

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, DECEMBER 3, 2024
6:30 P.M.**



Notice is hereby given that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Final Architectural and Site Plan for Construction Services without Outdoor Storage at 710 North 500 West
Senior Planner Corbridge
 - Review
 - Recommendation to City Council
3. Planning Director's report, update, and miscellaneous items
4. Adjourn

Planning Commission Staff Report



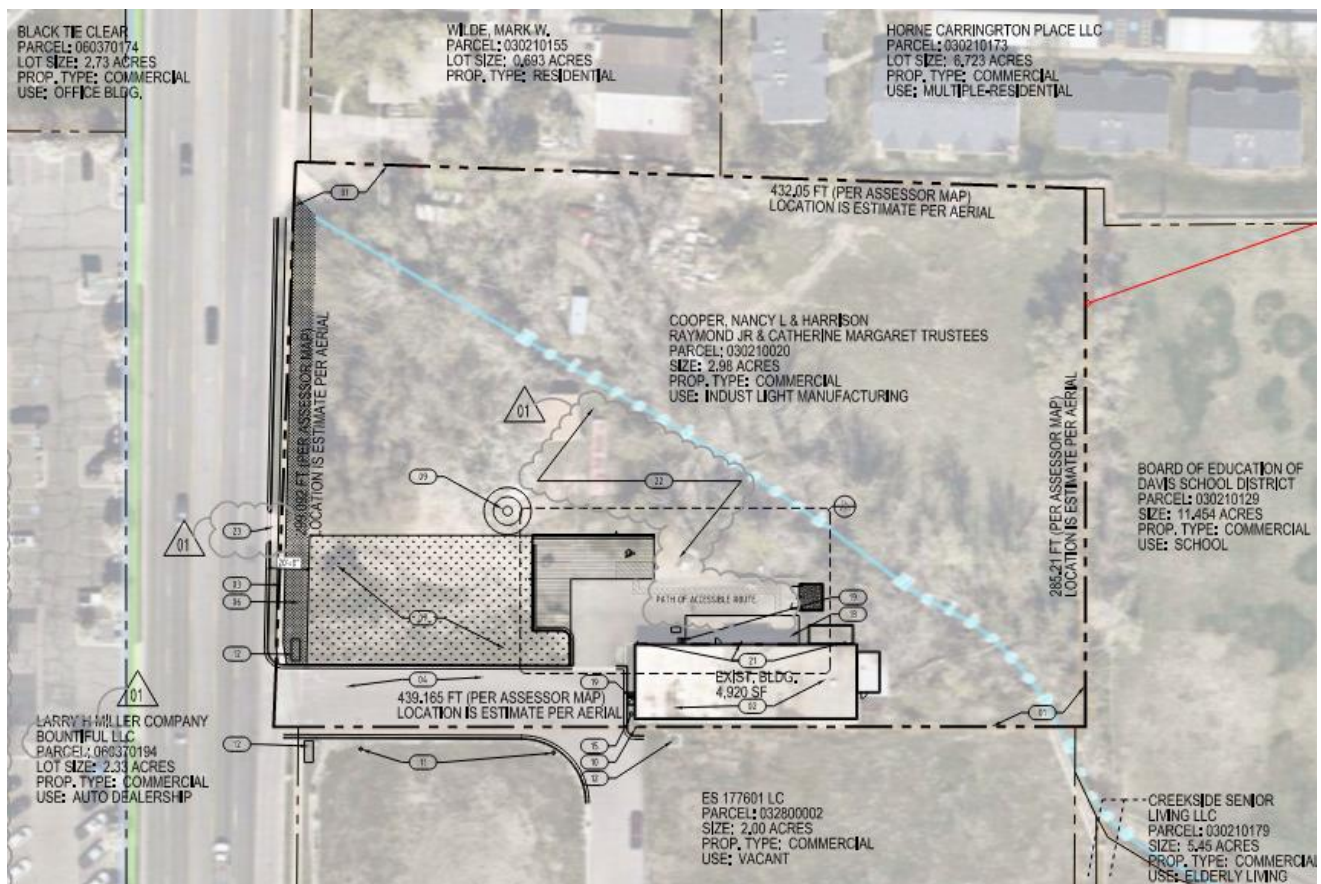
Subject: Final Architectural and Site Plan for
Construction Services without Outdoor
Storage at 710 North 500 West

Author: Amber Corbridge, Senior Planner

Date: December 3, 2024

Background

The applicant and business owner of *XCEL Contracting*, Jim Redmond, is requesting Preliminary/Final Architectural Site Plan Approval to operate construction services without outdoor storage at 710 North 500 West. The property is located in the Heavy Commercial (C-H) subzone where this proposed use is listed as a permitted use. The existing site and building were previously used for a manufacturing use, and now the applicant is proposing to reuse the existing structure on site and improve parking, lighting, and landscaping, as shown on the following site plan (also attached in the Design Plan Set):



Analysis

Bountiful City Land Use Code 14-6-111 requires site plan approval for any new construction or change in use in the (C) Zone.

Architectural and Site Plan Review

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The architectural and site plans have been reviewed by Staff, where setbacks, height, landscaping, parking, loading, lighting, screening, and all other applicable standards are reviewed for compliance. The applicant is proposing to maintain the existing structure, which currently does not meet setbacks (See attached Photos of Existing Site and Structure). This proposal does not include a building expansion and would not increase any noncomplying conditions. The existing unused drive approach along 500 West would be removed and improved per UDOT standards and regulations.

The plans for the proposed use and development meet department review comments. There is existing vegetation along the rear property line adjacent to the residential zone (as shown in Figure 1 and 2 below), which sufficiently screens the property and meets the following Land Use Code 14-16-111 (E):

A solid screening device or wall of masonry, wood, vinyl or similar material shall be constructed along property lines which are located within twenty (20) feet of a residential dwelling or zone. Such wall shall be a minimum of six (6) feet in height, except for areas within twenty (20) feet of a public street property line, where it shall be the maximum height allowed in a single-family residential zone.

Staff considers the heavy vegetation located on site adjacent to Meadowbrook Elementary School as a sufficient “solid screening device”. Staff recommends that if substantial removal of this vegetated screening occurs, the property would need to meet the code above. Additionally, the property has existing junk and debris which would need to be removed and/or stored indoors prior to issuing building permits and business license approval.

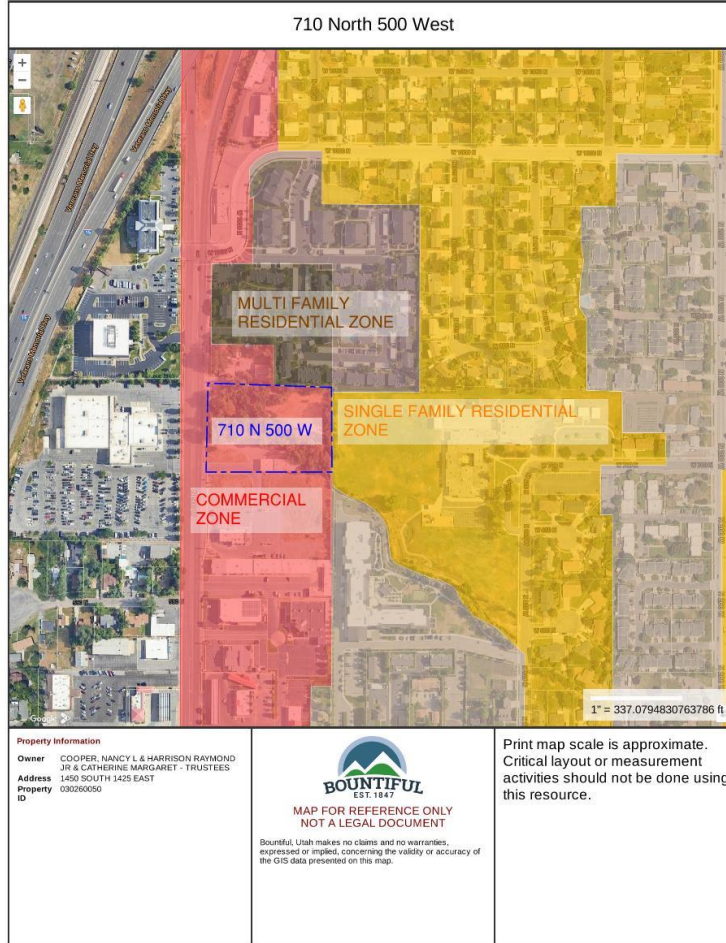


Figure 1. Bountiful Zoning Map of 710 North 500 West, 2024

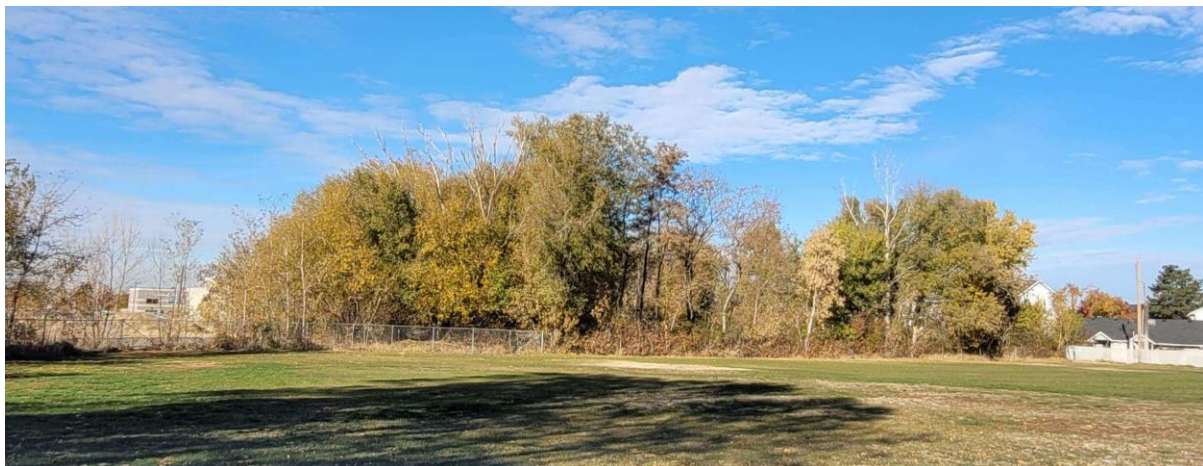


Figure 2. View of the proposed property from the east property (Meadowbrook Elementary School playground) showing vegetation screening. Photo provided by owner of the property

The updated parking and landscaping are improvements to the site and surrounding area. This proposal meets the goals and objectives of the General Plan, where old commercial areas need to be redeveloped (Bountiful City 2009 General Plan – Land Use Master Plan pg.2).

Department Review

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

There are minimal impacts of this proposed development on the property and surrounding uses, as it is an upgrade of the existing land use and building. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

Recommendation

Staff recommends that the Planning Commission review the Preliminary/Final Architectural and Site Plan application for the new construction office and services, and forward a positive recommendation to the City Council to approve, subject to the following:

1. Maintain the existing vegetated screening along the east property line. If substantial vegetation is removed, the property shall install a solid screening device or wall of masonry, wood, vinyl or similar material along the property line.
2. Remove all junk and debris from the property.
3. Meet all staff review comments.

Note: Final approval and building permits will be granted when all conditions are met and satisfied.

Attachments

1. Design Plan Set
2. Photos of the Existing Site and Structure

THE DESIGN IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SALE PROJECT, AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE WRITTEN AND EXPRESSED WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, REUSE, ALTERATION, MODIFICATION, DISTRIBUTION, OR ANY OTHER PUBLICATION OF THIS PROJECT IS PROHIBITED. PERMIT USE OF THESE DRAWINGS IS SUBJECT TO THE EXCELUTION OF LEGAL ACTION.

XCEL GENERAL CONTRACTING

PERMIT SET
10.07.2024

GEN. CONTRACTOR

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Em. joe.hancock@edg-engineering.com

MECHANICAL

NA

STRUCTURAL

NA

LANDSCAPE

NA

CIVIL ENG.

NA

TENANT

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RANGE ARCHITECTURE
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Em. dwilson@rangearchitecture.com

VICINITY MAP



NOTICE TO ALL

IT IS THE RESPONSIBILITY OF EACH AND EVERY CONTRACTOR, SUBCONTRACTOR, AND/OR TRADE TO VERIFY ALL ASPECTS OF THESE DRAWINGS AND TO MAKE ANY AND ALL CORRECTIONS, ALTERATIONS, AND/OR CHANGES NECESSARY TO COMPLY WITH ALL CODE REQUIREMENTS, LOCAL REGULATIONS, AND PROPER DESIGN CRITERIA, UPON NOTIFICATION OF THE GENERAL CONTRACTOR & DESIGNER AND TO ASSURE THE FUNCTION AND/OR OPERATION OF THE SAME, TO A REASONABLE STANDARD, AS REQUIRED BY LAW.

PROJECT INFORMATION

PROJECT ADDRESS: 710 N. 500 W.
BOUNTIFUL, UT 84010

PARCEL #: 030210020
LOT #: A-E
ZONING: A-E
PROPERTY TYPE:
TOTAL ACREAGE: 2.98
ABOVE GROUND SQ. FT.
OWNER: COOPER, NANCY L & HARRISON
RAYMOND JR & CATHERINE MARGARET - TRUSTEES



PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW PARKING AREA & DUMPSTER ENCLOSURE AT AN EXISTING STORAGE SPACE.
WORK INCLUDES ADDING PAVED PARKING, A DUMPSTER ENCLOSURE, SITE LIGHTING, LANDSCAPING.

BID ALTERNATIVES

N.A.

DEFERRED SUBMITTALS

N.A.

DRAWING INDEX

G1001	COVER SHEET
G1002	GENERAL NOTES, LEGENDS, ABBREVIATIONS
G1003	ACCESSIBILITY REQUIREMENTS
G1004	ACCESSIBILITY REQUIREMENTS
AS101	SITE PLAN
E101	SITE LIGHTING PLAN



XCEL GENERAL CONTRACTING
710 NORTH 500 WEST
BOUNTIFUL, UTAH 84010

REVISION	
PERMIT SET	
REVISION 01	10.05.2024
REVISION 02	
CONFORM SET	
PLOT DATE	09.12.24
PROJECT	2425
DRAWN BY	DW
CHECKED BY	DW
SHEET TITLE	

COVER SHEET
G1001

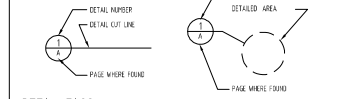
ABBREVIATIONS

AB	ANCHOR BOLTS	EA	EACH	MAINT	MAINTENANCE	SECT	SECTION
ABBREV	ABBREVIATION USE	ELEV	ELEVATION	MATL	MATERIAL	SH1	SHEET
APPR	APPROVED	ELEV OF FL	ELEVATION OF FINISH FLOOR	MAX	MAXIMUM	SM	SMALLER
ASPH	ASPHALT	ELEVATOR	ELEVATOR	SM2	SMALLER	SMT	SMALLER
ASPH	ASPHALT CONCRETE	EQ	EQUAL	SP	SPECIFIED DIMS	SS	STAINLESS STEEL
AC	AIR CONDITIONING	EUP	EXHAUSTION UNIT	MET	METAL	STA	STATION
AD	ACCESS DOOR	EXIST	EXISTING	MEZC	MESZANINE	STD	STANDARD
AFF	ABOVE FINISH FLOOR	EXT	EXTERIOR	MFG	MANUFACTURER	STU	STANDARD
ALUM	ALUMINUM	EXT	EXTERIOR	MISC	MISCELLANEOUS	STR	STRUCTURAL
BD	BOARD	EW	ELECTRICAL WIRING	NS	NON-SOLID	SYN	SYMPHETRICAL
BLDG	BUILDING	FC	FRESH COLOUR	NH	NON-HYDROLYSING	TOC	TYPICAL CURB
BK	BOOK	FHC	FRESH ROSE CABINET	NL	NON-LIGHT	TTC	TYPICAL TERRACE COVERING
BM	BENCH MARK	FLR	FLOOR	NOT IN CONTRT		T&G	TYPICAL GROUND
B.O.B.	BOTTOM OF BEAM	FS	FACE OF SLID	OC	ON CENTER	TOP	TYPICAL OPERATOR CONTROL
BSFC	BOTTOM	FSW	FACE OF SILL	OC	ON CENTER	TRP	TYPICAL TRIM
		FSW	FACE OF SILL	OC	ON CENTER	TSP	TYPICAL TERRAZZO
		FSW	FACE OF SILL	OC	ON CENTER	TSP	TYPICAL TERRAZZO
		FSW	FACE OF SILL	OC	ON CENTER	TSP	TYPICAL TERRAZZO

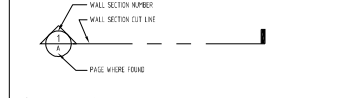
SYMBOLS

	ANGLE		DIAMETER OF ROUND		&
	CHANNEL		SQUARE		@
	WORK POINT OR ELEV BENCH MARK		DELTA		P
	CENTER LINE		NUMBER		

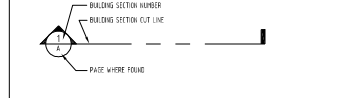
DETAIL TAGS



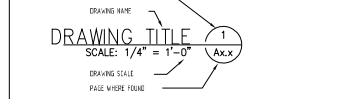
DETAIL TAGS



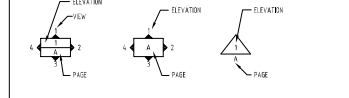
WALL SECTION TAG



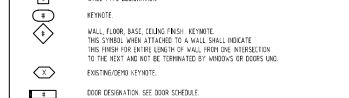
BUILDING SECTION TAG



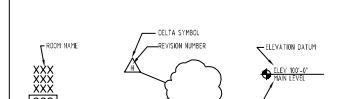
DRAWING TITLE



INTERIOR ELEVATION TAGS



MISCELLANEOUS KEYED NOTE SYMBOLS



ROOM NAME TAG REVISION CLOUD DATUM TAG

GENERAL NOTES:

- 01 THE GENERAL CONTRACTOR SHALL HEREAFTER BE REFERRED TO AS "GENERAL CONTRACTOR" OR "GC". THE OWNER MAY HEREAFTER BE REFERRED TO AS "OWNER".
- 02 PLEASE NOTE:
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE WORK IN THE PROJECTS. THE GENERAL CONTRACTOR SHALL VERIFY THE CONSTRUCTION DRAWINGS AND WRITTEN SPECIFICATIONS FOR ALL REQUIRED INFORMATION TO PROVIDE COMPLETE CONSTRUCTION OF THE PROJECT. ITEMS LISTED IN DRAWINGS THAT ARE NOT INCLUDED IN SPECIFICATIONS, ITEMS LISTED IN SPECIFICATIONS THAT ARE NOT INCLUDED IN DRAWINGS, SUCH CONDUITS ARE RESPONSIBLE FOR INFORMATION ON ALL SHEETS, INCLUDING PLUMBING.
- 03 UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (NOT TO BE PERFORMED), ALL ITEMS, MATERIALS AND INSTALLATIONS OF SAME ARE PART OF THE CONTRACT AS DEPICTED BY THE CONSTRUCTION DOCUMENTS. THE GC SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ACCESSORIES REQUIRED FOR THE WORK DEFERRED OR SPECIFIED.
- 04 THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. THE GC SHALL VERIFY DIMENSIONS AND MATERIALS PRIOR TO ANY WORK. CONCRETE SHALL BE PROVIDED WITH THE APPROPRIATE REINFORCEMENT AND BE PROVIDED WITH THE APPROPRIATE CURING AND PROTECTION TO PREVENT DAMAGE TO THE WORK.
- 05 DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE GENERAL CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY SUCH DISCREPANCIES DURING BIDDING & PRIOR TO COMMENCING WORK.
- 06 DISCREPANCIES TAKE PRECEDENCE OVER DRAWINGS OR NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE ARCHITECT SHALL BE NOTICED BY ANY DISCREPANCY PRIOR TO COMMENCING WORK WITH:
- 07 ALL SLAB OPENINGS ARE FROM FACE OF EXISTING WALL TO FACE OF NEW SLAB WALL UNLESS OTHERWISE NOTED. SEE SECTION ON NEW CONSTRUCTION AND FINISHING.
- 08 THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ALL CONDITIONS REQUIRING CORRECTIONS CHANGES WITH THE CONTRACT DOCUMENTS. COORDINATION / APPROVAL SHALL TAKE PLACE BEFORE THE WORK BEGINS. ALL CHANGES TO THE CONTRACT COST SHALL BE APPROVED THROUGH A CHANGE ORDER PRIOR TO PROCEEDING CHANGE.
- 09 DETAILED DRAWINGS AND LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- 10 THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN INTENT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT IMPLY APPROVAL OR AN ASSURANCE IN WHICH THE ITEM FUNCTIONS. THE ARCHITECT WILL NOT REVIEW SHOP DRAWINGS UNLESS THE GC HAS REVIEWED AND STAMPED THE SHOP DRAWINGS SUBMITTAL. THE GC IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS SHOWN ON THE SHOP DRAWINGS. THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS SHALL NOT OVERRIDE THE CONDITIONS DESCRIBED IN THE CONTRACT DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE BY THE ARCHITECT.
- 11 FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 12 ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION. THE GENERAL CONTRACTOR MUST COMPLY WITH THE CONSTRUCTION REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
- 13 THE GENERAL CONTRACTOR SHALL HONOR ALL APPLICABLE LOCAL GOVERNING AUTHORITIES AND UTILITIES PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION.
- 14 THE GENERAL CONTRACTOR SHALL MAINTAIN ALL REQUIRED EXITS AND FIRE LINES IN WORKING ORDER AND BE READY ACCESS AT ALL TIMES.
- 15 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE SHOWN ON PLAN.
- 16 MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.

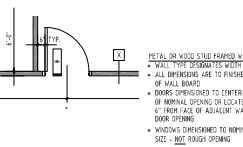
NEW MATERIALS LEGEND (TYPICAL SECTION VIEWS)

	METAL		FINISHED WOOD NUMBER		CONTINUOUS WOOD NUMBER
	EARTH		PLYWOOD		WOOD BLOCKING
	CONCRETE		BATT INSULATION		PLASTER OR STUCCO
	CONCRETE MASONRY UNIT		GIP BOARD		RIGID INSULATION

MATERIALS LEGEND (TYPICAL PLAN VIEWS)

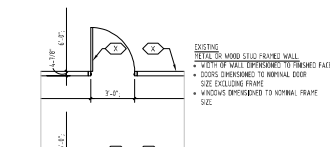
NEW CONSTRUCTION

ALL NEW CONSTRUCTION IS SHOWN WITHOUT MATERIALS AS ILLUSTRATED BELOW. ALL NEW CONSTRUCTION IS FULLY NOTED AS ILLUSTRATED BELOW. ALL WORK IS NEW UNLESS LABELLED "EXISTING".



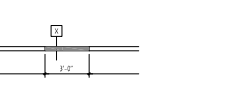
EXISTING CONDITIONS

ALL EXISTING CONSTRUCTION IS SHOWN WITHOUT MATERIALS AS ILLUSTRATED BELOW. ALL EXISTING CONSTRUCTION IS FULLY NOTED AS ILLUSTRATED BELOW. ALL DIMENSIONS TO EXISTING ARE APPROXIMATE ONLY AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR.



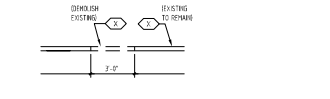
NEW CONSTRUCTION AT EXISTING

NEW CONSTRUCTION IS SHOWN WITH THIN LINE. ALL EXISTING COMPONENTS ARE SHOWN WITH THICK LINE. NO HATCH.

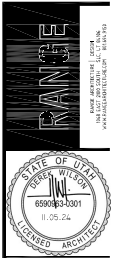


DEMOLITION AT EXISTING CONDITIONS

ALL EXISTING COMPONENTS SHOWN WITH THIN LINE. ALL COMPONENTS TO BE DEMOLISHED ARE SHOWN DASHED THIN LINE.



THE DESIGN AND DETAILS SHOWN AND DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND NOTICES THEREIN HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE SAID PROJECT, AND SHALL REMAIN THE SOLE PROPERTY OF SERVICE FOR THE SAID PROJECT. SERVICE FOR THE SAID PROJECT SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF SERVICE FOR THE SAID PROJECT. ANY UNAUTHORIZED REPRODUCTION, DISTRIBUTION, OR DISSEMINATION OF THESE DRAWINGS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



XCEL GENERAL CONTRACTING
710 NORTH 500 WEST
BOUNTIFUL, UTAH 84010

PERMIT SET
REVISION 01 05.05.2024
REVISION 02
CONFORM SET

PLOT DATE 09.12.24
PROJECT 24.25
DRAWN BY LW
CHECKED BY LW
SHEET TITLE

GENERAL NOTES
G1002

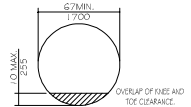
THE DESIGN AND DETAILS SHOWN AND DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODEL THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SALE PROJECT, AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN, AND THEIR CONSULTANTS. WITHOUT THE WRITTEN AND EXPRESSED WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, NO REPRODUCTION, COPIES, OR OTHER PARTS OF THIS SPECIFIC PROJECT IS PERMITTED. USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE LEVEL OF LIABILITY.

VERTICAL CHANGE IN LEVEL

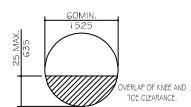
ANSICC A117.1-2017 FIG. 303.2 (2010 ADA FIG. 303.2)

BEVELED CHANGE IN LEVEL

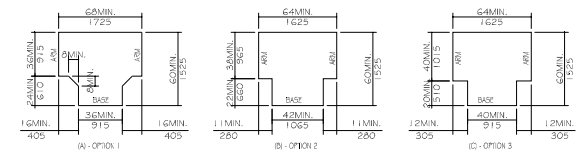
ANSICC A117.1-2017 FIG. 303.3 (2010 ADA FIG. 303.3)



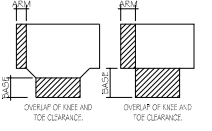
CIRCULAR TURNING SPACE - NEW BLDG. SIZE & OVERLAP
ANSICC A117.1-2017 FIG. 304.3.1.1 (2010 ADA FIG. 304.3.1)



CIRCULAR TURNING SPACE - EXIST. BLDG. SIZE & OVERLAP
ANSICC A117.1-2017 FIG. 304.3.1.2 (2010 ADA FIG. 304.3.1)



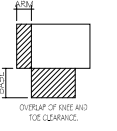
T-SHAPED TURNING SPACE - NEW BUILDINGS
ANSICC A117.1-2017 FIG. 304.3.2.1 (2010 ADA FIG. 304.3.2)



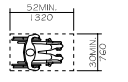
T-SHAPED TURNING SPACE - NEW BUILDINGS OVERLAP
ANSICC A117.1-2017 FIG. 304.3.2.1.1 (2010 ADA FIG. 304.3.2)



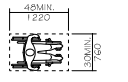
T-SHAPED TURNING SPACE - EXIST. BLDGS SIZE
ANSICC A117.1-2017 FIG. 304.3.2.2 (2010 ADA FIG. 304.3.2)



T-SHAPED TURNING SPACE - EXIST. BLDGS OVERLAP
ANSICC A117.1-2017 FIG. 304.3.2.2.1 (2010 ADA FIG. 304.3.2)



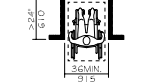
CLEAR FLOOR SPACE - NEW BLDGS.
ANSICC A117.1-2017 FIG. 305.2.1 (2010 ADA FIG. 305.2, 305.5)



CLEAR FLOOR SPACE - EXIST. BLDGS.
ANSICC A117.1-2017 FIG. 305.2.2 (2010 ADA FIG. 305.2, 305.5)



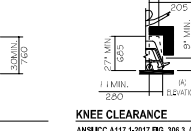
CLEARANCE IN AN ALCOVE - PARALLEL APPROACH
ANSICC A117.1-2017 FIG. 305.7.1 (2010 ADA FIG. 305.7.2)



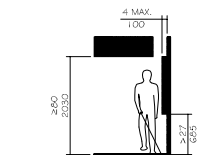
CLEARANCE IN AN ALCOVE - FORWARD APPROACH
ANSICC A117.1-2017 FIG. 305.7.2 (2010 ADA FIG. 305.7.1)



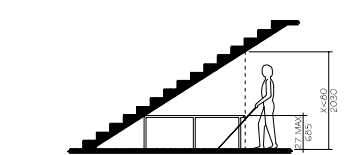
TOE CLEARANCE
ANSICC A117.1-2017 FIG. 306.2 (2010 ADA FIG. 306.2)



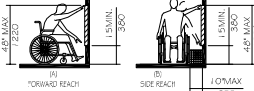
KNEE CLEARANCE
ANSICC A117.1-2017 FIG. 306.3 (2010 ADA FIG. 306.3)



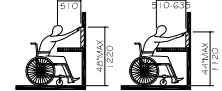
LIMITS OF PROTRUDING OBJECTS
ANSICC A117.1-2017 FIG. 307.2 (2010 ADA FIG. 307.2)



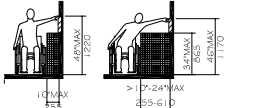
VERTICAL CLEARANCE
ANSICC A117.1-2017 FIG. 307.4 (2010 ADA FIG. 307.4)



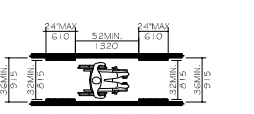
UNOBSTRUCTED FWD. REACH
ANSICC A117.1-2017 FIG. 308.2.1, 308.2.1 (2010 ADA FIG. 308.2.1, 308.2.1)



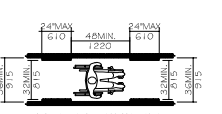
OBSTRUCTED HIGH FORWARD REACH
ANSICC A117.1-2017 FIG. 308.2.2 (2010 ADA FIG. 308.2.2)



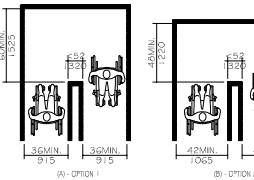
OBSTRUCTED HIGH SIDE REACH
ANSICC A117.1-2017 FIG. 308.2.3 (A & B) (2010 ADA FIG. 308.2.3)



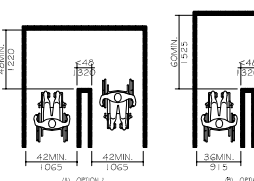
CLEAR WIDTH OF ACCESSIBLE ROUTE - NEW BUILDING
ANSICC A117.1-2017 FIG. 403.5.1(A) (2010 ADA FIG. 403.5.1)



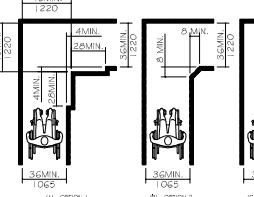
CLEAR WIDTH OF ACCESSIBLE ROUTE - EXISTING BUILDING
ANSICC A117.1-2017 FIG. 403.5.1(C) (2010 ADA FIG. 403.5.1)



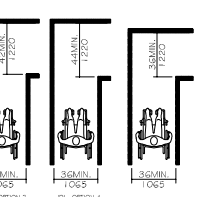
CLEAR WIDTH AT 180 TURN - NEW BUILDINGS
ANSICC A117.1-2017 FIG. 403.5.2.1 (2010 ADA FIG. 403.5.2)



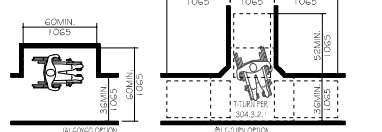
CLEAR WIDTH AT 180 TURN - EXISTING BUILDINGS
ANSICC A117.1-2017 FIG. 403.5.2.2 (2010 ADA FIG. 403.5.2)



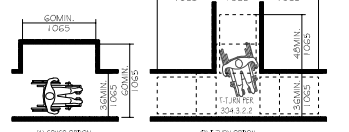
CLEAR WIDTH AT 90 DEGREE TURN - NEW BUILDINGS
ANSICC A117.1-2017 FIG. 403.5.3.1



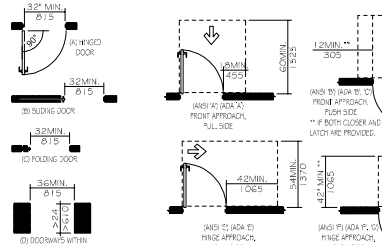
CLEAR WIDTH AT 90 DEGREE TURN - EXISTING BUILDINGS
ANSICC A117.1-2017 FIG. 403.5.3.2



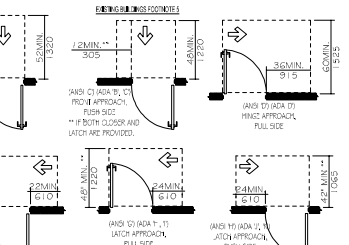
PASSAGE SPACE - NEW BUILDINGS
ANSICC A117.1-2017 FIG. 403.5.4.1



PASSAGE SPACE - EXISTING BUILDINGS
ANSICC A117.1-2017 FIG. 403.5.4.2



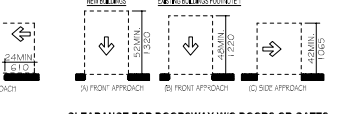
CLEAR WIDTH OF ACCESSIBLE ROUTE
ANSICC A117.1-2017 FIG. 404.2.2 (2010 ADA FIG. 404.2.2)



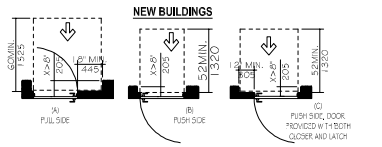
MANEUVER CLEARANCE AT MANUAL SWING DOORS
ANSICC A117.1-2017 FIG. 404.2.3.2 (2010 ADA FIG. 404.2.3.1, FIG. 404.2.3.2)



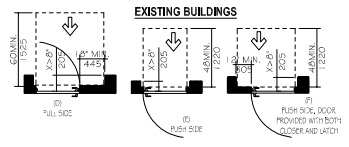
CLEARANCE FOR SLIDING & FOLDING DOORS
ANSICC A117.1-2017 FIG. 404.2.3.3 (2010 ADA FIG. 404.2.3.3)



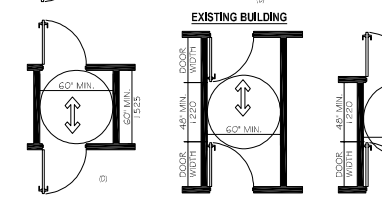
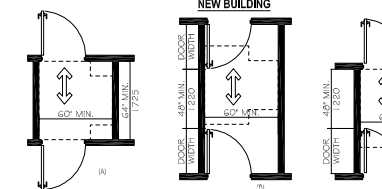
CLEARANCE FOR DOORWAY W/O DOORS OR GATES
ANSICC A117.1-2017 FIG. 404.2.3.4 (2010 ADA FIG. 404.2.3.4)



CLEARANCE AT RECESSED DOORS AND GATES
ANSICC A117.1-2017 FIG. 404.2.3.5 (2010 ADA FIG. 404.2.3.5)



CLEARANCE AT RECESSED DOORS AND GATES
ANSICC A117.1-2017 FIG. 404.2.3.5 (2010 ADA FIG. 404.2.3.5)



TWO DOORS OR GATES IN A SERIES
ANSICC A117.1-2017 FIG. 404.2.4 (2010 ADA FIG. 404.2.4)

NOTES

- THE MORE RESTRICTIVE CODE BETWEEN ANSICC A117.1 AND AMERICAN WITH DISABILITY ACT SHALL PREVAIL.
- UNLESS NOTED AS MINIMUM OR MAXIMUM DIMENSIONS SHOWN ARE ABSOLUTE.
- DIMENSIONS SHOWN HERE SHALL GOVERN THE INSTALLATION OF ALL ACCESSIBLE FEATURES AND ACCESSORIES, UNLESS MORE SPECIFIC DIMENSIONS ARE SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS THAT ARE WITHIN THE PERMISSIBLE LIMITS SHOWN HERE.
- REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO EXECUTION OF WORK.



XCEL GENERAL CONTRACTING
710 NORTH 500 WEST
BOUNTIFUL, UTAH 84010

REVISION		
PERMIT SET		
REVISION 01	01.05.2024	
REVISION 02		
CONFORM SET		
PLOT DATE	09.12.24	
PROJECT	24.25	
DRAWN BY	EW	
CHECKED BY	EW	
SHEET TITLE		

ACCESSIBILITY INFO

G1003

THE DESIGN AND DETAILS SHOWN AND REFERENCED HEREIN HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT...

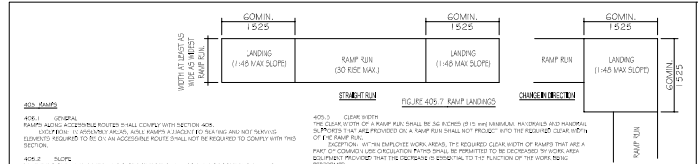
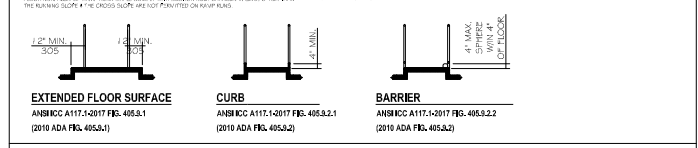


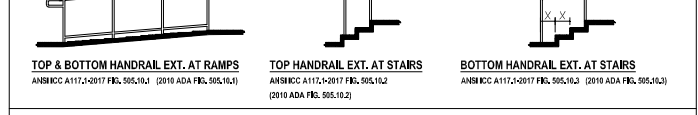
FIGURE 405.7 RAMP LANDINGS
405.1 GENERAL
405.2 RAMP
405.3 CLEAR WIDTH
405.4 RAMP SLOPE



EXTENDED FLOOR SURFACE
CURB
BARRIER



TREADS AND RISERS
HANDRAIL HEIGHT
HANDRAIL CLEARANCE
HANDRAIL CROSS-SECTION



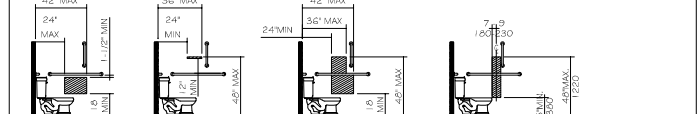
TOP & BOTTOM HANDRAIL EXT. AT RAMPS
TOP HANDRAIL EXT. AT STAIRS
BOTTOM HANDRAIL EXT. AT STAIRS



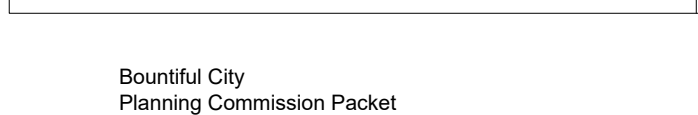
DRINKING FOUNTAIN SPOUT HEIGHT & LOCATION
HEIGHT OF MIRROR



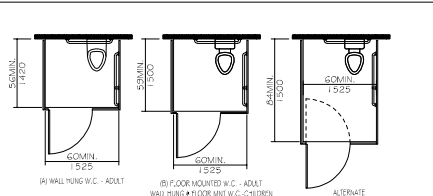
WATER CLOSET LOCATION
CLEARANCE FOR W.C.



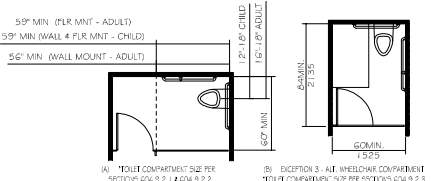
SIDE WALL GRAB BAR / SEAT HT.
REAR WALL GRAB BAR



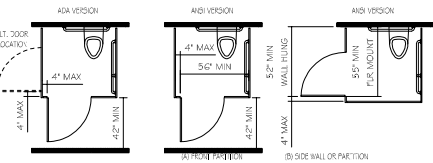
DISPENSER OUTLET LOCATION



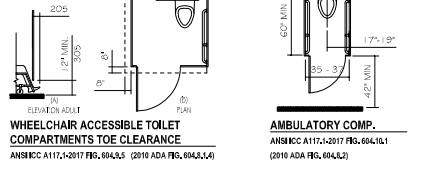
WHEELCHAIR TOILET COMPARTMENTS
ANSICC A117.1-2017 FIG. 604.2, 604.3, 604.4, 604.5



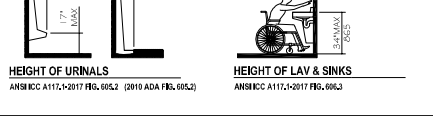
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS DOOR OPENING-ALT.
ANSICC A117.1-2017 FIG. 604.3



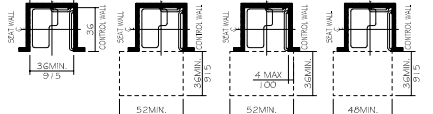
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS DOOR OPENING
ANSICC A117.1-2017 FIG. 604.3, 604.5 (2010 ADA FIG. 604.3, 604.5)



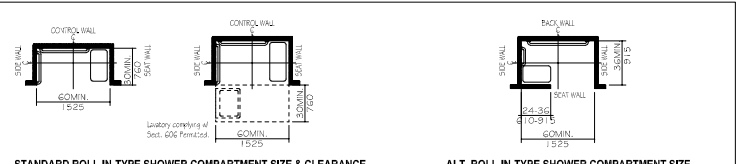
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS TOE CLEARANCE
AMBULATORY COMP.



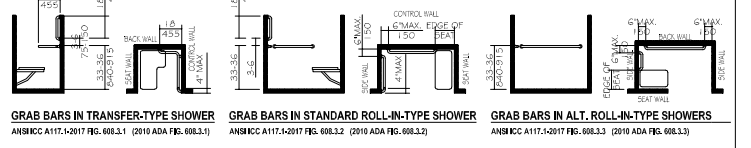
HEIGHT OF URINALS
HEIGHT OF LAV & SINKS



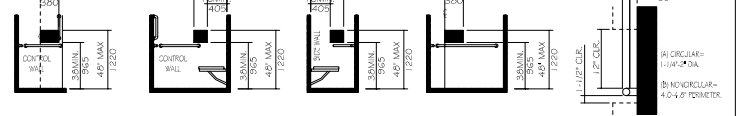
TRANSFER-TYPE SHOWER COMPARTMENT SIZE & CLEARANCES
ANSICC A117.1-2017 FIG. 608.2.1, 608.2.2 (A, B, & C) (2010 ADA FIG. 608.2.1)



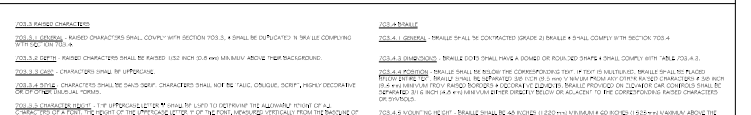
STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT SIZE & CLEARANCE
ALT. ROLL-IN-TYPE SHOWER COMPARTMENT SIZE



GRAB BARS IN TRANSFER-TYPE SHOWER
GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWER
GRAB BARS IN ALT. ROLL-IN-TYPE SHOWERS

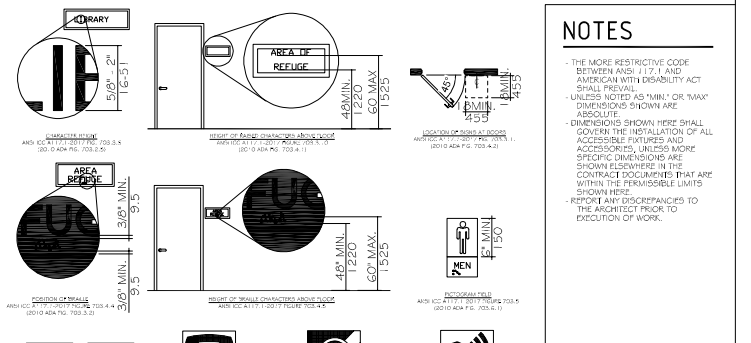


TRANSFER-TYPE SHOWER CONTROLS
STANDARD ROLL-IN-TYPE SHOWER CONTROLS
ALT. ROLL-IN-TYPE SHOWER CONTROLS



GRAB BARS
ANSICC A117.1-2017 FIG. 609.2, 609.3 (2010 ADA FIG. 609.3)

Table 603.6 MAXIMUM REACH DEPTH AND HEIGHT with columns for reach depth and height for different user groups.



NOTES
- THE MORE RESTRICTIVE CODE BETWEEN ANSI 117.1 AND AMERICAN WITH RESILIUNITY ACT SHALL PREVAIL.
- UNLESS NOTED AS 'MIN.' OR 'MAX.' DIMENSIONS SHOWN ARE ABSOLUTE.

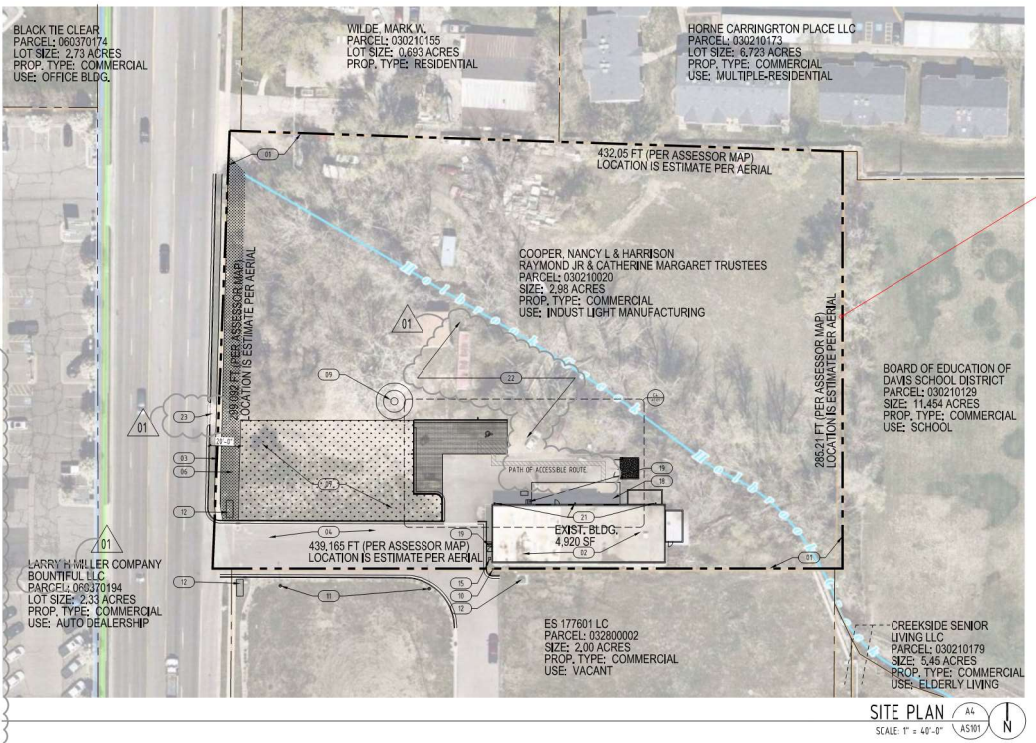
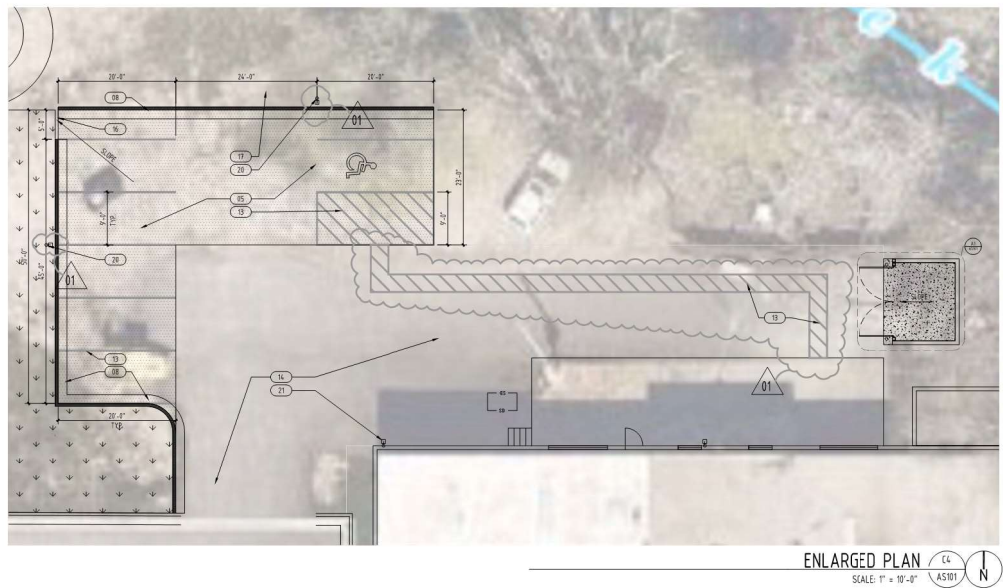
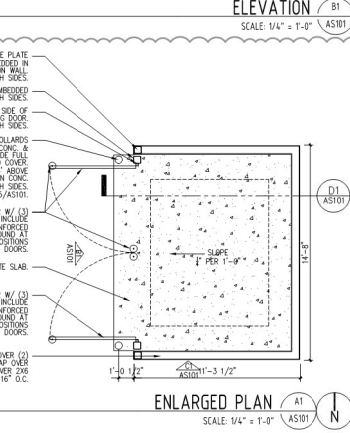
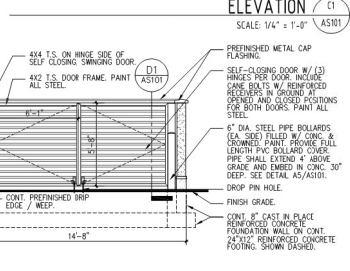
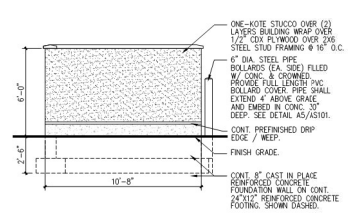
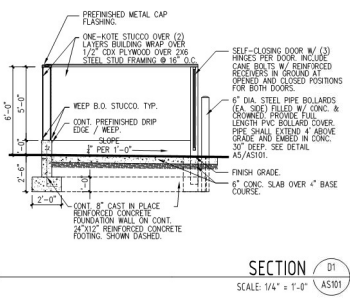


TRANSFER-TYPE SHOWER COMPARTMENT SIZE & CLEARANCES
ANSICC A117.1-2017 FIG. 608.2.1, 608.2.2 (A, B, & C) (2010 ADA FIG. 608.2.1)

XCEL GENERAL CONTRACTING 710 NORTH 500 WEST BOUNTIFUL, UTAH 84010. Includes company logo, contact information, and project details.

THE DESIGN AND DETAILS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODEL, THEREOF, HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SPECIFIC PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF XCEL GENERAL CONTRACTING. NO PART OF THIS INSTRUMENT OF SERVICE IS TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF XCEL GENERAL CONTRACTING. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS INSTRUMENT OF SERVICE IS PROHIBITED. THE DESIGN AND DETAILS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODEL, THEREOF, HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SPECIFIC PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF XCEL GENERAL CONTRACTING. NO PART OF THIS INSTRUMENT OF SERVICE IS TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF XCEL GENERAL CONTRACTING. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS INSTRUMENT OF SERVICE IS PROHIBITED.

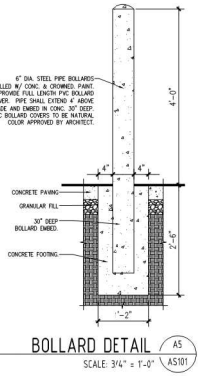
NOTE: PROPERTY INFORMATION IS TAKEN FROM THE DAVIS COUNTY ASSESSOR MAP.



- GENERAL NOTES:**
- SEE SHEET G002 FOR GENERAL NOTES.
 - SEE TITLE SHEET FOR DRAWING INDEX.
 - DO NOT SCALE DRAWINGS.
 - CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
 - N.I.C. = NOT IN CONTRACT. EQUIPMENT LABELED AS N.I.C. IS SHOWN DASHED TO BE PROVIDED BY FUTURE SUPPLIER OR OWNER. G.C. TO PROVIDE NECESSARY ELEC./MECH. REQUIREMENTS.
- NEW CONSTRUCTION KEYED NOTES:**
- 01 PROPERTY LINE SHOWN APPROXIMATED.
 - 02 EXISTING BUILDING TO REMAIN PROTECT.
 - 03 EXISTING CONCRETE SIDEWALK TO REMAIN PROTECT.
 - 04 EXISTING ASPHALT PAVING & STRIPING TO REMAIN PROTECT.
 - 05 NEW ASPHALT PAVING OVER BASE COURSE OVER UNDISTURBED SOIL AT AREA SHOWN HATCHED. GREATS FLUSH CONDITION WITH EXISTING FINAL DECOR BY OTHERS.
 - 06 NEW HERSCAPE LANDSCAPING AT HATCHED AREA.
 - 07 NEW LAWN AT HATCHED AREA.
 - 08 NEW 4" CONCRETE CURB & GUTTER FINAL DESIGN BY OTHERS.
 - 09 NEW DEPRESSED WATER RETENTION AREA SHOWN SCHEMATICALLY.
 - 10 POWER POLE TO REMAIN.
 - 11 LIGHT POLE TO REMAIN.
 - 12 EXISTING EQUIPMENT TO REMAIN PROTECT.
 - 13 NEW 4" STRIPING.
 - 14 EXISTING ASPHALT PAVING TO REMAIN PROTECT.
 - 15 WATER METER TO REMAIN.
 - 16 OPENING IN CURB FOR DRAINAGE. FINAL DESIGN BY OTHERS.
 - 17 NEW 4" CONCRETE PAVING OVER BASE COURSE OVER UNDISTURBED SOIL AT AREA SHOWN HATCHED. GREATS FLUSH CONDITION WITH EXISTING NEW ASPHALT PAVING FINAL DESIGN BY OTHERS.
 - 18 EXISTING CONCRETE PAD TO REMAIN PROTECT.
 - 19 EXISTING STEEL STAIRS TO REMAIN PROTECT.
 - 20 NEW POLE MOUNTED LIGHT FIXTURE. SEE ELEC. INSTALL PER PER SPEC.
 - 21 NEW WALL MOUNTED LIGHT FIXTURE. SEE ELEC. INSTALL PER PER SPEC.
 - 22 TRASH, USED PATRIALS, ABANDONED VEHICLES TO BE REMOVED & DISPOSED OF BY CONTRACTOR.
 - 23 DRIVE APPROACH TO BE DEMED BY CONTRACTOR. CONTRACTOR TO REPLACE WITH NEW CURB & GUTTER. FINAL DESIGN BY OTHERS.

Maintain the vegetated screening along the residentially zoned property boundary. If substantial removal of this existing vegetation occurs, the property is required to meet the following Code 14-15-111(1)(3): a solid screening device or wall of masonry, wood, vinyl or similar material shall be constructed along property lines which are located within twenty (20) feet of a residential dwelling or zone. Such wall shall be a minimum of six (6) feet in height, except for areas within twenty (20) feet of a public street property line, where it shall be the maximum height allowed in a single-family residential zone.

PLAN REVIEW
11/20/2024 3:52:36 PM
AMBER COCHRANE, SENIOR PLANNER



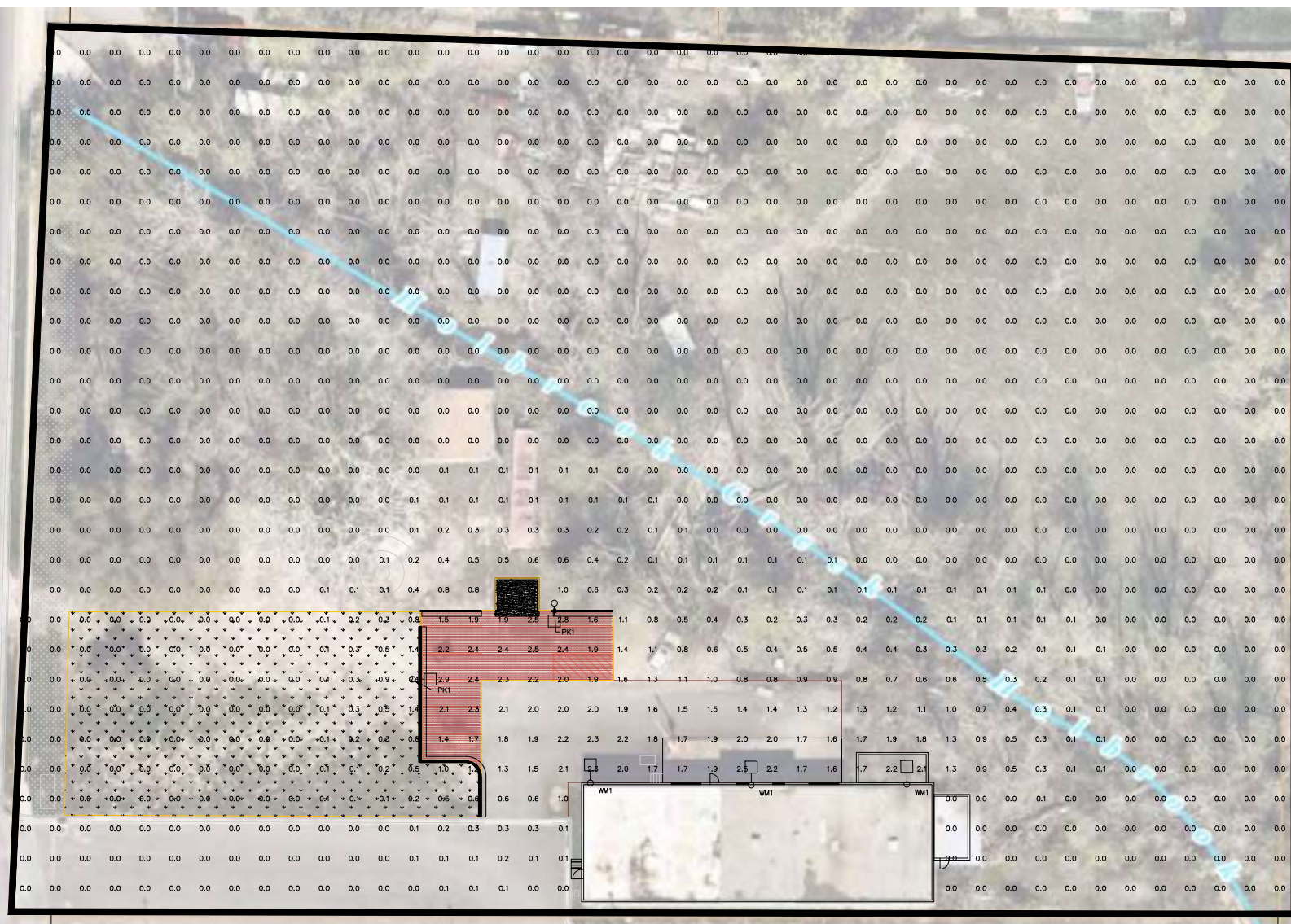
XCEL GENERAL CONTRACTING
710 NORTH 500 WEST
BOUNTIFUL, UTAH 84010

RANGE
STATE OF UTAH
65903-3001
11.05.24
LICENSED ARCHITECT

REVISION	
PERMIT SET	
REVISION 01	11.05.2024
REVISION 02	
CONFORM SET	
PLOT DATE	09.12.24
PROJECT	Z-25
DRAWN BY	DW
CHECKED BY	DW
SHEET TITLE	

SITE PLAN
AS101

THE DESIGN AND THESE DRAWINGS AND HEREIN RECEIVED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND NOTED THEREON HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SPECIFIC PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF BOUNTIFUL CITY. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. THE USER OF THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.



SITE LIGHTING PLAN
REF. SCALE: 16' = 1"

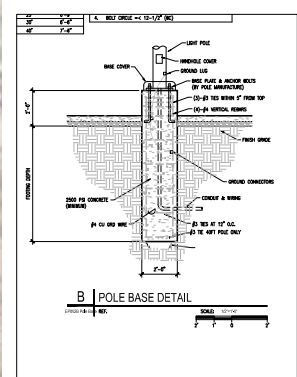
LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INVERTER	POLARS	NOTE #	NOTE #
PK1	○-□	(1) 30W LED, P28A LM-30 4000K 318A 501-00582-005	DS50 LED P1 50K T4W MVOLT	ELECTRONIC	POLE	Lithonia Lighting LED P1 50K T4W MVOLT	38	MULTIPLE	LED Driver	M
WM1	○-□	(1) 30W LED, P28A LM-30 4000K 318A 501-00582-005	DS50 LED P1 50K T4W MVOLT	ELECTRONIC	WALL	Lithonia Lighting LED P1 50K T4W MVOLT MW	38	MULTIPLE	LED Driver	M

LIGHTING FIXTURES TO BE SOLAR POWERED

D-Series Size 0
LED SIGN LIGHTING

Specifications:
Type: LED
Color: White
Voltage: 120V
Power: 100W

Notes:
1. See schedule for details.
2. All dimensions are in feet and inches unless otherwise noted.
3. All materials shall be of standard quality unless otherwise noted.



XCEL GENERAL CONTRACTING
CENTERTVILLE, UTAH

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3580 SOUTH 4000 WEST
WEST VALLEY CITY, UTAH
VOICE: (801) 604-0928
EMAIL: info@edg-engineering.com

REVISION:
REVISION 01
REVISION 02
CONFIRM SET
PLOT DATE
PROJECT
DRAWN BY: JSH
CHECKED BY:
SHEET TITLE: SITE LIGHTING PLAN E101



