



Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
January 7, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved _____ Date _____

From: Maryann Pickering, AICP, Planner III
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: **Dillman Square — Site Plan Amendment Request**

Application No.: 2024-0246-SP
Applicant: Kim Webb, representing Method Studio LLC
Project Location: Approximately 715 E. 12300 South
Current Zoning: CN (Neighborhood Commercial) Zone
Acreage: Approximately 1.11 Acres (Approximately 48,351 ft²)
Request: Request for approval of a Site Plan Amendment in the CN zone regarding the development of two (2) new retail buildings.

SUMMARY and BACKGROUND

This application is a request for approval of an Amended Site Plan for approximately 1.11 acres located on the north side of 12300 South, at approximately 715 E. 12300 South (Exhibits B and C). The property is currently zoned CN. The applicant is requesting that an Amended Site Plan be approved to allow for the development of two (2) new retail buildings.

Dillman Square subdivision was recorded on May 1, 2002 and the original Site Plan was approved on January 15, 2004. The site has been developed in phases since that time, and has gone through several subdivision and site plan applications. The subject site is Lot 3 of



the Dillman Square Amended plat (Exhibit F), This same request was approved in 2020, but expired as there was no activity to building the new buildings.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CN	Exhibit E
Proposed Use	Retail	
Adjacent Zoning		
East	RA2 (Residential Agricultural, 20,000 square foot lot minimum)	
West	CN	
North	CN	
South	CN	

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards
LAND USE MIX	<ul style="list-style-type: none"> • Small-scale commercial • Planned retail • Office
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS)
LOCATION	<ul style="list-style-type: none"> • Adjacent to neighborhood • Along local roads

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CN zone is to *“provide areas where convenience buying outlets, having small trade areas, may*

be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities which, in character and scale, meet day to day needs of nearby residents.”

Site Plan Layout. The Site Plan Amendment application (Exhibit G) will be amending what was approved for Phase 2 of the development from three buildings to two on an approximately 1.11-acre site. The proposed building area is interior to the existing Dillman Square development. Dillman Square is approximately 6.3 total acres with all phases combined. Even though there are separate lots as part of the development, all lots share access throughout the development. There are access driveways along 123000 South, 800 East and 12200 South.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Setbacks			
Front	None	Approximately 275 feet	
Rear	None	Approximately 240 feet	
Side	None	Approximately 140 feet	
Side	None	Approximately 50 feet	

Landscaping. On September 9, 2024, the Draper City Zoning Administrator issued an interpretation (Exhibit H) that the addition of the building does not increase the floor area or value of the project significantly enough to require the entire site to comply with the current landscaping requirements of the DCMC. Landscaping of the subject property is still required. The applicant has provided landscape plans (Exhibit I) showing decorative landscaping on the south side of the building, and in the parking lot planter islands, which is in compliance with ordinance.

Parking. On September 9, 2024, the Draper City Zoning Administrator issued an interpretation (Exhibit H) that the addition of the building does not increase the floor area or value of the project significantly enough to require the entire site to comply with the current parking requirements of the DCMC. The applicant has provided a parking calculation for the site and it does comply with the DCMC. The parking to support this building is already existing and was installed during prior phases of the project.

Architecture. The proposed retail buildings are all one story in height (Exhibit J). The two proposed buildings have a roof elements that slopes downward from the front to the rear. The buildings are more modern in design than the rest of the shopping center but do meet all standards for buildings from the DCMC. There are no adopted design guidelines for the

Dillman Square development. The proposed buildings are designed for food service and have accessory outdoor patios.

Table 3 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	35 feet	22 feet	
Façade Variation			
Vertical	Every 30 feet	27 feet	
Wall Plane	5 feet deep and 20 feet wide	5 feet deep and 27 feet wide	
Building Orientation	facing street	faces towards 12300 South	Interior Lot
Materials			
Primary	3 per elevation	5 per elevation	
Percentage of Materials			
Front	75% Primary	89% Primary	
Rear	75% Primary	94% Primary	
Side	75% Primary	89% Primary	
Side	75% Primary	89% Primary	

Lighting. Both of the buildings will have downward facing wall lighting on all sides for pedestrian safety. No new light poles are proposed to be added to the site. The applicant has submitted a photometric (Exhibit K) analysis of the site with the proposed lighting and the lighting plan meets the intent of the ordinance requirements as applied to the larger development site. The subject property is an interior lot of the larger development site and existing lighting levels around the perimeter of the site will not be affected.

Table 4 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Maximum Illumination	8.0 footcandles (Building Entrances) 7.0 (Pedestrian Areas)	1.3 footcandles	
Maximum Average Illumination	5.0 footcandles (Building Entrances) 4.0 (Pedestrian Areas)	0.85 footcandles	
Maximum Illumination Ratio (Max:Ave)	2:1 (Building Entrances) 3:1 (Pedestrian Areas)	1.53:1	

Criteria For Approval. The criteria for review and potential approval of a Site Plan request are found in Sections 9-5-060(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. *Standards For Approval: The following standards shall apply to the approval of a site plan:*
1. *The entire site shall be developed at one time unless a phased development plan is approved.*
 2. *A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.*
 3. *The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.*
 4. *The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.*
 5. *The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan Amendment submission. Comments from the Division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan Amendment submission. Comments from the Division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the Site Plan Amendment submission. Comments from the Division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire has completed their review of the Site Plan Amendment submission. Comments from the Fire Marshal, if any, can be found in Exhibit A.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request and approve the site plan application based on the

findings and conditions listed below and the criteria for approval, as listed within the staff report.

If the Zoning Administrator approves the request, staff recommends that the following conditions be included:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans are consistent with DCMC Chapter 9-14 and the approved Master Area Plan.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.



Draper City Public Works Division



Draper City Building Division



Draper City Fire Department



Draper City Planning Division



Draper City Legal Counsel

**EXHIBIT A
DEPARTMENT REVIEWS**

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

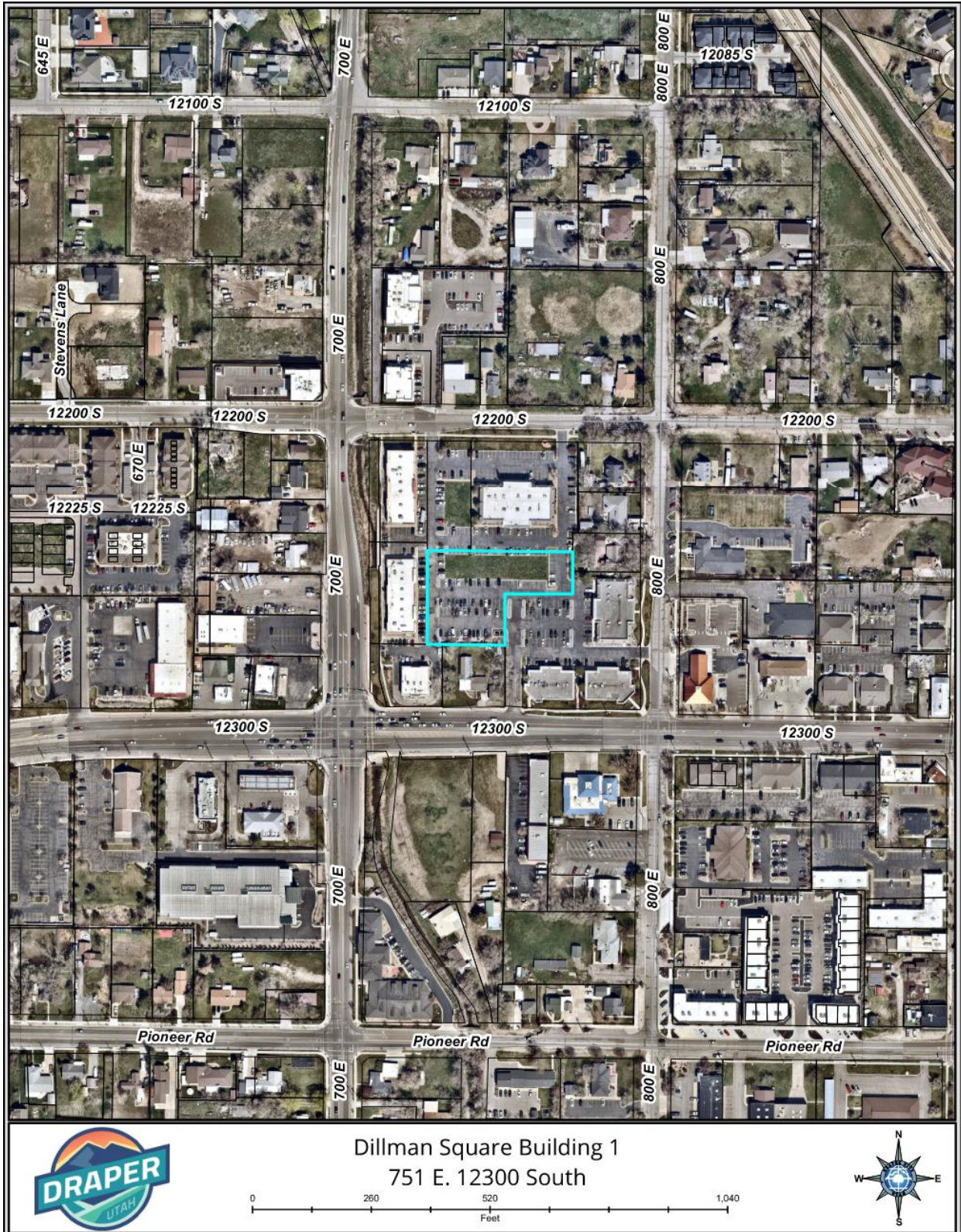
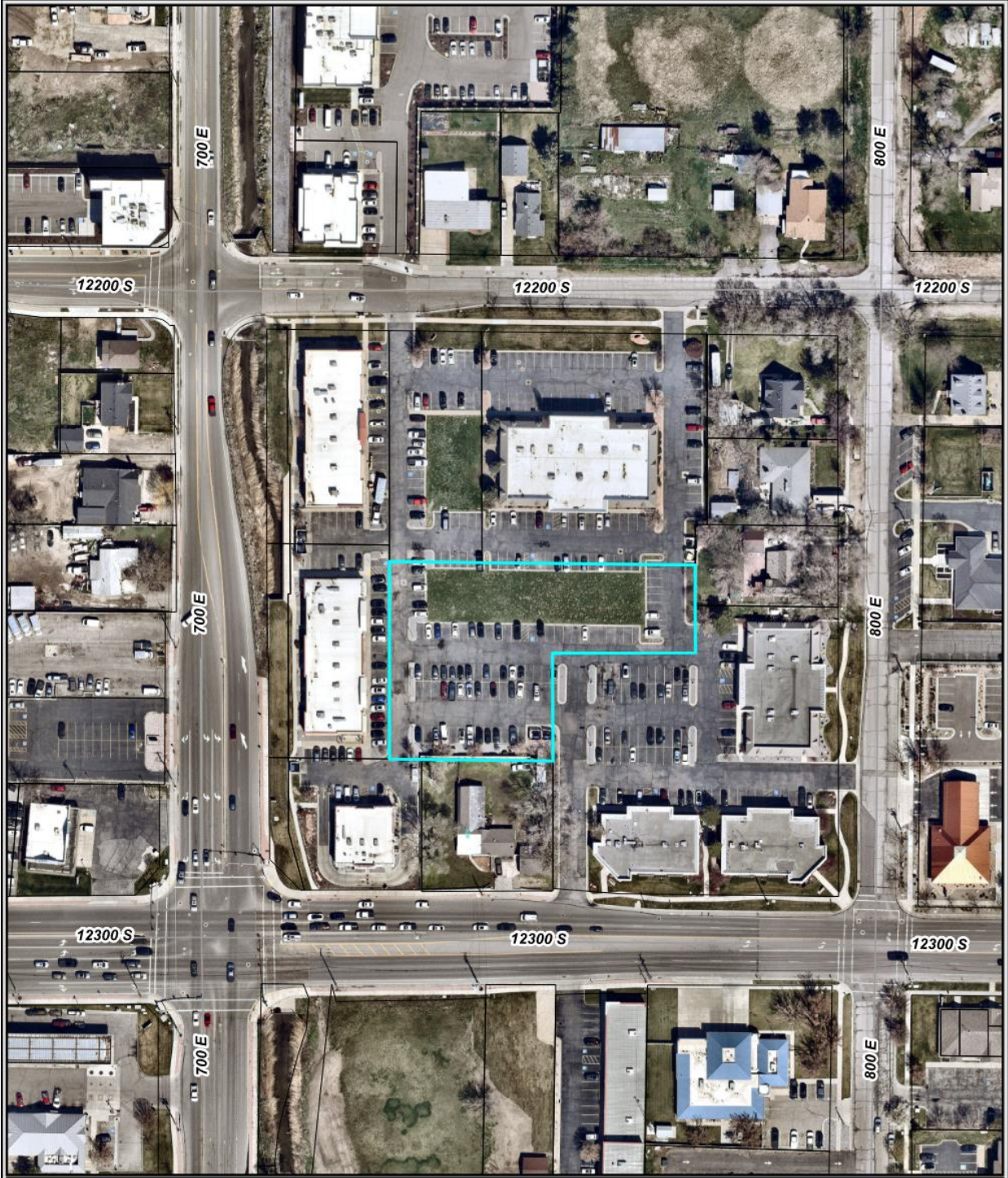


EXHIBIT C
AERIAL MAP



Dillman Square Building 1
751 E. 12300 South



EXHIBIT D
LAND USE MAP

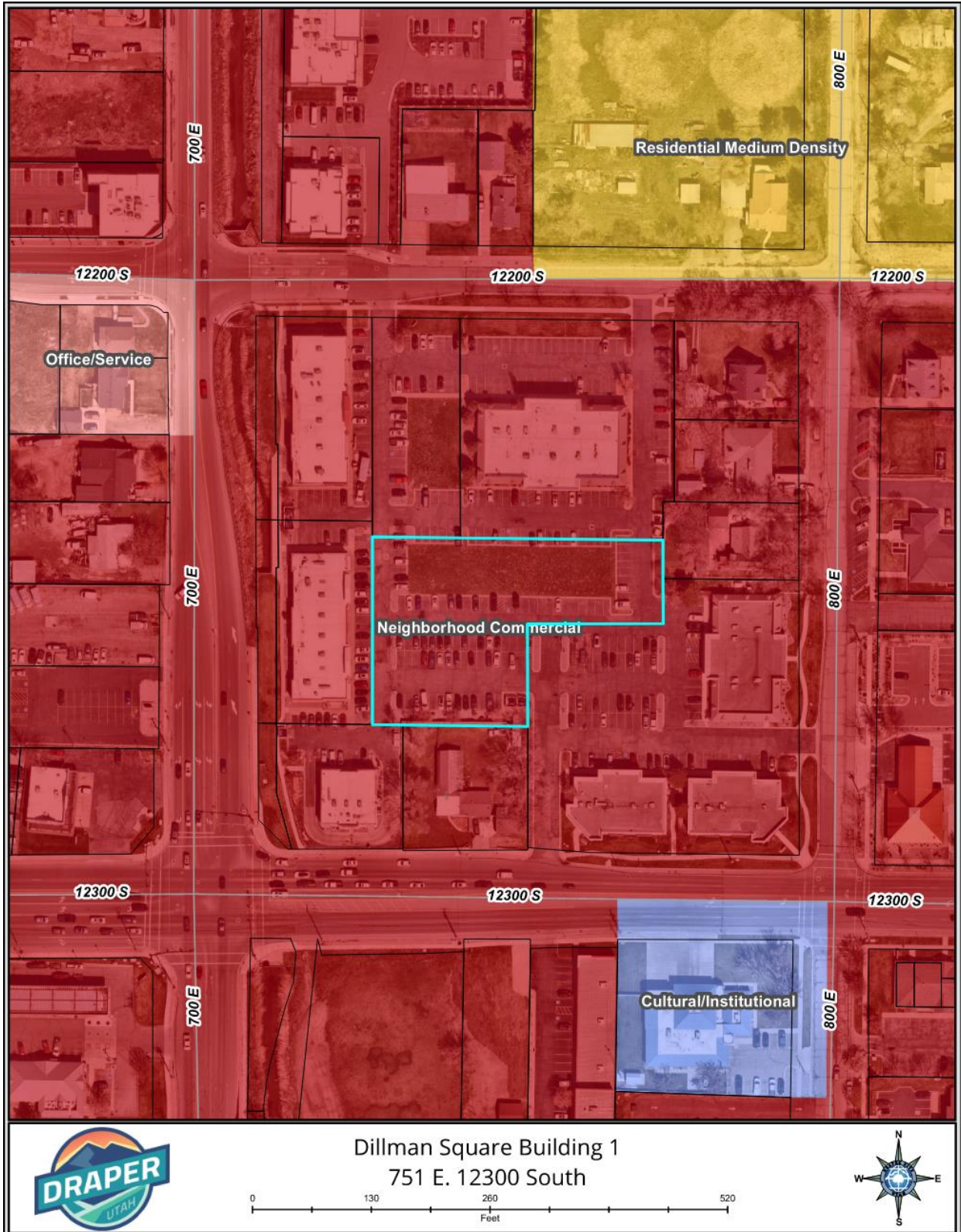
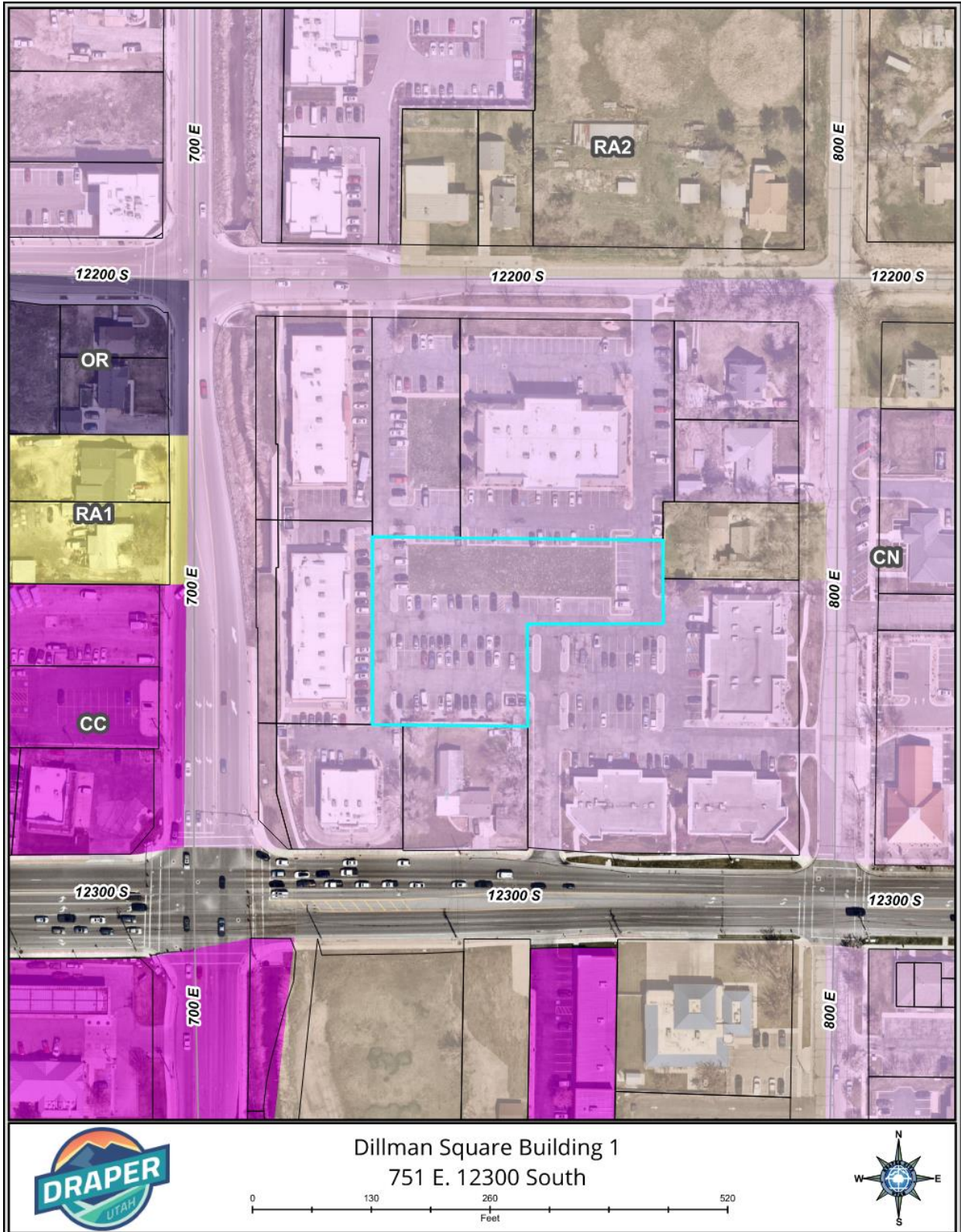


EXHIBIT E ZONING MAP



Dillman Square Building 1
751 E. 12300 South

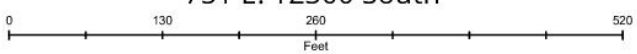


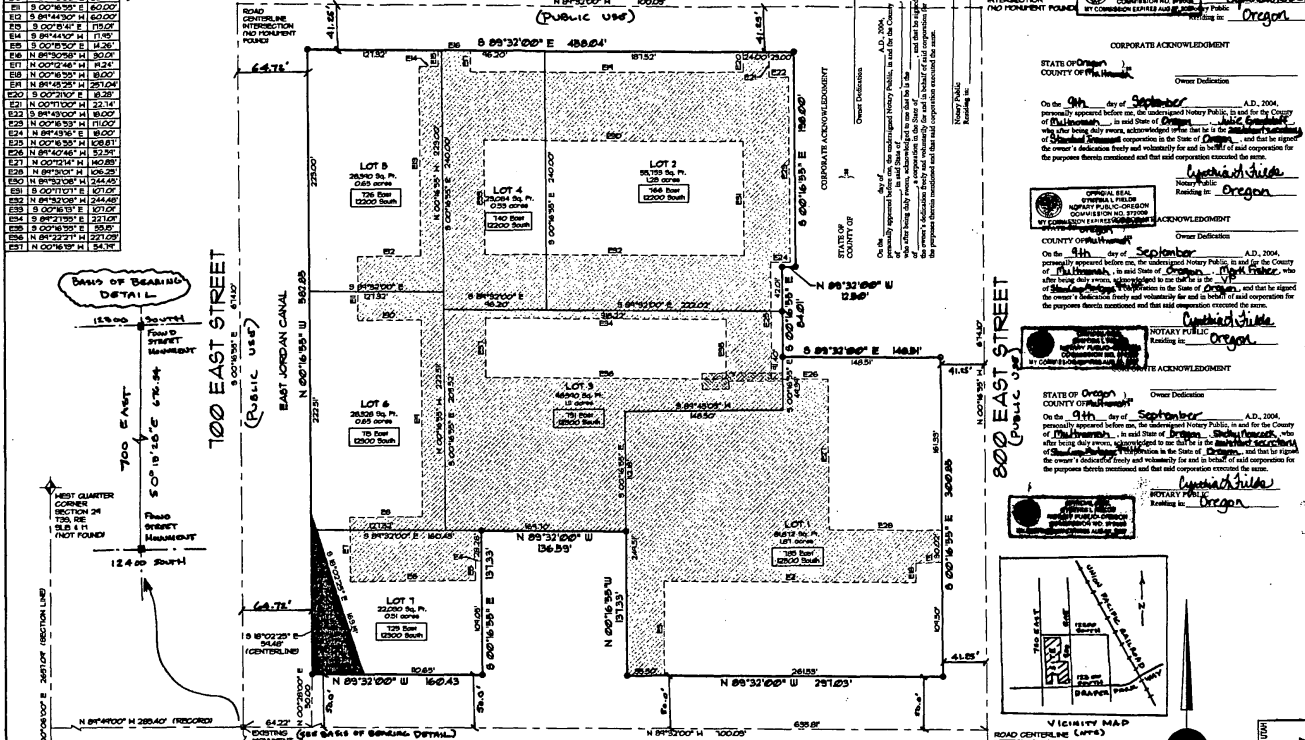
EXHIBIT F
DILLMAN SQUARE AMENDED SUBDIVISION

EASEMENT TABLE with columns: LINE, BEARING, LENGTH, and corresponding easement details.

DILLMAN SQUARE SUBDIVISION (AMENDED)

LOCATED IN BLOCK 18, DRAPERVILLE TOWNSITE SURVEY, ALSO LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASIN 4 MERIDIAN, DRAPER CITY, SALT LAKE COUNTY, UTAH

12200 SOUTH STREET (Public Use) and 12300 SOUTH STREET (Public Use)

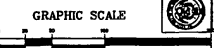
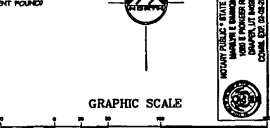


STATE OF UTAH COUNTY OF SALT LAKE On the 4th day of October, A.D. 2004, personally appeared before me the undersigned Notary Public, in and for the County of Salt Lake, in said State of Utah, the following named parties, acknowledged to me that to the best of their knowledge and belief, they are the owners of the property described herein, and that they sign the foregoing instrument of their own free will and they authorize me to sign the foregoing instrument on their behalf...

LEGEND: FOUNDMENT, SET BAR AND CAP, SECTION CORNER, VEGICULAR AND FREESTREAM CROSS-ACCESS AND PARKING EASEMENT, RIGHT-OF-WAY EASEMENT IN FAVOR OF GUEST CORPORATION, RECORD NO. 200008, PAGE 398, EAST DORIAN CANAL EASEMENT

LEADER INSURED THIS 9th DAY OF SEPTEMBER A.D. 2004 STANLEY INSURANCE COMPANY ATTEST: [Signature]

STANLEY INSURANCE COMPANY, STANDARD INVESTORS, MEMBER OF UNITED DEATH LIFE ASSURANCE CO. ATTEST: [Signature]



CITY ENGINEER: I HEREBY CERTIFY THAT I HAVE MADE THIS PLAN EXAMINED BY THIS OFFICE IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE HEREIN APPROVED: [Signature] DATE: 09-21-04

APPROVAL AS TO FORM: APPROVED THIS 21st DAY OF 09-21-04 AD 2004 [Signature]

SURVEYOR'S CERTIFICATE: PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286682 as prescribed by the laws of the State of Utah and represent that I have made a survey of the land shown on this plan and described below, and have placed thereon iron or steel monuments to mark the corners and boundaries as shown on this plan. DILLMAN SQUARE SUBDIVISION (AMENDED)

BOUNDARY DESCRIPTION: I, Patrick M. Harris, do hereby certify that I am a Registered Professional Land Surveyor holding Certificate No. 286682 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Basis of Bearing is the meridian line in 100 East Street between existing street monuments at 12200 South Street and 12400 South Street having a bearing of South 01°15'58" East and measuring 616.54 feet (616.54 feet Record). I used a previous survey prepared by Cook and Associates and recorded in the office of the Salt Lake County Surveyor along with old corner points on the site to determine the boundary line of the parcels. I then combined all of the parcels included in this survey into one entire tract. The road center line I established matches closely with the observations that are shown on the Draperville Townsite Plan. However, the north-south dimension is short by 2.4 feet. This error has shortened the right-of-way of 12200 South Street from the 42.25 as plotted on the Draperville Townsite Plan to 39.85 feet. The widening of 12200 South Street to a 33.00 foot half-width during development of this parcel will absorb this shortage as part of the widened roadway. There is excess property east from the road center line of 100 East Street to the road center line of 800 East Street. This excess property is accounted for in the corner which traverses along the east side of 100 East Street. Even with this survey property some of the corner monuments on the parcel surveyed as shown in the Southwest Corner of the Lot 2.

LEGAL DESCRIPTION: Beginning at the Southeast Corner of Block 18, Draperville Townsite Survey, said point being on the north line of 12200 South Street and being South 89°32'00" East 64.23 feet along the center line of 12200 South Street and North 07°22'00" East 398.00 feet from a Salt Lake County Survey Monument in the intersection of 12200 South Street and 100 East Street, and running: thence North 02°16'59" East 582.89 feet along the West line to the Northeast corner of Block 18 Draperville Townsite Survey; thence North 89°32'00" East 458.04 feet along the North line of Block 18 Draperville Townsite Survey; thence South 02°16'59" East 198.00 feet; thence North 89°32'00" East 1250.00 feet; thence South 02°16'59" East 64.23 feet; thence South 89°32'00" East 616.54 feet to the East line of Block 18 Draperville Townsite Survey; thence South 02°16'59" East 300.85 feet along the East line to the Southeast corner of Block 18 Draperville Townsite Survey; thence North 89°32'00" East 271.29 feet along the South line of Block 18 Draperville Townsite Survey; thence North 02°16'59" East 173.93 feet; thence North 89°32'00" East 136.54 feet; thence South 02°16'59" East 133.53 feet to the South line of Block 18 Draperville Townsite Survey; thence North 89°32'00" East 160.43 feet along said South line of Block 18 Draperville Townsite Survey to the point of beginning. Containing 279.24 square feet, 6.73 acres, 4 Lots.

OWNER'S DEDICATION: I, the undersigned owner of the above described tract of land, having considered same to be subdivided, do hereby dedicate the same to the benefit of the public in and for the County of Salt Lake, Utah, in and for said County of Salt Lake, in said State of Utah, the segment 1 of the above Owner's dedication. I, the undersigned, who duly acknowledged to me that I am the owner thereof, do hereby dedicate and voluntarily and for the uses and purposes therein mentioned, the above described tract of land to the public.

DEDICATION OF COMMON AREAS: All common areas are hereby dedicated by the owners hereof as utility easements to Draper City, Salt Lake County, Utah, for the installation, operation, and maintenance of any and all utilities necessary to serve the area of adjoining areas.

ACKNOWLEDGMENT: STATE OF UTAH County of Salt Lake. On the 21st day of September, A.D. 2004, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, the following named parties, acknowledged to me that to the best of their knowledge and belief, they are the owners of the property described herein, and that they sign the foregoing instrument of their own free will and they authorize me to sign the foregoing instrument on their behalf...

DILLMAN SQUARE SUBDIVISION (AMENDED) LOCATED IN BLOCK 18, DRAPERVILLE TOWNSITE SURVEY, ALSO LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASIN 4 MERIDIAN, DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 9205336 FILED AT THE OFFICE OF THE CLERK OF DISTRICT COURT, SALT LAKE COUNTY, UTAH, DATE: SEPTEMBER 21, 2004. BY: [Signature] COUNTY CLERK

GUEST COMMUNICATIONS: APPROVED THIS 17th DAY OF August, AD 2004 [Signature]

PACIFIC CORP.: APPROVED THIS 20th DAY OF July, AD 2004 [Signature]

QUESTAR SUPPLY CO.: APPROVED THIS 17th DAY OF August, AD 2004 [Signature]

BOARD OF HEALTH: APPROVED THIS 20th DAY OF July, AD 2004 [Signature]

PLANNING COMMISSION: APPROVED THIS 8th DAY OF JUNE, AD 2004 BY THE PLANNING CITY PLANNING COMMISSION [Signature]

SOUTH VALLEY SEMER DIST.: APPROVED THIS 22nd DAY OF July, AD 2004 [Signature]

WATER PRO: APPROVED THIS 26th DAY OF July, AD 2004 [Signature]

CITY ENGINEER: I HEREBY CERTIFY THAT I HAVE MADE THIS PLAN EXAMINED BY THIS OFFICE IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE HEREIN APPROVED: [Signature] DATE: 09-21-04

APPROVAL AS TO FORM: APPROVED THIS 21st DAY OF 09-21-04 AD 2004 [Signature]

CITY HAYTOR: APPROVED THIS 21st DAY OF 09-21-04 AD 2004 [Signature]

RECORDED # 9205336 FILED AT THE OFFICE OF THE CLERK OF DISTRICT COURT, SALT LAKE COUNTY, UTAH, DATE: SEPTEMBER 21, 2004. BY: [Signature] COUNTY CLERK

**EXHIBIT G
SITE PLAN**

BENCHMARK
STREET MONUMENT
12300 SOUTH 700 EAST
ELEV = 4468.97

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Oct 09, 2024
Final Engineering Review
Austin Martinez
Reviewed By

JORDAN BASIN
ARCHITECTURE & INTERIOR DESIGN

ALL INFORMATION SHALL BE FIELD VERIFIED

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

PROJECT SITE DATA:

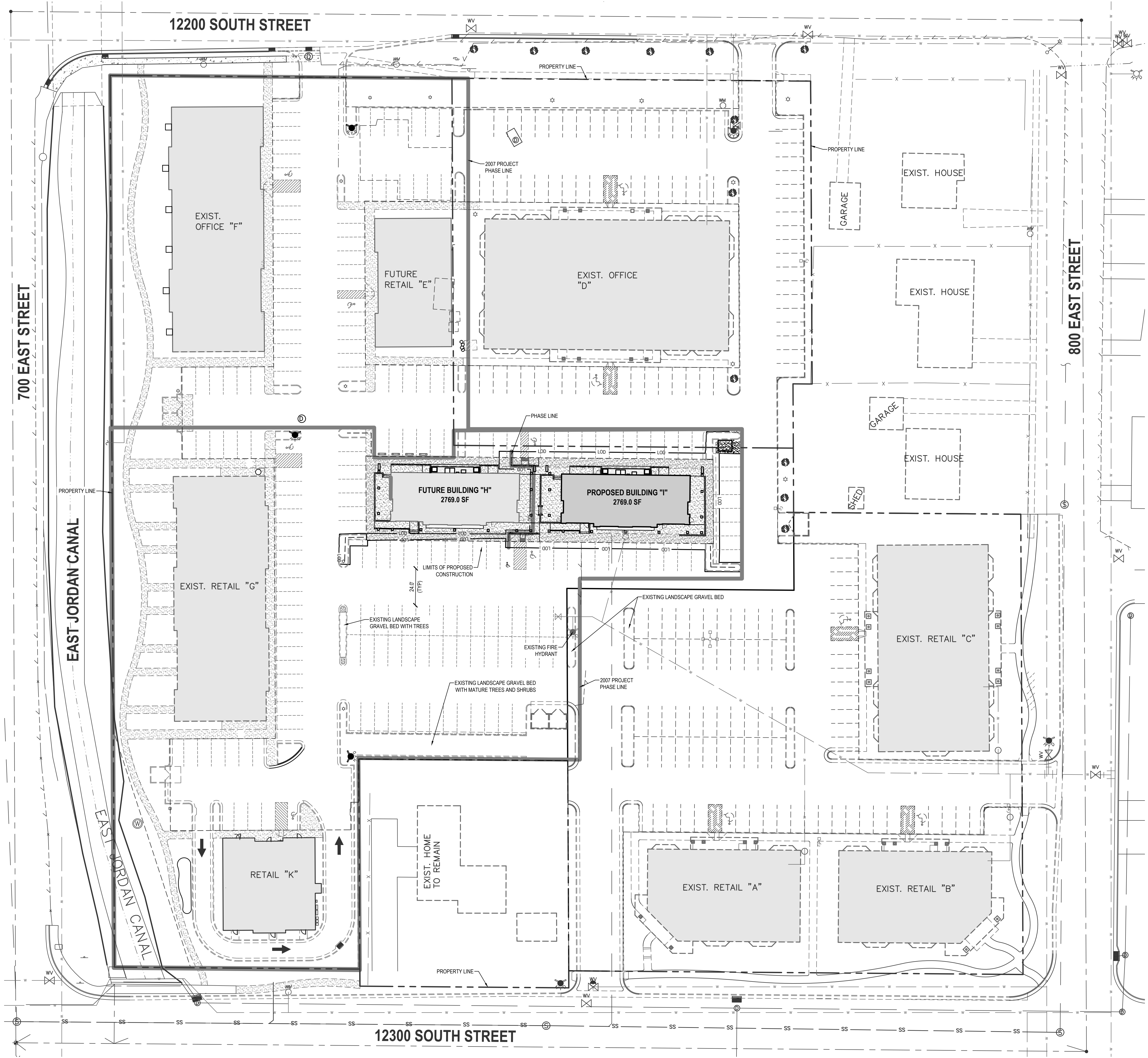
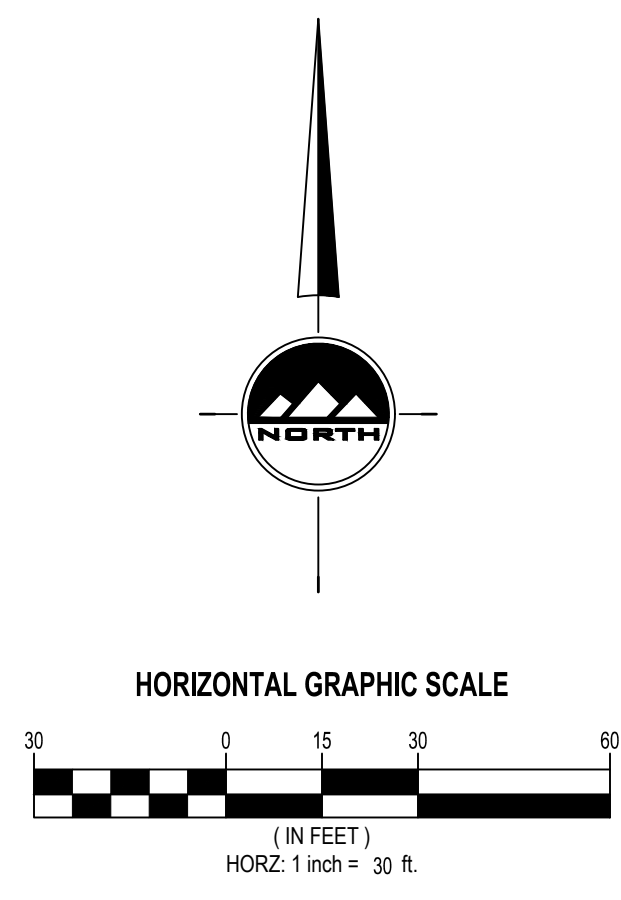
PROJECT AREA:	287,617 Sq. Ft.
PHASE I AREA:	132,332 Sq. Ft.
PHASE II AREA:	153,082 Sq. Ft.
PHASE III AREA:	2,203 Sq. Ft.

PHASE II SITE DATA:

SITE AREA	153,082 Sq. Ft.
BLDG. 'E'	4,120 Sq. Ft.
BLDG. 'F'	9,600 Sq. Ft.
BLDG. 'G'	9,600 Sq. Ft.
BLDG. 'H'	2,769 Sq. Ft.
BLDG. 'I'	2,769 Sq. Ft.
BLDG. 'K'	3,600 Sq. Ft.
TOTAL BLDG.	32,458 Sq. Ft. 21%
PAVED AREA	70,433 Sq. Ft. 46%
CONC. AREA	10,098 Sq. Ft. 7%
LANDSCAPE AREA	40,093 Sq. Ft. 26%

PARKING DATA:

LAND USE	SF	PARKING REQ.	# OF STALLS
EXISTING			
RETAIL	7,244	2.5 / 1,000 SQFT	18.1
OFFICE (GENERAL)	7,657	4 / 1,000 SQFT	30.6
OFFICE (MEDICAL)	4,425	4 / 1,000 SQFT	17.7
PERSONAL CARE	5,200	5 / 1,000 SQFT	26
INSTRUCTION SERVICE	6,650	5 / 1,000 SQFT	33.3
RESTAURANT (GENERAL)	9,200	8 / 1,000 SQFT	73.6
NEW			
RESTAURANT (GENERAL)	2,500	8 / 1,000 SQFT	20
		STALLS REQ.	220
		STALLS PROVIDED	275
		ACCESSIBLE STALLS REQ.	7
		ACCESSIBLE STALLS PROVIDED	8



EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
METHOD STUDIOS
360 ASPEN AVE.
SALT LAKE CITY, UTAH 84101

CONTACT:
KIM WEBB
PHONE: (801) 532-4422

**DILLMAN SQUARE
BUILDING I (SHELL ONLY)
757 EAST 12300 SOUTH
DRAPER, UTAH 84020**



NO.	DATE	REVISION	BY
1	12/18/2020	CITY REDLINES	TJM
2	04/13/2021	UPDATE ADDRESS	SCA
3	02/12/2024	UPDATE PLANS	TJP
4	07/19/2024	ADDED LID	MMH
5	06/20/2024	WATER METER UPDATE	MMH
6	10/02/2024	SEWER UPDATES	COO

OVERALL SITE PLAN

PROJECT NUMBER 97207H	PRINT DATE 10/2/2024
DRAWN BY T. MAZEJY	CHECKED BY D. JENKINS
PROJECT MANAGER D. JENKINS	

C-100

BENCHMARK
STREET MONUMENT
12300 SOUTH 700 EAST
ELEV = 4468.97

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
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Know what's below.
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RESTAURANT (GENERAL)	9,200	8 / 1,000 SQFT	73.6
NEW			
RESTAURANT (GENERAL)	2,500	8 / 1,000 SQFT	20
		STALLS REQ.	220
		STALLS PROVIDED	275
		ACCESSIBLE STALLS REQ.	7
		ACCESSIBLE STALLS PROVIDED	8

FIRE FLOW REQUIREMENT

CONSTRUCTION TYPE	V-B
FLOW REQUIRED	1,500 GPM
DURATION	2 HOURS
FIRE HYDRANTS REQUIRED	1
MAXIMUM DISTANCE TO HYDRANT	250 FT

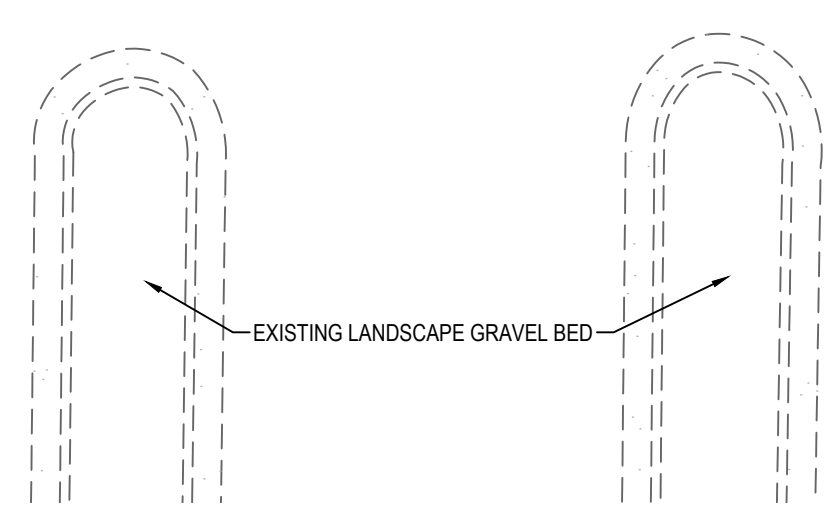
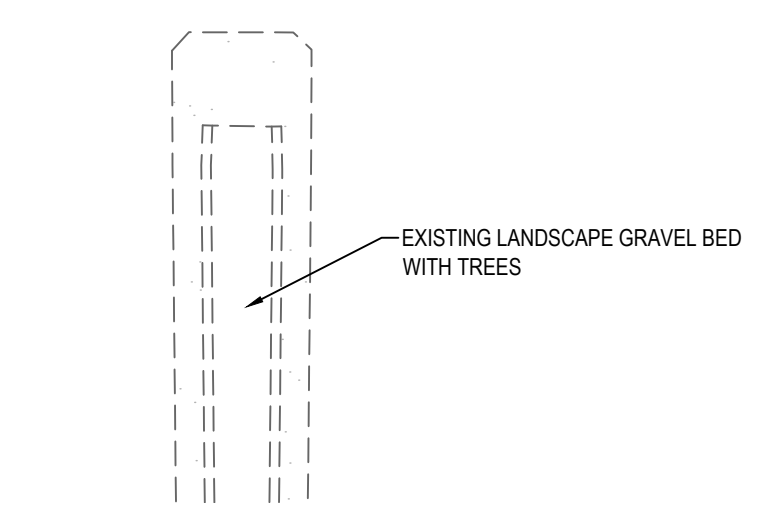
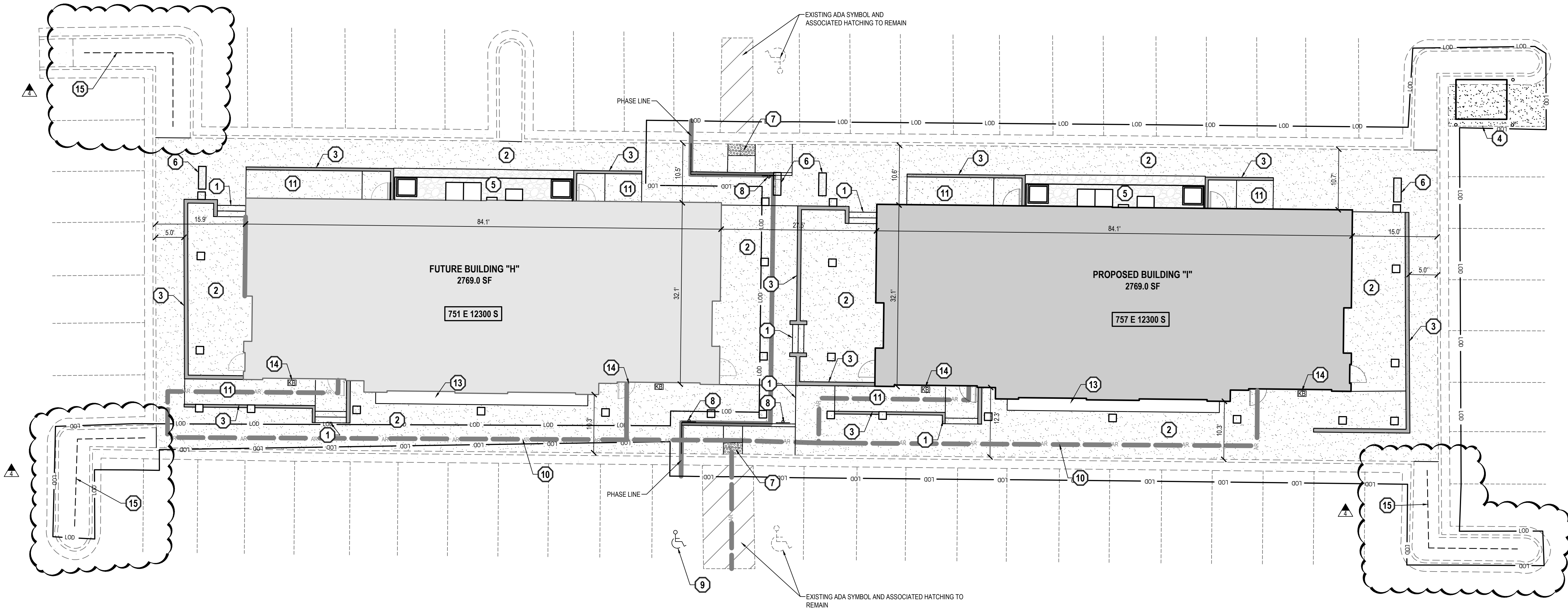
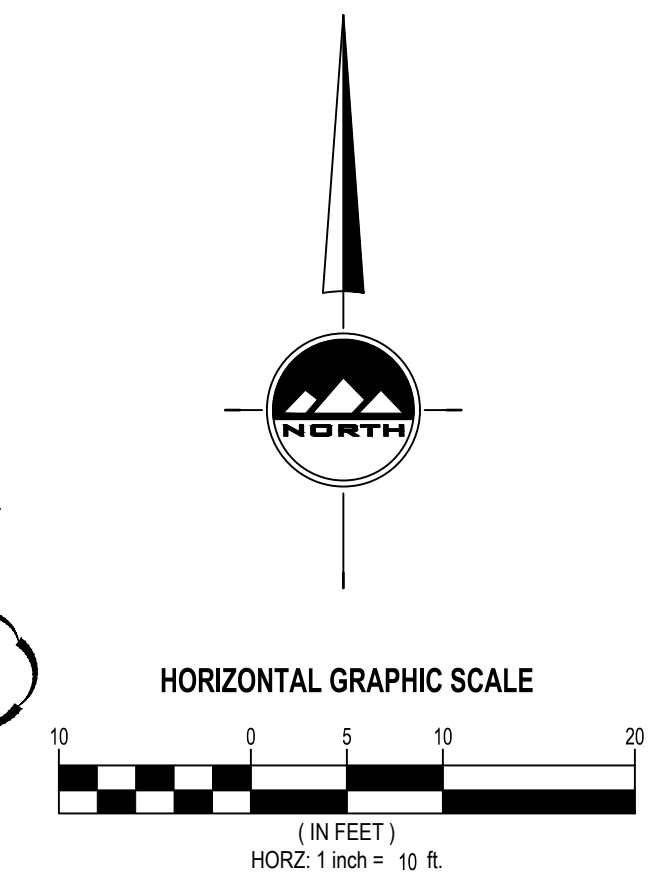
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
- 2 4" THICK CONCRETE WALKWAY PER APWA STANDARD PLAN NO. 231.
- 3 6" THICK CONCRETE WALL. SEE GRADING PLANS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
- 4 TRANSFORMER LOCATION PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE. PER DEVELOPMENT AGREEMENT.
- 5 LANDSCAPING GRAVEL SECTION. INSTALL 4" DEEP, 2"-3" DIA. NEPHI ROCK AND GRAVEL COLOR "SOUTHTOWN" OR EQUIVALENT. DECORATIVE ROCK OVER WEED BARRIER, TYP.
- 6 GRAVEL SECTION FOR RAIN CHAIN. INSTALL 4" DEEP, 2"-3" DIA. NEPHI ROCK AND GRAVEL COLOR "SOUTHTOWN" OR EQUIVALENT. DECORATIVE ROCK OVER WEED BARRIER, TYP.
- 7 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.
- 8 *HANDICAP PARKING* SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- 9 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- 10 DESIGNATED ACCESSIBLE ROUTE, RUNNING SLOPE SHALL NOT EXCEED 5.00% (1:12 OR 8.33% FOR RAMPS) AND CROSS SLOPES SHALL NOT EXCEED 2.00%. CONTRACTOR TO REMOVE AND REPLACE ANY AREAS WHICH EXCEED ALLOWABLE SLOPES. SEE GRADING PLAN FOR ELEVATION INFORMATION.
- 11 RAMP IN SIDEWALK. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
- 12 NOT USED.
- 13 PLANTER BED.
- 14 *KNOX BRAND* LOCK BOX TO BE MOUNTED TO EXTERIOR WALL AT A HEIGHT OF 5' TO THE TOP OF BOX.
- 15 RAIN GARDEN. SEE DETAIL 1/C-201.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. IMPROVEMENTS FOR FUTURE BUILDING "H" AND OUTSIDE OF LIMITS OF DISTURBANCE ARE SHOWN FOR REFERENCE ONLY AND WILL BE INSTALLED IN A FUTURE PHASE.



ENSIGN
THE STANDARD IN ENGINEERING

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CEDAR CITY
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FOR:
METHOD STUDIOS
360 ASPEN AVE.
SALT LAKE CITY, UTAH 84101

CONTACT:
KIM WEBB
PHONE: (801) 532-4422

DILLMAN SQUARE
BUILDING I (SHELL ONLY)
757 EAST 12300 SOUTH
DRAPER, UTAH 84020



NO.	DATE	REVISION	BY
1	12/18/2020	CITY REDLINES	TJM
2	04/13/2021	UPDATE ADDRESS	BCA
3	02/01/2024	UPDATE PLANS	TJP
4	07/19/2024	ADDED LID	MMH
5	08/20/2024	WATER METER UPDATE	MMH
6	10/02/2024	SEWER UPDATES	COO
7			
8			

SITE PLAN

PROJECT NUMBER: 97207H
PRINT DATE: 10/2/2024

DRAWN BY: T. MAZEJY
CHECKED BY: D. JENKINS

PROJECT MANAGER: D. JENKINS

C-100

EXHIBIT H
ZONING ADMINISTRATOR INTERPRETATION



DRAPER CITY HALL

Community Development | 1020 E. Pioneer Rd. Draper, UT 84020

September 9, 2024

*Draper City Planning Division
Administrative Interpretation*

RE: Dillman Square

This letter answers a question that has arisen concerning whether parking and landscaping need to be brought into compliance with current code. The property is within the Dillman Square development and concerns the construction of Buildings H and I on an existing pad site. The property is Lot 3 of the Dillman Square Subdivision Plat Amendment and is located at 751 East 12300 South, parcel number 28-29-305-037.

The Dillman Square property received Phase 1 site plan approval in September 1999. Phase 2 received site plan approval in January 2004. The subject property is part of Phase 2. The site plan shows a three phased development incorporating ten buildings. Phase 1 had four buildings in it, with Phase 2 including the remaining six buildings. Phase 3 was to include an adjacent property that up until recently had a house on it. No proposed buildings were shown in the future Phase 3. All access aisles, parking, and landscaping on the subject property was installed with the Phase 2 improvements leaving a pad site for the building.

The Dillman Square Subdivision was recorded in 2002, with an amendment in 2004. The plats provide for pedestrian and vehicular cross access, and a parking easement on the all parking and drive aisles within Phases 1 and 2, including on the subject property.

The amended site plan for Buildings H and I utilizes the existing parking, landscaping, and circulation on site and proposes to place two new retail and restaurant buildings on the pad site. The parking and landscaping on the lot do not comply with current code but did at the time the phased development was approved.

Draper City Municipal Code (DCMC) provides standards for approving a site plan within DCMC Section 9-5-090(j), as listed below.

9-5-090: SITE PLAN REVIEW:

E. Standards For Approval: The following standards shall apply to the approval of a site plan:

1. *The entire site shall be developed at one time unless a phased development plan is approved.*
2. *A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.*
3. *The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.*
4. *The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.*
5. *The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.*

Dillman Square was approved as a phased development incorporating a shared parking and circulation plan and pad sites for various buildings. The different buildings have been built over the years between 2002 and 2009. There are two pad sites left which will incorporate three buildings per the approved site plan.

DCMC provides standards for when a nonconformity shall come into conformance within DCMC Section 9-6-070, as listed below.

9-6-070: OTHER NONCONFORMITIES:

This chapter shall apply to any other circumstance which does not conform to the requirements of this title, including, but not limited to, fence height or location; lack of buffers or screening; lack of or inadequate landscaping; lack of or inadequate off street parking; and any other nonconformity not addressed by sections 9-6-040, 9-6-050 and 9-6-060 of this chapter.

A. Nonconforming Development With Approved Site Plan: Nonconforming development that is consistent with a site plan approved before the effective date of this title shall be deemed to be in conformance with this title to the extent that it is consistent with the approved site plan and to the extent that such plan or conditions imposed thereon directly address the specific issue involved in a determination of conformity. A nonconformity other than one of those enumerated in sections 9-6-040, 9-6-050, and 9-6-060 of this chapter shall be brought into conformance upon the occurrence of any one of the following:

1. *Any increase of more than thirty percent (30%) floor area or fifty percent (50%) of the County Assessor's Office assessed value of the building or premises.*
2. *For a lot or parcel located in a commercial or industrial zone, any change in use to a more intensive use when a new certificate of occupancy is required.*

When reviewing DCMC Section 9-6-070, the amended site plan does not propose a change in use to a more intensive use. It also does not increase the floor area by 30% or more. Phase 2 contains 22,800 square feet of floor space that has been built within three buildings. Buildings H and I will add another 5,538 square feet to the development, equaling 24.5% of the existing floor area. It is hard to know what the County Assessor's Office would assess the proposed buildings as, but we can look up the assessed values for the existing land and buildings within Phase 2 and estimate the valuation based on what is existing. The Salt Lake County Assessors Office has assessed all the buildings within Phase 2 as being worth \$3,595,900 and the land value within Phase 2 as \$2,983,400. Looking at each individual building on a per square foot basis, the buildings valuation ranges from \$137.95 per square foot to \$253.27 per square foot. Figuring the highest number, the proposed Buildings H and I would have a valuation of \$1,402,609.26. This would equal 39.0% of the overall building value and 47.0% of the land value currently assessed. Both are below the 50% threshold.

It is the Zoning Administrator's position that the proposed development does not meet the thresholds listed in DCMC Section 9-6-070 requiring site improvements such as parking and landscaping to come into compliance. Any improvements built within the currently unimproved pad site have to conform to current DCMC standards, including landscaping and building design.

There are a couple options available to you if you wish to pursue this matter further. You may seek a text amendment in order to change the code, or you may appeal this determination. An appeal is subject to DCMC Section 9-5-180 and shall be made within 10 days of the decision which is appealed. Applications for all options can be found on the city's website.

If you have further questions, please contact me at jennifer.jastremsky@draperutah.gov or at 801-576-6328.

Respectfully,



Jennifer Jastremsky, AICP
Community Development Director / Zoning Administrator
Community Development Department

EXHIBIT I
LANDSCAPE PLAN

BENCHMARK
STREET MONUMENT
12300 SOUTH 700 EAST
ELEV = 4468.97

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 SPLIT FACE MASONRY RETAINING WALL TO MATCH BUILDING FACADE. SEE ARCHITECTURAL PLANS FOR INFORMATION
- 2 STAINED CONCRETE. SEE ARCHITECTURAL PLANS FOR COLOR AND PATTERN INFORMATION.
- 3 4" THICK CONCRETE WALKWAY PER APWA STANDARD PLAN NO. 231 W/ CONCRETE JOINTS AT 4' O.C.

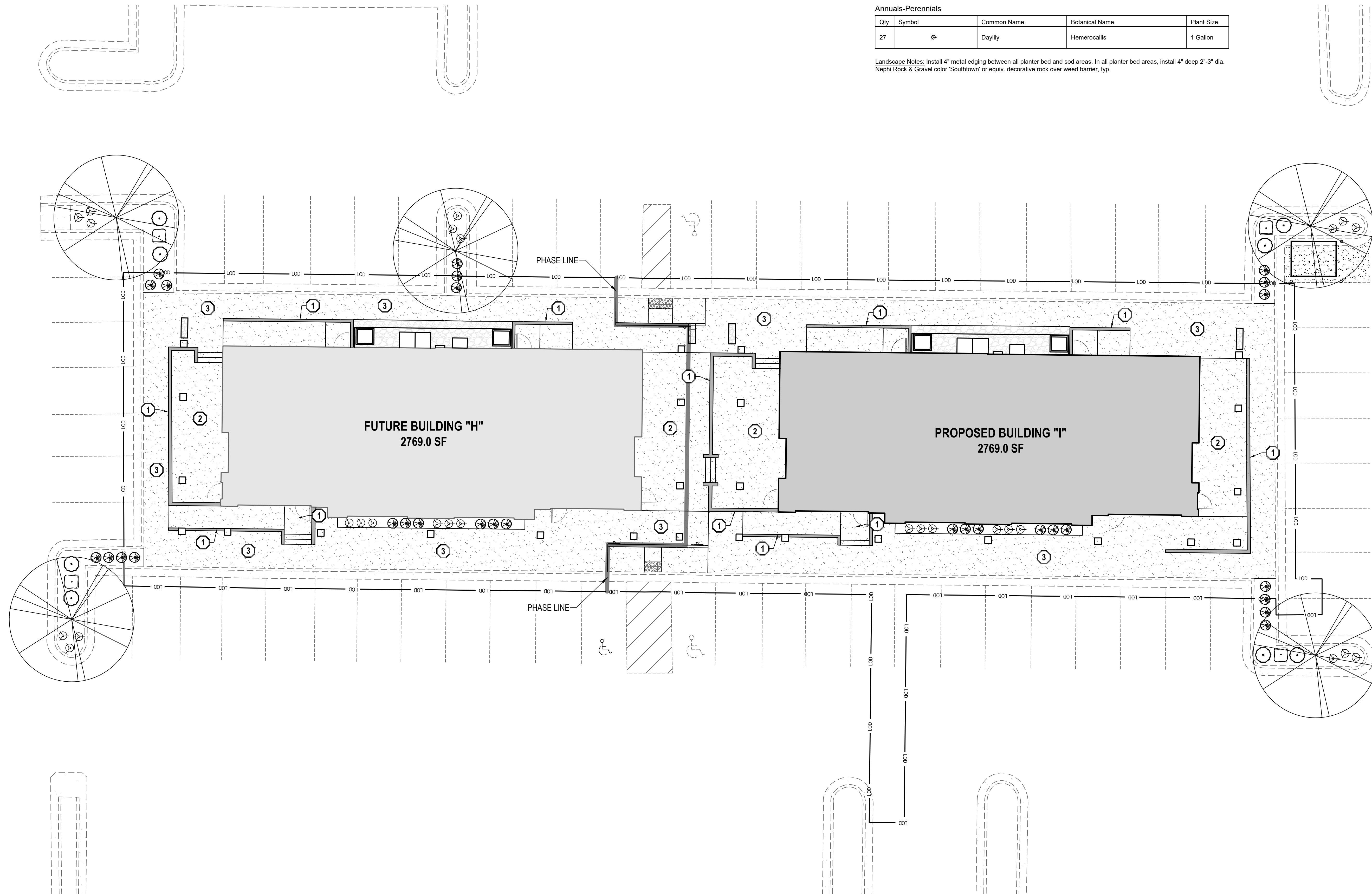
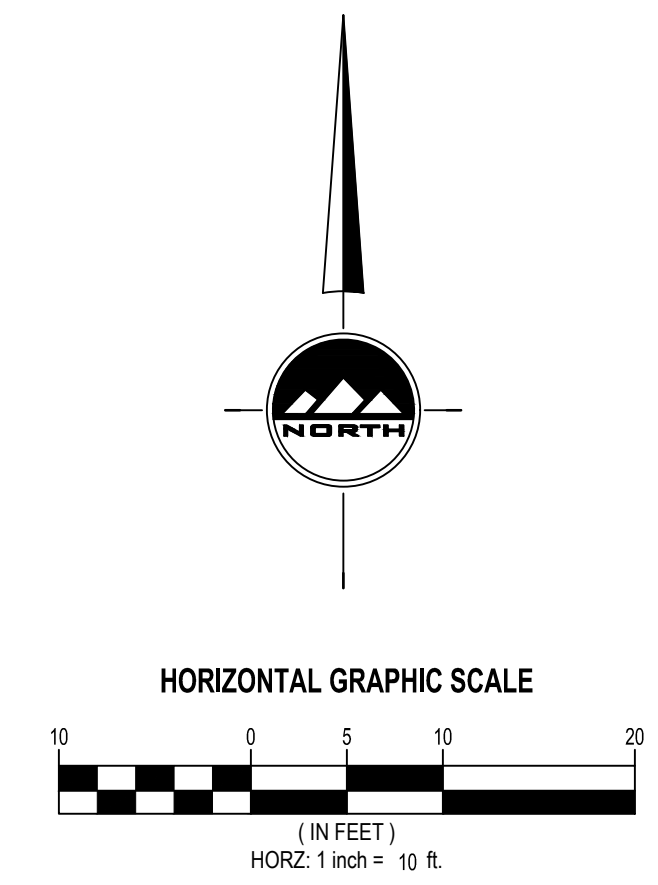
Landscape

Qty	Symbol	Common Name	Botanical Name	Plant Size
5		Eastern Redbud	Cercis canadensis	2" Cal.

Qty	Symbol	Common Name	Botanical Name	Plant Size
8		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
4		Boxwood, Littleleaf	Buxus microphylla	5 Gallon
29		Fountain Grass	Pennisetum setaceum	1 Gallon

Qty	Symbol	Common Name	Botanical Name	Plant Size
27		Daylily	Hemerocallis	1 Gallon

Landscape Notes: Install 4" metal edging between all planter bed and sod areas. In all planter bed areas, install 4" deep 2'-3" dia. Nephi Rock & Gravel color "Southtown" or equiv. decorative rock over weed barrier, typ.



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**DILLMAN SQUARE
BUILDING I (SHELL ONLY)**
751 EAST 12300 SOUTH
DRAPER, UTAH 84020

NO.	DATE	REVISION	BY
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3	03/10/2024	UPDATE PLANS	TJP
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6			
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8			

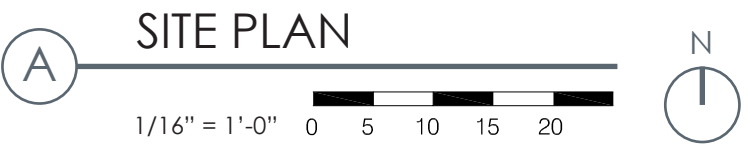
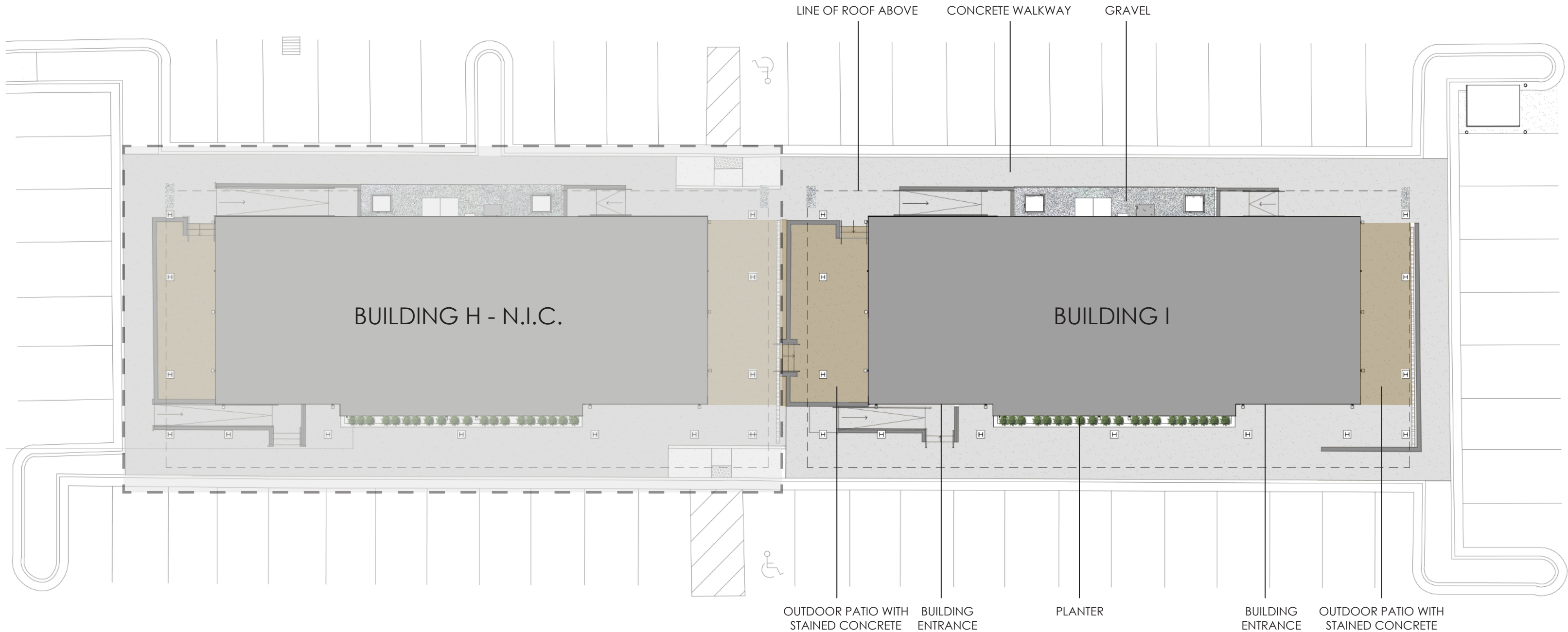
LANDSCAPE PLAN

PROJECT NUMBER: 97207H PRINT DATE: 5/31/2024
DRAWN BY: T. MAZEJY CHECKED BY: D. JENKINS
PROJECT MANAGER: D. JENKINS

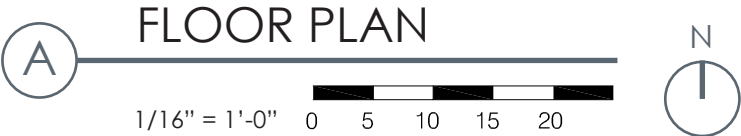
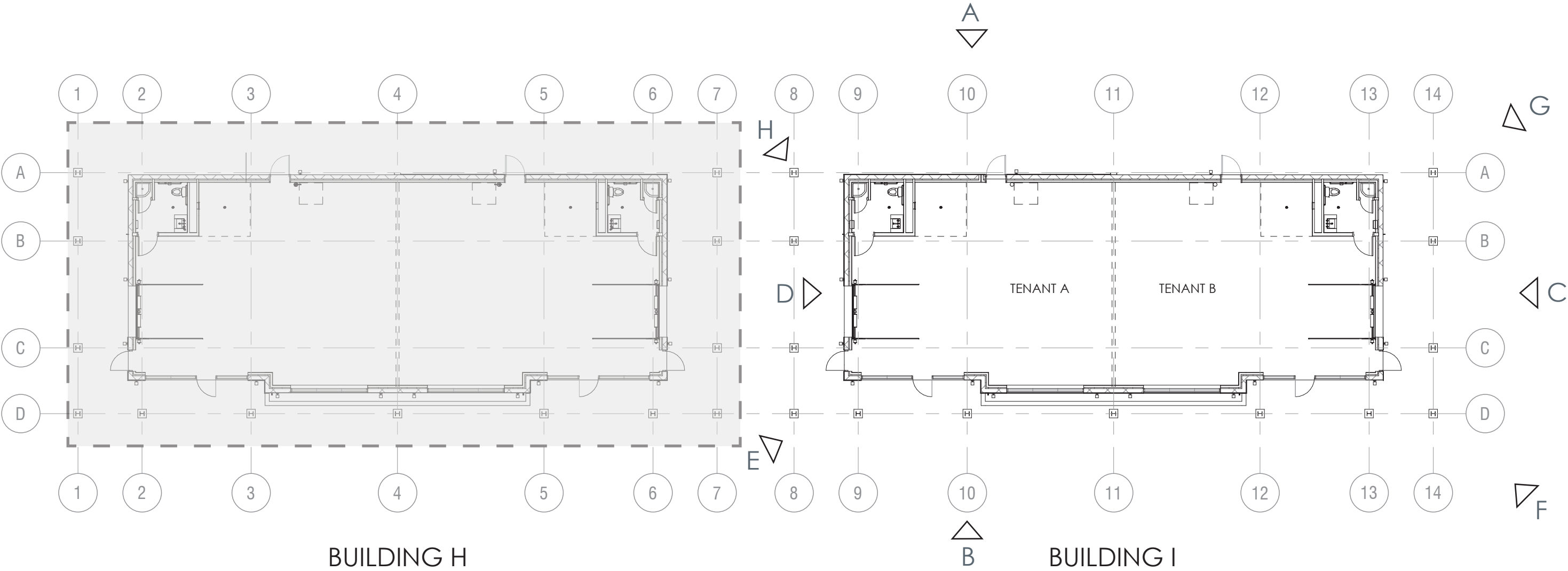
L-100

EXHIBIT J
ARCHITECTURAL ELEVATIONS

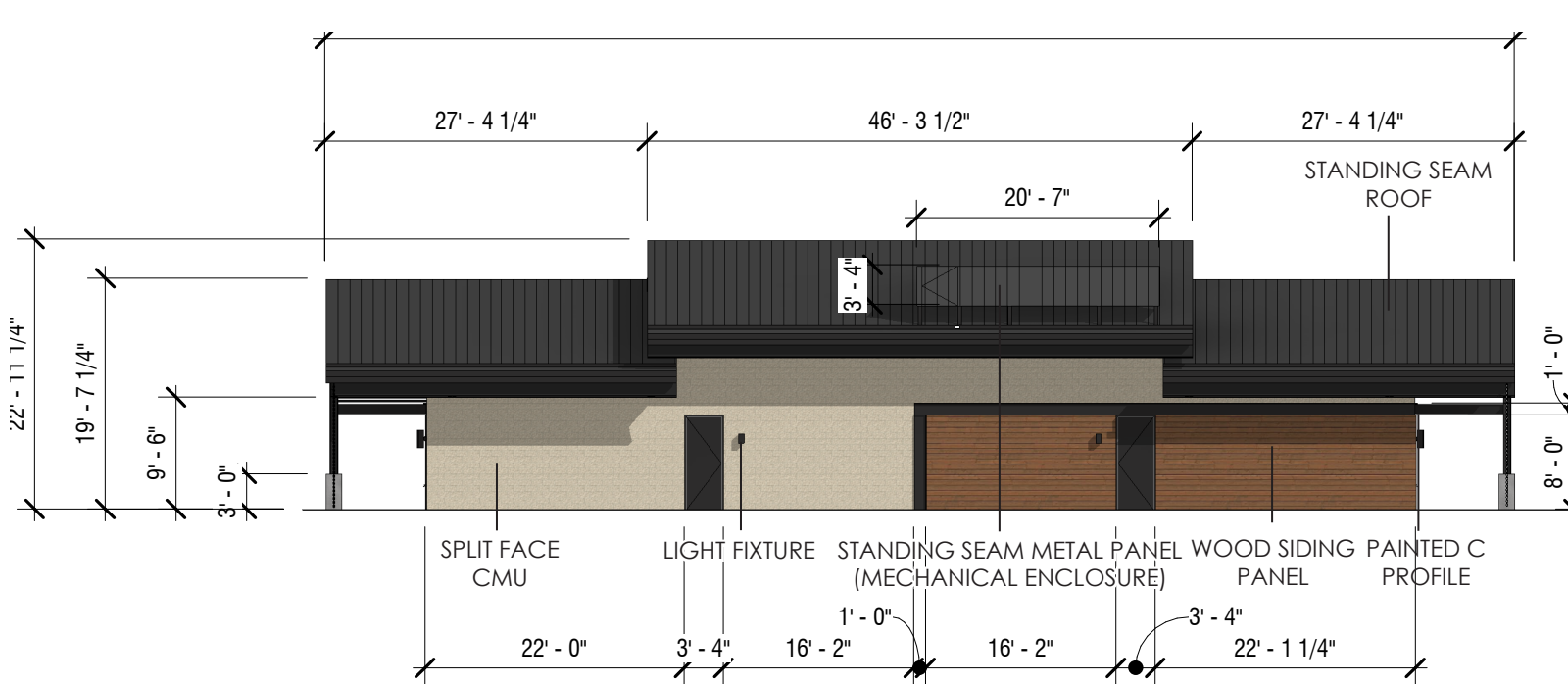
ARCHITECTURAL SITE PLAN



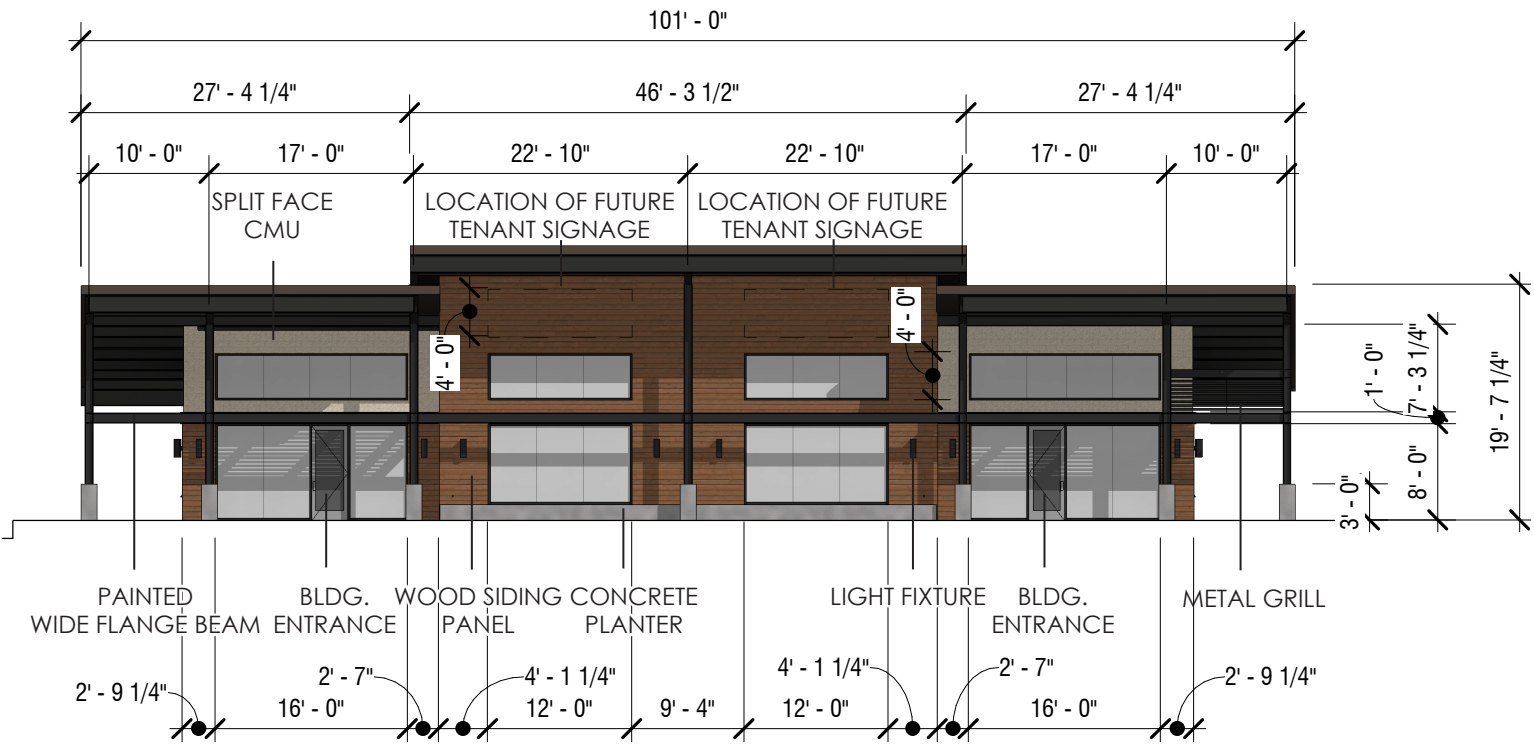
ARCHITECTURAL FLOOR PLAN



ARCHITECTURAL RENDERINGS

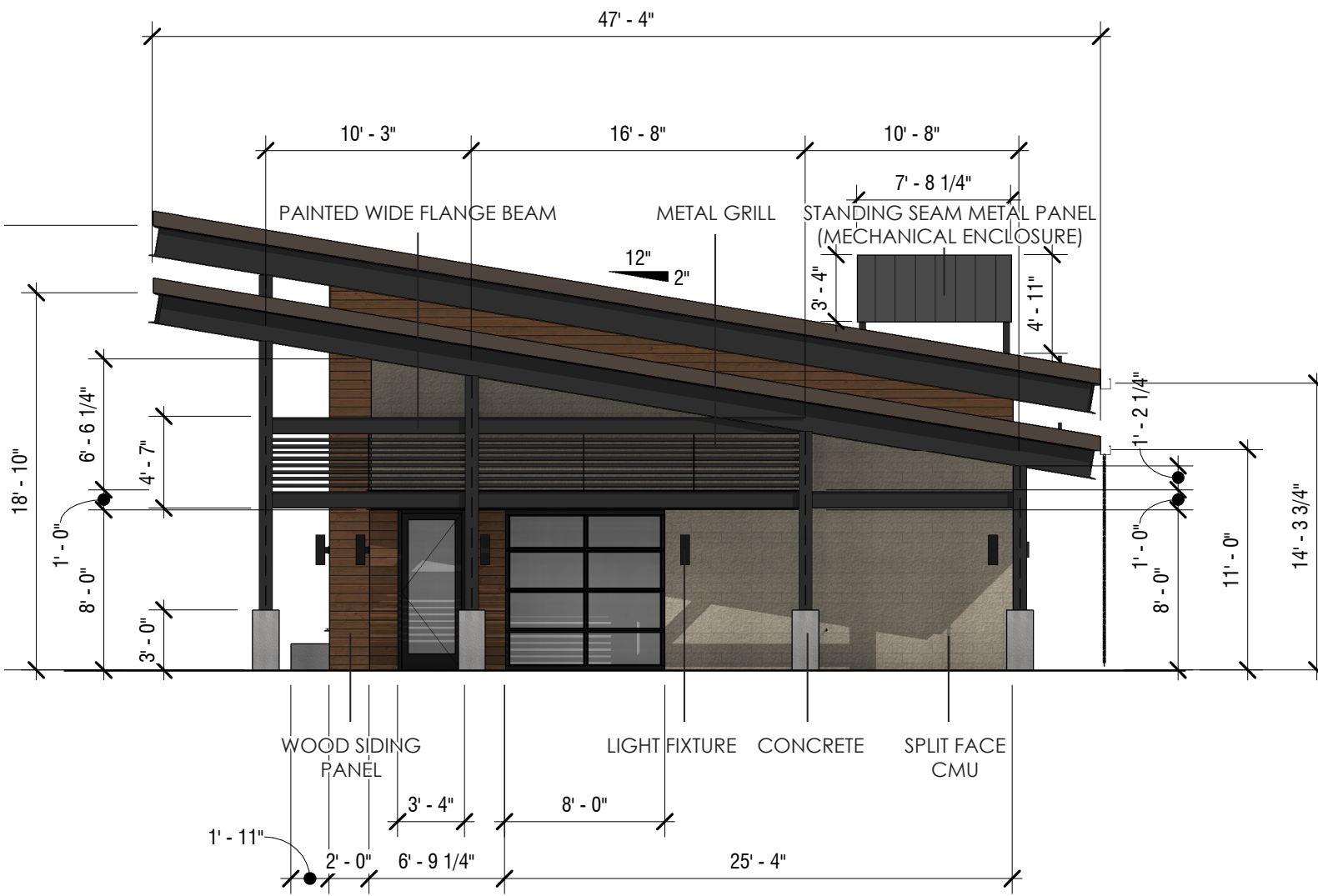


A NORTH ELEVATION
 1/16" = 1'-0"
 0 5 10 15 20



B SOUTH ELEVATION
 1/16" = 1'-0"
 0 5 10 15 20

ARCHITECTURAL RENDERINGS

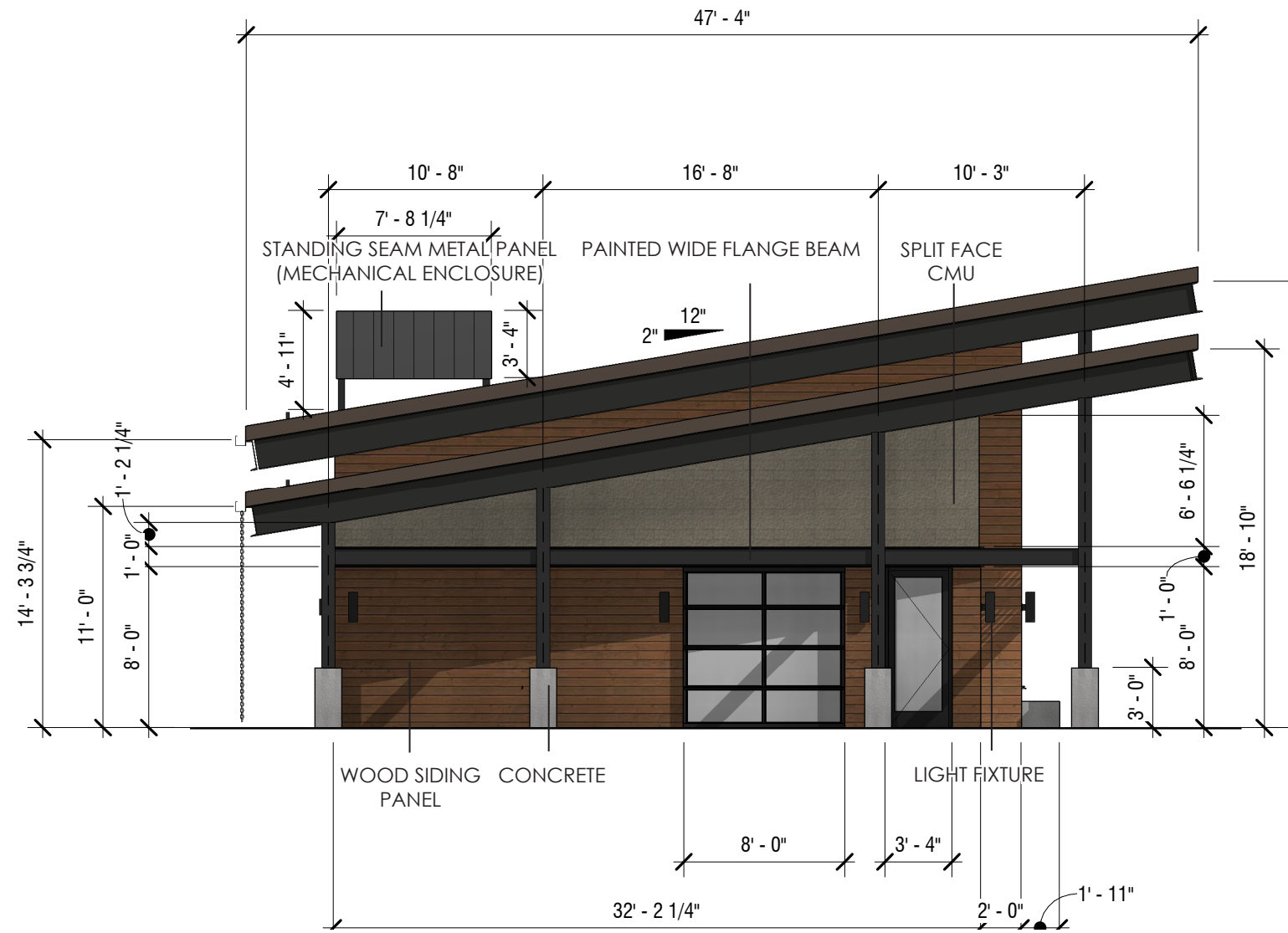


BUILDING I EAST ELEVATION

(C)

1/8" = 1'-0"

0 5 10 15 20



BUILDING I WEST ELEVATION

(D)

1/8" = 1'-0"

0 5 10 15 20

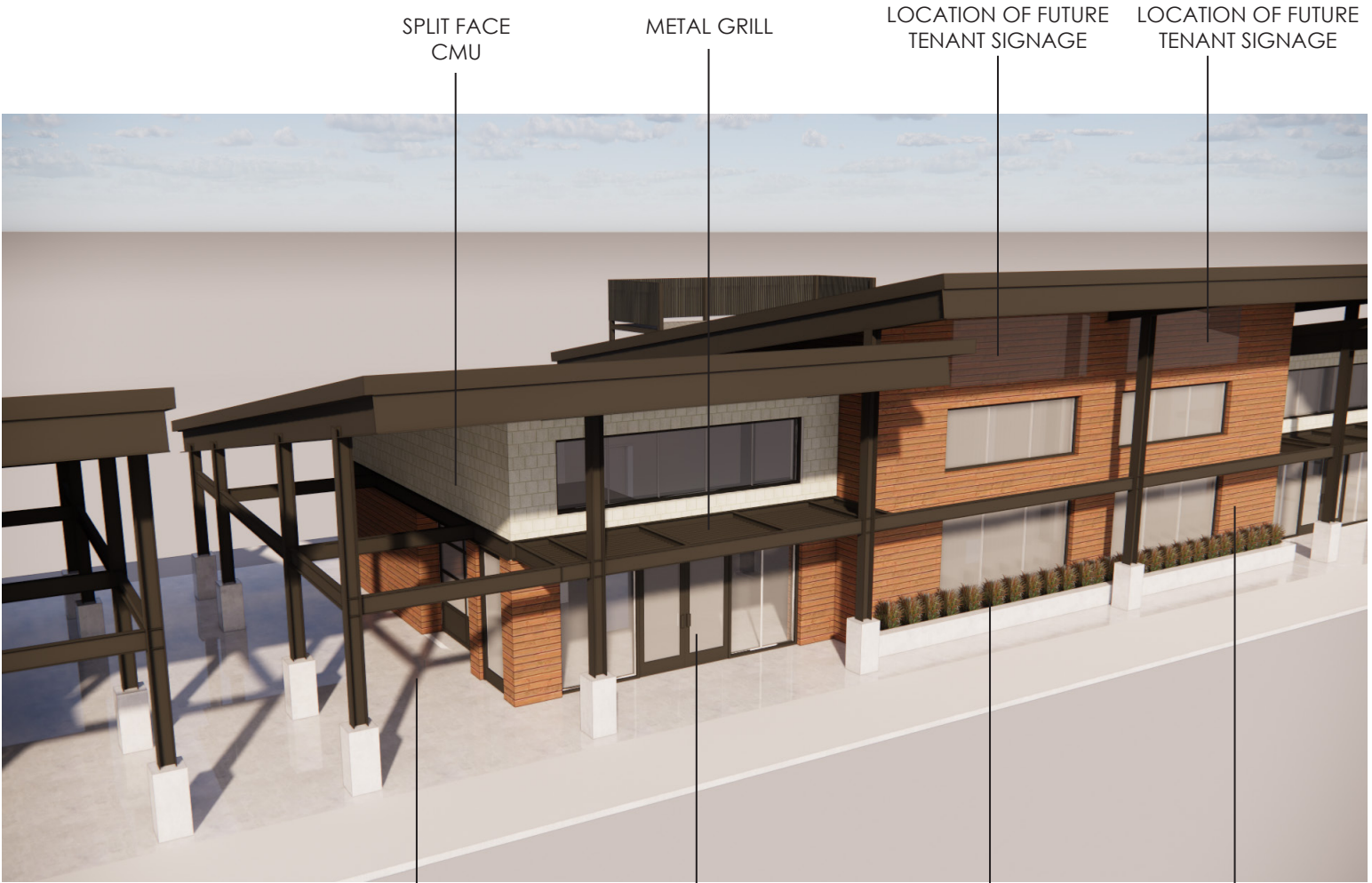
ARCHITECTURAL RENDERINGS



PLANTER WOOD SIDING PANEL BUILDING ENTRANCE SPLIT FACE CMU OUTDOOR PATIO WITH STAINED CONCRETE

BUILDING I SOUTH EAST CORNER

E



SPLIT FACE CMU METAL GRILL LOCATION OF FUTURE TENANT SIGNAGE LOCATION OF FUTURE TENANT SIGNAGE

OUTDOOR PATIO WITH STAINED CONCRETE BUILDING ENTRANCE PLANTER WOOD SIDING PANEL

BUILDING I SOUTH WEST CORNER

F

ARCHITECTURAL RENDERINGS



STANDING SEAM METAL PANEL
(MECHANICAL ENCLOSURE)

PAINTED C
PROFILE

SPLIT FACE
CMU

WOOD SIDING
PANEL

BUILDING I NORTH EAST CORNER



STANDING SEAM METAL PANEL
(MECHANICAL ENCLOSURE)

SPLIT FACE
CMU

WOOD SIDING
PANEL

PAINTED C
PROFILE

OUTDOOR PATIO WITH
STAINED CONCRETE

BUILDING I NORTH WEST CORNER



EXTERIOR FINISHES

BUILDING I

MATERIAL PERCENTAGES (EXTERIOR WALLS)

	CMU	ALUMINUM COMPOSITE SIDING (WOOD LOOK)	TOTAL PRIMARY MATERIAL (CMU+WOOD)	TOTAL FINISHED FACE
NORTH ELEVATION	526 SQ.FT. (59%)	306 SQ.FT. (35%)	832 SQ.FT. (94%)	883 SQ.FT.
EAST ELEVATION	172 SQ.FT. (37%)	234 SQ.FT. (50%)	406 SQ.FT. (87%)	467 SQ.FT.
SOUTH ELEVATION	188 SQ.FT. (20%)	635 SQ.FT. (69%)	823 SQ.FT. (89%)	917 SQ.FT.
WEST ELEVATION	321 SQ.FT. (69%)	95 SQ.FT. (20%)	416 SQ.FT. (89%)	467 SQ.FT.



CONCRETE MASONARY UNIT
(PRIMARY MATERIAL)

ALUMINUM COMPOSITE SIDING (WOOD LOOK)
(PRIMARY MATERIAL)

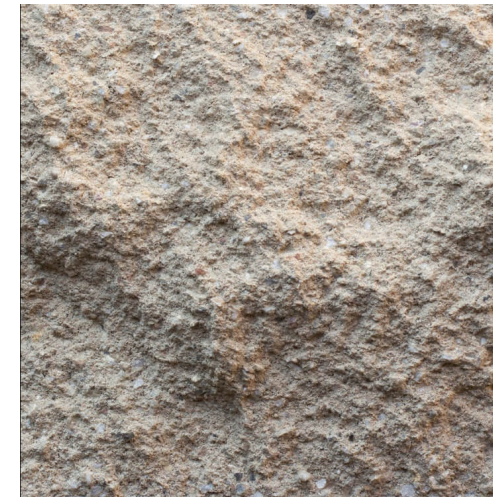


EXTERIOR LIGHT FIXTURES

STANDING SEAM METAL PANEL
(ROOF)

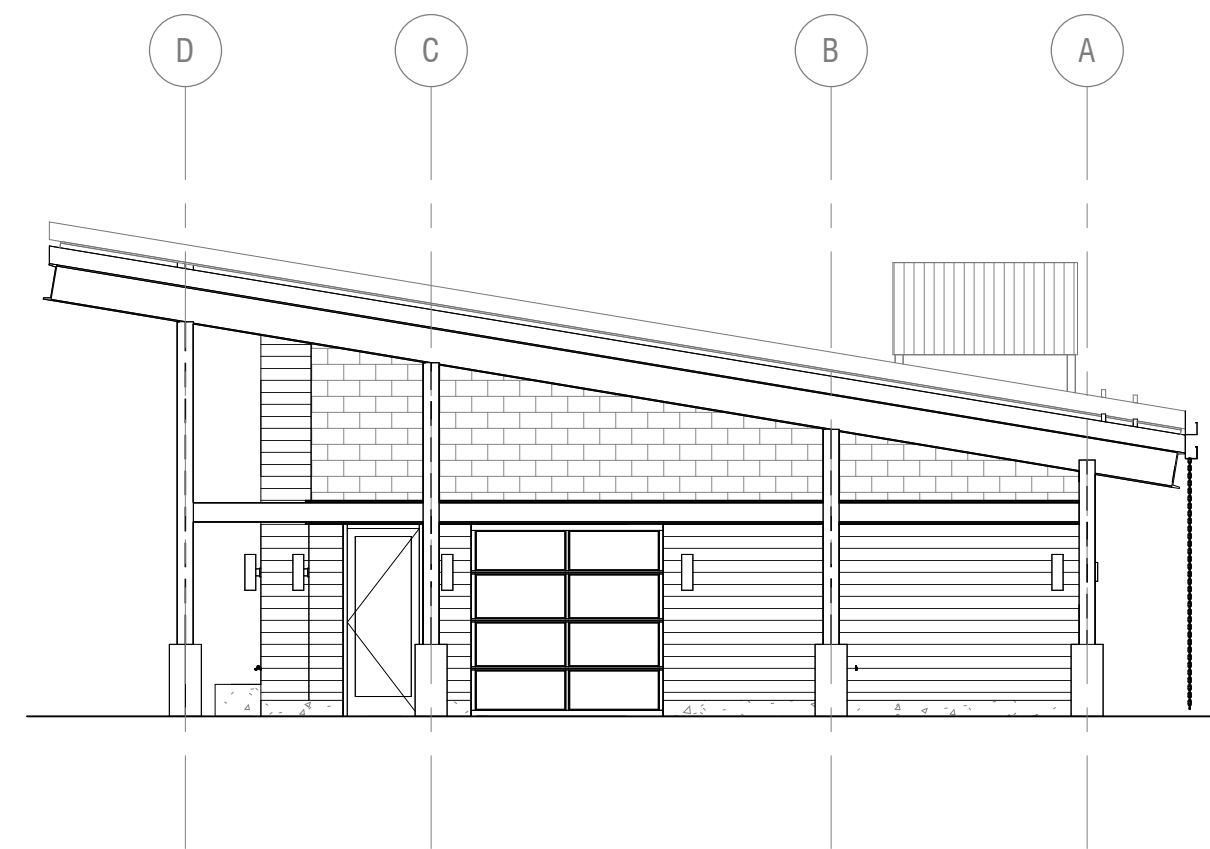


BERRIDGE, TEE-PANEL 1" RIB HEIGHT
MATTE BLACK

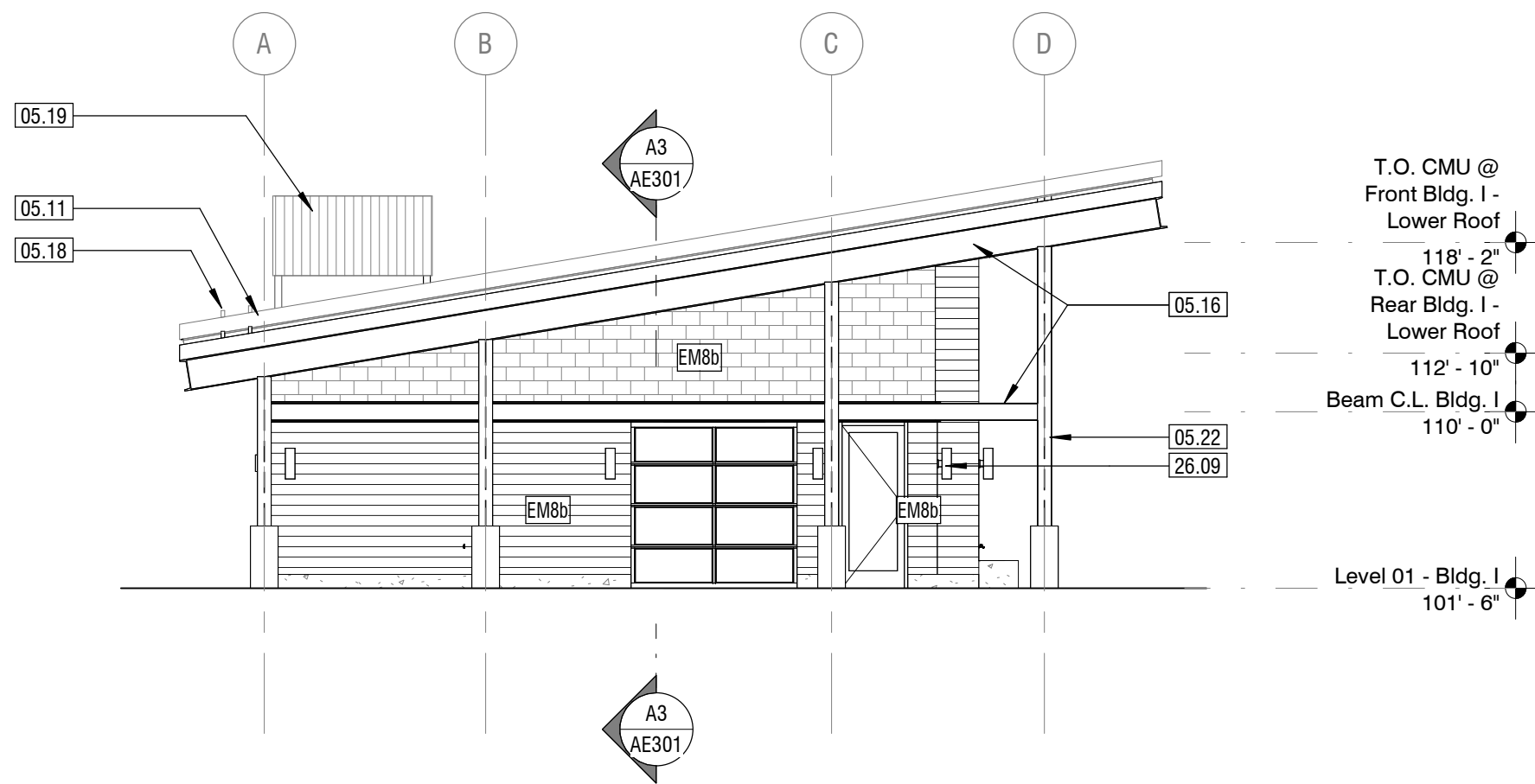


SUNROC, IVORY, SPLIT FACE

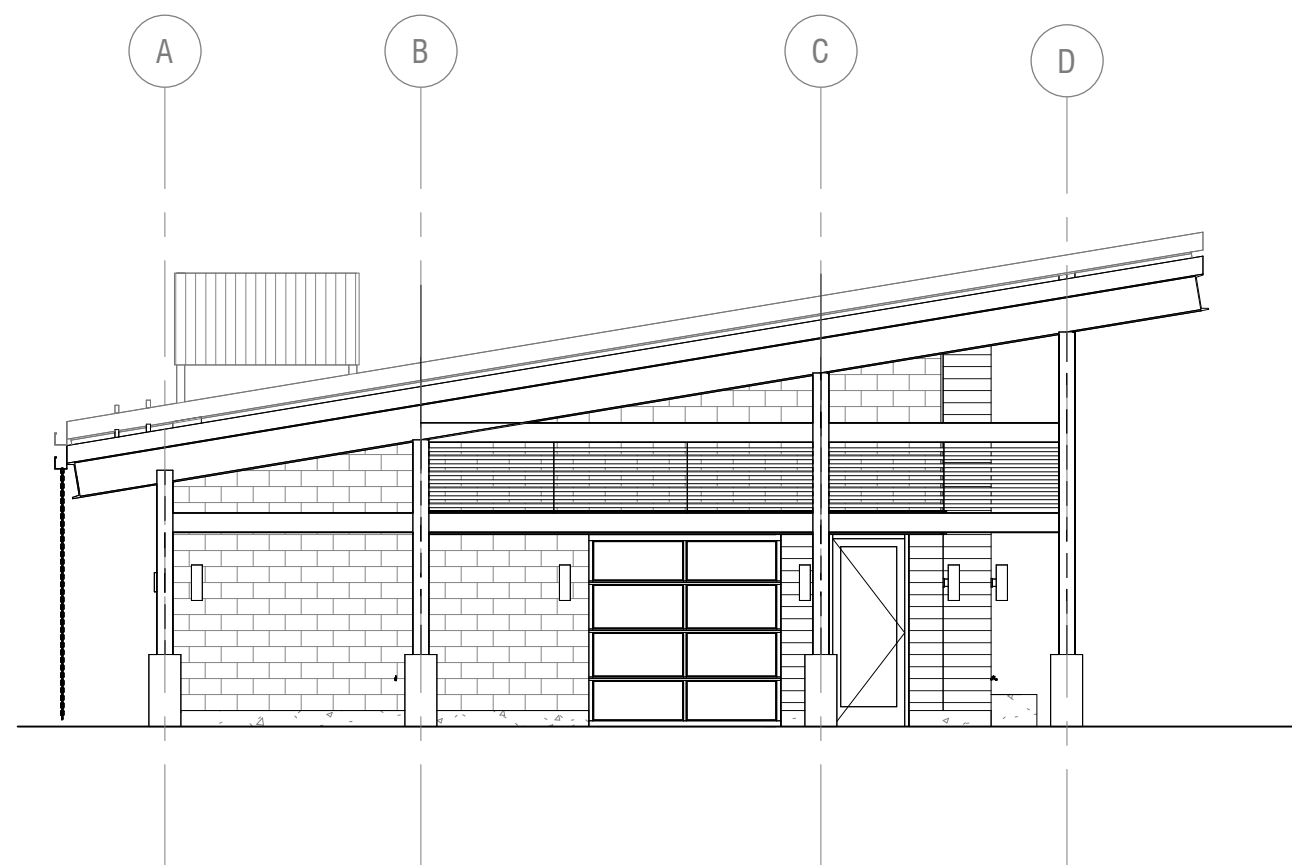




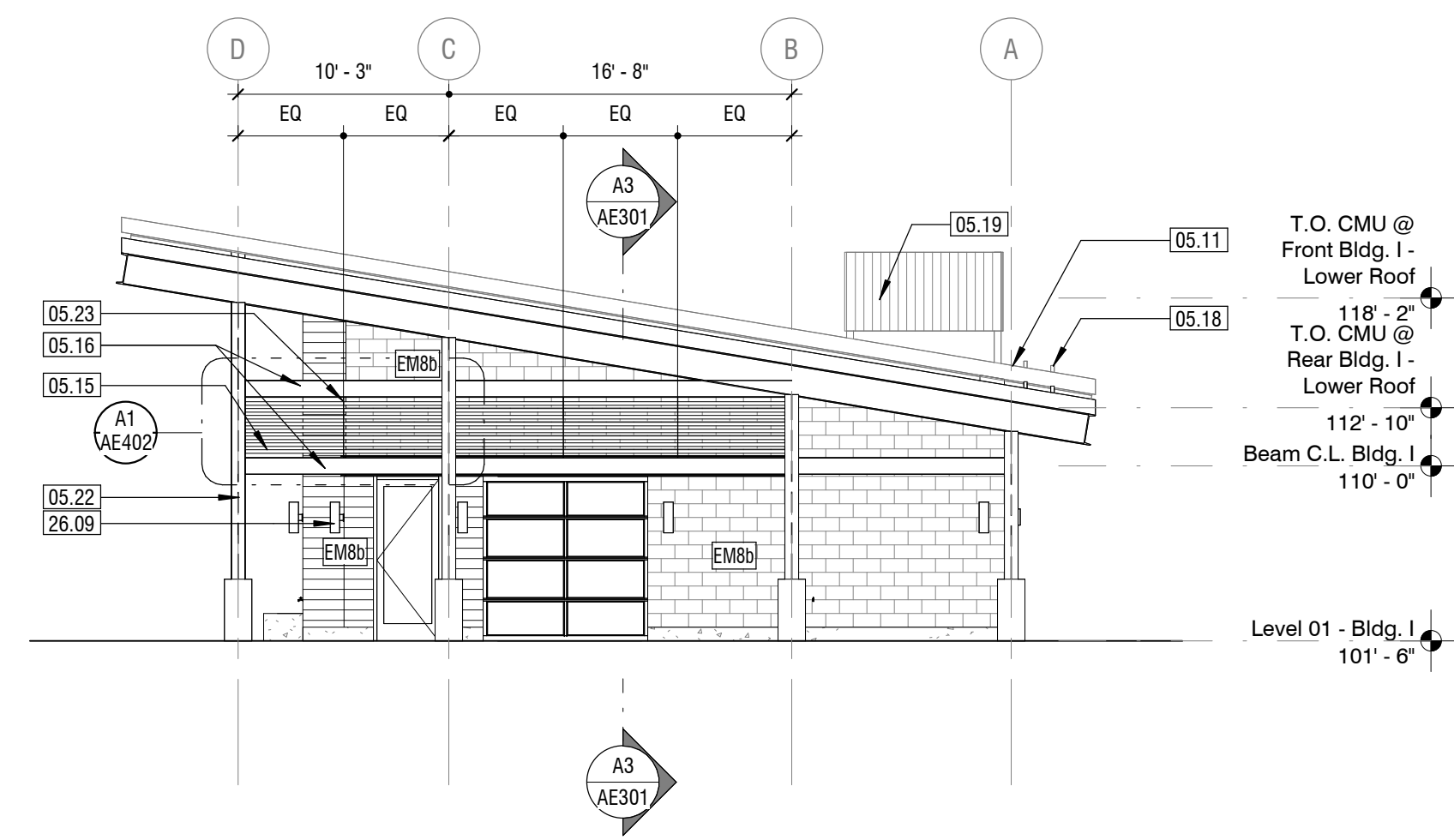
D1 BUILDING H - EAST EXTERIOR ELEVATION - ENTIRE BUILDING
1/8" = 1'-0"



D3 BUILDING I - WEST EXTERIOR ELEVATION - ENTIRE BUILDING
1/8" = 1'-0"



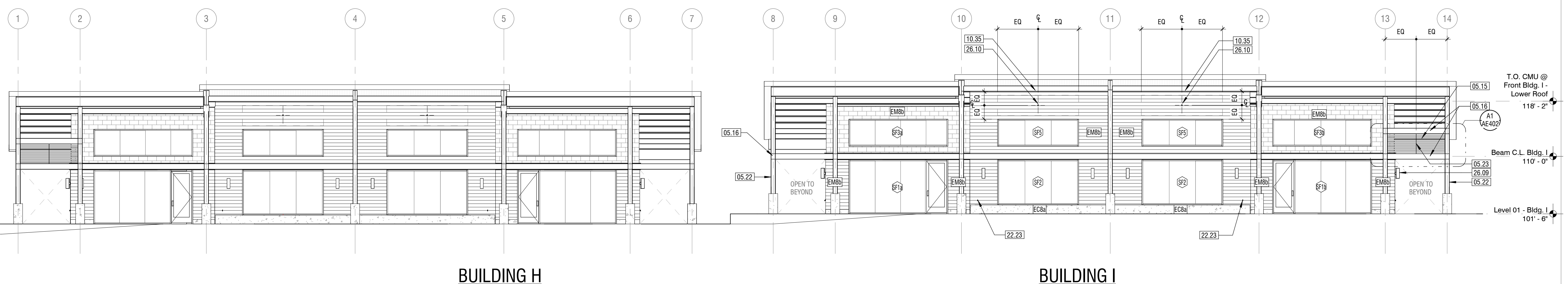
C1 BUILDING H - WEST EXTERIOR ELEVATION - ENTIRE BUILDING
1/8" = 1'-0"



C3 BUILDING I - EAST EXTERIOR ELEVATION - ENTIRE BUILDING
1/8" = 1'-0"



B1 NORTH EXTERIOR ELEVATION - ENTIRE BUILDING
1/8" = 1'-0"



A1 SOUTH EXTERIOR ELEVATION - ENTIRE BUILDING
1/8" = 1'-0"

GENERAL NOTES

- A. ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH PERFORMANCE COATING
- B. SEE SHEET SERIES AE600 FOR WALL AND ASSEMBLY TYPES
- C. SEE SHEET SERIES AE600 FOR DOOR AND WINDOW TYPES
- D. PROVIDE TRIM PIECE WITH THE SAME COLOR AT THE EDGE OF CORRUGATED METAL PANEL

REFERENCE NOTES

- 05.11 STANDING SEAM METAL ROOF
- 05.12 PAINTED C PROFILE (PNT-02) RE: STRUCTURAL
- 05.15 ADD ALT; PAINTED 2" DIAMETER STEEL PIPE (PNT-02)
- 05.16 PAINTED WIDE FLANGE BEAM (PNT-02); RE: STRUCTURAL
- 05.18 SNOW GUARD, COLOR TO MATCH STANDING SEAM METAL ROOF
- 05.19 MECHANICAL ENCLOSURE, SEE DETAILS
- 05.20 MECHANICAL ENCLOSURE GATE, SEE DETAILS
- 05.21 1/4" STEEL PLATE PADLOCK PLATE W/ 3/8" X 1" SLOT FULL WELD TO GATE
- 05.22 EXPOSED STEEL COLUMN (PAINTED) AND PEDESTAL, SEE DETAIL D4/AE401
- 05.23 PAINTED 3/16" STEEL PLATE (PNT-02), SEE DETAILS
- 05.27 ADD TRIM PIECE AT CORNERS TO MATCH METAL PANELS, TYP.
- 07.05 CLEAR COAT CONCRETE MASONRY SEALER @ BEAM PENETRATION, TYP. 1/2" GAP BETWEEN CMU AND STEEL BEAM. PROVIDE BACKER ROD & SEALNT @ GAP, COLOR TO MATCH JOINT LINE
- 10.35 FUTURE TENANT SIGNAGE
- 22.23 HOSE BIB; RE: PLUMBING DRAWINGS
- 26.09 LIGHT FIXTURE; RE: ELECTRICAL
- 26.10 J-BOX FOR FUTURE SIGNAGE; COORDINATE WITH ELECTRICAL

MATERIAL LEGEND

- REFER TO FINISH SCHEDULE
- CONCRETE MASONRY UNITS (EMR4)
 - ALUMINUM COMPOSITE SIDING (WOOD LOOK) -MP01 (EMR6)
 - CAST-IN-PLACE CONCRETE (ECR8)
 - STANDING SEAM METAL PANEL-MP03



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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project:
**Dillman
Square -
Building I
(SHELL
ONLY)**

757 E 12300 S
DRAPER, UTAH 84020

project #: 24.0150
date: 8/30/2024

revisions :

title:
**EXTERIOR
ELEVATIONS
- ENTIRE
BUILDING**

sheet:
AE201
CONSTRUCTION SET



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

GENERAL NOTES

- A. ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH PERFORMANCE COATING
- B. SEE SHEET SERIES AE500 FOR WALL AND ASSEMBLY TYPES
- C. SEE SHEET SERIES AE600 FOR DOOR AND WINDOW TYPES
- D. PROVIDE TRIM PIECE WITH THE SAME COLOR AT THE EDGE OF CORRUGATED METAL PANEL

REFERENCE NOTES

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project:

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Building I
(SHELL
ONLY)**

757 E 12300 S
DRAPER, UTAH 84020

project #: 24.0150

date: 8/30/2024

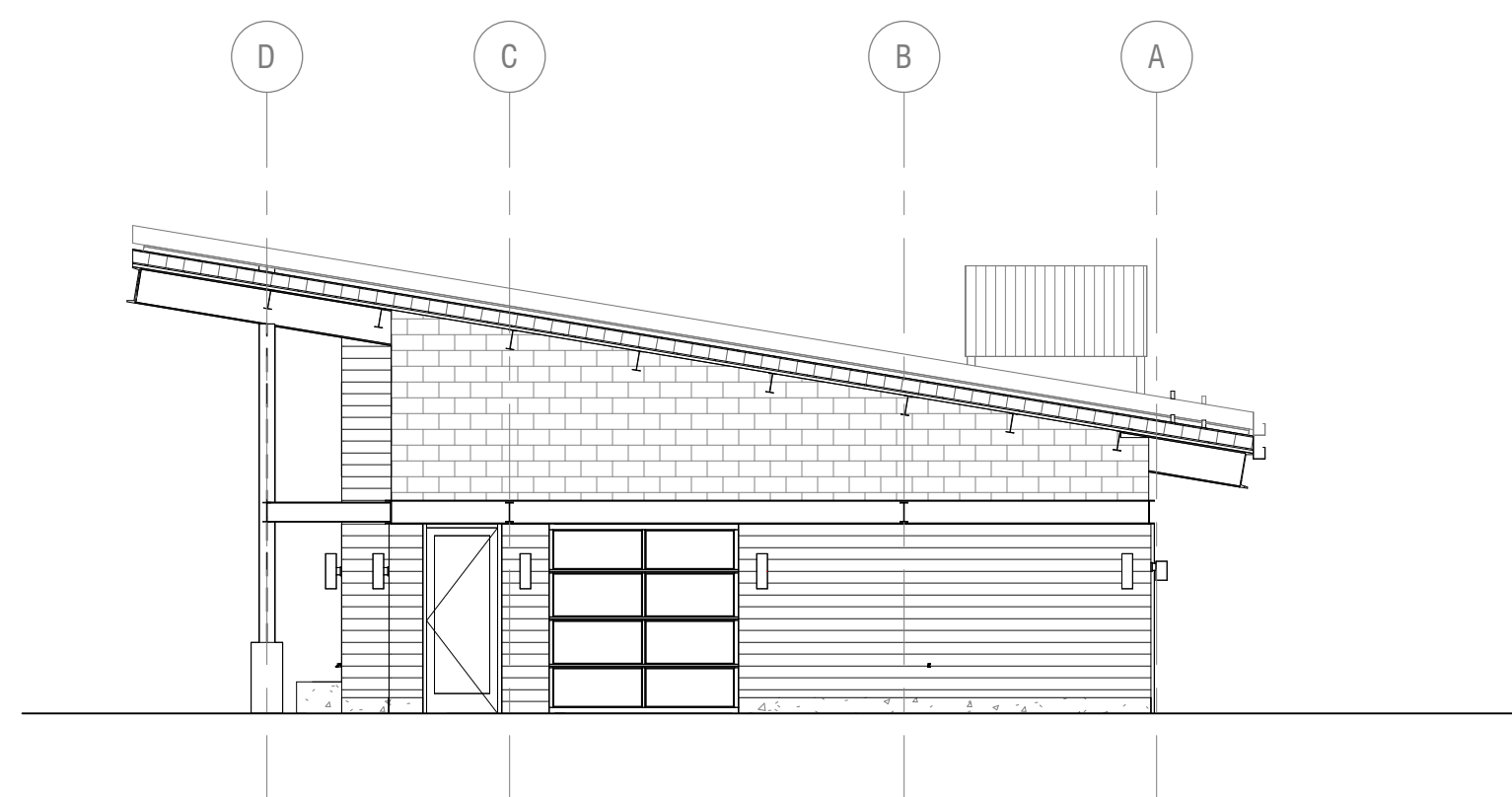
revisions :

title:

**EXTERIOR
ELEVATIONS
- EXTERIOR
WALLS**

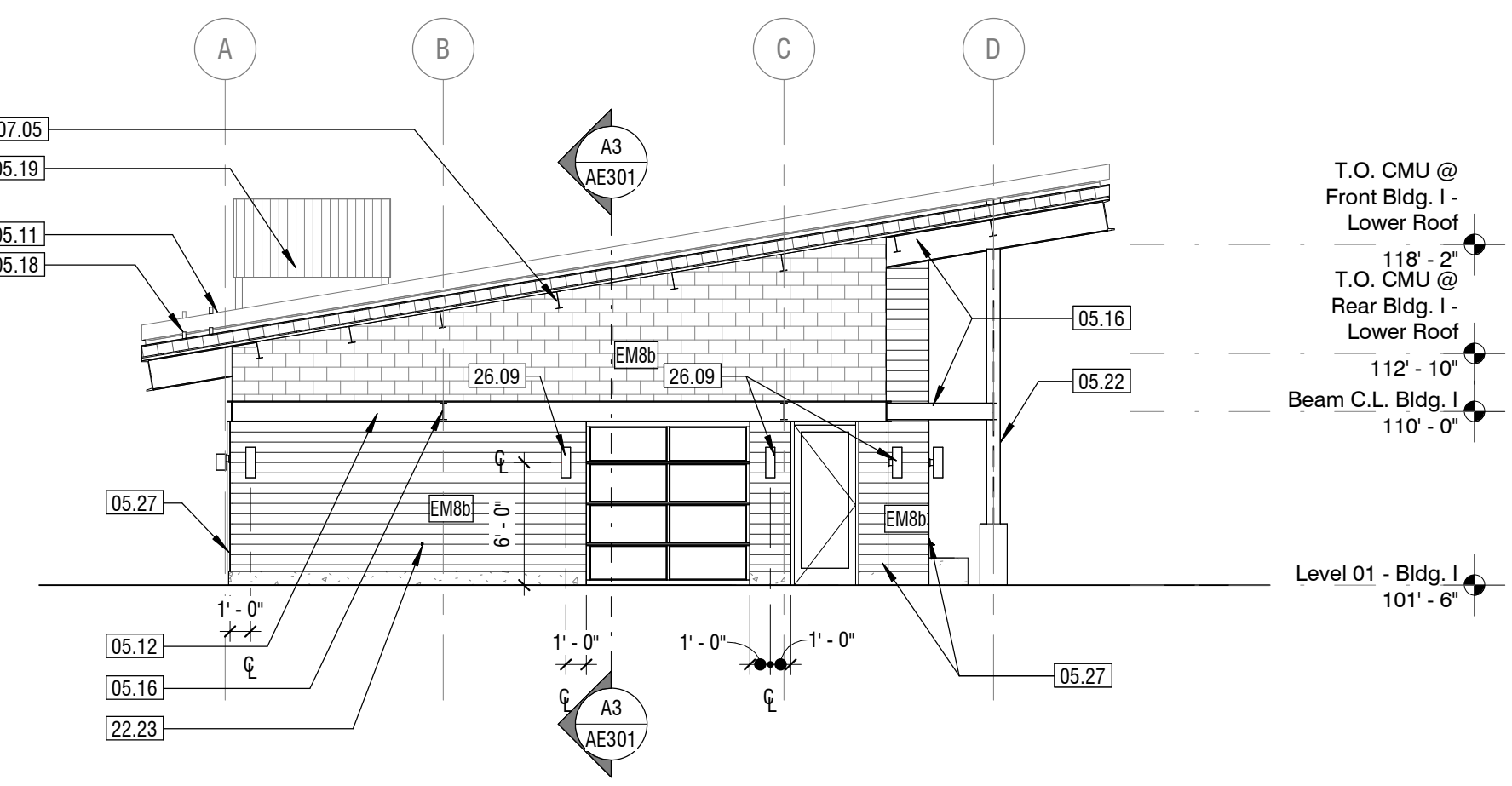
sheet:

AE202
CONSTRUCTION SET



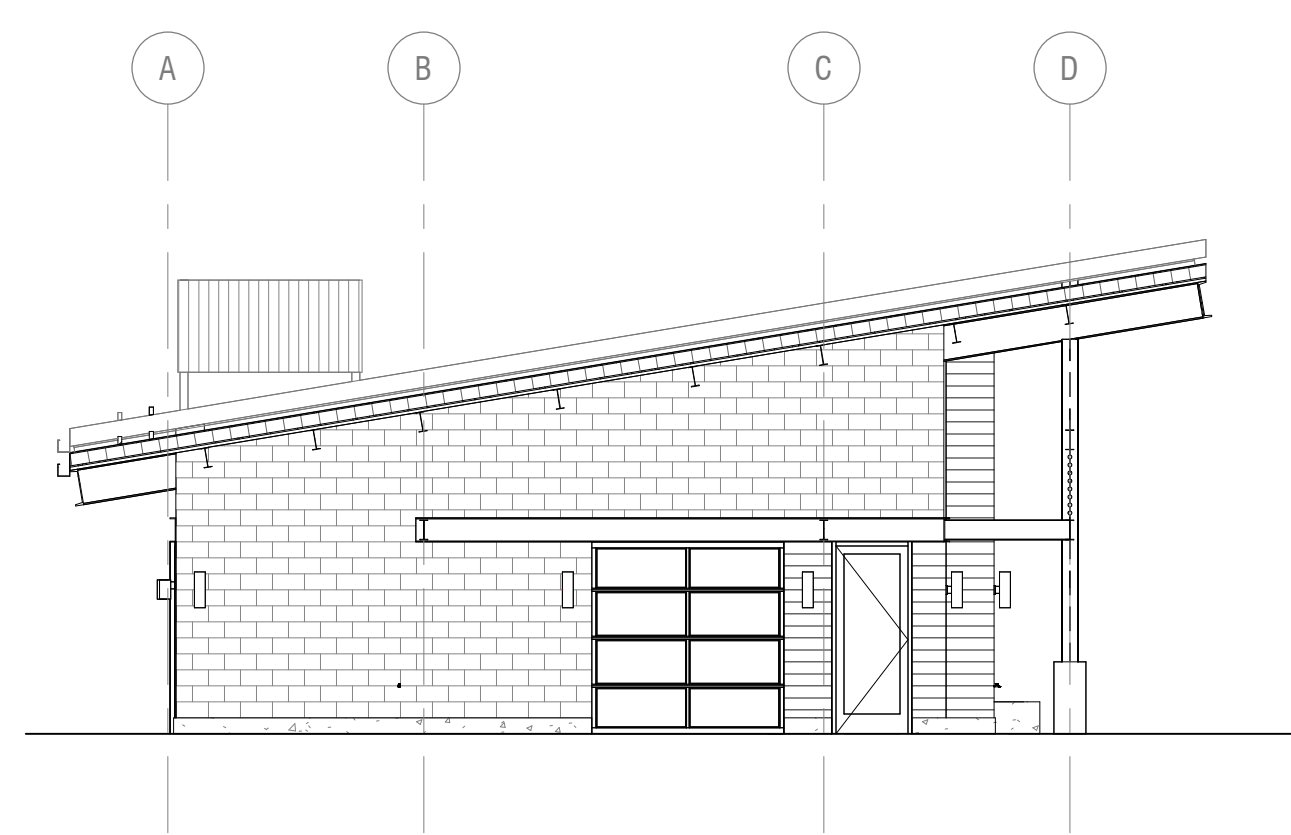
D1 BUILDING H - EAST EXTERIOR ELEVATION - EXTERIOR WALLS

1/8" = 1'-0"



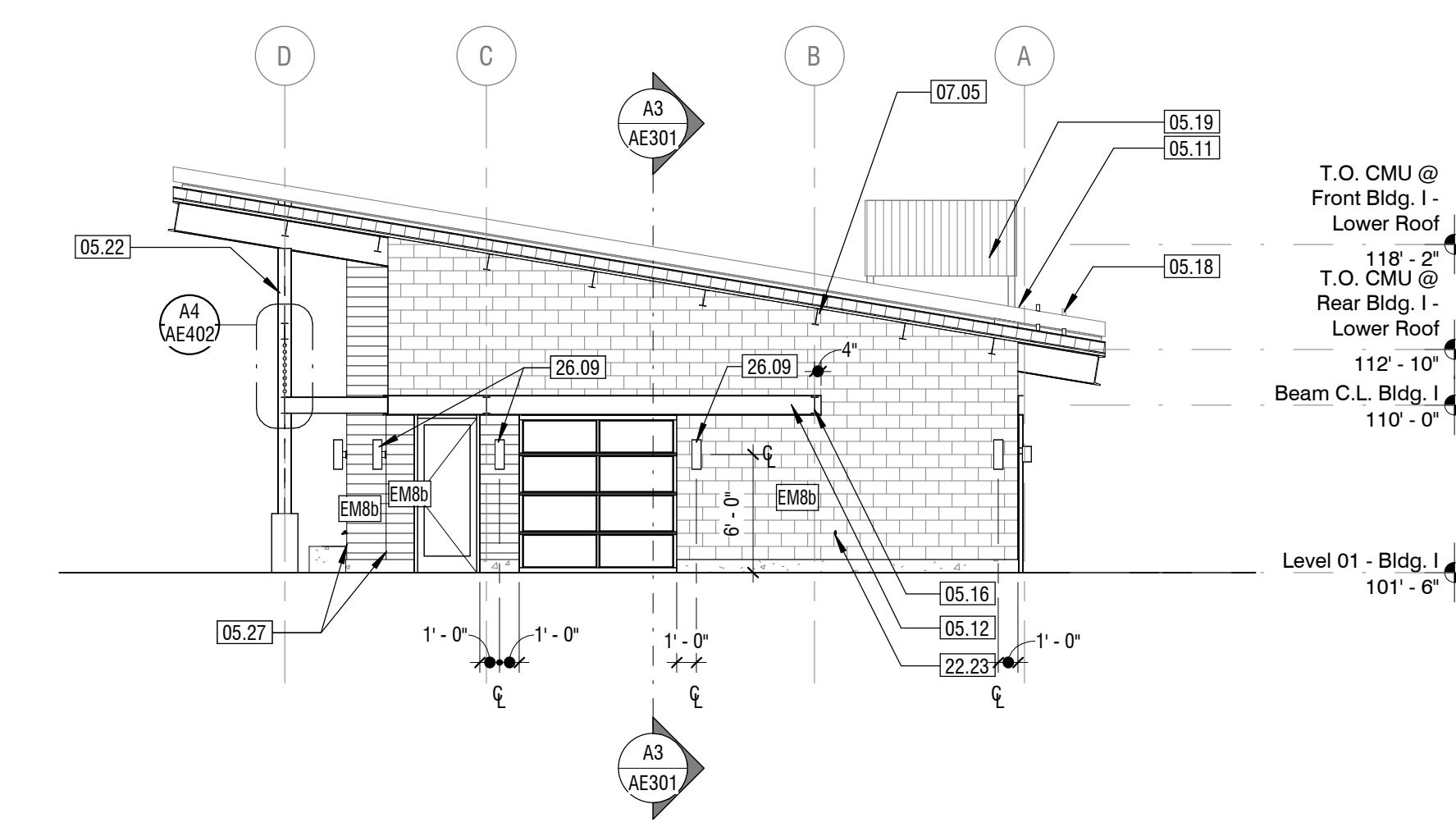
D3 BUILDING I - WEST EXTERIOR ELEVATION - EXTERIOR WALLS

1/8" = 1'-0"



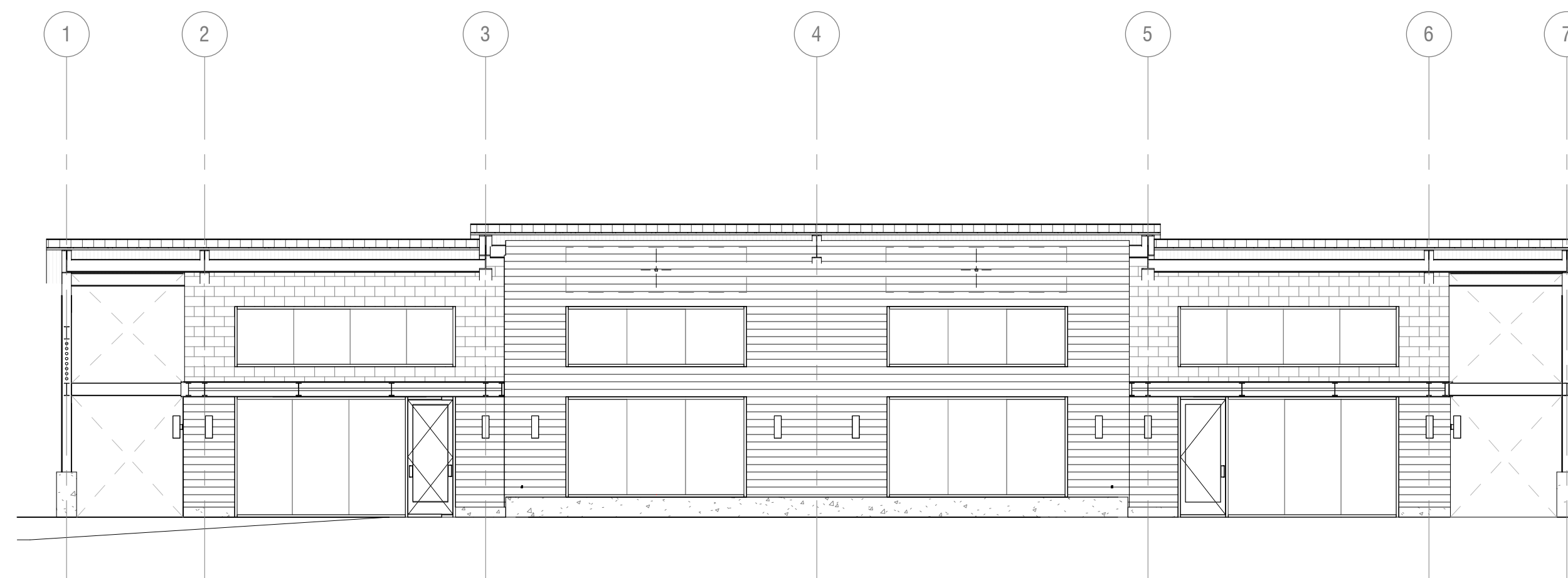
B1 BUILDING H - WEST EXTERIOR ELEVATION - EXTERIOR WALLS

1/8" = 1'-0"



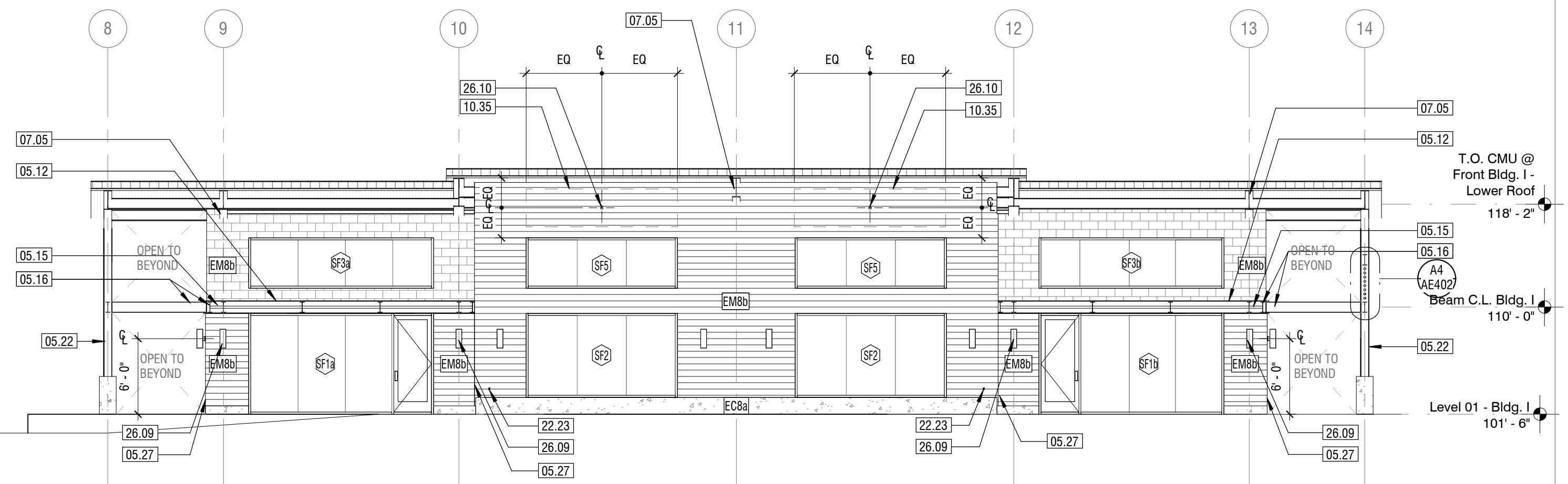
C3 BUILDING I - EAST EXTERIOR ELEVATION - EXTERIOR WALLS

1/8" = 1'-0"



A1 SOUTH EXTERIOR ELEVATION - EXTERIOR WALLS

1/8" = 1'-0"



BUILDING I

BUILDING H

**EXHIBIT K
LIGHTING PLAN**

GENERAL SHEET NOTES

method studio
360 west aspen avenue
salt lake city, utah 84101
801 532 4422



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SHEET KEYNOTES

CONSTRUCTION

- Rugged extruded aluminum housing with stainless hardware is corrosion proof.
- Wet location listed UL 924. Certified IP66.
- Uniform, high brightness lighting over the path of egress.
- Full 90° cut-off.
- Three versions are available:

RE= Central Battery System Series CBS or other qualified source 12V-24 VDC.
BB= Battery backup from Remote Battery Supply Series RPS.
AC= 120/277 VAC supply.

ENERGY EFFICIENT OPERATION

- Dual function operation for optional normally on night or security lighting as well as emergency lighting.
- Very low power consumption in optional night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

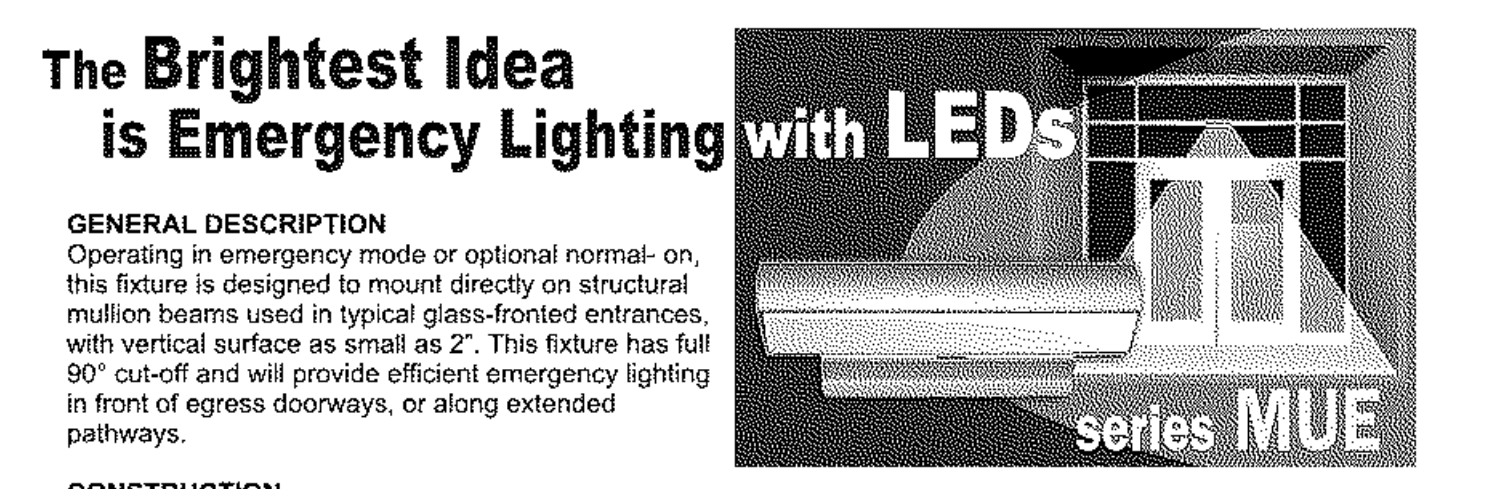
CODES

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For details see product catalog technical data section.

Moonlite LED® Mullion Mount Emergency Light Series MUE



The Brightest Idea is Emergency Lighting with LEDs

GENERAL DESCRIPTION
Operating in emergency mode or optional normal-on, this fixture is designed to mount directly on structural mullion beams used in typical glass-fronted entrances, with vertical surface as small as 2". This fixture has full 90° cut-off and will provide efficient emergency lighting in front of egress doorways, or along extended passways.

CONSTRUCTION

- Rugged extruded aluminum housing with stainless hardware is corrosion proof.
- Wet location listed UL 924. Certified IP66.
- Uniform, high brightness lighting over the path of egress.
- Full 90° cut-off.
- Three versions are available:

RE= Central Battery System Series CBS or other qualified source 12V-24 VDC.
BB= Battery backup from Remote Battery Supply Series RPS.
AC= 120/277 VAC supply.

ENERGY EFFICIENT OPERATION

- Dual function operation for optional normally on night or security lighting as well as emergency lighting.
- Very low power consumption in optional night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

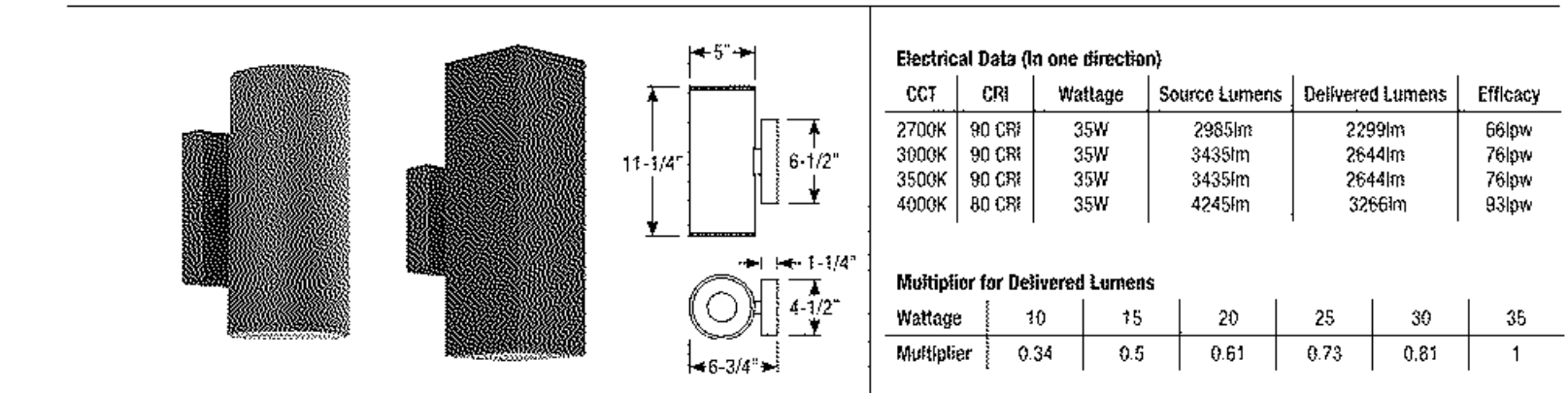
- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For details see product catalog technical data section.

DOWNLIGHT ONLY VERSION

5" Wall Mount Cylinder 35W LED Up or Downlight Round or Square



Electrical Data (in one direction)

CCT	CRF	Wattage	Source Lumens	Delivered Lumens	Efficacy
2700K	80 CRF	35W	2865lm	2299lm	65lm/W
3000K	80 CRF	35W	3435lm	2849lm	78lm/W
3500K	80 CRF	35W	3435lm	2849lm	78lm/W
4000K	80 CRF	35W	4245lm	3269lm	93lm/W

Multiplier for Delivered Lumens

Wattage	10	15	20	25	30	35
Multiplier	0.34	0.5	0.61	0.73	0.81	1

Specifications

Field Replaceable LED Light Engine
• 35W LED with 2,820lm or 4,245lm LED option also available.
• 2700K, 3000K and 3500K at 80 CRF / 4000K at 80 CRF
• 103,000 Standard 60° optics

Field Replaceable Dimming Driver
• Multiple dimming drivers available
• Power factor > 0.9, 50/60Hz

Downlight Cylinder
• Utilizes one LED to illuminate in one direction

Mounting
Square 4-1/2" x 4-1/2" x 1-1/4" canopy included with standard universal dim driver.
Round 4-1/2" x 4-1/2" x 1-1/4" canopy included with Lutron and 400LED drivers

Finishes
Available in 22 standard finishes with optional coastal coating to protect finish in coastal environments.

Listing / Warranty
• Five (5) year limited warranty
• UL listed to US and Canadian standards for wet locations

Order Matrix

Series	Wattage	CCT/CRF	Optic	Finish	Coastal Coating Option	Res	Driver
Round	10	27 (2700K / 80 CRF)	60	ABL	Blank (no coating)	-2	RF
LW5 (Flat)	10	27 (2700K / 80 CRF)	60	ABL	Blank (no coating)	-2	RF
LW5 (Down)	10	27 (2700K / 80 CRF)	60	ABL	Blank (no coating)	-2	RF
Square	10	27 (2700K / 80 CRF)	60	ABL	Blank (no coating)	-2	RF
LW5 (Flat)	10	27 (2700K / 80 CRF)	60	ABL	Blank (no coating)	-2	RF
LW5 (Down)	10	27 (2700K / 80 CRF)	60	ABL	Blank (no coating)	-2	RF

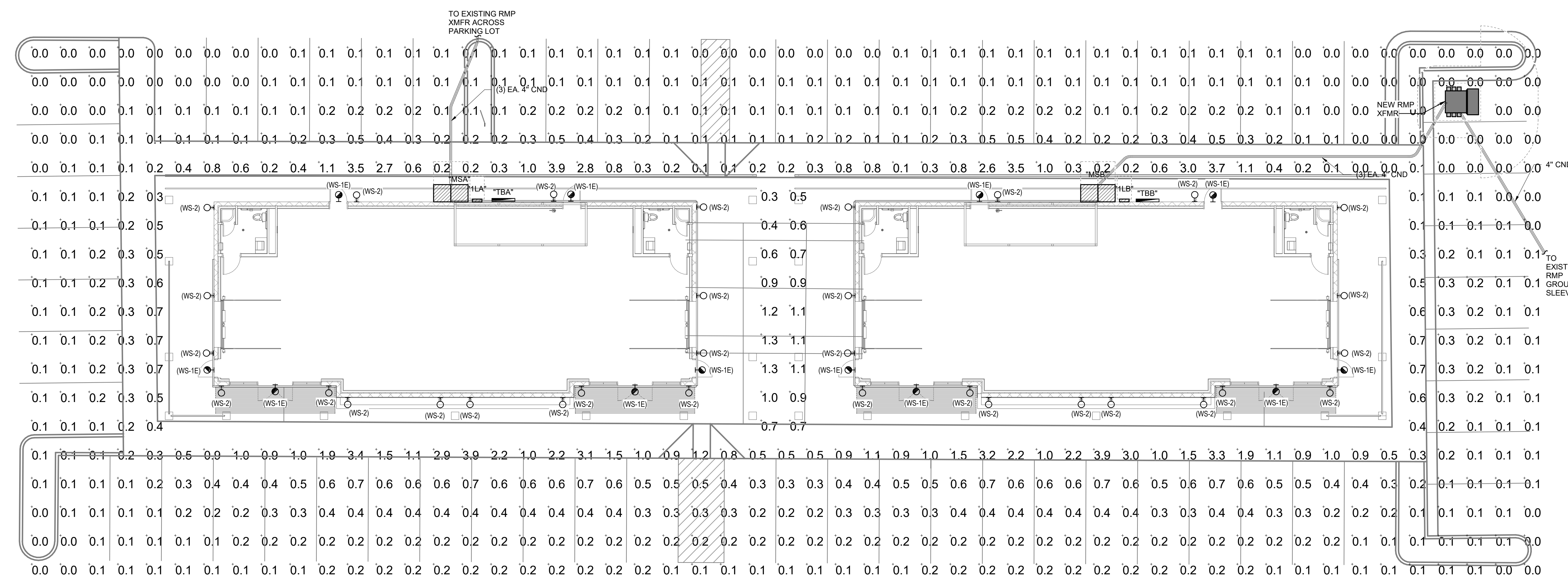
Luminaire Schedule

Symbol	Qty	Label	LLF	Description	Lum. Lumens	BUG Rating
○	30	LW5 30	0.765	EDLS-RM-27-1_30_1004	2867	B3-U0-G0
○	12	21329-MUE10X-T	0.765	MUE10X-T	494	B1-U0-G0

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AREA BETWEEN BUILDINGS	Illuminance	Fc	0.85	1.3	0.3	2.83	4.33
EXISTING PARKING	Illuminance	Fc	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.

C1 SITE PHOTOMETRIC SUMMARIES
SCALE: NTS



A1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

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project#: 19.0560
date: 5/01/2020

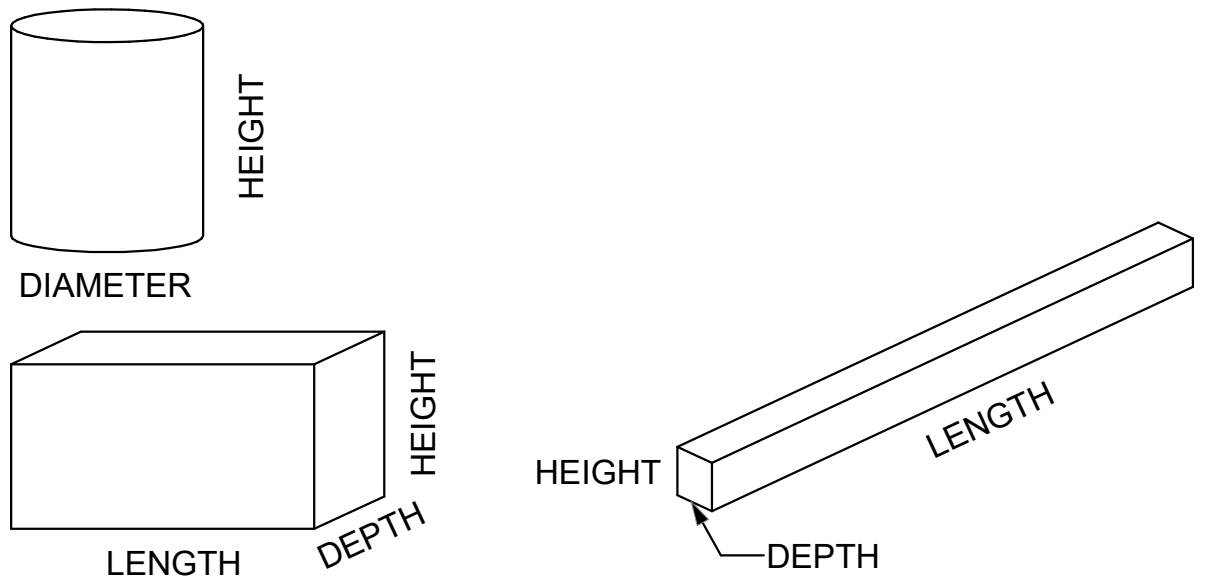
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title:
SITE LIGHTING PHOTOMETRIC PLAN

sheet:
ES201
BID SET

INTERIOR LIGHTING FIXTURE SCHEDULE

ABBREVIATIONS

MOUNTING B - BASE C - CEILING F - FLANGE G - GRID P - PENDANT PL - POLE R - RECESSED S - SURFACE W - WALL 	LUMINAIRE OPTIONS ARHR - AIR RETURN AND HEAT REJECTION DL - DAMP LOCATION EOC - EARTHQUAKE CLIPS F - FUSING HLD - HINGED AND LATCHED DOOR HS - HOUSE SIDE SHIELD PS - PHOTOCELL SWITCH QRS - QUARTZ RESTRIKE ST - STATIC WG - WIRE GUARD WL - WET LOCATION	FINISH MW - MATTE WHITE BL - BLACK SL - SILVER GL - GOLD CL - CLEAR PW - PAINTED WHITE EA - EXTRUDED ALUMINUM S - STEEL GS - GALVANIZED STEEL C - CAST CBA - COLOR BY ARCHITECT SCBA - STANDARD COLOR BY ARCHITECT CCA - CUSTOM COLOR BY ARCHITECT FS - MEETS FEDERAL STANDARD 209D TP - THERMALLY PROTECTED FL - FLUSH R - REGRESS M - MITERED	DIFFUSER/LENS #A - ACRYLIC #THICK #OA - ACRYLIC #THICK (OPAL) GC - GLASS (CLEAR) GO - GLASS (OPAL) GF - GLASS (FROSTED) SGL - SOFT GLOW LENS HPL - HIGH PERFORMANCE LENS DO - DROP OPAL CGL - CONVEX GLASS LENS S - SATIN LENS
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GENERAL NOTES

1. PROVIDE UNIT PRICES AND FIXTURE BRAND SELECTED FOR ADD/DELETE CHANGES FOR EACH FIXTURE TYPES SHOWN WITHIN 48 BUSINESS HOURS OF THE BID DATE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY DISQUALIFY THE PRODUCTS AND EMPOWER THE ENGINEER TO DETERMINE FAIR VALUE FOR FIXTURE AND INSTALLATION CHANGES, WITHOUT FURTHER INPUT FROM THE CONTRACTOR OR INSTALLER.
2. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED. CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.
3. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
4. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
5. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
6. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
7. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
8. REFER TO SPECIFICATIONS FOR IMPORTANT TECHNICAL REQUIREMENTS FOR LIGHTING FIXTURES, DRIVERS, AND LAMPS.
9. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.

ID	DESCRIPTION	NOMINAL SIZE				MOUNTING	TYPE	COLOR TEMP	CRI	DRIVER CONFIGURATION	VOLTAGE	WATTS	FINISH	FIXTURE LUMENS	DIFFUSER/LENS	REFLECTOR	OPTIONS	NOTES	MANUFACTURER (CATALOG SERIES)			
		LENGTH	DEPTH	HEIGHT	DIAMETER/APERTURE														OPTION 1	OPTION 2	OPTION 3	
(E1-1)	EXIT SIGN (SINGLE FACE) WITH EMERGENCY LIGHTING UNITS AND BATTERY PACK																			BUG BEAM (2EXKL-1-G-W-W-U)		
(LD-1)	LED RECESSED DOWNLIGHT, 2000 LUMENS, 4" DIAMETER			8"	4"	R	LED	4000K		LED DRIVER	0	STEEL	2000							ELITE (H44-LED-2000L-DIM10-M-VOLT-MD-35K-90H44-450-1-XX)		
(TX-1)	DECORATIVE PENDANT FIXTURE, 2800 LUMENS			26"	17"	C,P	LED	3500K		LED DRIVER (0-10V DIMMING)	30		2800							RAYON (T1018LED-30-UNI12-35-S-CBA-AL-SCBA-SC-PDL)		

EXTERIOR LIGHTING FIXTURE SCHEDULE

ABBREVIATIONS

LUMINAIRE ARHR - AIR RETURN AND HEAT REJECTION DL - DAMP LOCATION EOC - EARTHQUAKE CLIPS F - FUSING HLD - HINGED AND LATCHED DOOR HS - HOUSE SIDE SHIELD PS - PHOTOCELL SWITCH QRS - QUARTZ RESTRIKE ST - STATIC WG - WIRE GUARD WL - WET LOCATION	MOUNTING B - BASE C - CEILING F - FLANGE G - GRID P - PENDANT PL - POLE R - RECESSED S - SURFACE W - WALL	CONFIGURATION BA - BANNER ARMS BH - BULL HORN DL - 2 1/2" SHAPE DS - 2 @ 180 PT - INLINE POST TOP Q - QUAD SH - SHEPHERDS HOOK SL - SINGLE T - 3 1/2" SHAPE	POLE RS - ROUND STRAIGHT RT - ROUND TAPERED SS - SQUARE STRAIGHT ST - SQUARE TAPERED EMERGENCY NE - NORMAL AND EMERGENCY CORRECTIONS EB - EMERGENCY BATTERY PACK ET - EMERGENCY TRANSFER DEVICE	BALLAST IS - INSTANT START RS - RAPID START PS - PROGRAM START, PARALLEL LAMP OPERATION PSMH - PULSE START METAL HALIDE (CWA OR ELECTRONIC) PPLF - PROVIDE POWER LINE FILTER LVTFM - LOW VOLTAGE TRANSFORMER (MAGNETIC) LVTE - LOW VOLTAGE TRANSFORMER (ELECTRONIC) DIMMING BALLAST D2 - 2 WIRE DIMMER D3 - 3 WIRE DIMMER D4 - 4 WIRE DIMMER DO - DIGITAL DIMMER SDP - STEP DIMMER BALLAST	FINISH MW - MATTE WHITE BL - BLACK SL - SILVER GL - GOLD CL - CLEAR PW - PAINTED WHITE EA - EXTRUDED ALUMINUM S - STEEL GS - GALVANIZED STEEL C - CAST CBA - COLOR BY ARCHITECT SCBA - STANDARD COLOR BY ARCHITECT CCA - CUSTOM COLOR BY ARCHITECT FS - MEETS FEDERAL STANDARD 209D TP - THERMALLY PROTECTED FL - FLUSH R - REGRESS M - MITERED	LENS #A - ACRYLIC #THICK #OA - ACRYLIC #THICK (OPAL) GC - GLASS (CLEAR) GO - GLASS (OPAL) GF - GLASS (FROSTED) SGL - SOFT GLOW LENS HPL - HIGH PERFORMANCE LENS DO - DROP OPAL CGL - CONVEX GLASS LENS S - SATIN LENS	REFLECTOR AND DISTRIBUTION I - TYPE I II - TYPE II III - TYPE III IV - TYPE IV V - TYPE V VSQ - TYPE V SQUARE SA - SPUN ALUMINUM SR - SEGMENTED REFLECTOR BWH - NEMA BEAM WIDTH 1 THRU 7 CUTOFF CLASSIFICATION FC - FULL CUTOFF CO - CUTOFF SC - SEMI CUTOFF NC - NONCUTOFF
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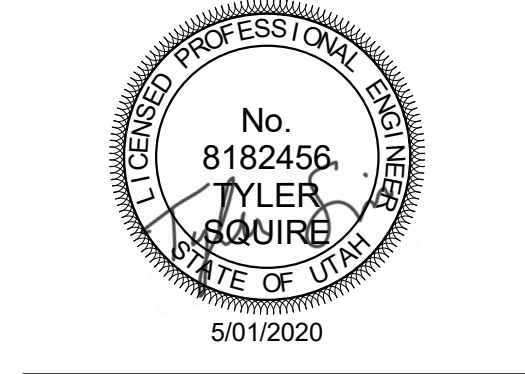
NOTES

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ID	TYPE	BUG RATING	LUMINAIRE SIZE (NOMINAL)				DIAMETER/APERTURE	OPTIONS	COLOR	LAMP	DRIVER	FINISH	LENS	REFLECTOR	MOUNTING	MANUFACTURER (CATALOG SERIES)	ALLOWANCE
			BACK	UP	GLARE	LENGTH											
(WS-1E)	EMERGENCY EGRESS WALL PACK MOUNT FIXTURE ABOVE EGRESS DOOR	1	0	0	0'-10"	0'-2.5"			4000K	LED	500	0	0	10		SIGNEXTING LIGHTING (MUE SERIES)	
(WS-2)	DECORATIVE CYLINDRICAL WALL SCONCE, 4000K, 30 DEGREE BEAM SPREAD	3	0	0	0'-11.25"	0'-6.75"			4000K	LED	3000	0	0	35		CSL (LWD5-35-40-30-SCBA-2-S)	



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salt lake city, utah 84101
801 532 4422



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project #: 19.0560
date: 5/01/2020

revisions :

title:
LIGHTING FIXTURE SCHEDULES

sheet:
EL601
BID SET

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