



BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, May 17, 2022
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, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Approval of the minutes for May 3, 2022
3. 1793 Orchard Dr – St. Olaf Catholic School - Preliminary and Final Architectural and Site Plan Review – Simon McFall, applicant – *Planning Director Francisco Astorga*
 - a. Review
 - b. Action - Consider forwarding a recommendation to the City Council
4. Presentation of General Plan Timeline - *Planning Director Francisco Astorga*
5. Planning Director’s report and miscellaneous business
6. Adjourn

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
April 5, 2022

| | | |
|----------|---------------------|--|
| Present: | Commission Members | Lynn Jacobs (Chair), Jim Clark, Krissy Gilmore, and Sharon Spratley |
| | City Engineer | Lloyd Cheney |
| | Planning Director | Francisco Astorga |
| | Asst City Planner | Nicholas Lopez |
| | Recording Secretary | Darlene Baetz |
| Excused: | Commission Member | Alan Bott (vice-chair) and Sean Monson |
| | Councilwoman | Cecilee Price-Huish |
| | City Attorney | Clinton Drake |

1. Welcome.

Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of minutes for March 15, 2022.

MOTION: Commissioner Clark made a motion to approve the minutes for March 15, 2022 as written. Commissioner Gilmore seconded the motion.

VOTE: The motion passed unanimously (4-0).

3. 2055 South Main St – Preliminary and Final Architectural and Site Plan Review for 2055 on Main - 19-unit apartments – Eric Beard, applicant - Planning Director Francisco Astorga

Eric Beard was present. Planning Director Francisco Astorga presented the item.

The proposed project located in the Residential Multiple Family Zone (RM-19) and is a new multi-family residential development which will consist of two (2) townhouse buildings consisting of nineteen (19) multi-family residential units. The north building would contain eleven (11) units and the south building would contain eight (8) units with a proposed mix of units that would consist of eight (8) 2-bedroom and eleven (11) 3-bedroom townhouses. This would also include a retaining wall towards the rear half of the site located around the north, east, and south property lines. He explained that this development meets all zoning, material, density and parking requirements. Impacts from this development have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. Planning Director Astorga noted that Condition #2 has already been met by the applicant.

There was some concern from the Commissioners about the tandem parking for residents which could push their vehicles into the open parking for convenience and would reduce available guest parking.

Commissioners asked if the applicant would consider adding a dedicated sidewalk to the project. Mr. Beard agreed and stated that a sidewalk could be added to the north side.

1 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City
2 Council for the approval of the preliminary and final architectural and site plan review for 2055 South
3 Main St. striking condition #2. Commissioner Clark seconded the motion.
4

5 VOTE: The motion passed unanimously (4-0).
6

7 CONDITIONS:

- 8 1. Address all redlines provided to the Applicant from the City.
- 9 2. At building permit review the applicant shall submit the exact percentage of all materials found
10 in each building to ensure compliance with Structure Design and Materials section. *Exteriors*
11 *shall be essentially maintenance free wall material such as high quality brick, natural stone,*
12 *weather resistant stucco, Masonite type materials or non-wood siding. Stucco, Masonite*
13 *clapboard or siding may not exceed fifty (50) percent of the exterior.*
14

15 **4. 2055 South Main St – Preliminary and Final PUD for 2055 on Main - 19-unit apartments – Eric**
16 **Beard, applicant – Engineering Director Lloyd Cheney**
17

18 Eric Beard was present. Planning Director Astorga stated the PUD meets all PUD plat and zoning
19 requirements.
20

21 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City
22 Council for the approval of the preliminary and final PUD for 2055 South Main St with the four (4)
23 conditions outlined by staff. Commissioner Gilmore seconded the motion.
24

25 VOTE: The motion passed unanimously (4-0).
26

27 CONDITIONS:

- 28 1. Provide a current title report.
- 29 2. Make any required minor corrections to the plat.
- 30 3. Enter into a Development Agreement.
- 31 4. Pay all required fees.
32

33 Planning Director Astorga discussed the general plan process and the future vision and direction.
34

35 Chair Jacobs adjourned the meeting at 7:15 p.m.

Planning Commission Staff Report



Subject: Final Architectural and Site Plan Approval for an expansion of the Denominational and Private School
Author: Francisco Astorga, AICP, Planning Director
Address: 1793 South Orchard Drive
Date: May 17, 2022

Background

The applicant, St. Olaf Catholic Church and School, requests Final Site Plan approval for an expansion of their private school, located at 1793 South Orchard Drive, consisting of approximately 14,000 square feet. The City Council approved a request on August 27, 2019; however, the applicant was unable to submit a building permit within the required one (1) year vested date as required by the Land Use Code (section 14-2-305). Some site improvements have already taken place such as the driveway extension along the north end of the site. The Applicant now requests to build the addition.

Analysis:

The property is located in the Single-Family Residential Zone (R-4) and is surrounded primarily by single-family dwellings. St. Olaf Catholic School and Church are located on 7.207 acres (313,936 square feet) at the intersection of Orchard Drive and 1800 South. Construction on the existing school began in 1959 with the first classes starting in 1960. The school provides Kindergarten through 8th grade classes.

The proposed expansion allows for construction of a multipurpose room, kitchen, additional classrooms and new entry to the school. The school currently does not have a cafeteria or kitchen and students eat lunch at their desks. The proposed expansion is located on the east side of the existing school on what is currently a hard surface playground and parking area. In addition to the building expansion the applicant proposes revisions to the entrances, parking, and landscaping.

The proposed expansion moves the main school entry further to the east, giving it more prominence. In addition to revising the entrances to the school, the applicant created a smoother traffic flow for student pick-up/drop-off around the existing and proposed addition. The sidewalk along 1800 South has been extended to bridge an existing gap between the Orchard Drive intersection and the school's drive approach on 1800 South. A new parking lot is being proposed to the south of the expansion with additional parking being added to the west of the expansion. Parking for this property is shared between school and Church uses.

A new storm water retention system will also be added as part of the expansion to resolve drainage issues. Modification to the drain line from the proposed upper parking lot will need to be made to better align it with the lower parking lot drain line. Bountiful Power will provide one

connection to the school. The applicant will also be removing the current parking lot lighting provided by the City and replace it with their own lighting system.

A fire lane was added at the northwest drive approach. As part of the building approval process the applicant shall be required to receive approval from the State Fire Marshall, which may require a sprinkler system on the addition and to retrofit a sprinkler system on the existing school.

Department Review

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

Significant Impacts

Construction should not impact traffic flow; primarily along 1800 South since a new culinary water line was installed in advance of the recent overlay on 1800 South. The property has been in use for years so there should be little impact to the surrounding neighborhoods, public utility, and transportation systems.

Recommendation

Staff recommends that the Planning Commission review the proposal and forward a positive recommendation for approval to the City Council for the Final Architectural and Site Plan Approval of the proposed expansion of the Denominational and Private School subject to the following conditions:

1. Complete any and all redline corrections.
2. Receive approval from the State Fire Marshall and make any required changes.
3. All damaged curb, gutter and sidewalks along Orchard Drive and 1800 South shall be replaced.
4. The sidewalk along 1800 South shall be extended to cover the existing gap.
5. Any retaining wall over 4 feet will require a separate permit.

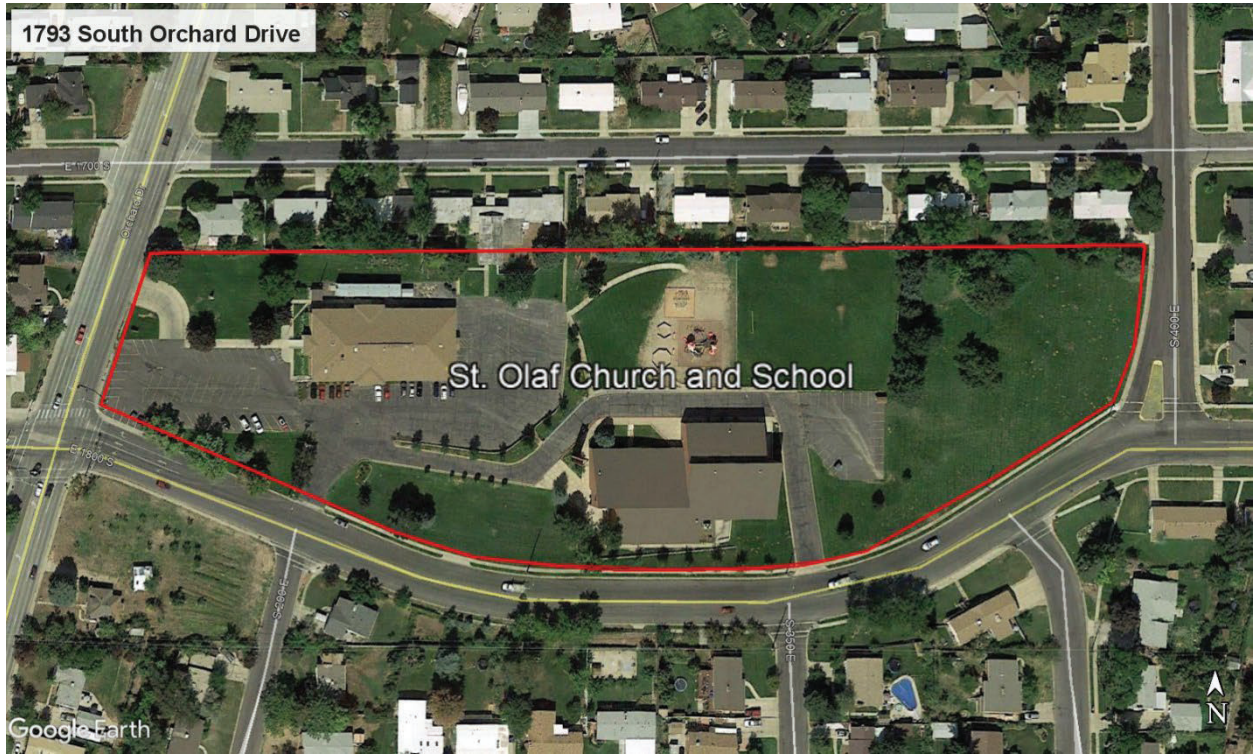
6. The applicant shall provide documentation regarding water retention and resolve any storm drain issues to the satisfaction of the City Engineer.
7. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property and lighting in the parking lot.
8. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
9. Sign a Development Agreement.

10. A Landscaping and sprinkler plans and details of installation shall be prepared by a landscape architect or licensed landscape installer.

Attachments

1. Aerial photo
2. Proposed Plans

Attachment 1. Aerial Photo





ST. OLAF CATHOLIC SCHOOL EXPANSION
RENOVATION & EXPANSION | BOUNTIFUL, UT



CLIENT
ST. OLAF CATHOLIC SCHOOL
ADDITION
1793 ORCHARD DRIVE
BOUNTIFUL, UT 84010

DESIGNER
ARCHIPLEX GROUP
Architecture • Planning • Design Services
255 Greenwood Square
Salt Lake City, UT 84115
PH: (801) 962-2521
F: (801) 961-7373

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ROYAL ENGINEERING
1827 S. EAST BAY BLVD.
WOODS CROSS, UT 84010
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STRUCTURAL ENGINEER
EAGLE ENGINEERING
2798 SOUTH MAIN STREET
SALT LAKE CITY, UT 84115
PH: 801-562-5656

ELECTRICAL ENGINEER
ROYAL ENGINEERING
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PROFESSIONAL SEAL



ST. OLAF CATHOLIC SCHOOL
1793 ORCHARD DRIVE
BOUNTIFUL, UTAH 84010



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ELECTRICAL
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WOODS CROSS, UT 84010
PH: 801-375-2228

DRAWING INDEX

- G000 COVER SHEET
- C100 SURVEY COVER
- C101 NOTES and LEGEND
- C102 DEMO PLAN
- C300 SITE PLAN
- C400 GRADING PLAN
- C500 UTILITY PLAN
- DT100 SITE DETAILS
- DT101 UTILITY DETAILS
- EC100 EROSION CONTROL PLAN
- AE101 BUILDING FLOOR PLAN
- AE201 BUILDING ELEVATIONS
- AE202 BUILDING ELEVATIONS

| ISSUE | MARK | DATE | DESCRIPTION |
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AG PROJECT NO.: 1819.01
DRAWN BY: DSP
CHECKED BY: P. CROXFORD
SCALE: NO SCALE
DATE: APRIL 2022

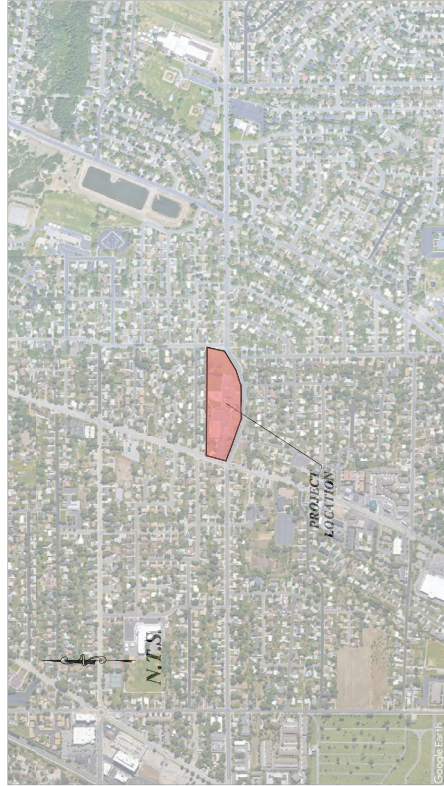
SHEET TITLE
COVER SHEET

G000

ST. OLAF'S PARKING LOT EXPANSION

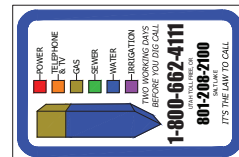
276 EAST 1700 SOUTH
 LOCATED IN THE SE 1/4 OF SECTION 31, T.2 N., R.1 E., S.L.B. & M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

VICINITY MAP



GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNERS STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNERS STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR THE INSTALLATION OF DRY UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES BY MEANS OF GROUND PENETRATING RADAR (GPR) OR OTHER MEANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE INSTALLATION OF DRY UTILITIES.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES BY MEANS OF GROUND PENETRATING RADAR (GPR) OR OTHER MEANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE INSTALLATION OF DRY UTILITIES.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BULLSTAMPS AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BULLSTAMPS ARE MARKED.
- 8) THE CONTRACTOR AND SUBCONTRACTORS RESPONSIBILITY TO MEET ALL NECESSARY PERMITS AND REGULATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FOR THE DURATION OF THE PROJECT. SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.



BENCHMARK: NONE
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1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Emellus.com



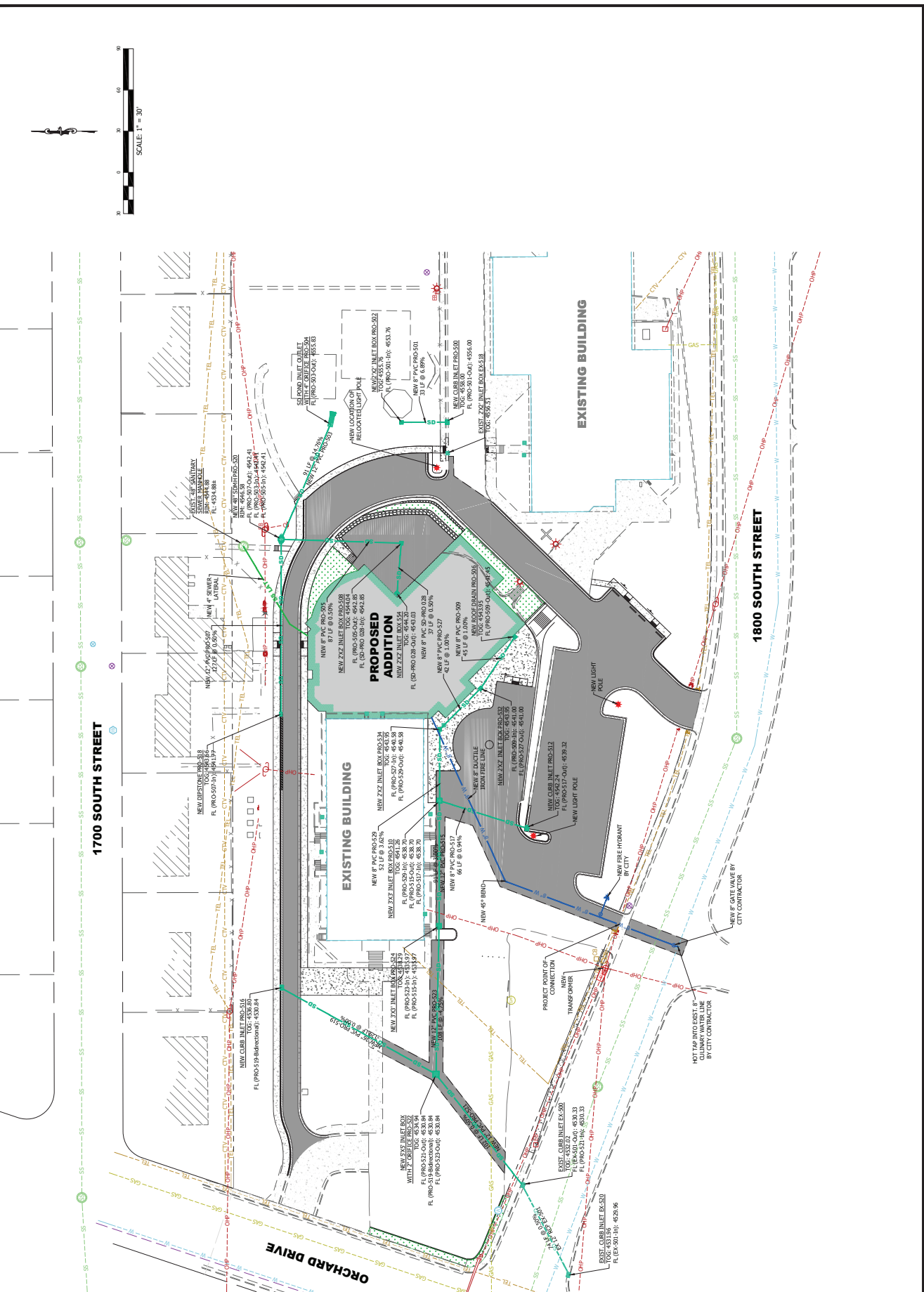
Client:
 Contact:
 Address:
 Email:

ST. OLAF'S PARKING LOT EXPANSION
 276 EAST 1700 SOUTH
 LOCATED IN THE SE 1/4 OF SECTION 11, T.22 N., R.1 E., S.1 R.M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

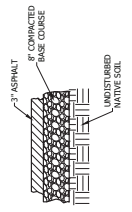
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| REV. 1 | | |

ORIGINAL APPROVAL DATE: _____
 DRAWN: ANI 10/29/17
 APPROVED: STJ 10/29/17
 PLAN SET: 188890.PAK

C500
 UTILITY PLAN

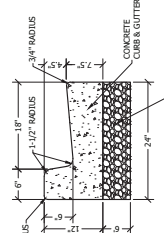


NOTES
 1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEERS' RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% ASTM D 1557 METHOD D.
 2. PLACE MATERIAL PER APWA SECTION 205.05.10.



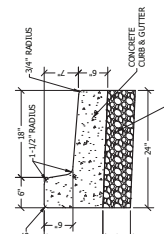
PRIVATE ASPHALT SECTION
 C-1 TYPICAL N.T.S.

NOTES
 1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEERS' RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% ASTM D 1557 METHOD D.
 2. CONCRETE IS TO BE 4000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



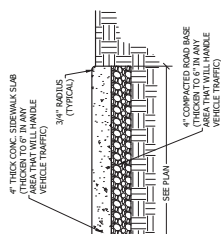
PRIVATE 24" CATCH CURB & GUTTER
 C-2 TYPICAL N.T.S.

NOTES
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 2. CONCRETE IS TO BE 4000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



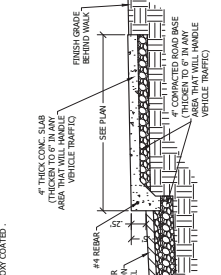
PRIVATE 24" RELEASE CURB & GUTTER
 C-3 TYPICAL N.T.S.

NOTES
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 2. CONCRETE IS TO BE 4000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
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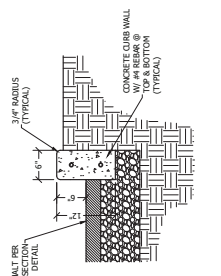
PRIVATE CONCRETE SIDEWALK
 C-4 TYPICAL N.T.S.

NOTES
 1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEERS' RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% ASTM D 1557 METHOD D.
 2. CONCRETE IS TO BE 4000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
 5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPDM COATED.



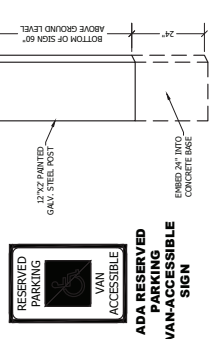
PRIVATE THICKENED EDGE SIDEWALK
 C-5 TYPICAL N.T.S.

NOTES
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 2. CONCRETE IS TO BE 4000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
 5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPDM COATED.



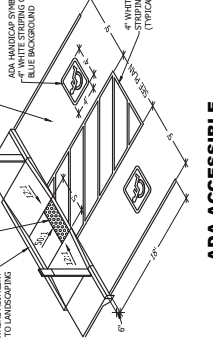
PRIVATE CONCRETE 6"X12" CURB WALL
 C-6 TYPICAL N.T.S.

NOTES
 1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 2. SQUARE SIGN SHOULD BE BLUE.
 3. LETTERING IS TO BE BLUE ON GREEN.



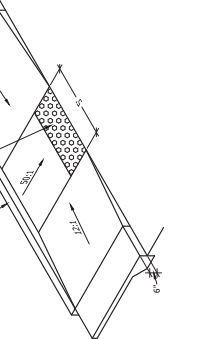
ADA POLE-MOUNTED SIGN VAN-ACCESSIBLE PARKING SIGN
 A-2 TYPICAL N.T.S.

NOTES
 1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 2. SQUARE SIGN SHOULD BE BLUE.
 3. LETTERING IS TO BE BLUE ON GREEN.



ADA ACCESSIBLE PARKING & RAMPS
 A-3 TYPICAL N.T.S.

NOTES
 1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 2. SQUARE SIGN SHOULD BE BLUE.
 3. LETTERING IS TO BE BLUE ON GREEN.



ADA ACCESSIBLE RAMP
 A-3 TYPICAL N.T.S.

| DATE | REVISION | DESCRIPTION |
|----------|----------|----------------------|
| 10/29/18 | 1 | ISSUED FOR PERMITS |
| 11/15/18 | 2 | REVISED PER COMMENTS |
| 12/11/18 | 3 | REVISED PER COMMENTS |
| 01/16/19 | 4 | REVISED PER COMMENTS |
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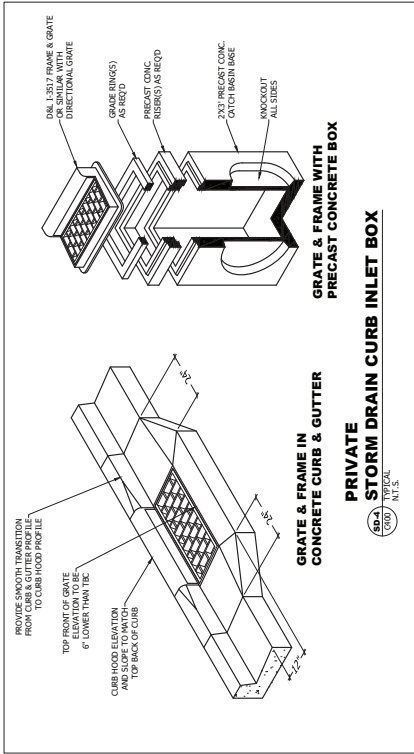
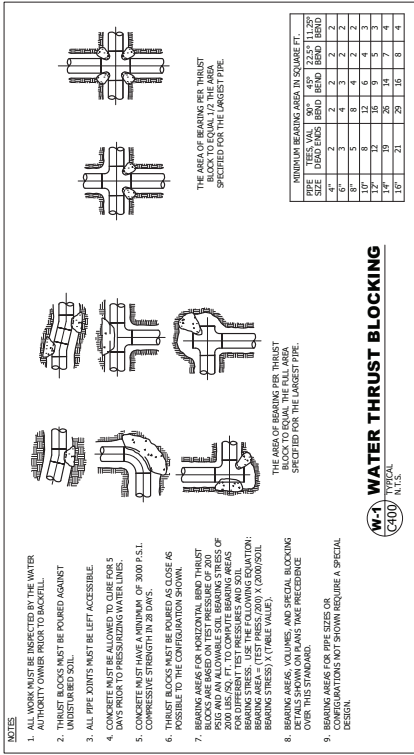
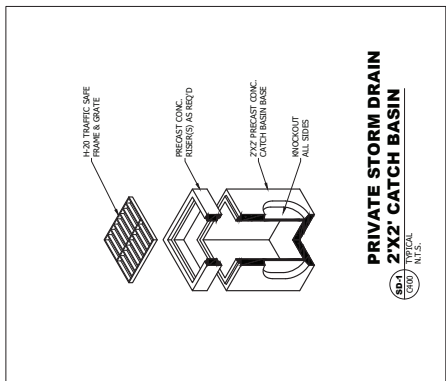
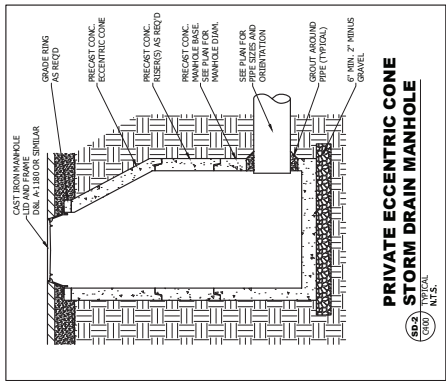
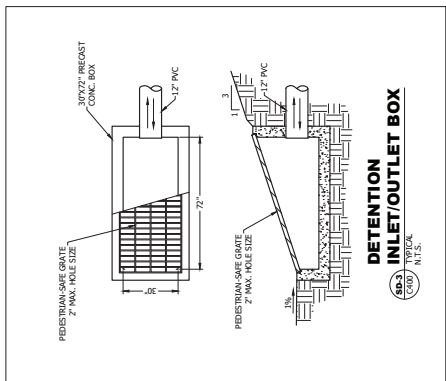
ST. OLAF'S PARKING LOT EXPANSION
 276 EAST 1700 SOUTH
 LOCATED IN THE SE 1/4 OF SECTION 1, T2 N., R1 E., S1 R. & M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE: _____
 COMMENT: _____
 DATE: _____

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| REV. 8 | DATE |
| REV. 7 | DATE |
| REV. 6 | DATE |
| REV. 5 | DATE |
| REV. 4 | DATE |
| REV. 3 | DATE |
| REV. 2 | DATE |
| REV. 1 | DATE |
| REV. 0 | DATE |

APPROVED BY: _____
 DATE: _____
 PLAN SET NUMBER: _____

DT101
 UTILITY DETAILS



- NOTES:
- ALL WORK MUST BE INSPECTED BY THE WATER AUTHORITY OWNER PRIOR TO BACKFILL.
 - THRUST BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL.
 - ALL PIPE JOINTS MUST BE LEFT ACCESSIBLE.
 - CONCRETE MUST BE ALLOWED TO CURE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES.
 - CONCRETE MUST HAVE A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.
 - THRUST BLOCKS MUST BE POURED AS CLOSE AS POSSIBLE TO THE CONFIGURATION SHOWN.
 - BEARING AREAS FOR HORIZONTAL BEDD THRUST BLOCKS SHALL BE DETERMINED USING THE AASHTO 2000 LBS. SQ. FT. TO COMPARE BEARING AREAS OF THE THRUST BLOCKS TO THE BEARING AREAS OF THE WATER LINES. USE THE FOLLOWING EQUATION: BEARING AREAS (TEST PRESS. 2000 X 1,000/SOIL BEARING CAPACITY) >= BEARING AREAS OF WATER LINES.
 - BEARING AREAS FOR VERTICAL BEDD THRUST BLOCKS SHALL BE DETERMINED USING THE AASHTO 2000 LBS. SQ. FT. TO COMPARE BEARING AREAS OF THE THRUST BLOCKS TO THE BEARING AREAS OF THE WATER LINES. USE THE FOLLOWING EQUATION: BEARING AREAS (TEST PRESS. 2000 X 1,000/SOIL BEARING CAPACITY) >= BEARING AREAS OF WATER LINES.
 - BEARING AREAS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE A SPECIAL DESIGN.



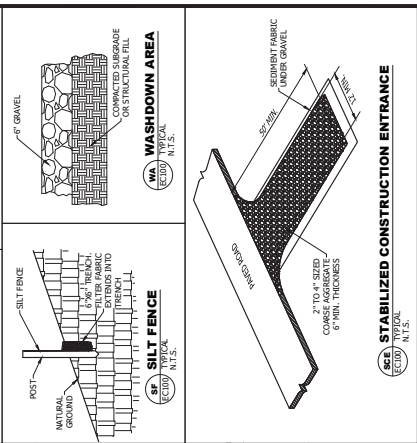
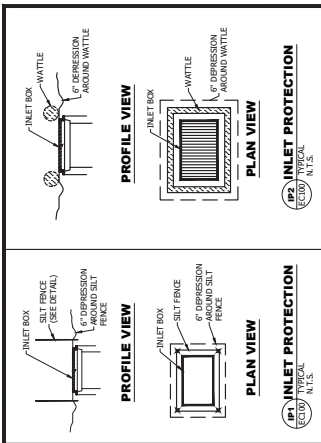
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ST. OLAF'S PARKING LOT EXPANSION
 276 EAST 1700 SOUTH
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

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EC100
 EROSION CONTROL PLAN



CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND INSPECTION LOGS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN AN APPROVED HAZARDOUS WASTE DISPOSER. THE EMPLOYER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

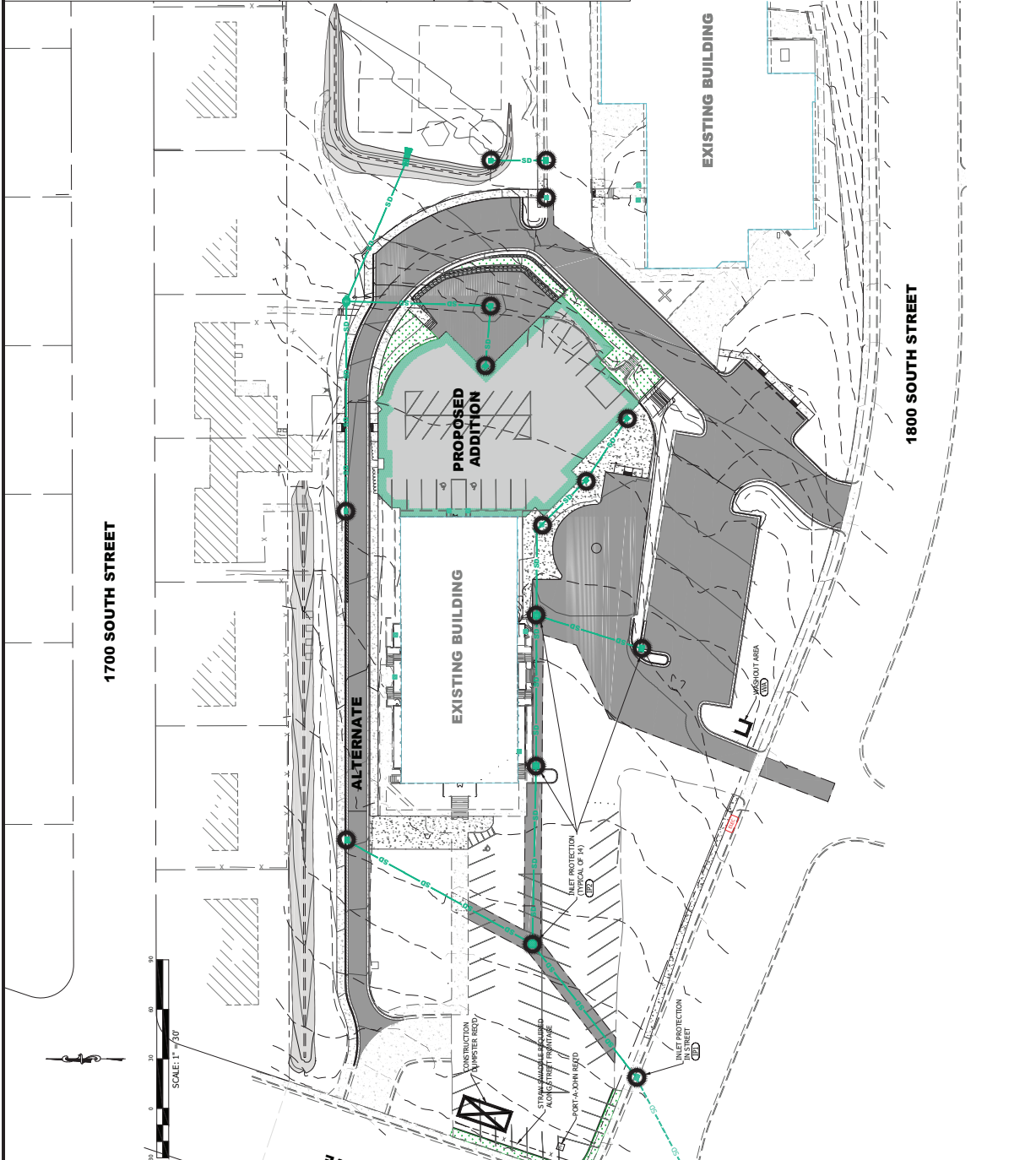
A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF RUNOFF FROM ALL STABILIZED CONSTRUCTION ENTRANCES WITHIN ONE WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED TO REDUCE EROSION AND SEDIMENTATION AT THE SITE ENTRANCE TO THE STREET AND ADJACENT TO THE STREET ENTRANCE WILL BE SUBJECT DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.2 INCHES OR GREATER. ALL NON-STORMWATER FLOWS SHALL BE COLLECTED AND STORED IN A STORAGE AREA UNTIL THE SWPPP WILL BE RANDED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



CLIENT

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BOUNTIFUL, UT 84010

DESIGNER



ARCHITEX GROUP
architects - interiority - design services

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SUITE 101, UT 84115
801.356.6599

PROFESSIONAL SEAL

| ISSUE | DATE | DESCRIPTION |
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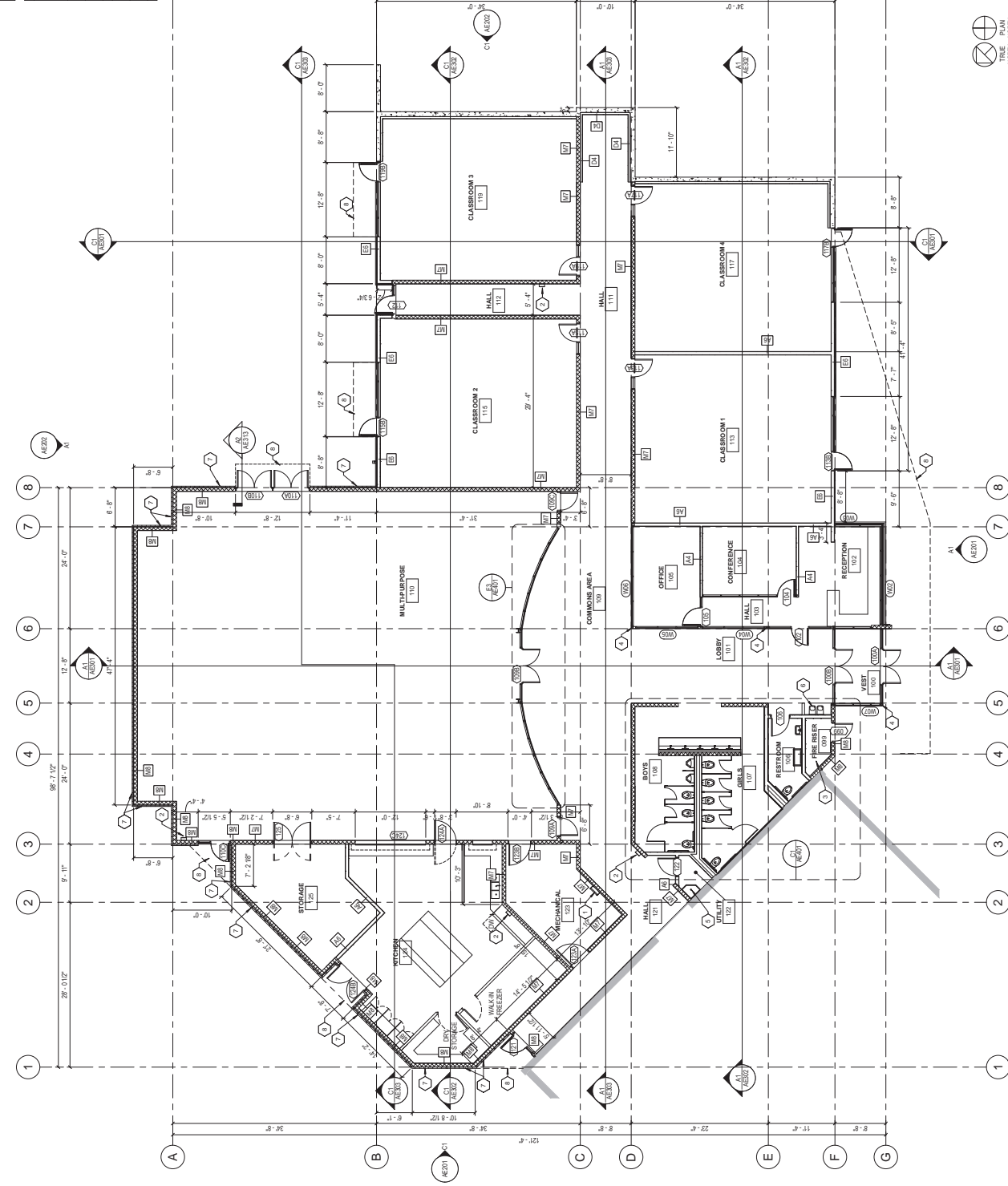
AG PROJECT NO.: 1819.01
 DRAWN BY: DSP
 CHECKED BY: P. CROXFORD
 SCALE: 1/8" = 1'-0"
 DATE: APRIL 2022

SHEET TITLE

FLOOR PLAN

AE101

- KEYNOTE LEGEND
- 1 ROOF ACCESS LADDER
 - 2 FRAMED WALLS AND SURFACE MOUNTED CABINET PROVIDE SEMI RECESSED CABINET IN FRAMED WALLS AND SURFACE MOUNTED
 - 3 FIRE RISER LOCATION - SEE PLUMBING DRAWINGS
 - 4 MECHANICAL COLUMN - SEE STRUCTURAL DRAWINGS
 - 5 JANITOR SINK - SEE PLUMBING DRAWINGS
 - 6 1/4" CUP FOUNTAIN - DRINKING FOUNTAIN
 - 7 WATER MANAGED ON WEATHER BARRIER (NO MOUNTING CONSTRUCTION COLOR TID)
 - 8 ROOF DRAIN (OVERHEAD)



A1 | FLOOR PLAN

SCALE: 1/8" = 1'-0"

CLIENT
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F30011 981-7273

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PROFESSIONAL SEAL

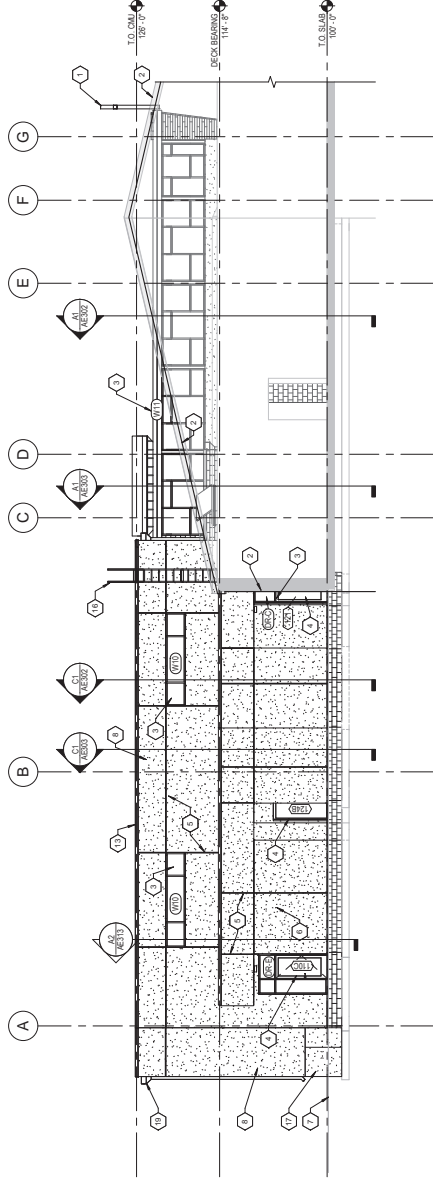
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DRAWN BY: DSP
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SCALE: 1/8" = 1'-0"
DATE: APRIL 2022

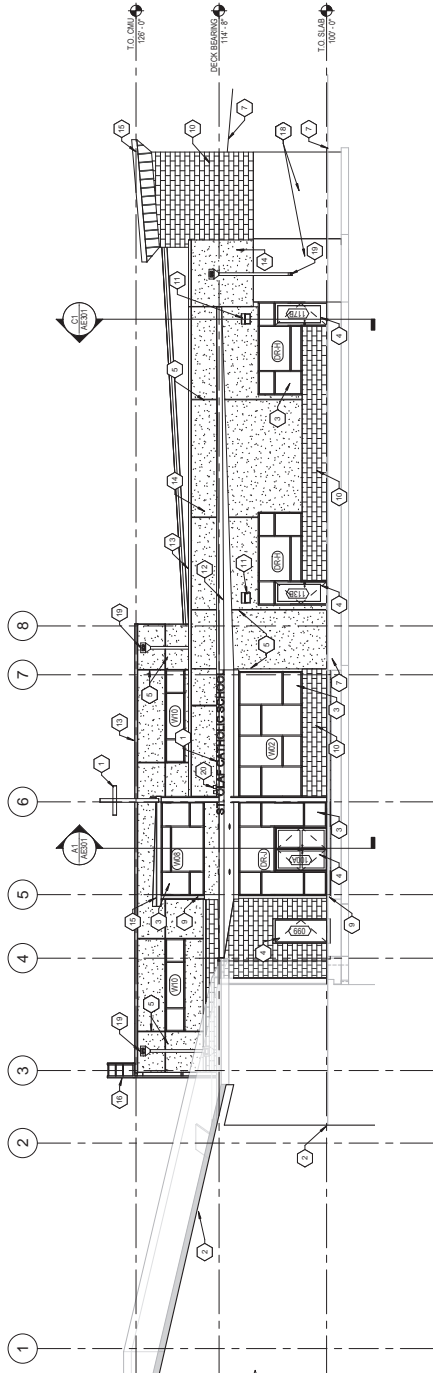
SHEET TITLE
EXTERIOR ELEVATIONS

AE201

- KEYNOTE LEGEND**
- 1 CONTRACTOR PROVIDED NEW EXTERIOR
 - 2 EXISTING BUILDING WALL ROOF FLOOR ETC
 - 3 TRANSFORM 1" INSULATED GLAZING IN
 - 4 WINDOW WITH NEW ALUMINUM FRAME B.G.D.
 - 5 WINDOW
 - 6 DOOR - SEE DOOR SCHEDULE
 - 7 3/4" X 7/8" METAL RISERS
 - 8 NEW WALKER BARREN
 - 9 FINISH GRADE - SLOPE AWAY FROM BUILDING
 - 10 FINISH GRADE - SLOPE AWAY FROM BUILDING
 - 11 RAIN GUTTER - SEE STRUCTURAL DRAWINGS
 - 12 COLUMN WRAP TO MATCH ALUMINUM GLAZING
 - 13 EXTERIOR ROOF BLOCK WALL
 - 14 EXTERIOR WALL PACK, TYP. - SEE ELECTRICAL
 - 15 FINISH GRADE - SEE STRUCTURAL
 - 16 CONTIGUOUS GALVANIZED METAL PARAPET CAP
 - 17 PAINT FINISH - SEE FINISH SCHEDULE
 - 18 RAIN GUTTER - SEE STRUCTURAL DRAWINGS
 - 19 STANDING SEAM METAL ROOF ON FRIED
 - 20 ROOF - SEE STRUCTURAL DRAWINGS
 - 21 CONCOURSE REF. ELEVATION WALL - SEE
 - 22 CONCOURSE REF. ELEVATION WALL - SEE
 - 23 CONCOURSE REF. ELEVATION WALL - SEE
 - 24 CONCOURSE REF. ELEVATION WALL - SEE
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 - 38 CONCOURSE REF. ELEVATION WALL - SEE
 - 39 CONCOURSE REF. ELEVATION WALL - SEE
 - 40 CONCOURSE REF. ELEVATION WALL - SEE



C1 | EAST ELEVATION
SCALE: 1/8" = 1'-0"
RE: A0101



A1 | SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
RE: A0101

CLIENT

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Fax: (801) 961-7273

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PROFESSIONAL SEAL

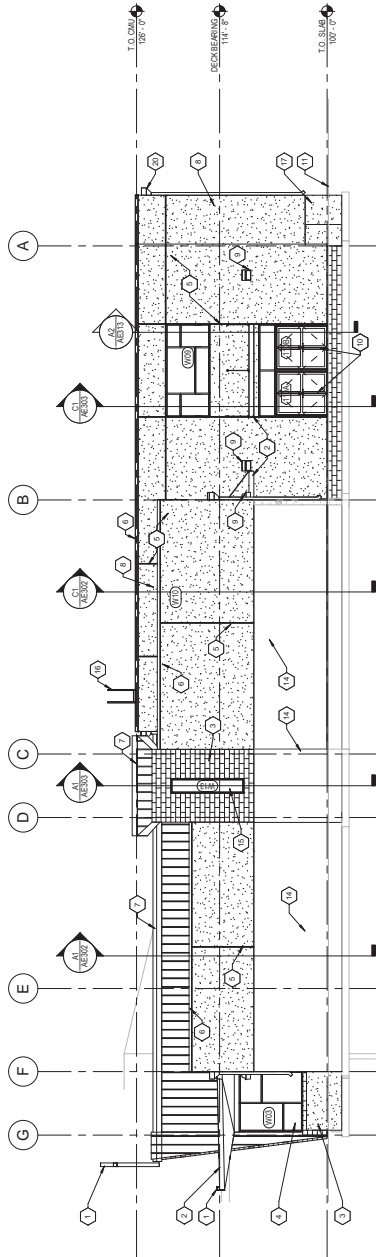
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AG PROJECT NO.: 1819.01
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SCALE: 1/8" = 1'-0"
DATE: APRIL 2022

SHEET TITLE
EXTERIOR ELEVATIONS

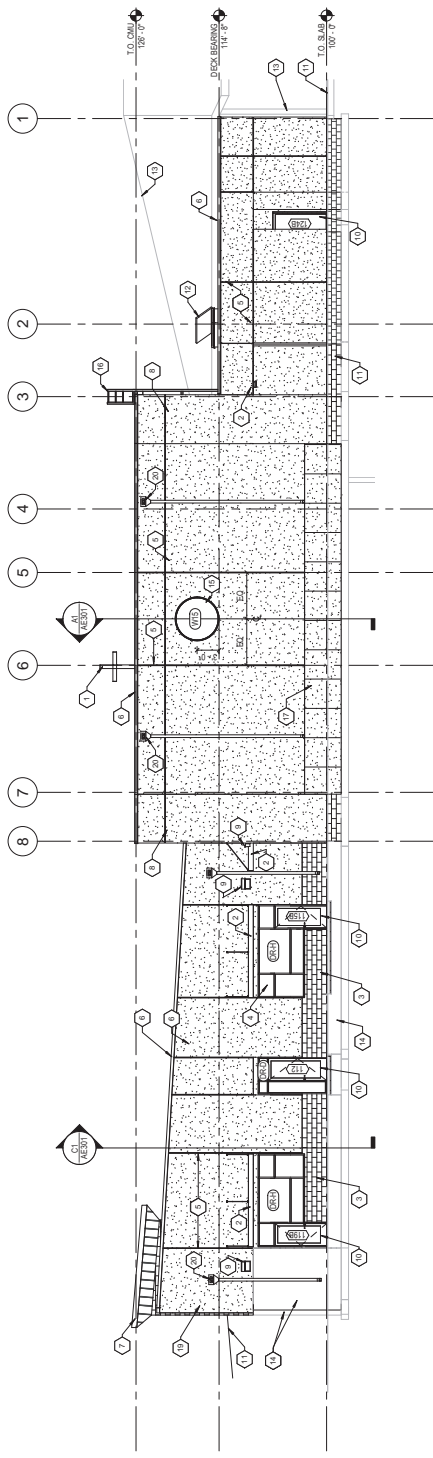
AE202

- REVISION LEGEND
- 1 CONTRACTOR PROVIDED NEW EXTERIOR
 - 2 BRICK CANOPY - SEE STRUCTURAL
 - 3 EXTERIOR HONED BLOCK OUM
 - 4 BRICK CANOPY - SEE STRUCTURAL
 - 5 BRICK CANOPY - SEE STRUCTURAL
 - 6 WINDOW FINISHES - SEE ARCHITECTURAL DRAWINGS
 - 7 WINDOW FINISHES - SEE ARCHITECTURAL DRAWINGS
 - 8 WINDOW FINISHES - SEE ARCHITECTURAL DRAWINGS
 - 9 WINDOW FINISHES - SEE ARCHITECTURAL DRAWINGS
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 - 18 WINDOW FINISHES - SEE ARCHITECTURAL DRAWINGS
 - 19 WINDOW FINISHES - SEE ARCHITECTURAL DRAWINGS
 - 20 WINDOW FINISHES - SEE ARCHITECTURAL DRAWINGS



C1 | EAST ELEVATION
SCALE: 1/8" = 1'-0"

REF: AE101



A1 | NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REF: AE101

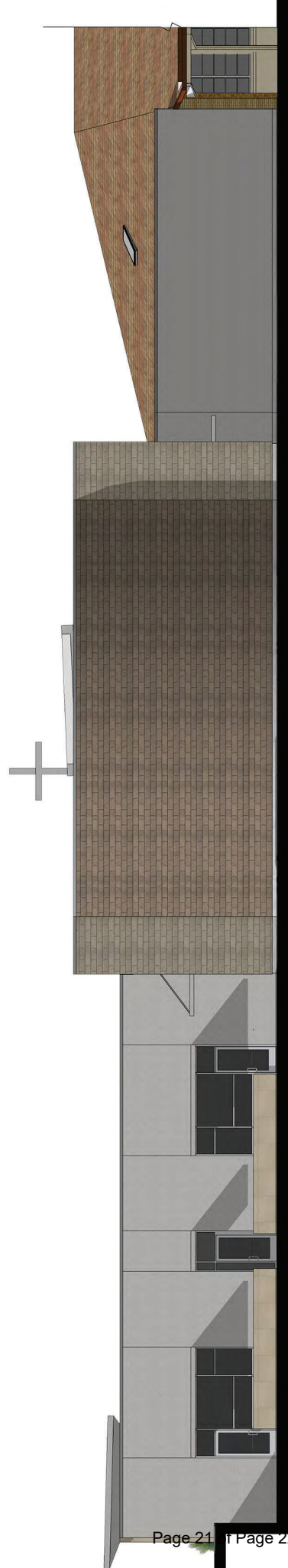




WEST ELEVATION



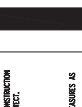
SOUTH ELEVATION



EAST ELEVATION

CLIENT

ST. OLAF CATHOLIC
SCHOOL ADDITION
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BOUNTIFUL, UT 84010



DESIGNER

ARCHIPELX GROUP
architecture • sustainability • design services

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Phone: (801) 487-7875
Fax: (801) 487-7875

CONSULTANTS

GENERAL NOTES

1. THIS PLAN IS A DESIGN DEVELOPMENT AND THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES WITH THIS PROJECT.
2. NO NET SCALE DIMENSIONS.
3. LINES OF DIMENSION (LDD) 1/4" = 1'-0" UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5. FINISH GRADE IS INDICATED BY DASHED LINES ON THE PLAN AND EXISTING, REFER TO THE EXISTING PLAN FOR NOTES TO BE MAINTAINED. CONTRACTOR TO MAINTAIN EXISTENCE OF EXISTING LANDSCAPE AND EXISTING ALL LANDSCAPE AND VEGETATION AS NOTED.
6. CONSTRUCTION VEHICLE PARKING TO COMPLY WITH BOUNTIFUL CITY REQUIREMENTS.
7. BE AWARE OF THE SITE SHOULD BE SUCH THAT ALL SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING AT ALL POINTS.

| | |
|---|---------------------|
| EXISTING LANDSCAPED AREA TO REMAIN | = 164,455 sf |
| NEW LANDSCAPED AREA (to match existing) | = 1,871 sf |
| Landscaped Area TOTAL | = 166,326 sf |
| EXISTING IMPERVIOUS PAVED SURFACE TO REMAIN | = 108,819 sf |
| NEW IMPERVIOUS PAVED SURFACE (match existing) | = 21,268 sf |
| EXISTING BUILDING AREA | = 11,665 sf |
| NEW BUILDING AREA | = 14,136 sf |
| Impervious Area TOTAL | = 155,888 sf |
| Site Area TOTAL | = 322,214 sf |
| Percentage of Landscaped Site Area | ----> 52% |



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| PROJECT NO: | 1818LC |
| DRAWN BY: | ARCHIPELX GROUP |
| CHECKED BY: | R. STANISLA |
| SCALE: | AS SHOWN |
| DATE: | JULY, 2017 |
| KEY PLAN | |

SHEET TITLE

LANDSCAPE PLAN
LP01



A1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
REV: MM