



MAPLETON
— UTAH —

Planning Commission Meeting

January 12, 2023
6:00pm

125 West 400 North
Mapleton, UT 84664



MAPLETON UTAH

PLANNING COMMISSION AGENDA

Thursday, January 12, 2023, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Items

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – December 8, 2022.
2. Consideration of a Home Occupation Permit for singing lessons and occasional chocolate making classes located at 1358 North 500 East. The applicant is Cynthia Hart.

Action Items

3. Appointment of Planning Commission Chairman and Vice-Chairman for 2023.
4. Consideration of a Project Plan for a 21-bed Assisted Living Facility located at 1611 West 250 South in the General Commercial (GC-1) zone.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, (801) 489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 1/5/23.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified January 5, 2023)

April Houser, Executive Secretary



Item:

2

Date:

1/12/2023

Applicant:

Cynthia Hart

Location:

1358 N 500 E

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

RA-2

Attachments

1. Application
information.

REQUEST

Consideration of a request for a Home Occupation Permit to teach singing lessons and occasional chocolate making lessons at 1358 N 500 E in the RA-2 zone.

BACKGROUND & DESCRIPTION

The subject property is 1/3 acre in size and is developed with a single-family dwelling. The property owner is proposing a home occupation that would include the following:

- Between 2 to 5 individual voice lessons a day spaced out at least 30 minutes apart during day time hours.
- Teach 1 to 2 chocolate classes per month with 4 to 6 students in the evenings.

EVALUATION

Home Occupations: Mapleton City Code (MCC) section 18.84.380 outlines the requirements for home occupations. The purpose of the ordinance is to allow for a *"modest level of business activity... that will not adversely affect, undermine, injure or otherwise significantly depreciate the residential character of the area."* The following requirements apply to home occupation requests are meant to ensure that home occupations will remain modest in nature:

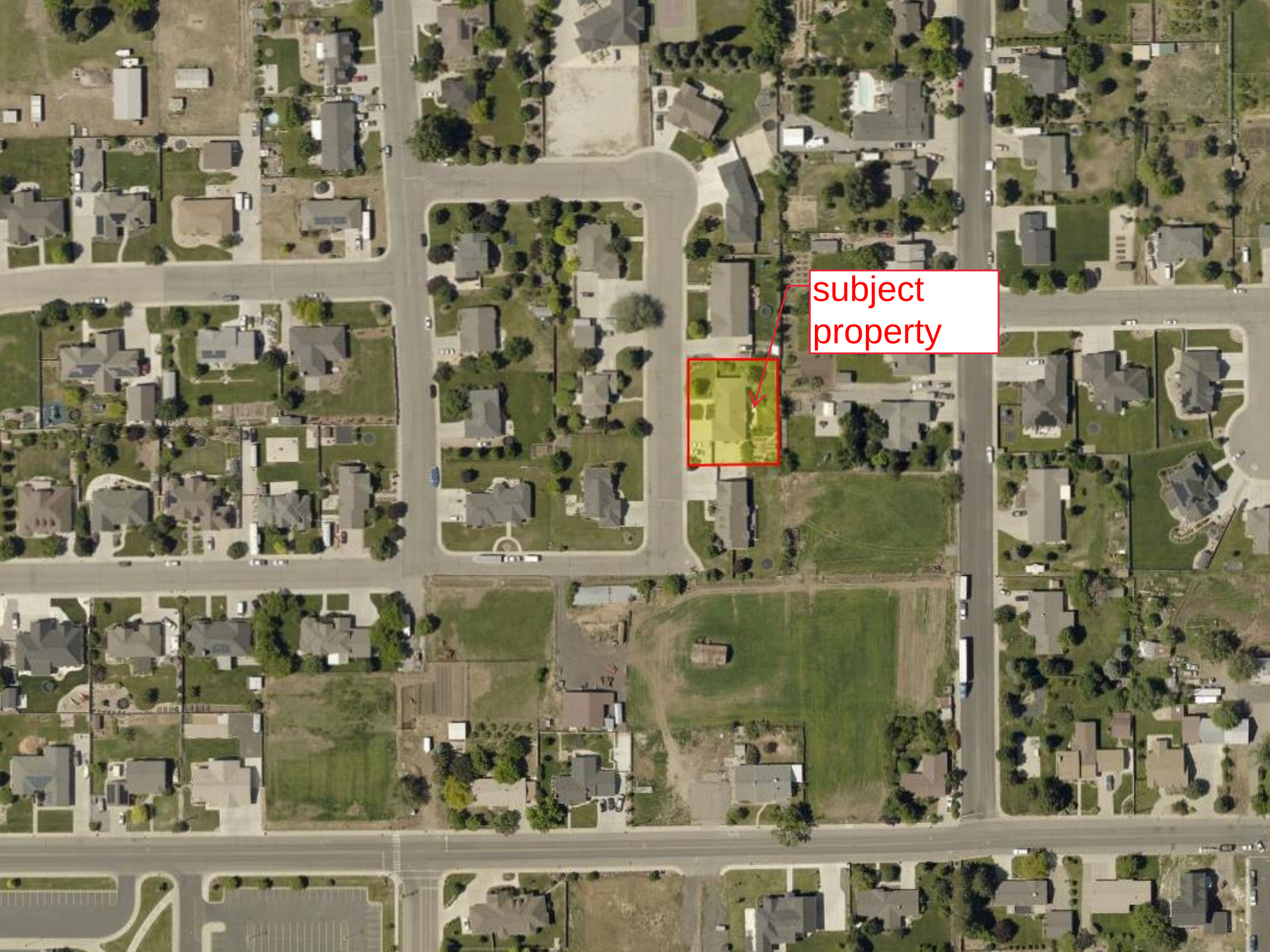
1. Home occupations must be listed as a permitted or conditional use in the zone,
2. The business must be conducted entirely within a completely enclosed structure on the property,
3. No more than 25% of the structure or 500 sf, whichever is less, may be used for the home occupation,
4. No more than one person who does not reside on the property may be engaged in the home occupation,
5. Any sale of goods no produced as part of the home occupation shall "constitute a clearly incidental part of the home occupation". No display of merchandise shall be visible from outside the structure,
6. No commercial vehicles may be stored at the home except for one small delivery truck.
7. No more than 6 cars may be parked at the residence at any one time,
8. The home occupation must be secondary and incidental to the use of the dwelling as a residence,
9. Signs shall be limited to 4 square feet, attached to the building and not electrified,
10. The home occupation must be licensed by the city

11. The entrance to the home occupation must use the same entrance as the the residents unless specifically required by an agency with regulatory powers over the business;
12. The business shall not use hazardous materials or chemicals that increase the hazard of fire, explosion, or jeopardize the safety of the neighborhood,
13. The operation of the home occupation shall not produce any noise, smoke, glare, light, fumes, dust, electronic interference or similar condition which is readily discernible outside the dwelling,
14. The physical appearance, traffic, and other activities in connection with the home occupation will not be contrary to the intent of the zone in which the home occupation is located and will not depreciate surrounding property values or the quality of the area for residential purposes,
15. The home occupation must be conducted by a person who occupies the dwelling. Background checks will be conducted on all inhabitants of the dwelling and employees, and,
16. The home occupation shall operate in compliance with any applicable city or state requirements.

The applicant's proposal presents only a modest level of business activity as encouraged by the code and is consistent with the adopted requirements. As long as the singing classes and chocolate classes do not overlap, they will be using less than 500 square feet of the home and there shoudn't be more than the allowed six vehicles on site at any given time.

RECOMMENDATION

Approve the home occupation as proposed.



subject
property

Voice lessons and Kakova Herbal Tea and Chocolate

Teaching singing to about 18 voice students a week in the day. Teaching a chocolate class 1-2x a month in the evening to 4-6 students. Selling my chocolate and cacao herbal occasionally online or having people pick it up. This is usually seasonal. I often drop it off or mail it to them, so it is not a lot of traffic.

The voice lessons are done individually and I have between two and five a day spaced out. Usually a couple in the morning and 1 to 3 in the afternoon. They are at 30 minute intervals. There is not more than one or two cars in front of my house. I teach about 18 students per week this way. I teach Monday through Thursday.



Item:

4

Date:

1/12/2023

Applicant:

Dignity Care

Location:

1611 W 250 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

GC-1

Attachments

1. Application
Information.

REQUEST

Consideration of a project plan for an assisted living facility located in the General Commercial (GC-1) zone.

BACKGROUND & DESCRIPTION

The Dignity Care project was approved in 2018 and allowed for 68 senior housing units. Most of the senior units have been constructed. The project also included a concept plan for a 21-bed assisted living facility along Highway 89. The applicant is now requesting final approval of the project plan for the assisted living facility that would include:

- A two-story building with a mix of brick and stucco siding.
- A porte cochere vehicle entrance.
- Building entrances on the north and east sides of the building.
- 21 beds.

EVALUATION

Zoning: The GC-1 zone is the City's primary commercial zone and is intended to allow for a variety of commercial and service uses. Mapleton City Code (MCC) section 18.64.030 indicates that an assisted living facility is a permitted use in the zone. The GC-1 zone requires a minimum frontage of 75 feet per lot. The proposed project is consistent with the frontage and use requirements of the zone.

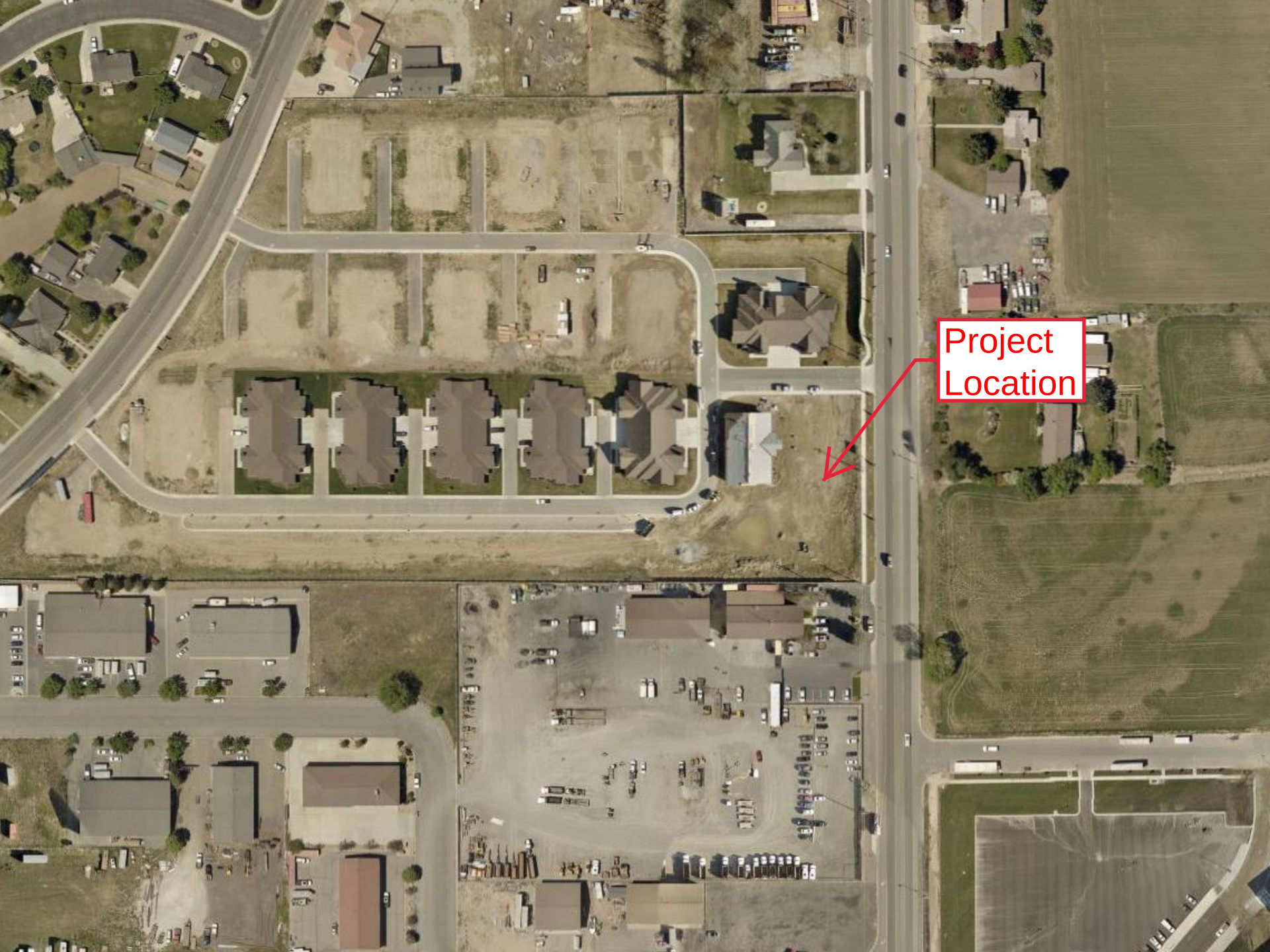
Design Standards: The Commercial Design Standards found in MCC section 18.92 outline the project plan requirements for new commercial buildings. Some of these requirements include:

- A minimum front setback of 15' and a maximum front setback of 25'.
- Parking is to be located to the side or rear of the building.
- 21 parking spaces.
- No more than 49% of the exterior to be stucco.
- A minimum of 30% of the main floor and 20% of the second floor elevations facing Hwy 89 to include windows.
- Covered entrances and a sidewalk connection to Hwy 89.
- Roof elevation changes.
- 20% of the site to include landscaping.
- 1 commercial street light along Hwy 89.

The applicant's proposed plans comply with the GC-1 zoning standards and the commercial design standards.

RECOMMENDATION

Approve the project plan as proposed.



Project
Location

MAPLETON AL



PROJECT DESCRIPTION

A PROPOSED 2-STORY, 17,696 SF ASSISTED LIVING BUILDING LOCATED IN MAPLETON, UTAH, CONTAINING 21 UNITS.

CODE ANALYSIS

REFERENCED BUILDING CODES
2018 EDITION OF THE INTERNATIONAL BUILDING CODE, INCLUDING APPENDIX J
2018 EDITION OF THE INTERNATIONAL PLUMBING CODE
2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE
2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE
2020 EDITION OF THE NATIONAL ELECTRICAL CODE
2018 EDITION OF THE INTERNATIONAL FIRE CODE
2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODES LISTED UNDER ICC A117.1

OCCUPANCY TYPE: (308.3.3) I-2 CONDITION 1 - ASSISTED LIVING FACILITIES, TYPE-H LARGE (STATE AMENDMENT).

407.3 CORRIDOR WALLS SHALL BE CONSTRUCTED AS SMOKE PARTITIONS (IBC 710)
407.3.1 CORRIDOR DOORS, OTHER THAN THOSE IN A WALL REQUIRED TO BE RATED BY SECTION 509.4 OR FOR THE ENCLOSURE OF A VERTICAL OPENING OR AN EXIT, SHALL NOT HAVE A REQUIRED FIRE PROTECTION RATING AND SHALL NOT BE REQUIRED TO BE EQUIPPED WITH SELF-CLOSING OR AUTOMATIC-CLOSING DEVICES, BUT SHALL PROVIDE AN EFFECTIVE BARRIER TO LIMIT THE TRANSFER OF SMOKE AND SHALL BE EQUIPPED WITH POSITIVE LATCHING, ROLLER LATCHES ARE NOT PERMITTED. OTHER DOORS SHALL CONFORM TO SECTION 716.
407.7 SMOKE COMPARTMENTS CONTAINING SLEEPING ROOMS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS 903.3.1.1 AND 903.3.2.
407.8 A FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.6.
407.9 CORRIDORS IN GROUP I-2, CONDITION 1 OCCUPANCIES AND SPACES PERMITTED TO BE OPEN TO THE CORRIDORS BY SECTION 407.2 SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE DETECTION SYSTEM.
407.2 SEPARATION WALLS - WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING. WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
407.3 HORIZONTAL SEPARATION - FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

504.3 - BUILDING HEIGHT 30
504.4 - # OF STORIES 2
504.2 - ALLOWABLE AREA 28,900 SF
SMOKE COMPARTMENTS PER CONSISTS OF SMOKE COMPARTMENTS A1, A2, B1

504.4.1 NOTWITHSTANDING THE EXCEPTIONS TO SECTION 504.2, GROUP 1-2 ASSISTED LIVING FACILITIES SHALL BE ALLOWED ON EACH LEVEL OF A TWO-STORY BUILDING OF TYPE V-A CONSTRUCTION WHEN ALL OF THE FOLLOWING APPLY:
ALL SECURED UNITS ARE LOCATED AT THE LEVEL OF EXIT DISCHARGE IN COMPLIANCE WITH SECTION 1010.1.9.3 AS AMENDED;
THE TOTAL COMBINED AREA OF BOTH STORIES SHALL NOT EXCEED THE TOTAL ALLOWABLE AREA FOR A ONE-STORY BUILDING; AND
ALL OTHER PROVISIONS THAT APPLY IN SECTION 407 HAVE BEEN PROVIDED.

508.3 - BUILDING TO BE CONSIDERED AS NONSEPARATED OCCUPANCIES

401 - TYPE OF CONSTRUCTION: V-A
PRIMARY STRUCTURAL FRAME 1-HOUR
BEARING WALLS - EXTERIOR 1-HOUR
BEARING WALLS - INTERIOR 1-HOUR
NON-BEARING WALLS 0-HOUR
FLOOR CONSTRUCTION/SECONDARY MEMBERS 1-HOUR
ROOF CONSTRUCTION/SECONDARY MEMBERS 1-HOUR

402 - FIRE-RESISTANCE RATING FOR EXTERIOR WALLS: <5 FEET = 1 HOUR

705.5 - EXTERIOR WALLS TO BE RATED FOR EXPOSURE FROM BOTH SIDES

705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS (3FT TO <5FT) = 75% (SIDES OF BLDG)
705.10 - PENETRATIONS BY AIR DUCTS AND AIR TRANSFER OPENINGS IN FIRE-RESISTANCE-RATED EXTERIOR WALLS REQUIRED TO HAVE PROTECTED OPENINGS SHALL COMPLY WITH SECTION 717.
713.4 - SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF 1 HOURS AND CONSTRUCTED AS A FIRE BARRIER.

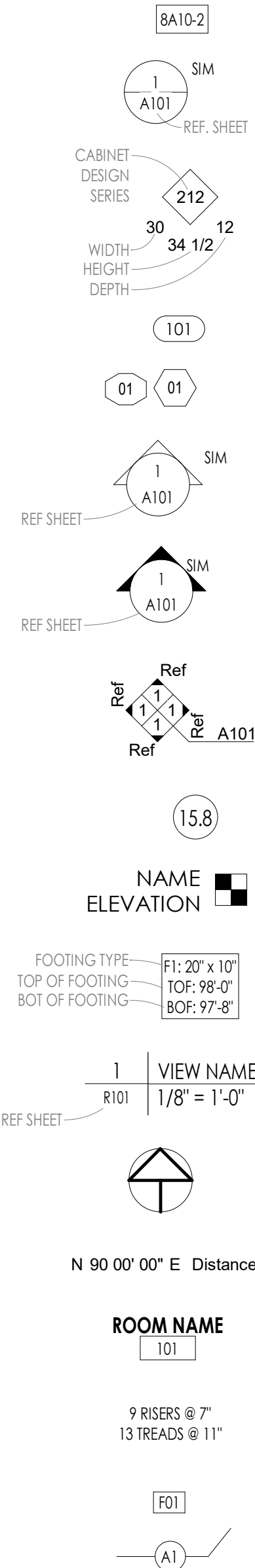
903.2.2 - NFPA 13R SPRINKLER SYSTEMS SPRINKLERS SHALL BE INSTALLED IN THROUGHOUT IN ACCORDANCE WITH 903.3.1.
903.3.7 - FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 912.
906 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WITH A MAXIMUM TRAVEL DISTANCE OF 75' (TABLE 906.3)

907.2 - AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5
907.2.6 - A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP I OCCUPANCIES; AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.2.6.1, 907.2.6.2 AND 907.2.6.3.5.

CHAPTER 29 - PLUMBING CALCULATION
BUSINESS OCCUPANT LOAD 19
WATER CLOSETS: 1/25 OCC. UP TO 50 OCC. = 1
1/50 OCC. OVER 50 OCC. = 1
TOTAL: 2
LAVATORIES: 1/40 OCC. UP TO 80 OCC. = 1
1/80 OCC. OVER 80 OCC. = 1
TOTAL: 2
DRINKING FOUNTAINS: 1/100 OCC. = 1
SERVICE SINK: = 1

I-2 OCCUPANT
WATER CLOSETS: 1 PER ROOM - PROVIDED
LAVATORIES: 1 PER ROOM - PROVIDED
BATHTUBS/SHOWERS: 1/15 OCC. - 1 PER BEDROOM PROVIDED

SYMBOLS LEGEND



WALL TYPE TAG

VIEW CALLOUT

CASEWORK TAG

DOOR TYPE TAG

WINDOW TAG

WALL SECTION TAG

BUILDING SECTION TAG

INTERIOR ELEVATION TAG

GRID HEAD

LEVEL CALLOUT

FOUNDATION TAG

VIEW TITLE

NORTH ARROW

PROPERTY LINE TAG

ROOM TAG

STAIR RUN TAG

HORIZONTAL ASSEMBLY TAG

FLOOR FINISH TAG

ASSEMBLY TYPE TAG

ABBREVIATIONS

ABV	ABOVE	GFCI	GROUND FAULT CIRCUIT INTERRUPTED
ACT	ACCOUSTICAL CEILING TILE	GFLC	GLASS FIBER REINFORCED CONCRETE
ADJ	ADJUST. ADJUSTABLE	GL	GLASS
AFF	ANODE FINISHED FLOOR	GND	GROUND
AL	ALUMINUM	GV	GALVANIZED
ANCD	ANODIZED	GWB	GYPSED WALL BOARD
ASPH	ASPHALT	GYP	GYPSPUM
BDY	BOUNDARY	HDR	HEADER
BEL	BETOW	HM	HOLLOW METAL
BET	BETWEEN	HOR	HORIZONTAL
BLDG	BUILDING	HT	HEIGHT
BLKG	BLOCKING	INSUL	INSULATION
BM	BEAM	INT	INTERIOR
BOT	BOTTOM	JAN	JANITOR
BOW	BOTTOM OF WALL	JST	JOIST
C-10	CENTER TO CENTER	LH	LEFT HAND
CB	CATCH BASIN	LIN	LINEAR
CBL	CONCRETE BLOCK	LN	LENGTH
CCW	COUNTER CLOCKWISE	LTC	LIGHTING
CER	CERAMIC	MAINT	MAINTENANCE
CIC	CORNER GUARD	MAN	MANUAL
CI	CONTINUOUS INSULATION	MAT	MATERIAL
CJ	CONTROL JOINT	MEB	MEMBRANE
CL	CENTERLINE	ME	MEAN
CLG	CLEAR	MFD	MANUFACTURED
CLF	CLEAR	MFG	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIR	MIRROR
COL	COLUMN	MIL	METAL
CONC	CONCRETE	NIL	NOMINAL
COB	CORNER	NGM	NOMINAL
COR	CORNER	NOT	NOT TO SCALE
CT	CERAMIC TILE	ON	ON CENTER
CW	CLOCKWISE, COLD WATER	OP	OPPOSITE
DEMO	DEMOLISH	OPP	OPPOSITE
DEPT	DEPARTMENT	OSB	ORIENTED STRAND BOARD
DET	DETAIL	PERF	PERFORATE
DI	DIAMETER	PERP	PERPENDICULAR
DN	DOWN	PLY	PLYWOOD
DWG	DRAWING	PT	PAINT
DS	DOWNSPOUT	QTY	QUANTITY
EA	EACH	RB	RUBBERSEAL
EFS	EXTERIOR FINISH INSULATION SYSTEM	RD	ROOF DRAIN
EJ	EXPANSION JOINT	REQ	REQUIRED
ELEV	ELEVATOR	RM	ROOM
EMER	EMERGENCY	SF	SQUARE FEET
ENC	ENCLOSURE	SHW	SHOWER
EQ	EQUAL	SS	STAINLESS STEEL
EX	EXISTING	STC	SOUND TRANSMITTANCE CLASS (F)
EXT	EXTERIOR	STD	STANDARD
F10	FACE TO FACE	STL	STEEL
ID	FLOOR DRAIN	TOP	TOP OF CONCRETE
FDN	FOUNDATION	TOP	TOP OF FOOTING
FE	FIRE EXTINGUISHER	TOPW	TOP OF FOUNDATION WALL
FF&E	FIXTURES, FURNISHINGS & EQUIPMENT	TOP	TOP OF PARAPET
FOC	FINISHED OPENING	TOS	TOP OF STRUCTURE
FOC	FACE OF CONCRETE	TOW	TOP OF WALL
FRM	FRAME	TYP	TYPICAL
FRT	FIRE RESISTANT	UNO	UNLESS NOTED OTHERWISE
FSD	FIRE SEPARATION DISTANCE	W&B	WEATHER RESISTIVE BARRIER
FIG	FIGURING	WWF	WELDED WIRE FABRIC
FURN	FURNISH FURNITURE	WVF	WET IN FIELD
FUT	FUTURE		

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G013	ICC-ES REPORTS
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5-ARCHITECTURAL	
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A311	WALL SECTIONS
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A401	ENLARGED ONE BED UNIT PLANS
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A413	ENLARGED LOBBY AREA
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A415	ENLARGED SUNROOM AREA
A416	ENLARGED KITCHEN
A417	ENLARGED EMPLOYEE LOUNGE/ RES LAUNDRARY
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A501	DETAILS - WALL & FLOOR FRAMING
A502	DETAILS - ROOF FRAMING
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A504	DETAILS - STAIR
A505	DETAILS - MISC.
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E002	ELECTRICAL SCHEDULES
E040	ELECTRICAL DIAGRAMS
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DEFERRED SUBMITTALS

1. TRUSS ENGINEERING (SEE STRUCTURAL)
2. FIRE SUPPRESSION AND FIRE ALARM SYSTEM
3. EMERGENCY RESPONDER RADIO COVERAGE (IFC 501.1)
4. UNDERGROUND FIRE-LINE WORK (IFC 507.2)

ALTERNATES

PROJECT TEAM

OWNER

MAPLETON DIGNITY CARE LLC
11716 S 700 E
DRAPER, UT 84020

ARCHITECT

JARRETT ARCHITECTURE
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043
CONTACT: RILEY JARRETT
RILEY@JARARCH.COM
801.901.0506

STRUCTURAL

FOCUS ENGINEERING
6945 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047
CONTACT: JOEL WHITNER
JWHITNER@FOCUSUTAH.COM
PHONE: 801.352.0075

MECHANICAL

MOUNTAIN VIEW MECHANICAL
1694 S 1100 W A
OGDEN, UT 84047
CONTACT: GUY PANNUNZIO
GUY.PANNUNZIO@HUSUTAH.COM
PHONE: 435.840.8313

ELECTRICAL

THWIST ELECTRIC
2544 S GRAHAM LN
MIDVALE, UT 84047
CONTACT: DAMON COTTAM
DAMON@THWIST-ELECTRIC.COM
PHONE: 801.787.8133

PLUMBING

JTB HVAC & PLUMBING ENGINEERING, INC.
922 W. WATERS DRIVE, SUITE 100
SOUTH JORDAN, UT 84095
CONTACT: JASON HENDRICKS
JHENDRICKS@JTBENGINEERING.NET
PHONE: 801.849.8590

KITCHEN

RESCO
230 WEST 700 SOUTH PO BOX 486
SALT LAKE CITY, UT 84110
CONTACT: BOB DALY
EMAIL: BOB@RESCO22.COM
PHONE: 801.364.1981

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EGRESS & OCCUPANCY LEGEND:

INTERIOR (NOT RATED U.N.O.) SMOKE PARTITION WALL. WALLS TO EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE OR TO THE UNDERSIDE OF THE CEILING ABOVE WHERE THE CEILING MEMBRANE IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

INTERIOR 1 HOUR SMOKE PARTITION WALL. WALLS TO EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE OR TO THE UNDERSIDE OF THE CEILING ABOVE WHERE THE CEILING MEMBRANE IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

INTERIOR 1 HOUR SMOKE BARRIERS WALL. SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, INCLUDING CONTINUITY THROUGH CONCEALED SPACES, SUCH AS THOSE FOUND ABOVE SUSPENDED CEILINGS, AND INTERSTITIAL STRUCTURAL AND MECHANICAL SPACES.

EXTERIOR 1 HOUR WALL. WALLS TO EXTEND FROM TOP OF FLOOR ASSEMBLY TO THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE RATED WALL.

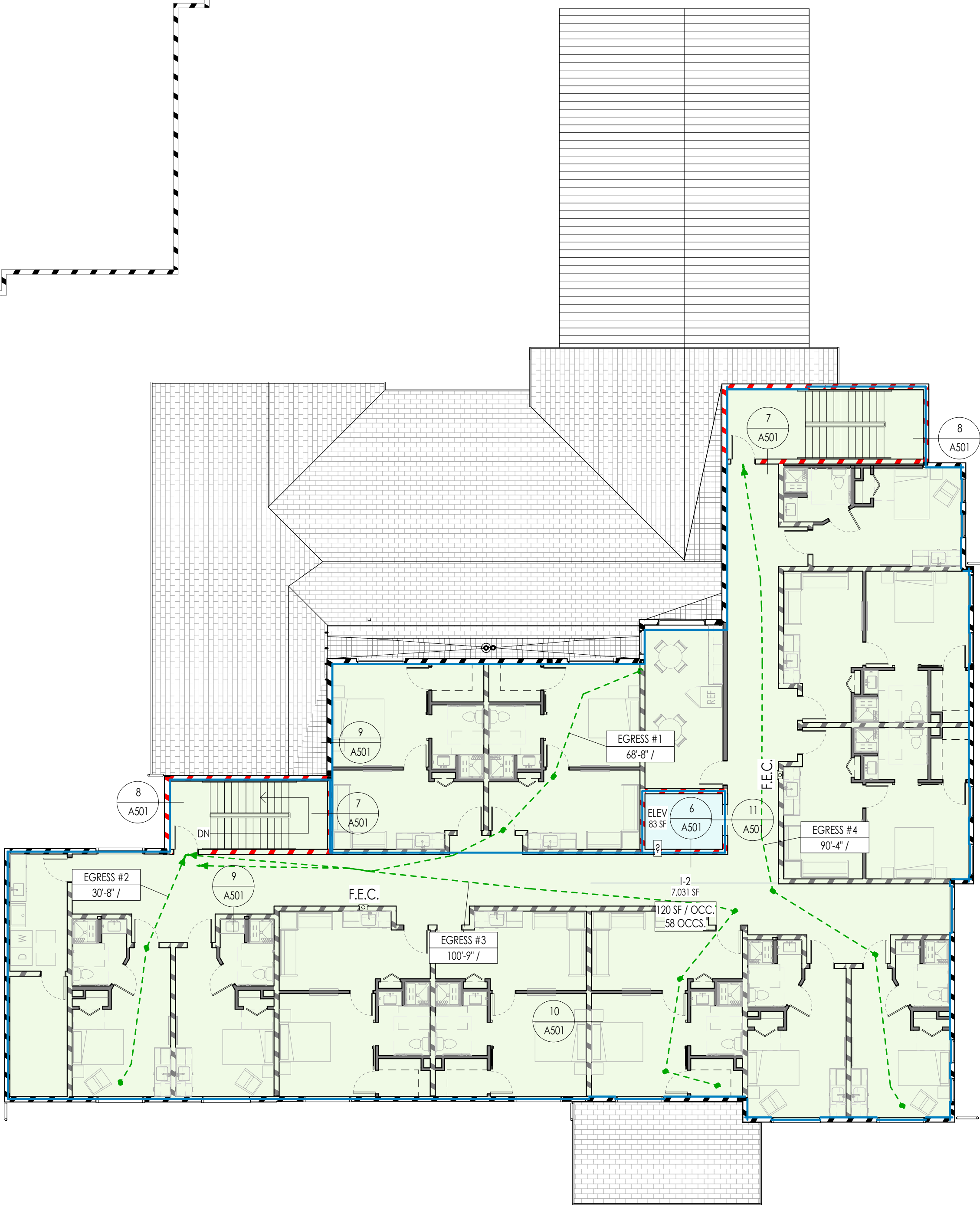
1 HOUR FIRE BARRIER WALL. WALLS TO EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERE TO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING, JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS 707.8 AND 707.9.

FIRE EXTINGUISHER CABINET - PROVIDE 2A-10BC RATED FIRE EXTINGUISHERS THROUGHOUT. KITCHEN AREAS REQUIRE CLASS K⁺ FEC. MAX TRAVEL DISTANCE OF 75'-0". PROVIDE A MINIMUM 6A:80:BC RATED EXTINGUISHERS WITHIN 50-FOOT TRAVEL DISTANCE OF THE GARAGE.

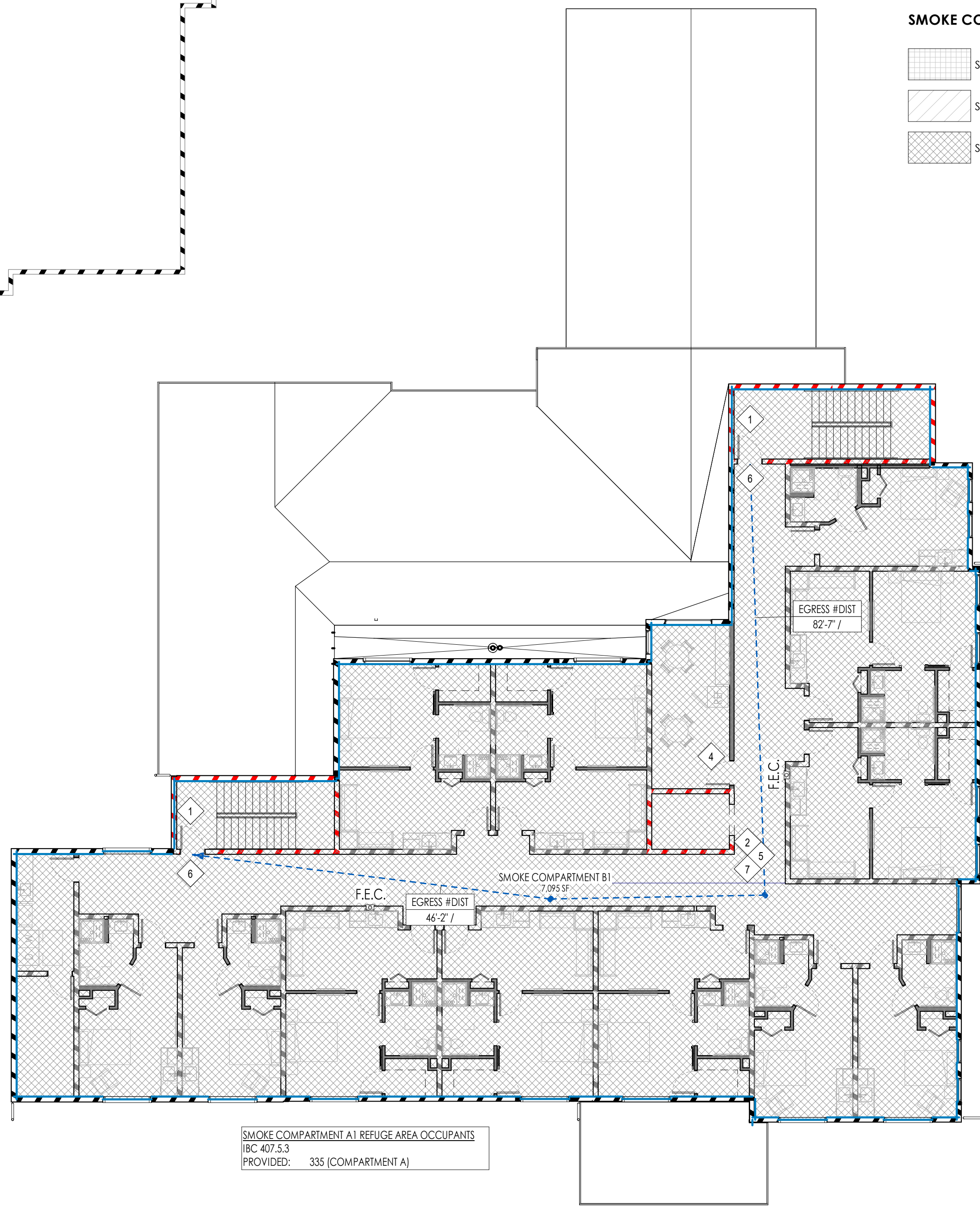
LINE INDICATES DISTANCE OF EXIT TRAVEL
DISTANCE 200' MAX. IBC 2018 TABLE 1017.2

LINE INDICATES DISTANCE OF SMOKE EXIT TRAVEL
DISTANCE 200' MAX. IBC 2018 408.6.1

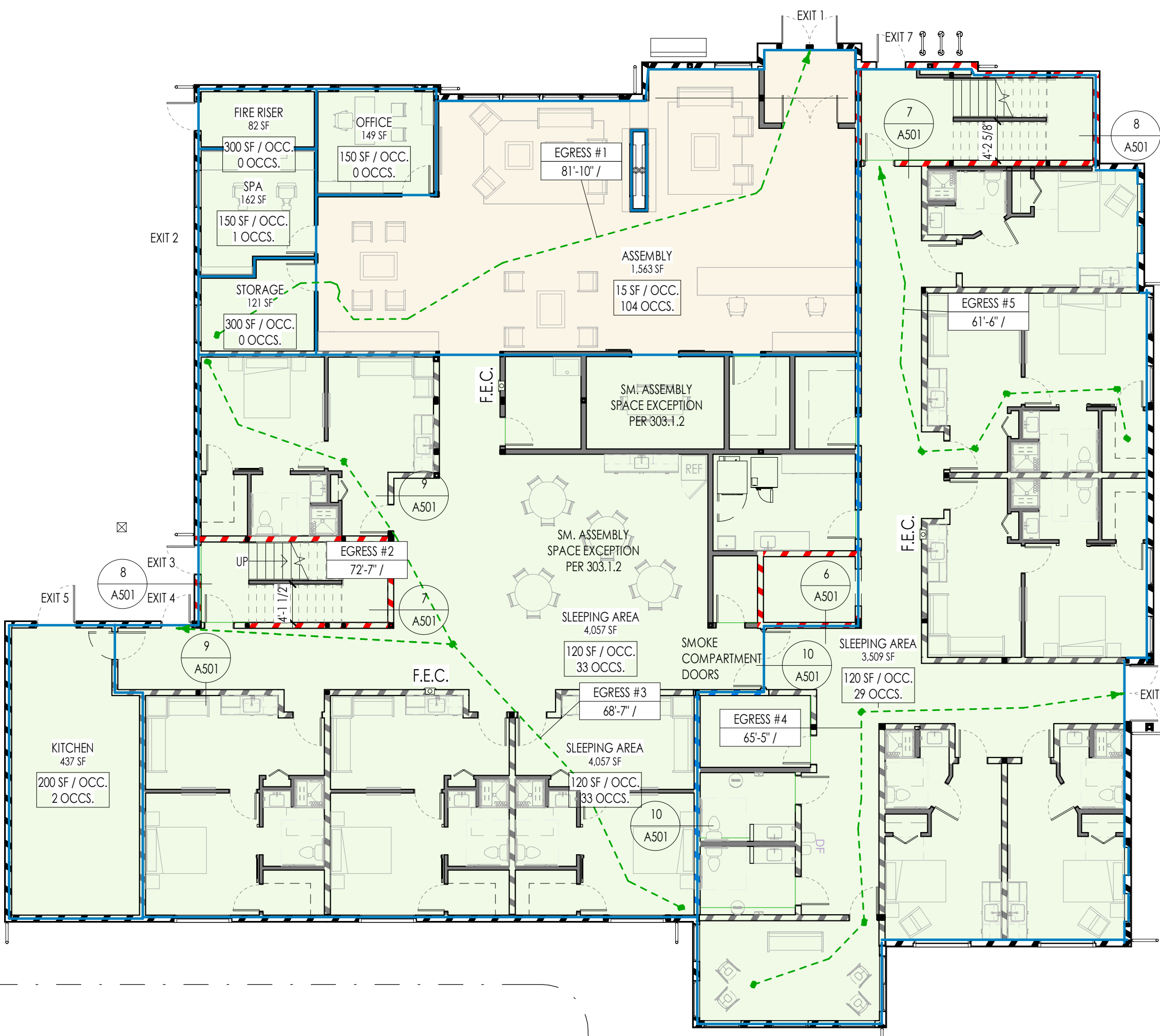
2 LEVELS 2-3
A200 3/32" = 1'-0"



4 LEVEL 2 SMOKE COMPARTMENT
A200 3/32" = 1'-0"



1 LEVEL 1
A200 3/32" = 1'-0"



3 LEVEL 1 SMOKE COMPARTMENT
A200 3/32" = 1'-0"



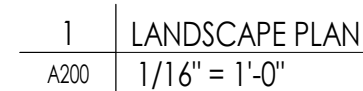
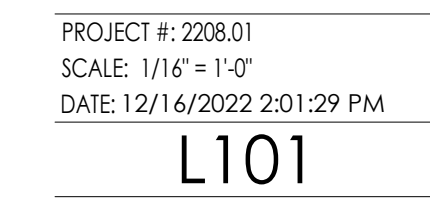
AREAS AND OCCUPANTS				
Level	AREA	OCC.	O.I.F.	OCCS.
Not Placed	Not Placed	A-1	15 SF	
Not Placed	Not Placed	A-1	300 SF	
Not Placed	Not Placed	(none)		
Not Placed	Not Placed	(none)		
LEVEL 1	4,057 SF	I-2	120 SF	34
LEVEL 1	437 SF	I-2		
LEVEL 1	1,563 SF	A-1		
LEVEL 1	82 SF	I-2	300 SF	1
LEVEL 1	3,509 SF	I-2		
LEVEL 1	Redundant Area	(none)		
LEVEL 1	149 SF	I-2		
LEVEL 1	162 SF	I-2		
LEVEL 1	121 SF	I-2		
LEVEL 2	7,031 SF	I-2	120 SF	59
LEVEL 2	83 SF	(none)		
	17,195 SF			94

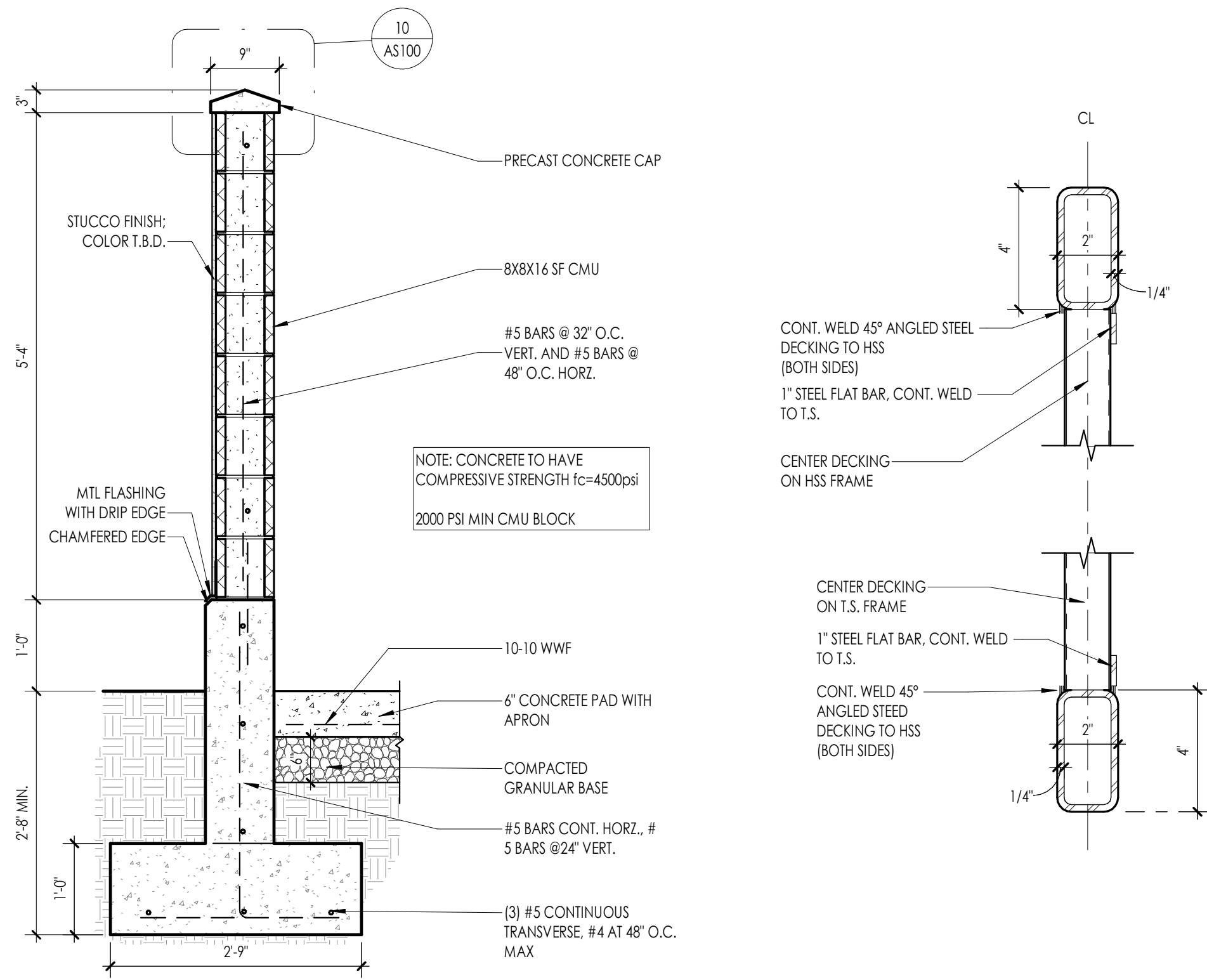
LEGEND - SIGNAGE TYPES

- 1 STAIRWAY IDENTIFICATION SIGN - SEE [2.7.A506]
- 2 FLOOR IDENTIFICATION SIGN - SEE [3.7.A506]
- 3 ADA RESTROOM SIGN - SEE [1.7.A506]
- 4 MAXIMUM OCCUPANCY SIGN - SEE [3.7.A506]
- 5 TACTILE ELEVATOR OR STAIR SIGN - SEE [8.7.A506]
- 6 TACTILE EXIT SIGN - SEE [7.7.A506]
- 7 EGRESS DIRECTIONAL SIGN - SEE [3.7.A506]
- 8 MISCELLANEOUS ROOM SIGNAGE - SEE [1.7.A506]
- 9 FIRE RISER ROOM - SEE [1.7.A506]

REV	REVISION DESCRIPTION	DATE
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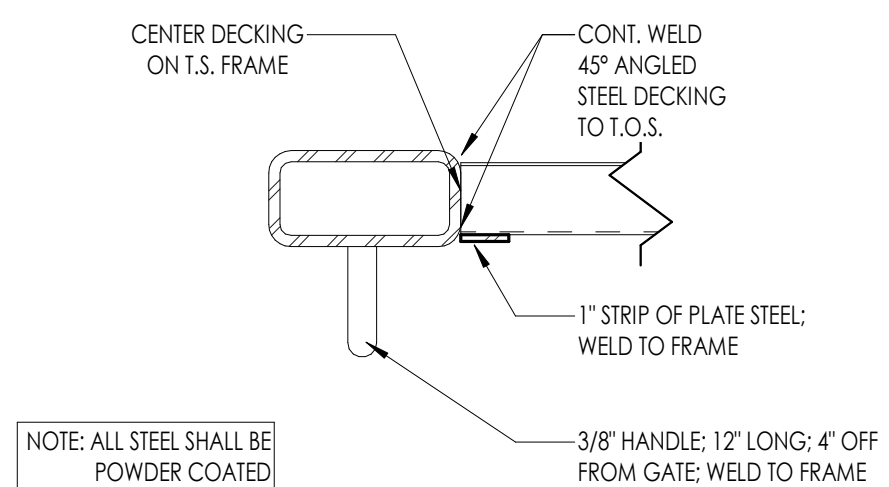
MAPLETON AL
LANDSCAPE PLAN
1611 WEST 300 SOUTH
MAPLETON, UT 84464



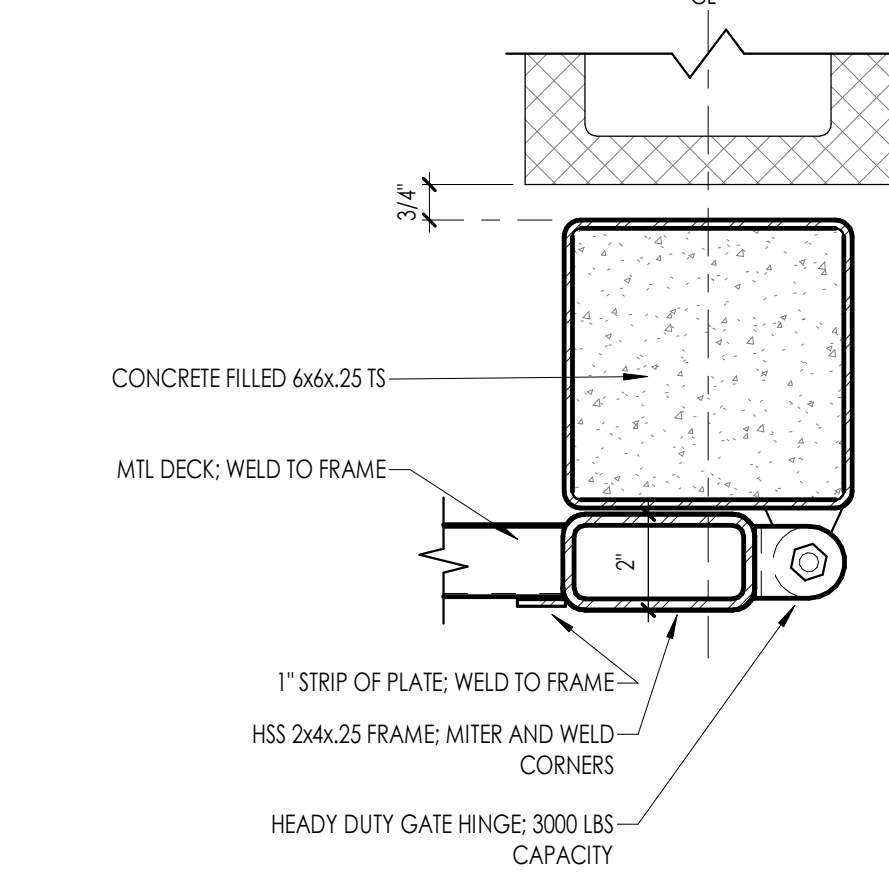


4 DUMPSTER ENCLOSURE WALL
3/4" = 1'-0"

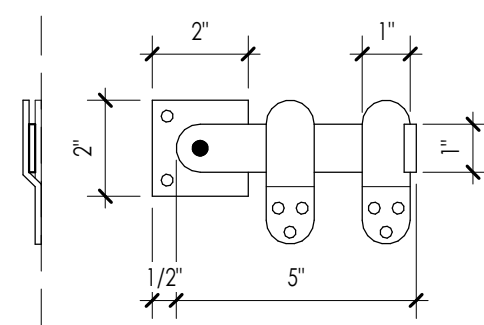
5 DUMPSTER GATE SECTION
3" = 1'-0"



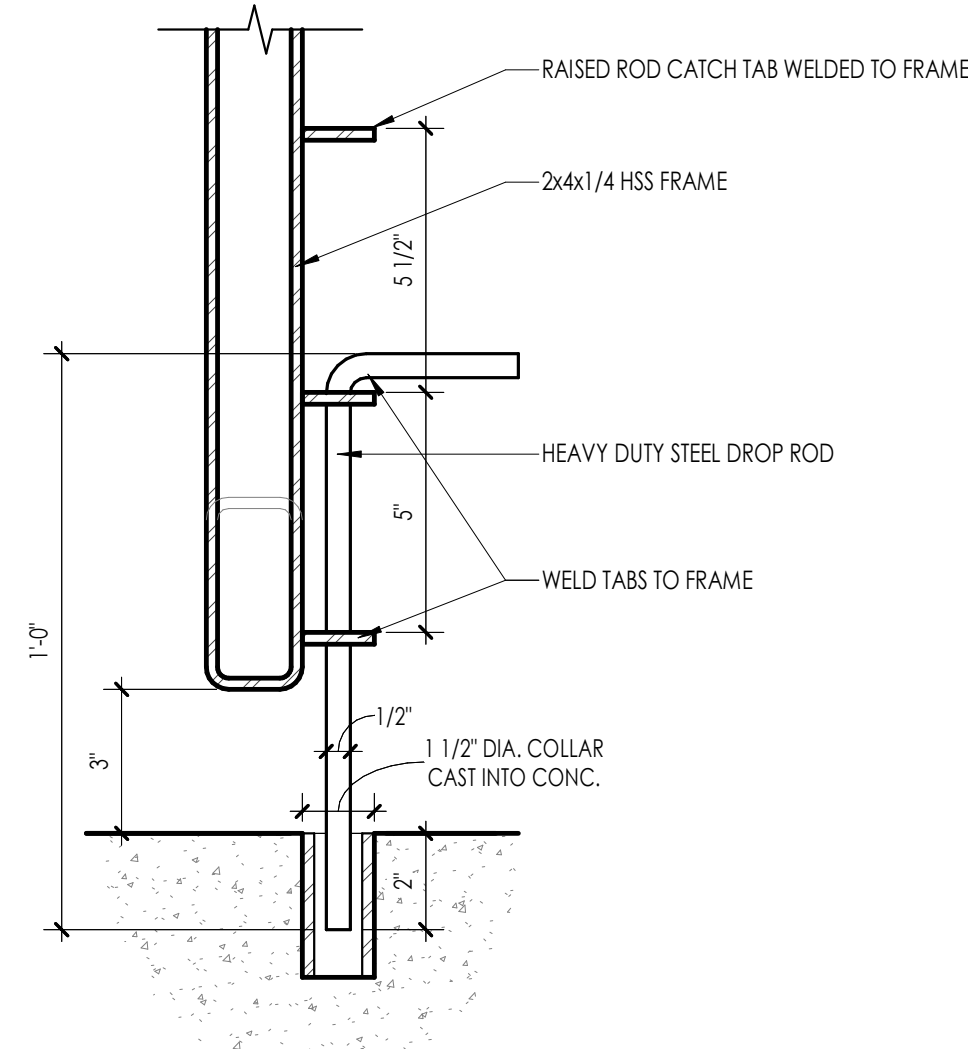
7 DUMPSTER GATE HANDLE
3" = 1'-0"



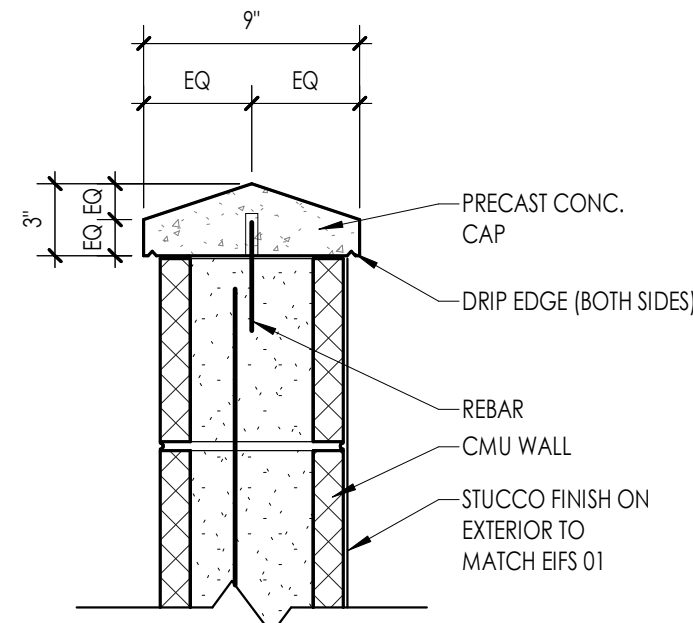
6 DUMPSTER GATE HINGE DETAIL
3" = 1'-0"



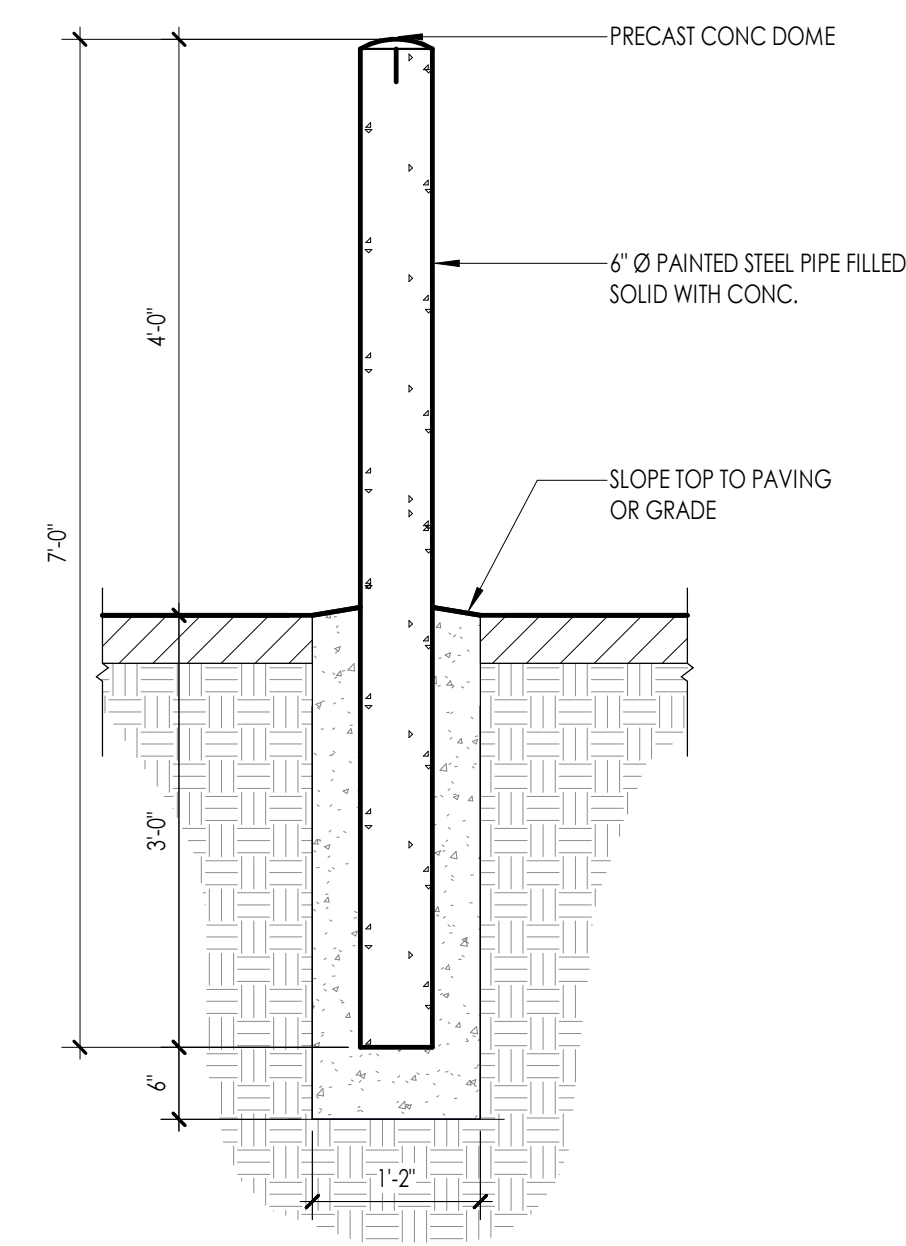
9 GATE DROP LATCH
3" = 1'-0"



8 DUMPSTER GATE DROP ROD
3" = 1'-0"

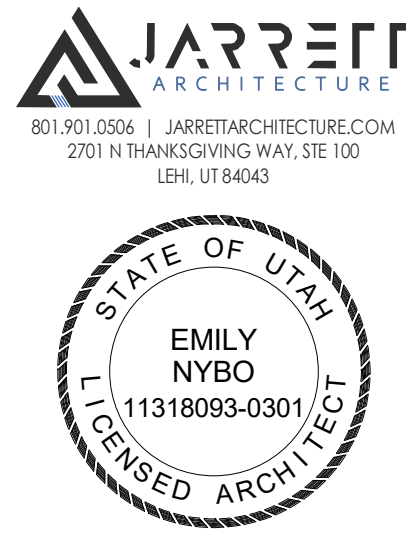


10 DUMPSTER ENCLOSURE CAP
1 1/2" = 1'-0"



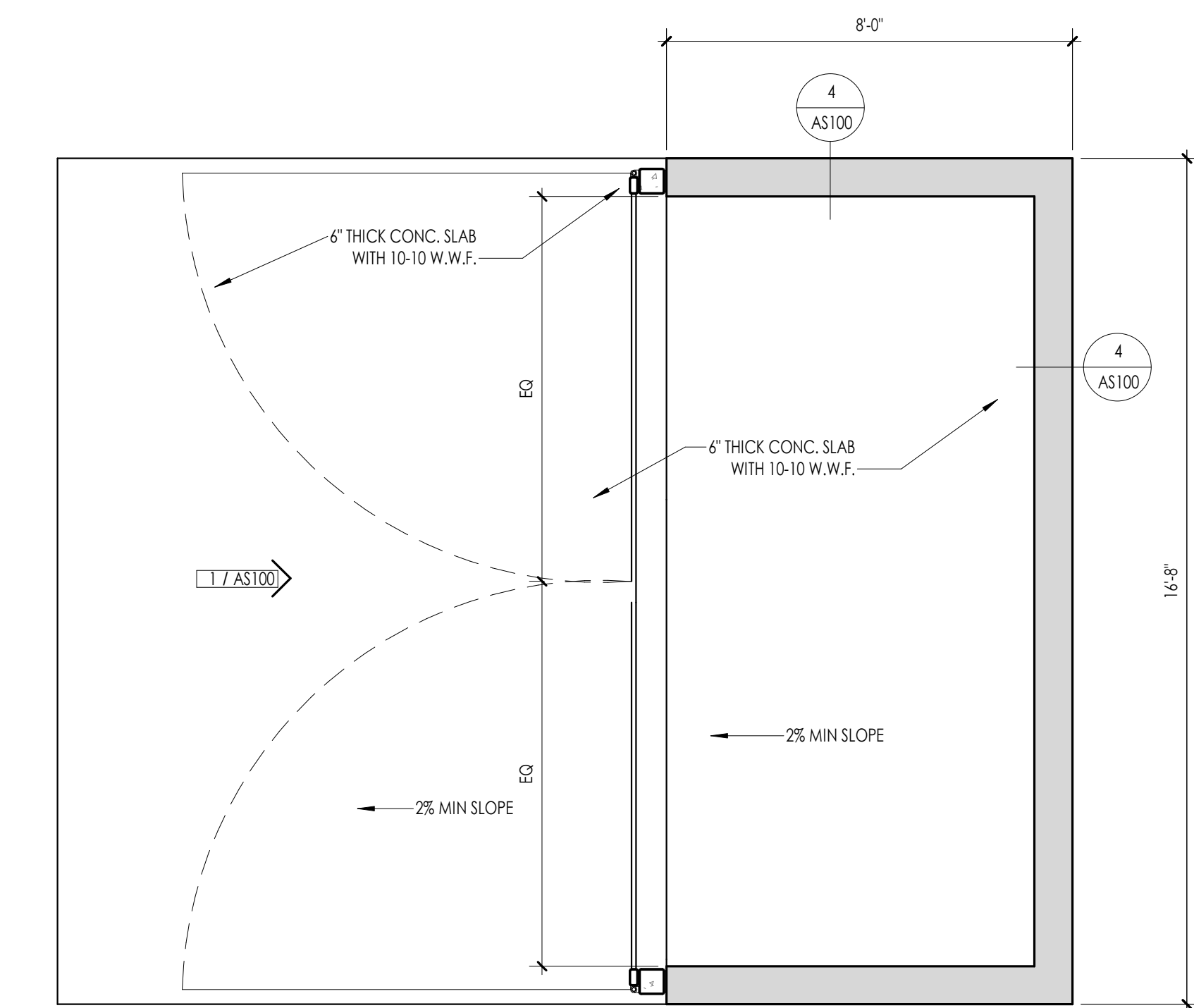
11 BOLLARD DETAIL
3/4" = 1'-0"

KEYNOTES	
#	DESCRIPTION
303	SCORED AND COLORED (D.GRAY) CONCRETE
1003	BKE BACK - 3 SPACES MINIMUM
1004	6'-0" OUTDOOR BENCH
1049	CONCRETE FILLED BOLLARD, COOD WITH DETAIL
1050	LIGHT BOLLARDS, COORD WITH ELECTRICAL

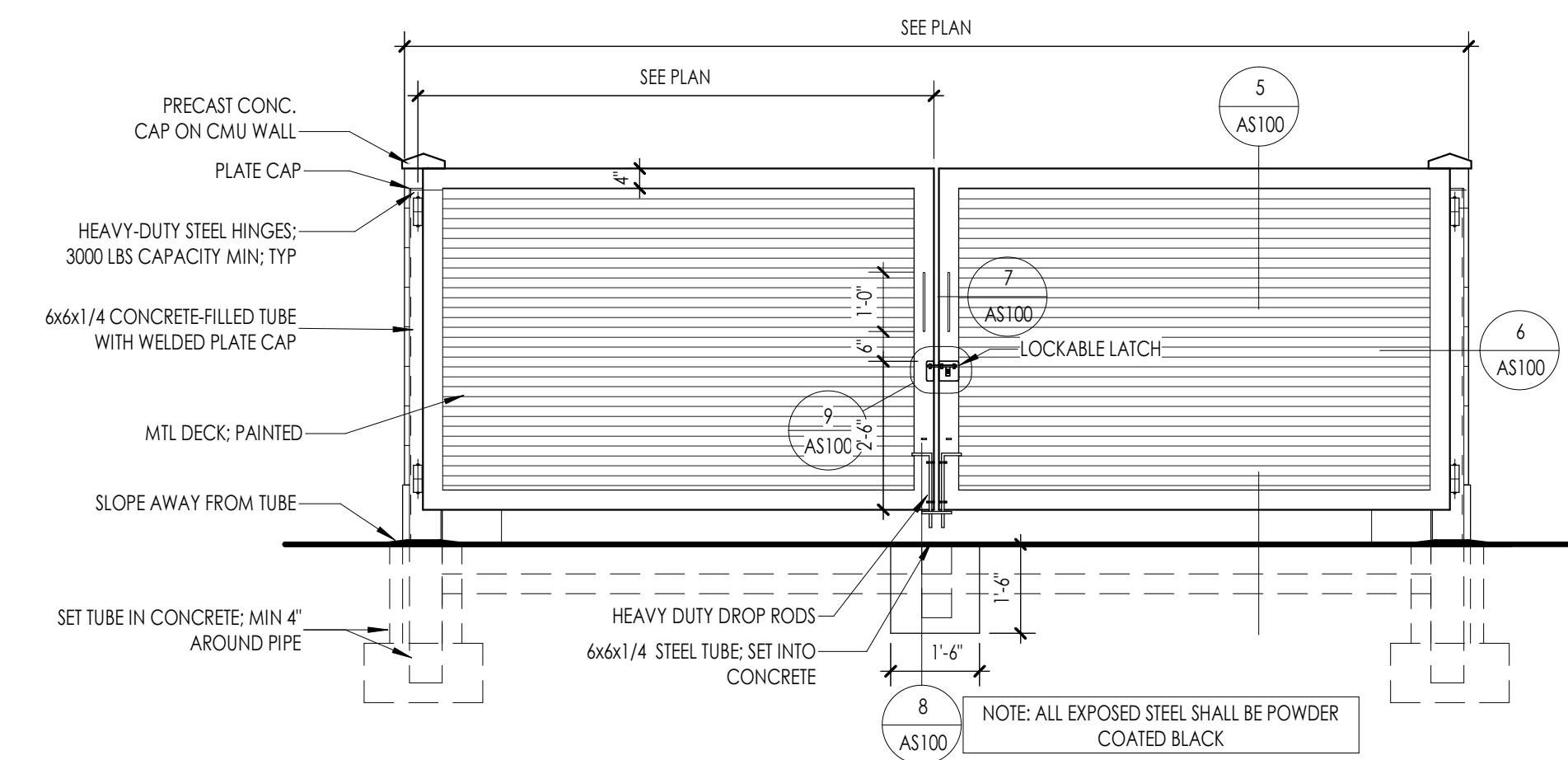


DATE _____

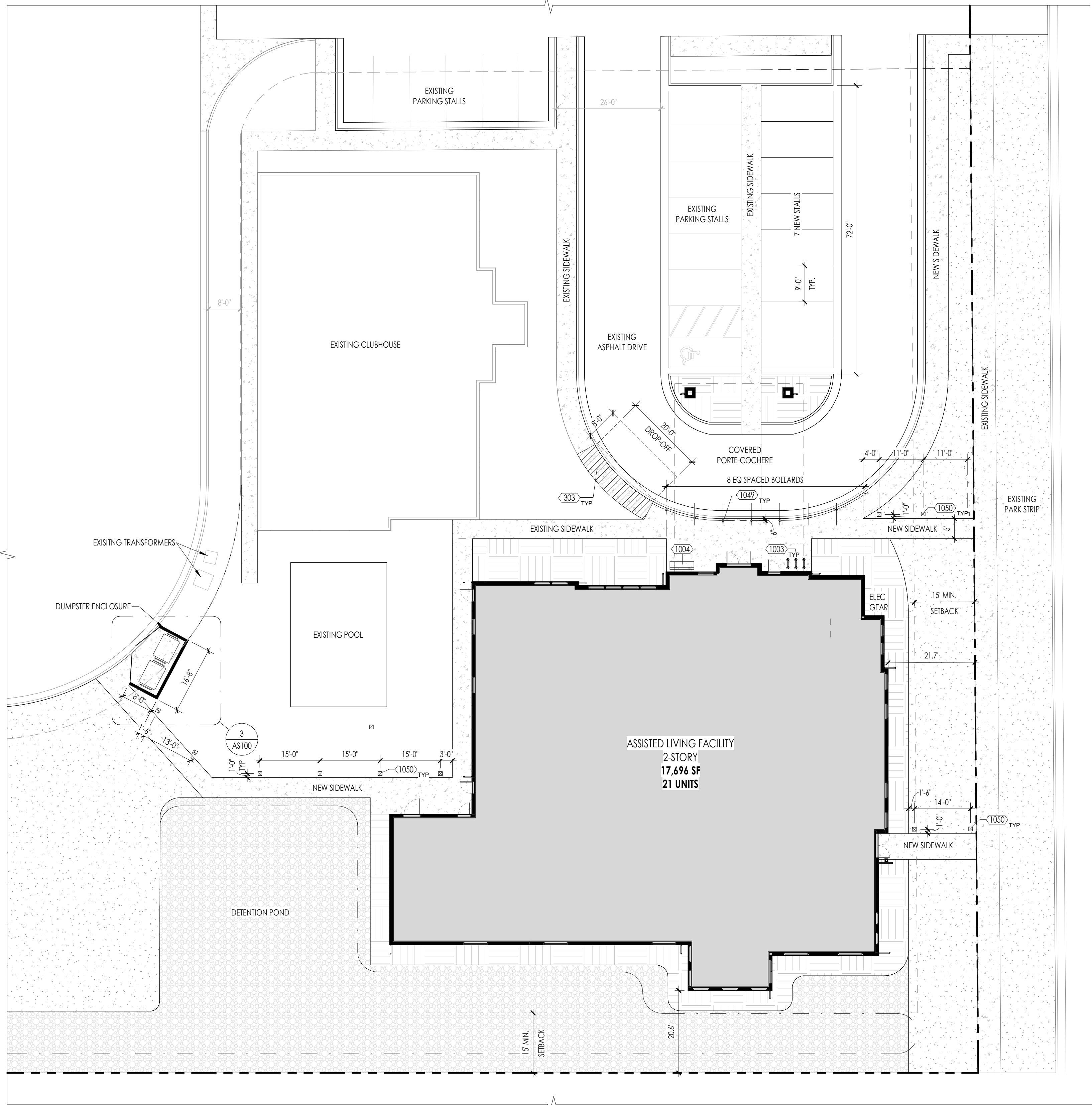
REVISION DESCRIPTION _____



3 TRASH ENCLOSURE PLAN
3/8" = 1'-0"



1 DUMPSTER GATE ELEVATION
3/8" = 1'-0"



2 SITE PLAN
1/16" = 1'-0"

PARKING / UNIT TABULATION
NEW PARKING STALLS: 7
3 UNITS PER STALL = 21 MAX (21 PROVIDED)

LEGEND	
---	PROPERTY BOUNDARY
- - - -	FIRE SEPARATION BOUNDARY
- . - . -	ROAD CENTERLINE

MAPLETON AL ARCH SITE PLAN

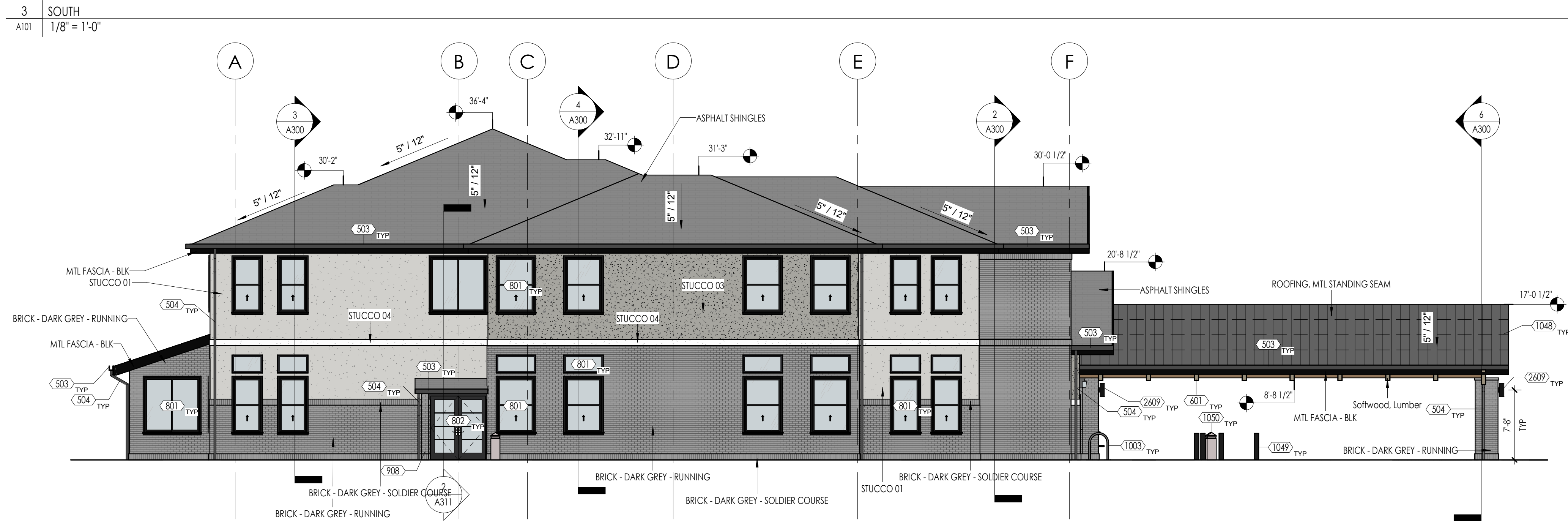
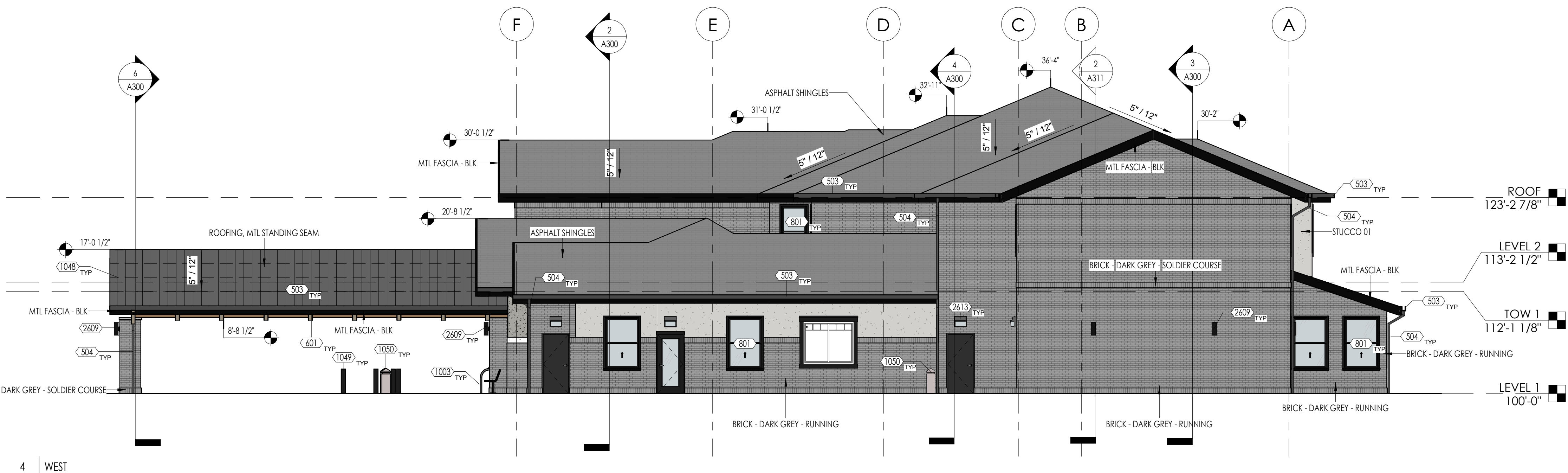
1611 WEST 300 SOUTH
MAPLETON, UT 84664

12/16/2022 2:37:37 PM
Architect: Doug Almaguer ALM Architects, LLC

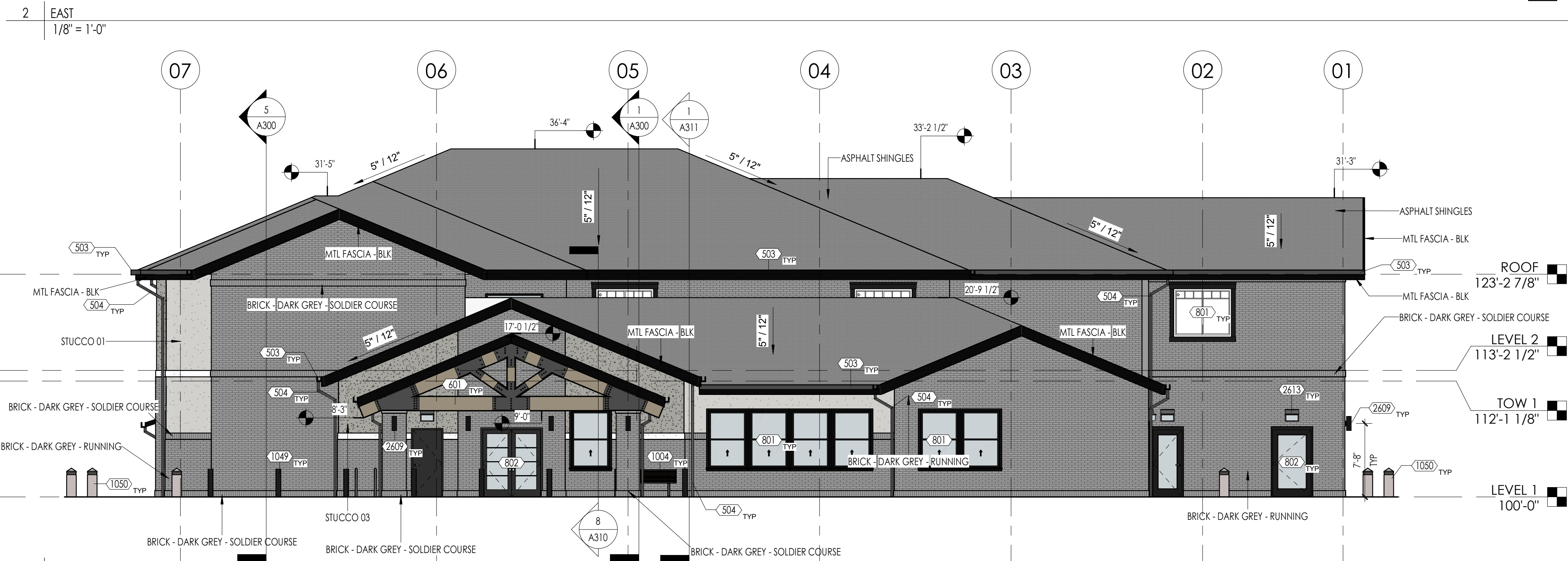
- GENERAL NOTES - ELEVATIONS
- ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
 - STOREFRONT GLASS PANE TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT.
 - STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
 - PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND REQ'S.
 - ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO BOTTOM OF FIXTURE U.N.O.
 - PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. AVOID J-BOX LOCATIONS ABOVE ROOF LINE. IF J-BOX IS INSTALLED IN KICKER, AN ACCESS PANEL IS TO BE PROVIDED.
 - ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.
 - ALL EXPOSED CONCRETE (INCL. FOUNDATION WALLS) TO BE GROUND SMOOTH WITH AN ARCHITECTURAL FINISH.

KEYNOTES	
#	DESCRIPTION
503	PRE-FAB METAL GUTTER SYSTEM
504	PRE-FAB METAL DOWNSPOUT, COORD WITH ELEVATIONS
401	EXPOSED HEAVY TIMBER FRAMING, STAINED, SEE TRUCTURAL
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED
908	DIRECTLY APPLY BRICK VENEER TO WRAP STRUCTURAL COLUMN.
1003	BIKE RACK - 3 SPACES MINIMUM
1004	4' 0" OUTDOOR BENCH
1048	ROOF SNOW GUARDS PER MANUF.
1049	CONCRETE FILLED BOLLARD, COORD WITH DETAIL
1050	LIGHT BOLLARDS, COORD WITH ELECTRICAL
2609	EXTERIOR WALL SCONCE LIGHT FIXTURE. SEE ELECTRICAL
2613	WALLPAC EM LIGHT FIXTURE. SEE ELECTRICAL

EXTERIOR MATERIALS						
	Material Comments	NAME	MANUF.	MODEL	DESCRIPTION	%
	EXTERIOR	BRICK - DARK GREY - RUNNING	TBD	THIN BRICK	MIDNIGHT BLACK	31.3%
	EXTERIOR	BRICK - DARK GREY - SOLDIER COURSE	TBD	THIN BRICK	MIDNIGHT BLACK	2.1%
	EXTERIOR	GLASS - EXTERIOR	TBD	TBD		17.5%
	EXTERIOR	STUCCO 01	TBD	TBD		43.4%
	EXTERIOR	STUCCO 03	TBD	TBD		2.8%
	EXTERIOR	STUCCO 04	TBD	TBD		0.8%
						100.0%

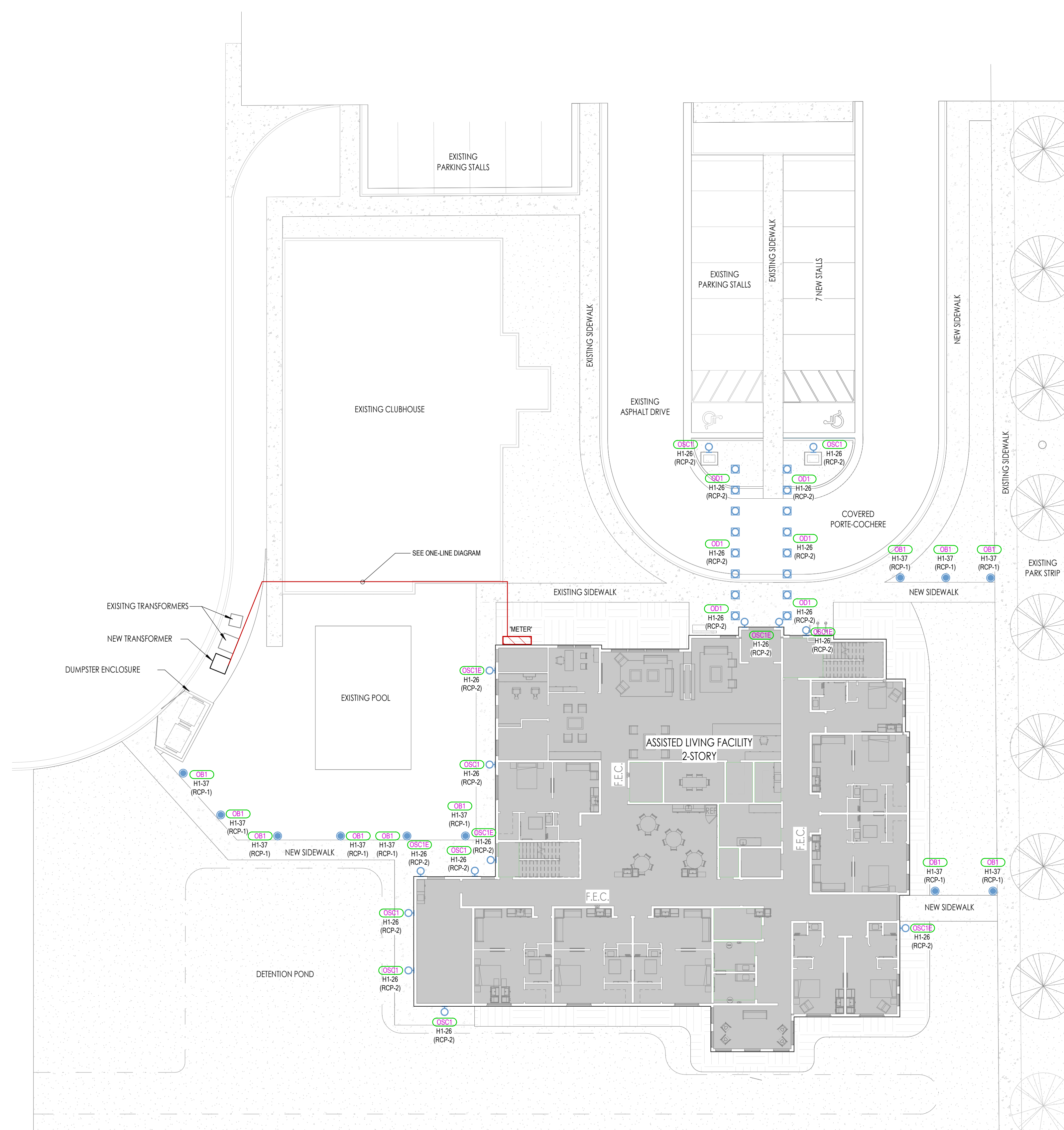


EAST ELEVATION		
	LEVEL 1	LEVEL 2
WALL AREA	930 SF	850 SF
GLASS AREA	280 SF	198 SF
% RATIO	30%	23%



DATE
REVISION DESCRIPTION
#

MAPLETON AL
ELEVATIONS
1611 WEST 300 SOUTH
MAPLETON, UT 84664



 ELECTRICAL SITE PLAN
SCALE = 1/16" = 1'-0"