COTTONWOOD HEIGHTS CITY
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

ARCHITECTURAL REVIEW COMMISSION AGENDA

FEBRUARY 28, 2019

Notice is hereby given that the Cottonwood Heights Architectural Review Commission will hold a meeting (City Council Work Room) beginning at **6:00 p.m. on Thursday, February 28, 2019**, located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah.

6:00 p.m. BUSINESS MEETING

1.0 Welcome and Acknowledgements

1.1. Ex Parte Communications or Conflicts of Interest to Disclose

2.0 Business Items

2.1. **(Project SPL-19-001)**

Action on a request from Judy Yam and Tyler Rawle for a Certificate of Design Compliance for a building and site modifications at 6993 S. Highland Dr.

2.2. **(Project CUP-15-005)**

Action on a request from Eric & Joyce Felt for a revised Certificate of Design Compliance for a new landscaping plan at 6800 South Highland Drive.

2.3. **(Project SPL-19-002)**

Action on a request from Rocco Vrba for a Certificate of Design Compliance for site plan approval for a new residsence at 7389 S Prospector Drive.

3.0 Consent Agenda

3.1. Approval of Minutes for February 28, 2019

(The Architectural Review Commission will move to approve the minutes of November 29, 2018 after the following process is met. The recorder will prepare the minutes and email them to each member of the Commission. The members will have five days to review the minutes and provide any changes to the recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission agrees, at which time the minutes shall be deemed approved.)

4.0 Adjournment

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Architectural Review Committee Deliberation
4. Architectural Review Committee Motion and Vote

Architectural Review Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) the Architectural Review Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **NO agenda item will begin after 9 pm** without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department no later than the day prior to the meeting at noon. Comments should be emailed to mtaylor@ch.utah.gov. After

the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

Notice of Participation by Telephonic/Digital Means

Architectural Review Commission may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions.

Notice of Compliance with the American Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7021 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Monday, February 25, 2019 a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at http://pmn.utah.gov.

DATED THIS 25TH DAY OF FEBRUARY 2019
Paula Melgar, City Recorder

MEMO

To: Architectural Review Commission

From: Matt Taylor, Senior Planner

Date: February 22, 2019

Subject: 6993 S Highland Dr. – Bank of American Sign/Lighting Improvements – SPL-19-001

INTRODUCTION

The purpose of this memo is to introduce a proposal for a new wall signs and lighting improvements for a building located at 6993 S. Highland Drive located in the Gateway Overlay of the CR – Regional Commercial zone. The use will be a Bank of America ATM center collocated within the same building as Check City on the Northeast corner of Highland and Fort Union Blvd.

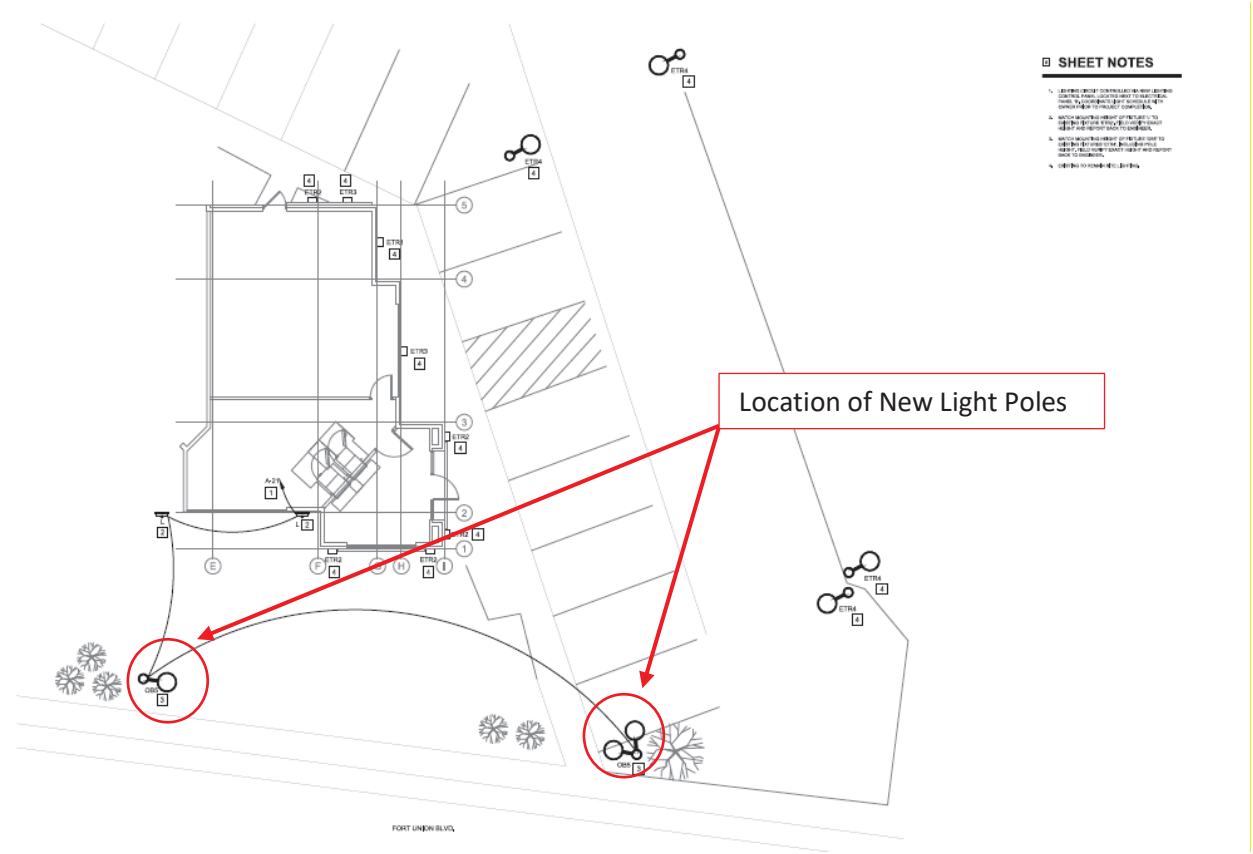
WALL SIGN

It is proposed that a new wall sign be erected. The new sign meets the provisions of the city sign code and needs ARC review for approval of the design.

Existing Conditions	Proposed Sign

Additional Lighting

There are four existing light poles that light the parking and drive aisles immediately adjacent to the building façade for this retail pad. The applicant proposes adding two additional light poles in the front yard of similar style to those existing in the parking areas. The lights comply with the lighting regulations within the CR zone. It is requested that the applicant reduce the color temperature of the proposed lighting fixtures to 3000 Kelvin to produce less glare and create a warmer and inviting nighttime ambiance.



DESIGN CRITERIA

General ARC Design Guidelines

"D. General review criteria. *The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:*
1. The proposed work must comply with the applicable design guidelines for that overlay district;
2. The integrity of an individual historic structure is preserved, if applicable;
3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,
4. The overall character of the Gateway Overlay District is protected.

CR – Regional Commercial Zone Guidelines

The CR – Regional Commercial zone does not have any specific guidelines for the Gateway Overlay.

Site Plan Review Guidelines

The ARC is required by chapter 19.87 Site Plan Review to ensure compliance with the city's adopted design guidelines and review the location of mechanical equipment; trash enclosures, storage areas and external structures; exterior materials; landscape guidelines; building lighting; and parking lot and street lighting.

Exterior Materials

*"**D. Exterior materials.*** *The city's architecture review commission ("ARC") shall ensure that all buildings are aesthetically pleasing and conform to an overall master design theme or plan for the project or overlay area of the city. Building elevations shall be submitted that indicate all colors, styles, materials and other proposed building treatments.*

APPROVAL PROCESS

The purpose of this ARC meeting is to review the proposal and consider the issuance of a *Certificate of Design Compliance* to all new construction or significant remodel/addition to all structures within the city's Gateway Overlay District. Issuance of such Certificate will ensure that the applicant has complied with pertinent city ordinances regarding architecture and site design.

Prior to the issuance of any final permit for building and/or site work, staff will review final plan submittal for compliance with applicable city ordinances pertaining to setbacks, building height, landscaping, parking, etc.

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for project SPL-19-001, a request from Judy Yam and Tyler Rawle for modifications to an existing building at 6993 S Highland Drive.

- Add any conditions of approval…

Denial

I move to deny a Certificate of Design Compliance for project SPL-19-001, a request from Judy Yam and Tyler Rawle for modifications to an existing building at 6993 S Highland Drive.

4675 MacArthur Court
Suite 100
Newport Beach CA 92660
USA

Tel 949.863.9434
Fax 949.553.1676

Gensler

February 13, 2019

County of Cottonwood Heights
Department of planning and
Building and Safety Division

Subject: Bank of America Remote ATM
Gensler Project Number: 07.2023.052

To Whomever it may concern,

Below is the written Scope of work document as requested

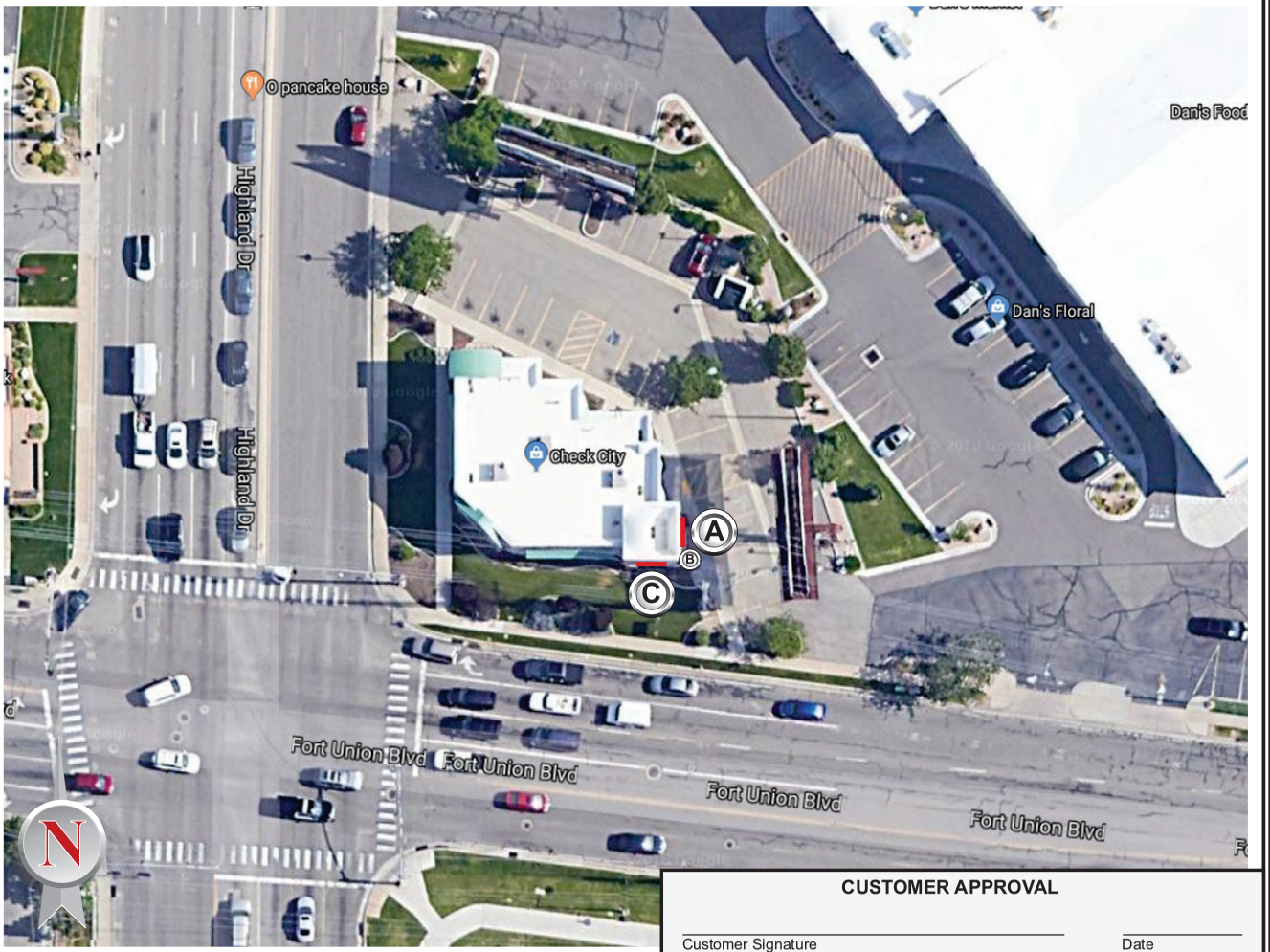
Scope of work Includes Interior Tenant improvement for an empty Retail space to covert in to a Bank Of America Remote ATM Location. ***There is No exterior scope of work proposed*** *to change the existing look and color of the building, so we should comply with all existing city planning and design guidelines ,except we are proposing New Branding elements "Bank Of America" Signage as proposed in our planning package along with New minimum lighting standard required for the financial center for our customers safety and security (Residents of cottonwood heights). These additional lights and security Cameras also help discouraging the unlawful activities in and around premises and help Law enforcement when/ if needed in event of any unfortunate circumstances.*

Please let me know if you have ant Q's or concern
Thank you.

Avtar Singh, Assoc AIA, NCARB, LEED AP
+1 949.260.8512 Direct
+1 949.863.9434 Main

Gensler
4675 MacArthur Court
Suite 100
Newport Beach, California 92660
USA

SITE PLAN



CUSTOMER APPROVAL

Customer Signature _____ Date _____

SIGNAGE SPECIFICATIONS

A **K2**
Manufacture and Install (1) set of Channel Letters

B **DOOR VINYL**
Manufacture and Install (1) set of Door Vinyl

C **K2**
Manufacture and Install (1) set of Channel Letters

COAST SIGN INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 01-24-2019	Project Name: BANK OF AMERICA
Scale: NTS	Address: 6975 S Highland Dr
Drawn: JV	City / State / Zip: Cottonwood Heights, UT 84121
PM: Rachel D.	Notes:

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1				7			
2				8			
3				9			
4				10			
5				11			
6				12			

DESIGN DRAWING 1 of 5

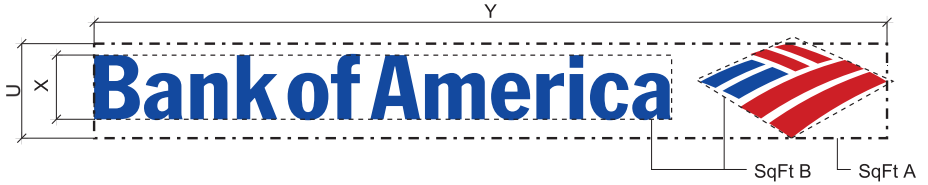
Request Number:

PRJ-BOA2-134712

11 X 17 TEMPLATE VERSION 8.9

EXISTING PHOTO- SIGN A

ENHANCED PHOTO- SIGN A



A FRONT VIEW @ K2 COLOR CHANNEL LETTERS (SPECIAL FORMAT)

NTS

SIGN TYPE	DESCRIPTION CODE	X	U	Y	SQFT A	SQFT B
K6	36" CAP HEIGHT	3'-0"	4'-5"	37'-0 3/4"	163.25	103.76
K5	30" CAP HEIGHT	2'-6"	3'-8 1/4"	30'-10 3/4"	113.37	72.06
K4	24" CAP HEIGHT	2'-0"	2'-11 1/4"	24'-8 1/2"	72.56	46.12
K3	18" CAP HEIGHT	1'-6"	2'-2 1/2"	18'-6 1/2"	40.81	25.94
K2	15" CAP HEIGHT	1'-3"	1'-10"	15'-5 1/4"	28.34	18.01
K1	12" CAP HEIGHT	1'-0"	1'-5 3/4"	12'-4 1/4"	18.14	11.53
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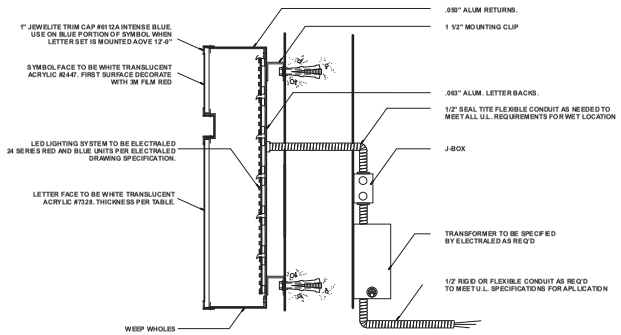
K1.4	6" CAP HEIGHT	6"	8 3/4"	6'-2 1/4"	4.53	2.88



Specifications:

Face: Letters/Symbol Face to be White Translucent Acrylic #2447. Thickness per table. First Surface decorate with 3m Film Blue.

Return:. 050" Alum. paint finish all exposed exterior surfaces white. satin finish, paint all exterior surfaces with spray-lat starbrite white light

Trim Cap: 1" to match face color

NOTE: CONCEPTUAL IMAGE ONLY VERIFY ARTWORK AND DIMENSIONS PRIOR TO FABRICATION

CUSTOMER APPROVAL

Customer Signature _____ Date _____

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(714) 520-9144 FAX: (714) 520-5847

Date: 01-24-2019	Project Name: BANK OF AMERICA
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DESIGN DRAWING 2 of 5

Request Number:

PRJ-BOA2-134712

11 X 17 TEMPLATE VERSION 8.9

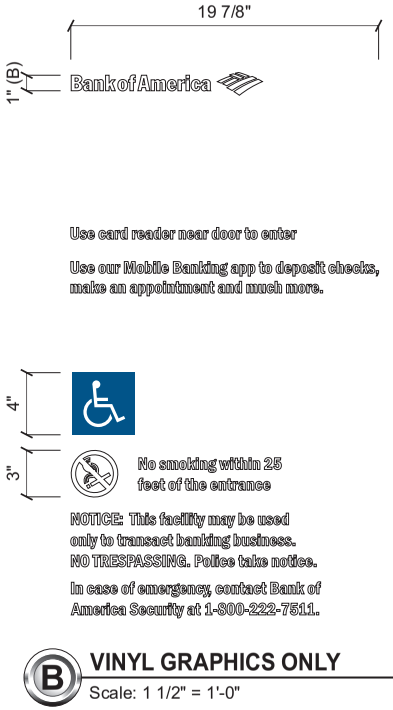
EXISTING PHOTO- SIGN B

GENERAL SPECIFICATIONS:

ENTRANCE GRAPHICS: 3M 7725-10 WHITE OPAQUE VINYL, FIRST SURFACE

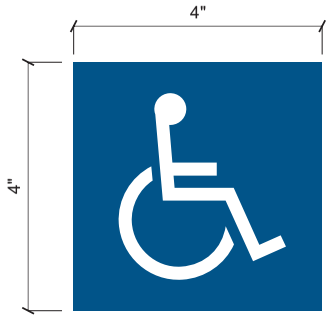
HANDICAP SYMBOL .. : 4" X 4" DIGITAL PRINT TO MATCH PMS 7462C BLUE AND WHITE

FONT ..... : FRANKLIN GOTHIC DEMI CONDENSED

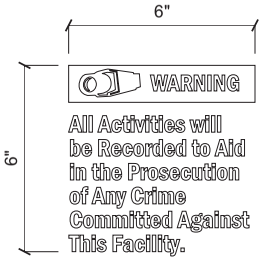


B VINYL GRAPHICS ONLY
Scale: 1 1/2" = 1'-0"

3 / - INSTALLATION GUIDE
Scale: 3/4" = 1'-0"



1 / - FIRST SURFACE DIGITAL PRINT
Scale: 6" = 1'-0"



2 / - FIRST SURFACE VINYL GRAPHICS
Scale: 3" = 1'-0"

COLOR SPECIFICATIONS:

VINYL: 3M #7725-10 OPAQUE WHITE

VINYL: DIGITAL PRINT TO MATCH PMS 7462C BLUE AND WHITE

CUSTOMER APPROVAL

Customer Signature _____ Date _____

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1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 01-24-2019	Project Name: BANK OF AMERICA		
Scale: As Noted	Address: 6975 S Highland Dr		
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DESIGN DRAWING 3 of 5

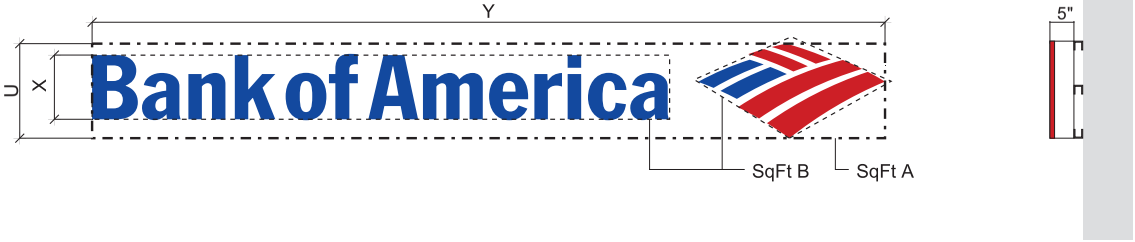
Request Number:

PRJ-BOA2-134712

11 X 17 TEMPLATE VERSION 8.9

EXISTING PHOTO- SIGN C

ENHANCED PHOTO- SIGN C



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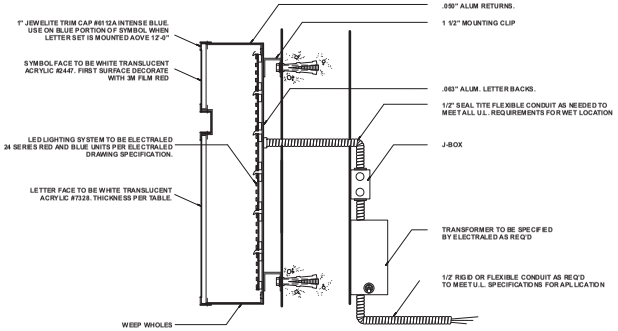

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DESIGN DRAWING 4 of 5

Request Number:

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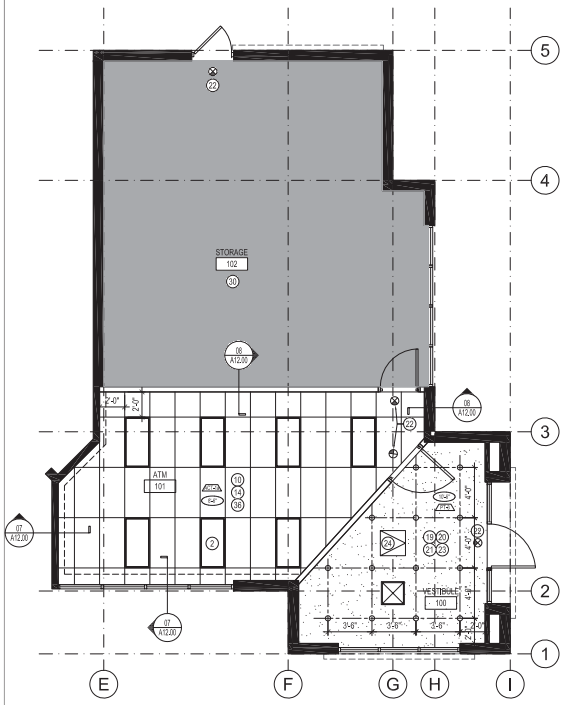
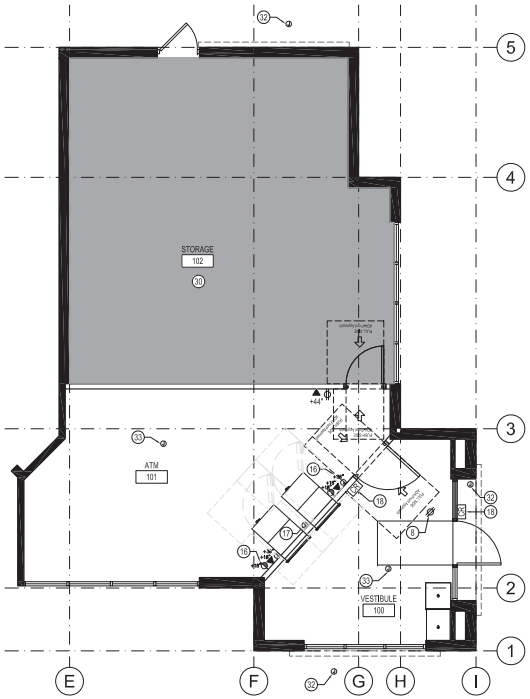
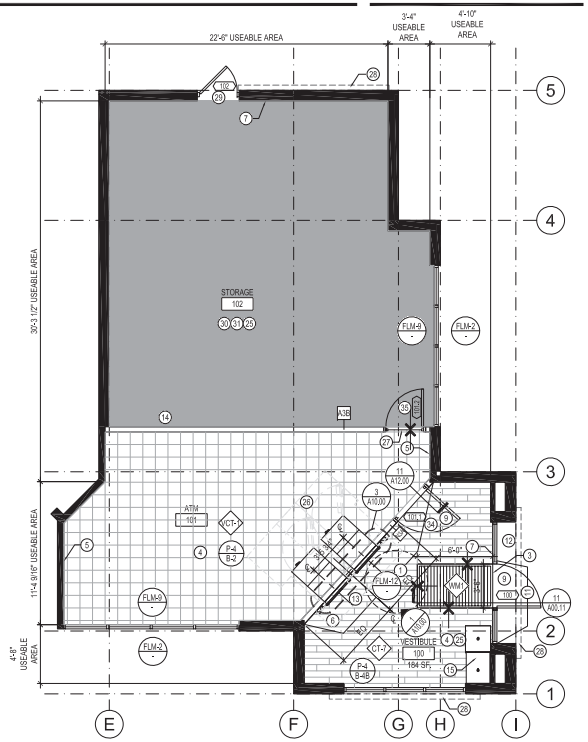
11 X 17 TEMPLATE VERSION 8.9



REFLECTED CEILING PLAN



POWER & COMMUNICATION PLAN



DEMO / CONSTRUCTION / FINISH PLANS

KEY NOTES

1. GPI TO PROVIDE AND INSTALL RED FLM 12 FLAGSCAPE SUPER GRAPHIC. SUPER GRAPHIC LOCATED ON ATM WALL IS TO BE INSTALLED BEFORE THE WALL SIGNAGE.
2. INSTALL NEW BAC STANDARDS 2X4 LIGHT FIXTURES (TYP.). REFER TO DETAIL 06/A12.00. SEE ELECTRICAL DRAWINGS.
3. EXISTING THRESHOLD DETAIL REFER TO 13/A12.00.
4. PROVIDE NEW FINISHES THROUGHOUT.
5. INSTALL NEW FULL HEIGHT HEAVY GAUGE WELDED WIRE MESH ON EXIST. WALL TYPICAL THROUGHOUT (U.O.N.). INCLUDE ABOVE CEILING IF EXISTING ROOF CONDITION DOES NOT MET THE BANK'S SECURITY LEVEL.
6. PROVIDE FRAME-R-SUR-54_54-DOUBLE -STD-NG_2.0 SURROUND.
7. PROVIDE ADA ACCESIBLE TACTILE EXIT SIGN.
8. PROVIDE NEW ELEC. OUTLET FOR DYE-PACK ACTIVATOR ABOVE CEILING.
9. PROVIDE BANK-STANDARD HARDWARE ON NEW 42" DOOR. PROVIDE POWER FOR CARD READER
10. FOR COMPRESSION STRUCTURAL DETAILS REQUIRED REFER TO DETAILS 04/A05/A12.00
11. MODIFY (E) STOREFRONT TO ACCOMODATE (N) 42" DOOR AND HARDWARE
12. CAMERA ON EXTERIOR ENTRY AREA. COORDINATE CAMERA LOCATION WITH SECURITY VENDOR.
13. NEW DISABLED ACCESSIBLE DIEBOLD 7750 TTW WALK UP ATM.
14. INSTALL NEW BAC STANDARDS 2X4 SUSPENDED ACOUSTICAL CEILING (ACT-1a) TYPICAL. REFER TO 12/A12.00 FOR INSTALLATION DETAIL.
15. PROVIDE NEW BAC STANDARD ADA COMPLIANT CHECK WRITING DESK BMA51024.
16. POWER AND DATA WALL FEEDS. REFER TO ELEC. PLANS.
17. PROVIDE J-BOX ABOVE CEILING FOR ATM SURROUND.
18. PROVIDE CARD/ PARABIT READER AT THIS LOCATION.
19. PROVIDE NEW GYP CEILING INSTALL SECURITY MESH UNDER GYP BD. SEE DETAIL 03/A12.00.
20. REMOVE EXISTING CEILING, CEILING GRID. LIGHT FIXTURES AND CEILING DEVICES (NOT SHOWN FOR CLARITY). REPLACE WITH NEW PAINTED P-3 GYP. BD. FRAMED ON METAL STUDS AT 16" O.C. EACH WAY.
21. PROVIDE MECHANICAL SUPPLY/DIFFUSER . REFER TO MECHANICAL PLANS.
22. PROVIDE NEW BAC STANDARDS EXIT SIGNS AS SHOWN ON PLAN.
23. INSTALL NEW BAC STANDARDS DOWNLIGHT FIXTURES. REFER TO ELEC. DWGS.
24. INSTALL NEW HEAVY DUTY LOCKABLE 24" X 24" ACCESS PANEL. PAINTED TO MATCH CEILING.
25. COORDINATE CAMERA LOCATION WITH SECURITY VENDOR.
26. CAMERA BEHIND ATM MACHINE. COORDINATE CAMERA LOCATION WITH SECURITY VENDOR.
27. NEW VCT TRANSITION TO EXISTING VCT (V.I.F.).
28. PROVIDE FULL FACED ILLUMINATED FULL COLOR LETTERSET SIGN ABOVE DOOR. COORDINATE SPECIFICATION WITH JANE COMINS McCORD
29. EXISTING DOOR AND FRAME TO REMAIN. REMOVE EXISTING HANDLE FROM EXTERIOR SIDE. PROVIDE NEW LOCK GUARD. PATCH AND REPAIR SURROUNDING. SALVAGE AND STORE EXISTING HANDLE IN STORAGE FOR LANDLORD. PROVIDE EXIT DEVICE IF NEEDED.
30. EXISTING CEILING, LIGHTING, ELECTRICAL, AND HVAC TO REMAIN . SEE M/E DRAWING FOR MORE INFO.
31. CLEAN AND SWEEP STORAGE AFTER CONSTRUCTION.
32. PROVIDE NEW JUNCTION BOX FOR NEW BOFA SIGNAGE.
33. INSTALL NEW JUNCTION BOX ABOVE CEILING FOR NEW SECURITY CAMERA.
34. PROVIDE & INSTALL NEW 3' - 6" W BY 8' H SOLID WOOD DOOR WITH PEEP SCOPE (HIGH & LOW).
35. PROVIDE & INSTALL NEW 3' W BY 7' H SOLID WOOD DOOR.
36. REFER TO 01/A02/A12.00 FOR TYPICAL SEISMIC SUSPENDED ACOUSTICAL CEILING TILE CEILING BRACING DETAIL AS REQUIRED.

GENERAL NOTES

A. REFER TO SHEET A00.10 FOR ADDITIONAL NOTES.
B. REFER TO DETAIL 02/A00.11 FOR CERAMIC TILE TO VCT TRANSITION
C. WOOD DOORS AND HOLLOW METAL FRAMES TO BE PAINTED TO MATCH SURROUNDING, UON.
D. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
E. GC TO LEVEL/FLOAT THE FLOOR AS NEEDED TO PROVIDE CLEAN AND LEVEL SURFACE FOR FLOORING THROUGHOUT SPACE .
F. ALL PARTITIONS SHALL BE PAINTED, P-4 AND TO RECEIVE WALL BASE B-4A UNO.
G. ALL NEW CEILING ,EXPOSED SURFACES OF SOFFIT AND BULKHEADS SHALL BE PAINTED P-3
H. PROVIDE CONDUIT FOR CAMERAS COORDINATE WITH SECURITY VENDOR
I. INSTALL EXIT SIGNS AT 6'-6" AFF . INSTALL/USE DROP DOWN SUPPORT AS NEEDED.
J. CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL EQUIPMENT/ACCESSORIES MOUNTED ON WALL.
K. REFER TO INTERIOR ELEVATION FOR ALL OUTLETS MOUNTED ORIENTATION, OTHER WISE MOUNT IT VERTICALLY. OUTLETS SHOWN WITH AN "+" SIGN ONLY SHALL BE LOCATED 1" CLEAR ABOVE THE SCHEDULED MILLWORK COUNTER, TO BE COORDINATE WITH COUNTER HEIGHTS.
L. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
M. FURNITURE SHOWN FOR REFERENCE ONLY.
N. FOR ADDITIONAL SCHEDULES AND REFERENCE DRAWINGS REFER TO A00.00.
O. CONFIRM ALL LOCATION OF ELECTRICAL AND DATA COVER PLATES WITH ARCHITECT. ALL DEVICE COVER PLATES TO MATCH SURROUNDING UON.
P. WALL MOUNTED OUTLETS / J-BOXES TO BE AT 15" A.F.F.
Q. U.O.N PROVIDE JUNCTION BOXES FOR ALL WALL MOUNTED FIRE PROTECTION EQUIPMENTS SUCH AS FIRE STROBES AND FIRE PULL AND FOR ALL SECURITY EQUIPMENT SUCH AS HOLD UP LIGHTS.
R. IF APPLICABLE, FIRE DEVICE COVERS SHALL MATCH LUTRON WHITE UNLESS DICTATED OTHERWISE BY LOCAL JURISDICTIONS.
S. COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS.
T. VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
U. GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
V. INDICATED DIMENSIONS ARE TO THE CENTER LINE OF OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS OTHERWISE NOTED.
W. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.
X. IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.
Y. DOOR BELL PUSH BUTTON COVER PLATE: PLATE TO BE INSTALLED WHEN PUSH PUSH BUTTON IS LOCATED ON PARTITION WALL.
Z. FOR GRAPHIC SYMBOLS REFER TO A00-10.

NOTE:
INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS HAVE MEET AND COMPLY WITH 2015 IBC SECTION 804.2 THROUGH 804.4.2. TO BE CLASS I OR II MATERIALS CLASSIFIED IN ACCORDANCE WITH NFPA 253.

LEGEND

- EXISTING WALL TO REMAIN (U.O.N.)
- NEW WALL (U.O.N.)
- REMOVE OF DEMO (U.O.N.)
- NO SCOPE OF WORK - N.I.C. (U.O.N.)

FINISH SCHEDULE

FLOOORING	
VCT-1	MANNINGTON COMMERCIAL. ESSENTIALS. 219 TOFFEE 12X12, 1/8" GAUGE ETE/A BALDWIN, CUSTOMER SERVICE REP. MANNINGTON COMMERCIAL, PHONE: 800-241-2262 EXT. 6581
CT-7	FIELD TILE: 6" X 36" DALTILE: SADDLE BROOK 5116" THICK TILE: SD15 - SKUWSD15636SAMS1PR GROUT (G-6): MAPEI CHOCOLATE 07
WALL BASE	
B-2	JOHNSONITE WALL BASE, RUBBER, 4" X 1/8", COLOR: GROUNDED #264 - USE STRAIGHT BASE AT CARPETED AREAS, COVE BASE AT HARD SURFACE FLOORING.
B-4B	JOHNSONITE FLEXIBLE WALL BASE, RUBBER, 4 1/2" X 3/8", MANDALAY SERIES MW-XX-H; #66 EITHER ORE
PAINT	
P-3	BENJAMIN MOORE; ECO SPEC WB INTERIOR LATEX FLAT FINISH NO. 373 NO. OC-18- COLOR: DOVE WING
P-4	BENJAMIN MOORE; ECO SPEC WB INTERIOR LATEX EGGSHELL FINISH HC-77; NO. OC-15 COLOR: BABY FAWN
P-5	BENJAMIN MOORE: SEMI-GLOSS FINISH; OC-15 BABY FAWN; USE AT DOORS AND FRAMES WHERE P-4 IS USED AND THE DOOR IS SCHEDULED TO MATCH ADJACENT PARTITION
WALK-OFF MAT	
WM-1	REESE PERFEC MAT/RUBBER HINGE/ TREAD RAILS; ANODIZED ALUMINUM, CLEAR/ POLYPROPYLENE BRUSH, GRAY/SQUARE VINYL EDGE, BLACK
ACT	
ACT-1a	24" X 48" WHITE ASTM E 1264, TYPE III, FORM 2, PATTERN CE; CEILING GRID; WIDE-FACE, CAPPED, DOUBLE-WEB, STEEL SUSPENSION SYSTEM, USG INTERIORS, INC. "DX/ DXL", WHITE, ASTM A 653/ A 653M
GLAZING FILM	
FLM-2	3M, SCOTCHAL DUSTED CRYSTAL - #7725 SE - COORDINATE WITH SIGNAGE VENDOR
FLM-9	LLUMAR SAFETY / SECURITY SERIES #SCL SR PS8 - COORDINATE WITH SIGNAGE VENDOR
FLM-12	3M SCOTCHCAL HIGH TACK VINYL GRAPHIC FILM, #IJ39, RED MATTE OPAQUE

DOOR, FRAME AND HARDWARE GROUP SCHEDULE

ASSEMBLY		DOOR				HARDWARE GROUP	REMARKS
NUMBER	LOCATION	TYPE	WIDTH	HEIGHT	THICKNESS		
100	VESTIBULE	EX	EX	EX	EX	AL-01 alm.	CC TO PROVIDE AND INSTALL NEW BAC STANDARDS HARDWARE.
101.1	ATM ROOM	A	3'-6"	8'-0" V.I.F.	1 3/4"	17	PROVIDE PEEP SCOPE.
101.2	ATM ROOM	A	3'-0"	7'-0" V.I.F.	1 3/4"	06	
102	STORAGE	EX	EX	EX	EX	13	

NOTE: FOR HARDWARE GROUPS AND DOOR TYPES SEE SHEET A12.00.

BANK OF AMERICA

Highland Avenue and Fort Union Blvd RATM

Northeast Corner Highland Ave and Fort Union Blvd
Cottonwood Heights, UT 84121

MANHATTAN ID: TBD
NRSP VERSION: 2.0
BULLETIN: 4 - 2018

Gensler

4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
Telephone 949.863.9434
Facsimile 949.553.1676

Issue	Date & Issue Description	By	Check
01	01/07/19 ISSUE FOR PLAN CHECK	NY	AS

Seal/Signature

LICENSED ARCHITECT
NICHOLAS JAMES ACEVEDO
NO. 11607 1870-0301
REN. 5-31-20
STATE OF UTAH

Project Name
Bank of America - Highland Avenue and Fort Union Blvd RATM

Project Number
07.2023.052

CAD File Name
A02-01

Description
PLANS & SCHEDULES

Scale
0 1' 2' 4' 8'

Ref. North

A02.01

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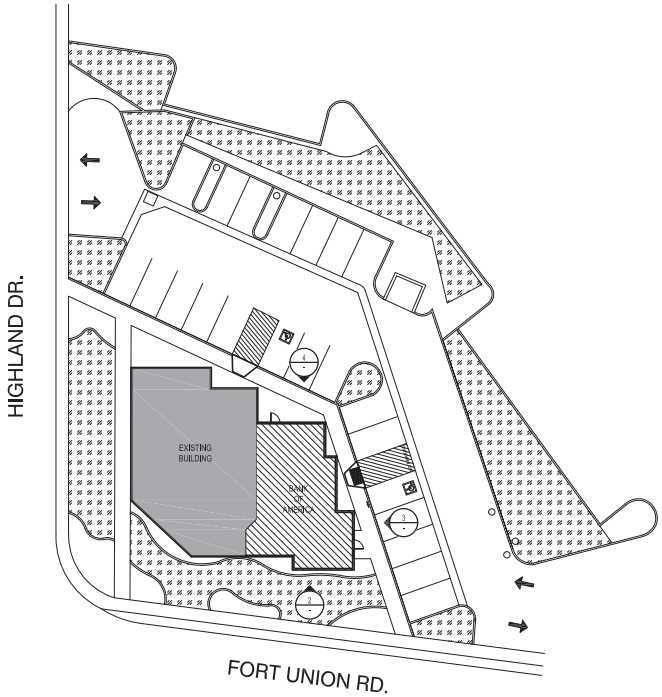
ELEVATION 4
SCALE: NTS

ELEVATION 2
SCALE: NTS

ELEVATION 3
SCALE: NTS



REFERENCE PLAN 1
SCALE: 1/16"=1'-0"

KEYNOTES

01 EXISTING PLASTER, REVEALS, CANOPIES, AWNINGS, VENEERS, AND FIXTURES TO REMAIN.

02 EXISTING STOREFRONTS TO REMAIN.

SHEET NOTES

1. ALL EXTERIOR FINISHES ARE EXISTING TO REMAIN.
2. ALL STOREFRONTS ARE EXISTING TO REMAIN.
3. ALL FIXTURES AND CANOPIES ARE EXISTING TO REMAIN.
4. SIGNAGE UNDER SEPARATE PERMIT.
5. PROVIDE POWER FOR FUTURE ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT.

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Highland Avenue and Fort Union Blvd RATM

Northeast Corner Highland Ave and Fort Union Blvd
Cottonwood Heights, UT 84121

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Issue	Date & Issue Description	By	Check

Seal/Signature

Project Name
Bank of America - Highland Avenue and Fort Union Blvd RATM

Project Number
07.2023.052

CAD File Name
A04-01

Description
SITE & IMAGES

Scale
0 1' 2' 4' 8'

Ref. North

A04.00

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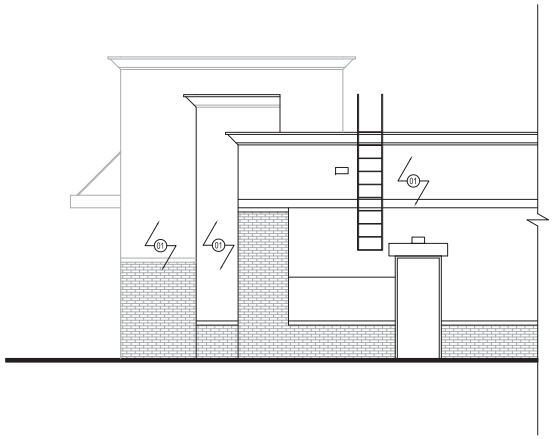
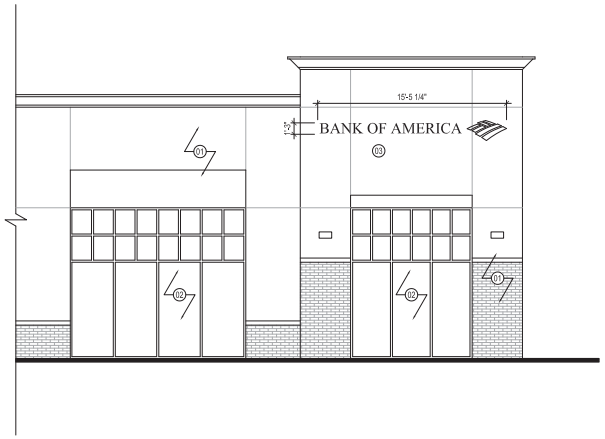
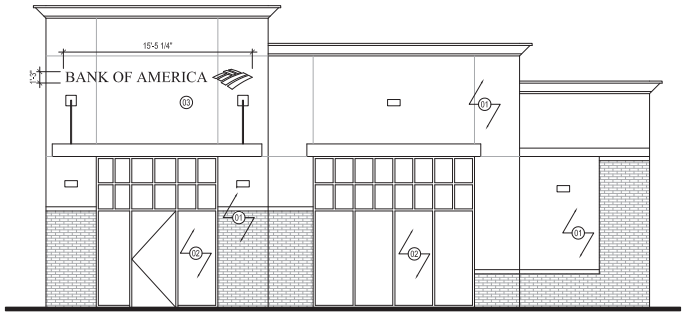


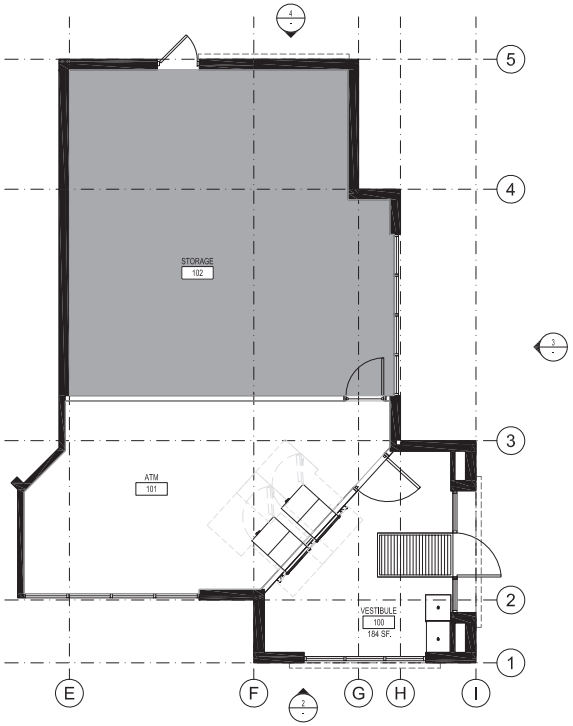
ELEVATION 4
SCALE: 1/4"=1'-0"



ELEVATION 2
SCALE: 1/4"=1'-0"



ELEVATION 3
SCALE: 1/4"=1'-0"



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

KEYNOTES

01 EXISTING PLASTER, REVEALS, CANOPIES, AWNINGS, VENEERS, AND FIXTURES TO REMAIN.

02 EXISTING STOREFRONTS TO REMAIN.

03 FUTURE ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT. SEE ATTACHED SIGNAGE PACKAGE.

SHEET NOTES

1. ALL EXTERIOR FINISHES ARE EXISTING TO REMAIN.
2. ALL STOREFRONTS ARE EXISTING TO REMAIN.
3. ALL FIXTURES AND CANOPIES ARE EXISTING TO REMAIN.
4. SIGNAGE UNDER SEPARATE PERMIT.
5. PROVIDE POWER FOR FUTURE ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT.

BANK OF AMERICA

Highland Avenue and Fort Union Blvd RATM

Northeast Corner Highland Ave and Fort Union Blvd
Cottonwood Heights, UT 84121

MANHATTAN ID: TBD
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Issue	Date & Issue Description	By	Check

Seal/Signature

Project Name
Bank of America - Highland Avenue and Fort Union Blvd RATM

Project Number
07.2023.052

CAD File Name
A04-01

Description
EXTERIOR ELEVATIONS

Scale
0 1' 2' 4' 8'

Ref. North

A04.01

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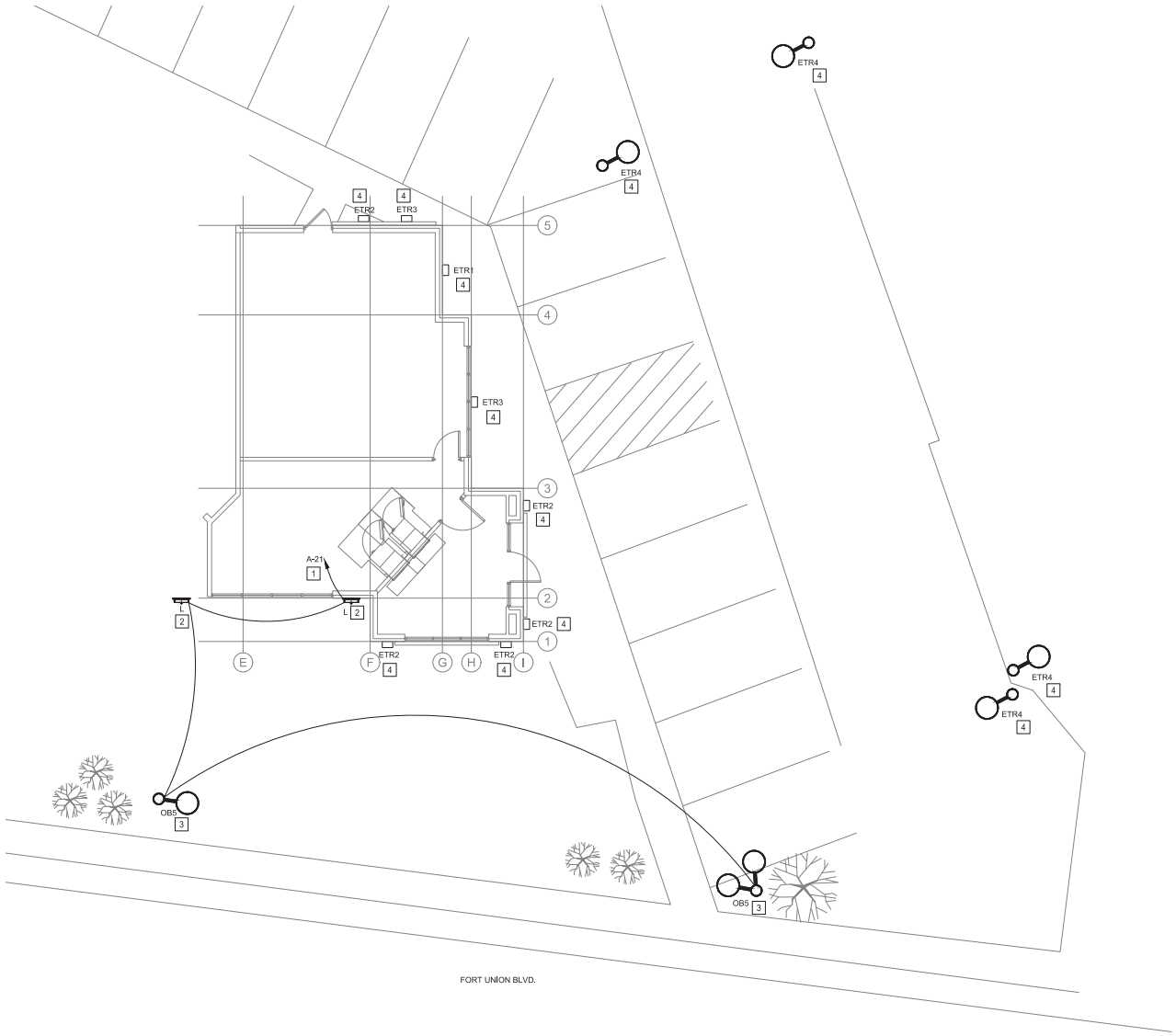

1 SITE PLAN
3/16"=1'-0"

SHEET NOTES

1. LIGHTING CIRCUIT CONTROLLED VIA NEW LIGHTING CONTROL PANEL LOCATED NEXT TO ELECTRICAL PANEL 'B'. COORDINATE LIGHT SCHEDULE WITH OWNER PRIOR TO PROJECT COMPLETION.
2. MATCH MOUNTING HEIGHT OF FIXTURE 'L' TO EXISTING FIXTURE 'ETR2'. FIELD VERIFY EXACT HEIGHT AND REPORT BACK TO ENGINEER.
3. MATCH MOUNTING HEIGHT OF FIXTURE 'OB5' TO EXISTING FIXTURES 'ETR4', INCLUDING POLE HEIGHT. FIELD VERIFY EXACT HEIGHT AND REPORT BACK TO ENGINEER.
4. EXISTING TO REMAIN SITE LIGHTING.

EXISTING CONDITIONS WERE TAKEN SITE SURVEY AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

BANK OF AMERICA

Highland Avenue and Fort Union Blvd ATM

Northeast Corner Highland Ave and Fort Union Blvd
Cottonwood Heights, UT 84121

MANHATTAN ID:	XXX-XXX
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BULLETIN:	2.0

Gensler

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WWW.HENDERSONENGINEERS.COM
1850005150
UT. CORPORATE NUMBER: 4077264-0143
EXPIRES 09/10/19

Issue	Date & Issue Description	By	Check
12/28/18	ISSUE FOR PLAN CHECK		

Seal/Signature

LICENSED PROFESSIONAL ENGINEER
No. 9590797-2202
VINCENT G. MASELIONIS
STATE OF UTAH

Dec 28 2018

Project Name
Bank of America - Highland Avenue and Fort Union Blvd ATM

Project Number
07.2023.052

CAD File Name

Description
SITE PLAN

Scale
AS NOTED

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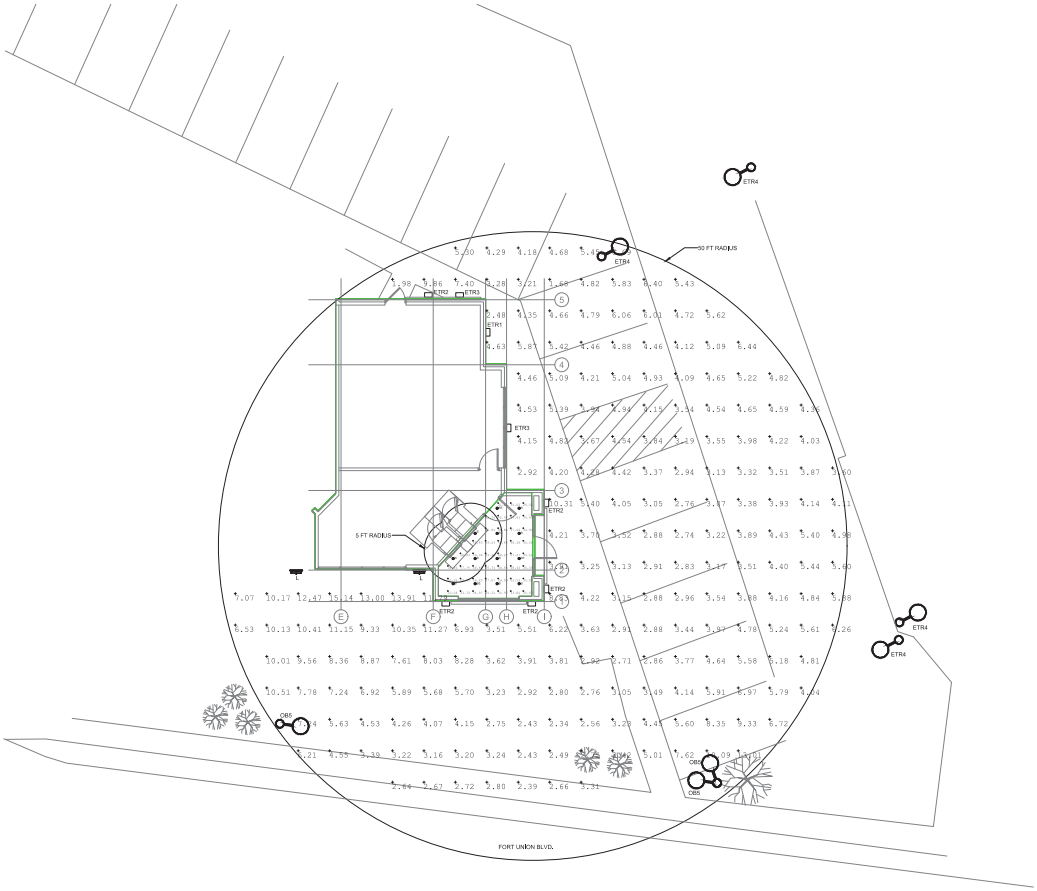
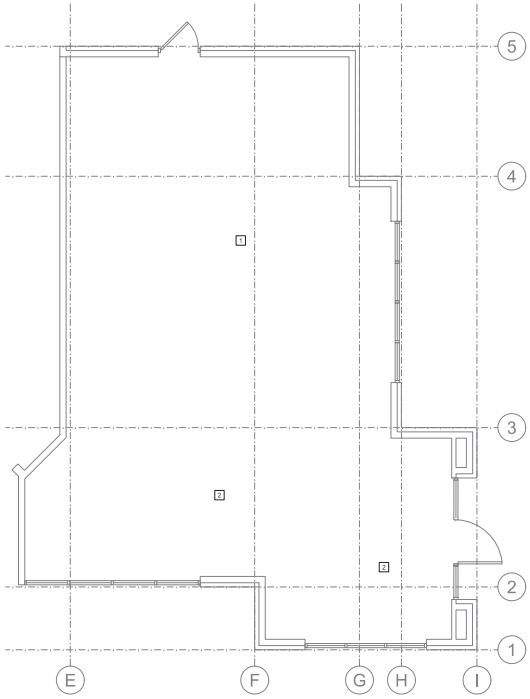
VINCENT G. MASELIONIS



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	13	A	SINGLE	N/A	0.900	LARSON(0181)2 - X08SQ05N-1-2-RAW-HO-HO-SIV (Reflector, Ex Horizon)
	5	ETR1	SINGLE	5000	0.900	MCR 10W FP
	5	ETR2	SINGLE	5000	0.900	MCR 10W FP
	5	ETR3	SINGLE	5000	0.900	MCR 10W FP
	4	ETR4	SINGLE	5000	0.900	LITHONIA - WDGE1 LED NW WDGE1 DDBXHO DM
	4	OB5	SINGLE	5000	0.900	MCR 20W GU 10(CBM)
	4	OB6	SINGLE	N/A	0.900	LEC-PHO-D-P-SC-P-SC-P-SC

DEMO SHEET NOTES

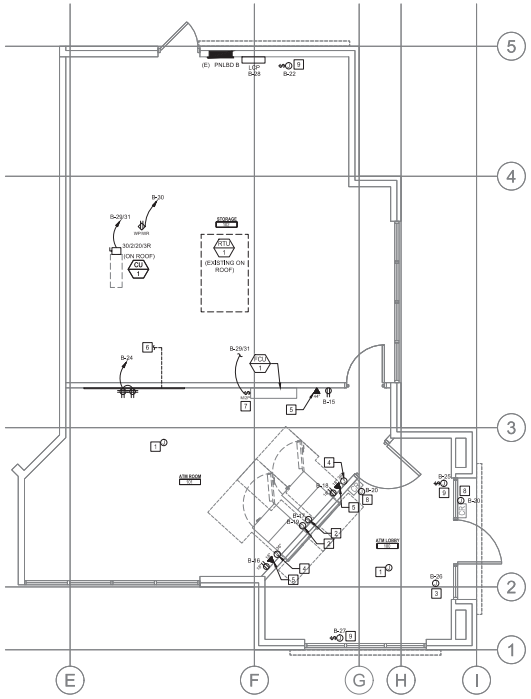
1. EXISTING POWER AND ASSOCIATED CONDUIT IS EXISTING TO REMAIN.
2. REMOVE ALL POWER AND DATA DEVICES FOR NEW ATM AND VESTIBULE ROOMS CIRCUITING.



1 DEMO POWER PLAN
1/4"=1'-0"

POWER SHEET NOTES

1. PROVIDE JUNCTION BOX FOR CONNECTION TO SECURITY CAMERA BY SECURITY CONTRACTOR. VERIFY EXACT LOCATION PRIOR TO ROUGH IN.
2. PROVIDE ABOVE CEILING JUNCTION BOX AND 120V CIRCUIT FOR ATM SURROUND, COORDINATE EXACT LOCATION AND REQUIREMENTS WITH EQUIPMENT INSTALLER.
3. PROVIDE ABOVE CEILING JUNCTION BOX FOR USE BY THE SECURITY CONTRACTOR FOR DYE PACK ACTIVATION EQUIPMENT, COORDINATE EXACT REQUIREMENTS AND LOCATION WITH THE SECURITY CONTRACTOR.
4. PROVIDE JUNCTION BOX CONNECTION TO SECURITY DEVICE BY SECURITY CONTRACTOR. VERIFY EXACT LOCATION PRIOR TO ROUGH IN.
5. PROVIDE 3/4" EMPTY CONDUIT WITH PULLSTRING FROM NEW DEVICE LOCATION TO TELEPHONE BACKBOARD IN LANDLORD ELECTRICAL ROOM, BANK OF AMERICA LOW VOLTAGE CONTRACTOR TO PROVIDE AND PULL CABLE, MAKE FINAL TERMINATIONS, ETC.
6. PROVIDE NEW 2" CONDUIT FROM TENANT TELEPHONE BACKBOARD TO COX COMMUNICATION DEMARCATION POINT LOCATED IN LANDLORD ELECTRICAL ROOM, REFER TO ELECTRICAL SITE PLAN FOR MORE INFORMATION.
7. INDOOR FAN COIL UNIT POWERED VIA SINGLE POINT OF CONNECTION FROM OUTDOOR CONDENSER UNIT, REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
8. PROVIDE JUNCTION BOX FOR 120V POWER CONNECTION TO DOOR HARDWARE, COORDINATE WITH DOOR MANUFACTURER FOR ADDITIONAL CONNECTION REQUIREMENTS.
9. PROVIDE JUNCTION BOX AND DISCONNECT IN ACCESSIBLE LOCATION FOR 120V ELECTRICAL CONNECTION TO SIGNAGE, COORDINATE WITH SIGNAGE CONTRACTOR. PROVIDE INTERCONNECTION BETWEEN JUNCTION BOX AND SIGNAGE DRIVER, COORDINATE WITH SIGNAGE VENDOR FOR FINAL POWER CONNECTIONS.



2 POWER PLAN
1/4"=1'-0"

3 MINI SITE PLAN
NO SCALE

EXISTING CONDITIONS WERE TAKEN SITE SURVEY AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

BANK OF AMERICA

Highland Avenue and Fort Union Blvd ATM

Northeast Corner Highland Ave and Fort Union Blvd
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12/28/18	ISSUE FOR PLAN CHECK		

Seal/Signature

LICENSED PROFESSIONAL ENGINEER
No. 9590707-2202
VINCENT G. MASELIONIS
STATE OF UTAH

Project Name
Dec 28 2018
Bank of America - Highland Avenue and Fort Union Blvd ATM

Project Number
07.2023.052

CAD File Name

Description
POWER PLAN

Scale
AS NOTED

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E02.01

VINCENT G. MASELIONIS

OB-3

D-Series Size 0

LED Area Luminaire

d^series

Specifications

EPA: 0.95 ft² (.09 m²)

Length: 26" (660 mm)

Width: 13" (330 mm)

Height: 7" (178 mm)

Weight (max): 16 lbs (7.3 kg)

Ordering Guide

Accessories

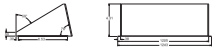
Accessories (Ordered and shipped separately)

DLOR Louver
PSS Square Pole Skirt
PRS Round Pole Skirt
DLBXHS Louver Shield
DSHS/SQ Square Shield
DSHS/RD Round Shield
DSHS/SM Small Round Shield
DSHORT Short Shield
PBBW Bird Spike Wire
DMAS/DWG Mounting Bracket Adapter (specify finish)
DLL Lumecache Optics™ (specify finish)
DLT Tamper Tool

For more control options, visit Lithonia's website.

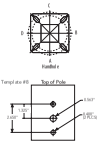
NOTES
1 PTD, PTI, PTU and PTestd related options EXU or IPR3 only available together.
2 Not available with HS or DCR.
3 Not available with HS or DCR.
4 MVOLT drive operates on voltage from 120-277V 50/60 Hz.
5 Single fuse (SF) requires 120V, 208V, 240V or 277V Excelitron LED rated fuse (BAN or MVOLT. It is only available 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V Excelitron LED rated fuse (BAN, 208V or 480V.
7 Not available in PE, PT or PTU. Not available with BLS, BLB or PIR3F options.
8 Not available with HS, SF, DF, DCR, PE, PT, PTU, PTestd or PTI options. Not available in Black or Bronze finish. Not available with PIR3W, PIR3HTC, 10 LO dim zone level only, per ANSI C136.31.
9 Not available with PIR, requires Motion Sensor detect in occupied & vacant per manufacturer. Contact factory for info. Not available with DCR. Fixture will ship with factory default settings. Contact factory for other settings. See Motion Sensor Specifications on page 3 for more information.
10 If BLOCKER is also required, it must be ordered and ship prior to ship of entire fixture. Contact factory for more information.
11 Not available with PIR3W, PIR3HTC or PE.
12 Reference PER Table on page 3 for derate factor.
13 Requires LED dimming driver.
14 Not available with PIR, PIR3W, PIR3HTC, PE, PT, PTU or DCR. See PER Table on page 3.
15 Not available with DCR, MVOLT, 347V and 480V. For PIR3 or PIR3W use PER Table on page 3. Sign & Ext. Dwell to Dawn required.
16 Not available with other dimming control options.
17 Not available with PIR, PIR3W, PIR3HTC, PE, PT or PTU. Not available on remote mounting and accessories information.
18 Requires luminaire to be specified with PER, PIR3W or PIR3HTC. See PER Table on page 3.
19 Not RoHS compliant.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter **

Tenon O.D.	Orientation	A	B	C	D	E	F	G
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490		
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490		
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490		

Pole Drilling Accommodations - Cut Sheet for Tenon Mounting Slipfitter

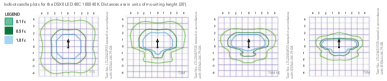
Tenon O.D.	Drilling Pattern	Drilling Depth	Drilling Location
2-3/8"	1 at 90°	2.2 (56)	3.0 (76)
2-7/8"	1 at 90°	2.2 (56)	3.0 (76)
4"	1 at 90°	2.2 (56)	3.0 (76)

Note: All drilling dimensions are in inches (centimeters) unless otherwise specified.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D Series Area Size 0 home page.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



Ordering Information

B = Capable options indicated by B under each category.

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P2 P3 P4 P5 P6 P7 P8 Rotated optics: P10 P11 P12	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBER Amber phosphor converted	T1S Type I short; T2S Type II short; T2M Type II medium; T3M Type III medium; T3LG Type III long with glare control; T4M Type IV medium; T5W Type V wide; T5VS Type V very wide	MVOLT; 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adapter; RPUMBA Round pole universal mounting adapter. Shipped separately: KMA8 DDBXD Mast arm mount kit (bracket adapter type specified)

Options

Shipped installed	Other options	Finish (required)
HS House side shield [1]	PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1 fc [2,3]	DDBXD Dark bronze
PE Photoelectric cell, button type [4]	PIR3 Five-year warranty, bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1 fc [2,3]	DBLXD Black
DCR Dual circuitry for 50/50 operation [5]	PIR3W Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1 fc [2,3]	DNAXD Natural aluminum
SF Single fuse (120, 277, 347V) [6]	PIR3HTC Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1 fc [2,3]	DWHXD Textured white
DF Double fuse (208, 240, 480V) [7]	BLS Bi-level combined dimming, 30% [2,8,9]	DSSTXD Textured dark bronze
DL Left oriented optics [8]	BLB Bi-level combined dimming, 50% [2,8,9]	DBLBXD Textured black
RR Right oriented optics [8]	P7MEDS Port mighty dim 50 watts [10]	DNATXD Textured natural aluminum
DS External glare shield	P7MEDS1 Port mighty dim 1 watts [10]	DWHGXD Textured white
	P7MEDS2 Port mighty dim 2 watts [10]	
	P7MEDS3 Port mighty dim 3 watts [10]	
	P7MEDS4 Port mighty dim 4 watts [10]	
	P7MEDS5 Port mighty dim 5 watts [10]	
	P7MEDS6 Port mighty dim 6 watts [10]	
	FAO Field adjustable output [11]	

Ordering Information

Accessories

Accessories (Ordered and shipped separately)

DLOR Louver
PSS Square Pole Skirt
PRS Round Pole Skirt
DLBXHS Louver Shield
DSHS/SQ Square Shield
DSHS/RD Round Shield
DSHS/SM Small Round Shield
DSHORT Short Shield
PBBW Bird Spike Wire
DMAS/DWG Mounting Bracket Adapter (specify finish)
DLL Lumecache Optics™ (specify finish)
DLT Tamper Tool

For more control options, visit Lithonia's website.

NOTES
1 PTD, PTI, PTU and PTestd related options EXU or IPR3 only available together.
2 Not available with HS or DCR.
3 Not available with HS or DCR.
4 MVOLT drive operates on voltage from 120-277V 50/60 Hz.
5 Single fuse (SF) requires 120V, 277V or 347V Excelitron LED rated fuse (BAN or MVOLT. It is only available 120V or 277V specified.
6 Single fuse (SF) requires 120V, 208V, 240V or 277V Excelitron LED rated fuse (BAN, 208V or 480V.
7 Not available in PE, PT or PTU. Not available with BLS, BLB or PIR3F options.
8 Not available with HS, SF, DF, DCR, PE, PT, PTU, PTestd or PTI options. Not available in Black or Bronze finish. Not available with PIR3W, PIR3HTC, 10 LO dim zone level only, per ANSI C136.31.
9 Not available with PIR, requires Motion Sensor detect in occupied & vacant per manufacturer. Contact factory for info. Not available with DCR. Fixture will ship with factory default settings. Contact factory for other settings. See Motion Sensor Specifications on page 3 for more information.
10 If BLOCKER is also required, it must be ordered and ship prior to ship of entire fixture. Contact factory for more information.
11 Not available with PIR3W, PIR3HTC or PE.
12 Reference PER Table on page 3 for derate factor.
13 Requires LED dimming driver.
14 Not available with PIR, PIR3W, PIR3HTC, PE, PT or PTU. Not available on remote mounting and accessories information.
15 Not available with DCR, MVOLT, 347V and 480V. For PIR3 or PIR3W use PER Table on page 3. Sign & Ext. Dwell to Dawn required.
16 Not available with other dimming control options.
17 Not available with PIR, PIR3W, PIR3HTC, PE, PT or PTU. Not available on remote mounting and accessories information.
18 Requires luminaire to be specified with PER, PIR3W or PIR3HTC. See PER Table on page 3.
19 Not RoHS compliant.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for operation in ambient temperatures of 0–40°C (32–104°F).

Ambient	Lumen Multiplier
0°C	1.07
5°C	1.05
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Watts (W)	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	29	0.25	0.16	0.15	0.13	0.10	0.08
	P2	30	700	40	0.41	0.23	0.20	0.18	0.13	0.11
	P3	30	1000	71	0.68	0.37	0.32	0.27	0.21	0.15
	P4	40	1000	92	0.77	0.45	0.39	0.33	0.25	0.20
	P5	40	700	69	0.74	0.41	0.35	0.30	0.23	0.20
	P6	40	1000	138	1.13	0.65	0.55	0.48	0.35	0.29
	P7	60	1000	196	1.56	0.85	0.80	0.68	0.50	0.37
Rotated Optics (Contact Factory for data)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1000	108	0.88	0.50	0.46	0.39	0.31	0.23
	P13	30	1300	138	1.16	0.62	0.54	0.48	0.37	0.27

Projected LED Lumen Maintenance

Data of accurate enough quality to be presented in graph form will be available for the platform noted in a 25°C ambient. Based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L70, use the lumen multiplier factor that corresponds to the desired number of operating hours below. For a life lumen maintenance only, contact factory.

Operating Hours	25,000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Motion Sensor Default Settings

Operation	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIR3W	30% (3 fc at mounting height)	100% (30 fc at mounting height)	Disabled at 1fc	5 min	3 sec	5 min
PIR3HTC or PIR3W HTC	30% (3 fc at mounting height)	100% (30 fc at mounting height)	Disabled at 1fc	5 min	3 sec	5 min

*Factory default shown. Dual switching capabilities provide additional energy savings.

PER Table

Control	PER (Photocell)	PIR3W (Tri-Level)		PIR3HTC (Tri-Level)	
		Dim to 30% (3 fc)	Dim to 100% (30 fc)	Dim to 30% (3 fc)	Dim to 100% (30 fc)
Motion sensor (default)	✔	Dim to 30% (3 fc)	Dim to 100% (30 fc)	Dim to 30% (3 fc)	Dim to 100% (30 fc)
NLTAIR2 PIR	✔	Dim to 30% (3 fc)	Dim to 100% (30 fc)	Dim to 30% (3 fc)	Dim to 100% (30 fc)
NLTAIR2 PIR High Mounting	✔	Dim to 30% (3 fc)	Dim to 100% (30 fc)	Dim to 30% (3 fc)	Dim to 100% (30 fc)
Nightpod®	✔	Dim to 30% (3 fc)	Dim to 100% (30 fc)	Dim to 30% (3 fc)	Dim to 100% (30 fc)
Nightpod® w/ Wireless	✔	Dim to 30% (3 fc)	Dim to 100% (30 fc)	Dim to 30% (3 fc)	Dim to 100% (30 fc)

✔ = Compatible
✔ = Not recommended
▲ = Unstable

* Factory default shown. Dual switching capabilities provide additional energy savings.

Performance Data

Lumen Output

Lumen values are for a given area in an upward or side plane. Data is rounded and is to be represented as if the configuration shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	D.E. Watts	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW	AMBER (Amber Phosphor Converted) Lumens	B	U	G	LPW
40	700	P5	69W	T1S	8,833	2	0	2	129	9,008	2	0	2	131	9,078	2	0	2	132	1,893	0	0	0	28
				T2S	8,826	2	0	2	129	9,000	2	0	2	131	9,069	2	0	2	132	1,891	0	0	0	28
				T2M	8,979	2	0	2	131	9,158	2	0	2	133	9,229	2	0	2	134	1,924	0	0	0	28
				T3M	8,826	2	0	2	129	9,000	2	0	2	131	9,069	2	0	2	132	1,891	0	0	0	28
				T3LG	8,669	2	0	2	126	8,840	2	0	2	129	8,911	2	0	2	130	1,858	0	0	0	27
				T4M	8,833	2	0	2	129	9,008	2	0	2	131	9,078	2	0	2	132	1,893	0	0	0	28
				T5W	9,062	2	0	2	132	9,243	2	0	2	134	9,315	2	0	2	135	1,942	0	0	0	28
				T5VS	9,276	3	0	3	132	9,461	3	0	3	136	9,536	3	0	3	136	1,988	0	0	0	28
				BLC	4,638	1	0	1	67	4,731	1	0	1	68	4,768	1	0	1	69	994	0	0	0	14
				TFTM	7,920	2	0	2	114	8,077	2	0	2	116	8,140	2	0	2	117	1,697	0	0	0	24
				LCCO	10,144	4	0	3	127	10,347	4	0	3	130	10,429	4	0	3	131	1,729	0	0	0	25
				RCCO	8,371	2	0	2	108	8,539	2	0	2	110	8,607	2	0	2	111	1,793	0	0	0	23
				LCW	8,033	2	0	2	103	8,194	2	0	2	105	8,259	2	0	2	106	1,721	0	0	0	22
				RCW	8,033	2	0	2	103	8,194	2	0	2	105	8,259	2	0	2	106	1,721	0	0	0	22
				SPWM	8,670	2	0	2	111	8,844	2	0	2	113	8,914	2	0	2	114	1,858	0	0	0	24
				RPWM	8,670	2	0	2	111	8,844	2	0	2	113	8,914	2	0	2	114	1,858	0	0	0	24
				BLL	4,335	1	0	1	56	4,422	1	0	1	57	4,457	1	0	1	57	929	0	0	0	12
				BLR	4,335	1	0	1	56	4,422	1	0	1	57	4,457	1	0	1	57	929	0	0	0	12
				VLL	8,833	2	0	2	113	9,011	2	0	2	115	9,082	2	0	2	116	1,893	0	0	0	24
				VLR	8,833	2	0	2	113	9,011	2	0	2	115	9,082	2	0	2	116	1,893	0	0	0	24
				BLW	8,669	2	0	2	111	8,844	2	0	2	113	8,914	2	0	2	114	1,858	0	0	0	24
				LWR	8,833	2	0	2	113	9,011	2	0	2	115	9,082	2	0	2	116	1,893	0	0	0	24
				LCWM	9,062	2	0	2	116	9,243	2	0	2	118	9,315	2	0	2	119	1,942	0	0	0	25
				RCWM	9,062	2	0	2	116	9,243	2	0	2	118	9,315	2	0	2	119	1,942	0	0	0	25
				LCWH	9,276	3	0	3	118	9,461	3	0	3	121	9,536	3	0	3	122	1,988	0	0	0	25
				RCWH	9,276	3	0	3	118	9,461	3	0	3	121	9,536	3	0	3	122	1,988	0	0	0	25
				BLBW	8,669	2	0	2	111	8,844	2	0	2	113	8,914	2	0	2	114	1,858	0	0	0	24
				RBW	8,669	2	0	2	111	8,844	2	0	2	113	8,914	2	0	2	114	1,858	0	0	0	24
				SLL	4,638	1	0	1	59	4,731	1	0	1	60	4,768	1	0	1	61	994	0	0	0	13
				SLR	4,638	1	0	1	59	4,731	1	0	1	60	4,768	1	0	1	61	994	0	0	0	13
				SLW	4,638	1	0	1	59	4,731	1	0	1	60	4,768	1	0	1	61	994	0	0	0	13
				DM	4,638	1	0	1	59	4,731	1	0	1	60	4,768	1	0	1	61	994	0	0	0	13
				DM19	4,638	1	0	1	59	4,731	1	0	1	60	4,768	1	0	1	61	994	0	0	0	13
				DM28	4,638	1	0	1	59	4,731	1	0	1	60	4,768	1	0	1	61	994	0	0	0	13
				DM29	4,638	1	0	1	59	4,731	1	0	1	60	4,768	1	0	1	61	994	0	0	0	13
40	1000	P6	124W	T1S	12,000	3	0	3	97	12,240	3	0	3	99	12,329	3	0	3	100	2,570	0	0	0	21
				T2S	11,988	3	0	3	97	12,228	3	0	3	99	12,317	3	0	3	100	2,568	0	0	0	21
				T2M	12,200	3	0	3	98	12,444	3	0	3	100	12,535	3	0	3	101	2,614	0	0	0	21
				T3M	11,988	3	0	3	97	12,228	3	0	3	99	12,317	3	0	3	100	2,568	0	0	0	21
				T3LG	11,777	3	0	3	95	12,012	3	0	3	97	12,099	3	0	3	98	2,523	0	0	0	20
				T4M	11,988	3	0	3	97	12,228	3	0	3	99	12,317	3	0	3	100	2,568	0	0	0	21
				T5W	12,088	3	0	3	98	12,330	3	0	3	100	12,420	3	0	3	101	2,588	0	0	0	21
				T5VS	12,376	3	0	3	100	12,624	3	0	3	102	12,717	3	0	3	103	2,651	0	0	0	21
				BLC	6,188	2	0	2	50	6,312	2	0	2	51	6,358	2	0	2	51	1,325	0	0	0	11
				TFTM	10,563	3	0	3	86	10,774	3	0	3	88	10,853	3	0	3	88	2,263	0	0	0	18
				LCCO	13,525	4	0	4	107	13,795	4	0	4	109	13,896	4	0	4	110	2,305	0	0	0	19
				RCCO	11,161	3	0	3	90	11,384	3	0	3	92	11,468	3	0	3	92	2,391	0	0	0	19
				LCW	10,711	3	0	3	86	10,926	3	0	3	88	11,006	3	0	3	89	2,294	0	0	0	18
				RCW	10,711	3	0	3	86	10,926	3	0	3	88	11,006	3	0	3	89	2,294	0	0	0	18
				SPWM	11,559	3	0	3	93	11,790	3	0	3	95	11,877	3	0	3	96	2,477	0	0	0	19
				RPWM	11,559	3	0	3	93	11,790	3	0	3	95	11,877	3	0	3	96	2,477	0	0	0	19
				BLL	5,779	2	0	2	47	5,895	2	0	2	47	5,939	2	0	2	48	1,238	0	0	0	10
				BLR	5,779	2	0	2	47	5,895	2	0	2	47	5,939	2	0	2	48	1,238	0	0	0	10
				VLL	11,777	3	0	3	95	12,012	3	0	3	97	12,099	3	0	3	98	2,523	0	0	0	20
				VLR	11,777	3	0	3	95	12,012	3	0	3	97	12,099	3	0	3	98	2,523	0	0	0	20
				BLW	11,559	3	0	3	93	11,790	3	0	3	95	11,877	3	0	3	96	2,477	0	0	0	19
				LWR	11,777	3	0	3	95	12,012	3	0	3	97	12,099	3	0	3	98	2,523	0	0	0	20
				LCWM	12,088	3	0	3	97	12,330	3	0	3	99	12,420	3	0	3	100	2,588	0	0	0	21
				RCWM	12,088	3	0	3	97	12,330	3	0	3	99	12,420	3	0	3	100	2,588	0	0	0	21
				LCWH	12,376	3	0	3	100	12,624	3	0	3	102	12,717	3	0	3	103	2,651	0	0	0	21
				RCWH	12,376	3	0	3	100	12,624	3	0	3	102	12,717	3	0	3	103	2,651	0	0	0	21
				BLBW	11,559	3	0	3	93	11,790	3	0	3	95	11,877	3	0	3	96	2,477	0	0	0	19
				RBW	11,559	3	0	3	93	11,790	3	0	3	95	11,877	3	0	3	96	2,477	0	0	0	19
				SLL	6,188	2	0	2	50	6,312	2	0	2	51	6,358	2	0	2	51	1,325	0	0	0	11
				SLR	6,188	2	0	2	50	6,312	2	0	2	51	6,358	2	0	2	51	1,325	0	0	0	11
				SLW	6,188	2	0	2	50	6,312	2	0	2	51	6,358	2	0	2	51	1,325	0	0	0	11
				DM	6,188	2	0	2	50	6,312	2	0	2	51	6,358	2	0	2	51	1,325	0	0	0	11
				DM19	6,188	2	0	2	50	6,312	2	0	2	51	6,358	2	0	2	51	1,325	0	0	0	11
				DM28	6,188	2	0	2	50	6,312	2	0	2	51	6,358	2	0	2	51	1,325	0	0	0	11
				DM29	6,188	2	0	2	50	6,312	2	0	2	51	6,358	2	0	2	51	1,325	0	0	0	11

Performance Data

Lumen Output

Lumen values are for a given area in an upward or side plane. Data is rounded and is to be represented as if the configuration shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	D.E. Watts	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW	AMBER (Amber Phosphor Converted) Lumens	B	U	G	LPW
30	530	P10	53W	T1S	6,707	2	0	2	127	7,247	2	0	2	137	7,139	2	0	2	135	1,437	0	0	0	27
				T2S	6,697	2	0	2	126	7,235	2	0	2	136	7,127	2	0	2	134	1,435	0	0	0	27
				T2M	6,899	2	0	2	130	7,454	2	0	2	140	7,343	2	0	2	138	1,479	0	0	0	28
				T3M	6,697	2	0	2	126	7,235	2	0	2	136	7,127	2	0	2	134	1,435	0	0	0	27
				T3LG	6,495	2	0	2	122	7,016	2	0	2	132	6,911	2	0	2	130	1,391	0	0	0	26
				T4M	6,697	2	0	2	126	7,235	2	0	2	136	7,127	2	0	2	134	1,435	0	0	0	27
				T5W	6,809	2	0	2	128	7,357	2	0	2	138	7,248	2	0	2	136	1,458	0	0	0	27
				T5VS	6,809	2	0	2	128	7,357	2	0	2	138	7,248	2	0	2	136	1,458	0	0	0	27
				BLC	3,405	1	0	1	64	3,679	1	0	1	69	3,624	1	0	1	68	729	0	0	0	14
				TFTM	5,836	2	0	2	110	6,303	2	0	2	119	6,211	2	0	2	117	1,249	0	0	0	23
				LCCO	7,477	2	0	2	141	8,076	2	0	2	152	7,955	2	0	2	150	1,599	0	0	0	30
				RCCO	6,172	2	0	2	116	6,666	2	0	2	125	6,567	2	0	2	123	1,319	0	0	0	25
				LCW	5,920	2	0	2	112	6,394	2	0	2	121	6,299	2	0	2	119	1,266	0	0	0	24
				RCW	5,920	2	0	2	112	6,394	2	0	2	121	6,299	2	0	2	119	1,266	0	0	0	24
				SPWM	6,390	2	0	2	120	6,901	2	0	2	130	6,798	2	0	2	128	1,367	0	0	0	26
				RPWM	6,390	2	0	2	120	6,901	2	0	2	130	6,798	2	0	2	128	1,367	0	0	0	26
				BLL	3,195	1	0	1	60	3,450	1	0	1	65	3,399	1	0	1	64	683	0	0	0	13

MEMORANDUM

To:	Architectural Review Commission (ARC)
From:	Andy Hulka, Associate Planner
Date:	February 28, 2019
Subject:	CUP-15-005, Felt Dental Office Landscaping (Revised), 6800 S. Highland Dr.

NOVEMBER 2018 ARC MEETING

This project was last reviewed by the ARC on November 29, 2018. The November ARC meeting minutes include the following comments about the request:

"Chair Peters expressed concern with what is proposed and what can fit in the space. He requested a plan showing the full scale of the maturity of the plant materials and spacing. He expressed concern with the lack of trees. A clear design for trees was requested."

The applicant has submitted a revised landscaping plan and written response for ARC review.

APPLICANT'S RESPONSE

Cottonwood Heights ARC:

Attached is a professionally drawn landscape plan of the landscaping that has already been installed.

Comparing the plan that was approved back in 2015 to what was installed, this final result will be a bit easier to maintain, less demanding of water, and probably better looking. In our previous meeting back in November there was concern about the lack of trees. Trees have been planted where they are logical, and avoided where they would cause problems. The buffer space between the parking lot and property lines has such low hanging utility wires that normal trees would cause problems. See photo 1 from the south west corner of the property looking northward along the west retaining wall. I put my hand on the wire to show just how low hanging it is. Photo 2 is directed eastward along the northern retaining wall. To avoid these wires, we planted seven narrow Juniper trees that grow only about 3' wide to give vertical form without causing problems. We also planted widely spreading native or nearly native plants that will drape over the retaining walls to soften their harshness and make the neighbors happier. There is a clump of three "autumn brilliance" Serviceberry trees in the southwest corner where they will work well. There are five full-grown flowering pears just over the northern property line that will quickly fill in to the 10' setback along the north side of the building. These were trimmed back during construction. There is a narrow strip of land, less than 4' wide that separates our driveway from that of the property immediately to the south. That had been approved for upright hornbeams.

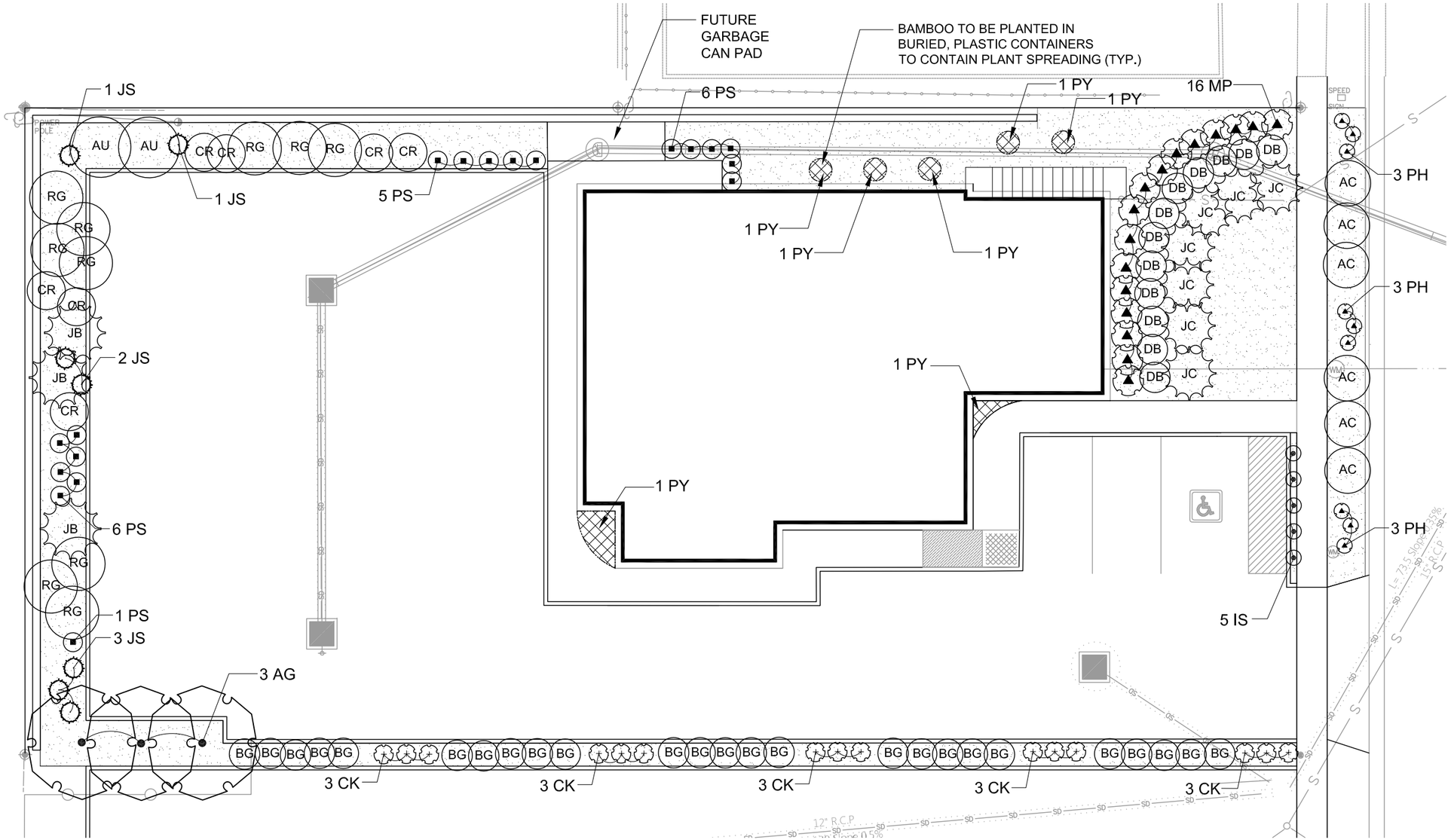
These would eventually get too big for that space. Trees could be planted in the front area of the property, but this building is unique and I don’t want it covered from the street.

We think this landscaping will look good with our building and is in harmony with the city's goal of making this gateway district visually appealing.

Eric Felt

Photo 1

Photo 2



LANDSCAPE NOTES

1. All landscape areas to receive 2" stone mulch. Stone mulch to be 1-2" in diameter.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AG	3	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	15 gal clump
JS	7	Juniperus scopulorum `Skyrocket`	Skyrocket Juniper	15 gal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
AU	2	Amelanchier utahensis	Utah Serviceberry	5 gal
AC	6	Arctostaphylos x coloradoensis `Chieftain`	Manzanita	5 gal
BG	25	Buxus x `Green Velvet`	Boxwood	5 gal
CR	7	Chrysothamnus nauseosus	Rubber Rabbitbrush	5 gal
DB	12	Daphne x burkwoodii `Carol Mackie`	Carol Mackie Daphne	5 gal
JB	3	Juniperus sabina `Buffalo`	Buffalo Juniper	5 gal
JC	7	Juniperus sabina `Calgary Carpet` TM	Calgary Carpet Juniper	5 gal
RG	10	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CK	15	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal
MP	16	Miscanthus sinensis `Purpurescens`	Flame Grass	2 gal
PS	18	Panicum virgatum `Shenandoah`	Switch Grass	2 gal
PH	9	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	2 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
IS	5	Iris pallida `Variegata`	Variegated Sweet Iris	1 gal

BAMBOO	QTY	BOTANICAL NAME	COMMON NAME	CONT
PY	7	Phyllostachys aureosulcata	Yellow-Grove Bamboo	1 gal

LEGEND

STONE MULCH

NORTH

0 15 30 FEET

Date	Initial	Revisions

Felt Dentist Office

6800 South Highland Drive
Cottonwood Heights, UT

Sheet Title: Landscape Plan

Date: February 19, 2019

Sheet No. LP-101

STAFF RECOMMENDATION

The applicant has complied with the commission's request to provide a professional landscape plan. The landscape plan meets the requirement of the Residential Office zone to provide trees in the landscaped buffer area at least every 30 feet. Staff recommends approval of a revised Certificate of Design Compliance.

MODEL MOTIONS

Approval

I move to issue a revised Certificate of Design Compliance for project CUP-15-005, a request from Eric & Joyce Felt for a new landscaping plan at 6800 S. Highland Dr.

- Add any conditions of approval…

Denial

I move to deny a revised Certificate of Design Compliance for project CUP-15-005, a request from Eric & Joyce Felt for a new landscaping plan at 6800 S. Highland Dr.

- List reasons for denial…

MEMORANDUM

To:	Architectural Review Commission (ARC)
From:	Andy Hulka, Associate Planner
Date:	February 28, 2019
Subject:	SPL-19-002, New Single-Family Dwelling, 7389 S. Prospector Drive.

INTRODUCTION

This is an application for architectural review and approval of a Certificate of Design Compliance for a proposed single-family home at 7389 S. Prospector Drive. ARC review of this project is required because the property is in the city's Gateway Overlay zoning district.

> **19.49.060 Gateway Overlay District.**
> C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.
> D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:
> 1. The proposed work must comply with the applicable design guidelines for that overlay district;
> 2. The integrity of an individual historic structure is preserved, if applicable;
> 3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,
> 4. The overall character of the Gateway Overlay District is protected.

PROPOSAL

This proposal is for a new home on a 0.53-acre parcel. The current zoning designation on the property is Residential Single-Family (R-1-8). The applicant has submitted a site plan and building elevations. Included in this memo are copies of each relevant plan.

AERIAL VIEW

ARCHITECTURE

The plans for the proposed home show exposed concrete along most of the basement level with engineered wood siding and stone veneer on the main and upper levels. A flat roof is proposed. A deck area with a pool and hot tub is proposed on top of the garage.

SITE PLAN AND LANDSCAPING

The landscape plan includes a path with concrete pavers and decomposed granite, a fire pit with a seating area, and sections of blue turf. A variety of shrubs and trees are proposed throughout.

APPROVAL PROCESS

Prior to the issuance of any permit for building and/or site work, staff will review final plan submittals for compliance with applicable city ordinances pertaining to setbacks, building height, landscaping, parking, etc. Issuance of a Certificate of Design Compliance will ensure that the applicant has complied with pertinent city ordinances regarding architecture and site design.

APPLICANT INFORMATION

- Rocco Vrba
  - 801-708-2086

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for Project SPL-19-002, a request from Rocco Vrba, for the construction of a home on the property located at 7389 S. Prospector Drive.

- Add any conditions of approval…

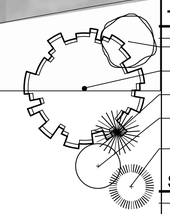
Denial

I move to deny a Certificate of Design Compliance for Project SPL-19-002, a request from Rocco Vrba, for the construction of a home on the property located at 7389 S. Prospector Drive.

- List reasons for denial…

ATTACHMENTS

1. Landscape Plan
2. Floor Plans
3. Building Elevations



CONCRETE PAVERS

DRY STREAMBED LOOK

"FLOATING" CONCRETE STAIRS

CORTEN STEEL RETAINING WALLS

FIRE PIT
50" Grand Corinthian Copper Auto Ignition Fire Pit
WoodlandDirect.com

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
	QUERCUS BERBERIDIFOLIA	SCRUB OAK	14	1" CAL	LOW	
	ACER GRISEUM	PAPERBARK MAPLE	5	2" CAL	LOW	
	PINUS STROBUS 'FASTIGIATA'	EASTERN WHITE PINE	12	6' TALL	LOW	
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	5	2" CAL	LOW	
	PINUS NIGRA OREGON GREEN POM POM VERSION	OREGON GREEN PINE	2	10-15 GAL.	MODERATE	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
FT'S	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	SPRING GLORY FORSYTHIA	13	5 GAL	HIGH	
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	9	5 GAL	LOW	
JS'S	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	9	15 GAL	LOW	
MRC	MAHONIA REPENS	CREEPING MAHONIA	19	5 GAL	HIGH	
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE	9	5 GAL	HIGH	
R'KO	ROSA X RADRAZZ	KNOCK OUT ROSE	6	5 GAL	HIGH	
SB'L	SPIREA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	14	5 GAL	MODERATE	
YF'G	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	34	2 GAL	HIGH	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	24	1 GAL	HIGH	
MS'G	MISCANTHUS SINENSIS 'MOONLIGHT'	MOONLIGHT MAIDEN GRASS	34	1 GAL.	LOW	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
LA'E	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	58	1 GAL.	LOW	
S'AJ	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONE CROP	43	1 GAL.	LOW	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	1" DARK GRAY GRAVEL (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	5,480 SQ.FT. (67 CU.YD)	LOCATED IN ALL PLANTERS BESIDES SPECIFIED
	BLUE TURF AREA	815 SQ.FT.	
	DARK BLUE TURF AREA	331 SQ.FT.	
	1 1/2-2 " OQUIRRH GRAVEL (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	1,170 SQ.FT. (11 CU.YD)	LOCATED WHERE SPECIFIED
	3'-6' BOULDERS (COULD USE SOME EXISTING ON PROPERTY: NOT THE GRANITE BOULDERS)	77	
	FIREPIT: WOODLAND DIRECT 50" GRAND CORINTHIAN COPPER AUTO IGNITION FIRE PIT		

ISSUE DATE	PROJECT NUMBER
02-12-2019	UT18087

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

VRBA RESIDENCE

7389 S. PROSPECTOR DR.
COTTONWOOD HEIGHTS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
ROCCO VRBA
ROSVRBA@GMAIL.COM

Client / Engineer:
BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
WWW.BENCHMARKCIVIL.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

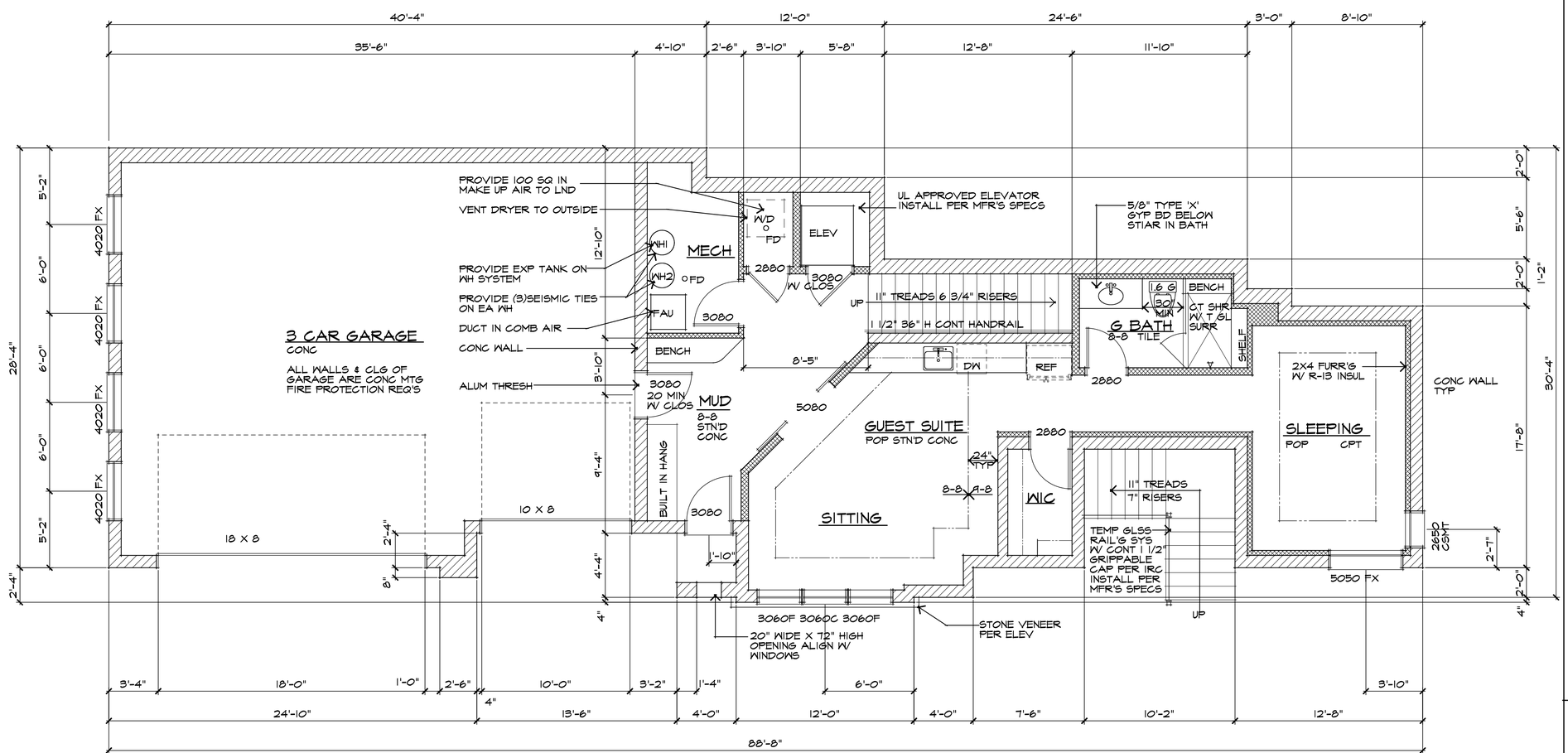
LICENSED LANDSCAPE ARCHITECT
JOSEPH T. ANDREWS
01281-5301
02/12/2019
STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/13/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



BASEMENT FLOOR PLAN

1/4" = 1'-0" 1062 SQ FT

REF: SHEET A4 FOR GENERAL NOTES

TIM PFUHL

DESIGN & DRAFTING
NEW HOMES, REMODELS
ADDITIONS, BASEMENTS

PFUHLDESIGN@MSN.COM
PH. 801.589.9700

NEW HOME FOR:
ROCCO VRBA
7389 S PROSPECTOR DR
COTTONWOOD HEIGHTS, UT

12 FEB 2019

SHEET

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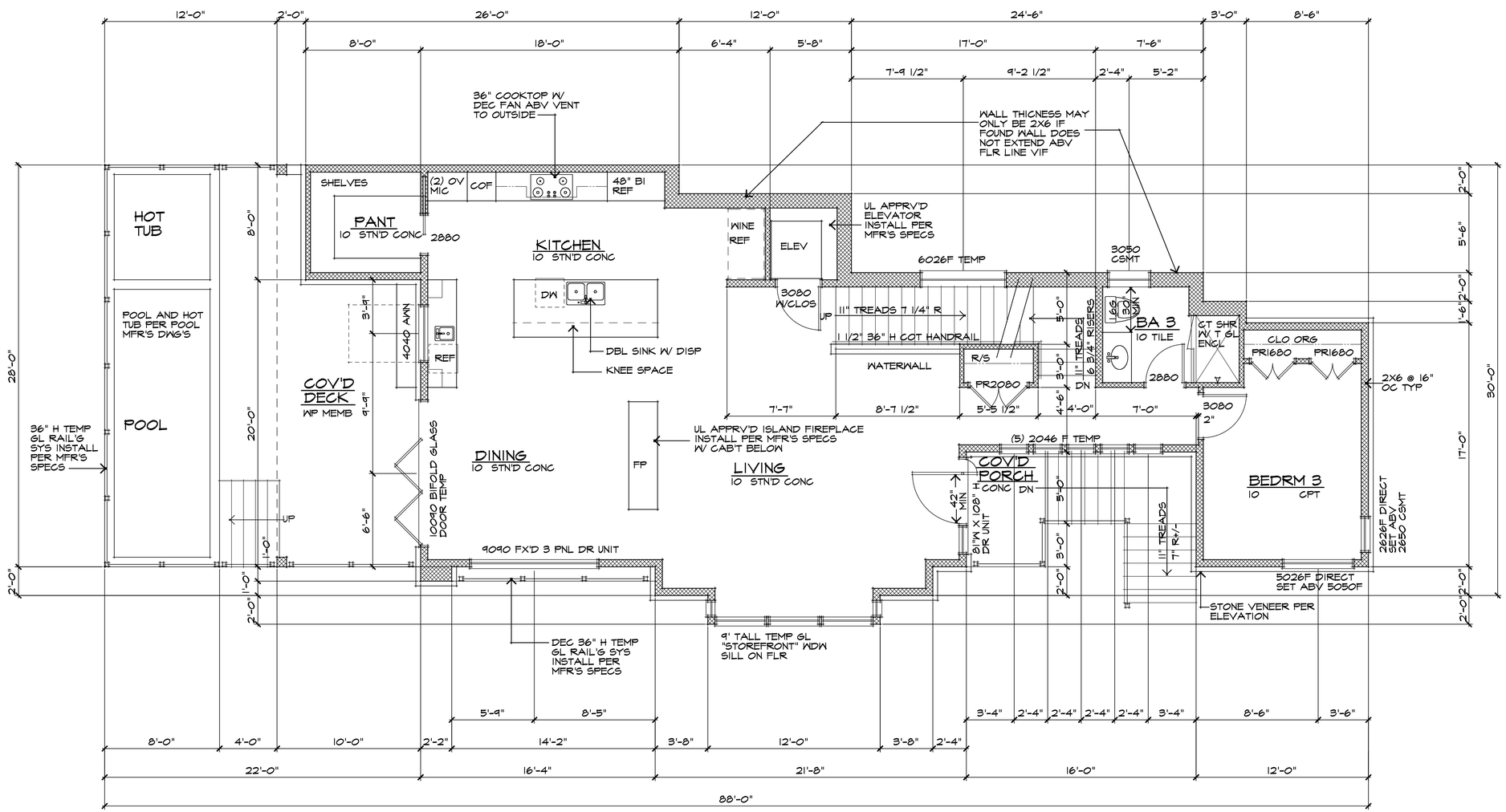

MAIN FLOOR PLAN

1/4" = 1'-0" 1502 SQ FT

REFERENCE SHEET A4 FOR GENERAL NOTES

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12 FEB 2019

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GENERAL NOTES

1. CONTRACTOR &/OR SUB-CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE & SHALL BE RESPONSIBLE FOR CHECKING & COORDINATING ALL DIMENSIONS, ELEVATIONS, ETC. PRIOR TO COMMENCING WORK.

2 ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF CONCRETE FOUNDATION WALLS AND TO EXTERIOR STUD WALLS, INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.

3 ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION

4 ALL CONCRETE SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED ADDITION).

5 ALL STRUCTURAL STEEL SHALL BE ASTM A-615 GRADE 60 & SHALL CONFORM TO THE A.I.S.C. "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" & "A.I.S.C. CODE OF STANDARD PRACTICE", LATEST EDITIONS.

6 MECHANICAL & ELECTRICAL SHALL CONFORM WITH THE INTERNATIONAL MECHANICAL AND NATIONAL ELECTRICAL CODES, & THE IRC, LATEST EDITIONS.

7 IF DISCREPANCIES OCCUR IN THE DRAWINGS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN & BE PERFORMED.

8 ALL EARTH FILL TO RECEIVE CONCRETE FLAT WORK SHALL BE FULLY COMPACTED TO 90% MAXIMUM DENSITY.

9 FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 5% MINIMUM. ALL DAINAGE FROM THE LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.

10 THE FOLLOWING SHALL BE PROVIDED UNO ON THE DRAWINGS:

SOLID 2X BLOCKING X FULL DEPTH AT ENDS & AT EACH SUPPORT OF JOISTS & RAFTERS
DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS
DOUBLE HEADER & TRIMMER JOISTS AT ALL FLOOR OPENINGS
ALL HEADERS IN BEARING WALLS PER PLAN
MINIMUM TWO FULL STUDS BEARING AT ALL BEAMS AND HEADERS

11 LUMBER GRADES TO BE AS SPECIFIED BY THE STRUCTURAL ENGINEER OF RECORD & THE LATEST EDITION OF THE IRC, FOR THE SPECIFIC USES SHOWN.

12 SHEATHING TO BE AS FOLLOWS:

EXTERIOR WALLS; ORIENTED STRAND BOARD (OSB) PER SHEARWALL SCHEDULE CONFORMING TO STANDARD PS 1-83

FLOOR SHEATHING; 3/4" OSB T&G APA-RATED 40/20 GLUED & NAILED WITH 10d NAILS @ 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES, INTO TOPS OF SHEAR WALLS, & ALL BLOCKING; NAIL INTERMEDIATE SUPPORTS @ 10" OC. GLUE SHALL CONFORM TO APA SPECIFICATIONS

ROOF SHEATHING; 7/16" OSB, 40/20, NAILED WITH 10d @ 6" OC @ ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS, & ALL BLOCKING, NAIL ALL INTERMEDIATE SUPPORTS @ 12" OC.

13 ALL FRAMING CONNECTIONS & DETAILS WITH ENGINEERED LUMBER TO CONFORM TO ENGINEERED LUMBER MANUFACTURE'S SPECIFICATIONS.

14 PROVIDE FIRE BLOCKING @ ALL PARTITIONS OVER 10'-0" & AT SOFFITS, BEARING WALLS, FLOOR & CEILING JOIST LINES, & OTHER LOCATIONS THAT COULD ALLOW PASSAGE OF FLAMES

15 WINDOW HEADS TO BE AT DOOR HEADS. VERIFY SIZES WITH WINDOW MANUFACTURER; CONTRACTOR SHALL VERIFY THAT WINDOWS COMPLY WITH IRC

16 ALL WINDOWS SHALL BE DOUBLE GLAZED WITH MINIMUM 1/4" AIR SPACE & SHALL CONFORM TO IRC STANDARDS

17 FRAMELESS GLASS DOORS, GLASS IN DOORS, & ALL GLASS WITHIN 24" OF ANY DOOR & SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED & COMPLY WITH IRC STANDARDS

18 ALL WINDOWS AND DOORS SHALL BE FULLY CAULKED & ADEQUATE FLASHING PROVIDED

19 PROVIDE FREEZELESS BACK-FLOW PREVENTION HOSEBIBS, PER LATEST EDITION OF IPC & IRC

20 PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS, PER LATEST EDITION OF IPC

21 PROVIDE EXPANSION TANK ON WATER SYSTEM PER IPC & IRC

22 FLUE & EXHAUST VENTS SHALL TERMINATE 4' BELOW, OR 4' HORIZONTALLY & AT LEAST 1' ABOVE A DOOR, OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. FLUE & EXHAUST VENTS SHALL ALSO BE AT LEAST 3' ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' & AT LEAST 4' FROM A PROPERTY LINE, PER IMC

23 PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS

24 SHOWER & BATHTUB WALLS SHALL BE CONSTRUCTED OF DENSE, NON-ABSORBENT WATERPROOF FIBER CEMENT BOARD PER IRC

25 PROVIDE BACK WATER VALVE FOR PLUMBING FIXTURE PROTECTION OF FIXTURES THAT LOCATED BELOW THE ELEV LEVEL OF NEAREST UPSTREAM MANHOLE. FIXTURES LOCATED ABOVE THE MANHOLE COVER SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVES

26 PLUMB FIXT FLOW RATES PER IRC 2403.2 SINK & LAVATORY FAUCETS; 2.2 GPM @ 60 PSI SHOWER HEADS; 2.5 GPM @ 80 PSI, WATER CLOSETS; 1.6 GA PER FLUSH CYCLE

27 HOSE BIBS SHALL HAVE AN ATMOSPHPHERIC OR PREASSURE TYPE VACUM BREAKER PER IRC P2902.4.3

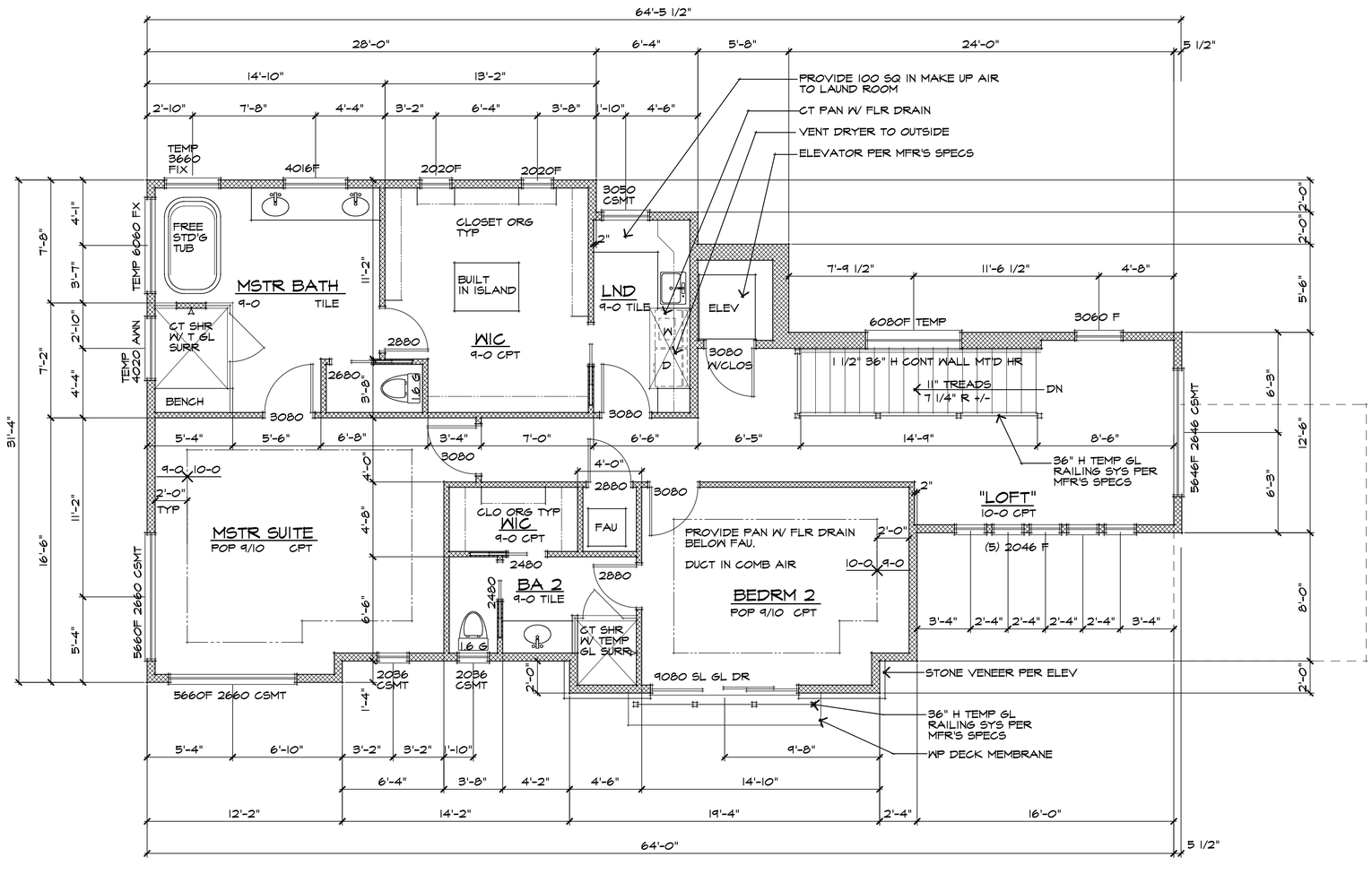
28 DWV MATERIAL SHALL BE ABS-DWV / ASTM D 2661 OR PVC-DWV / ASTM 2665 PIPE & FITTINGS OR ANY OTHER APPROVED MATERIAL AS LISTED IN IRC P3002.1

29 BATH TUBS & SHOWERS SHALL HAVE TEMPERATURE LIMITING DEVICES PER IRC P2708.3 & 2719.1 WITH MAX TEMP TO BE 120°F

30 WATER HEATER TO HAVE TEMPERATURE & PRESSURE RELIEF VALVES & DISCHRAGE PIPING PER IRC P2803

31 PER IECC R401.3 A PERMANENT CERTIFICATE SHALL BE COMPLETED & LOCATED IN AN APPROVED LOCATION LISTING PREDOMINANT R VALUES OF INSULATION INSTALLED IN CEILING/ROOF, WALLS, FOUNDATION & DUCTS OUTSIDE CONDITIONED SPACES ALONG WITH U FACTORS FOR FENESTRATION

32 AIR SUPPLY FOR GAS FIREPLACE TO BE PER MFR'S SPECS AND TO CONFORM TO IRC R1006



UPPER FLOOR PLAN

1/4" = 1'-0" 1592 SQ FT

TIM FUHL

DESIGN & DRAFTING
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ADDITIONS, BASEMENTS

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SHEET

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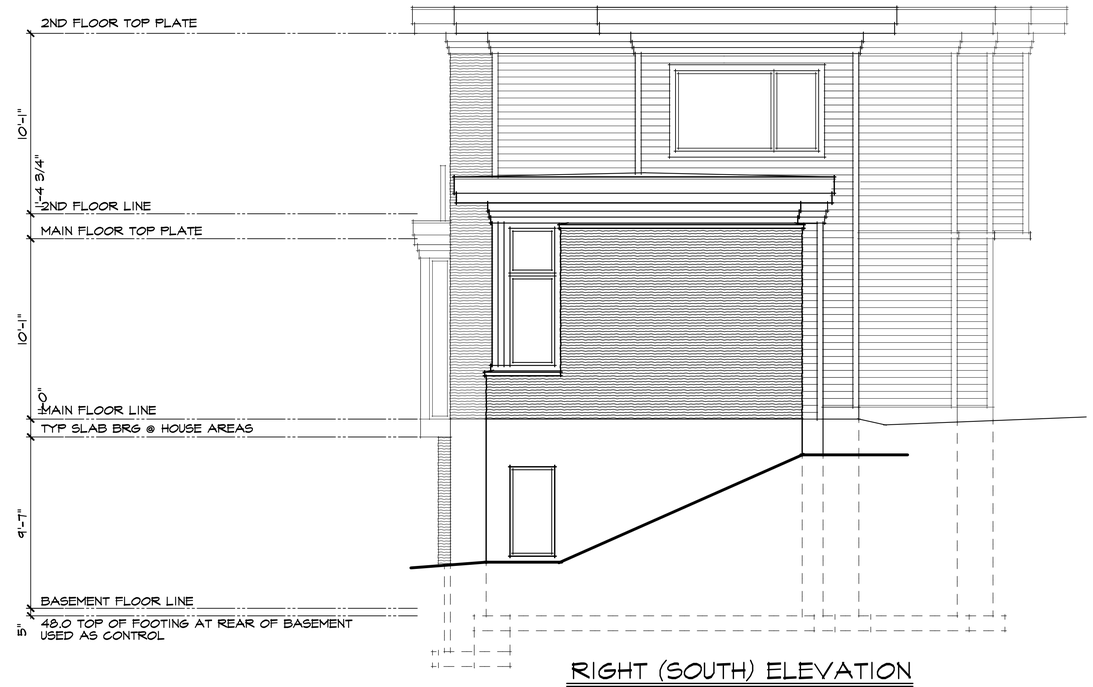

RIGHT (SOUTH) ELEVATION

1/4" = 1'-0"
NOTES TYP PER FRONT ELEVATION

FRONT (WEST) ELEVATION

1/4" = 1'-0"

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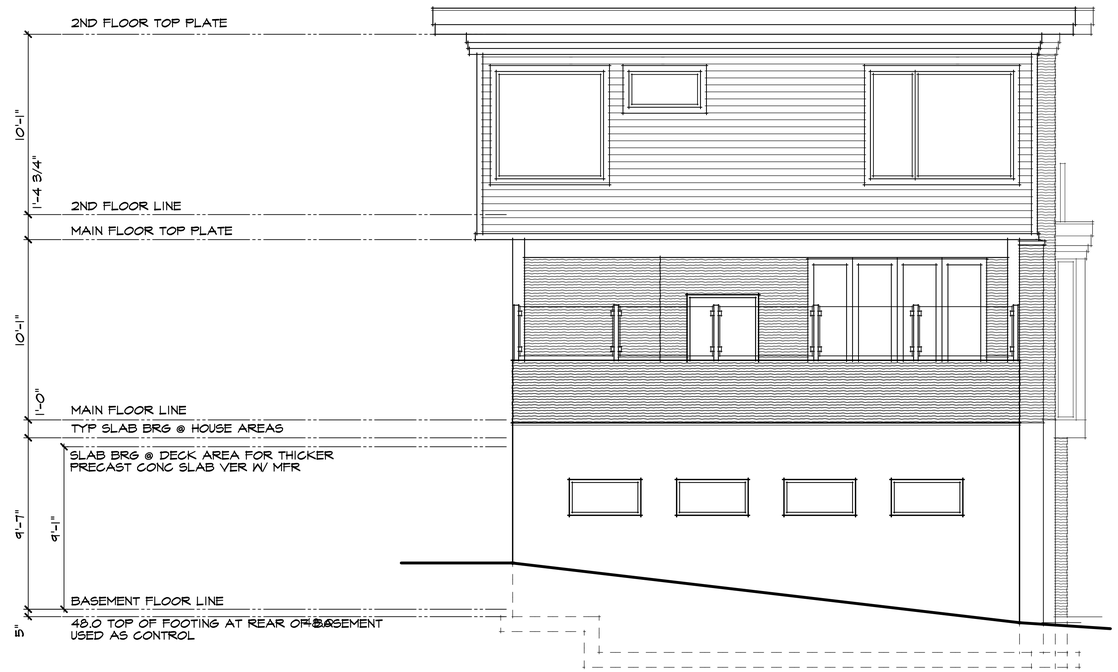
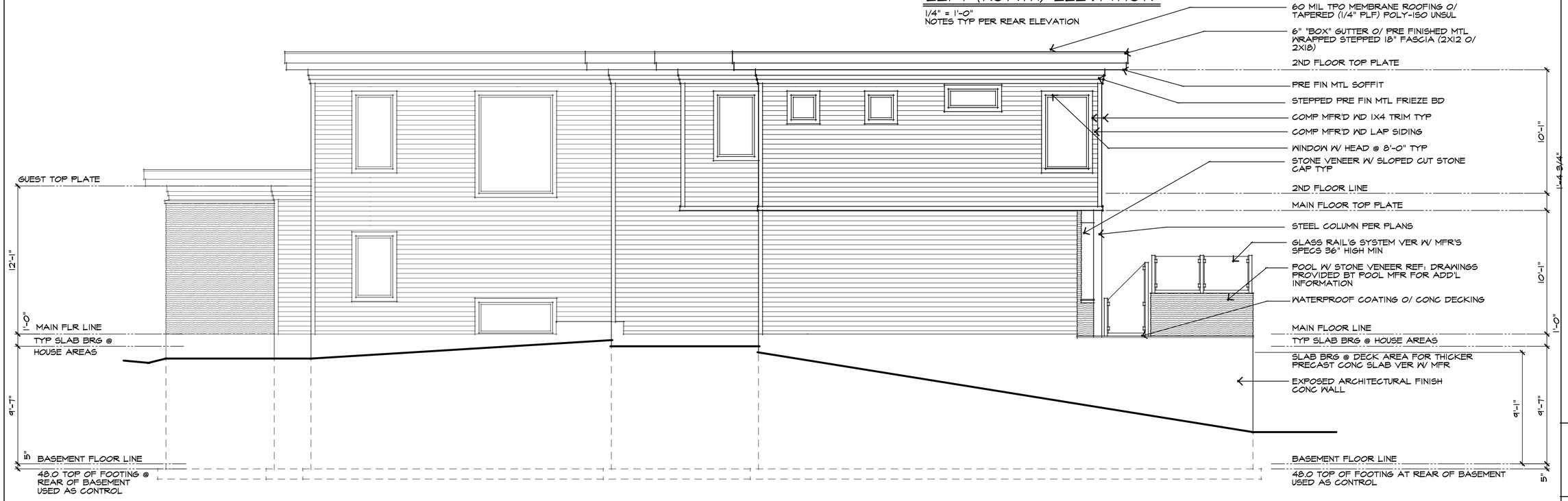


LEFT (NORTH) ELEVATION

1/4" = 1'-0"
NOTES TYP PER REAR ELEVATION



REAR (EAST) ELEVATION

1/4" = 1'-0"

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A6