6:00 p.m. – Planning Commission Work Session Meeting (City Offices)
The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items - Planning Commission Training to be determined

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Open Communications
   (This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)

C. Presentations and Reports

D. Consent Items
   1. Consideration of Meeting Minutes from:
      February 28, 2017 Work Session
      February 28, 2017 Regular Meeting

E. Action Items
   1. Consideration of City Council recommendation for approval of Good Earth Natural Foods site plan amendment located at approximately 1050 West Riverdale Road, Riverdale, Utah 84405.
      Presented by: Good Earth Natural Foods Representative and Mike Eggett, Community Development

F. Discretionary Items

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 10th day of March, 2017 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on February 28, 2017.

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Work Session Meeting Planning Commission Minutes 2/28/17

b. Regular Meeting Planning Commission Minutes 2/28/17

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, February 28, 2017, at 6:02 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
Blair Jones, Vice-Chair
David Gailey, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner
Gary Boatright, Commissioner

Excused: Kathy Eskelsen, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Others Present: Doug Clark

Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Eskelsen who is excused. Chairman Hilton welcomed the newly appointed Planning Commissioner, Gary Boatright. Commissioner Boatright provided a brief history about himself.

Presentations and Reports: Chairman Hilton turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Hobby Lobby continues construction.
- Habit Burger continues construction.
- Wing Stop is moving forward.
- Chipotle is moving forward.
- Kia Site Plan received approval from City Council during a Special Session, pending a bonding matter.
- Strategic Planning Session with the Council on 2/25/2017. (Agenda and recording online.)

Consent Items:
Chairman Hilton asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the February 14, 2017 meeting. There were no corrections/requested.

Action Items:
Chairman Hilton invited discussion regarding the first action item, Public Hearing and Consideration to receive and consider comments regarding a rezone request for property located at approximately 535 W 5400 S in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning. Mr. Eggett summarized the executive summary and invited questions.

Mr. Eggett stated he received contact from a neighboring property owner who indicated he may be in attendance to comment. Chairman Hilton asked if some of the maps and pictures could be displayed for the public to view. Mr. Eggett confirmed he would display.

Commissioner Fleming described the property referenced in the rezone request, and noted there were 2 apartment complexes adjacent to the property. Doug Clark, the rezone applicant, discussed the parking for this area. He confirmed the small home would be torn down.

Chairman Hilton invited discussion regarding the second action item, Public Hearing and Consideration to receive and consider public comment regarding proposed amendments to the Riverdale City Code, Title 10, Chapter 14, Section 12, "Nonresidential and Residential Development Landscape Requirements. Mr. Eggett summarized the executive summary and invited questions.

Mr. Eggett discussed the existing landscaping ordinance which created challenges regarding placing in the residential landscaping, as there was no designation of time for the escrow release.

Mr. Eggett invited the Planning Commission to discuss or recommend any changes pertaining to the landscaping percentages, for commercial developments.

There was a discussion pertaining to minimum percentage required for water conservative landscaping with a clarification of half of the 20 percent would be water conservative. Chairman Hilton stated he preferred more green landscaping versus xeriscape.
Commissioner Boatright requested a change in 10-14-12 (B)-1, to clarify that half of the 20 percent landscaping requirement for commercial development would need to be xeriscape. Mr. Eggett recommended an additional change to section B.

Current:
“The planning commission shall require a combination of plant cover, ten percent (10%) of the overall plant cover shall be in the form of Xeriscape and other drought tolerant landscape features…”

Recommended Change:
“The planning commission shall require a combination of plant cover, Xeriscape, and other drought tolerant landscape features. Ten percent (10%) of the overall plant cover…”

Chairman Hilton asked about the possibility of changing the minimum requirement for xeriscape from 10 percent to "no less than 5 percent nor greater than 10 percent." Chairman Hilton asked if it was the clear intent of the City Council to have 10 percent xeriscape. Mr. Eggett felt their intent was to have half of the 20 percent be xeriscape. He discussed the state legislature which also had discussion/bill proposals in favor of water conservative landscaping.

There was a discussion regarding what landscaping features met the intent of xeriscape requirement and Mr. Eggett clarified that stamped concrete would be considered xeriscape landscaping under this ordinance language.

There was a discussion regarding maintaining commercial landscaping and Mr. Eggett referred to Section C, which outlined general maintenance requirements.

Discretionary Items:
Chairman Hilton invited discussion regarding discretionary items.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:28 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, February 28, 2017, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman  
Blair Jones, Vice-Chair  
David Gailey, Commissioner  
Lori Fleming, Commissioner  
Robert Wingfield, Commissioner  
Gary Boatright, Commissioner  
City Employees: Mike Eggett, Community Development  
Jackie Manning, City Recorder  
Excused: Kathy Eskelsen, Commissioner  
Visitors: Mike Roubinet  
Doug Clark  
Mary PoVey  
Wendy Arave  
Brad Arave  
Jarred Valentine  
Natalie Valentine

A. Welcome & Roll Call
Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Commissioner Eskelsen who is excused. Chairman Hilton reminded members of the public to please sign the roster of attendance.

B. Open Communications
Chairman Hilton asked for any open communications and there were not any.

C. Presentations and Reports
Chairman Hilton presented former Planning Commissioner, Michael Roubinet, a certificate and a gift and expressed appreciation for all his service to the City. Mr. Roubinet expressed gratitude in serving with the Planning Commissioners. He felt confident that the Planning Commission would continue to do a good job.

Chairman Hilton turned the time over to Mr. Eggett who reported the following:
- Hobby Lobby continues construction.
- Habit Burger continues construction.
- Wing Stop is moving forward.
- Chipotle is moving forward.
- Kia Site Plan received approval from City Council during a Special Session, pending a bonding matter.
- Strategic Planning Session with the Council on 2/25/2017. (Agenda and recording online.)

D. Consent Items
1. Consideration of meeting minutes from the Planning Commission Meeting held on February 14, 2017.
Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for the February 14, 2017 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Jones moved to approve the consent item, meeting minutes as written. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of the consent items.

E. Action Items
1. a. Public Hearing to receive and consider comments regarding a rezone request for property located at approximately 535 W 5400 S in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning.

Chairman Hilton allowed the members of the audience time to sign their names on the attendance roster. Chairman Hilton then opened the public hearing.
Mary PoVey, 555 W 5400 S, lives two lots down from the rezone property. Ms. PoVey expressed concerned about the rezone. She felt there were already several multiple family units in the neighborhood and they [the neighbors] would like to see the zone remain single family as a means to keep the property values. She stated she has had good landlords for the rental units in her neighborhood that have been responsive to the neighbors concerns, but it just takes one bad landlord to have a negative impact in the community.

Brad Arave, 545 W 5400 S, lives directly west of the proposed rezone. Mr. Arave has lived in his house since 1990. He discussed the development in that area, and explained the rezone property has always been more of a farm versus a residential area. He is not completely opposed to the rezone. He stated he knows Doug Clark, the applicant, and felt Mr. Clark would do a good job with the overall project. He felt it would make the area look nicer. Mr. Arave felt the impact of an additional four-plex would be low. He would like to see what Mr. Clark has to offer.

Having no additional comments from the public Chairman Hilton called for a motion to close the public hearing.

**MOTION:** Commissioner Gailey made a motion to close the public hearing. Commissioner Fleming seconded the motion and all voted in favor to close the public hearing.

b. Consideration to forward recommendations to the City Council regarding rezone for property located at approximately 535 W 5400 S in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning.

Mr. Egget summarized an executive summary which explained:

Doug Clark, the petitioner in this matter, is requesting a rezone of property located at approximately 535 West 5400 South from the current Single-Family and Single-Family with Rental Unit Residential (R-2) zone to a proposed Multiple-Family Residential (R-3) zoning to allow for potential future development opportunity for this property. This request is for approximately 0.34 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 “Rezone Requests” and is affected by City Codes 10-10-9C “Single-Family and Single-Family with Rental Unit Residential Zone (R-2)” and 10-10-9D “Multiple-Family Residential Zone (R-3).”

The petitioner’s property is currently listed in the County Records under the ownership of DC Properties LLC. The property is currently being utilized as a vacant lot with a small residence to the south adjacent to an existing apartment complex property also owned by Doug Clark and zoned with an R-4 zoning (Multiple-Family Residential Zone). Mr. Clark desires to consider the future development of this property for one four-plex building that would look like a “big house” in design concept and provide two entrances in the front and two entrances in the rear to each respective unit in the structure.

The General Plan designation for this property is established in the General Plan Land Use section as Residential – Low Density and the request is for a Residential – Medium Density request due to the nature of the Multiple-Family Residential (R-3) zoning proposal.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation. The public hearing was also scheduled based on input from the Planning Commissioners who were in support of holding the public hearing for this request on February 28, 2017.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to recommend, table, or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

General Plan Guidance (Section Reference)

Listed as Residential – Low Density, which is differing from the petitioner’s request for Residential – Medium Density use as a Multiple-Family Residential (R-3) zoned property.

Doug Clark, the rezone applicant, referred to the design sample and floor plan sample and clarified there would only be one four-plex. The floor plan was to provide a general idea of the square footage for each unit. Mr. Clark has been a landlord for 15 years, and has always tried to be a good landlord. He discussed the properties he maintains and manages that already exist in that area.

Mr. Clark referred to the picture in the packet, that shows the existing state of the property, showing an excess of
weeds. Mr. Clark hopes this development clean up the property. Mr. Clark stated his intent to eliminate the multiple
mailboxes that align the street and have one multiple box mailing unit. He felt the improvements would add value to the
neighborhood. He discussed his expenses in developing this property, such as tearing down an older home currently on
the lot, as well as relocating a telephone pole. Mr. Clark displayed a Google Earth view of the neighborhood and
explained which houses in the neighborhood were single family and which were multiple families.

Commissioner Gailey asked how many tenants would be allowed to rent per unit. Mr. Clark explained the contract
stipulates the number of tenants allowed in the home. He further explained the units will have two bedroom, so the usual
demographic is a married couple with two children.

There was a discussion regarding street access and parking. The Planning Commission wanted to ensure there
would be enough off-street parking not only for the residents who live in the four-plex, but any visitors visiting residents.
Mr. Clark showed on the Google Earth view where the access points would be and discussed the off street parking.

Commissioner Boatright commented on the size of the four-plex and wondered if it would be larger than other
buildings within the area. Mr. Clark explained the size is comparable in square footage for the existing complex rental
units within the area.

Chairman Hilton discussed the hesitation regarding rezoning any property, but added he felt this rezone would be
compatible, as there are existing apartments/complexes within the area. Commissioner Jones asked if there had been
any problems with renters in the past. Mr. Clark explained in the past 15 years there had only been one mishap, which
occurred approximately 8 years prior.

Commissioner Boatright expressed his hesitation in rezoning this property, because there is no way to ensure a
future property owner/landlord would maintain the property as well as this applicant has.

**MOTION:** Commissioner Fleming made a motion to forward a favorable recommendation regarding
rezone for property located at approximately 535 W 5400 S in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Commissioner Fleming, Wingfield, Gailey, Boatright, Jones, and Chairman Hilton all
voted unanimously in favor of the rezone request.

2. a. Public Hearing to receive and consider public comment regarding proposed amendments to the Riverdale
City Code, Title 10, Chapter 14, Section 12, "Nonresidential and Residential Development Landscape
Requirements.

Chairman Hilton opened the public hearing. Every member of the public left after the previous item, so having no
member of the public present, Chairman Hilton called for a motion to close the public hearing.

**MOTION:** Commissioner Jones made a motion to close the public hearing. Commissioner Wingfield
seconded the motion and all voted in favor of closing the public hearing.

b. Consideration to forward recommendations to the City Council regarding proposed amendments to the
Riverdale City Code, Title 10, Chapter 14, Section 12, "Nonresidential and Residential Development Landscape
Requirements.

Mr. Eggett summarized an executive summary which explained:

During the joint strategic session last Fall, the City Council directed city staff to prepare an update to the landscape
ordinances that supports improved landscaping standards and design concepts in nonresidential areas of the City. As a
result of this direction, city staff worked on an update to the landscape ordinances reflective of comments made during
that meeting, which includes: updates to required amounts for xeriscaping and drought-tolerant plantings, updates to the
requirements for all landscape improvements, and updated requirements for the maintenance and upkeep of landscaped
areas within the nonresidential areas. Additionally, new proposed language has been added to the residential
landscaping section of the ordinances to better hold new residential property owners accountable for installing
landscaping in yard areas along the roadways and fronting the residence. In order to consider amending the City Code,
Utah State Law requires that we hold a public hearing regarding proposed changes to the City Code. Therefore, a public
hearing has been set for this meeting to consider these proposed changes, and advertised accordingly to the public per
State Law.

Following the public hearing, the Planning Commission should discuss the proposed language amendments and then
determine how to proceed. City Staff would recommend that the Planning Commission decide whether to recommend
City Council approval of the proposed City Code changes, recommend City Council approval with suggested amendments.
or changes to the proposed language, or not recommend City Council approval of the proposed changes with the appropriate findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

Residential and nonresidential landscaping standards are regulated under City Code 10-14-12 "Nonresidential and Residential Development Landscape Requirements". Subdivision review and approval is regulated under City Code 10-21 "Subdivisions". Site plan review and approval is regulated under City Code 10-25 "Development in All Zones".

Landscaping percentages established within the proposal are suggestions for discussion purposes and may be changed accordingly by the Planning Commission with a supportable reason for the proposed changes to these established percentages.

The attached documentation has been reviewed and changed multiple times by the City Attorney Steve Brooks and City Administrator Rodger Worthen in order to put together a proposal that matches guidance provided to City Staff by the City Council.

City Staff would recommend that the Planning Commission decide whether to recommend City Council approval of the proposed City Code changes, recommend City Council approval with suggested amendments or changes to the proposed language, or not recommend City Council approval of the proposed changes with the appropriate findings of fact to support the decision.

Mr. Eggett stated after the work session, as a means to reflect the comments of the Planning Commission and the change recommended by Commissioner Boatright, Mr. Eggett suggested the following change to the ordinance, "fifty (50) percent of the 20 percent landscape requirement shall be xeriscape." Mr. Eggett also would like an additional amendment to item B, "the planning commission shall require a combination of plant cover, xeriscape, and drought tolerance landscape features. Ten percent (10%)..."

Having no further discussion Chairman Hilton called for a motion.

MOTION: Commissioner Fleming made a motion to forward a favorable recommendation to the City Council for regarding proposed amendments to the Riverdale City Code, Title 10, Chapter 14, Section 12, "Nonresidential and Residential Development Landscape Requirements", to include the proposed amendments added by Mr. Eggett as listed above. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Boatright, Wingfield, Fleming, Gailey, Jones, and Chairman Hilton all voted unanimously in favor of the motion.

F. Discretionary Items

Chairman Hilton asked if there were any discretionary items and there were none.

G. Adjournment.

MOTION: There being no further business to discuss, Commissioner Fleming moved to adjourn the meeting. Commissioner Wingfield seconded the motion; all voted in favor.

The meeting adjourned at 7:10 PM.

__________________________________  ____________________
Steve Hilton                        Jackie Manning
Planning Commission Chair          City Recorder

Date Approved: March 10, 2017
AGENDA ITEM: E1

SUBJECT: Consideration of City Council recommendation for approval of Good Earth Natural Foods site plan amendment located at approximately 1050 West Riverdale Road, Riverdale, Utah 84405.

PRESENTER: Mike Eggett, Community Development

APPLICANT: Good Earth Representative

ACTION REQUESTED: Consideration of recommending approval to City Council.

INFORMATION: a. Executive Summary
b. Planner Review of Site Plan
c. Department Staff Reports
d. Application
e. Full Plans

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 3-14-2017

Petitioner: Good Earth Natural Foods
Represented by Saltus Architecture and Scott Howard

Summary of Proposed Action

Good Earth Natural Foods, as represented by Saltus Architecture and Scott Howard, has applied for an Amended Site Plan review of the Riverdale Good Earth store located at approximately 1050 West Riverdale Road in a Regional Commercial (C-3) zone. As part of this site plan amendment, the applicant is also working on a full remodel of the store exterior and interior (as represented in the following documents). The property is currently owned by Riverdale North, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending to the City Council approval of the Good Earth Natural Foods amended site plan proposal, recommending approval of the proposed amended site plan with any requested modifications/amendments, not recommending approval of the Good Earth Natural Foods amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the proposal of the Amended Site Plan for Good Earth Natural Foods.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space: Vehicle Traffic and Access”, 10-16 “Sign Regulations”, and other regulations found in Title 8 “Water and Sewer”.

The proposed development parcel is located at approximately 1050 West Riverdale Road in the recent Family Center North shopping center location on property currently owned by Riverdale North, LLC. The property is in a Regional Commercial C-3 zone and the desired use of this property will continue as a retail merchandise store that is planned to be fully remodeled.

The Design Review Committee is expected to review and consider the exterior update and design alterations at the beginning of the coming week.

Attached with this executive summary is a document entitled "Amended Site Plan Review - Good Earth Natural Foods"; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. Please note that the Engineering comments are included on the department reports page, as the first comment on that page. The Planning Commission should discuss any concerns raised by these summaries.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating
updated or new signage.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion recommending to the City Council approval of the Good Earth Natural Foods amended site plan proposal, recommending approval of the proposed amended site plan with any requested modifications/amendments, not recommending approval of the Good Earth Natural Foods amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the updated proposal of the Amended Site Plan for Good Earth Natural Foods.

**General Plan Guidance (Section Reference)**

The General Plan use for this area is currently set as “Planned Commercial - High” and this proposed project would comply with this land use.

**Legal Comments - City Attorney**

Did not review item

_____________________

Steve Brooks, Attorney

**Administrative Comments - City Administrator**

Rodger Worthen

_____________________

Rodger Worthen, City Administrator

The signature was added electronically. The City Attorney was unavailable to review this item. There were no comments regarding this item.
Amended Site Plan Review – Good Earth Natural Foods, 1050 West Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 3/8/2017

**Recommendation:** City staff recommends that the Planning Commission examine and review this proposed amended site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to provide a recommendation for amended site plan approval or not provide a recommendation for amended site plan approval of the proposed Good Earth Natural Foods site plan with any additional comments or concerns to be addressed by the developer. Should the Planning Commission provide a recommendation for amended site plan approval, the City Council could then consider final approval of the proposed amended site plan during an upcoming scheduled meeting.

<table>
<thead>
<tr>
<th>Date Amended Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)</th>
<th>February 28, 2017</th>
</tr>
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<tbody>
<tr>
<td>Date Application Submitted to City:</td>
<td>February 28, 2017</td>
</tr>
<tr>
<td>Date Fee Paid:</td>
<td>Paid on February 28, 2017 (see receipt for detail)</td>
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### Site Plan – Preliminary Requirements

<table>
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<tr>
<th>COVER SHEET</th>
<th>Provided</th>
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<td>Title Block</td>
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</tr>
<tr>
<td>Project name and address</td>
<td>Project name and address shown</td>
</tr>
<tr>
<td>Property Owner’s name, address, and phone number</td>
<td>Good Earth Natural Foods (Riverdale North LLC), 1050 W. Riverdale Road, Riverdale, Utah 84405, 801-334-5500</td>
</tr>
<tr>
<td>Developer’s name, address, and phone number</td>
<td>Good Earth Natural Foods, 1050 W. Riverdale Road, Riverdale, Utah 84405, 801-334-5500</td>
</tr>
<tr>
<td>Approving agency’s name and address: Utility companies if applicable</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; all other utility agencies affected are not identified in submittal (if applicable)</td>
</tr>
<tr>
<td>Consulting Architect/Engineer’s name, address, and phone number</td>
<td>Saltus Architecture (Perigee Consulting – Engineer), 1443 West 800 North, Ste 203, Orem, Utah 84057, 503-707-7395</td>
</tr>
<tr>
<td>Licensed Land Surveyor’s name, address, phone number, signature, and seal</td>
<td>None Identified (if applicable)</td>
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<tr>
<td><strong>Date</strong></td>
<td>Yes – February 28, 2017</td>
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<tr>
<td><strong>Revision block with date and initials</strong></td>
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<tr>
<td><strong>Sheet number and total sheets</strong></td>
<td>Sheet Index shown; sheets identified</td>
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<td><strong>General</strong></td>
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<tr>
<td><strong>Street names</strong></td>
<td>Yes, shown</td>
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<tr>
<td><strong>Layouts of lots with lot numbers</strong></td>
<td>Only one lot in site plan development</td>
</tr>
<tr>
<td><strong>Adjacent tract ownership and tax identification numbers</strong></td>
<td>Adjacent tract names and tax ID not shown</td>
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<tr>
<td><strong>Scale (minimum 1”=50’ to 1”=10’)</strong></td>
<td>Scale shown in packet</td>
</tr>
<tr>
<td><strong>North arrow</strong></td>
<td>Shown</td>
</tr>
<tr>
<td><strong>Existing easements, structures, and utility lines:</strong></td>
<td>Existing easements not identified if any exist, structures around site identified, existing utility lines not shown; unsure of approvals provided to cross, use, relocate</td>
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<tr>
<td>Approval to cross, use, or relocate</td>
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<tr>
<td><strong>Space for notes</strong></td>
<td>Yes, provided</td>
</tr>
<tr>
<td><strong>Contours</strong></td>
<td>Yes, shown on sheet A101; not identified elevations</td>
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<tr>
<td><strong>Public areas</strong></td>
<td>Sidewalks and right-of-way shown on sheets C101 and A101; no other public areas identified</td>
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<tr>
<td><strong>Vicinity Map</strong></td>
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<td><strong>Street names</strong></td>
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<td><strong>Site location</strong></td>
<td>Yes</td>
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<td><strong>North arrow</strong></td>
<td>Not shown</td>
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<tr>
<td><strong>Scale</strong></td>
<td>Not shown</td>
</tr>
<tr>
<td><strong>Layout</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Landscaping (location and type with area calculations)</strong></td>
<td>Yes, provided on sheets L101 and L102</td>
</tr>
<tr>
<td><strong>Location of exterior lighting devices, signs, and outdoor advertising</strong></td>
<td>Location of existing on site lighting not shown, location of existing street lights, signs, and outdoor advertising not identified; location of proposed new lighting not, if any, not shown; location of any new signs/outdoor advertising not identified if applicable; may inquire more if desired</td>
</tr>
<tr>
<td><strong>Location of underground tanks, dumpsters, etc</strong></td>
<td>No underground tanks shown for this site if exist; existing dumpster enclosure shown;</td>
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<tr>
<td><strong>PLAN AND PROFILE SHEETS</strong></td>
<td>Site Plan and supporting sheets provided</td>
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<tr>
<td><strong>Title Block</strong></td>
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<tr>
<td>--------------------------</td>
<td>------------------------------------------------------</td>
</tr>
<tr>
<td>Project name and address</td>
<td>Project name and address shown</td>
</tr>
<tr>
<td>Approving Agency’s name</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405</td>
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<td>and address</td>
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<tr>
<td>Consulting Architect/</td>
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</tr>
<tr>
<td>Engineer’s name, address, and phone number</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Yes – February 28, 2017</td>
</tr>
<tr>
<td>Scale</td>
<td>Scale shown in packet</td>
</tr>
<tr>
<td>Revision block with date and initials</td>
<td>None shown</td>
</tr>
<tr>
<td>Sheet number and total sheets</td>
<td>Sheet Index shown; sheets identified</td>
</tr>
<tr>
<td>General</td>
<td></td>
</tr>
<tr>
<td>North arrow</td>
<td>Shown</td>
</tr>
<tr>
<td>Street names</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Lot numbers</td>
<td>Only one lot in site plan development</td>
</tr>
<tr>
<td>Reference to sheets</td>
<td>Not applicable</td>
</tr>
<tr>
<td>showing adjacent areas</td>
<td></td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Shown</td>
</tr>
<tr>
<td>Signage</td>
<td>Onsite sign location shown; Building signage concept shown on pages G101, A401, and A402; may inquire regarding future signage intent</td>
</tr>
<tr>
<td>Height</td>
<td>Not identified</td>
</tr>
<tr>
<td>Size</td>
<td>Not identified</td>
</tr>
<tr>
<td>Locations</td>
<td>Concept locations shown on drawings</td>
</tr>
<tr>
<td>Colors</td>
<td>Appear to be black for concept</td>
</tr>
<tr>
<td>Lighting</td>
<td>Not known at this time if any planned</td>
</tr>
<tr>
<td>New and Existing Buildings</td>
<td></td>
</tr>
<tr>
<td>Height and Size</td>
<td>New additions - Height = unknown at this time; Building size with new additions = approx. 11,888 sq. ft.; Existing buildings shown in packet; may inquire for more details about the structure and proposed additions</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Setback distances unknown at this time for building: front setback – ? feet at nearest point; rear setback – ? feet at nearest point; west side setback – ? feet at nearest point; east side setback – ? feet at nearest point; appear to be in compliance with zoning requirements</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Type of construction</td>
<td>Brick masonry, aluminum (faux wood) paneling, perforated metal mesh, concrete, etc.</td>
</tr>
<tr>
<td>Type of occupancy and proposed uses</td>
<td>Retail Food and Health Goods Merchandise Sales</td>
</tr>
<tr>
<td>Show handicapped access</td>
<td>ADA accessible ramp identified; access areas and handicapped parking stalls shown</td>
</tr>
<tr>
<td>New and Existing Landscaping &amp; Percentage</td>
<td>Percentage of landscaping for site plan is 22.5%; and is above base requirement standard</td>
</tr>
<tr>
<td>Number of trees</td>
<td>3 trees, 49 shrubs, 46 annuals/perennials, and 6 grasses shown</td>
</tr>
<tr>
<td>Landscape plan showing all planting, hardscaping, berming, and watering</td>
<td>Shown on L101 and L102; irrigation plan not identified in packet</td>
</tr>
<tr>
<td>Xeriscaping alternatives being considered</td>
<td>Yes, xeriscaping seems to be greatly applied in the project proposal; for more, inquire of developer</td>
</tr>
<tr>
<td>New and Existing Walls and Fences</td>
<td></td>
</tr>
<tr>
<td>Location, design, and height</td>
<td>No existing fence on site; no new fences appear to be planned for site</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
<td>Not applicable</td>
</tr>
<tr>
<td>New and Existing Parking</td>
<td></td>
</tr>
<tr>
<td>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</td>
<td>Number of existing dedicated stalls not provided and shown; handicapped parking space identified; per code 40 parking stalls are required to be shown for site</td>
</tr>
<tr>
<td>Location of employees’ parking, customer parking, and handicapped parking</td>
<td>Established as shown in drawings; handicapped parking identified; employee parking and customer parking identified as remaining stalls</td>
</tr>
<tr>
<td>Internal circulation pattern</td>
<td>Internal circulation pattern identified; inquire more if desired</td>
</tr>
<tr>
<td>New and Existing Ingress and Egress</td>
<td></td>
</tr>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Circulation pattern</td>
<td>On site circulation pattern identified; inquire more if desired</td>
</tr>
<tr>
<td>New and Existing Streets</td>
<td></td>
</tr>
<tr>
<td>All access points</td>
<td>Yes, this is shown; detail not shown if applicable</td>
</tr>
<tr>
<td>Center lines</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Right-of-way lines</td>
<td>Pedestrian ways shown, UDOT r-o-w not identified</td>
</tr>
<tr>
<td>Face of curb lines</td>
<td>Established per previous road development of Riverdale Road</td>
</tr>
<tr>
<td>Centerline slope</td>
<td>Established per previous road development of Riverdale Road</td>
</tr>
<tr>
<td>Signing and striping</td>
<td>Signing installation, if any, should be coordinated with public works dept and paid for by applicant where applicable; striping not applicable</td>
</tr>
<tr>
<td>Light poles</td>
<td>Site of proposed lighting, if planned, not shown; building lighting unknown, inquire if desired</td>
</tr>
<tr>
<td>Street lights</td>
<td>Site of existing street lights not identified; no new street lights planned</td>
</tr>
<tr>
<td>Street name signs</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Stop signs</td>
<td>Signing installation, if any, should be coordinated with public works dept and paid for by applicant</td>
</tr>
<tr>
<td>UDOT approval (if required for project)</td>
<td>Not applicable to this project</td>
</tr>
<tr>
<td>Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)</td>
<td>Already established along right-of-way of site; any damage to sidewalk to be replaced to City standards</td>
</tr>
<tr>
<td>Planting Strip</td>
<td>No planting strip along Riverdale Road</td>
</tr>
</tbody>
</table>

**New and Existing Storm Drainage**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top of curb elevations</td>
<td>Shown; detail on sheet C102</td>
</tr>
<tr>
<td>Slope of gutter</td>
<td>Shown; detail on sheet C102</td>
</tr>
<tr>
<td>Manholes</td>
<td>Not identified, if applicable on site</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>No ditches or waterways of note</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
<td>Other than future City approval, unknown if other approval required; defer to City Engineer</td>
</tr>
<tr>
<td>Calculations for retention system</td>
<td>Storm runoff and retention calculations not applicable; defer to City Engineer</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Not identified; defer to Public Works Department</td>
</tr>
</tbody>
</table>

**New and Existing Sanitary Sewers**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manholes</td>
<td>Location not identified, if any proximate</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td>Description</td>
<td>Information</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Not identified, defer to City Engineer</td>
</tr>
<tr>
<td><strong>New and Existing Water Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Existing water lines not identified and no new water lines planned, location of new irrigation lines unknown, defer to City Engineer</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Existing water meter location not shown, type per public works; Location of new and existing valves not shown; Existing fire hydrants not shown, if proximate, no new hydrant proposed;</td>
</tr>
<tr>
<td><strong>New and Existing Gas Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size and type</td>
<td>Existing gas lines not shown, no new gas lines planned, size and type not shown</td>
</tr>
<tr>
<td><strong>New and Existing Electrical Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Existing and new power lines locations not shown, size and type not shown;</td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Existing power poles location not shown, if applicable</td>
</tr>
<tr>
<td><strong>New and Existing Telephone Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>Existing and new telephone utility lines not shown, poles and associated manholes not shown if applicable on site</td>
</tr>
<tr>
<td><strong>New and Existing Cable TV Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Existing and new location not shown</td>
</tr>
<tr>
<td><strong>DETAILED DRAWINGS</strong></td>
<td></td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
<td>Cross section of proposed new roadway improvements shown on sheet C102</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
<td>Shown on sheet C102; defer to City Engineer</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
<td>Location gutter inlet box proximate to site not identified; if no grates on site, then no need bicycle safe grate; defer to City Engineer</td>
</tr>
<tr>
<td>Cleanout box</td>
<td>Location not shown, if proximate to site; defer to City Engineer</td>
</tr>
<tr>
<td>Thrust blocking</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Special energy dissipating or drop manholes</td>
<td>May not be applicable; defer to City Engineer</td>
</tr>
<tr>
<td><strong>ADDITIONAL INFORMATION</strong></td>
<td></td>
</tr>
<tr>
<td>Soils report</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>Storm runoff and retention calculations not applicable; defer to City Engineer</td>
</tr>
<tr>
<td>Requirement</td>
<td>Status</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Water right transfer documentation</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Copy of protective covenants, codes, and regulations for development</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Three large full set of plan drawings (24x36), three full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings</td>
<td>Yes, provided as requested</td>
</tr>
<tr>
<td>Building elevation renderings</td>
<td>Provided on multiple sheets in packet</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
<td>Not applicable or required</td>
</tr>
<tr>
<td>Zoning compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
<td>Engineering comments, along with Public Works, Police Department, Fire Department, and City Administrator comments have been provided</td>
</tr>
<tr>
<td>Traffic study</td>
<td>No traffic study on file or needed for project</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
<td>Currently Amended Site Plan Submission being reviewed by Planning Commission</td>
</tr>
</tbody>
</table>
Hi Mike,

I really have no comments or requirements - This is a very easy project.

Thanks

N. Scott Nelson, PE.
CEC, Civil Engineering Consultants, PLLC.
5141 South 1500 West
Riverdale City, Utah 84405
801.866.0550
Scott.ceceng@comcast.net

---

Mike, 

As long as the storm water changes are approved by the city council next Tuesday I have no review comments. Thanks

Shawn Douglas 
Public Works Director 
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

---

I do not have any concerns. 

Chief Scott Brenkman
From: Jared Sholly  
Sent: Wednesday 3/1/2017 3:29 PM  
To: Mike Eggett  
Subject: RE: Good Earth Small Site Plan Amendment

Mike, I have nothing to add to this.

Thanks,

Jared Sholly  
Fire Chief  
Riverdale City Fire Department  
Cell: 801-628-6562  
Office: 801-394-7481

---

From: Rodger Worthen  
Sent: Wednesday 3/1/2017 3:00 PM  
To: Mike Eggett  
Subject: RE: Good Earth Small Site Plan Amendment

Mike-

I have no comments on this site amendment. Good Earth will be providing a very pleasing “face-lift” to their existing building.

Thank you  
Rodger W.
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL OR MANUFACTURING
SITE PLAN AMENDMENT APPROVAL

CASE NO: 2017-01 DATE SUBMITTED: 02/28/17

APPLICANT'S NAME: Good Earth Natural Foods

BUSINESS ADDRESS: 1250 W. Riverdale Road, Riverdale, UT 84405

BUSINESS PHONE: 801-334-5500

ADDRESS OF SITE: 1250 W. Riverdale Road, Riverdale, UT 84405

APPLICANT'S INTEREST: Owner/Tenant

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 27242 S F.T (0.625 acres) of property in the C-3 zone in accordance with the attached site plan.

____________________ Signature of Applicant ______________________ Signature of Property Owner

I authorize ______________________ to act as my representative in all matters relating to this application.

____________________ Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $200 per acre or portion of

Fee: $125.08 Date paid: 2-28-2017

Planning Commission set public hearing: Yes ☐ No ☑ Date of Public Hearing: N/A

Planning Commission scheduled to hear this application for site plan approval on:

Date: 3-14-2017 Decision of Commission:

City Council set public hearing: Yes ☐ No ☑ Date of Public Hearing:

City Council scheduled to hear this application for site plan approval on:

Date: Decision of Council:
PROPOSED REMODEL
11,888 SQ. FT.

EXISTING SHRUBS
WITH NEW ROCK
MULCH

STAMPED
CONCRETE

ROCK MULCH

TRUNCATED
DOMES

ISSUE DATE: 02.28.2017
DESIGN REVIEW PACKAGE

LANDSCAPE PLAN

REVISIONS:
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Orem UT 84057
T: 801-893-2480
www.saltusarch.com
CITY LANDSCAPE REQUIREMENTS:

11,760 X 20% = 2,352 SQ FT

provided

A - 147 SQ FT
B - 36 SQ FT
C - 512 SQ FT
D - 1,978 SQ FT

---------------------------------

TOTAL: 2,940 SQ FT

DECIDUOUS TREES

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
<th>CONT</th>
<th>CAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Golden Rain Tree / Koelreuteria paniculata</td>
<td>B&amp;B/Cont.</td>
<td>1.5&quot;Cal</td>
</tr>
<tr>
<td>1</td>
<td>Royal Raindrops Crab-Apple / Malus x 'Royal Raindrops'</td>
<td>B&amp;B/Cont.</td>
<td>1.5&quot;Cal</td>
</tr>
</tbody>
</table>

SHRUBS

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
<th>CONT</th>
<th>CAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Winter Gem Boxwood / Buxus microphylla japonica 'Winter Gem'</td>
<td>5 gal</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Royal Raindrops Crab Apple / Malus x 'Royal Raindrops'</td>
<td>5 gal</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Variegated Dogwood / Cornus alba 'Algonquin'</td>
<td>5 gal</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Red Twig Dogwood / Cornus sericea 'Alleman's Compact'</td>
<td>5 gal</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Kelseyi Dogwood / Cornus sericea 'Kelseyi'</td>
<td>5 gal</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Red Meidiland Rose / Rosa Meidiland series 'Red'</td>
<td>5 gal</td>
<td></td>
</tr>
</tbody>
</table>

ANNUALS/PERENNIALS

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
<th>CONT</th>
<th>CAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>Stella de Oro Daylily / Hemerocallis x `Stella de Oro'</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Palace Purple Coral Bells / Heuchera micrantha `Palace Purple'</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Meadow Sage / Salvia x superba 'May Night'</td>
<td>1 gal</td>
<td></td>
</tr>
</tbody>
</table>

GRASSES

<table>
<thead>
<tr>
<th>QTY</th>
<th>COMMON NAME / BOTANICAL NAME</th>
<th>CONT</th>
<th>CAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'</td>
<td>1 gal</td>
<td></td>
</tr>
</tbody>
</table>

CITY LANDSCAPE REQUIREMENTS:
11,888 X 20% = 2,378 SQ FT

PROVIDED:
A - 147 SQ FT
B - 36 SQ FT
C - 512 SQ FT
D - 1,978 SQ FT

TOTAL: 2,673 SQ FT
GOOD EARTH RIVERDALE REMODEL
GOOD EARTH RIVERDALE REMODEL

EXISTING BUILDING

KEYED NOTES
1. CURB TO BE REMOVED AND RECONSTRUCTED IN COORDINATION WITH CIVIL
2. CURL VS. OVAL SOFTY
3. EXISTING SOFTY TO REMAIN
4. EXISTING SIDEWALK TO REMAIN
5. REMOVE EXISTING CURB, CONCRETE, AND LANDSCAPING
6. DEMOLISH EXISTING ENTRY

A. ALL ITEMS ARE DEEMED TO REMAIN UNTIL NOTED OTHERWISE.
B. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EXISTING ACTIVITIES
C. NOTIFY CLIENT OF ANY SIGNIFICANT DISCREPANCIES THAT MAY AFFECT WORK
D. FIELD VERIFY ALL DIMENSIONS INDICATING EXISTING CONDITIONS

GENERAL NOTES - DEMOLITION PLAN
1. ALL ITEMS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EXISTING ACTIVITIES
   WITH CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL.
3. NOTIFY CLIENT OF ANY SIGNIFICANT DISCREPANCIES THAT MAY AFFECT WORK
4. FIELD VERIFY ALL DIMENSIONS INDICATING EXISTING CONDITIONS

NOT FOR CONSTRUCTION

T: 801 - 893 - 2480
www.saltusarch.com
EXISTING WALL TO BE DEMOLISHED AND REMOVED
EXISTING WALL TO REMAIN
EXISTING CMU WALL TO REMAIN

GENERAL NOTES - DEMOLITION PLAN
A. ALL ITEMS AND CONDITIONS TO REMAIN UNLESS NOTED OTHERWISE
B. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL DEMOLITION ACTIVITIES WITH CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL.
C. NOTIFY CLIENT OF ANY SIGNIFICANT DISCREPANCIES ON SITE THAT MAY AFFECT NEW WORK.
D. FIELD VERIFY ALL DIMENSIONS INDICATING EXISTING CONDITIONS.

FIELD VERIFICATION REQUIRED:
- DEMOLISH AND REMOVE EXISTING WALL
- ALL REMAINING EXISTING DISPLAYS AND APPLIANCES TO BE PROTECTED AND COVERED AS REQUIRED BY OWNER
- CURB TO BE REMOVED AND RECONSTRUCTED - COORDINATE WITH CIVIL
- REMOVE EXISTING STOREFRONT
- REMOVE EXISTING CURB, CONCRETE, AND LANDSCAPING
- REMOVE EXISTING LIGHTS AND CEILING
- REMOVE EXISTING DOOR AND INFILL
- EXISTING DOOR TO REMAIN
- EXISTING CMU WALL TO REMAIN
- EXISTING FLOORING TO BE DEMOLISHED AND REMOVED
- UPPER MAIN SOFFIT TO REMAIN
- NEW OVERHEAD DOOR

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

NOTE: ALL UNDESIgnATED SITE ELEMENTS ARE EXISTING TO REMAIN

KEYED NOTES

A. KEYED NOTES
   1. RECONSTRUCTED PLANTER
   2. NEW RAMP
   3. NEW ADA PARKING STALL
   4. NEW CROSSWALK

GENERAL NOTES - SITE PLAN

A. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
B. EMPLOYEES OF THE CONTRACTOR ARE RESPONSIBLE FOR THE OMISSION OR ERROR OF THEIR WORK PRIOR TO PROCEEDING WITH THE WORK.
C. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION ERRORS AND OMISSIONS AND SHALL VERIFY THE STRUCTURAL INTEGRITY OF CONSTRUCTION DETAILS PRIOR TO PROCEEDING WITH THE WORK.
D. ARCHITECTURAL REFERENCE ELEVATION TO BE 100'-0" ON SURVEYS AND CIVIL DRAWINGS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF CONSTRUCTION UNTIL THE WORK IS COMPLETED.

ARCHITECTURAL REFERENCE ELEVATION TO BE 100'-0" ON SURVEYS AND CIVIL DRAWINGS.

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22 x 34 SHEET = FULL SCALE | 11 x 17 SHEET = HALF SCALE

GOOD EARTH RIVERDALE REMODEL

ADJACENT BUILDING

EXISTING BUILDING

NEW VESTIBULE

FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.

DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SHALL MAINTENANCE THE STRUCTURAL INTEGRITY OF CONSTRUCTION UNTIL THE WORK IS COMPLETED.

ARCHITECTURAL REFERENCE ELEVATION 100'-0" ON SURVEYS AND CIVIL DRAWINGS.

REVISIONS:

1 2 3 4 5 6

FLOOR PLAN - PRELIMINARY

GENERAL NOTES - SITE PLAN

ISSUE DATE: 02.28.2017

DESIGN REVIEW PACKAGE

A101
**KEYED NOTES**

1. **ALUMINUM FRAME/EXTERIOR SYSTEM** & ENTRANCE DOOR
2. **NEW MATTING**
3. **EXISTING WALLS** & EXISTING CEILING FINISH
4. **EXISTING WALLS** & EXISTING CEILING FINISH W/ PROTECTIVE SHEETING
5. **EXISTING WALLS** & EXISTING CEILING FINISH W/ PROTECTIVE SHEETING PROTECT EXISTING FINISH

**PAINT SCHEDULE**

<table>
<thead>
<tr>
<th>Color</th>
<th>Code</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>1: SHERWIN WILLIAMS (BASE)</td>
<td>SW7675 SEALSKIN</td>
<td>EXISTING</td>
</tr>
<tr>
<td>2: SHERWIN WILLIAMS (TOP)</td>
<td>SW6137 BURLAP</td>
<td>EXISTING</td>
</tr>
<tr>
<td>3: SHERWIN WILLIAMS</td>
<td>SW6335 FIRED BRICK</td>
<td>EXISTING</td>
</tr>
<tr>
<td>4: SHERWIN WILLIAMS</td>
<td>SW7735 PALM LEAF</td>
<td>EXISTING</td>
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**FINISH FLOOR LEGEND**

- **MIXED: OFF TILES**
- **7 1/2" X 48" LVT PLANKS**
- **SEALED CONCRETE**
- **7 1/2" X 48" LVT PLANKS**
- **WALK THROUGH CONCRETE**
- **MIN WALL (10" DEEP)**
- **ENTRY WALL**

**GENERAL NOTES - FLOOR PLAN**

A. **CONSTRUCTION** TO THE SUBCONTRACTORS RESPONSIBLE TO BE WORKED FROM THE TOOLS SHOWN, ALLOW FOR CLEAN UP.

B. **FIELD VERIFY** ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.

C. **CONSTRUCTION** TO PROVIDE A FLOOR PLAN TO REFERENCE AS SOON AS POSSIBLE PRIOR TO PROCEEDING WITH THE WORK.

D. **FIELD VERIFY** ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.

E. **CONSTRUCTION** TO PROVIDE TYPICALS FOR CONSTRUCTION BAND AND ALL TO SCALE FOR WALLS. REFER TO DRAWINGS FOR CONSTRUCTION DETAILS OF CONSTRUCTION BAND.

F. **CONSTRUCTION** TO PROVIDE TYPICALS FOR CONSTRUCTION BAND AND WALLS TO SCALE. REFER TO DRAWINGS FOR CONSTRUCTION DETAILS OF CONSTRUCTION BAND.

G. **ALL WALLS TO BE PAINTED** PT-044-2011 AS AN ACCENT PAINT ON WALLS, EXISTING WALLS TO BE PAINTED PT-044-2001.

H. **NEW WOOD & METAL DOORS** TO BE SWING DOORS. REFER TO SHEET A401 FOR DOOR HANDLES. HARDWARE MUST BE LEVER HANDLE, PANIC HARDWARE, OR PUSH/PULL HARDWARE, WITH THE DOOR OPENING IN ONLY ONE HAND OPERATION. ALL DOOR HANDLE HARDWARE MUST BE LEVER HANDLE, PANIC HARDWARE, OR PUSH/PULL HARDWARE, WITH THE DOOR OPENING IN ONLY ONE HAND OPERATION.

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MATERIAL: EXISTING MECHANICAL UNITS
MATERIAL: EXISTING ROOFING
MATERIAL: NEW ROOFING

- 20 GA. HOLDDOWN @ 30" O/C
- FASTEN W/ ZINC SCREWS
- 22 GA. G.I. CAP
- PAINT
- REVEAL COLOR
- 1 1/2" TYP. HOR. JOINT
- 22 GA. REVEAL METAL
- 20 GA. HOLDDOWN CLIP @ 30" O/C
- SEALANT
- SYNTHETIC STUCCO ON 1 1/2" EPS BD. (3/4" AT GABLE CONDITIONS)
- 2 X 4 LEDGER W/ 5/8" J-BOLTS @ 16" O/C
- PL 3/16X3 1/2X3 1/2 W/ 3/4" HOLE @ CENTER @ 48" O/C
- 3" CANT
- B.U.R. MEME. & FLASH'G
- 2 X 4 CAP WALL W/ 1/2" PLYWD. EA. SIDE. BOLT TO WALL
- 22 GA. G.I. CAP
- PAINT
- 20 GA. G.I. HOLDDOWN @ 30" O.C. FASTEN W/ ZINC SCREWS
- 8" 3"
- 22 GA. G.I. REVEAL METAL
- PAINT
- 22 GA. HOLDDOWN CLIP @ 30" O/C
- SEALANT
- 6X8X16 CMU ANCHOR BOLT
- #6 RE-BAR CONT.
- 8X8X16 CMU W/#6 VERT. @ 32" O/C
- ARCHITECTURE + URBAN DESIGN
- NOT FOR CONSTRUCTION
- 1443 W. 800 N. #102
- OREM UT 84057
- T: 801-893-2480
- www.saltusarch.com
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**GENERAL NOTES - ENLARGED PLANS**

1. DIMENSIONS ARE IN INCHES UNLESS NOTED.
2. Wall, Eave, Ceiling, Floor, Door and Window Widths to be measured from Centerline of Opening.
3. Door Types are shown on A601.
4. Dimensioned Area is shown on A601.
5. Code Requirements are shown on G001 and G101.
6. Coordinate with Structural Framing and Exterior Wall Definitions for CDS-CONSTRUCTION-DESIGN.-
7. Door Types are shown on A601.
8. Dimensioned Area is shown on A601.
9. Coordinate with Structural Framing and Exterior Wall Definitions for CDS-CONSTRUCTION-DESIGN.
10. Dimensioned Area is shown on A601.

**WALL TYPES ARE SHOWN ON A501. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.**

**COORDINATE WITH ELECTRICAL, MECHANICAL FOR ALL LINE PL, POWER AND DATA REQUIREMENTS.**

**SLOPE FLOOR TO DRAIN IN TOILET ROOMS, SHOWER ENCLOSURES AND JANITORS ROOM.**

**PROVIDE SOLID BLOCKING/BACKING FOR GRAB BARS, ACCESSORIES, MIRRORS, CASEWORK, AND FURNITURE AS REQUIRED.**

**COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER, AND DATA REQUIREMENTS.**

**COORDINATE WITH STRUCTURAL FRAMING FOR LOCATION OF COLUMNS, BEAMS, SHEAR WALLS, AND ALL OTHER STRUCTURAL COMPONENTS.**

**SEE G001 FOR REQUIRED ACCESSIBLE MOUNTING LOCATIONS AND HEIGHTS OF TOILET ROOM ACCESSORIES, PLUMBING FIXTURES, CABINETRY, COUNTERTOPS, APPLIANCES, ETC.**

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