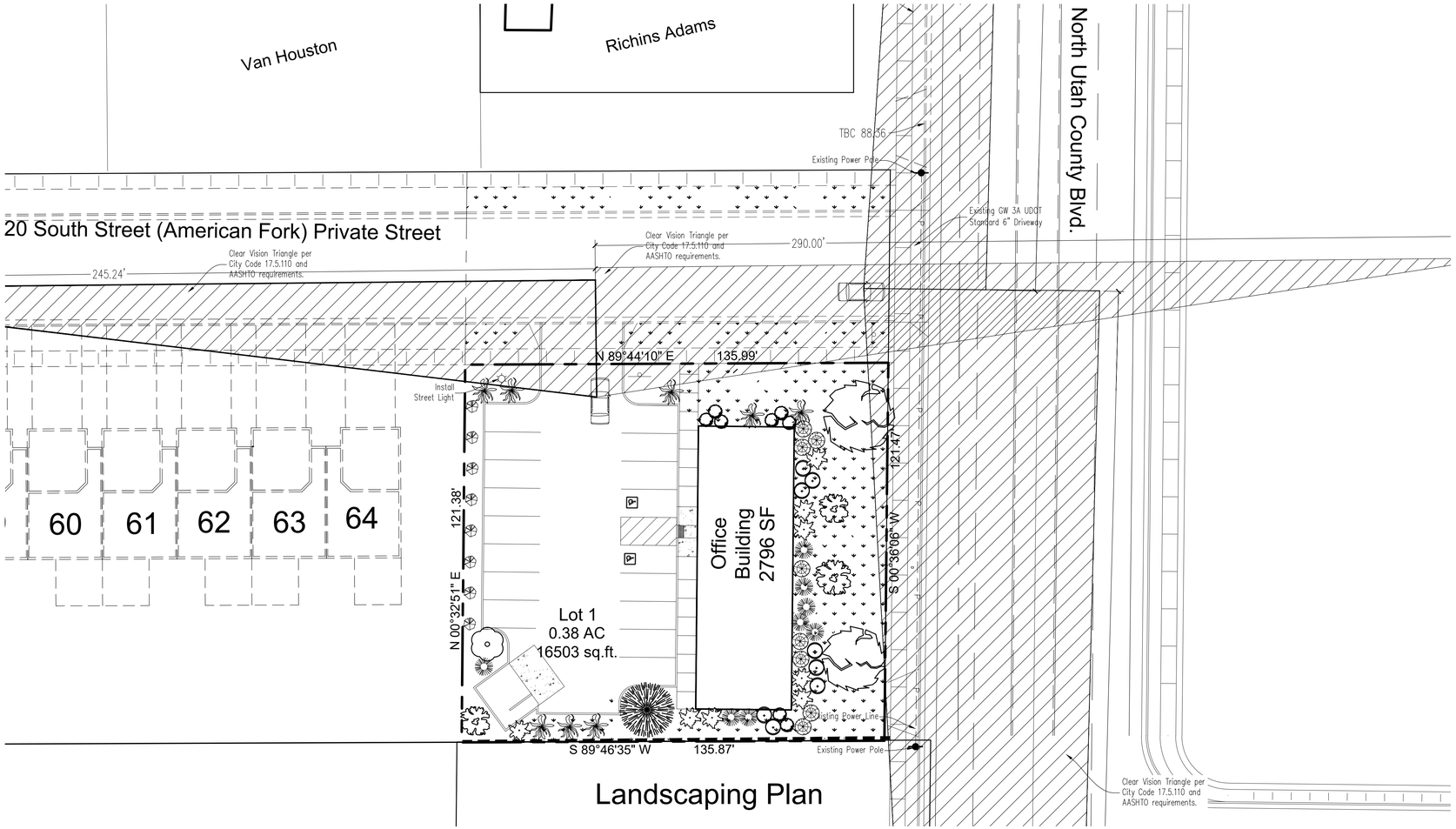
Utah

American Fork

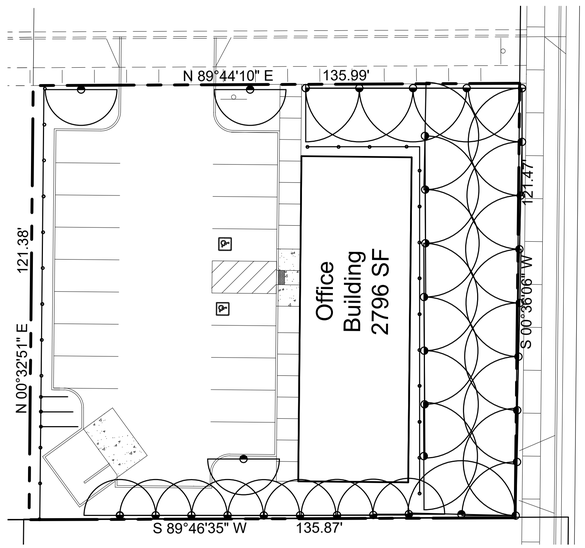
Revisions
12-15-2022

Date
2-23-2021
Scale
1"=30'
By
BHT
Tracing No.

Sheet No.
C - 12



Landscaping Plan



Irrigation Plan

Rainbird 1806 Series–MPR 10 Series–30 Deg trajectoy 180

Rainbird 1806 Series–MPR 15 Series–30 Deg trajectoy 180

Rainbird 1806 Series–MPR 15 Series–30 Deg trajectoy 90

Rain Bird LD–06–18 Landscape Dripline

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NORTH
1" = 20'

PLANTING SCHEDULE

SYMBOL	SPECIES		SIZE	CONDITION	SPACING
	EVERGREEN TREES				
	DWARF BLUE SPRUCE	1 – 14%	7'–9' HT (EQUAL MIX)	B & B	
	DECIDUOUS TREES				
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2–28%	2" CAL.	B & B	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	1–14%	2" CAL.	B & B	
	AMERICAN LINDEN Tila Americana	3–42%	2" CAL.	B & B	
	SHRUBS				
	COTONEASTER DAMMERI 'CORAL BEAUTY' Coral Beauty Cotoneaster	8–14%	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	8–14%	5 Gal.	Cont.	
	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	8–14%	5 Gal.	Cont.	
	COMPACT OREGON GRAPE HOLLY MAHONIA AQUIFOLIUM 'COMPACTA'	8–14%	5 Gal.	Cont.	
	ABIQUA DRINKING GOURD HOSTA HOSTA ABIQUA DRINKING GOURD	8–14%	5 Gal.	Cont.	
	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	8–14%	5 Gal.	Cont.	
	NEON FLASH SPIREA SPIRAEA JAPONICA 'NEON FLASH'	8–14%	5 GAL.	Cont.	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Grass Area Kentucky Blue Grass 43%

Landscaping Notes:

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintianed in accordance with good landscaping practice.

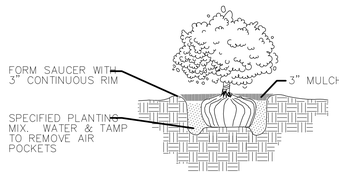
All area not coverd by buildings or driveways shal be landscaped and watered with an automatic sprinkling system.

Minimum design standards:
One tree per 2500 square feet of improved area, with no more than twenty percent of the total being ornamental trees or evergreen trees

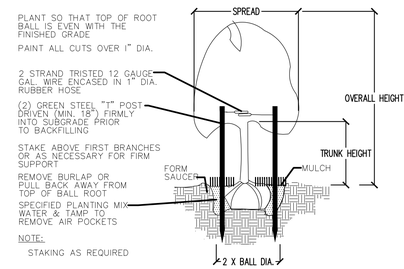
One five gallon shrub per 300 square feet of improved area

All landscaping to follow Section 17.5.121 of the City Code

All Deciduous trees provided = 2" Caliper in size. 7 are provided.
All Evergreen trees provided = 1 is provided
All shrubs provided = 5 gallon in size. 56 Shrubs are provided.
All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.



2 SHRUB PLANTING
SCALE: NOT TO SCALE



1 TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALE

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

RCKM Medical Office

Landscaping Plan

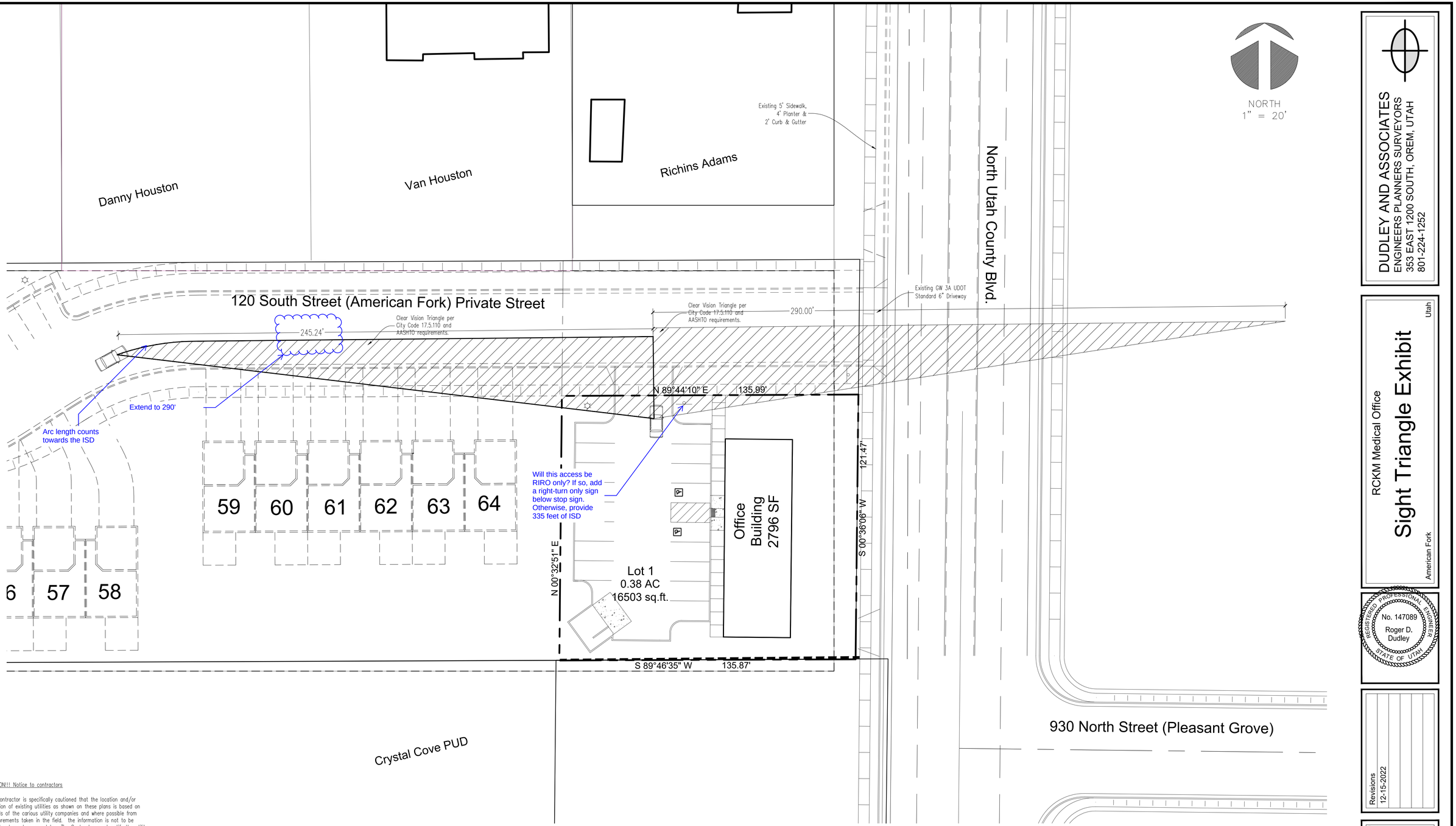
American Fork Utah

PROFESSIONAL LAND SURVEYOR
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-28-2021
8-18-2022
12-15-2022

Date	10-19-2020
Scale	1"=20'
By	BHT
Tracing No.	L - 13848

Sheet No.
C - 13



CAUTION!! Notice to contractors

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Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map – panel No. 49049C0307F dated June 19, 2020.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

RCKM Medical Office

Sight Triangle Exhibit

American Fork Utah

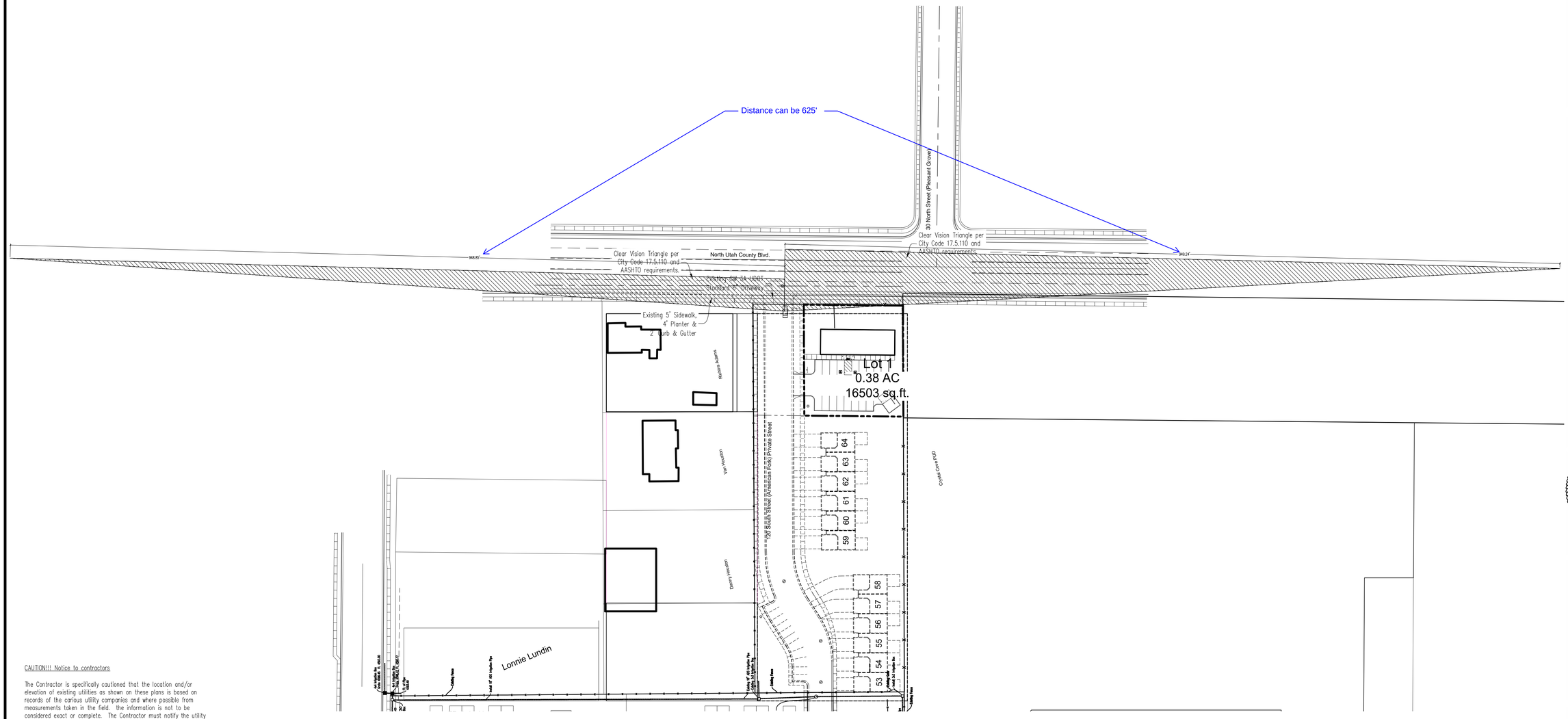
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
12-15-2022

Date	11-18-2022
Scale	1"=20'
By	BHT
Tracing No.	L - 13848

Sheet No.
C - 14

NORTH
1" = 60'



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Sheet No.
C - 15

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A303

150 ARCHITECTURE INC.

ARCHITECT ♦ PLANNER ♦ (801)374-2100
150 SOUTH MAIN ♦ SALEM ♦ UTAH

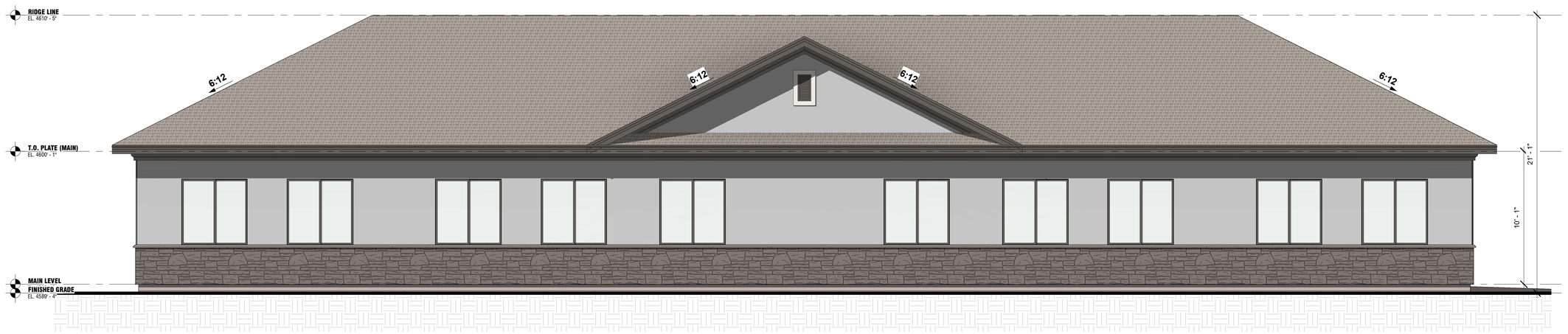
DESIGN REVIEW SET

HARMEN OFFICE

RENDERINGS

1 FRONT ELEVATION

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



2 REAR ELEVATION

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

ELEVATION NOTES:

1. THESE ELEVATIONS ARE GRAPHIC REPRESENTATIONS ONLY.
2. REFER TO BUILDING SECTION PAGE(S) FOR ELEVATION DIMENSIONS AND DETAILS.
3. APPROXIMATE FINAL GRADE SHOWN WILL BE DETERMINED ON SITE PER OWNER & LOCAL CODE.

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REVISIONS	BY
DESIGN REVIEW SET	TM

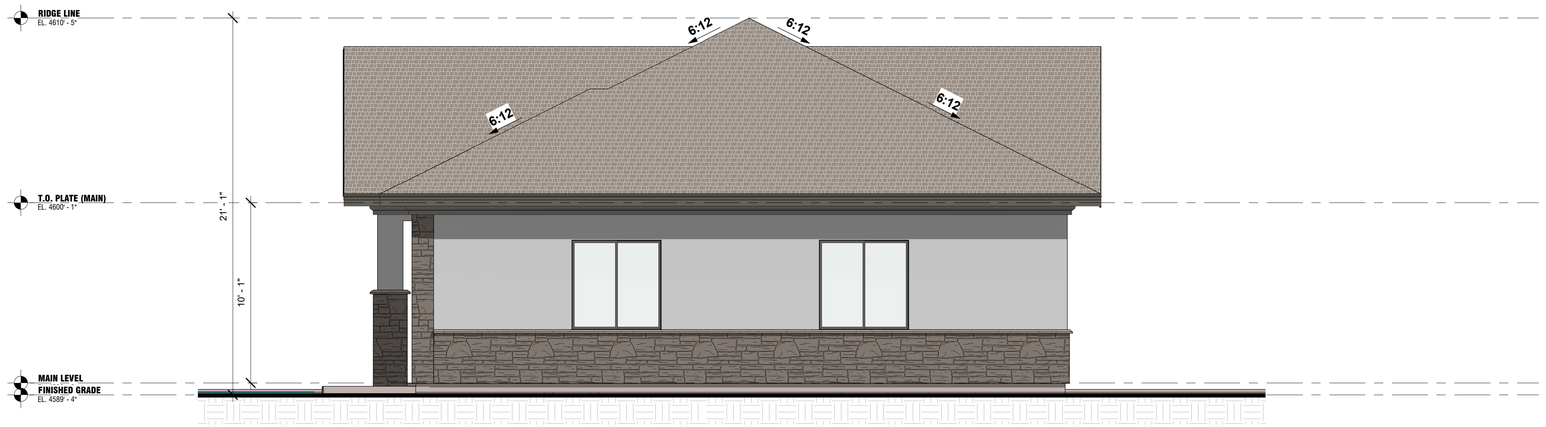
DESIGN REVIEW SET

HARMEN OFFICE

ELEVATIONS
120 SOUTH & 1100 EAST
AMERICAN FORK, UT 84003

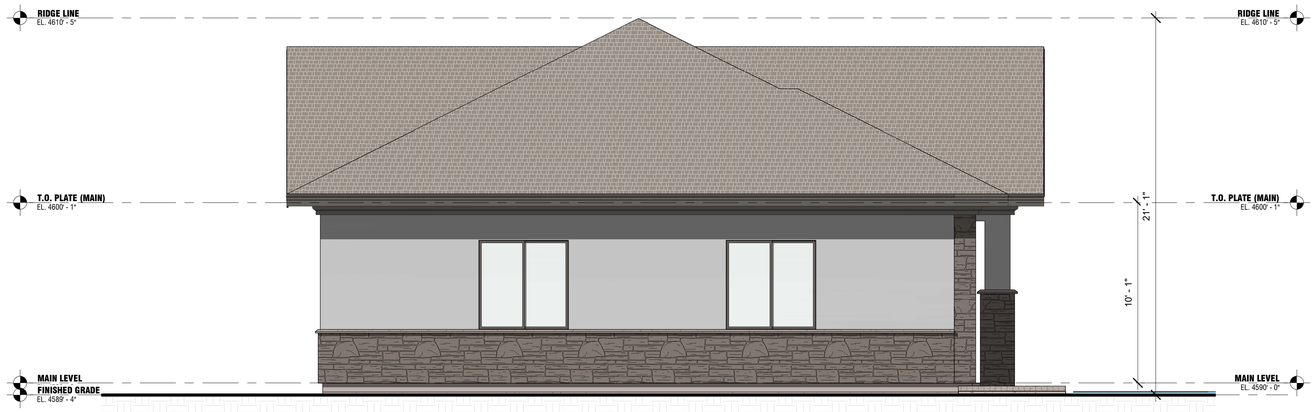
150 ARCHITECTURE INC.
ARCHITECT ◆ PLANNER ◆ (801) 374-2100
150 SOUTH MAIN ◆ SALEM ◆ UTAH

DRAWN	TMM
CHECKED	LVN
DATE	
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A301



1 RIGHT SIDE ELEVATION

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



2 LEFT SIDE ELEVATION

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

ELEVATION NOTES:

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DESIGN REVIEW SET	TM

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AMERICAN FORK, UT 84003

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ARCHITECT ◆ PLANNER ◆ (801) 374-2100
150 SOUTH MAIN ◆ SALEM ◆ UTAH

DRAWN	TMM
CHECKED	LVN
DATE	
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A302

AMERICAN FORK CITY **MEETING DATE:** January 4th, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Review and action on an Accessory Structure for Greenwood Creek Lot 4, located at 997 North 680 West, in the R1-9000 Residential Zone.

BACKGROUND INFORMATION		
Location:		997 North 680 West
Project Type:		Accessory Structure Site Plan
Applicants:		Brent Sadleir, Legacy Drafting and Design, Trevor Pyne
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Public Parks & Open Space
Existing Zoning:		R1-9000
Proposed Zoning:		N/A
Surrounding Zoning:	North	R1-12000
	South	R1-9000
	East	R1-9000
	West	RA-1

BACKGROUND:

The applicant is applying for a Site Plan approval for an accessory structure for Greenwood Creek Lot 4, located in the area of 997 North 680 West in the R1-9000 Residential Zone. The proposal consists of 1 lot for a pickle ball court. The entire development parcel consists of 0.57 acres.

This proposal is before the Commission as Section 17.5.105 requires that: an accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission. This proposal triggers this requirement.

Sec 17.5.105 Area Of Accessory Buildings

Accessory buildings shall not be larger than an area two times the size of the footprint (foundation) of the primary structure; or cover more than twenty-five percent of the total rear yard area of a lot, whichever is less. All accessory buildings shall be of a character which is consistent and compatible with the bulk, height, style and construction materials of existing dwellings in the immediate vicinity. There shall be no signage on any portion of the accessory building and the area surrounding the accessory building shall be landscaped. An accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission, subject to the following findings: (1) the accessory building will be incidental to the primary use of the parcel, (2) the applicant has provided adequate assurance that neither the accessory building nor any portion thereof will be used or converted for use as living or sleeping quarters (see Section 17.5.106) or for the conduct of a business (except when located in a commercial zone permitting such activity), and (3) the bulk, height, style and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties.

PROJECT MAP:

PROJECT CONDITIONS OF APPROVAL:

1. Retaining wall comments and grading slopes need to be addressed as well as any remaining DRC comments and the engineering development checklist items completed prior to building permit issuance.
2. Fire comments must be addressed before any permits are issued. Access or fire sprinklers issues must be corrected to meet code compliance. Fire code references are provided in the comments.

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 meets the requirements of Section 17.5.105 and staff recommends APPROVING the application WITH CONDITIONS.

POTENTIAL MOTIONS – Accessory Structure

APPROVAL

Mr. Chairman, I move that we recommend approval for the Accessory Structure located at 997 North 680 West, in the R1-9000 Residential Zone, subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the Accessory Structure located at 997 North 680 West, in the R1-9000 Residential Zone.

TABLE

Mr. Chairman, I move that we table action on the Accessory Structure located at 997 North 680 West, in the R1-9000 Residential Zone, and instruct the developer/staff to _____.

DRAWING INDEX

ARCHITECTURAL

A-0.0	COVER SHEET
A-0.1	SWPPP/SITE PLAN
A-1.0	MAIN LEVEL FLOOR PLAN
A-2.0	FRONT/RIGHT ELEVATIONS
A-2.1	BACK/LEFT ELEVATIONS
A-3.0	ROOF PLAN/SECTION PLAN

ELECTRICAL

E-1.0	SPORT COURT ELECTRICAL PLAN

STRUCTURAL

S1	FOOTING AND FOUNDATION PLAN
S2	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS

GENERAL NOTES:

1. CONSTRUCTION AND BUILDING METHODS, INCLUDING ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS SHALL FOLLOW THE 2015 IRC OR CURRENT CODE, IF A MORE RECENT CODE AS BEEN ADOPTED.

2. SOILS OBSERVATION REPORT IS RECOMMENDED PRIOR TO POURING FOOTINGS.

3. IN THE GARAGE THERE SHALL BE NO LESS THAN ONE RECEPTACLE OUTLET PER VEHICLE STALL. IRC E3901.9

4. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1- " THICK SOLID CORE OR 20 MINUTE RATED. DOORS 38" THICK SOLID CORE OR 20 MINUTE RATED. DORRS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH SELF-LATCHING HARDWARE (INCLUDING A SELF-CLOSING DEVICE) IRC R302.5.1

5. BLOWER DOOR TEST IS REQUIRED AT FINAL.

6. FIREPLACE BY OTHERS. FIREPLACE SPECIFICATIONS DEFERRED UNTIL TIME OF INSPECTION.

7. EXTERIOR SIDING SHALL COMPLY WITH R703.3

8. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5

9. COLD STORAGE AREAS REQUIRE EITHER A SEALED EXTERIOR DOOR OR THAT THE ROOM BE INSULATED IN ORDER TO MEET THE BUILDING THERMAL REQUIREMENTS OF N1102.

10. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN KITCHENS, LAUNDRY, AND BEDROOMS REQUIRE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. IRC E3902.16

11. EMERGENCY EGRESS REQUIREMENTS: EXTERIOR DOORS OR WINDOWS SHALL HAVE FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, (IRC R310.2.3) SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF (IRC R310.2.1), AND SHAL HAVE A MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND MIMUM NET CLEAR OPENABLE HEIGHT OF 24" (IRC R310.2.1)

12. TEMPERED GLASS OR APPROVED SAFETY GLAZING IS REQUIRED ON ALL GLASS IN HAZARDOUS LOCATIONS AS STIPULATED IN IRC R308.4.

13. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325. IRC R309.4.

14. ASPHALT SHINGLE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IRC R905.1.2

15. WHERE EXTERIOR VERTICAL SIDING IS USED, PROVIDE 24" ON CENTER BLOCKING. IRC TABLE R703.3 (1) FOOTNOTE J

16. ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO A MINIMUM OF R-8. IRC N1102.4.4

17. SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED, R10 @ 2 FEET OR R15 @ 2 FEET FOR HEATED SLABS. IECC; SECTION 402.2.7

18. ALL WINDOWS/GLASS WITHIN HAZARDOUS LOCATIONS AS DEFINED BY IRC SECTION 308.4 SHALL BE TEMPERED.

Legacy Drafting and Design

GREGORY D BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
992 W 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

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A CUSTOM SPORT COURT FOR
DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

COURT	2485 SF
COV. PORCH	404 SF

PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
A-0.0
03-17-2022

American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
Copperman 12/14/2022

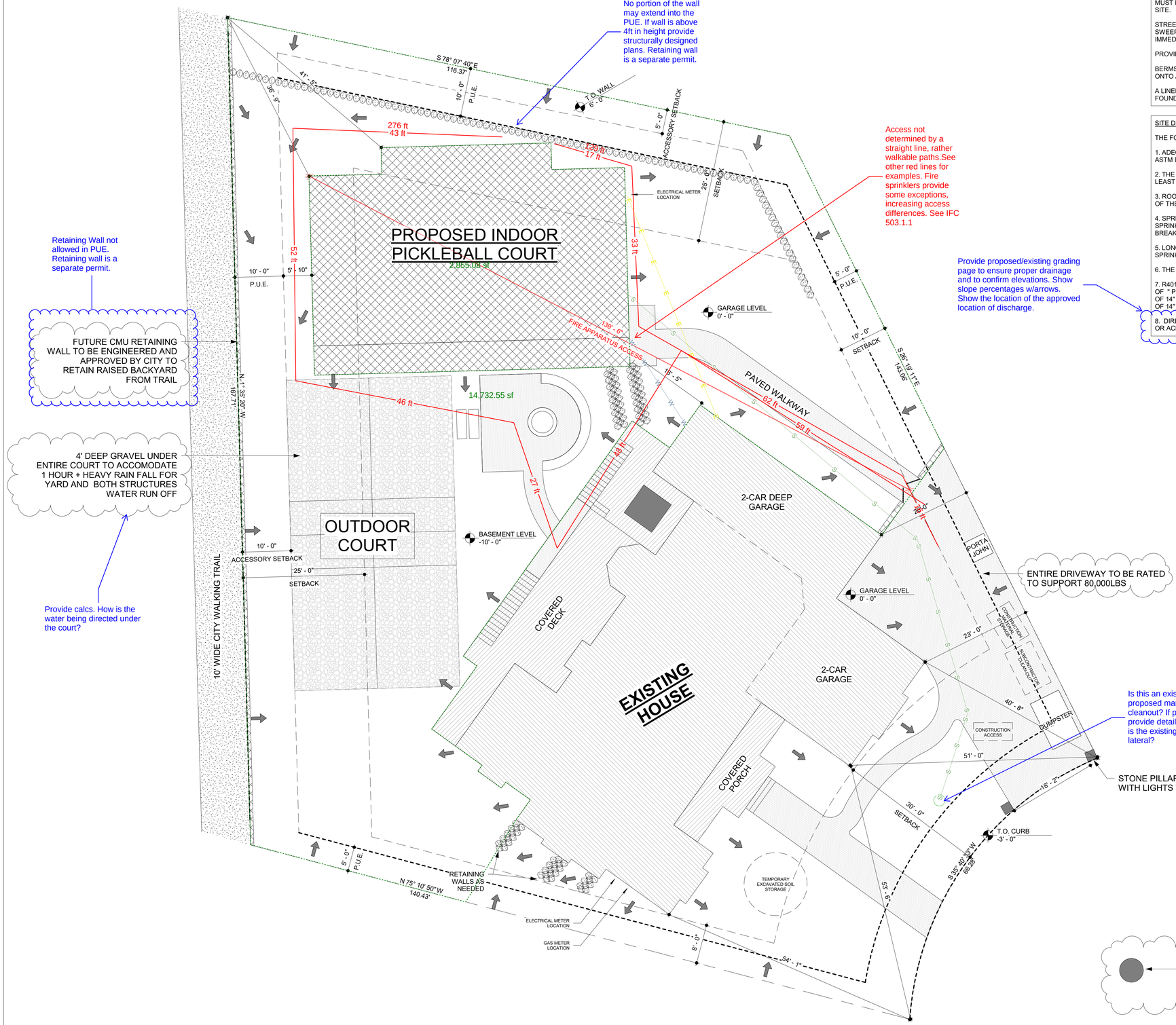
Fire Department
Reviewed
M. Sacco 12/14/2022

Engineering Division
Reviewed
jmortimer 12/14/2022

Next Step

Approved with Conditions
Proceed to Planning Commission on
January 4th, 2023

Fire is ok with this moving to Planning Commission with the following conditions:
- Fire comments must be addressed before any permits will be issued.
Access or fire sprinklers issues must be corrected to meet code compliance.
Fire code references are provided in the comments.



SWPPP NOTES:

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. THE SITE MUST BE GRADED SO THAT WHEN FINAL LANDSCAPING IS COMPLETE, ALL STORM AND IRRIGATION WATER WILL REMAIN ON SITE.

STREET, CURB, AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY. STREET SWEEP AS NEEDED. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM THE SITE DURING CONSTRUCTION.

PROVIDE A 3" SEDIMENT CUTBACK BEHIND CURB.

BERMS OR SWALES WILL BE REQUIRED ALONG PROPERTY LINES **OF A SUFFICIENT SIZE** TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

SITE DRAINAGE NOTES:

THE FOLLOWING PRECAUTIONS SHALL BE TAKEN TO HELP PREVENT WETTING OF THE FOUNDATION SOILS:

1. ADEQUATE COMPACTION OF BACKFILL SOILS AGAINST THE FOUNDATION SHOULD BE PROVIDED (IE: A MINIMUM OF 90% OF ASTM D 1557). WATER CONSOLIDATION METHODS SHOULD NOT BE USED.

2. THE GROUND SURFACE SHOULD BE GRADED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS. PROVIDE AT LEAST A MINIMUM SLOPE OF 6" WITHIN THE FIRST 10'-0" AS REREQUIRED BY R401.3.

3. ROOF RUNOFF SHOULD BE COLLECTED IN RAIN GUTTERS WITH DOWN-SPOUTS DESIGNED TO DISCHARGE WELL OUTSIDE OF THE BACKFILL LIMITS AT LEAST 10 FEET FROM STRUCTURES.

4. SPRINKLER HEADS, IF PLANNED, SHOULD BE AIMED AWAY AND KEPT AT LEAST 2 FEET FROM FOUNDATION WALLS. SPRINKLER SYSTEMS SHOULD BE DESIGNED WITH PROPER SLOPE AND DRAINAGE FOR ALL LINES TO PREVENT BREAKS. BREAKS SHOULD BE PROMPTLY REPAIRED. OVER-WATERING SHOULD BE AVOIDED.

5. LONG-TERM DRAINAGE CONTROL PROVIDED BY LANDSCAPING INCLUDING: PLANTS, GRASS, TREES, SHRUBS & AUTOMATIC SPRINKLERS.

6. THE GRADE ADJACENT TO ALL FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).

7. R401.3 - LANDINGS, RAMPS, PATIOS, PORCHES OR DECKS, ARE REQUIRED TO BE LEVEL OR CAN HAVE A MAXIMUM SLOPE OF " PER FOOT. ALL OTHER IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION WALLS MUST SLOPE A MINIMUM OF 14" PER FOOT. ALL OTHER IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION WALLS MUST SLOPE A MINIMUM OF 14" PER FOOT AWAY FROM WALLS.

8. DIRECT THE DRAINAGE WATER TO AN APPROVED LOCATION OF DISCHARGE AND NOT ONTO NEIGHBORING PROPERTIES OR ACROSS THE CITY SIDEWALKS.

SITE PLAN/SWPPP

SCALE 1" = 10'-0"

North

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LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

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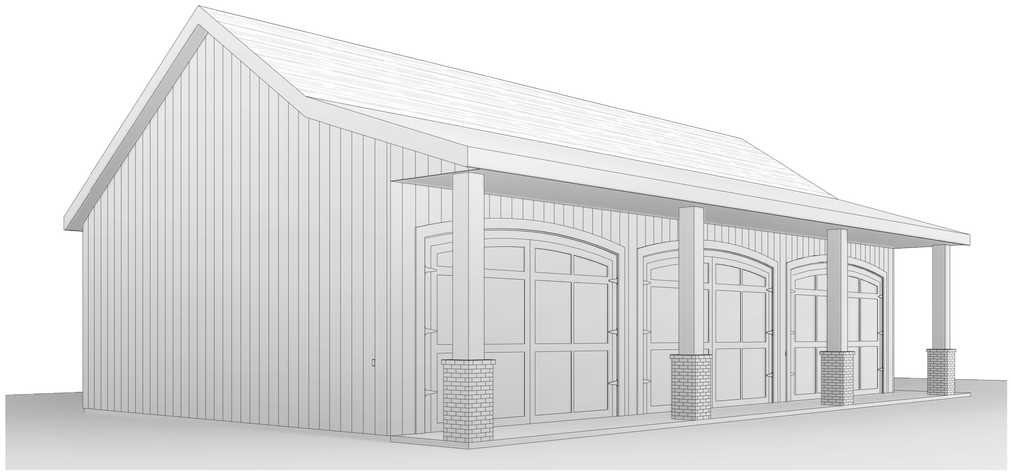

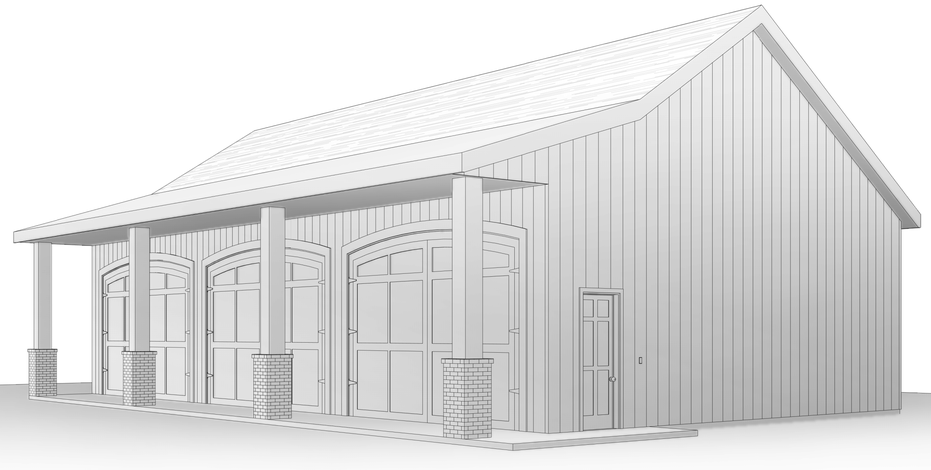

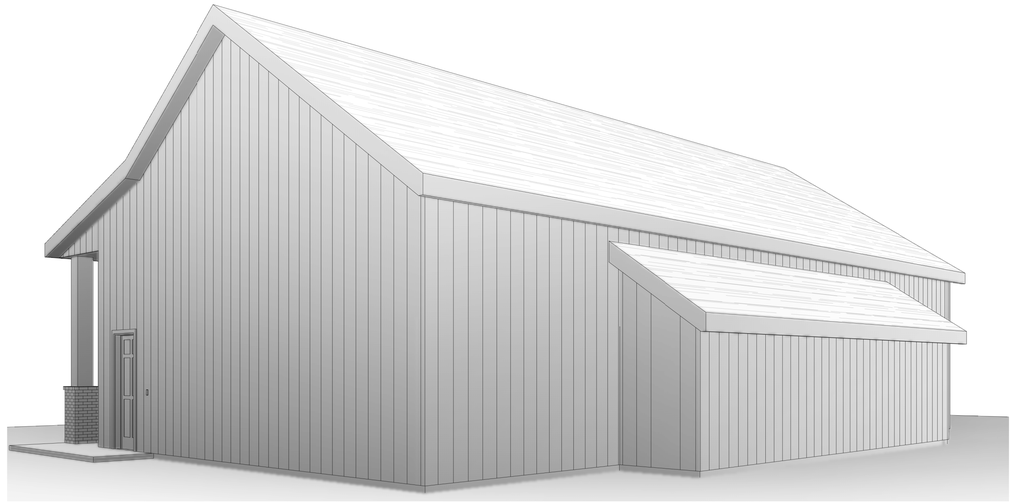

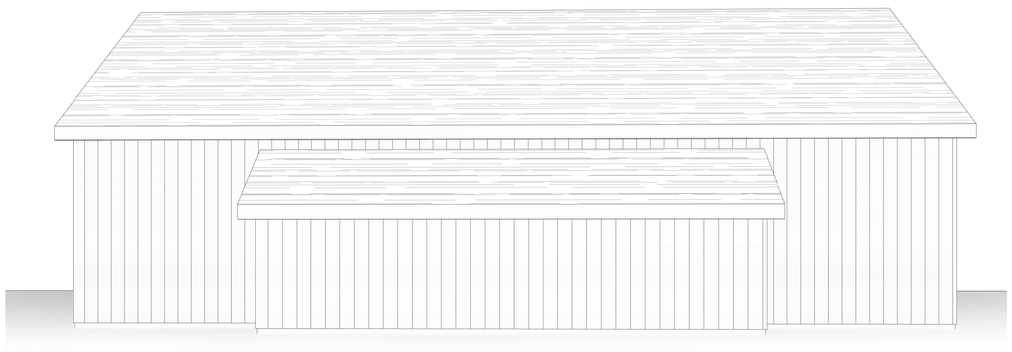

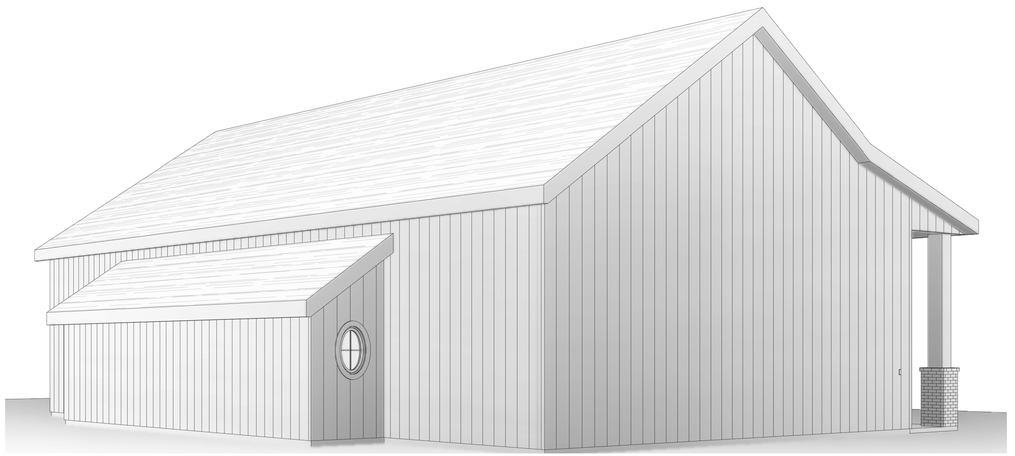

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A CUSTOM SPORT COURT FOR DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

COURT	2485 SF
COV. PORCH	404 SF

PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:

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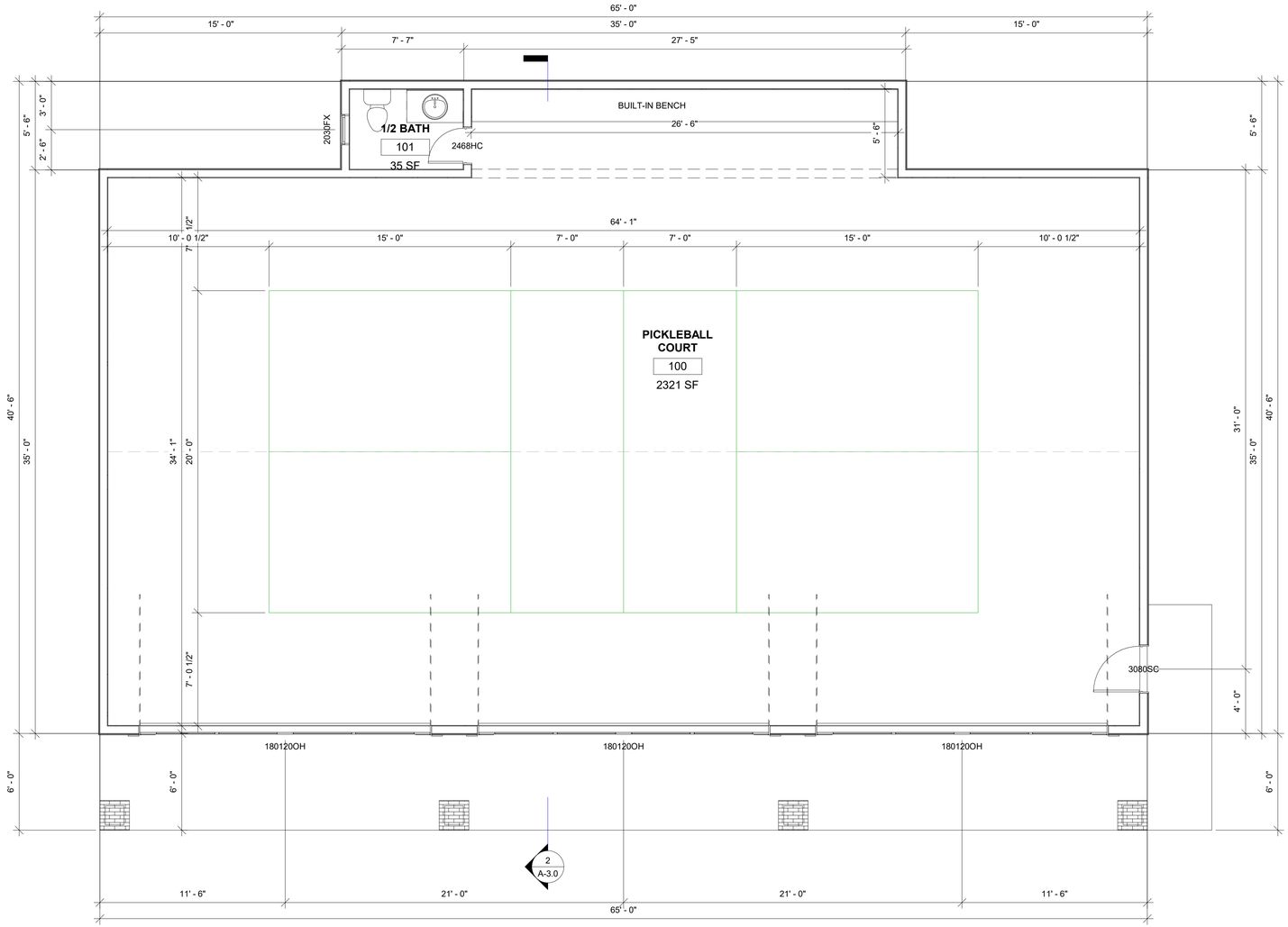

MAIN LEVEL WINDOW SHCEDULE			
DESCRIPTION	WIDTH	HEIGHT	COUNT
2030FX	2' - 0"	3' - 0"	1

MAIN LEVEL DOOR SCHEDULE			
DESCRIPTION	WIDTH	HEIGHT	COUNT
2468HC	2' - 4"	6' - 8"	1
3080SC	3' - 0"	8' - 0"	1
180120OH	18' - 0"	12' - 0"	3

PLUMBING NOTE:

ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC.

SHOWERHEADS SHALL HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM TO COMPLY WITH IRC P2903.2

INSULATION NOTE:

ALL EXTERIOR 2X6 WALLS SHALL HAVE A MINIMUM OF R-20 INSULATION AND ALL ATTICS SPACE SHALL HAVE A MINIMUM OF R-49 INSULATION

DIMENSION NOTE:

SITE VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND COMENSING ANY WORK. REPORT ANY SIGNIFICANT DESCREPENCIES TO THE DESIGNER.

COURT FLOOR PLAN

SCALE 1/4" = 1'-0"

Legacy Drafting and Design

GREGORY D BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
952 W 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

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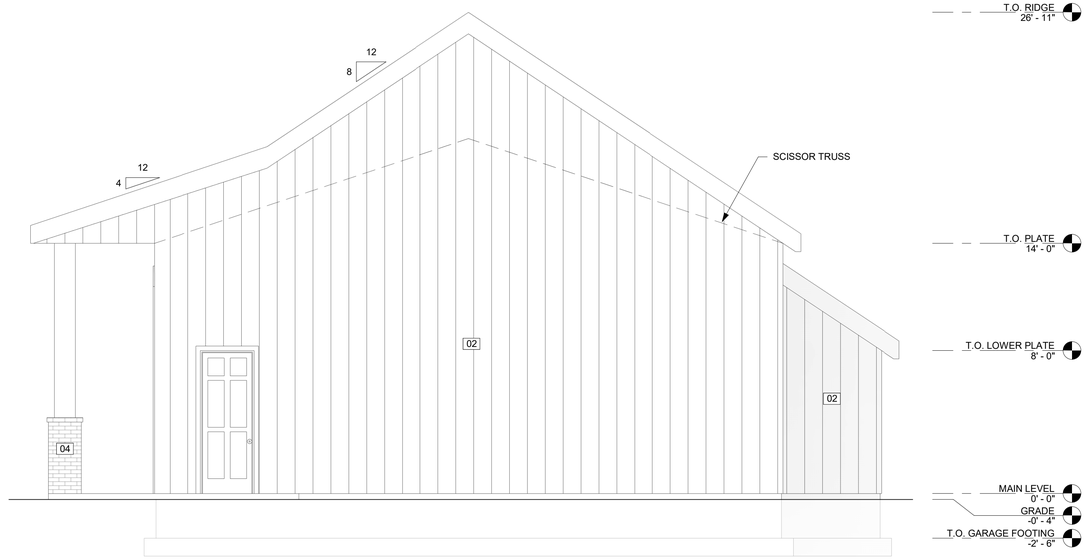
03-17-2022

FRONT ELEVATION

SCALE 1/4" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
02	HARDIE BOARD & BATTEN
04	BRICK
07	BRICK VENEER
10	30 YEAR ARCHITECTURAL SHINGLES
12	INSULATED GARAGE DOOR



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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MATERIAL LEGEND	
NUMBER	MATERIAL
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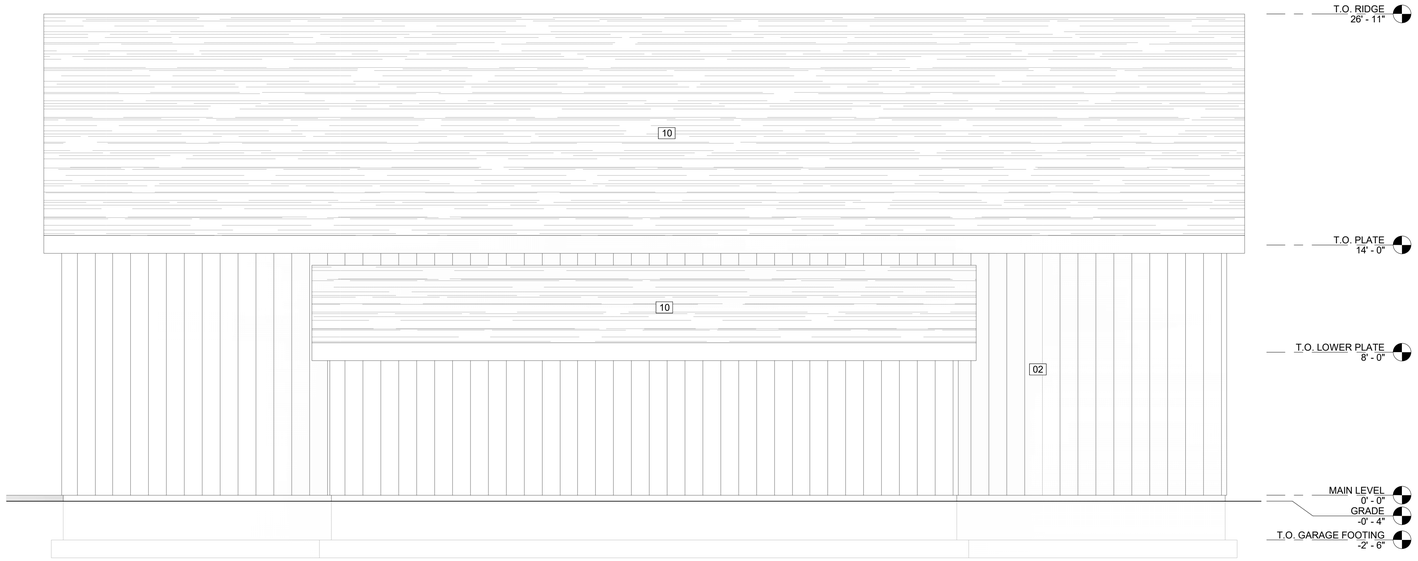
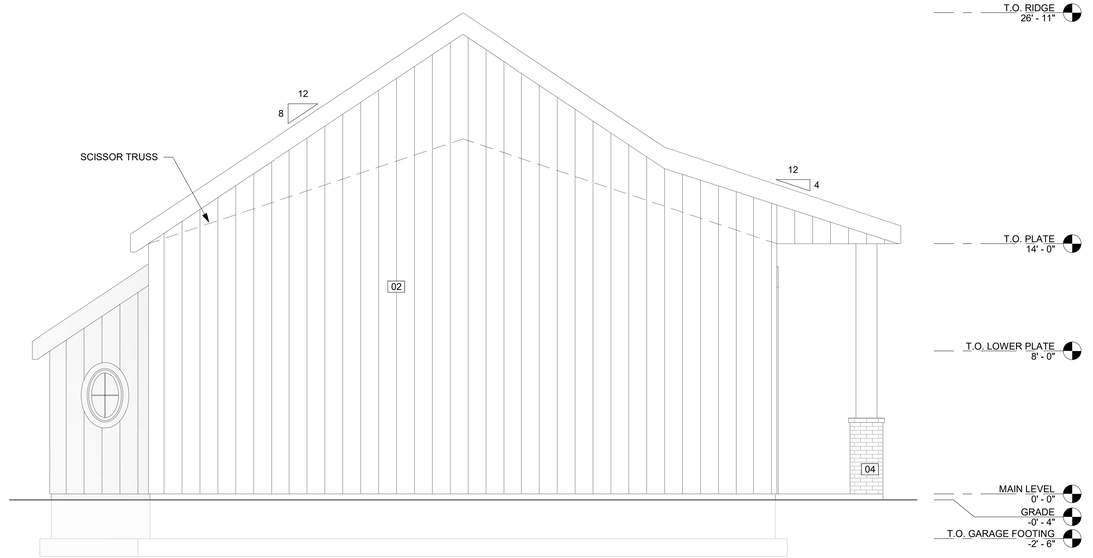
10	30 YEAR ARCHITECTURAL SHINGLES
12	INSULATED GARAGE DOOR



BACK ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

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LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

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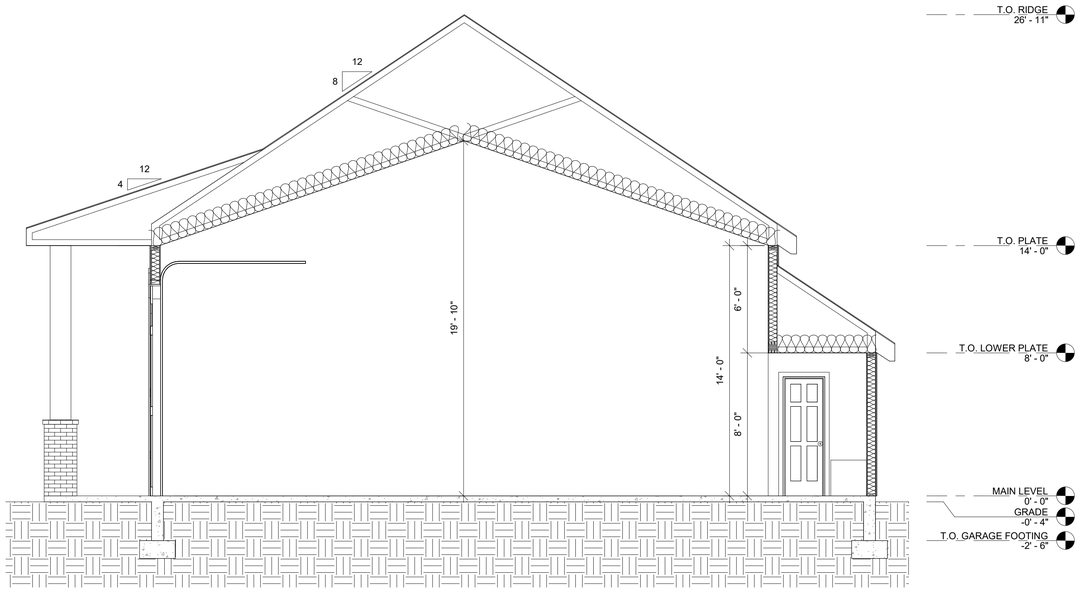


1 - BUILDING SECTION

SCALE 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS

ENCLOSED ATTIC SPACE: 3100 SF

REQUIRED VENTILATION: 3100/300 = 11 SF MIN.

PROVIDE: MINIMUM OF 5.5 SF IN VENTED SOFFITS AND MINIMUM OF 5.5 SF IN RIDGE VENTS, TURTLE VENTS, GABLE VENTS, OR A COMBINATION OF EACH.

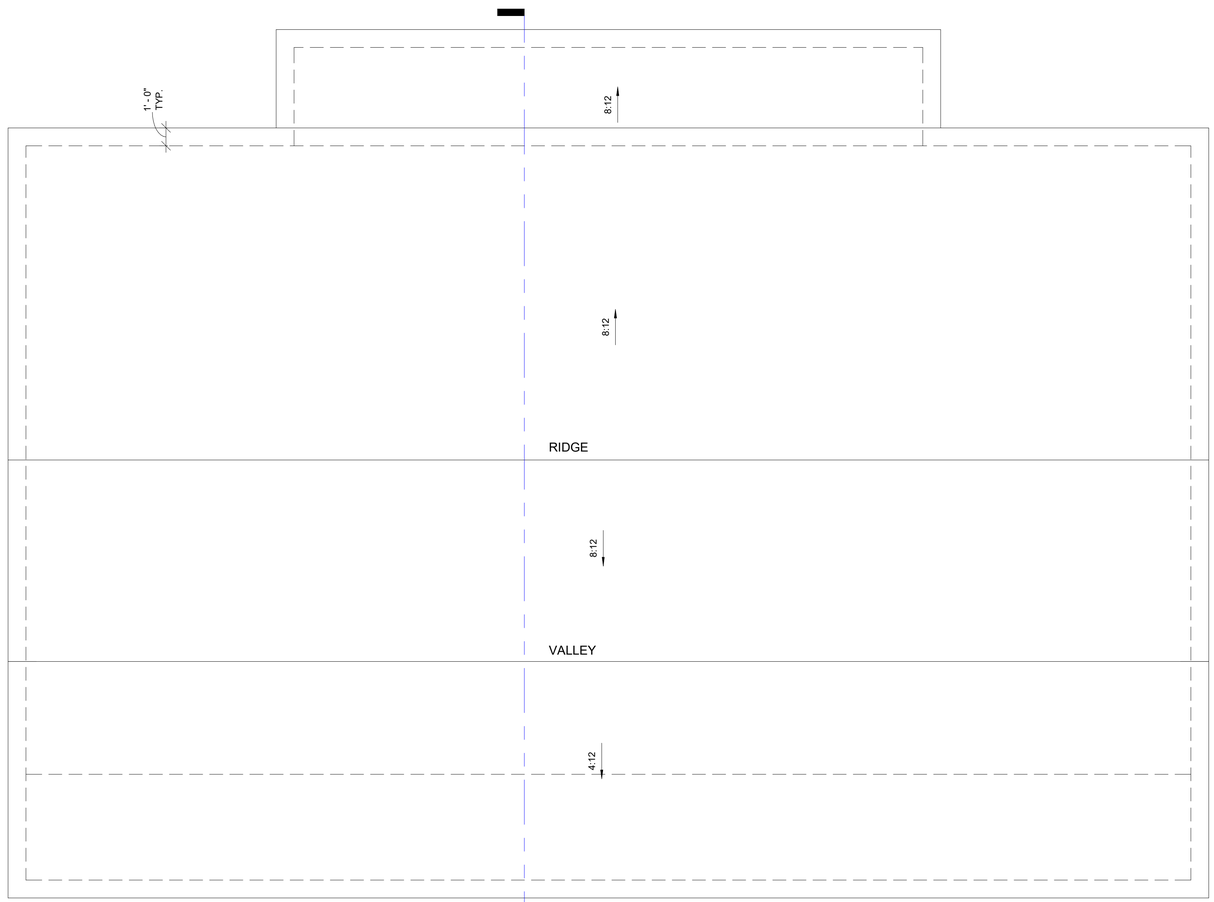
NOTE THAT ENTIRE BUILDING TO HAVE VENTED ALUMINUM SOFFITS UNLESS NOTED OTHERWISE.

SEE CONTRACTORS SUBMITTAL FOR THE EXACT TYPE OF VENTS TO BE USED.

PRE-ENGINEERED TRUSSES

CONTRACTOR SHALL VERIFY THAT THE TRUSS MANUFACTURER'S LAYOUT AND DESIGN IS ACCORDING TO THE FRAMING PLANS AND PROJECT REQUIREMENTS.

WHERE ATTIC TRUSSES ARE USED, CONTRACTOR SHALL VERIFY THAT THE TRUSS MANUFACTURER'S ATTIC TRUSSES ARE DESIGNED SO THAT THE FLOOR PLAN LAYOUT WITHIN THE TRUSSES WORKS. THIS MAY REQUIRE A HEEL TO BE ADDED TO THE TRUSS TO PROVIDE ADEQUATE HEAD ROOM.



ROOF PLAN

SCALE 1/4" = 1'-0"

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DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

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COV. PORCH	404 SF

PROJECT MANAGER:
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DRAFTER:

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
A-3.0
03-17-2022

ELECTRICAL NOTES:

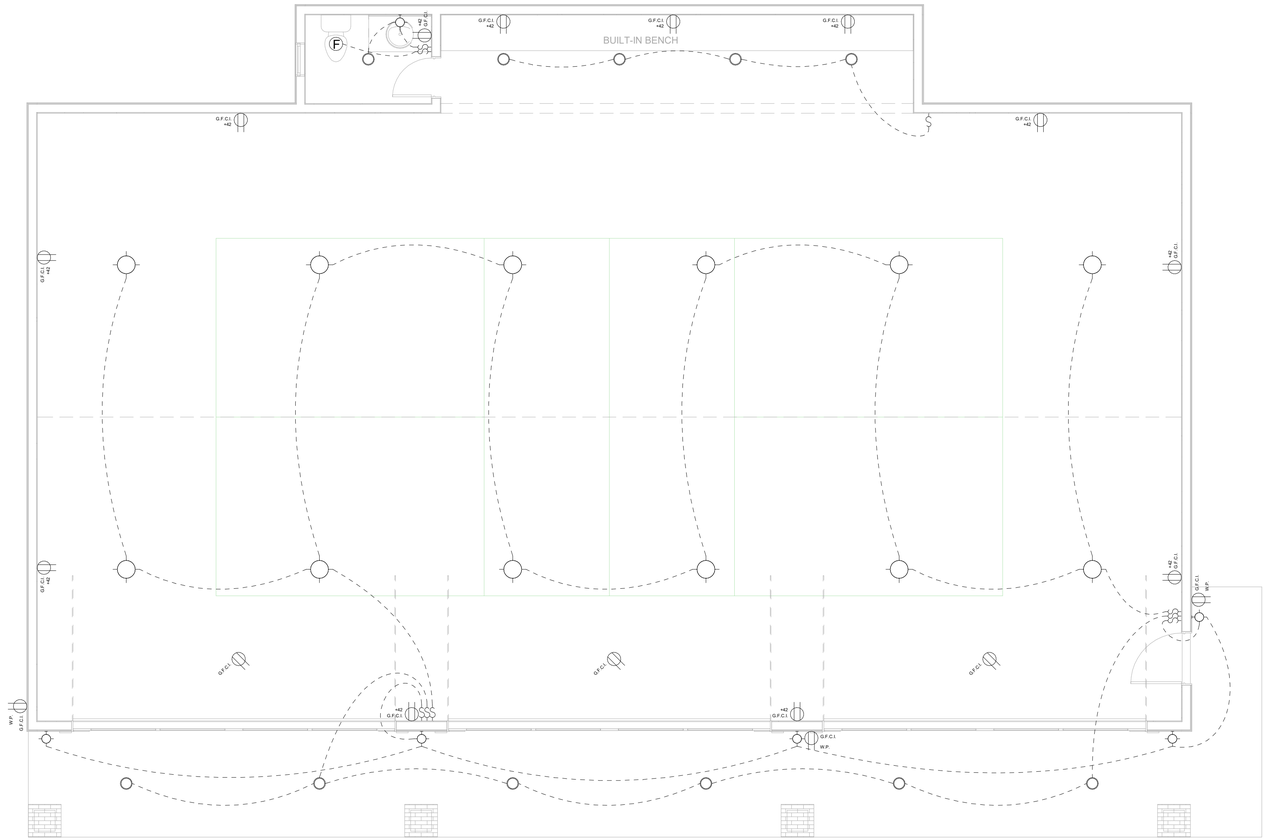
ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC AND 2018 NEC.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL IN COMPLIANCE WITH SECTION R314 OF THE IRC.

ALL OUTLETS MUST BE TAMPER-RESISTANT AS REQUIRED BY E4002.14

ELECTRICAL LEGEND

	LED LIGHT FIXTURE
S_D	DIMMER SWITCH
S	SWITCH
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	RECESSED CAN LIGHT
	HANGING LIGHT FIXTURE
	110V DUPLEX FLOOR OUTLET
	110V DUPLEX OUTLET
G.F.C.I.	110V GROUND FAULT INTERRUPT
W.P.	110V WATER PROOF OUTLET
	CEILING MOUNTED 110V OUTLET
	240V OUTLET
	BATHROOM FAN
	JUNCTION BOX
T	THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CEILING MOUNTED SPEAKER
	NIGHT LIGHT



COURT FLOOR PLAN - ELECTRICAL

SCALE 1/4" = 1'-0"

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A CUSTOM SPORT COURT FOR
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LOT 4, AMERICAN FORK, UT

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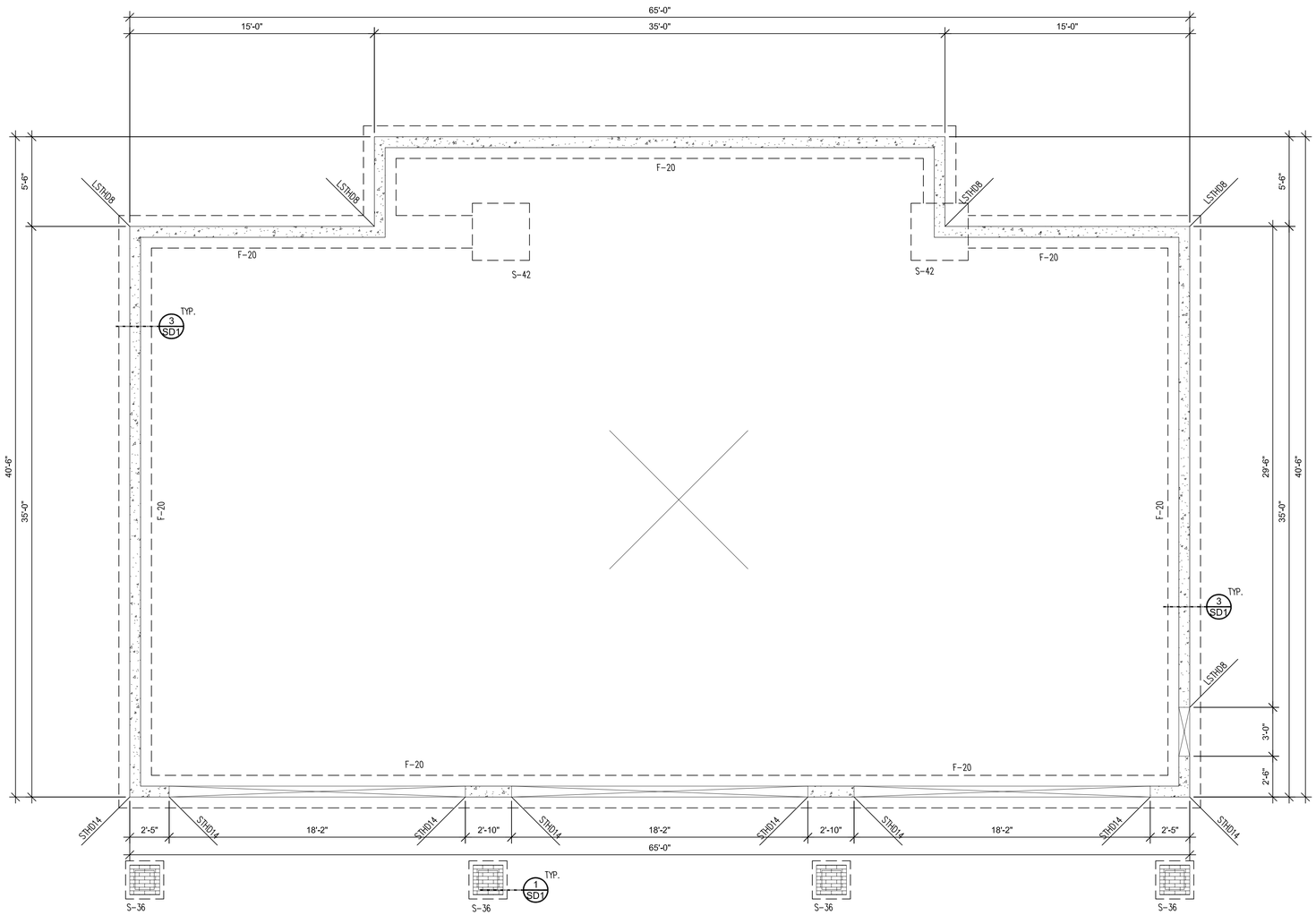


FOOTING/FOUNDATION PLAN

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

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PAB5
HTT5 AND HDU5	4X4 OR (2) 2X4	SB5/8X24	PAB5
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN.
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

FOOTING SCHEDULE:

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

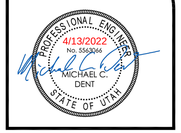
NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

FOUNDATION SCHEDULE

3,000 PSI CONCRETE: MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING REINF. WIDTH	MIN. WALL FOOTING REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS: (MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#3	14" O.C.		SEE PLAN		1/2" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#3	12" O.C.	36"	(4) #4 X CONT	SEE NOTE #1 BELOW	1/2" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#3	12" O.C.	42"	(5) #4 X CONT	SEE NOTE #1 BELOW	1/2" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#3	12" O.C.	48"	(6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE	SEE NOTE #1 BELOW	1/2" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#3	18" O.C.		SEE PLAN		1/2" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#3	18" O.C.		SEE PLAN		1/2" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#3	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	5/8" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#3	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	5/8" X 10" @ 24" O.C.
11'-1" TO 12'-0"	FLOOR	8"	#4	4" O.C.	#3	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	5/8" X 10" @ 24" O.C.
> 12'-0" ▲	REQ. ENG.	--	--	--	--	--	--	--	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM MAT REBAR. DOWELS SHALL BE LOCATED AT 1/3 POINTS OF WALL.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR 8" WALLS AND 16" O.C. FOR 10" WALLS, WHERE BACKFILL DOES NOT EXCEED 4'-0".
5. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
6. TIER WALLS OR EPOXY HANGARD RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TIENS FOR SINGLE SILL PL, USE 8" FOR DBL SILL PL.
7. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
8. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 1'-1" TO 12'-0" FOUNDATION WALLS.

Engineer's Stamp:



Structural Design and Analysis
720 S. River Road, Suite A115
St. George, Utah 84790
(801) 876-3501

York Engineering

DEBI AND SHELLTON

LOT 4

S1

DESIGN CRITERIA			
GOVERNING CODE			2015 IRC
SEISMIC			CATEGORY= D2
			I = 1.00
			R = 6.5
			Fa = 1.00
ULT. WIND SPEED (3-SECOND GUST)			115 MPH
			EXPOSURE C
ROOF LOADS	DEAD		15 PSF
	SNOW		40 PSF
	DEFLECTION	LL=L/360	TL=L/240
FLOOR LOADS	DEAD		12 PSF
	LIVE		40 PSF
	DEFLECTION	LL=L/360	TL=L/240
DECK LOADS	DEAD		12 PSF
	LIVE		40 PSF
SOIL BEARING PRESSURE			1500 PSF
EQUIVALENT FLUID PRESSURE			38 PCF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.

TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

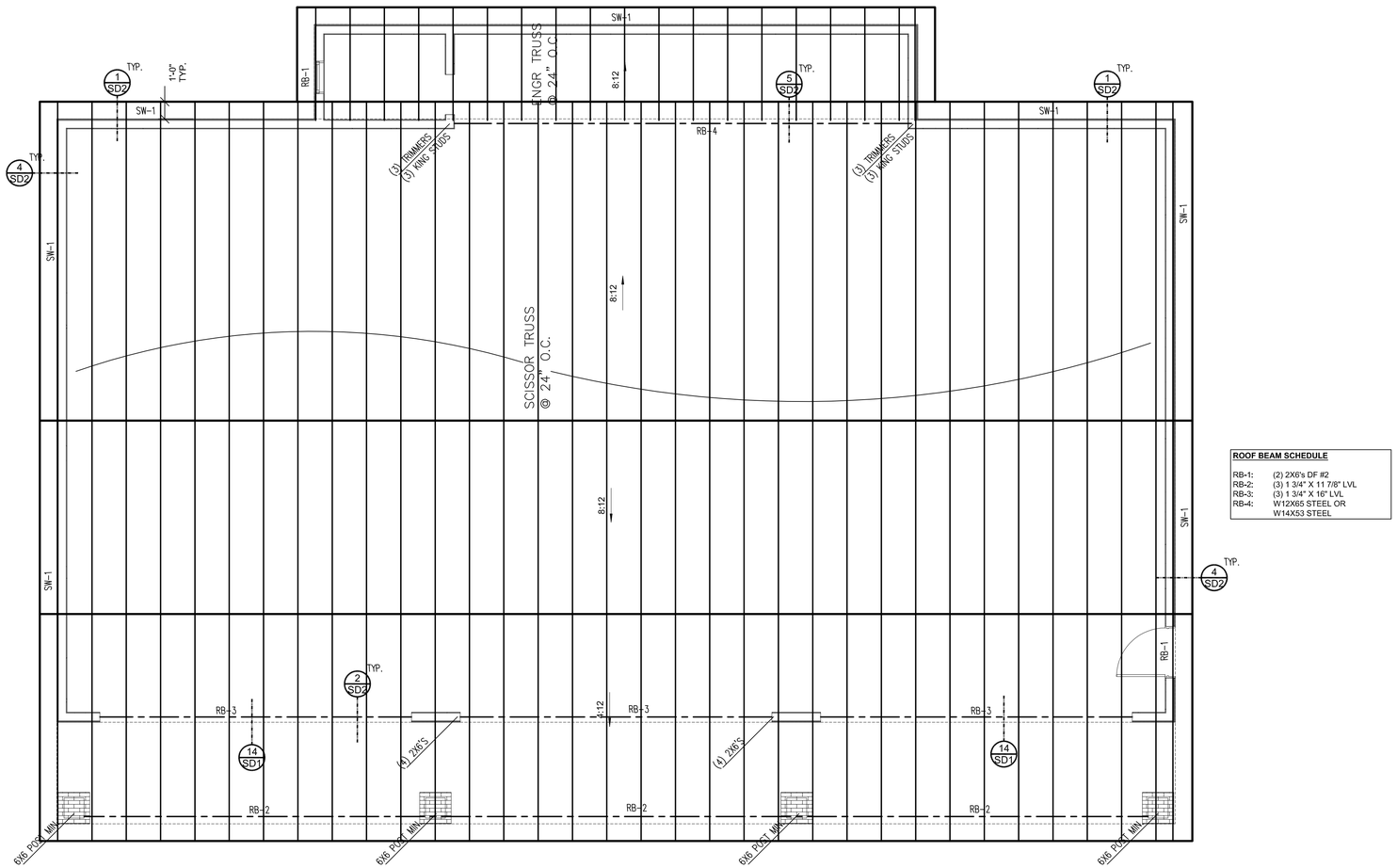
WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O, SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.



ROOF BEAM SCHEDULE

RB-1:	(2) 2X6's DF #2
RB-2:	(3) 1 3/4" X 11 7/8" LVL
RB-3:	(3) 1 3/4" X 16" LVL
RB-4:	W12X65 STEEL OR W14X53 STEEL

ROOF FRAMING PLAN

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

Engineer's Stamp:

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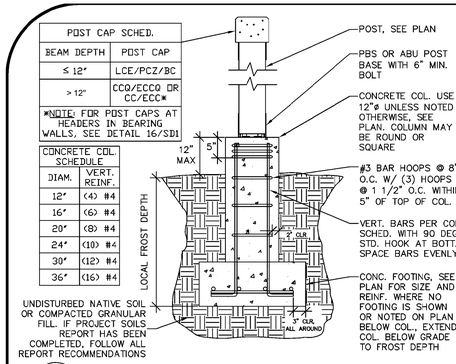
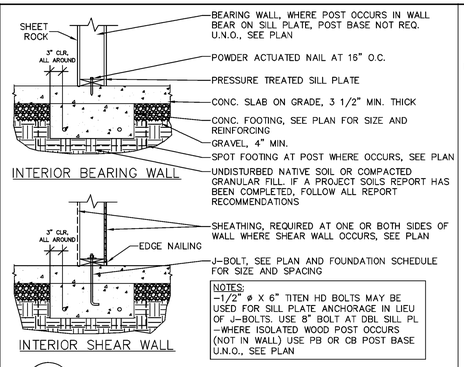
LOT 4

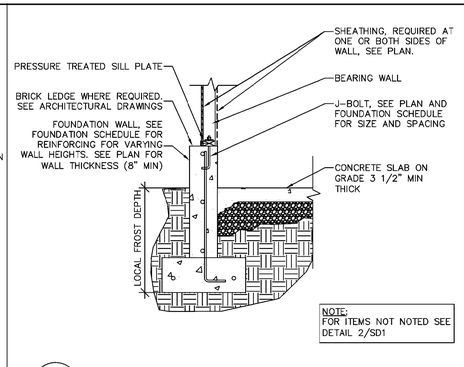
S2



1 ISOLATED WOOD POST AT CONCRETE COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



3 SLAB ON GRADE AT FOUNDATION WALL
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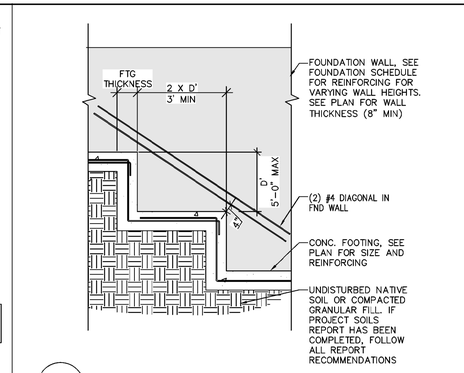
TYPICAL DETAIL, USE WHEN APPLIES



4 FOOTING STEP
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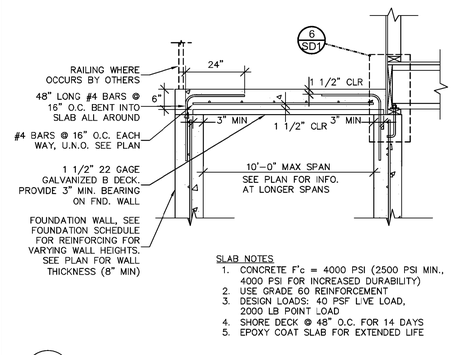
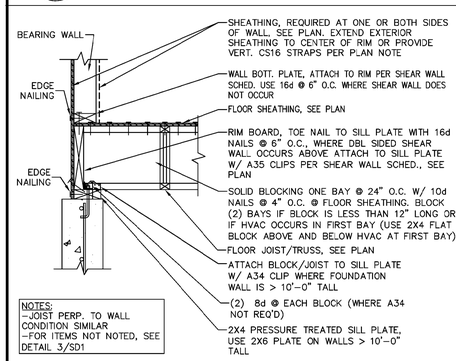
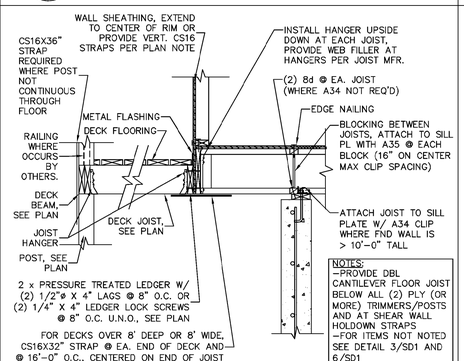
TYPICAL DETAIL, USE WHEN APPLIES



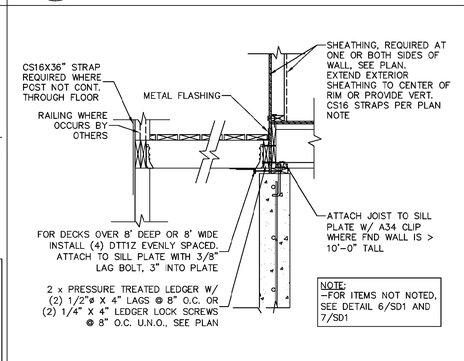
5 PORCH CAP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



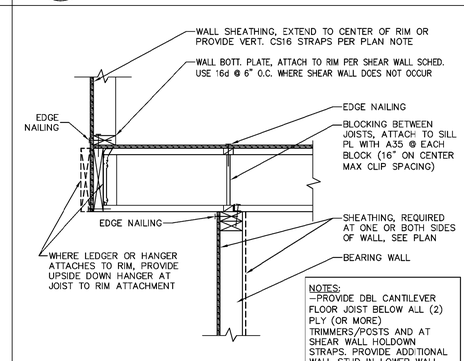
6 FLOOR JOIST AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



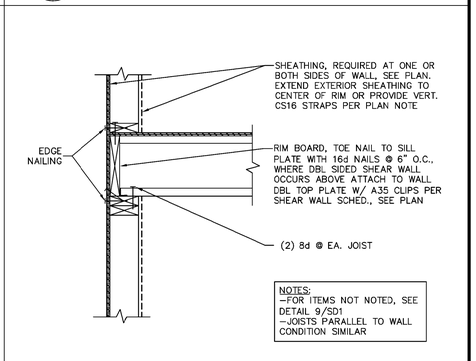
7 DECK ATTACHMENT TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



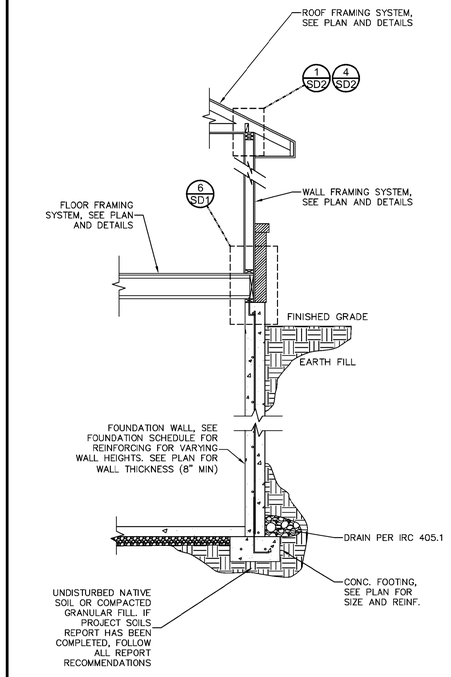
8 DECK ATTACHMENT TO WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



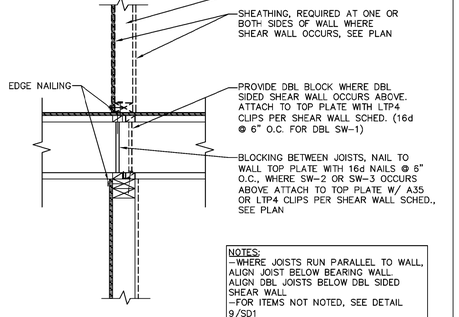
9 CANTILEVER FLOOR JOIST
NTS
TYPICAL DETAIL, USE WHEN APPLIES



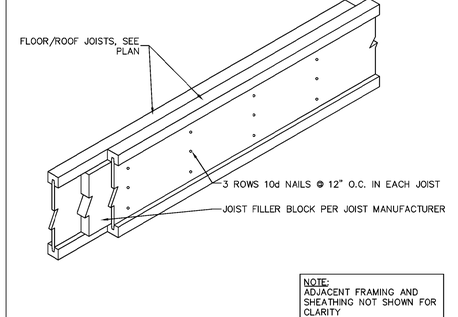
10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



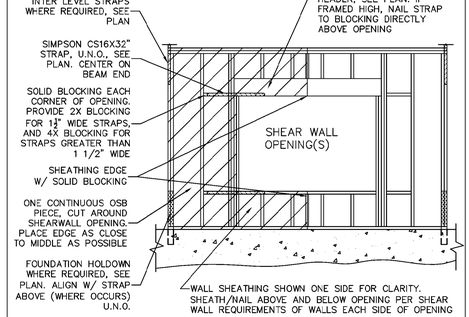
TYP. WALL SECTION
NTS



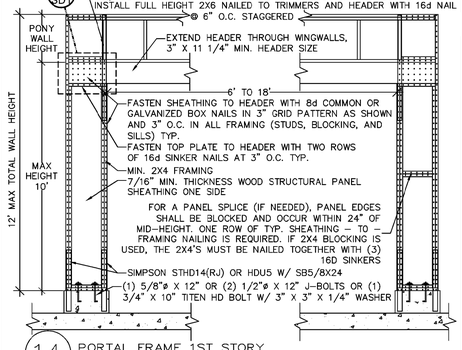
11 INTERIOR SHEAR WALL AT WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



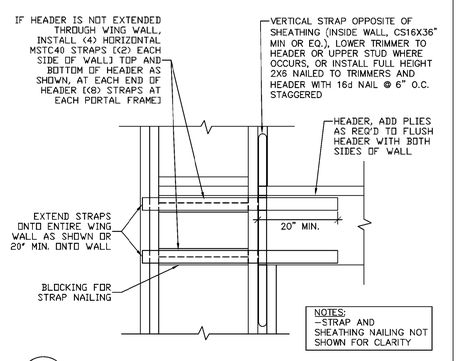
12 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



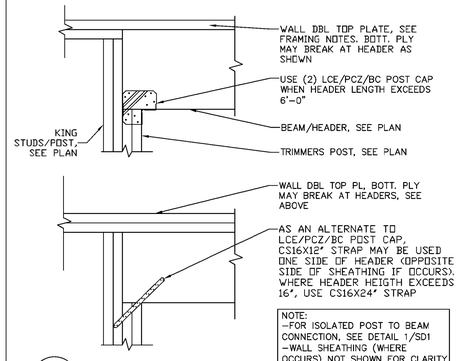
13 FORCE TRANSFER SHEAR WALL (FTW)
NTS
USE ONLY IF CALLED OUT ON PLANS



14 PORTAL FRAME 1ST STORY
NTS
USE ONLY IF CALLED OUT ON PLANS



15 PORTAL FRAME RETROFIT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



16 HEADER TO TRIMMER CONN.
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALL CONSTRUCTION TABLE

		KING STUDS (K)/ TRIMMERS (T) BASED ON WALL OPENING WIDTH (U.N.O., SEE PLAN)							
WALL HEIGHT	STUD FRAMING	≤2'-6"	2'-7"-5'-0"	5'-1" - 8'-0"	8'-1" - 10"-0"	10'-1" - 12'-0"	12'-1" - 14'-0"	14'-1" - 16'-0"	16'-1" - 18'-0"
0'-10'	2X4's @ 16" O.C.[2]	1 K/1 T	1 K/2 T	1 K/3 T	2 K/3 T	2 K/4 T	2 K/4 T	2 K/5 T	3 K/5 T
10'-1" - 12'	2X4's @ 12" O.C.[2]	1 K/2 T	1 K/ 3 T	2 K/ 4 T	2 K/ 4 T	3 K/ 5 T	3K/3½"X5½" PSL T	4K/3½"X7" PSL T	4K/3½"X7" PSL T
0'-12'	2X6's @ 24" O.C.	1 K/ 1 T	1 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 3 T	3K / 3T	3K / 4T
12'-1" - 14'	2X6's @ 16" O.C.	1 K/ 1 T	1 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 3 T	3 K/ 4 T	3K / 4T	3K / 5T
14-1" '- 16'	2X6's @ 12" O.C.	1 K/ 2 T	1 K/ 2 T	2 K/ 3 T	2 K/ 4 T	3 K/ 4 T	3 K/ 5 T	4K / 5T	4K/5¼"X5¼" PSL T
16'-1" - 20'	2X6 LSL's @ 12" O.C.	2 K/ 2 T	2 K/ 2 T	2 K/ 4 T	2 K/ 5 T	3K/5¼"X5¼" PSL T	4K/5¼"X7" PSL T	4K/5¼"X7" PSL T	4K/5¼"X7" PSL T

NOTES:
1. FOR WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 18' WIDE, SEE PLAN.
2. USE 2X6 STUDS FOR ALL WALLS SUPPORTING 3 OR MORE FLOOR/ROOF LOADS.
3. KING STUDS/TRIMMERS NOTED REQUIRED AT EACH END OF WALL OPENING.
4. NAIL KING/TRIMMER PLYS TOGETHER W/ (2) 16d NAILS @ 9" O.C.

17 BEARING WALL CONSTRUCTION TABLE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

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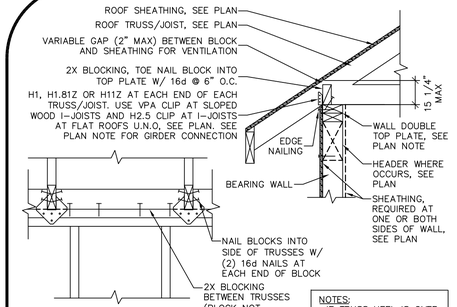
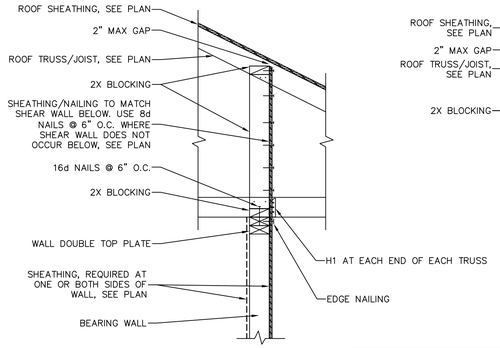
SD1



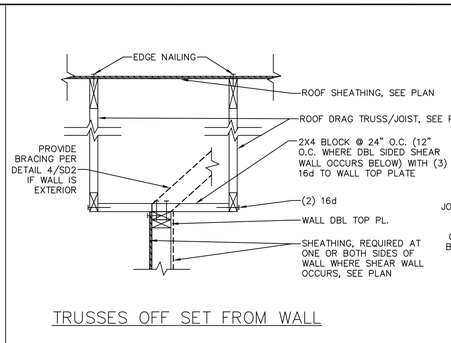
NOTES:
-IF TRUSS HEEL IS OVER 15 1/4" TALL SEE DETAIL 2/SD2 FOR TRUSS DEPTH BLOCKING
-PROVIDE WEB FILLER PER JOIST MFR AT WOOD I-JOISTS FOR CLIP NAILING

1 ROOF TRUSS AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



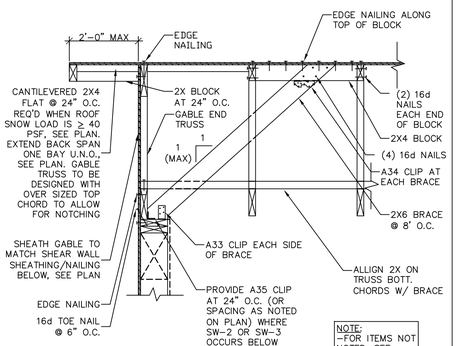
NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF BLOCKING SHOWN HERE. BLOCKING TO BE DESIGNED FOR 350 PLF SHEAR LOAD AT TOP OF BLOCK. ATTACH BLOCKING TO WALL TOP PLATE W/ NAILING NOTED OR (1) A35 CLIP OR (1) LTP4 CLIP AT EACH BLOCK

2 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



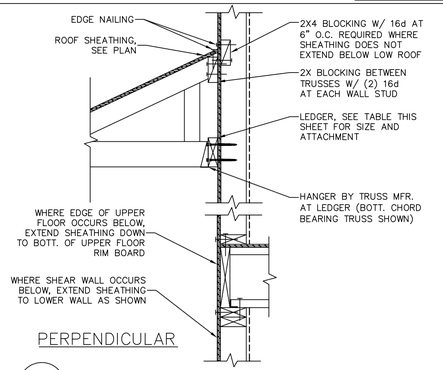
NOTES:
-BRACE TRUSS BOTTOM CHORDS PER TRUSS MFR. REQUIREMENTS. BRACING NOT SHOWN FOR CLARITY.
-WHERE ROOF TRUSS IS NOT SHEATHED, TRUSS TO BE DESIGNED FOR DRAG LOAD NOTED ON PLANS (1500 LB MIN. IF LOAD NOT NOTED). TRUSS TO BE DESIGNED TO TRANSFER DRAG LOAD FROM TOP CHORD TO BOTTOM CHORD.

3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS
TYP. DETAIL, USE WHEN APPLIES



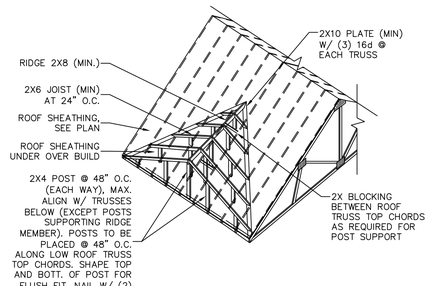
NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 1/SD2

4 ROOF TRUSS AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



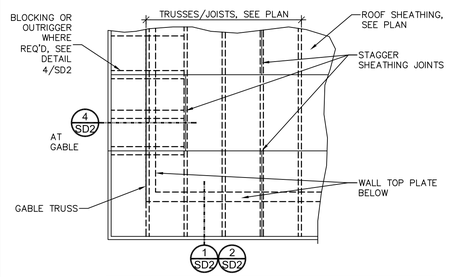
NOTE:
-LOW ROOF MAY BE SLOPED OR FLAT

5 LOW ROOF SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



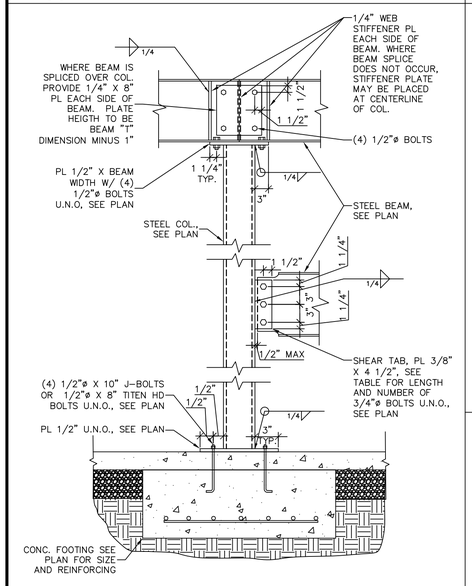
NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.

6 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTES:
-EDGE NAILING REQUIRED AT ALL SUPPORTED AND BLOCKED SHEATHING EDGES. ALSO PROVIDE EDGE NAILING PER DETAILS 3/SD2, 4/SD2 AND PER PLAN NOTES.
-BRACING REQUIRED PER DETAIL 4/SD2 NOT SHOWN FOR CLARITY

7 ROOF SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

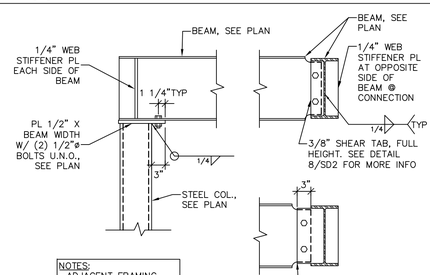


NOTES:
-FOR COL. ON FOUNDATION WALL, USE 8" WIDE BASE PLATE, SPACE BOLTS 3" APART U.N.O., SEE PLAN
-SHEAR TAB CONN. MAY BE USED AT TOP OF COL. IN LIEU OF CAP PLATE
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY
-FOR ITEMS NOT NOTED, SEE DETAIL 2/SD1

BEAM SIZE	# OF 3/4" DIAM. BOLTS	SHEAR TAB LENGTH	CONN. CAPACITY (ASD)
W8	2	5 1/2"	16.5K
W10	2	5 1/2"	16.5K
W12	3	8 1/2"	28.8K
W14	3	8 1/2"	28.8K
W16	4	11 1/2"	41.5K
W18	5	14 1/2"	54.1K

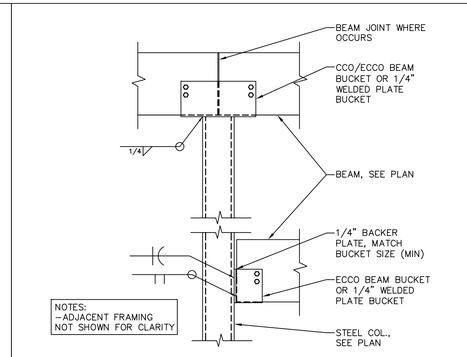
NOTES:
-BOLTS TO BE A325 U.N.O., SEE PLAN
-CONN. CAPACITY BASED ON AISC TABLE 10-10A

8 STEEL BEAM TO COLUMN CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



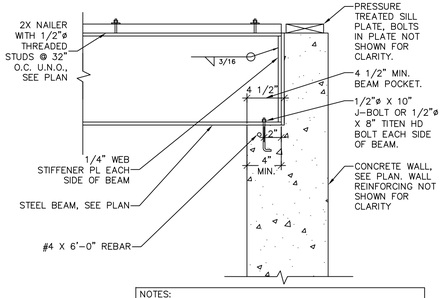
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY

9 STEEL CONNECTION DETAILS
NTS
TYP DETAIL, USE WHEN APPLIES



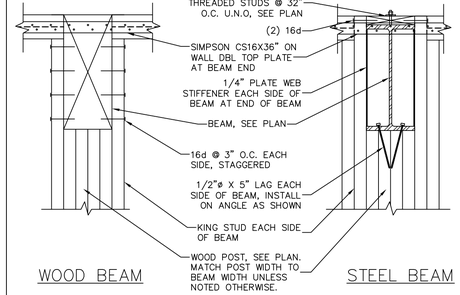
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY

10 WOOD BEAM TO COLUMN CONNECTION
NTS
TYP DETAIL, USE WHEN APPLIES



NOTES:
-NAILER ON STEEL BEAM MAY BE ELIMINATED BY WELDING JOIST HANGERS TO STEEL BEAM. BEAM MAY BE MOVED UP TO BE FLUSH W/ TOP OF SILL PLATE.
-FLOOR FRAMING NOT SHOWN FOR CLARITY.

11 STEEL BEAM POCKET IN CONCRETE WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE: NAILING AT POST PLYS NOT SHOWN FOR CLARITY.

12 BEAM POCKET IN WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

MIN. LEDGER SIZE AND ATTACHEMENT TO WALL STUDS AT 16" O.C. (U.N.O., SEE PLAN)					TABLE NOTES
	ROOF OR FLOOR LIVE/SNOW LOAD (PSF)				
MAX TRUSS/JOIST SPAN (FT)	40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF	1. LEDGER NAILS TO BE 16d – .148"ø X 3 1/2", MIN. 2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE 3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED 4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS
≤ 8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) 1/4" SDS X 4 1/2"	
12'	2X8, (4) 16d	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	
16'	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	
20'	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	

GENERAL STRUCTURAL NOTES

1. CONTRACTOR (INCLUDING SUB-CONTRACTORS) SHALL FOLLOW ALL REQUIREMENTS STATED IN THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND STANDARDS AND SHALL BE QUALIFIED TO PERFORM AND EXPERIENCED IN PERFORMING THE WORK REQUIRED FOR THE PROJECT.
2. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS STATED IN ALL OTHER DOCUMENTS APPLICABLE TO THE PROJECT. IF ANY DISCREPANCIES OCCUR BETWEEN THE STRUCTURAL DOCUMENTS AND OTHER PROJECT DOCUMENTS, NOTIFY YORK ENGINEERING OF THE DISCREPANCY PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE SHORING AND BRACING AS REQUIRED TO PROVIDE STRUCTURAL STABILITY AT ALL TIMES DURING CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
6. ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
7. SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
8. TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT INDICATED.
9. MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT THE DESIGN LOADS STATED IN THE DESIGN CRITERIA TABLE ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
10. EACH PIECE OF STRUCTURAL LUMBER (AND SHEATHING) SHALL BE MARKED BY A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING AND GRADE MARKINGS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
11. THE SIZING AND SURFACING OF ALL LUMBER SHALL BE MILL SIZED AND SURFACED ON ALL 4 SIDES U.N.O., SEE PLAN. ALL LUMBER SHALL BE FREE OF HEART CENTER. SPLICES SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.
12. ALL FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL U.N.O. AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. USE THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER U.N.O., SEE PLAN.
13. WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED.
14. SAWN LUMBER SHALL BE DOUG FIR #2 OR BETTER U.N.O., SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
15. INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS U.N.O, SEE PLAN.
16. WEB FILLERS SHALL BE PROVIDED ON WEBS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST.
17. PRE-MANUFACTURED TRUSSES AND JOISTS SHALL BE BRACED PER THE MANUFACTURER'S REQUIREMENTS. MULTI-PLY MEMBERS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S REQUIREMENTS.
18. PRE-MANUFACTURED PRODUCTS SUCH AS WOOD TRUSSES AND I-JOISTS SHALL ONLY BE ALTERED WITH THE APPROVAL OF THE MANUFACTURER AND SHALL BE REPAIRED (WHEN REQUIRED) PER THE MANUFACTURER'S REQUIREMENTS.
19. BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 U.N.O., SEE PLAN.
20. BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUT AND WOOD MEMBER.
21. LAGS SHALL BE INSTALLED IN HOLES PRE-DRILLED AT SAME DIAMETER AS LAG SHAFT FOR UNTHREADED SHAFT PORTION OF HOLE AND 40%-70% OF SHAFT DIAMETER FOR THREADED PORTION.
22. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED U.N.O, SEE PLAN.
23. ALL FASTENERS AND CONNECTORS (NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.
24. DO NOT COUNTER SINK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER.
25. ALL NAILING SHALL BE PER IBC TABLE 2304.10.1 U.N.O., SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOTT. PLATES WITH (2) 16d NAILS, USE (3) 16d NAILS FOR 2X6 STUDS. BUILT-UP 2X POSTS SHALL BE FACE NAILED TOGETHER WITH (2) 16d AT 9" O.C.
26. PROVIDE POSTS TO MATCH WIDTH OF SUPPORTED BEAMS/HEADERS U.N.O., SEE PLAN. CONTINUE POSTS TO FOUNDATION INCLUDING SQUASH BLOCKING IN FLOORS. MATCH SQUASH BLOCKING SIZE TO POST SIZE.
27. WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOIST/TRUSS UNDER WALL BOTT. PLATE OR PROVIDE FULL HEIGHT BLOCKING AT 16" O.C. IN FLOOR PERPENDICULAR TO WALL AND BLOCKING ALIGNED UNDER WALL. PROVIDE DBL JOIST/TRUSS UNDER DBL SIDED SHEAR WALLS, SEE INTERIOR SHEAR WALL AT WOOD FLOOR DETAIL.
28. WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
29. SHEATHING SHALL BE PROVIDED ON RIM BOARDS AND NAILED PER REQUIREMENTS OF SHEAR WALL ABOVE.
30. EXCEPT WHERE NOTED OTHERWISE, PROVIDE METAL FRAMING CONNECTOR (HANGER, CLIP, CAP, ETC.) AT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD CONNECTIONS.
31. ATTACH BRICK VENEERS TO FRAMING PER IRC R703.8.
32. PROVIDE 6" X 3 1/2" X 5/16" STEEL ANGLE TO SUPPORT BRICK VENEERS. ATTACH ANGLE WITH (2) 7/16" X 4" LAGS AT 16" O.C., USE (1) ½" X 4 ½" TITEN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.
33. WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH ½" DIAM. THREADED STUDS AT 32" O.C. U.N.O, SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH ⅝" DIAM. STUDS AT 24" O.C. U.N.O, SEE PLAN.
34. ¼" WEB STIFFENERS SHALL BE PROVIDED EACH SIDE OF STEEL BEAMS AT ALL BEARING POINTS.
35. USE ⅝" DIAM. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS U.N.O., SEE PLAN.
36. GROUT BELOW STEEL BASE PLATES (IF USED) SHALL BE 5000 PSI NON-SHRINK GROUT.
37. ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
38. WELD MATERIAL SHALL BE 70 KSI MIN.
39. RIM BOARD TO BE 1 1/8" MIN. U.N.O., SEE PLAN.
40. YORK ENGINEERING LIABILITY IS LIMITED TO FIVE TIMES THE FEE COLLECTED FOR SERVICES. THE CONTRACTOR(S) MUST READ, UNDERSTAND AND ACCEPT ALL YORK ENGINEERING DOCUMENTS APPLICABLE TO THIS DESIGN PRIOR TO UTILIZING THE DESIGN. BY USING THIS DESIGN, THE OWNER/CONTRACTOR ACCEPTS THE DESIGN, ASSUMED LOADS AND LIMITS ON LIABILITY STATED.
41. PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSS BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

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SD2

FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING SIZE AND REINF. WIDTH	MIN. WALL FOOTING SIZE AND REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN[5] (MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"[4]	(4) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"[4]	(5) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"[4]	(6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	⅝" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	⅝" X 10" @ 24" O.C.[6]
11'-1" TO 12'-0"[7]	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	⅝" X 10" @ 24" O.C.[6]
> 12'-0"+	REQ. ENG.	–	–	–	–	–	–	–	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PAB5
HTT5 AND HDU5	4X4 OR (2) 2X4	SB5/8X24	PAB5
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

HOLDOWN RETROFIT TABLE:

HOLDOWN	RETROFIT OPTIONS
LSTHD8/LSTHD8RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD10/STHD10RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD14/STHD14RJ	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HTT5 AND HDU5	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU8	(2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU11	(2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.

NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX BEND.

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

6. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING: EDGE	NAIL SPACING: FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.

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