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## **Samoan Independent Seventh Day Association of Churches**

The current Samoan Independent Seventh Day Association of Churches (SISDAC) is located on the site referenced in this proposal at 1624 South 1000 West, Salt Lake City, UT 84104. Places of worship are accommodated in an RMF-35 Moderate Density Multi-Family Residential District as conditional uses. The purpose of this application is to apply for a conditional use permit to add onto the existing building (Phase 2). The current building was designed as a two-phase project with phase 1 consisting of the current building which includes a post-function/gym space, two classrooms, a small food warming area and building support spaces. The current phase 1 building will remain with slight modifications at the interface between the two phases.

This phase two project consists of the addition of a two-story sanctuary with a second floor added above the existing phase 1 building. The proposed addition will provide a new building entrance and pre-function lobby, a sanctuary, an accessible elevator to the second floor with access to a large classroom, visiting pastor's apartment, offices, and observatory overlooking the sanctuary.

### **General Operations and Use**

The final phase of the building will hold the same service and operation as the current building with the addition of the visiting pastor apartment. Normal hours of operation are Monday thru Friday, from 9:00 a.m. to 5:00 p.m. There will not be any shift workers in the existing building or its expansion (phase 2), and there will be 3 or 4 employees in the building at any one time. The building will anticipate its peak hours during church services on Saturdays from 9:00 am to 9:00 pm.

The apartment located on the second floor is anticipated to be occupied approximately 4 times a year for about 2-week durations for visiting pastors use. All other times of the year this portion of the building will be unoccupied.

The combined calculated occupancy load of the post function (gymnasium) and sanctuary space is 684 occupants, with a total building occupancy of 740 occupants. There will be select social activities held outside with the use of this building.

The site currently has the maximum number of stalls for the size of the building. When phase 2 is completed, the parking will have some modifications made to the islands to allow for nine additional stalls, which would then meet the minimum stall count required by Salt Lake City's zoning ordinance

21A.44.030. The attached site plan shows circulation and designated parking areas.

Waste generated by the building's use will be stored in large capacity waste containers within the designated trash enclosure on the northwest corner of the site. The waste is removed weekly by a contracted waste management company.

The building is anticipated to consume approximately 1,521 gallons of water per day, and emit 24 tons of CO2 emissions per year. These are averaged estimates since most to the time the building will have minimum occupants requiring less water and energy demand, with large increases during church services.

The site currently has trees with approximately 3-inch or less trunk circumferences. These trees, if effected by the construction of phase 2, will be removed and relocated within the site to accommodate the building addition and parking lot changes. The site will also have minimal grading done since it is relatively flat and has already been prepped for the construction of the addition. It is not anticipated to encounter polluted or contaminated soils that would be removed from the site.

The proposed use will not produce dust, odor, smoke, vibrations, chemicals, toxins, heat, or radiation. The site may produce activity noise during special church occasions (Luau, Easter, Christmas, etc.) and social gatherings such as basketball and volleyball games within the gymnasium.

All utilities are identified and planned for in the attached site plan and civil sheets. The full design of the building was reviewed by the Utility companies prior to the design being reduced to Phase 1 (currently constructed) and phase 2 (addition). Utility company comments have been addressed and planned for the full design that includes this phase of construction.

### **Adjacent Properties and Uses**

The site to the north is occupied by another church, the Serbian Orthodox Church. The site to the west is occupied by a multi-family residential building. The sites to the south and east (across the street) are occupied by single /two family residential buildings.

All light fixtures used for the project are dark-sky compliant, with full cut-off to stop light distribution at the property boundaries. Some ambient light will be present from building signage, but will be directed to not emit light to the sky or cause glare to neighboring properties.

The site has access to walkways, sidewalks, and public street along 1000 West that feeds to 1700 South. There are no conflicts caused by the proposed addition on the property, nor does it create conflicts to adjacent properties.

All required setback and landscape buffers are being met in accordance with Salt Lake City ordinances. The attached site and landscaping plans illustrate the buffering features utilized for this project.

**Zoning Map:**



**Existing Conditions: Existing Site Aerial Image. Existing building to remain.**





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Please see Architectural Nexus' comments below in blue which address how the project, The Samoan Independent Seventh Day Association of Churches (SISDAC) meets each of the required Conditional Use Standards, the City-Wide Master Plan, and the Neighborhood Master Plan of the area where the project is located.

**21A.54.080: STANDARDS FOR CONDITIONAL USES:**

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed sue in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal of the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. **Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

**Architectural Nexus:** Places of worship fall under the conditional use category for the RMF-35 zone in which the proposed building is located. See response to question #3 and provided figures for additional information.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Architectural Nexus:** The proposed SISDAC addition project will be constructed on an existing church site. The adjacent site to the north also has a church of similar area, height, and foot print. These two churches of different denominations serve the surrounding residents and provide a place for religious gatherings. The neighborhood is accustomed to having a church on the site and it is our intention to continue using the site for the same use.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans;

**Architectural Nexus:** The proposed site (highlighted in the site image below) is in the RMF-35 zone which allows church buildings within the zone as a conditional use. The proposed addition to the existing SISDAC building is a two-story space with a second floor that's max height is under the maximum height limit of 35'.

<b>RMF-35</b>	<b>Moderate Density Multifamily Residential.</b> The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35').
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21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,56 0	FR-2/ 21,78 0	FR-3/ 12,00 0	R-1/ 12,0 00	R-1 / 7,0 00	R-1 / 5,0 00	SR- 1	SR- 2	SR- 3	R-2	RMF - 30	RM F- 35	RMF - 45	RMF - 75	RB	R-MU - 35	R-M U- 45	R-M U	RO
Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C

- The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions;

**Architectural Nexus:** We do not anticipate any detrimental effects linked to the proposed SISDAC expansion project. The project is enhancing the existing place of worship and will have typical hours of operation and use associated with a building of this nature. The project is also adjacent to another church building.

- Detrimental effects determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

- This title specifically authorizes the use where it is located;

**Architectural Nexus:** The proposed site highlighted in item A.3. above, is in the RMF-35 zone which allows church buildings within the zone as a conditional use. See response to question #3 and provided figures for additional information.

2. The use is consistent with applicable policies set forth in adopted city wide, community and small area master plans and future land use maps.

**Architectural Nexus:** The following summarizes how the SISDAC project meets and supports the SLC City Wide Master Plan.

The addition of the proposed SISDAC project to the community fabric will provide for a diverse mix of uses in the area, which is an underlying principle of the SLC City Wide masterplan. The proposed building will continue the site's legacy of being a place of worship for those in the community. The project supports the stated vision of the master plan in that it introduces and allows for a new religious denomination with an emphasis on a minority community. A quote from the SLC City Wide Master Plan states, "We expect to have true choices about how we live our lives, from what kinds of home we live in, to how we travel to work, shop, worship, or recreate."

The master plan lists several initiatives which we have integrated into the design of the proposed SISDAC project:

**Compatibility** – We have endeavored to provide the community with a project that will integrate into the surrounding context in terms of scale and character. The proposed building is of a similar foot print and height to the surrounding buildings. The rectilinear forms used integrate into the surrounding context. The material pallet of CMU and painted cement siding are visually compatible with the neighborhood. See question four for additional information and rendering.

**Neighborhoods** – It is our belief that places of worship can help build strong neighborhoods. The project will seek to create stability, provide a conveniently located place of worship, build diversity and encourage social interaction. This project will be the first Seventh Day Association of Churches in the area and the only church focused on the Samoan community.

**Growth** – The SISDAC project will support the mixed-use goal, infill a now otherwise empty lot, and contribute to the healthy lifestyles of those in the community.

**Transportation and Mobility** – As previously stated, SISDAC is the only denomination of its type in the area and the only church focused on the Samoan community. This project will reduce travel out of the community to find a Seventh Day Association of Churches while possibly bringing new people and families into the area. Bringing new people into the area could help support the proposed nearby SLC City Wide Master Plan regional node at 900 west and 1700 south.

**Beautiful City** – Places of worship are naturally people focused. The proposed SISDAC project has been designed to be people oriented. The design is conscious of the surrounding environment and as such the design does not drastically alter the site. Parking and entrances have been kept in the same locations to mitigate disturbances. The building has been pulled back from the road to provide a larger landscaped buffer zone. The building is designed using high building standards, which call for the use of long-lasting materials that are complementary to the surrounding building stock.

**Arts and Culture** – The SISDAC denomination associated with the proposed project will provide a place for the Samoan minority community. The introduction of this proposed project into the community will bring with it opportunities for diversity and the appreciation for new cultures.

**Equity** – As stated previously, the new project will allow the community to welcome a new denomination to the area and provide equal access to a more diverse choice of forms of worship.

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

**Architectural Nexus:** The proposed site is adjacent to another church building to the North (Right) and a residence to the south (Left) as shown below. The project is well suited to the character of the site and relative to the intensity, size, and scale of the use compared to the existing surrounding uses. The building steps down in size as it approaches the street in order to create a better transition to the surrounding neighborhood and human scale. See the illustration below which shows the existing building on the site in relation to the surrounding buildings. The addition will extend the foot print to the east no closer than the required front yard setback of 20 feet.



4. The mass, scale, style, design and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

**Architectural Nexus:** The mass and scale have been considered relative to the surrounding building. The materials used on the main taller portion of the building is CMU and brick veneer with the smaller scale portions of the building being painted fiber cement board paneling and fiber cement board. The style design and architectural detailing are intended to create a distinct building identity while still blending in with the surrounding structures.



5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets and not impede traffic flows;

**Architectural Nexus:** Existing driveways are utilized for vehicular access to the new project. The parking area for the most part has been maintained in the same location. There should be minimal regrading associated with the new project. Vehicular traffic and parking will remain in the same configuration as the previous church building and parking. The existing driveways and access points will be used and will not impede traffic flow. The driveways will continue to direct traffic onto major streets.

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

**Architectural Nexus:** The proposed project design has maintained many of the past site element locations such as parking and drive isles. We do not expect to see any adverse impacts regarding parking or pedestrian and vehicular traffic flow.

7. The site is designed to enable access and circulation for pedestrian and bicycles;

**Architectural Nexus:** The SISDAC project facilitates pedestrian and bicycle access with a separate access point protecting them from vehicular obstacles. Bicycle racks have also been provided on site and adjacent to the building.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

**Architectural Nexus:** The site's layout and use have remained largely unchanged and will not impact the service level of any abutting or adjacent streets.

9. The location and design of off-street parking complies with applicable standards of this code;

**Architectural Nexus:** Off street parking has been provided in accordance with applicable requirements. See the excerpt for sheet AS101 from the provided drawings. See the provided drawings for additional information.

## PARKING DATA:

### REQUIRED PARKING CALCULATIONS

• ROOMING HOUSE (1 unit)	1
• PLACES OF WORSHIP (1 stall/300 SF @ 3,174 sf)	10
• ALL OTHER USES (3 stall/1,000 sf @ 6,996)	18
<u>TOTAL MINIMUM REQUIRED STALLS</u>	<u>29</u>

• REQUIRED ADA STALLS (1 ada / 25 stalls):	2
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### PROPOSED PARKING

• EXISTING STALLS (2 ADA)	20
• NEW STANDARD STALLS	9
• NEW ADA STALLS	0
<u>TOTAL PROVIDED PARKING</u>	<u>29</u>

10. Utility capacity is sufficient to support the use at normal service levels;

**Architectural Nexus:** The uses and size of the building are similar to what it was previously and the utility capacity is sufficient to support the use at normal service levels.



11. The use is appropriately screened, buffered, or separated for adjoining dissimilar uses to mitigate potential use conflicts;

**Architectural Nexus:** The proposed project building respects the required building setbacks. The project also includes a decorative security fencing as well a dumpster enclosure to secure and screen the dumpsters. See the included drawings for additional information.

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;

**Architectural Nexus:** The project will not significantly impact the air, water or encroach into a river or stream. Likewise, the project will not introduce any hazardous environmental damage to any adjacent properties. The project provides value to the community and its residents.

13. The hours of operation and delivery of the use are compatible with surrounding uses;

**Architectural Nexus:** The proposed project will not have hours of operation outside of that which is typical for a place of worship. There will be no shift work associated with the project.

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and

**Architectural Nexus:** The lighting and signage are minimal. Most signage is kept to the building and at a reasonable size, with no monument signs. The majority of signage is code related. Lighting is mostly kept to the parking lot and building entrances to provide safety and security for those accessing the site. See the included drawings for additional information.



15. The proposed use does not undermine preservation of historic resources and structures.

**Architectural Nexus:** The proposed building addition does not undermine preservation of historic resources or structures and will be built on an empty site.

- C. **Conditions Imposed:** The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:
1. Conditions on the scope of the use: its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitization, drainage and utility, fencing and screening, and setbacks; and
  2. Conditions needed to mitigate any natural hazard; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise vibrations; chemicals, toxins, pathogens, gases, heat, light and radiation.
- D. **Denial of Conditional Use:** A proposed conditional use shall be denied if:
1. The proposed use is unlawful; or
  2. The reasonably anticipation detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.
- E. **Notice of Decision:** The planning commission, or in the case of administrative conditional use, the planning director or designee, shall provide written notice of the decision, including all conditions imposed to the applicant and local community council within (10) days of the final action. If the conditional use is approved, this notice shall be recorded against the property by the city recorder. (Ord. 14-12, 2012)

# SITE PLAN REQUIREMENTS



## REQUIRED CONTENT

The required site plan shall consist of all the details of the proposed development submitted for review by this department.

All plans shall be accurately drawn to scale of not less than 1" (inch) equals 20' (feet) and contained on a sheet size not less than 8.5" X 11". All proposals must clearly illustrate the following **BASIC SITE PLAN** features 1 - 6 and only larger projects must include **MAJOR SITE PLAN** features 1 - 10.

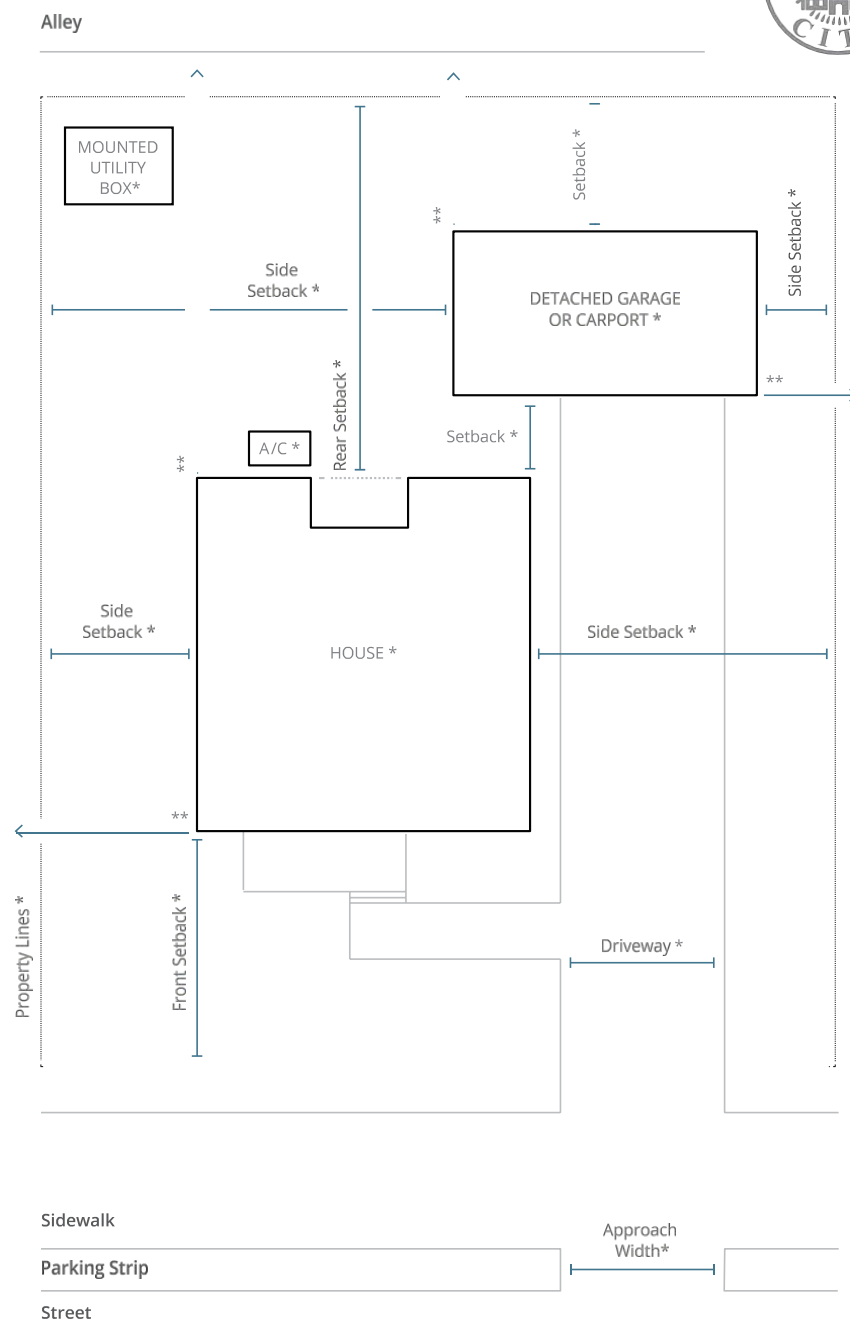
**Building Services & Code Enforcement** // [slc.gov/buildingservices](http://slc.gov/buildingservices) // 801.535.6000

### BASIC SITE PLAN = (REFER TO)

1. Verified property line location, dimensions, direction from back of the curb or sidewalk to property line, dimension of parkway strip, lot square footage, scale and north arrow direction. (AS101)
2. Streets, alley, affected easements, and right-of-ways. (NONE)
3. Location and dimensions of all hard surfaced areas including curb and gutter, sidewalks, driveways, parking spaces, loading areas, garbage areas, and access points to public streets or alleys (CP501, AS101 & AS701)
4. The size, shape, and location of all existing and proposed structures including overhang projections, garages, carports, sheds, and the distance to the nearest point of any dwelling on abutting properties. 10' required from garage to nearest dwelling on adjacent lot(s). (AS101)
5. Front, side, and rear yard setback dimensions from property line to all existing and proposed structures. (AS101)
6. Parking strip layout, including lawn areas, location of existing and proposed street trees, sprinkler system, and curb cuts. (AS101, LI101, LI601, LP101, & LP601)

### MAJOR SITE PLAN = (REFER TO)

1. The size, shape, and location of all existing landscape features including large trees, pools, decks, patios, exterior lighting, utility lines, steams, and any other exterior element. (CS101, CU101, AS101, AS701, AS702, LI101, LI601, LP101, LP601)
2. Landscape plan including location, spacing, size, quantity, and type of all proposed plant materials and installation details. (LP101, LP601, & LP701)
3. Sprinkler plan including location, spacing, and size of all shrub or lawn heads, water lines, and valves. (LI101, LI601, LI701 & LI702)
4. Location and height of fences, retaining walls, and railings. (CP101, AS101 & AS702)
5. Contour lines indicating existing and proposed grade changes at intervals not to exceed 2'. (CS101 & CG101)
6. Location, height, size, and design of all existing and proposed exterior signs and advertising features. (A201)
7. Location and type of catch basins or surface water detention basins and other surface drainage facilities. (CG101)
8. Show all existing and proposed public way improvements. (AS101)
9. Show the location, setbacks and dimensions of all existing and proposed ground mounted utility boxes on private property and in the public right-of-way. (CU101)
10. Show the location, setbacks and dimensions of all existing and proposed air conditioning units. (A121)





# SAMOAN INDEPENDENT SEVENTH-DAY ADVENTIST CHURCH



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## SISDAC Utah, Phase 2

1624 S 1000 W  
SALT LAKE CITY, UT 84104

Nexus Project #: 21021.01

Owner Project #:

31 JULY 2024

### CONDITIONAL USE PERMITTING

SAMOAN INDEPENDENT SEVENTH-DAY ADVENTIST CHURCH  
**SISDAC Utah, Phase 2**  
 1624 S 1000 W  
 SALT LAKE CITY, UT 84104

**OWNER**  
 Samoan Independent Seventh-Day Adventist Church  
 1624 S 1000 W  
 Salt Lake City, UT 84104

CONTACT: Marilyn Spizzirri-Patu E-MAIL: mpatu.secretaryutah@gmail.com  
 PHONE: 385.775.0313 INTERNET:



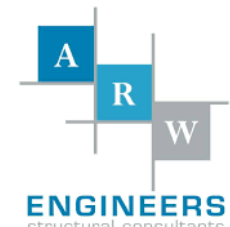
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#### APPROVALS

Signer 1 _____	Date _____	Signer 3 _____	Date _____
Signer 2 _____	Date _____	Signer 4 _____	Date _____

# Date Revision

#### CONDITIONAL USE PERMITTING

NEXUS PROJECT #21021.01  
 CHECKED BY: -  
 DRAWN BY: -  
 DATE: 31 JULY 2024

#### COVER SHEET

**G-001**

C

B

A

7/22/2024 11:03:05 AM

**PHASE 2 SHEET INDEX**

<b>GENERAL:</b>	
G-001	COVER SHEET
G-002	GENERAL INFORMATION & SHEET INDEX
G-003	GENERAL INFORMATION
G-701	ACCESSIBILITY COMPLIANCE
4	
<b>CIVIL:</b>	
C-001	TITLE SHEET
C-002	GENERAL NOTES & ABBREVIATIONS
CD101	DEMOLITION PLAN
CS101	EXISTING CONDITIONS
CG101	GRADING PLAN
CP101	SITE PLAN
CP501	SITE & UTILITY DETAILS
CU101	UTILITY PLAN
CU501	UTILITY DETAILS
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L1601	IRRIGATION LEGEND
L1701	IRRIGATION DETAILS
L1702	IRRIGATION DETAILS
LP101	PLANTING PLAN
LP601	PLANTING LEGEND
LP701	LANDSCAPE DETAILS
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<b>ARCHITECTURAL:</b>	
AS101	SITE IMPROVEMENT PLAN
AS102	AREA CALCULATIONS
AS701	SITE IMPROVEMENT DETAILS
A-101	PHASE 2 - LEVEL 01 FLOOR PLAN
A-102	PHASE 2 - LEVEL 02 FLOOR PLAN
A-121	PHASE 2 - ROOF PLAN
A-201	PHASE 2 - BUILDING ELEVATIONS
A-301	PHASE 2 - BUILDING SECTIONS
A-701	TYPICAL DETAILS
9	
TOTAL SHEETS IN PHASE 2: 29	

**LOCATION**



**DESIGN CRITERIA**

**APPLICABLE CODES**

ACCESSIBILITY CODE	ICC/ANSI A117.1-2009
INTERNATIONAL BUILDING CODE	2021 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2021 EDITION
INTERNATIONAL FIRE CODE	2021 EDITION
INTERNATIONAL MECHANICAL CODE	2021 EDITION
INTERNATIONAL PLUMBING CODE	2021 EDITION
NATIONAL ELECTRICAL CODE	2020 EDITION
ZONING ORDINANCE: SALT LAKE CITY	ZONING CODE TITLE 21A

**OTHER CRITERIA**

INTERNATIONAL FUEL GAS CODE	2021 EDITION

**DEFERRED SUBMITTALS**

- DEFERRED SUBMITTAL LIST TO INCLUDE:
- AUTOMATIC FIRE SPRINKLER SYSTEMS
  - FIRE ALARM SYSTEMS
  - PRE-MANUFACTURED WOOD AND STEEL STRUCTURAL ELEMENTS
  - RAMMED AGGREGATE PIERS

1. DEFERRED SUBMITTAL ITEMS MUST BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL OF RECORD AND RECEIVED BY SALT LAKE CITY WITHIN 60 DAYS OR AGREED UPON TIMELINE OF PERMIT ISSUANCE.
2. NO DEFERRED EQUIPMENT CAN BE INSTALLED PRIOR TO APPROVAL BY SALT LAKE CITY.
3. A STOP WORK ORDER CAN BE ISSUED BY THE INSPECTOR IF WORK PROGRESSES BEYOND WHAT HAS BEEN APPROVED.
4. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED WITH THE ARCHITECT, GENERAL CONTRACTOR, AND INSPECTOR TO DISCUSS THE SUBMITTAL TIMELINE FOR THE DEFERRED ITEMS.
5. THE FINAL INSPECTION APPROVAL CANNOT BE ISSUED, AND NO BUILDING OR STRUCTURE CAN BE USED OR OCCUPIED UNTIL ALL THE DEFERRED SUBMITTAL ITEMS ARE APPROVED BY THE BUILDING AND FIRE OFFICIALS.



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**SAMOAN INDEPENDENT SEVENTH-DAY ADVENTIST CHURCH**  
**SISDAC Utah, Phase 2**  
 1624 S 1000 W  
 SALT LAKE CITY, UT 84104

#	Date	Revision
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**CONDITIONAL USE PERMITTING**

NEXUS PROJECT #21021.01  
CHECKED BY: -  
DRAWN BY: -  
DATE: 31 JULY 2024

**GENERAL INFORMATION & SHEET INDEX**

**G-002**

D

C

B

A

# LIST OF ABBREVIATIONS

**A**  
A/C AIR CONDITIONING  
AD AREA DRAIN  
AFC ABOVE FINISHED CEILING  
AFF ABOVE FINISHED FLOOR  
AHU AIR HANDLING UNIT  
ALUM ALUMINUM  
ANOD ANODIZED  
ARCH ARCHITECT  
@ AT

**B**  
BD BOARD  
BLDG BUILDING  
BO BOTTOM OF

**C**  
C CELSIUS  
CH COAT HOOK  
CFCI CONTRACTOR FURNISHED, CONTRACTOR INSTALLED  
CG CORNER GUARD  
CI CONTINUOUS INSULATION  
CJ CONTROL JOINT  
CL CENTERLINE  
CLG CEILING  
CLO CLOSET  
CLR CLEAR  
CMU CONCRETE MASONRY UNIT  
COL COLUMN  
CONC CONCRETE  
CONT CONTINUOUS  
CORR CORRIDOR  
CT CERAMIC TILE  
CTJ CONSTRUCTION JOINT  
CUH CABINET UNIT HEATER

**D**  
D DEEP  
DEG DEGREE  
DEMO DEMOLITION  
DF DRINKING FOUNTAIN  
DIA DIAMETER  
DIM DIMENSION  
DN DOWN  
DS DOWNSPOUT  
DWGS DRAWINGS

**E**  
EA EACH  
EJ EXPANSION JOINT  
EIFS EXTERIOR INSULATION AND FINISH SYSTEM  
EL ELEVATION  
ELEC ELECTRICAL  
ELEV ELEVATOR  
EOS EDGE OF SLAB  
ERD EXISTING ROOF DRAIN  
EQ EQUAL  
EQUIP EQUIPMENT  
EWC ELECTRIC WATER COOLER  
EXIST EXISTING  
EXP EXPOSED  
EXT EXTERIOR

**F**  
FA FAHRENHEIT  
FACP FIRE ALARM CONTROL PANEL  
FDC FIRE DEPARTMENT CONNECTION  
FD FLOOR DRAIN  
FEC FIRE EXTINGUISHER CABINET  
FE FIRE EXTINGUISHER  
FG FINISH GRADE  
FHC FIRE HOSE CABINET  
FIN FINISH  
FLR FLOOR  
FND FOUNDATION  
FO FINISHED OPENING  
FOC FACE OF CONCRETE  
FOM FACE OF MASONRY  
FOS FACE OF STUD  
FOW FACE OF WALL  
FRG FIBER REINFORCED GYPSUM  
FSP FIRE STANDPIPE  
FT FEET  
FV FIELD VERIFY

**G**  
GA GAUGE  
GALV GALVANIZED  
GFRC GLASS-FIBER-REINFORCED CONCRETE  
GFRG GLASS-FIBER-REINFORCED GYPSUM  
GL GLASS  
GWB GYPSUM WALL BOARD  
GYP GYPSUM

**H**  
H HIGH  
HB HOSE BIBB  
HDR HEADER  
HM HOLLOW METAL  
HPT HIGH POINT  
HR HOUR  
HT HEIGHT

**I**  
ID INSIDE DIAMETER; INSIDE DIMENSION  
IN INCH  
INFO INFORMATION  
INT INTERIOR

**J**  
JAN JANITOR

**K**  
(NOT USED)

**L**  
LAB LABORATORY  
LAV LAVATORY  
LBS POUNDS  
LLH LONG LEG HORIZONTAL  
LLV LONG LEG VERTICAL  
LPT LOW POINT

**M**  
MACH RM MACHINE ROOM  
MAX MAXIMUM  
MFR MANUFACTURER  
MECH MECHANICAL  
MEZZ MEZZANINE  
MIN MINIMUM  
MO MASONRY OPENING

**N**  
N/A NOT APPLICABLE  
NIC NOT IN CONTRACT  
NOM NOMINAL  
NTS NOT TO SCALE

**O**  
OC ON CENTER  
OD OUTSIDE DIAMETER; OUTSIDE DIMENSION  
OFD OVERFLOW DRAIN  
OH DR OVERHEAD DOOR  
OPH OPPOSITE HAND  
OPP OPPOSITE  
ORIG ORIGINAL

**P**  
PLAM PLASTIC LAMINATE  
PLAS PLASTER  
PLUMB PLUMBING  
PR PAIR  
PSI POUNDS PER SQUARE INCH  
PSF POUNDS PER SQUARE FOOT  
PVC POLYVINYL CHLORIDE

**Q**  
QT QUARRY TILE

**R**  
R RISER OR RADIUS  
RAD RADIUS  
RCP REFLECTED CEILING PLAN  
RD ROOF DRAIN  
REF REFRIGERATOR  
REQD REQUIRED  
REV REVISION  
RH RELATIVE HUMIDITY  
RM ROOM  
RO ROUGH OPENING  
RTU ROOF TOP UNIT  
RWL RAIN WATER LEADER

**S**  
S SMOKE DETECTOR  
SAM SELF ADHESIVE MEMBRANE  
SCHED SCHEDULE  
SECT SECTION  
SIM SIMILAR  
SPEC SPECIFICATION  
SS STAINLESS STEEL  
STD STANDARD  
STRUCT STRUCTURAL

**T**  
T TREAD  
TEL TELEPHONE  
TEMP TEMPORARY  
THK THICK  
TOC TOP OF CONCRETE  
TOM TOP OF MASONRY  
TOP TOP OF PARAPET  
TOS TOP OF SLAB; TOP OF STEEL  
TOW TOP OF WALL  
TYP TYPICAL  
TO TOP OF

**U**  
UL UNDERWRITER'S LABORATORIES  
UNO UNLESS NOTED OTHERWISE

**V**  
VCT VINYL COMPOSITE TILE  
VERT VERTICAL  
VEST VESTIBULE  
VIF VERIFY IN FIELD

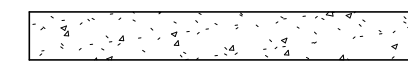
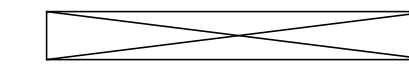
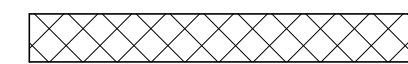
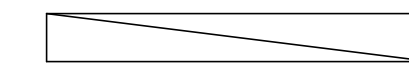
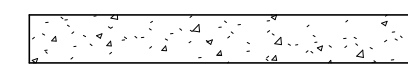










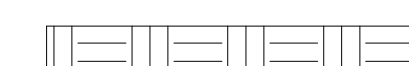
**W**  
W WITH  
W/O WITHOUT  
WD WOOD  
WH WALL HYDRANT  
WP WORKING POINT  
WRB WEATHER RESISTIVE BARRIER

**X.Y.Z** (NOT USED)

THE PRECEDING LIST OF ABBREVIATIONS IS PRESENTED AS A GENERAL GUIDE AND DOES NOT NECESSARILY SHOW ALL ABBREVIATIONS USED. OTHER GENERALLY ACCEPTED ABBREVIATIONS MAY BE FOUND AMONG THE DRAWINGS - SOME ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED WITHIN THIS DRAWING SET.

# HATCH LEGEND

NOTE: HATCHING ANGLES MAY VARY DUE TO ANGLE OF WALL DRAWN, WHILE HATCHING PATTERN REMAINS SIMILAR.

	CAST-IN-PLACE CONCRETE		CONTINUOUS MATERIAL
	CONCRETE MASONRY UNIT		NON CONTINUOUS MATERIAL (BLOCKING)
	PRECAST CONCRETE / GLASS FIBER REINFORCED CONCRETE (GFRC)		GYPSUM BOARD
	STEEL STUDS		PLYWOOD
	WOOD STUDS		EXTERIOR SHEATHING
	BRICK VENEER		GRAVEL
	RIGID INSULATION		UNDISTURBED EARTH
	BATT INSULATION		BACKFILL OR FILL

# DRAWING SYMBOL LEGEND

**INTERIOR ELEVATIONS**  
A3 SHEET NUMBER  
A2 A401 SHEET NUMBER  
A1 DETAIL NUMBER

**DETAIL REFERENCE**  
A1 DETAIL NUMBER  
A501 SHEET NUMBER

**EXTERIOR ELEVATION REFERENCE**  
A1 DETAIL NUMBER  
A201 SHEET NUMBER

**WALL SECTION REFERENCE**  
A1 DETAIL NUMBER  
A302 SHEET NUMBER

**BUILDING SECTION REFERENCE**  
A1 DETAIL NUMBER  
A301 SHEET NUMBER

**DETAIL REFERENCE**  
A1 DETAIL NUMBER  
A301 SHEET NUMBER

**ROOM DESIGNATION (FLOOR PLAN)**  
ROOM ROOM NAME  
### ROOM NUMBER

**ROOM DESIGNATION (REFLECTED CEILING PLAN)**  
XX000X ROOM NUMBER  
00'-00" CEILING HEIGHT ABOVE FINISH FLOOR

**ELEVATION SYMBOL**  
T.O. WALL ELEVATION DESCRIPTION  
100'-0" ELEVATION ABOVE DATUM

**WALL TYPE DESIGNATION**  
XXX WALL TYPE

**DOOR DESIGNATION**  
101 DOOR NUMBER

**WINDOW DESIGNATION**  
A WINDOW TYPE

**KEYED NOTE DESIGNATION**  
03:CJ1 KEY NOTE NUMBER

**EQUIPMENT DESIGNATION**  
00001 EQUIPMENT NUMBER

**GLASS TYPE DESIGNATION**  
1 GLASS TYPE

**MATCH LINE**  
SEE A2222 MATCH LINE TAG

**EXISTING WALL TO REMAIN**

**WALL TO BE DEMOLISHED**

**NEW WALL**

**CENTER LINE SYMBOL**

**BREAK LINE**

**ROUND BREAK LINE**

**NORTH ARROW**  
PLAN NORTH  
TRUE NORTH

**CASEWORK TYPE DESIGNATION**  
AWS STANDARD CDS NUMBERING SYSTEM  
WIDTH CDS NUMBER (M DENOTES MODIFICATION - SEE SHEET A551 FOR MODIFIED MILLWORK ELEVATIONS AND DETAILS)  
DEPTH  
HEIGHT  
MODIFICATION DESCRIPTION

**MATERIAL TYPE DESIGNATION**  
SEE A1601 FINISH LEGEND  
00001 FINISH NUMBER

**SLOPE INDICATION**  
RISE  
1/2  
12"  
1/2" / 12"  
RUN

**REVISION DESIGNATION**  
1 REVISION NUMBER  
REVISION CLOUD

**GRAPHIC SCALES**  
0' 4' 8' 16'



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SAMOAN INDEPENDENT SEVENTH-DAY ADVENTIST CHURCH  
**SISDAC Utah, Phase 2**  
 1624 S 1000 W  
 SALT LAKE CITY, UT 84104

# Date Revision

### CONDITIONAL USE PERMITTING

NEXUS PROJECT #21021.01  
CHECKED BY: -  
DRAWN BY: -  
DATE: 31 JULY 2024

### GENERAL INFORMATION

# G-003



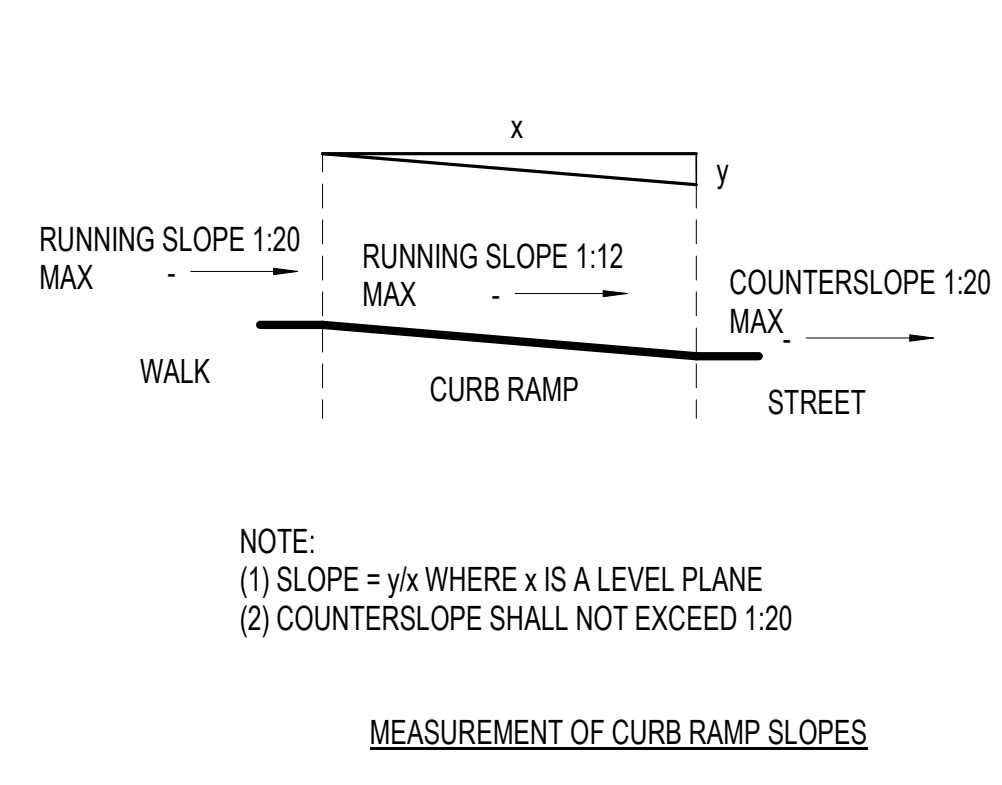
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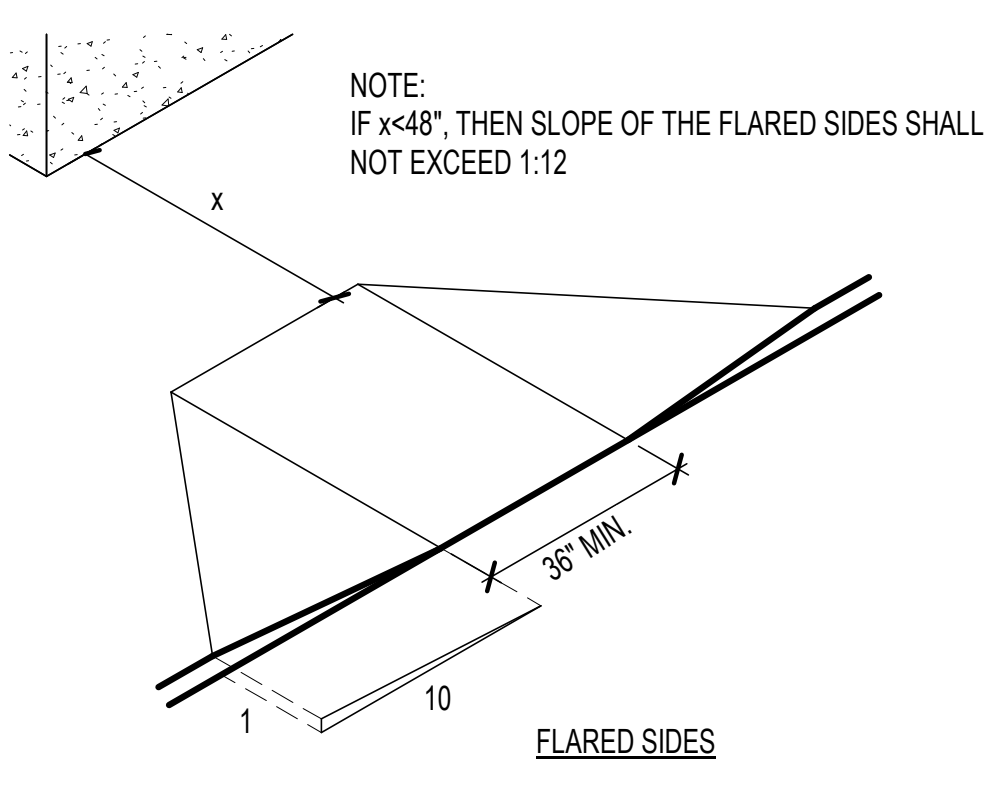
**GENERAL NOTE - ACCESSIBILITY**

A. THESE DETAILS ARE SHOWN FOR MINIMUM ACCESSIBILITY REQUIREMENTS. SEE PROJECT SPECIFIC DETAILS FOR ADDITIONAL INFORMATION. VERIFY WITH ARCHITECT ANY DIFFERENCES BEFORE PROCEEDING WITH CONSTRUCTION.



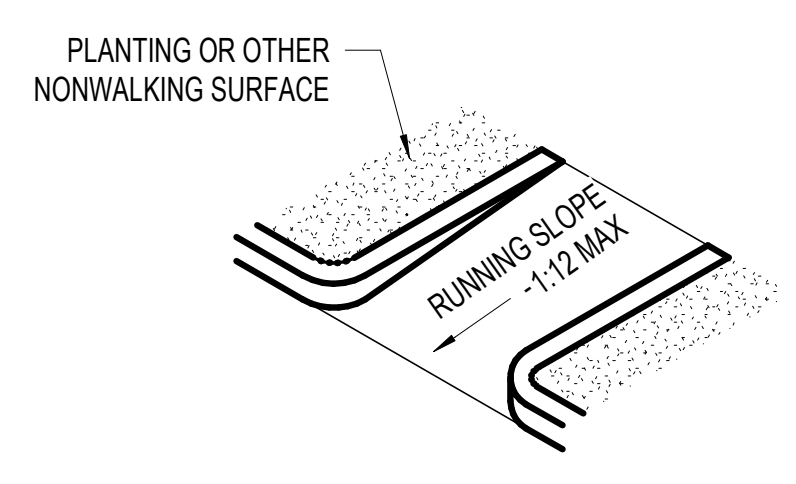
NOTE:  
(1) SLOPE = y/x WHERE x IS A LEVEL PLANE  
(2) COUNTERSLOPE SHALL NOT EXCEED 1:20

MEASUREMENT OF CURB RAMP SLOPES

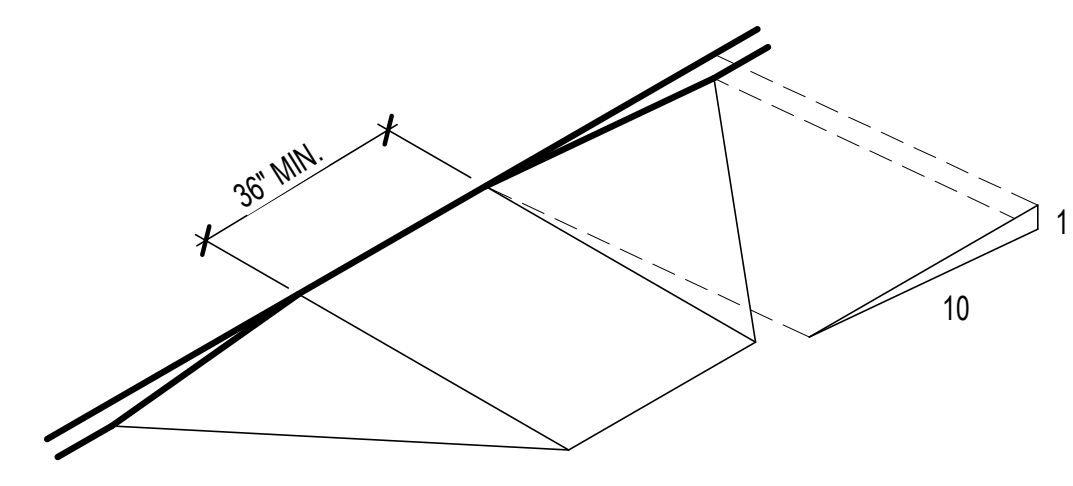


NOTE:  
IF x < 48", THEN SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 1:12

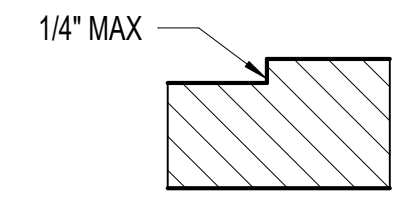
FLARED SIDES



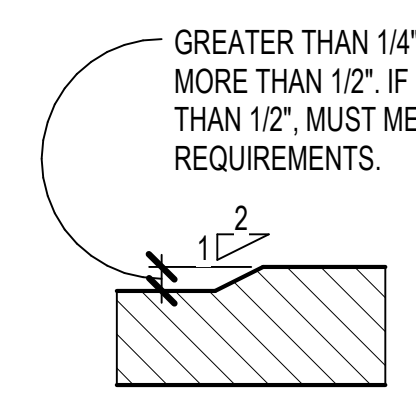
RETURNED CURB



BUILT UP TO CURB RAMP



VERTICAL CHANGES IN LEVELS

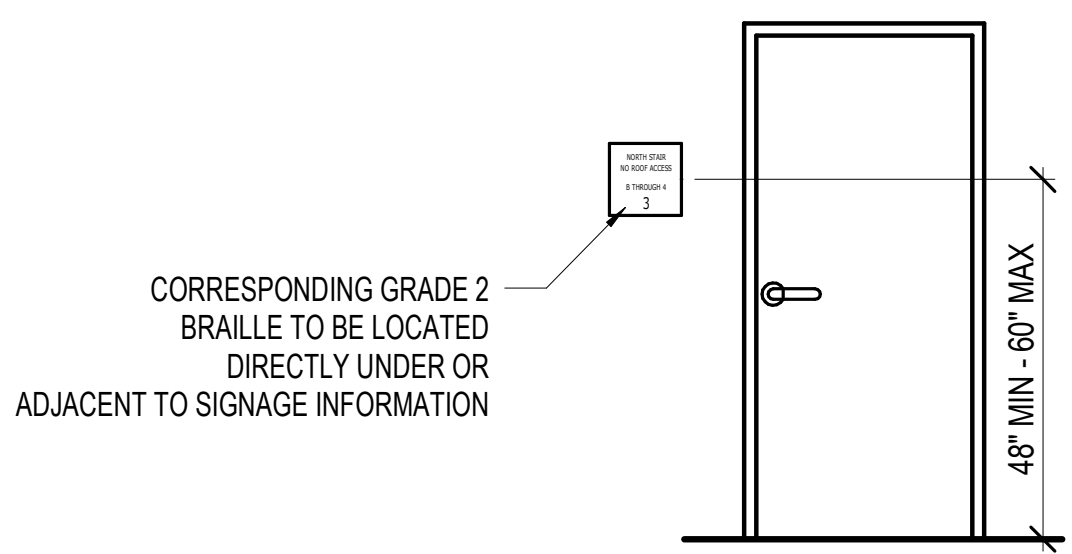


BEVELED CHANGES IN LEVELS

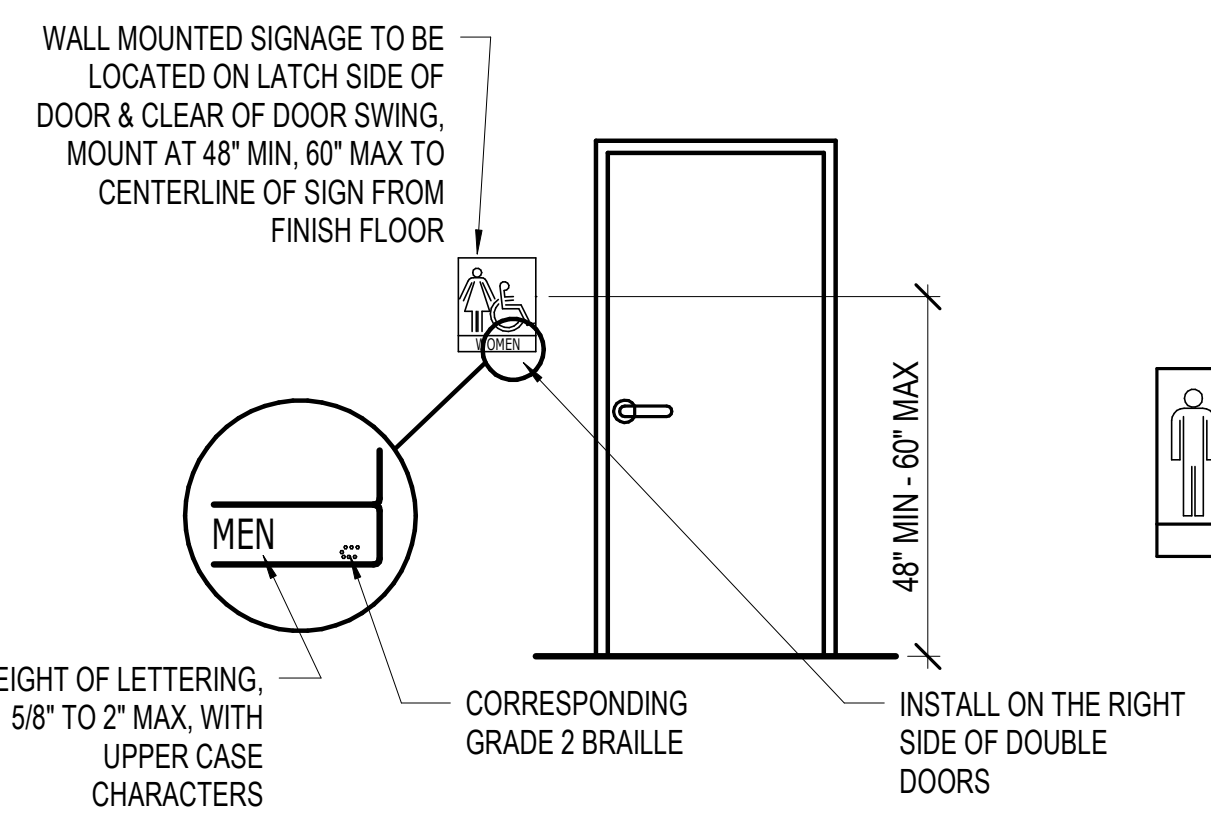
**D1 CHANGE IN LEVELS**  
G-701 3/8" = 1'-0"

**D5 CURB RAMPS**  
G-701 3/8" = 1'-0"

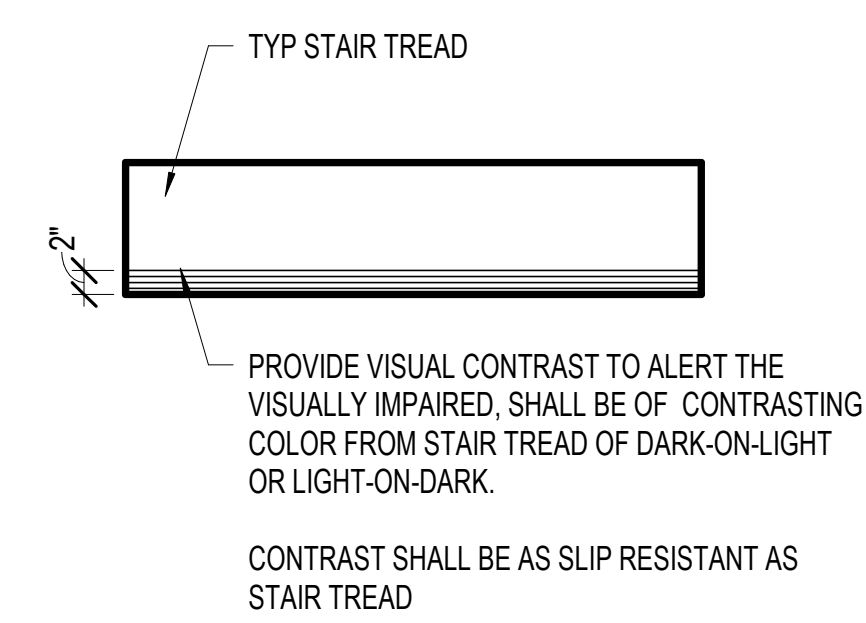
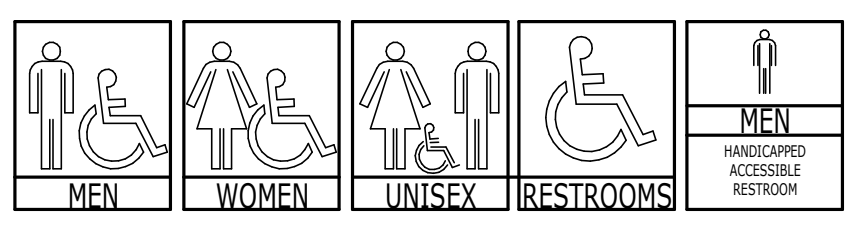
APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT. THE SIGN SHALL IDENTIFY THE STAIRWAY, ROOF ACCESS, FLOOR LEVEL AND UPPER & LOWER TERMINUS OF THE STAIRWAY



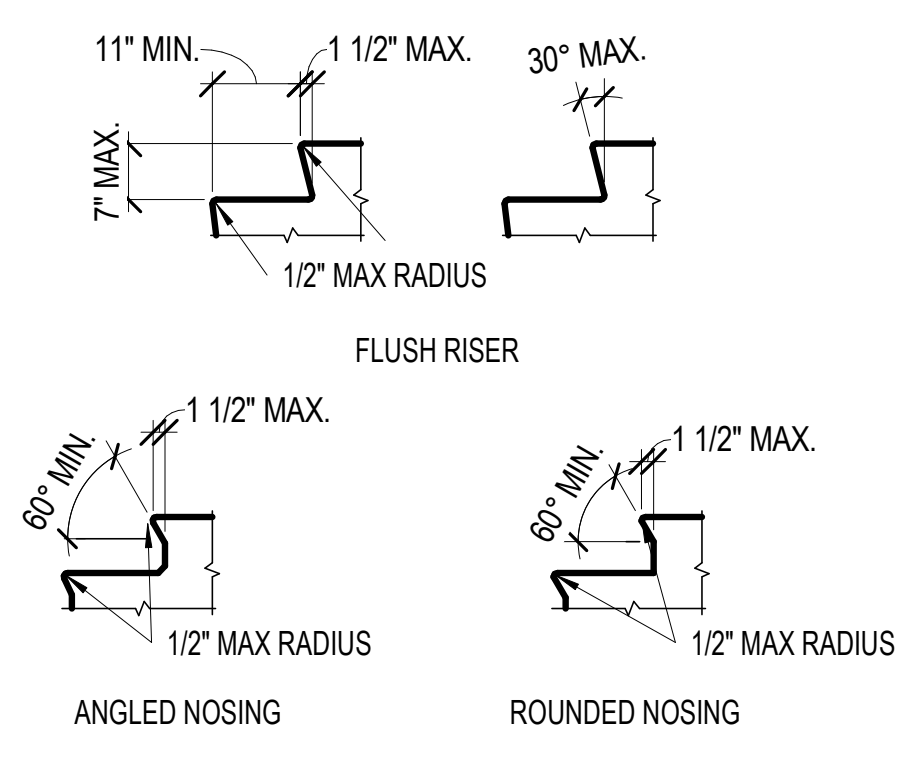
**C5 STAIRWAY SIGNAGE**  
G-701 3/8" = 1'-0"



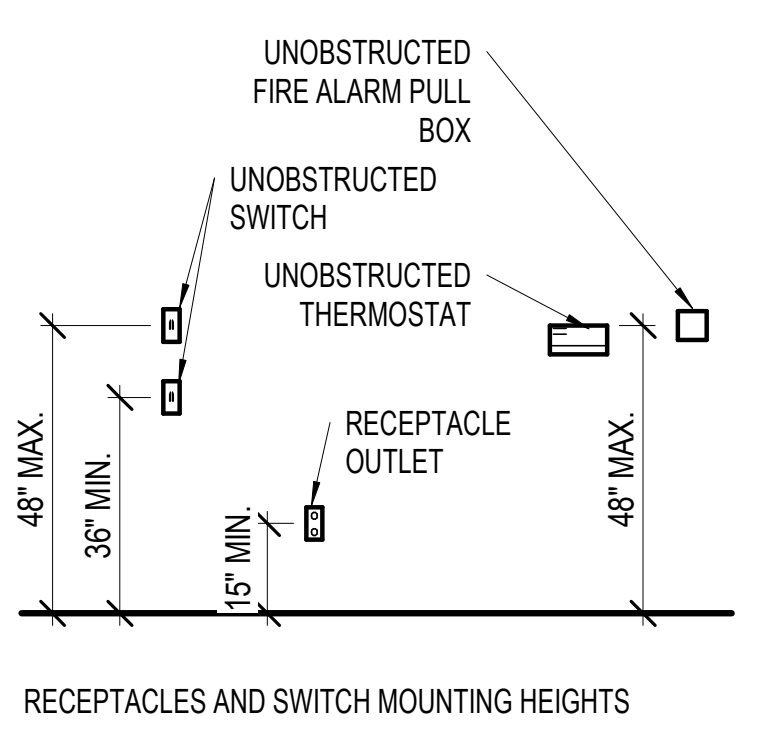
**C4 RESTROOM SIGNAGE**  
G-701 3/8" = 1'-0"



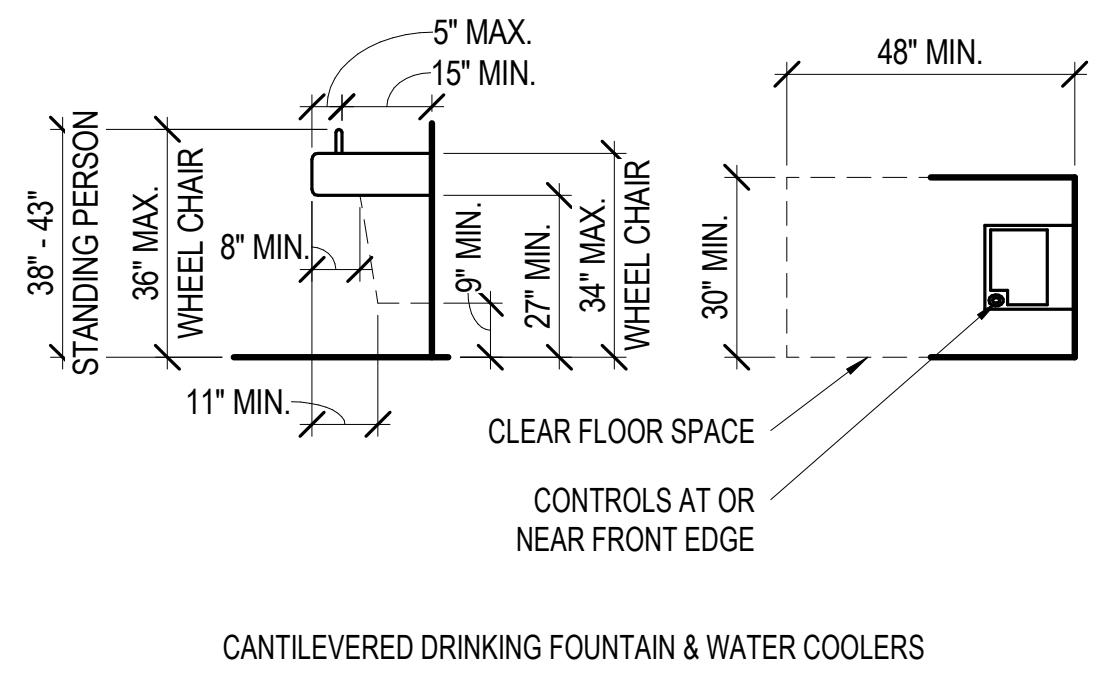
**C2 TYPICAL STAIR TREAD**  
G-701 3/4" = 1'-0"



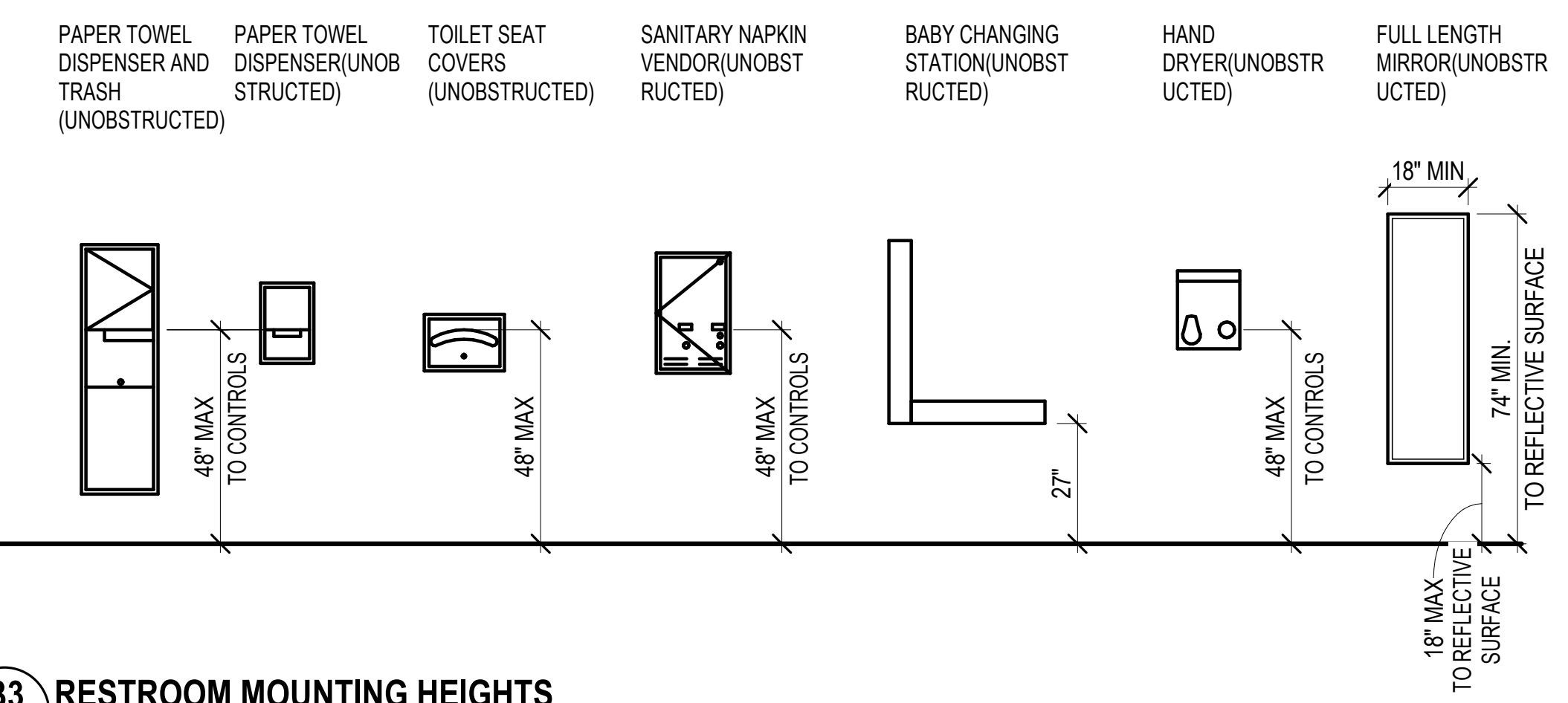
**C1 TYPICAL STAIR TREAD**  
G-701 1/2" = 1'-0"



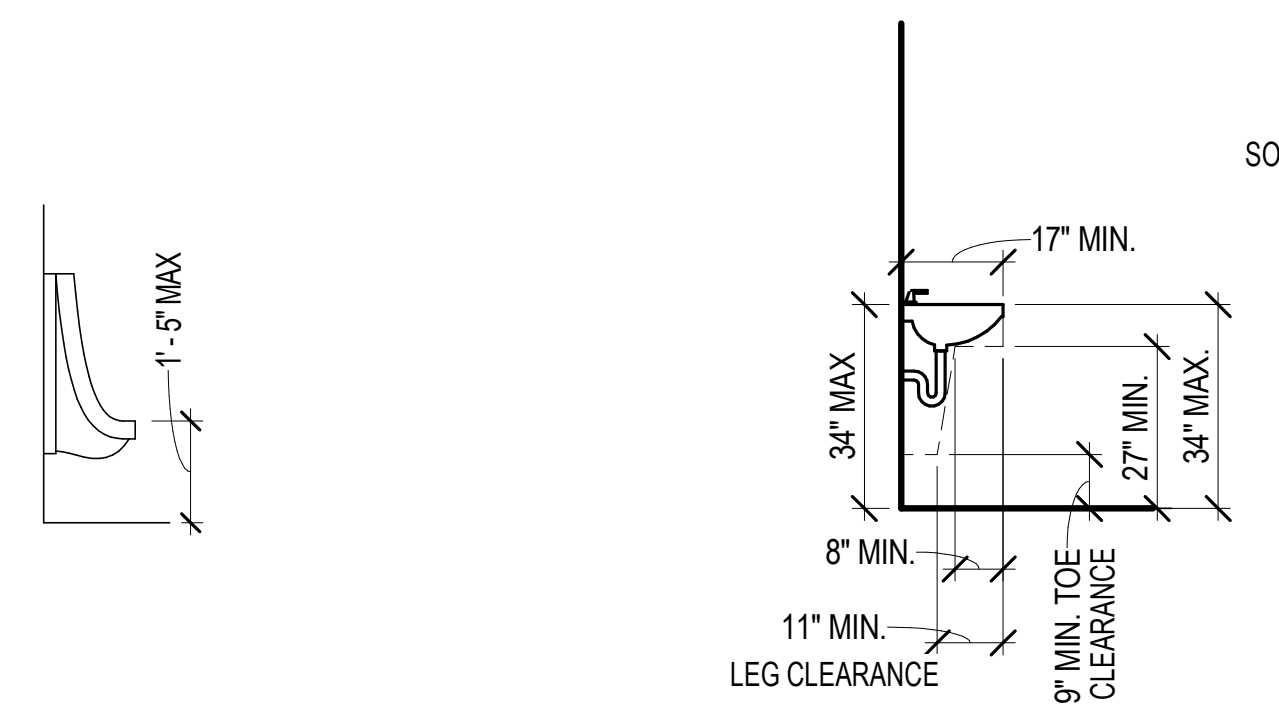
**B5 MISC. MOUNTING HEIGHTS**  
G-701 3/8" = 1'-0"



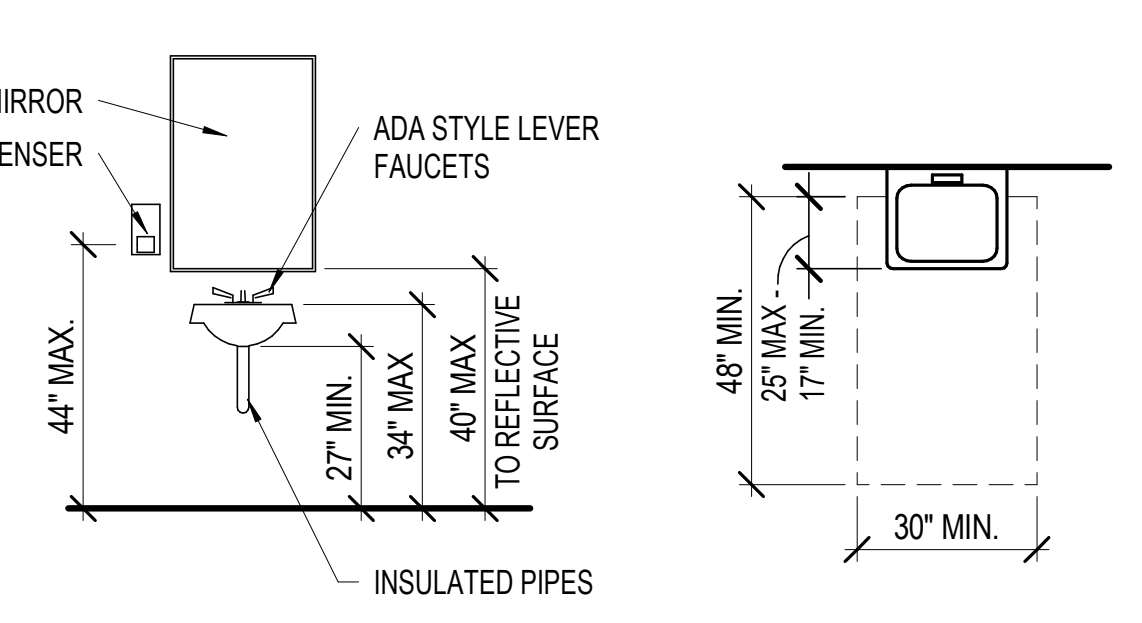
**B4 DRINKING FOUNTAIN DETAIL**  
G-701 3/8" = 1'-0"



**B3 RESTROOM MOUNTING HEIGHTS**  
G-701 3/8" = 1'-0"



**A4 ACCESSIBLE SINK DETAIL**  
G-701 3/8" = 1'-0"



**A2 ACCESSIBLE WALL / FLOOR MOUNTED TOILET DETAIL**  
G-701 3/8" = 1'-0"

**A5 URINAL MOUNTING HEIGHT**  
G-701 3/8" = 1'-0"

SAMOAN INDEPENDENT SEVENTH-DAY ADVENTIST CHURCH  
**SISDAC Utah, Phase 2**  
1624 S 1000 W  
SALT LAKE CITY, UT 84104

# Date Revision

**CONDITIONAL USE PERMITTING**

NEXUS PROJECT #21021.01  
CHECKED BY: -  
DRAWN BY: -  
DATE: 31 JULY 2024

**ACCESSIBILITY COMPLIANCE**

**G-701**

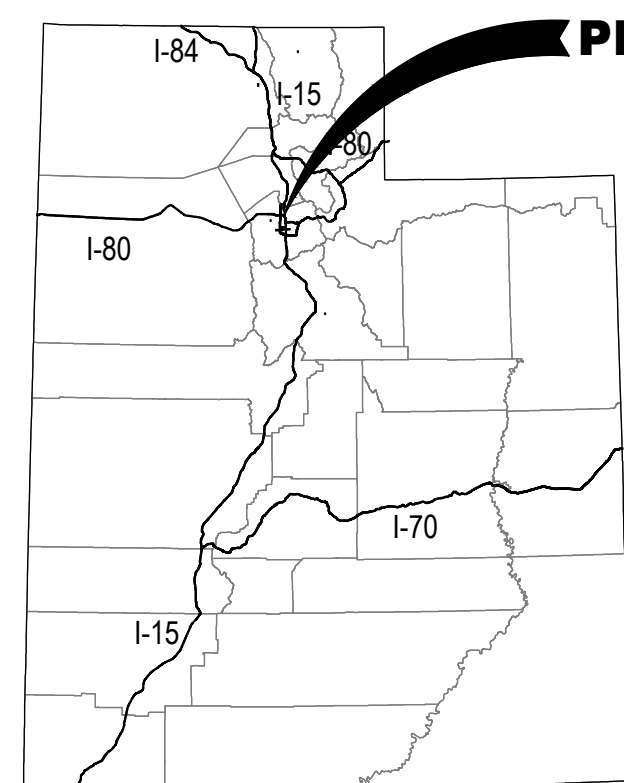
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# SISDAC UTAH ARCH NEXUS-SAMOAN CHURCH 100% DESIGN

1624 S 1000 W  
SALT LAKE CITY, UTAH

ISSUE DATE: □ JULY 2024

## STATE OF UTAH



PROJECT LOCATION

## LEGEND

- MAJOR HIGHWAY
- COUNTY LINE

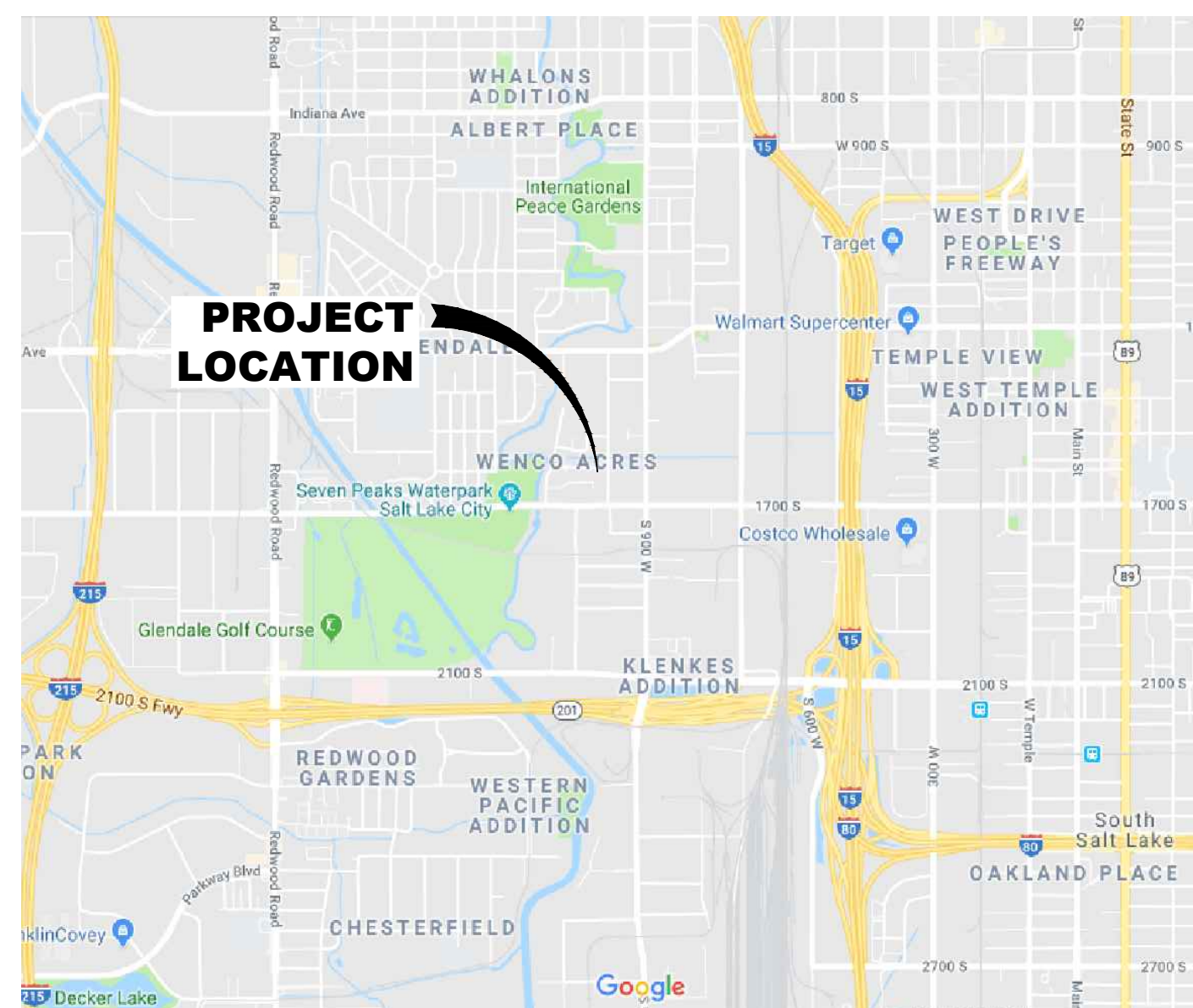


ARCH NEXUS-SAMOAN CHURCH  
PROJECT VICINITY MAP

## SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	C-001	TITLE SHEET
2	C-002	GENERAL NOTES AND ABBREVIATIONS
3	CS101	EXISTING CONDITIONS
4	CD101	DEMOLITION PLAN
5	CP101	SITE PLAN
6	CG101	GRADING PLAN
7	CU101	UTILITY PLAN
8	CP501	SITE & UTILITY DETAILS

## VICINITY MAP



File Path: P:\18065c arch nexus-samoan church\Drawings\SHEET\C-001-002-COVER PAGES.dwg Mar 03, 2023 - 3:45pm

REVISION	DATE	DESCRIPTION

0 1 2  
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PRINCIPAL D. EYRE
PROJECT MANAGER G. NELSON, PE
CHECKED BY G. NELSON, PE
DRAWN BY O. SORENSON, PE
DRAWING SCALE NONE
ISSUE DATE JULY 2024



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SISDAC UTAH  
ARCH NEXUS-SAMOAN CHURCH  
TITLE SHEET

1624 S 1000 W

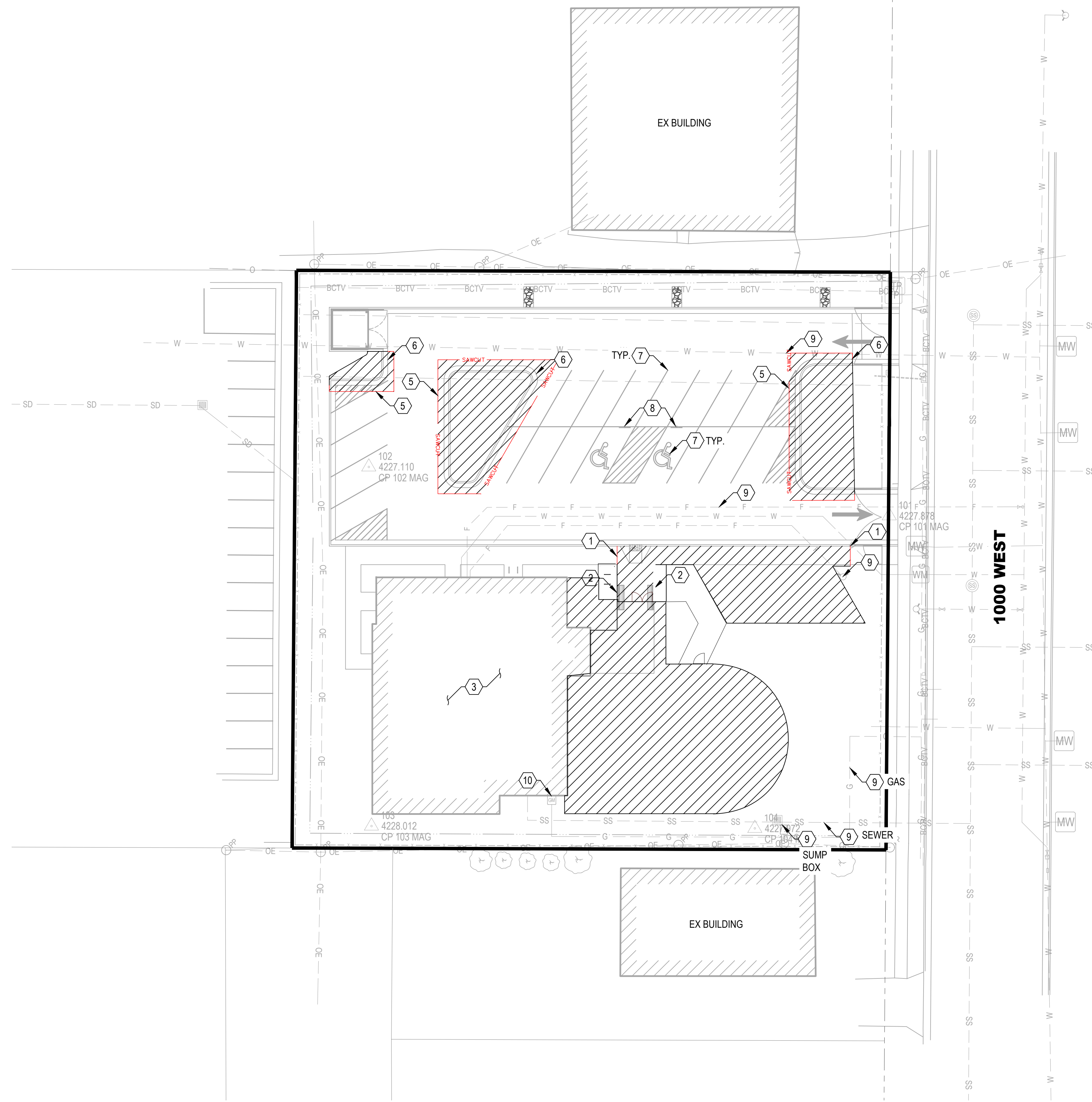
SALT LAKE CITY, UTAH

PROJECT NUMBER 18065C	
SHEET 1	OF 8
SHEET NUMBER C-001	





File Path: P:\18065C Arch Nexus-Samoan Church\Drawings\SHEETS\CS\10-EXISTING CONDITIONS.dwg Jul 24, 2023 - 10:02am



**DEMOLITION KEYED NOTES**

- 1 SAWCUT SIDEWALK TO NEAREST JOINT AND DEMO CONCRETE
- 2 RETURN BENCHES TO OWNER
- 3 PROTECT EXISTING BUILDING
- 4 NOT USED
- 5 SAWCUT ASPHALT 2 FT OFFSET FROM GUTTER, REMOVE ASPHALT
- 6 SAWCUT CURB TO THE NEAREST JOINT, DEMO CURB
- 7 REMOVE ALL EXISTING STRIPING
- 8 REMOVE ADA PARKING SIGNS, SALVAGE FOR RELOCATION. SEE SITE PLAN FOR NEW LOCATION
- 9 PROTECT IN PLACE EXISTING UTILITY
- 10 DOMINION ENERGY TO RELOCATE METER, SEE UTILITY PLAN FOR FINAL LOCATION. COORDINATE WITH DOMINION ENERGY

**EXISTING CONDITIONS LEGEND**

- SECTION CORNER
- STREET MONUMENT / BENCHMARK
- EX TREE
- EX BOLLARD
- EX SIGN
- EX GATE
- EX COMMUNICATIONS UTILITY
- EX ELECTRICAL UTILITY
- EX GAS METER / SIGN
- EX WATER METER / VALVE
- EX IRRIGATION METER / VALVE
- EX UTILITY MANHOLE
- EX FIRE HYDRANT
- EX STORM CATCH BASIN
- EX POWER / LIGHT POLE
- EX CHAIN LINK FENCE
- EX CURB AND GUTTER
- EX EDGE OF ASPHALT
- EX SANITARY SEWER LINE
- EX STORM DRAIN LINE
- EX CULINARY WATERLINE
- EX IRRIGATION LINE
- EX GAS LINE
- EX OVERHEAD POWER
- EX UNDERGROUND POWER
- EX FIBER OPTIC
- EX BURIED CABLE TV
- EX BUILDING
- PROPERTY BOUNDARY
- SECTION LINE
- TIE LINE
- PROPERTY LINE
- EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SAWCUT LINE
- DEMOLITION AREA

**GENERAL NOTES**

- 1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.

NO.	DATE	DESCRIPTION

IF THE ABOVE SCALE BAR DOES NOT MEASURE 1 INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

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PRINCIPAL  
**D. EYRE**

PROJECT MANAGER  
**G. NELSON, PE**

CHECKED BY  
**G. NELSON, PE**

DRAWN BY  
**O. SORENSON, PE**

DRAWING SCALE  
**1" = 20'**

ISSUE DATE  
**JULY 2024**

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SISDAC UTAH  
**ARCH NEXUS-SAMOAN CHURCH**  
DEMOLITION PLAN

1624 S 1000 W

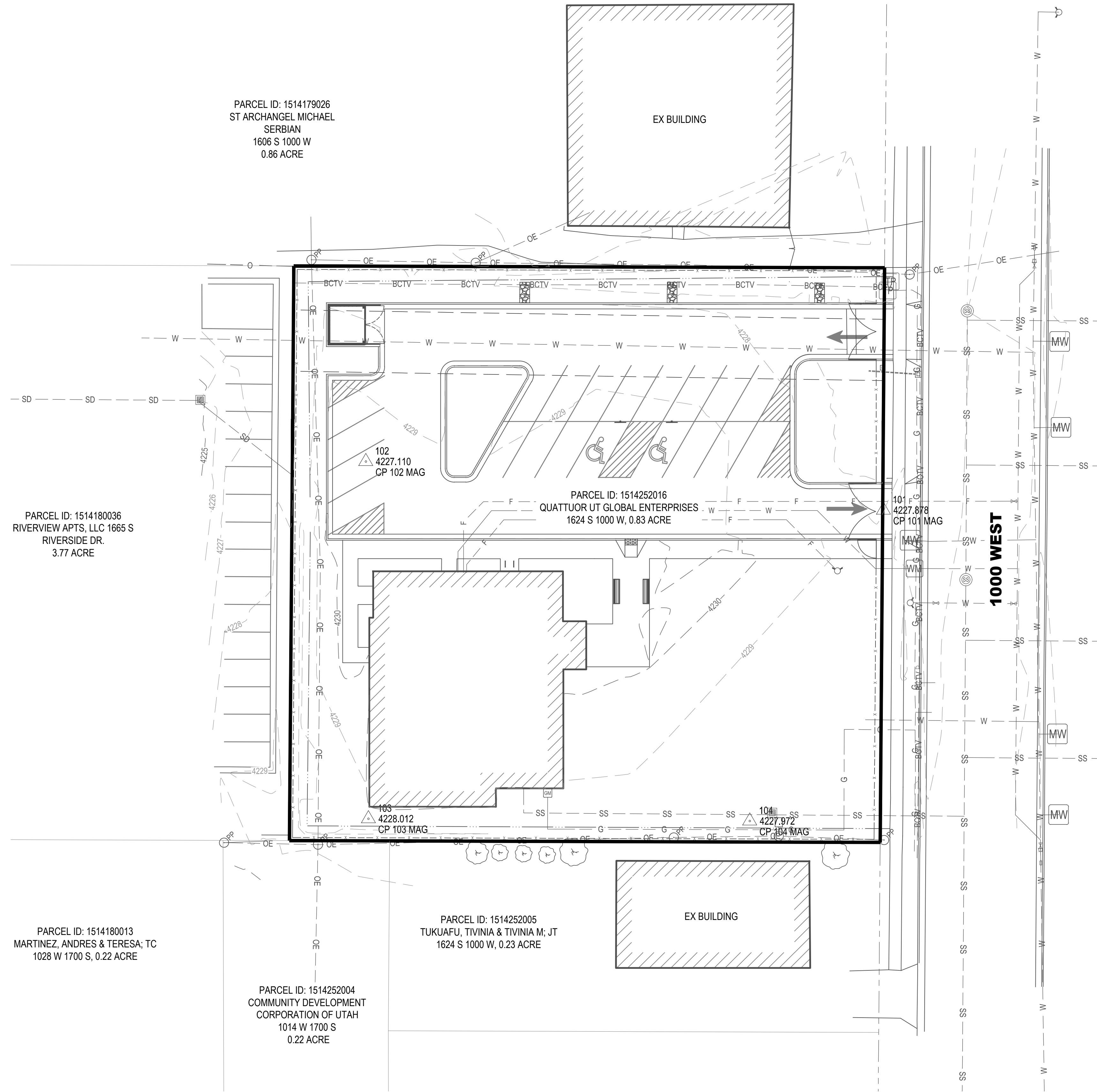
SALT LAKE CITY, UTAH

PROJECT NUMBER  
**18065C**

SHEET  
**4** OF **9**

SHEET NUMBER  
**CD101**

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**EXISTING CONDITIONS LEGEND**

- SECTION CORNER
- STREET MONUMENT / BENCHMARK
- EX TREE
- EX BOLLARD
- EX SIGN
- EX GATE
- EX COMMUNICATIONS UTILITY
- EX ELECTRICAL UTILITY
- EX GAS METER / SIGN
- EX WATER METER / VALVE
- EX IRRIGATION METER / VALVE
- EX UTILITY MANHOLE
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- EX MAJOR CONTOUR
- EX MINOR CONTOUR

**GENERAL NOTES**

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NO.	DATE	DESCRIPTION

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PRINCIPAL  
**D. EYRE**

PROJECT MANAGER  
**G. NELSON, PE**

DESIGNED BY  
**G. NELSON, PE**

DRAWN BY  
**O. SORENSON, PE**

DRAWING SCALE  
**1" = 20'**

ISSUE DATE  
**JULY 2024**

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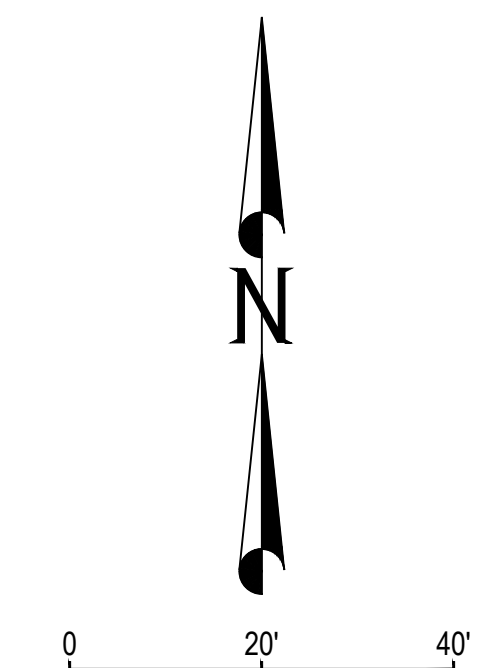
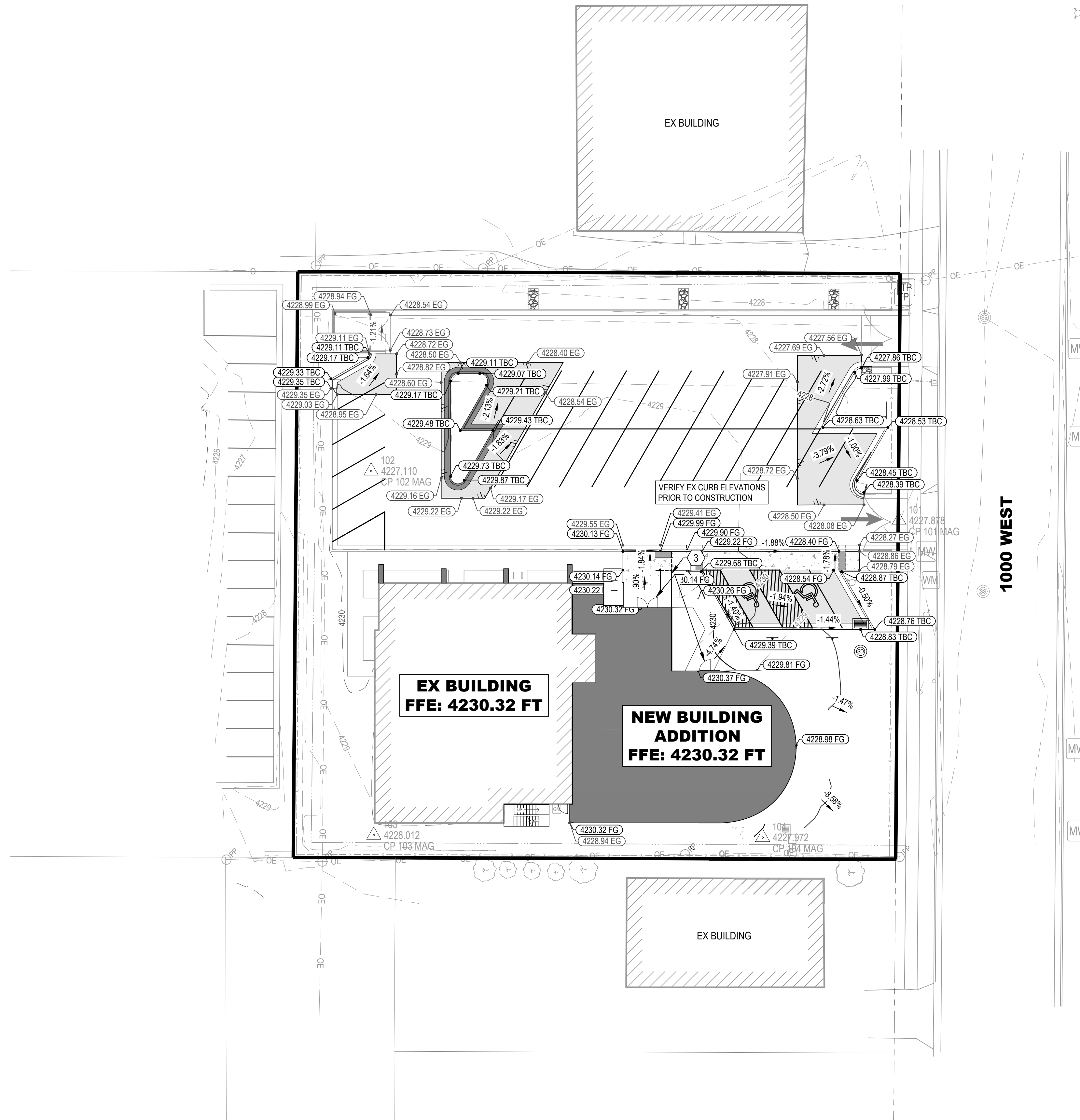
SISDAC UTAH  
**ARCH NEXUS-SAMOAN CHURCH**  
EXISTING CONDITIONS

1624 S 1000 W

SALT LAKE CITY, UTAH

PROJECT NUMBER 18065C	
SHEET 3	OF 8
SHEET NUMBER <b>CS101</b>	

File Path: P:\18065C Arch Nexus-Samoan Church\Drawings\SHEETS\CG101-GRADING PLAN.dwg Jul 24, 2023 - 10:03am



ABBREVIATIONS		GRADING PLAN LEGEND	
EC	EDGE OF CONCRETE	XXX.XX	SPOT ELEVATION
EG	EXISTING GRADE	X.XX%	SLOPE OF FINISH GRADE
FFE	FINISH FLOOR ELEV	---	COLLECTING GUTTER
FG	FINISH GRADE	=====	SHEDDING GUTTER
FL	FLOW LINE	- - - - -	GRADE BREAK
TBC	TOP BACK OF CURB	---	EX MAJOR CONTOUR
TOA	TOP OF ASPHALT	---	EX MINOR CONTOUR
		---	MAJOR CONTOUR
		---	MINOR CONTOUR
		=====	PROPERTY BOUNDARY
		-----	LOT BOUNDARY
		- - - - -	EASEMENT

**GENERAL NOTES**

1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.

NO.	DATE	DESCRIPTION

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PRINCIPAL  
**D. EYRE**

PROJECT MANAGER  
**G. NELSON, PE**

CHECKED BY  
**G. NELSON, PE**

DRAWN BY  
**O. SORENSON, PE**

DRAWING SCALE  
**1" = 20'**

ISSUE DATE  
**JULY 2024**

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SISDAC UTAH  
**ARCH NEXUS-SAMOAN CHURCH**  
GRADING PLAN

1624 S 1000 W

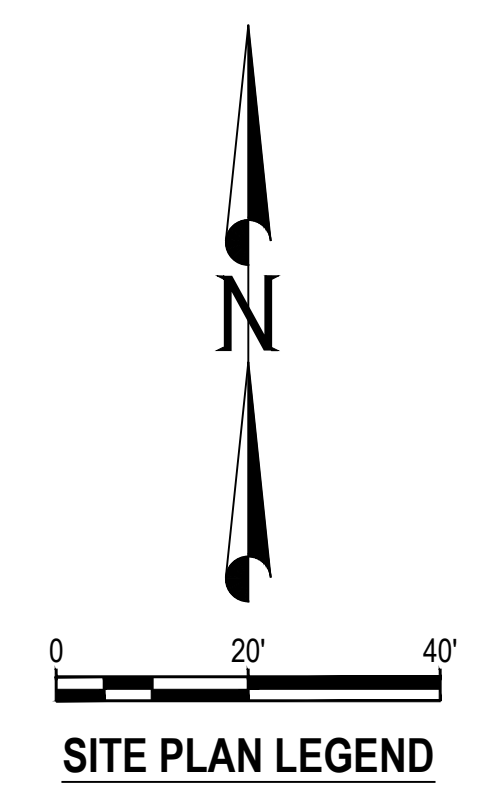
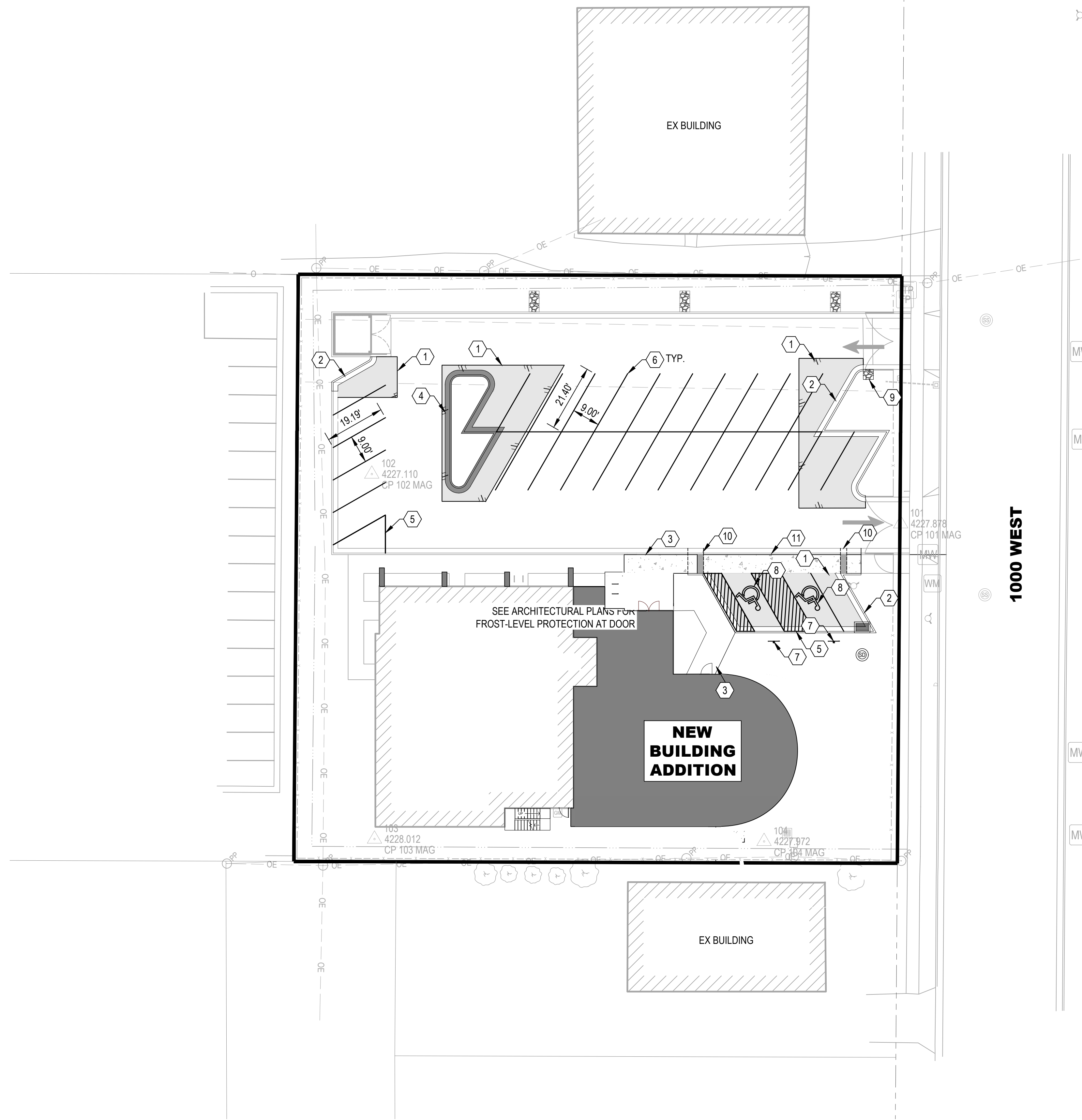
SALT LAKE CITY, UTAH

PROJECT NUMBER  
**18065C**

SHEET  
**6** OF **9**

SHEET NUMBER  
**CG101**

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**SITE PLAN LEGEND**

EXISTING	PROPOSED	
		BOLLARD
		PAVEMENT STRIPING
		SIGN
		GATE
		CHAIN LINK FENCE
		COLLECTING CURB AND GUTTER
		SHEDDING CURB AND GUTTER
		EDGE OF ASPHALT
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		HEAVY DUTY ASPHALT PAVEMENT
		GRAVEL
		BUILDING
		PROPERTY BOUNDARY
		LOT BOUNDARY
		EASEMENT
		SAWCUT

- SITE KEYED NOTES**
- ① ASPHALT PAVEMENT PER DETAIL 3/CP501
  - ② TYPE "E" CURB AND GUTTER AS PER DETAIL 1/CP501
  - ③ THICKENED EDGE CONCRETE SIDEWALK PER DETAIL 5/CP501. JOINT DETAIL 4/CP501
  - ④ TYPE "B" SHEDDING CURB AND GUTTER AS PER DETAIL 2/CP501
  - ⑤ PAINTED NO PARKING STRIPING 4" WIDTH AND 3' O.C. COLOR WHITE
  - ⑥ 4" WHITE PAVEMENT STRIPING
  - ⑦ EX ADA SIGN RELOCATED WITH NEW FOUNDATION PER DETAIL 6/CP501
  - ⑧ PAINTED ADA SYMBOL
  - ⑨ BMP SWALE PER DETAIL 7/CP501
  - ⑩ ADA RAMP PER DETAIL 8/CP501
  - ⑪ CURB CUT BACK OF CURB FOR PARKING STALLS AND ADA RAMP

**GENERAL NOTES**

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RECORD OF REVISIONS

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PROJECT MANAGER  
**G. NELSON, PE**

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DRAWING SCALE  
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SISDAC UTAH  
ARCH NEXUS-SAMOAN CHURCH  
SITE PLAN

1624 S 1000 W

SALT LAKE CITY, UTAH

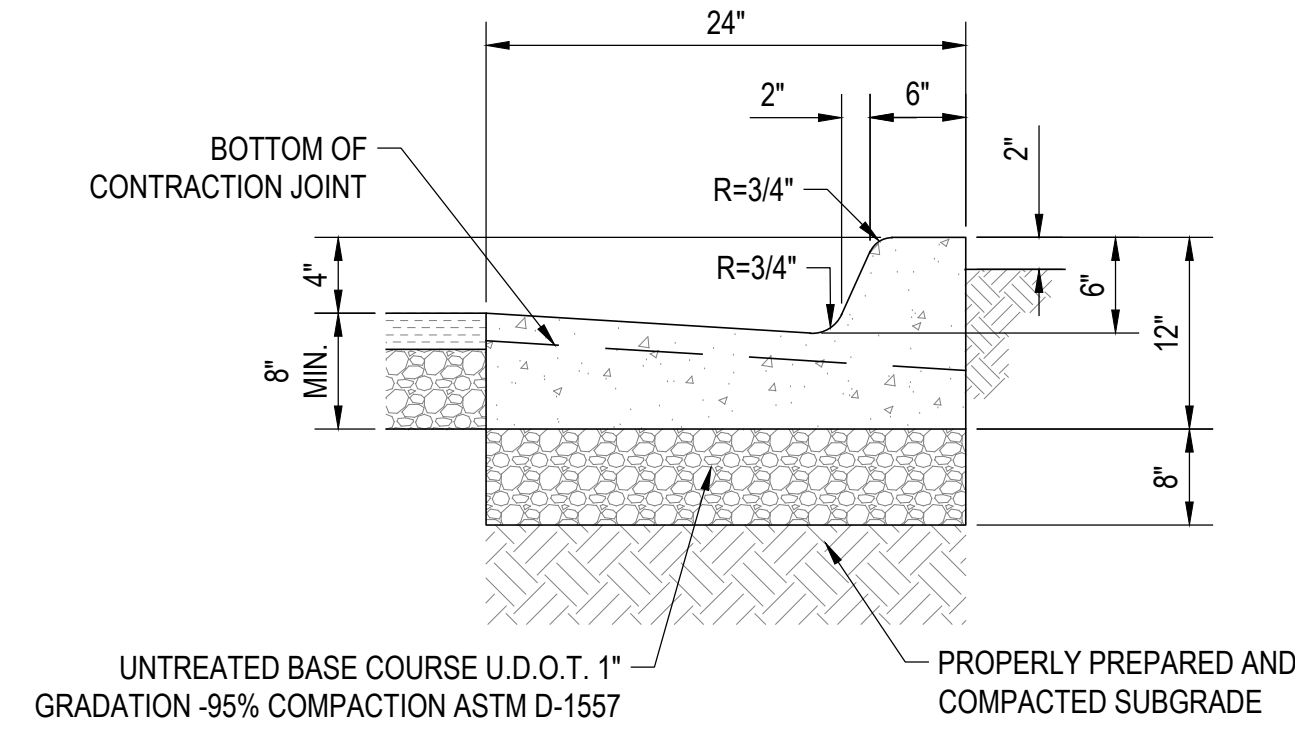
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**18065C**

SHEET  
**5** OF **9**

SHEET NUMBER  
**CP101**

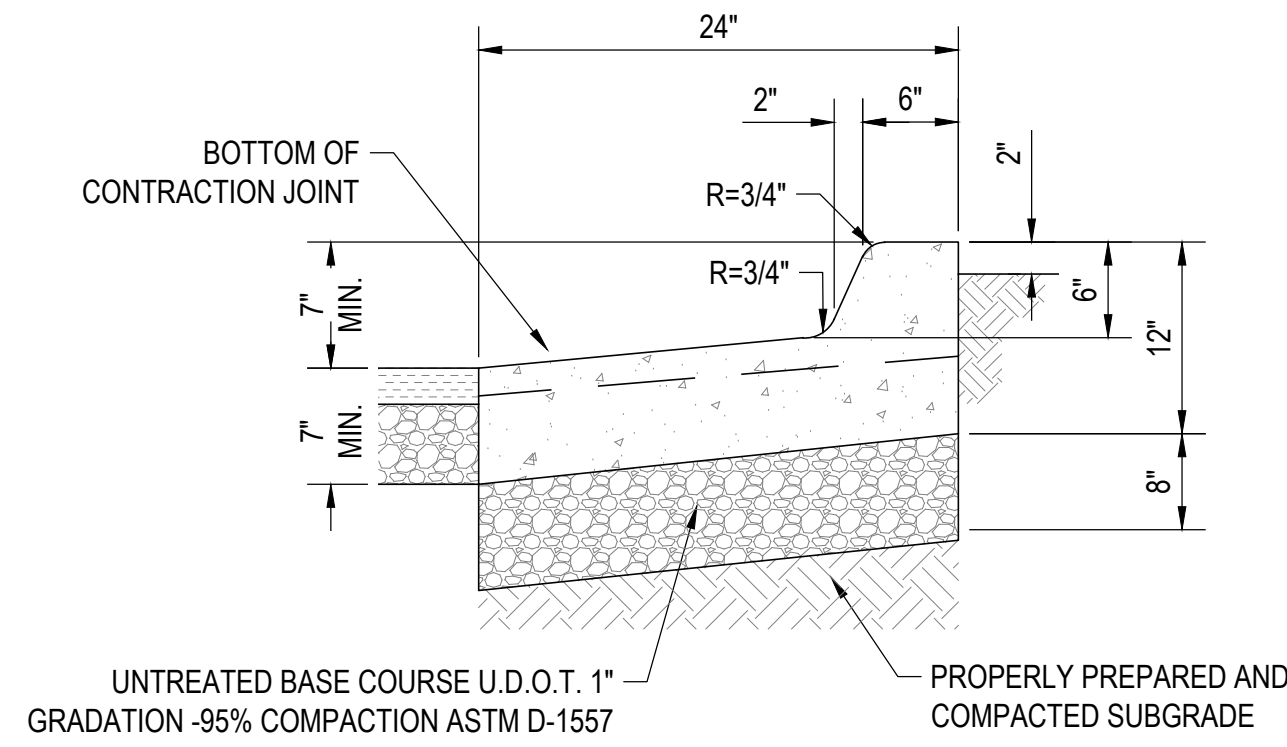
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NOTE:  
CURB & GUTTER JOINTS  
CONTRACTION JOINTS AT 10' O.C.  
EXPANSION JOINTS AT 50' O.C. MAX.  
EXPANSION JOINTS AT PC'S, PT'S  
AND WHERE SHOWN.

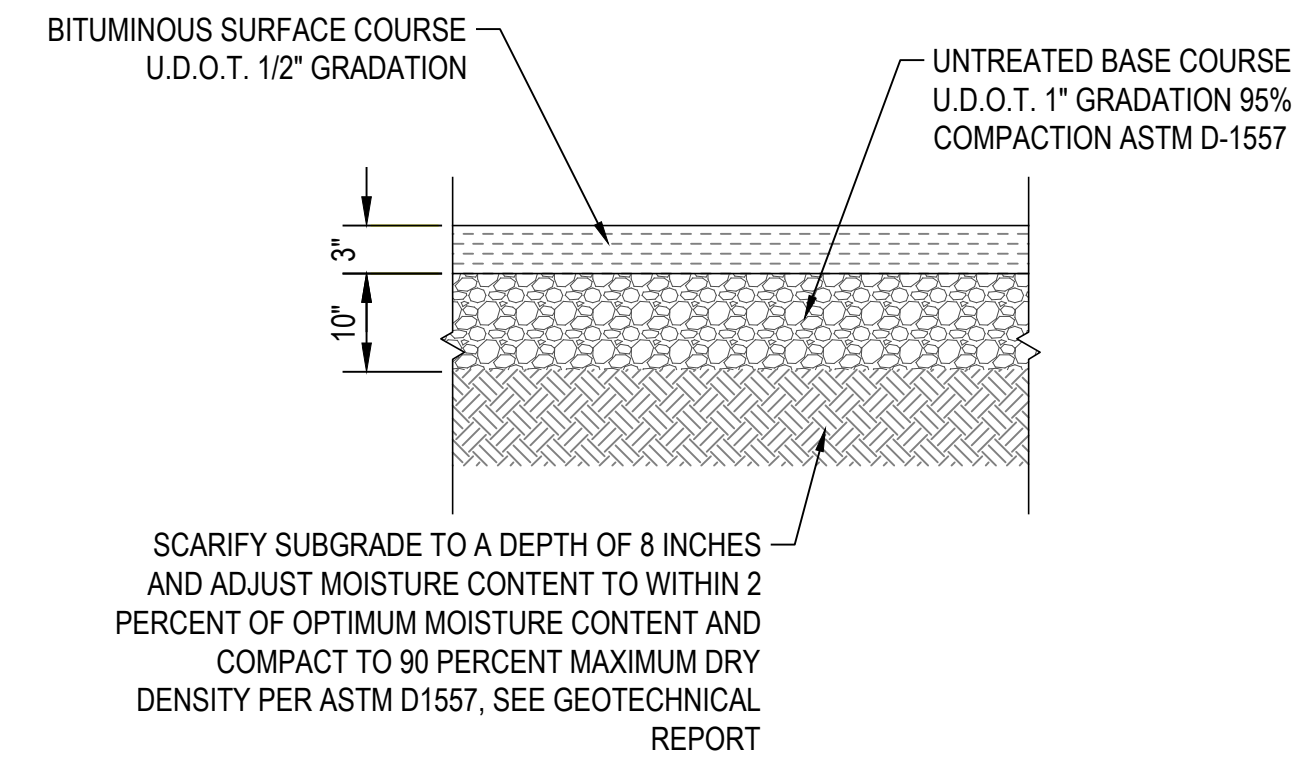


**1 TYPE "E" CURB & GUTTER**  
CP501 SCALE: NONE

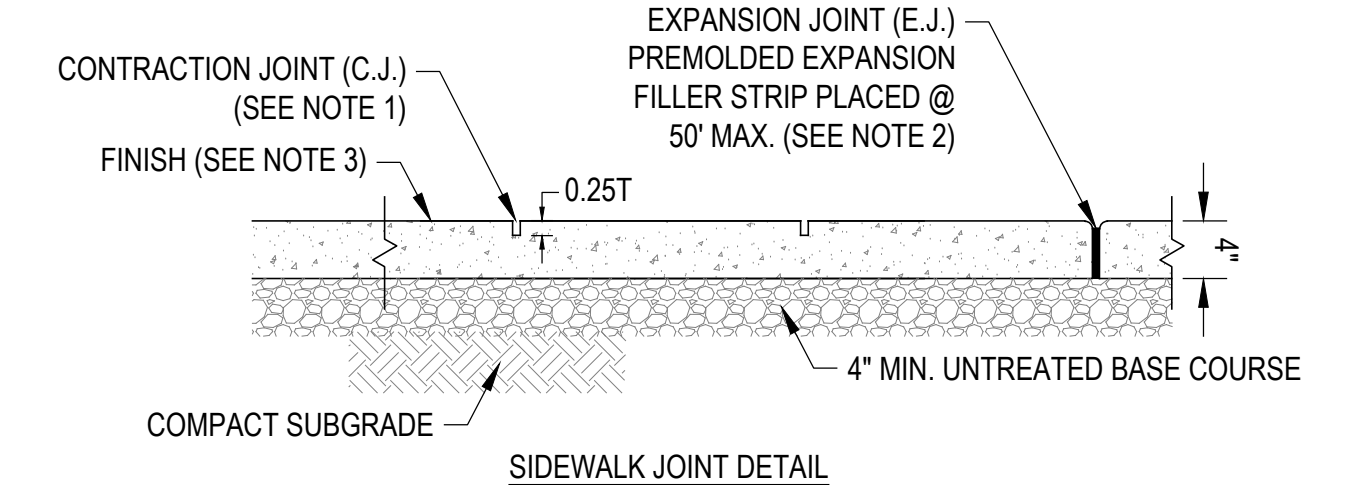
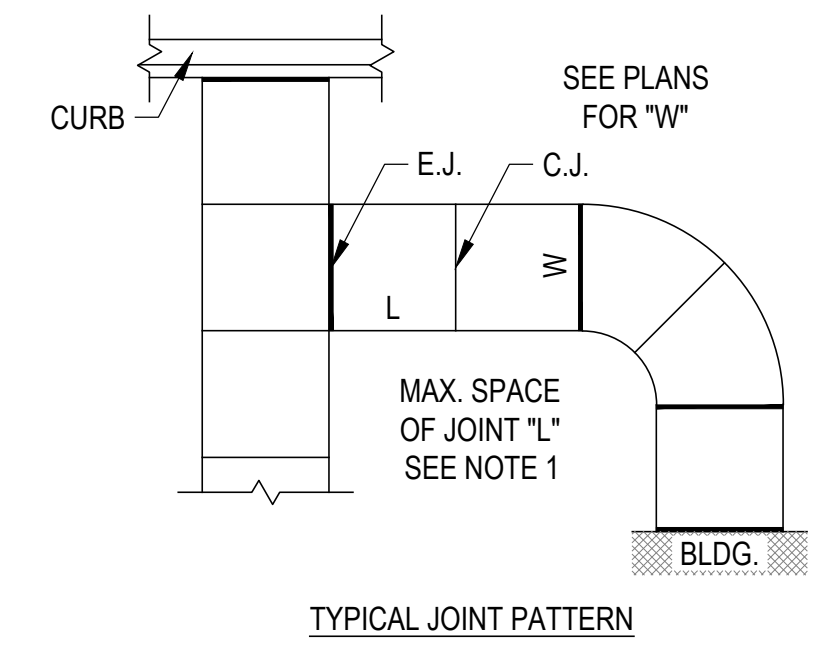
NOTE:  
CURB & GUTTER JOINTS  
CONTRACTION JOINTS AT 10' O.C.  
EXPANSION JOINTS AT 50' O.C. MAX.  
EXPANSION JOINTS AT PC'S, PT'S  
AND WHERE SHOWN.



**2 TYPE "B" SHEDDING CURB & GUTTER**  
CP501 SCALE: NONE

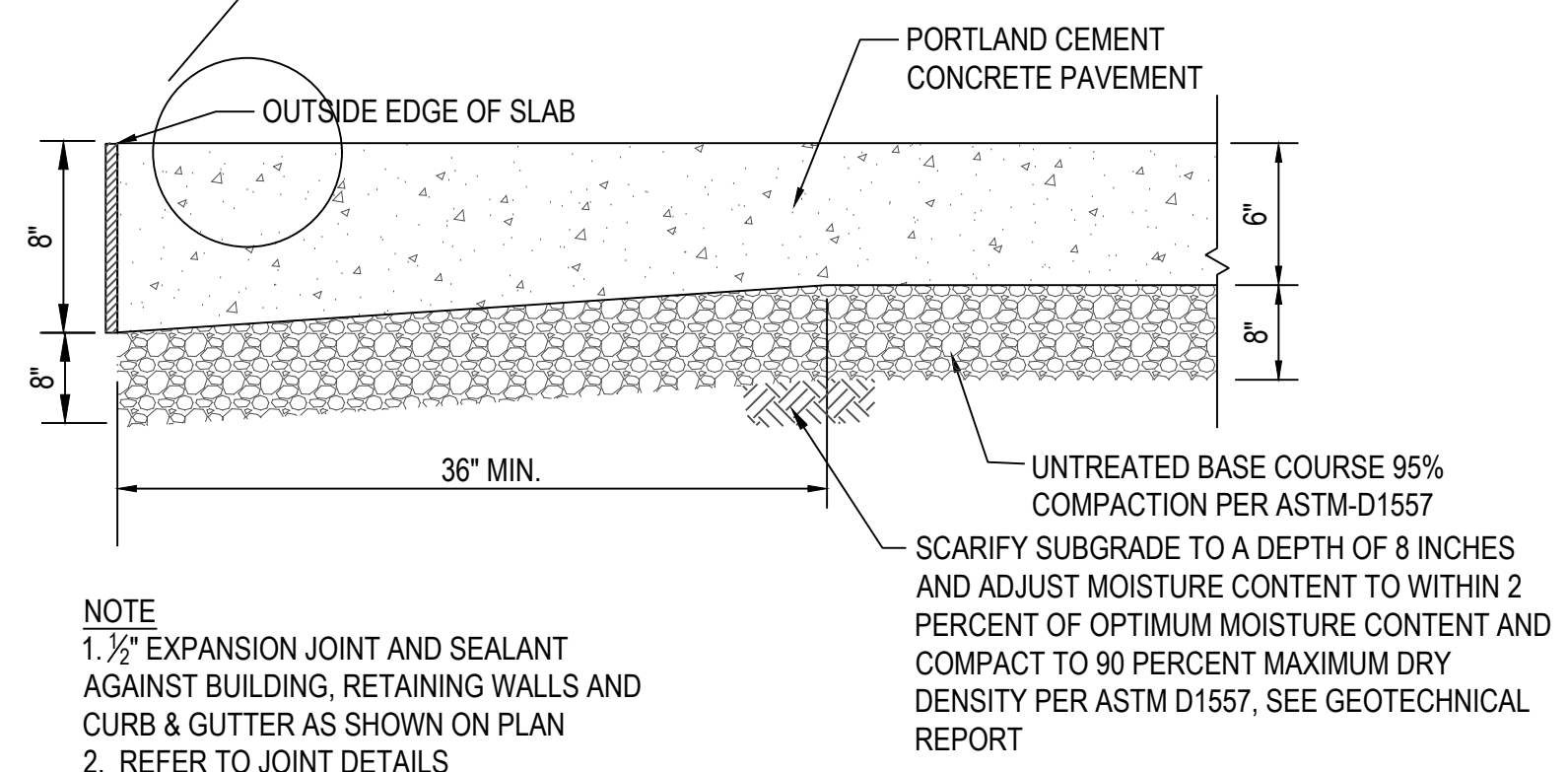
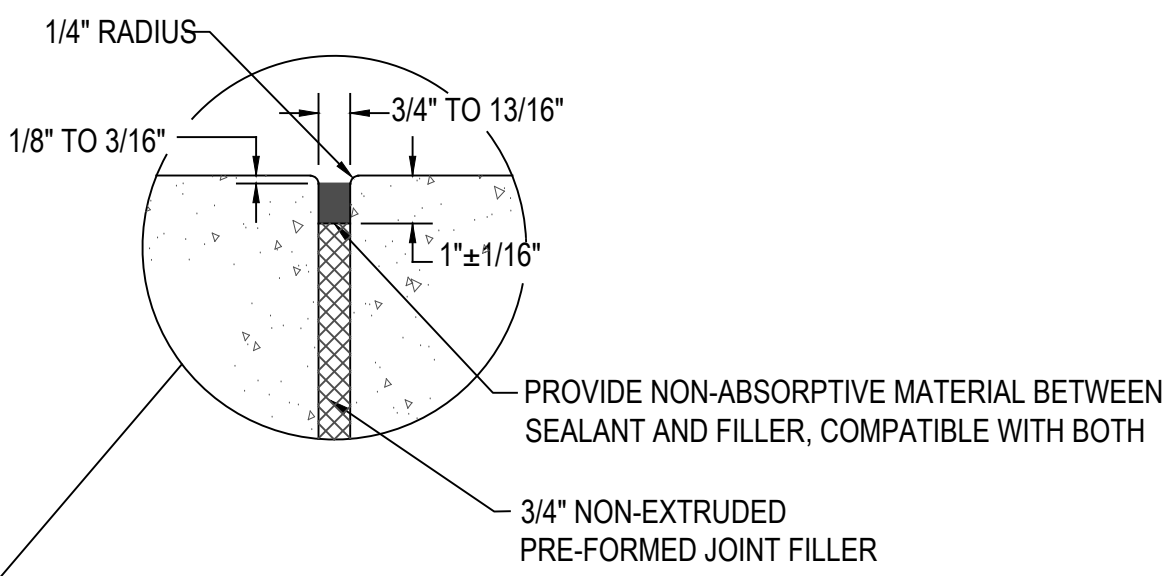


**3 LIGHT DUTY ASPHALT**  
CP501 SCALE: NONE

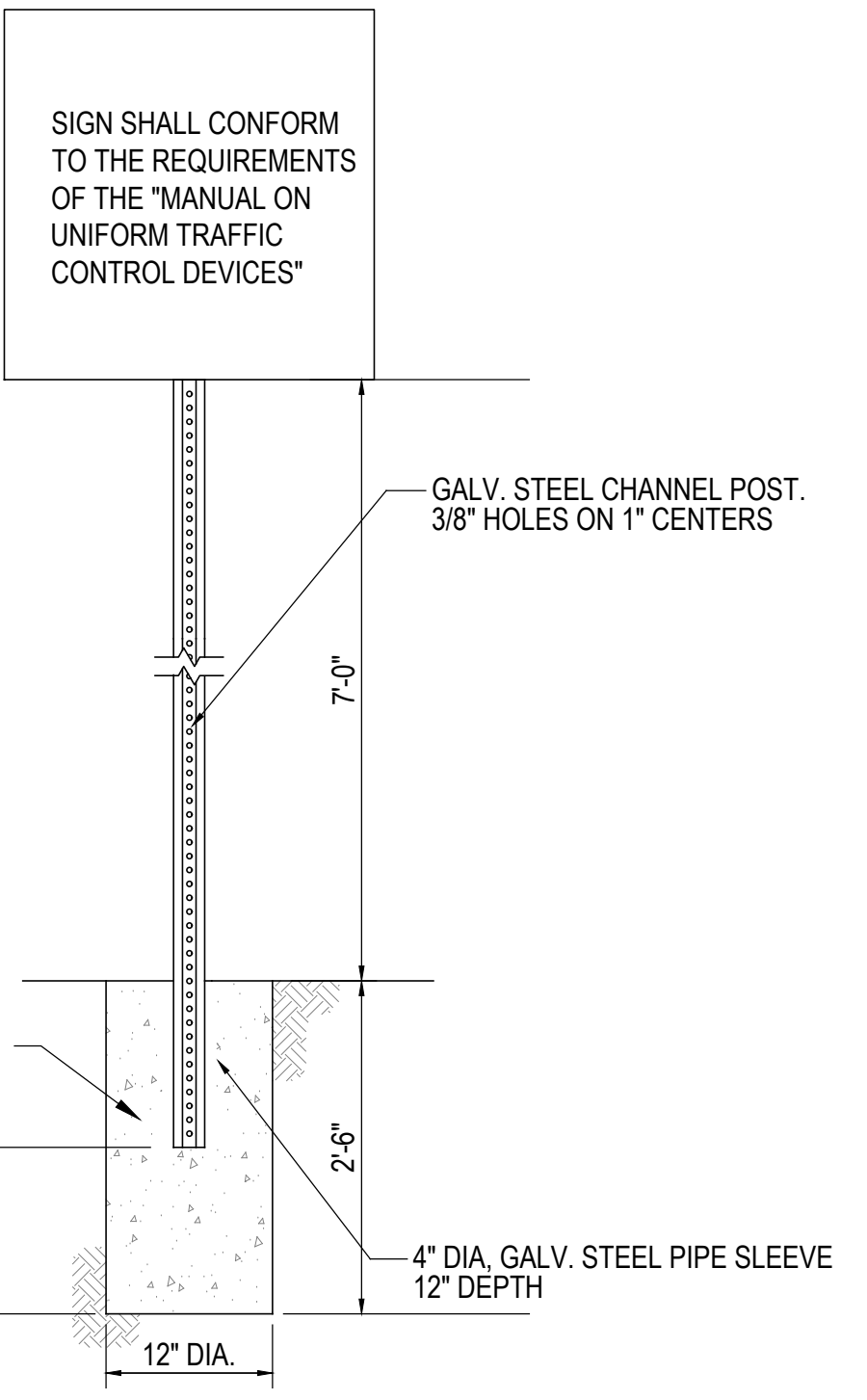


NOTES:  
1. INSTALL CONTRACTION JOINTS VERTICAL, 1/8" WIDE OR 1/4 SLAB THICKNESS IF THE SLAB IS GREATER THAN 8" THICK. MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.5 TO 1. MAXIMUM PANEL LENGTH (IN FEET) IS 1.5 TIMES THE SLAB THICKNESS (IN INCHES).  
2. INSTALL EXPANSION JOINTS VERTICAL, FULL DEPTH, WITH TOP FILLER SET FLUSH WITH CONCRETE SURFACE.  
3. PROVIDE 1/2" RADIUS EDGES. APPLY BROOM FINISH. APPLY A CURING AGENT.

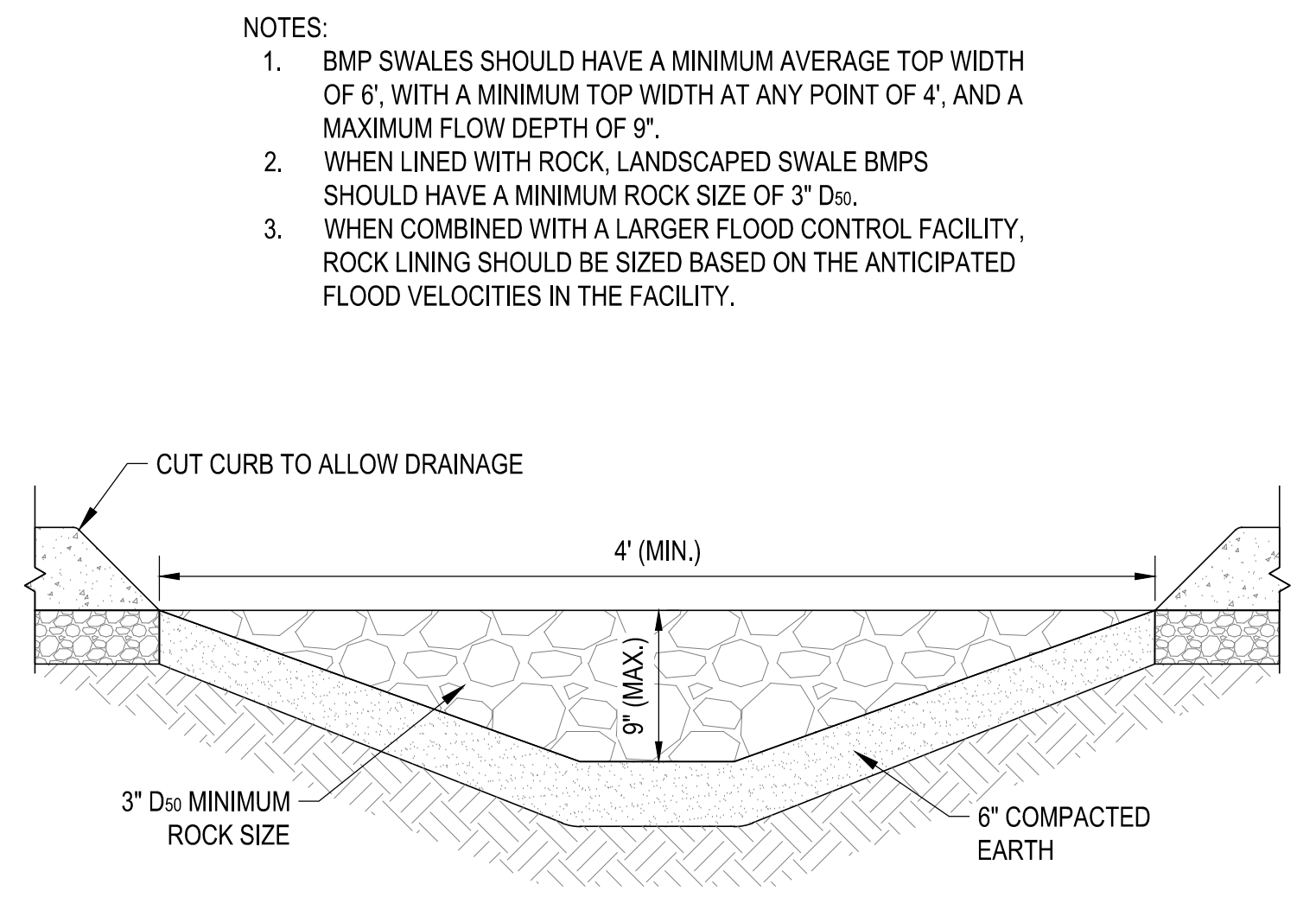
**4 CONCRETE SIDEWALK**  
CP501 SCALE: NONE



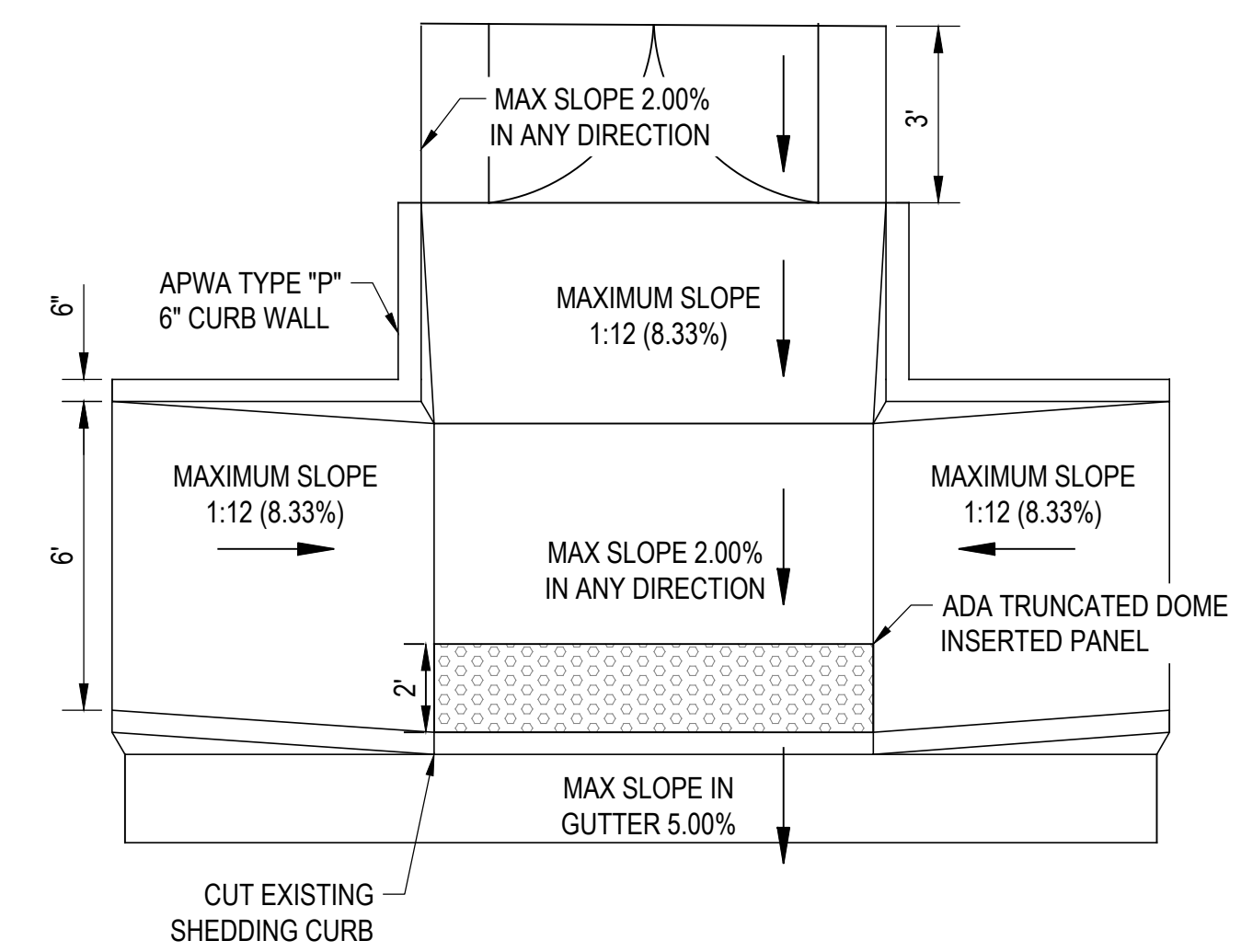
**5 THICKENED EDGE CONCRETE WALKWAY**  
CP501 SCALE: NONE



**6 TYPICAL SIGN**  
CP501 SCALE: NONE



**7 BMP SWALE CROSS SECTION**  
CP501 SCALE: NONE



**8 CURB CUT ADA RAMP**  
CP501 SCALE: NONE

NO.	DATE	DESCRIPTION

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PROJECT MANAGER: G. NELSON, PE  
CHECKED BY: G. NELSON, PE  
DRAWN BY: O. SORENSON, PE  
DRAWING SCALE: NONE  
ISSUE DATE: JULY 2024

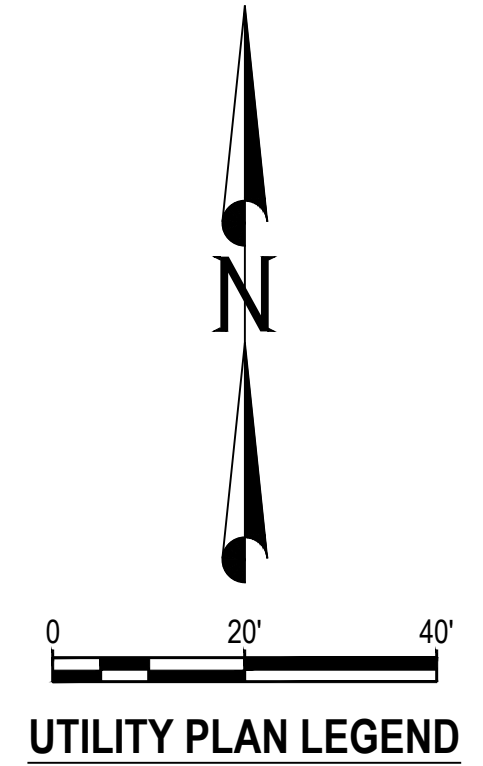
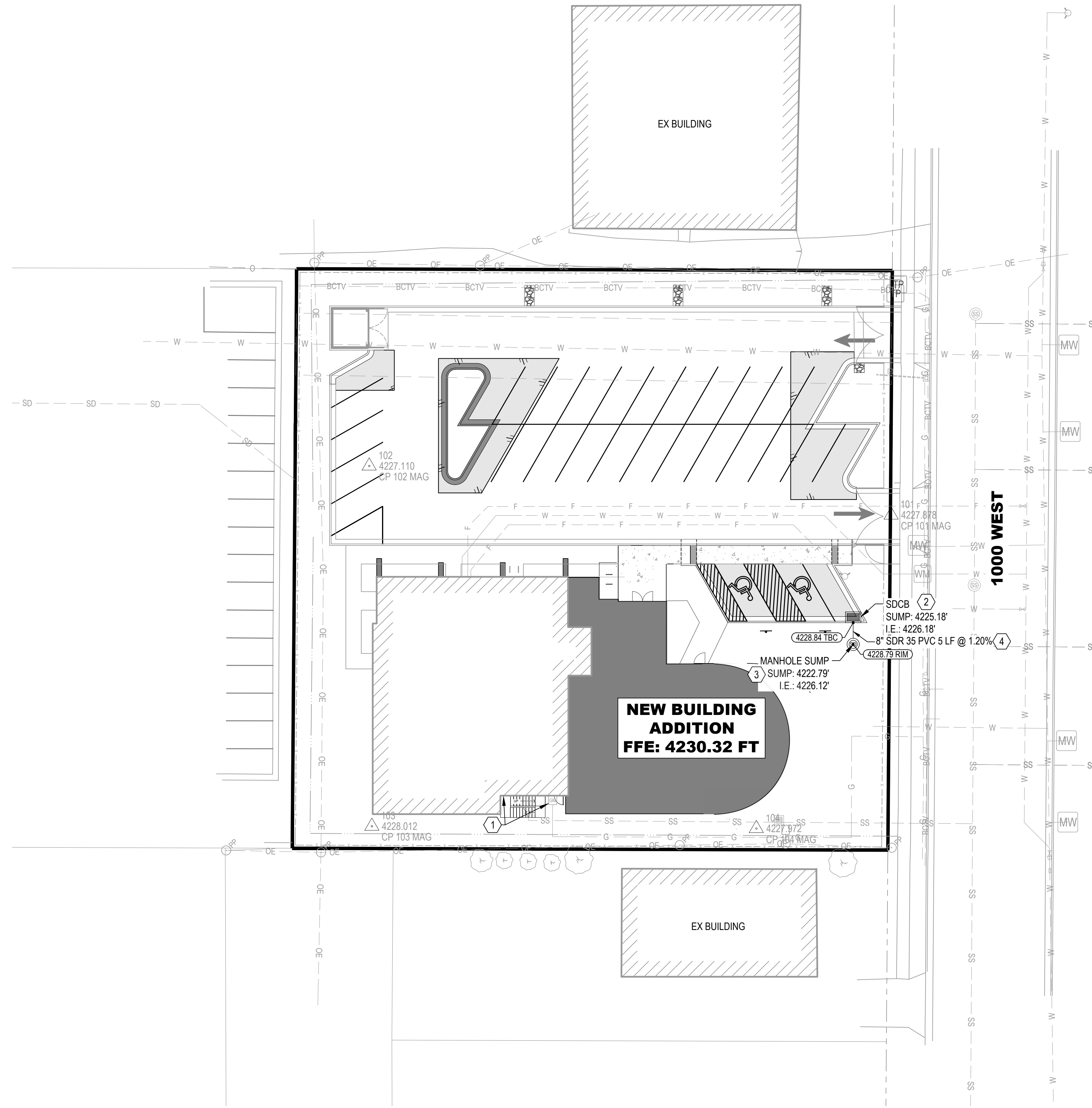
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SISDAC UTAH  
ARCH NEXUS-SAMOAN CHURCH  
SITE & UTILITY DETAILS

1624 S 1000 W  
SALT LAKE CITY, UTAH

PROJECT NUMBER: 18065C  
SHEET: 8 OF 8  
SHEET NUMBER: CP501

File Path: P:\18065C Arch Nexus-Samoan Church\Drawings\SHEETS\CU101-UTILITY PLAN.dwg Jul 24, 2023 - 10:03am



**UTILITY PLAN LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		FIRE HYDRANT
		WATER METER / VALVE
		IRRIGATION METER / VALVE
		POWER / LIGHT POLE
		ELECTRICAL BOX
		STORM DRAIN CATCH BASIN
		STORM DRAIN COMBO BOX
		SANITARY SEWER LINE
		STORM DRAIN LINE
		LAND DRAIN
		ROOF DRAIN
		CULINARY WATER LINE
		IRRIGATION LINE
		GAS LINE
		PROPERTY BOUNDARY
		LOT BOUNDARY
		EASEMENT

- UTILITY KEYED NOTES**
- ① DOMINION ENERGY TO RELOCATE GAS METER TO THE WEST AS SHOWN ON PLAN VIEW. COORDINATE WITH DOMINION ENERGY
  - ② CATCH BASIN PER APWA STANDARD DETAIL 315.1
  - ③ MANHOLE AND SUMP PER DETAIL 1/CU501
  - ④ STORM DRAIN TRENCH PER DETAIL 2/CU501

- GENERAL NOTES**
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PROJECT MANAGER  
**G. NELSON**

CHECKED BY  
**G. NELSON, PE**

DRAWN BY  
**O. SORENSON, PE**

DRAWING SCALE  
**1" = 20'**

ISSUE DATE  
**JULY 2024**

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SISDAC UTAH  
ARCH NEXUS-SAMOAN CHURCH  
UTILITY PLAN

1624 S 1000 W

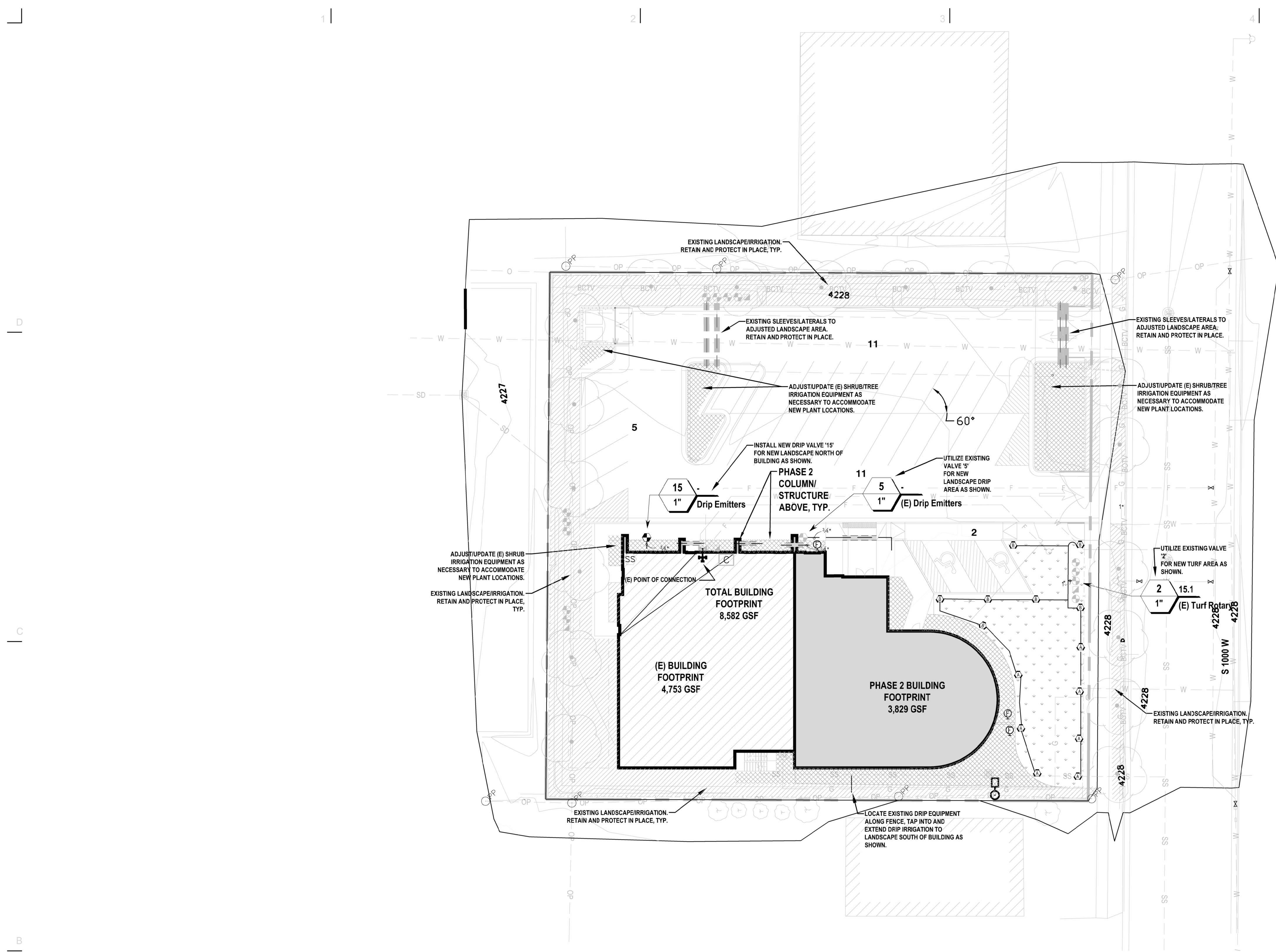
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STAMP

PROJECT NUMBER  
**18065C**

SHEET  
**7** OF  
**9**

SHEET NUMBER  
**CU101**

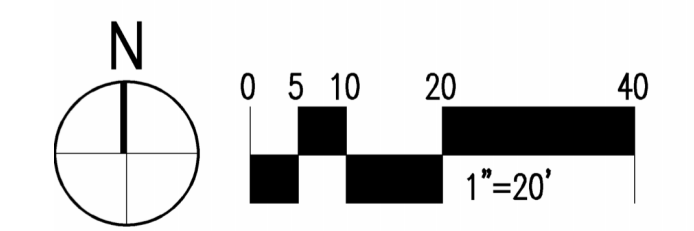
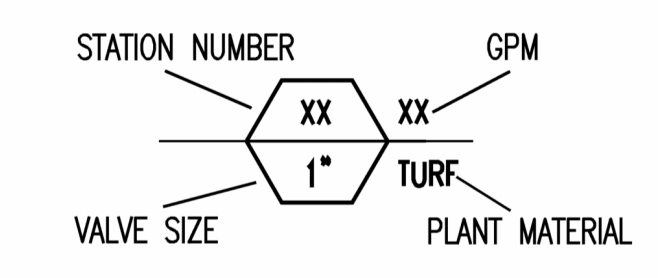


**SPRAY AREA NOTES:**

1. CONTRACTOR SHALL ENSURE 100% HEAD TO HEAD COVERAGE BETWEEN SPRAY HEAD LOCATIONS IN ALL AREAS.
2. ADJUST SPRAY HEADS TO MINIMIZE OVERSPRAY ON TO HARDSCAPE, TYP.
3. ALL SPRAY BODIES SHALL BE PERPENDICULAR WITH GRADE, INCLUDING SLOPED AREAS.
4. SET PRESSURE REGULATING VALVES TO 40 PSI FOR SPRAY HEADS.
5. SEE PLANTING PLAN AND LEGEND FOR MORE INFORMATION.

**IRRIGATION GENERAL NOTES:**

1. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED BASED ON A PEAK DEMAND OF 15 GPM AND A STATIC WATER PRESSURE READING AT P.O.C. AT 70 PSI.
2. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE STATIC WATER PRESSURE AT THE POINT OF CONNECTION AND TO BRING TO THE ATTENTION ANY DISCREPANCIES TO THE ARCHITECT OF STATED VERSUS ACTUAL STATIC WATER PRESSURE READINGS AT THE POINT OF CONNECTION ON CONTRACTOR COMPANY LETTERHEAD PRIOR TO BEGINNING WORK. IN THE EVENT THE CONTRACTOR FAILS TO VERIFY AND CONFIRM STATED VERSUS ACTUAL STATIC WATER PRESSURE PRIOR TO BEGINNING WORK AND DISCREPANCIES DO IN FACT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
3. THE IRRIGATION CONTROLLER IS LOCATED INSIDE THE RISER ROOM OF THE BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND CONNECTING THE CONTROLLER TO THE ELECTRICAL POINT OF CONNECTION. SHOULD THE CONTRACTOR FAIL TO CONNECT THE CONTROLLER TO THE ELECTRICAL POINT OF CONNECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS TO CONSTRUCTION WORK AS DIRECTED BY THE ARCHITECT INCLUDING AT NO ADDITIONAL COST TO THE OWNER.
4. ADDITIONALLY, THE CONTRACTOR IS RESPONSIBLE FOR CONNECTION OF WEATHER SENSING DEVICE AS INDICATED IN THE LEGEND AND FOR PROGRAMMING THE CONTROLLER TO FUNCTION WITH WEATHER SENSING INCLUDING BUT NOT LIMITED TO ALL PROGRAMMING AND WIRE CONNECTIONS AND ANY COMMUNICATION OR PACING REQUIREMENTS FOR SETTING UP THE CONTROLLER SO THAT IT IS FULLY OPERABLE AT THE TIME OF SUBSTANTIAL COMPLETION.
5. POINT OF CONNECTION COMPONENTS SHALL BE CONNECTED TO THE AUTOMATIC CONTROLLER WITH DIRECT BURIAL, CONVENTIONAL WIRING.
6. ALL TURF GRASS AREAS SHALL BE IRRIGATED WITH POP-UP ROTARY AND SPRAY HEADS, WHICH SHALL PROVIDE 100% HEAD TO HEAD COVERAGE.
7. ALL PLANTER AREAS SHALL BE IRRIGATED WITH POINT SOURCE DRIP IRRIGATION.
8. IRRIGATION ZONES ARE IDENTIFIED WITH THE FOLLOWING SYMBOL:



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T 801.924.5000  
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**SAMOAN INDEPENDENT SEVENTH-DAY ADVENTIST CHURCH**  
**SISDAC UTAH PHASE 2**  
 1624 S 1000 W  
 Salt Lake City, UT 84104

# Date Revision




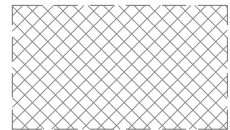






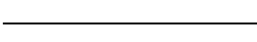

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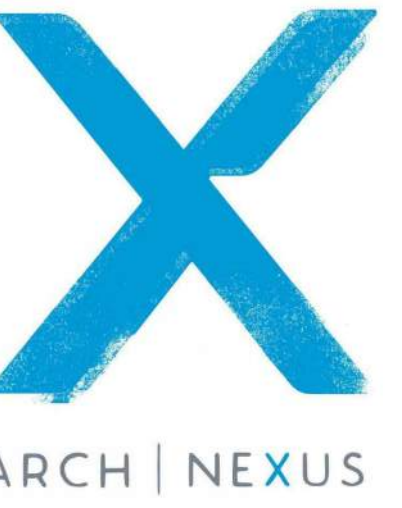
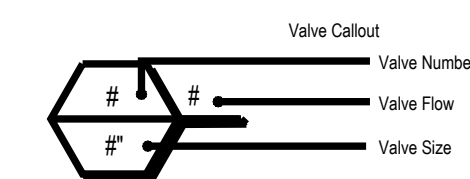
NEXUS PROJECT #21021.01  
CHECKED BY: JG  
DRAWN BY: JS  
DATE: 07.19.24  
**IRRIGATION PLAN**

**LI101**



# IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	7	40	C1 LI702
	Hunter MP3000 PROS-06-PRS40-CV 6" pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	6	40	C1 LI702
	Rain Bird MDCFAP Dripline Flush Valve cap in compression fitting coupler.	3		C1 LI702
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.			A2, A4, C2, C4 LI703
	Emitter Notes: 0.5 GPH emitters (1 assigned to each 1 gal. plant) 1.0 GPH emitters (6 assigned to each 2" Cal. plant) 1.0 GPH emitters (6 assigned to each 25 gal. plant) 1.0 GPH emitters (2 assigned to each 3 gal. plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant) 1.0 GPH emitters (6 assigned to each tree)			A2, A4, C2, C4 LI703
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	DRIP VALVE - Rain Bird PESB-PRS-D 1" 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology	1		
	(E) TURF /DRIP VALVES - Rain Bird PESB 1"/PESB-PRS-D1"	14		A2 LI702
	(E) Hunter HQ-44LRC 1" Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	4		C2 LI702
	(E) Nibco T-FP-600A Brass ball valve shut off valve	1		A4 LI701
	(E) Hunter IC-1800-PL Modular Controller, 18 stations, Outdoor Model, Plastic Cabinet. Commercial Use. With two ICM-600 modules included.	1		A4 LI701
	(E) Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1		A2 LI701
	Irrigation Lateral Line: PVC Schedule, size per plan.			C3 LI701
	Pipe Sleeve: PVC Schedule 40. 2 X size of pipe.			



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SAMOAN INDEPENDENT SEVENTH-DAY  
 ADVENTIST CHURCH  
**SISDAC UTAH PHASE 2**  
 1624 S 1000 W  
 Salt Lake City, UT 84104

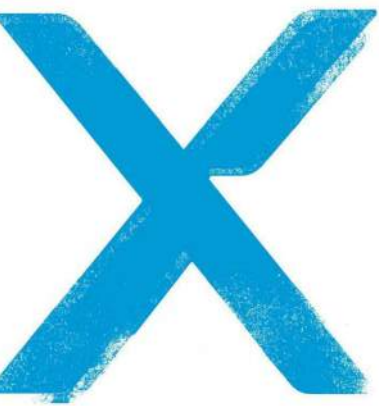
# Date Revision

## CONDITIONAL USE PERMIT

NEXUS PROJECT #:21021.01  
 CHECKED BY: JG  
 DRAWN BY: JS  
 DATE: 02.27.23

## IRRIGATION LEGEND

**LI601**



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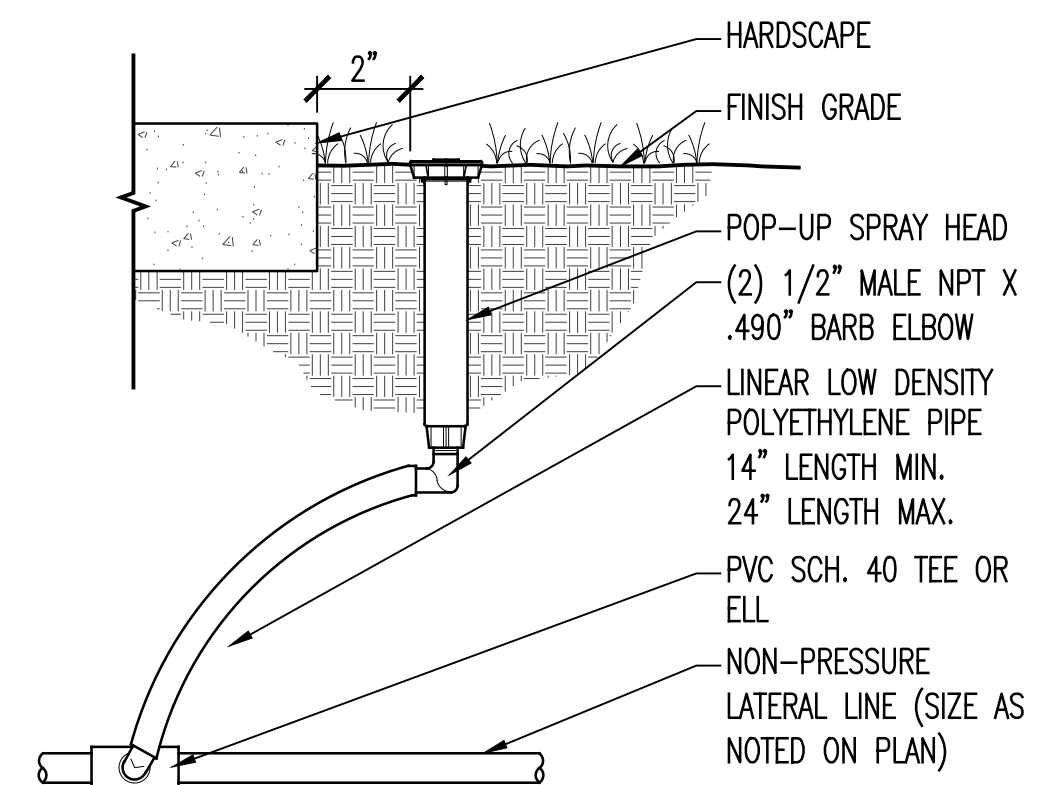
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**CONDITIONAL  
USE PERMIT**

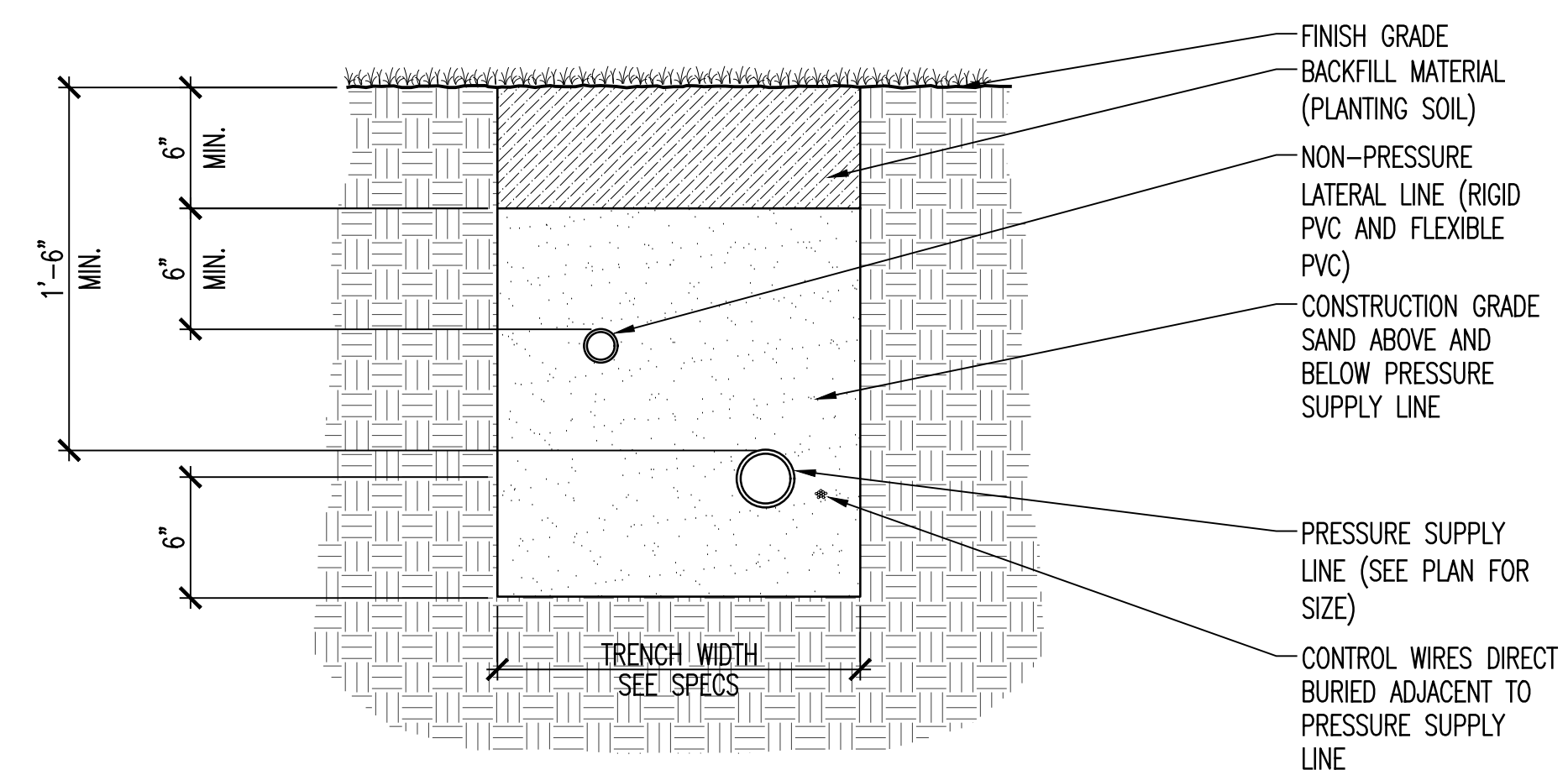
NEXUS PROJECT #21021.01  
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DRAWN BY: JS  
DATE: 02.27.23

**IRRIGATION  
DETAILS**

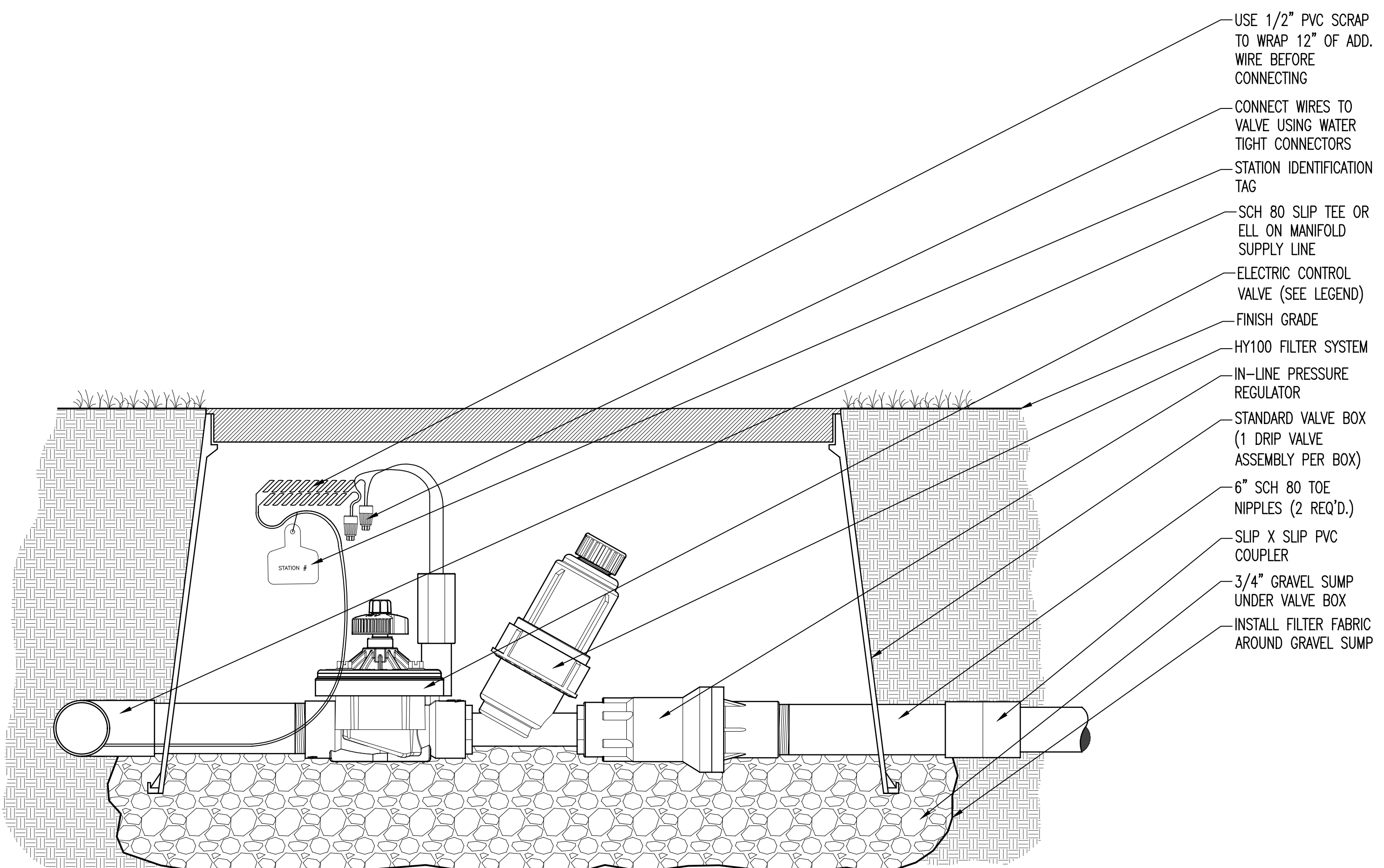
**LI701**



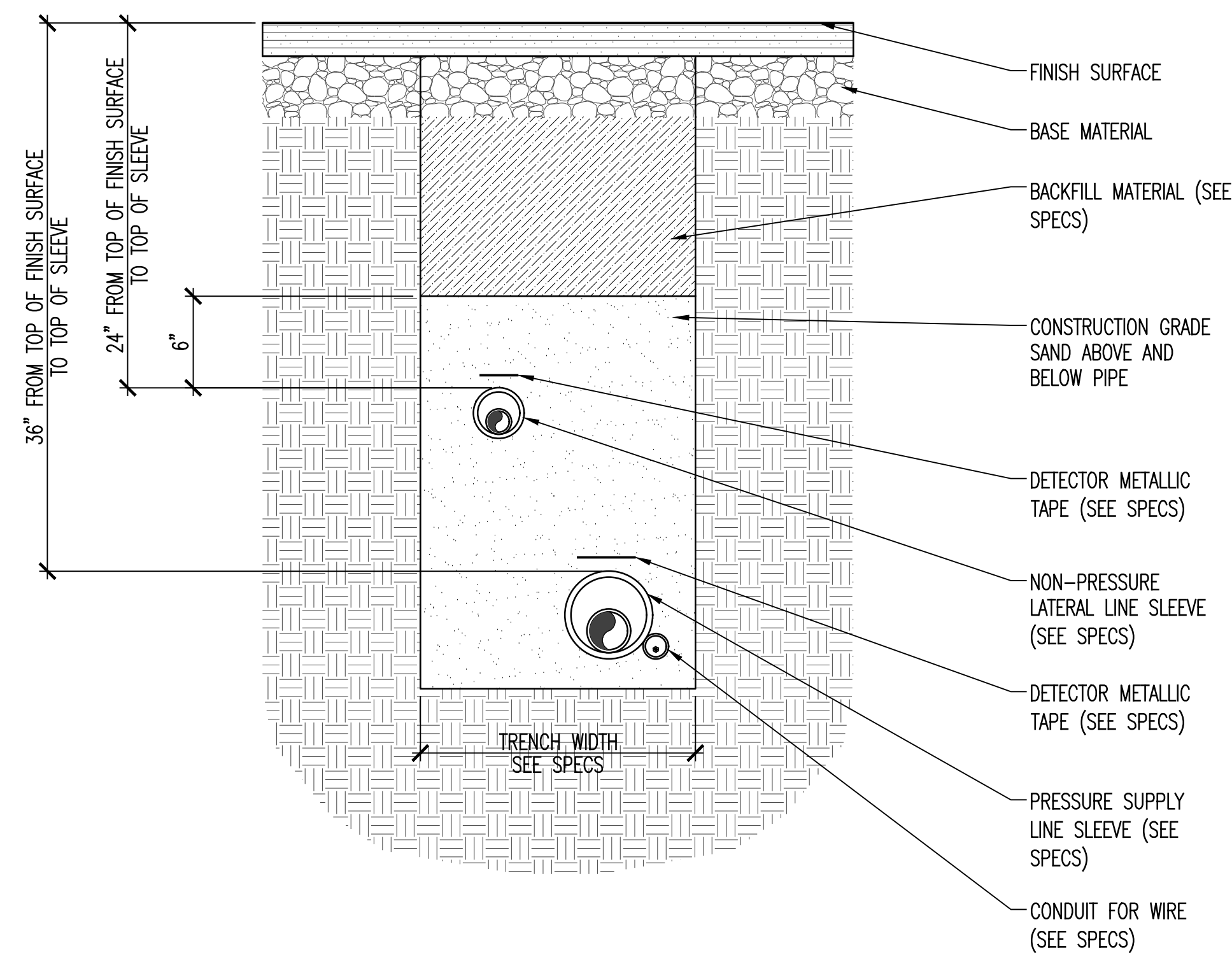
**C3 6" POP-UP SPRAY HEAD**  
L1702 SCALE: 3" = 1'-0" WITH SWING PIPE



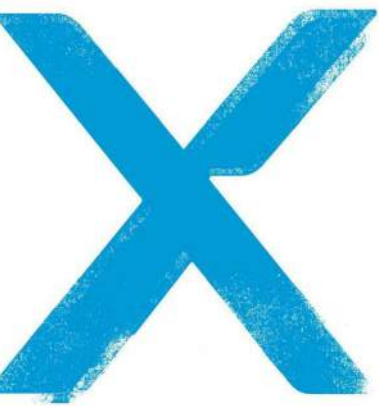
**C4 TRENCH IN TURF AREA**  
L1702 SCALE: 1 1/2" = 1'-0"



**A1 ELECTRIC CONTROL VALVE (DRIP VALVE ASSEMBLY)**  
L1702 SCALE: 3" = 1'-0"



**A4 TRENCH IN HARDSCAPE**  
L1702 SCALE: 1 1/2" = 1'-0"



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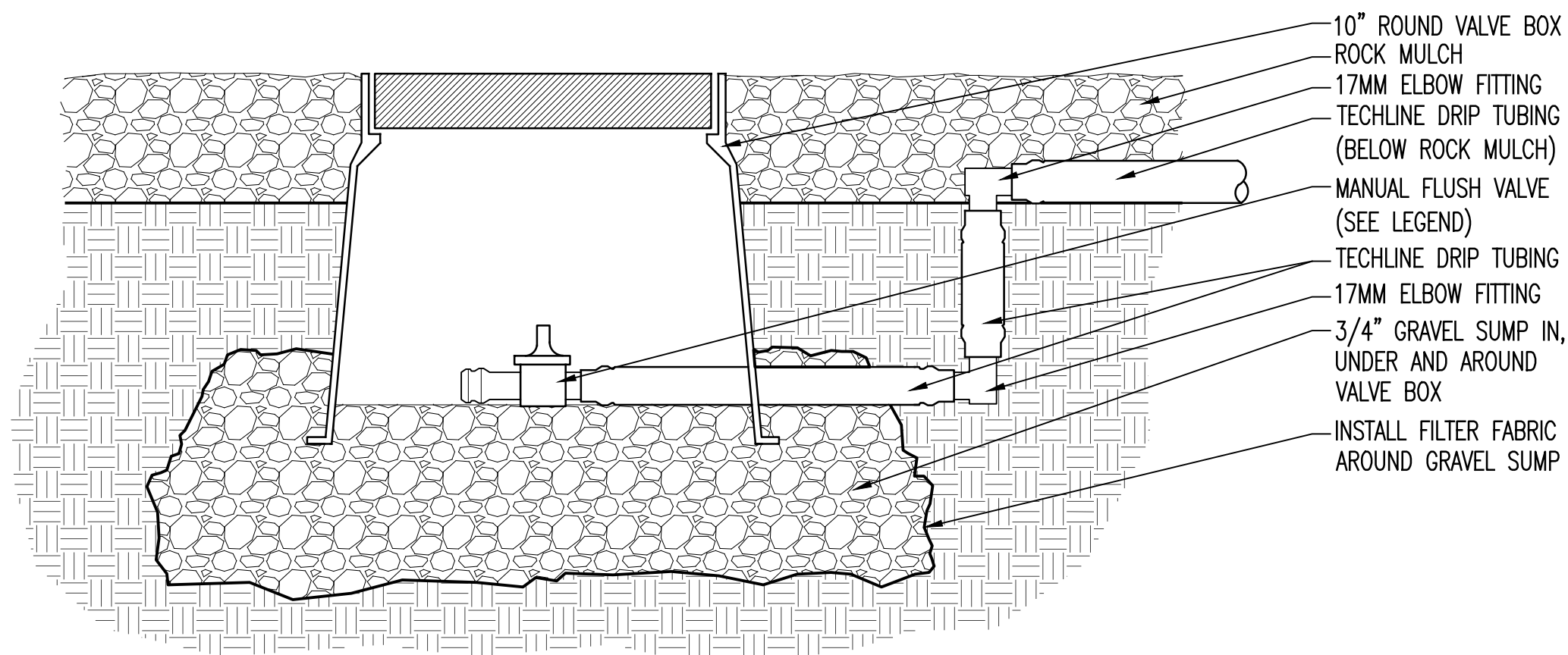
# Date Revision

**CONDITIONAL  
USE PERMIT**

NEXUS PROJECT #21021.01  
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DATE: 02.14.20

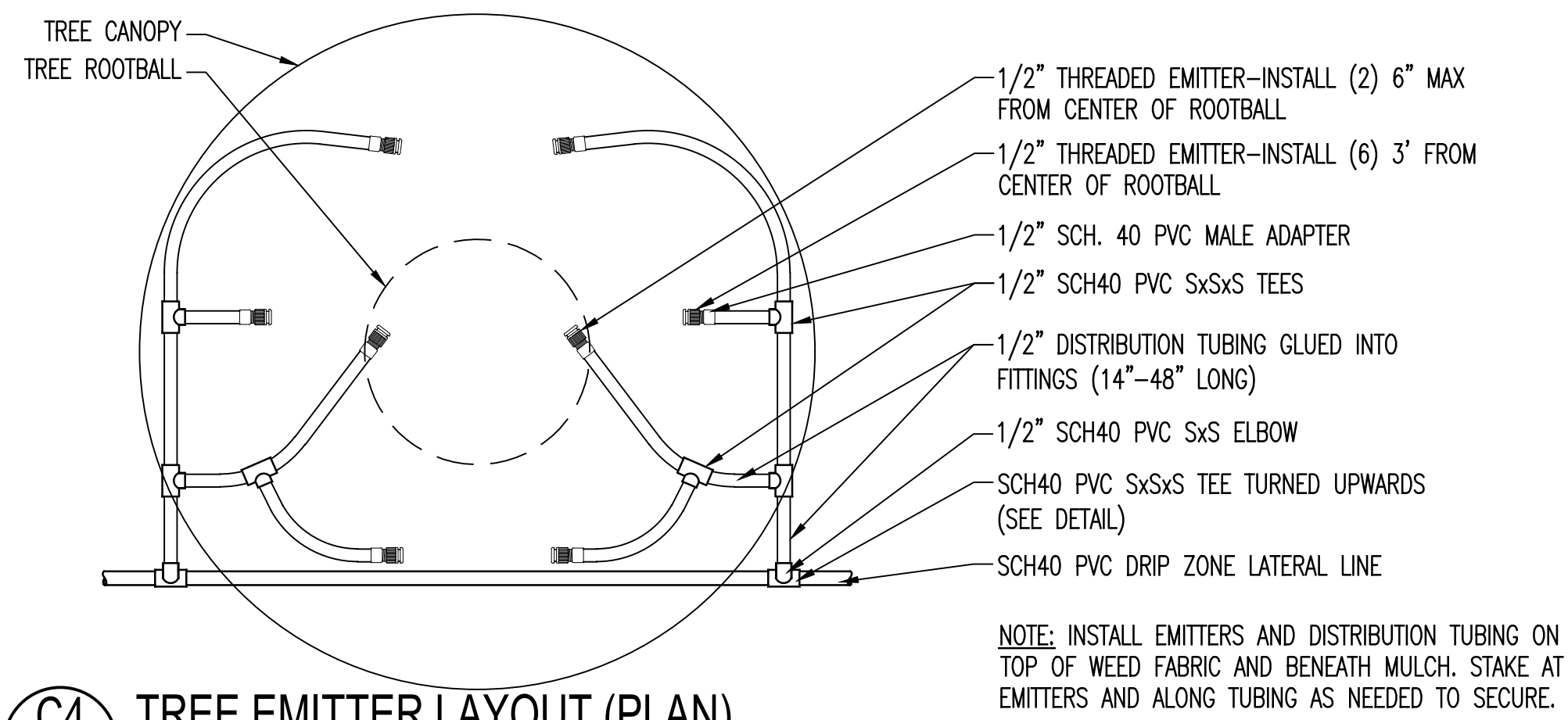
**IRRIGATION  
DETAILS**

**LI702**



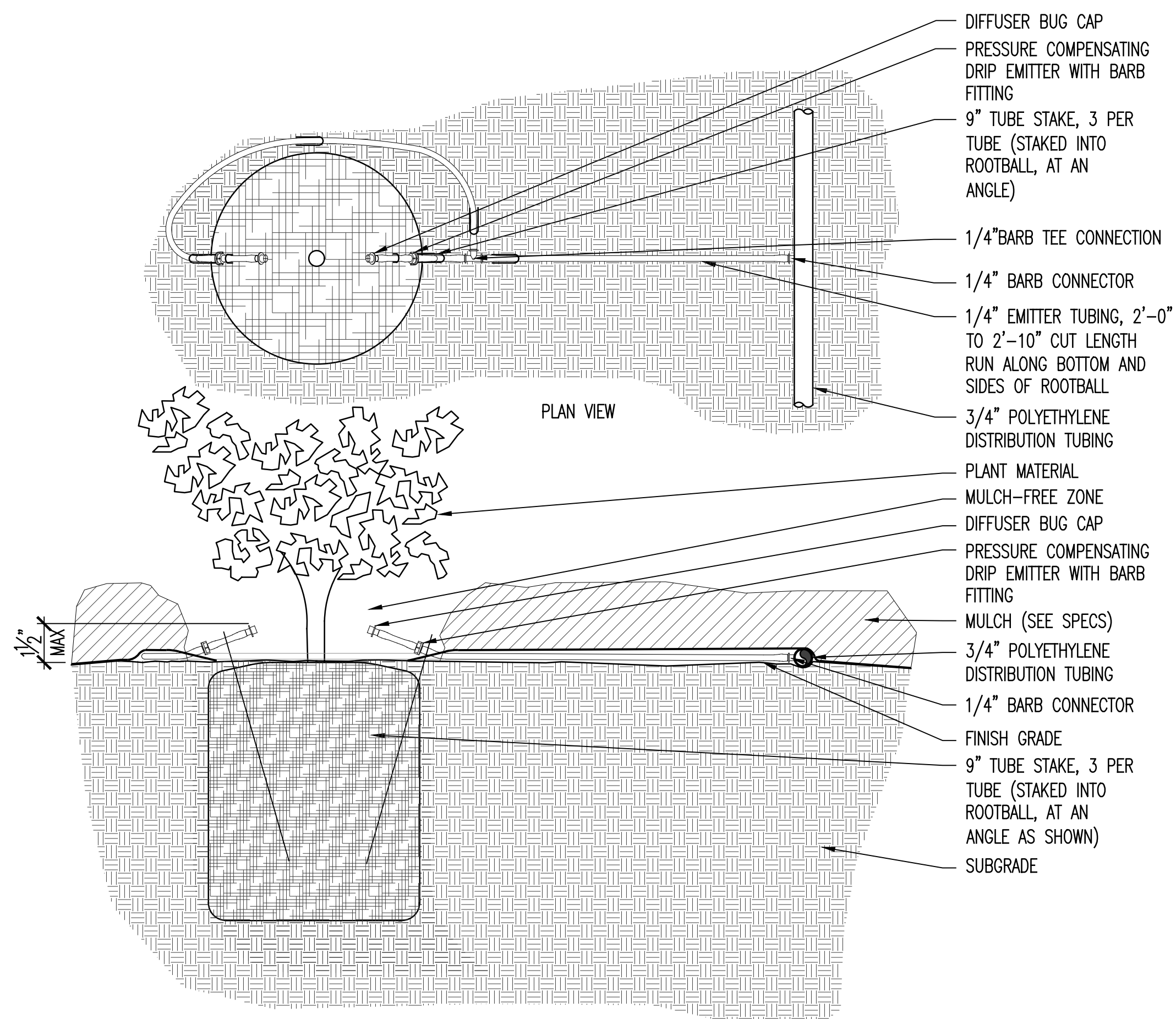
**C2** MANUAL FLUSH VALVE

LI703 SCALE: 3" = 1'-0"



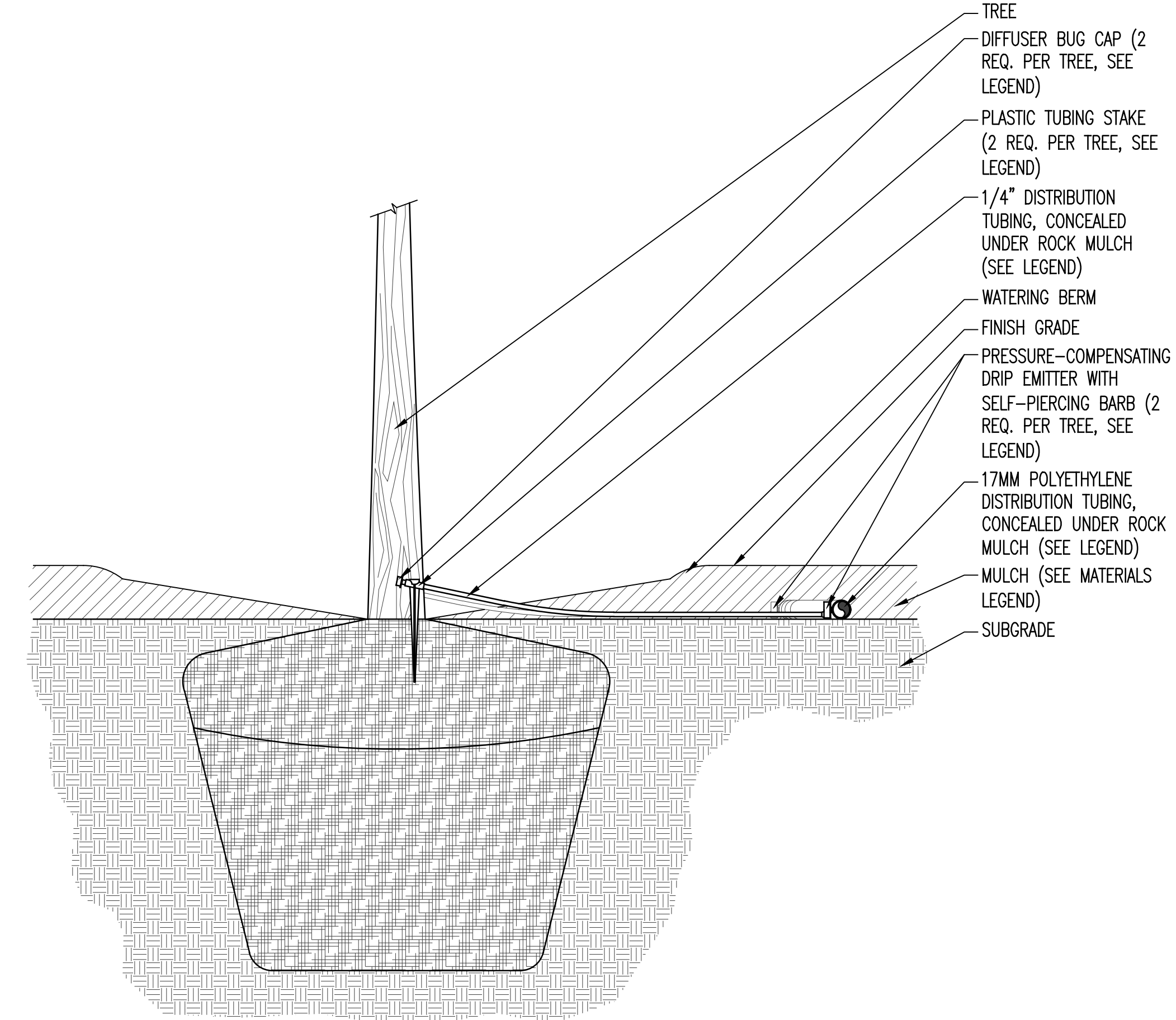
**C4** TREE EMITTER LAYOUT (PLAN)

LI703 SCALE: NTS



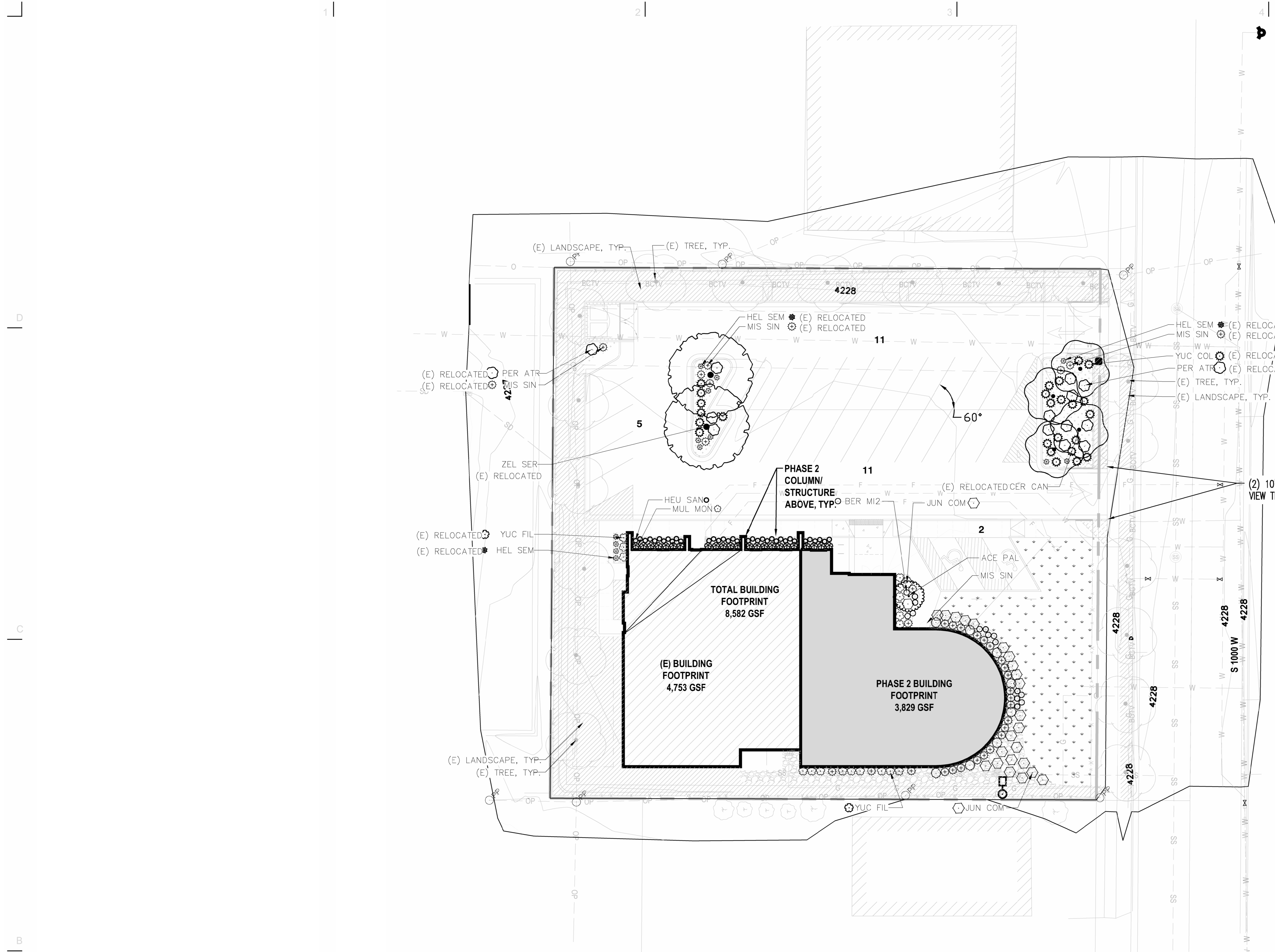
**A2** SHRUB EMITTER

LI703 SCALE: 3" = 1'-0"



**A4** TREE DRIP EMITTER

LI703 SCALE: 1" = 1'-0"



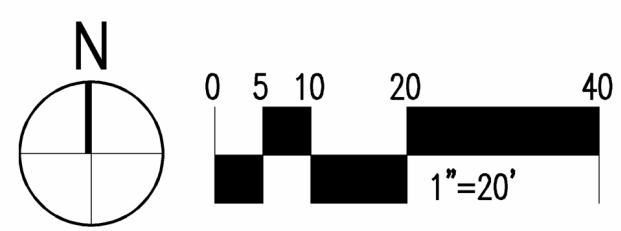
SEE PLANTING  
LEGEND AND  
DETAILS SHEETS  
LP601/701

### PLANTING PLAN GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE EXISTING SITE CONDITIONS WITH THE PLANTING PLAN PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFYING THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING SITE CONDITIONS WITH THE PLANTING PLANS PRIOR TO BEGINNING WORK AND/OR FAILS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE PLANTING PLAN, INCLUDING ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL COORDINATE PLANT PLACEMENT WITH IRRIGATION SYSTEM.
3. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGES CAUSED BY CONSTRUCTION OPERATIONS, ON OR OFF OF THE SITE, WITH NO ADDITIONAL COSTS TO THE OWNER.
4. REFER TO PLANTING LEGEND, DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.

### MATERIALS:

SYMBOL	DESCRIPTION
	CALICO COBBLE ROCK MULCH STAKER PARSONS, 1"-2" IN SIZE, MULTI-COLORED DECORATIVE ROCK (LOCATED @ BUILDING APRON)
	BARK MULCH, STAKER PARSONS, COLOR: BLACK
	WEED BARRIER FABRIC, DeWITT, 6"x250", COLOR: BLACK, 5 oz. WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC, APPLICATION FOR PLANTING BEDS WITH CALICO COBBLE
	EXISTING LANDSCAPE, RETAIN AND PROTECT IN PLACE.



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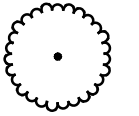












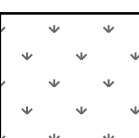
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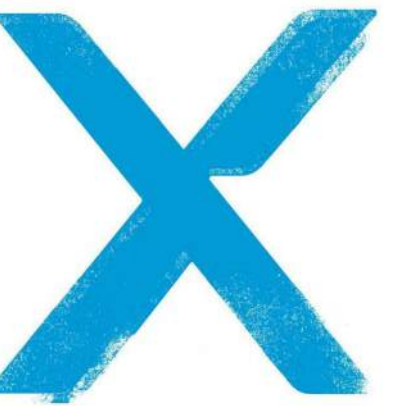
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CHECKED BY: JG  
DRAWN BY: JS  
DATE: 07.18.24

### PLANTING PLAN

LP101

PLANTING SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE (HXW)	QTY
	ACE PAL	SHISHIGASHIRA JAPANESE MAPLE	ACER PALMATUM 'SHISHIGASHIRA'	5'-6'	12'X10'	1
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	20'X20'	3 (E)
	ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	50'X40'	2 (E)
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE (HXW)	QTY
	BER MI2	BERBERIS THUNBERGII 'MIMI' TM	SUNJOY MINI SALSA BARBERRY	#2	2'X2'	21
	HEU SAN	HEUCHERA SANGUINEA	CORAL BELLS	1 GAL.	1'X15"	41
	JUN CON	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	#5	1'X4'	34
	MUL MON	MUHLENBERIA MONTANA	MOUNTAIN MUHLY	#5	2.5'X2'	27
	PER ATR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	4'X4'	(E)
	THU SMA	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	#15	15'X4'	9
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE (HXW)	QTY
	HEL SEM	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS'	BLUE OAT GRASS	1 GAL.	36"X24"	(E)
	MIS SIN	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1	3'X3'	33/(E)
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE (HXW)	QTY
	YUC FIL	YUCCA FILAMENTOSA	ADAM'S NEEDLE	3 GAL.	3'X3'	12/(E)
	YUC COL	YUCCA FILAMENTOSA 'COLOR GUARD'	ADAM'S NEEDLE	3 GAL.	3'X3'	(E)
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE (HXW)	QTY
	POA PRA	SOD BIONATIVE FROM BIOGRASS, OR EQUAL	BLUEGRASS	SOD		2,290 SF



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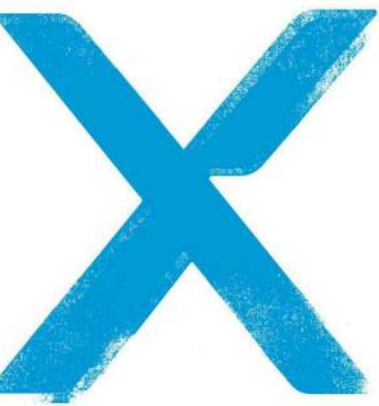
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**PLANTING  
LEGEND**

**LP601**



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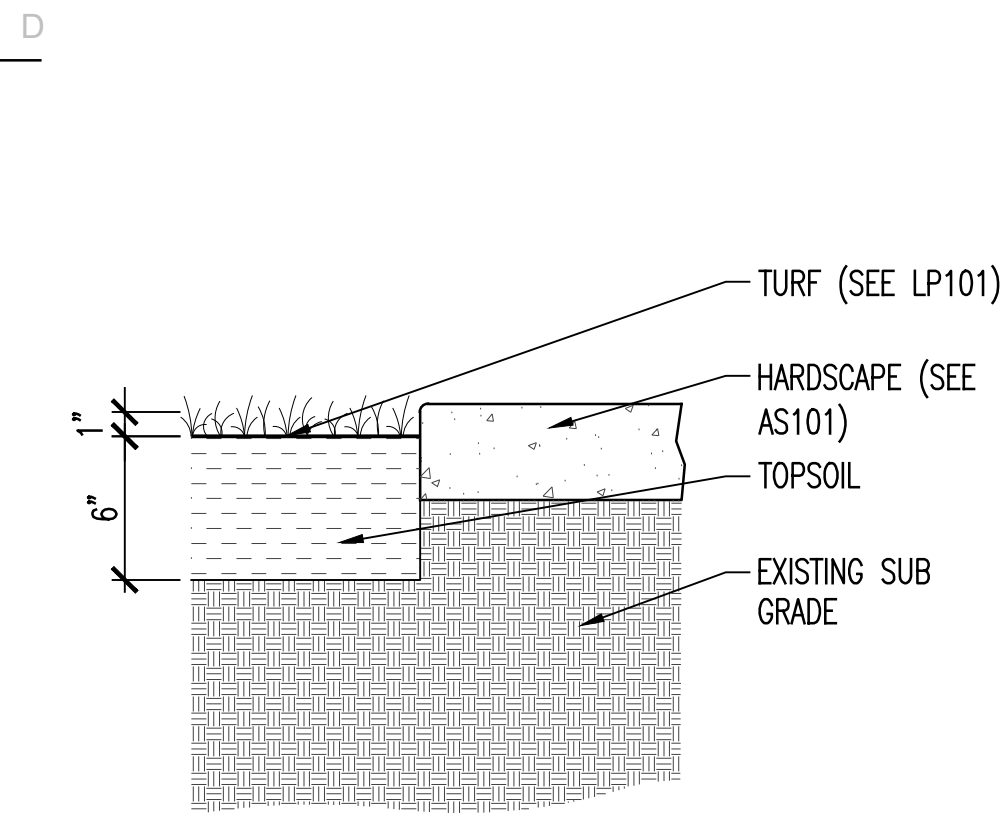
# Date Revision

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USE PERMIT**

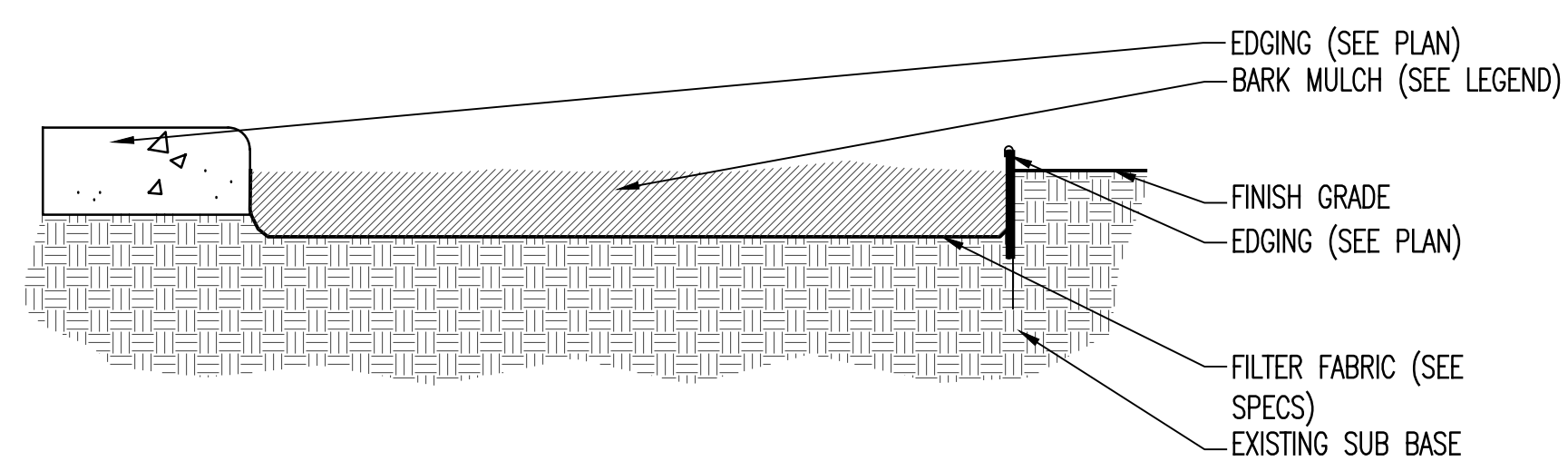
NEXUS PROJECT #21021.01  
CHECKED BY: JG  
DRAWN BY: JS  
DATE: 02.27.23

**LANDSCAPE  
DETAILS**

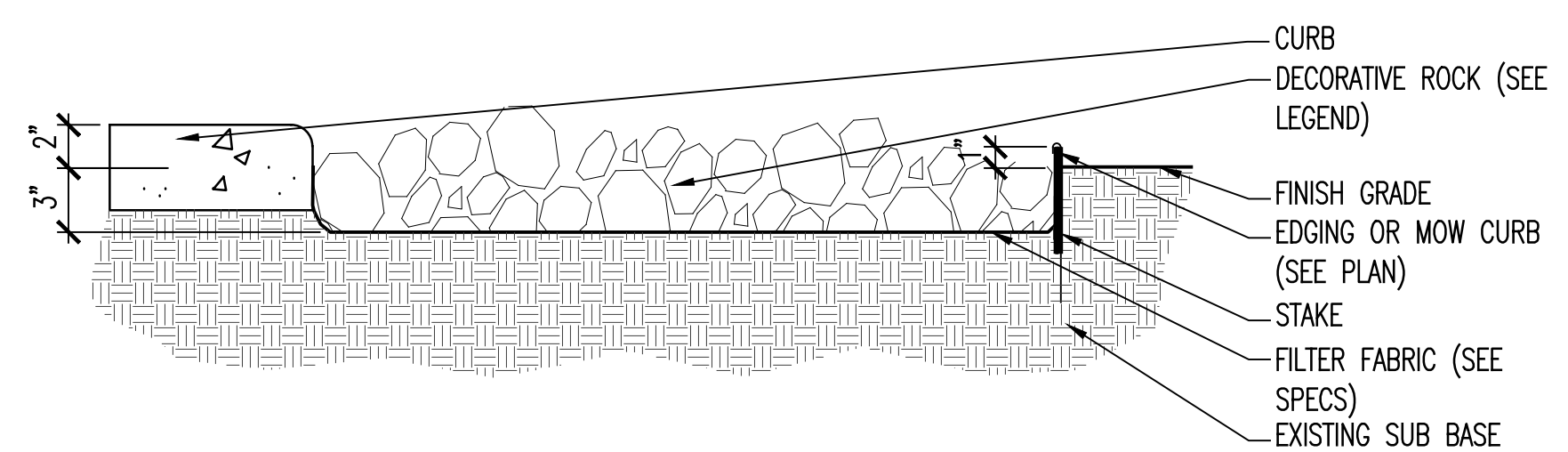
**LP701**



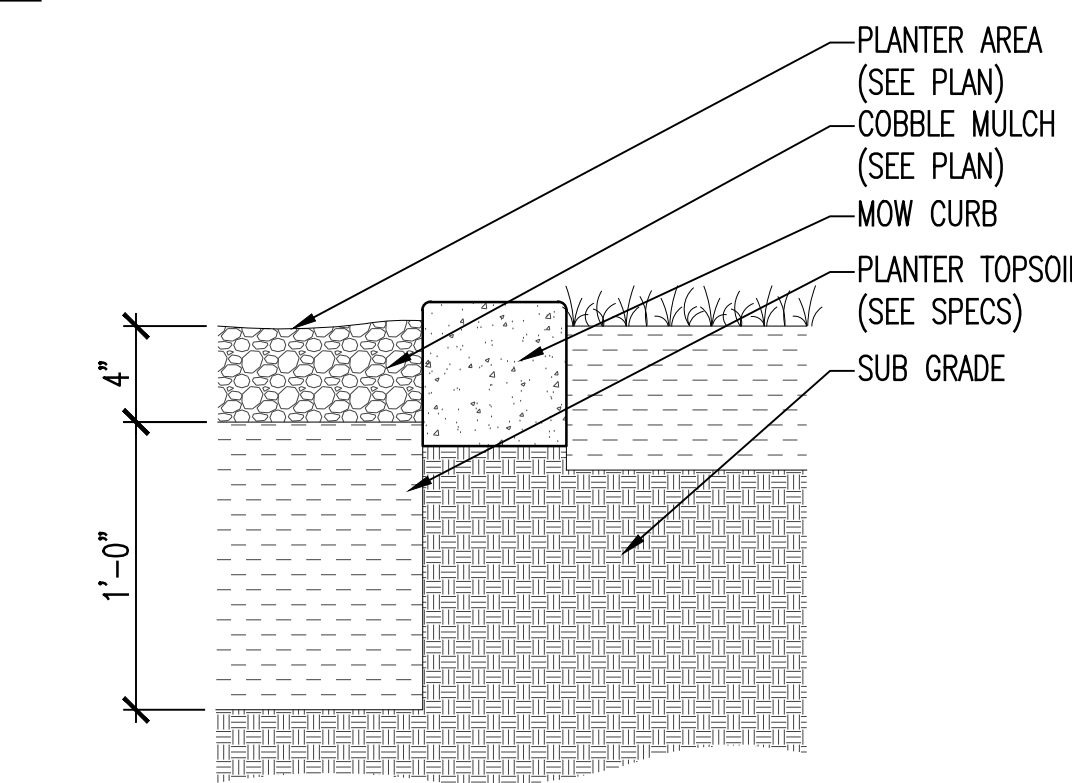
**C1 TOPSOIL DEPTH - TURF**  
LP701 SCALE: 1-1/2" = 1'-0"



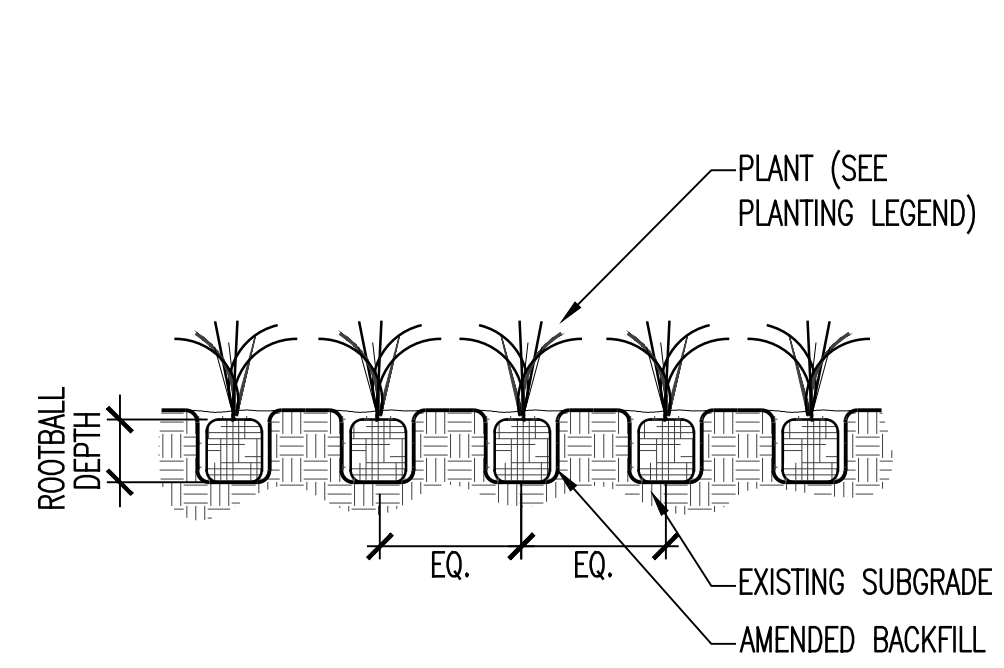
**C2 BARK MULCH**  
LP701 SCALE: 1 1/2" = 1'-0"



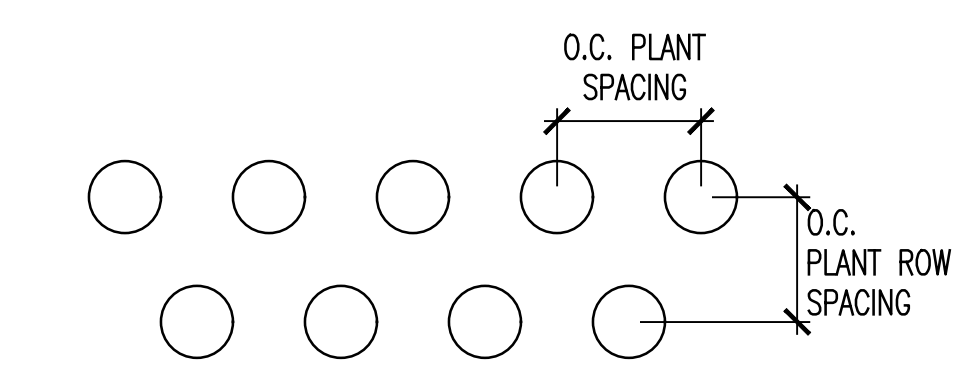
**C4 COBBLE ROCK**  
LP701 SCALE: 1 1/2" = 1'-0"



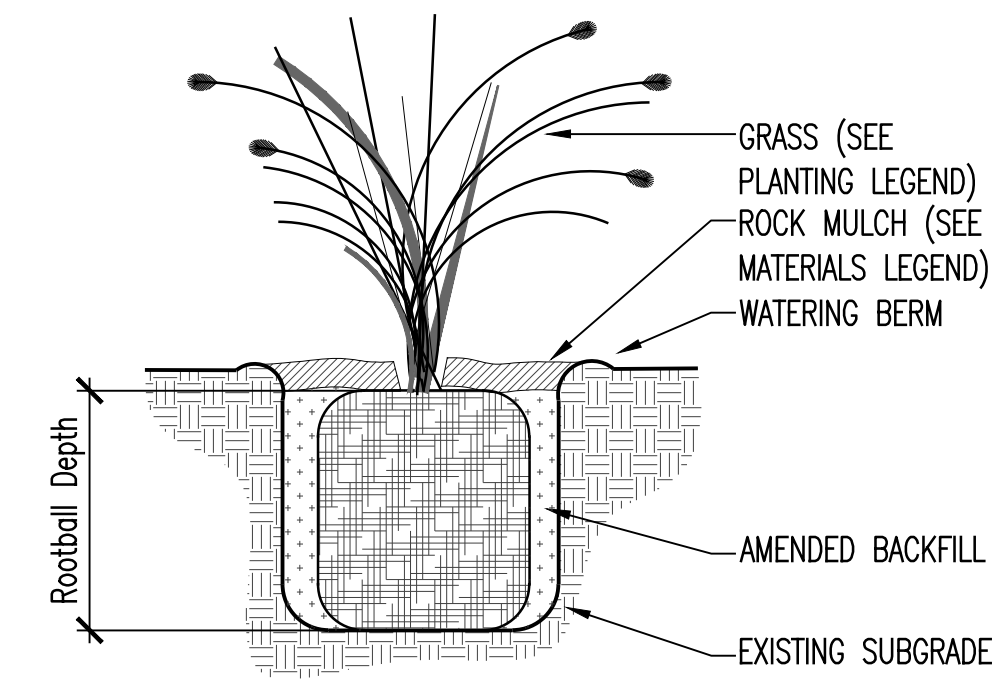
**B1 TOPSOIL DEPTH - PLANTER**  
LP701 SCALE: 1-1/2" = 1'-0"



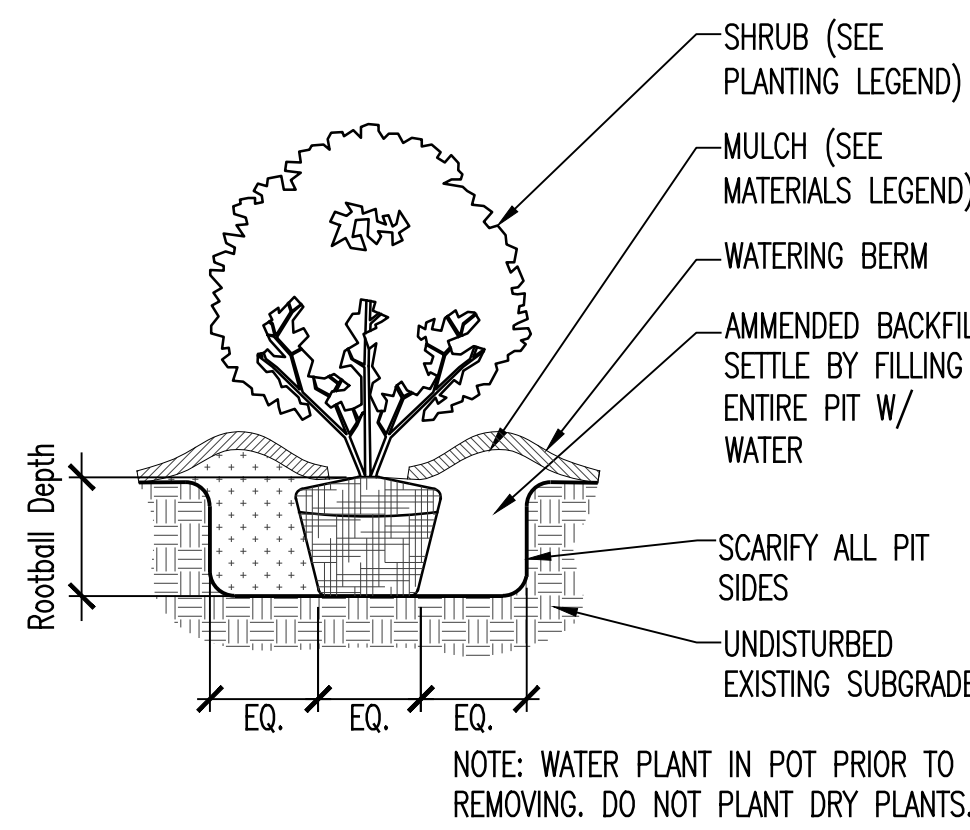
**B2 PLANT SPACING**  
LP701 SCALE: 1-1/2" = 1'-0"



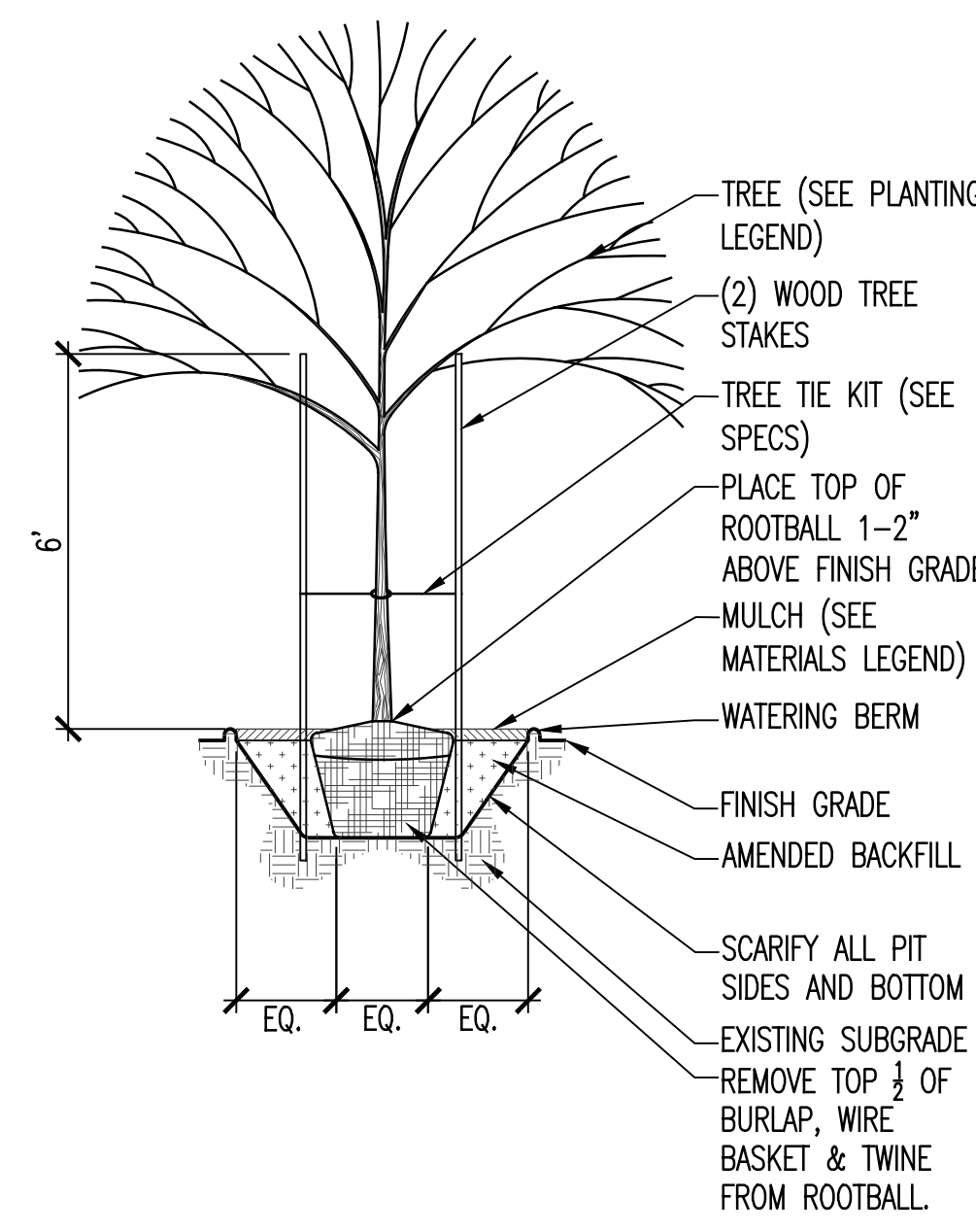
**B3 PLANT SPACING**  
LP701 SCALE: 1-1/2" = 1'-0"



**A2 ORNAMENTAL GRASSES**  
LP701 SCALE: 1" = 1'-0"



**A3 SHRUB ON GRADE**  
LP701 SCALE: 1/2" = 1'-0"



LOCATE TREE STAKES ON OPPOSITE SIDES OF TREE PERPENDICULAR TO PREVAILING WIND.

**A4 TREE WITH STAKING**  
LP701 SCALE: 1/4" = 1'-0"

D

C

B

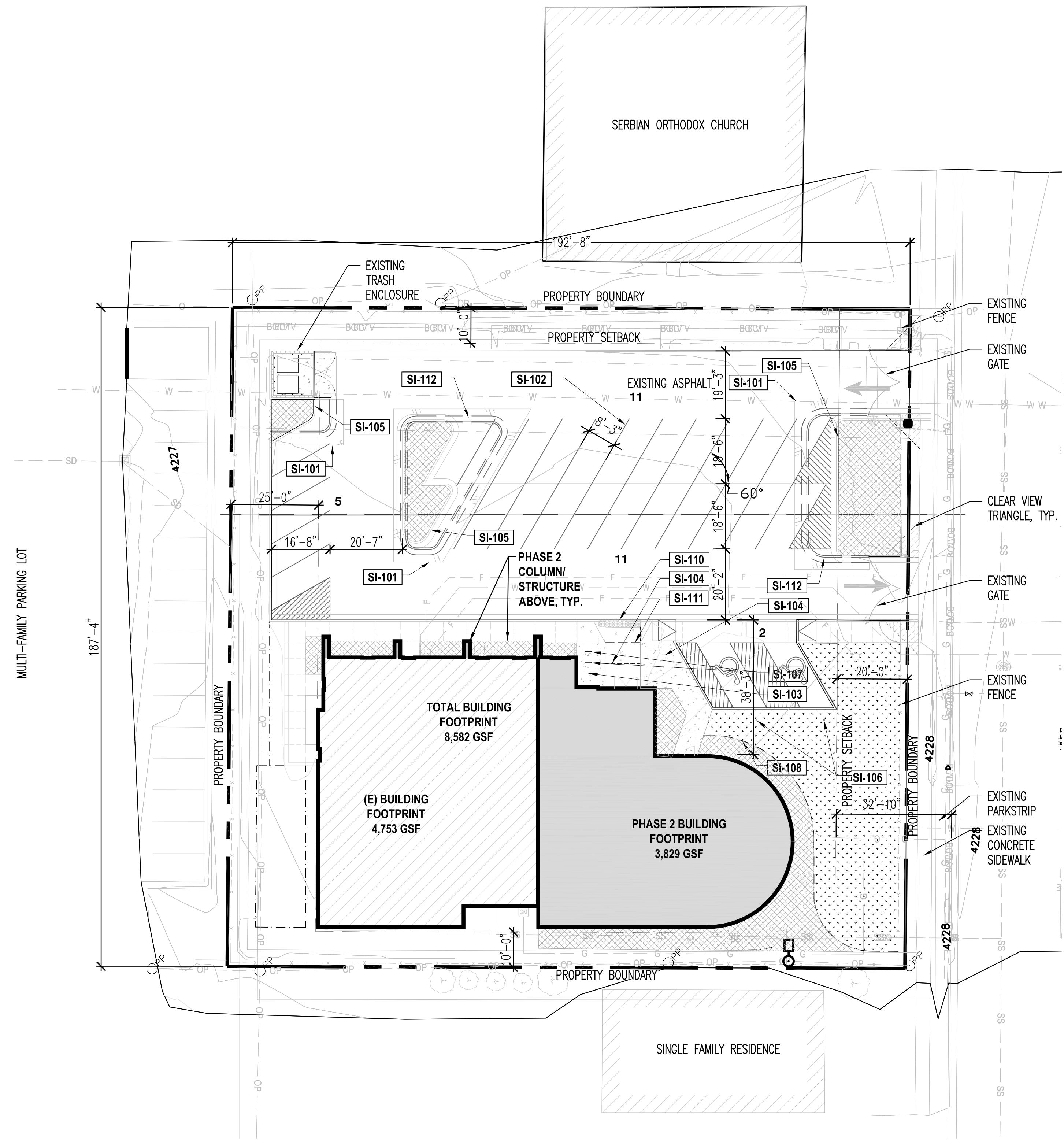
A

# KEY NOTES

SYMBOL	DESCRIPTION
SI-101	ASPHALT PAVING, SEE CIVIL DWGS
SI-102	ASPHALT STRIPING, SEE CIVIL DWGS
SI-103	4" CONCRETE PAVING, SEE CIVIL DWGS
SI-104	SAW CUT CONTROL JOINT
SI-105	CONCRETE CURB AND GUTTER, SEE CIVIL DWGS
SI-106	ADA SIGN, SEE CIVIL DWGS
SI-107	THE RAMBLER WIDE BIKE RACK, TYP. OF 2.
SI-108	ALUMINUM LANDSCAPE EDGING
SI-109	NOT USED
SI-110	ADA RAMP, SEE CIVIL
SI-111	EXPANSION JOINT
SI-112	EXISTING CURB/GUTTER TO BE DEMOLISHED, TYP., SEE CIVIL

# LEGEND:

	CONCRETE PAVING
	TURF
	PLANTER BED



# SITE COVERAGE:

TOTAL SITE AREA:	36,128 sf (100.0%)
BUILDING FOOTPRINT:	8,582 sf (24%)

# PARKING DATA:

- REQUIRED PARKING CALCULATIONS
- ROOMING HOUSE (1 unit)
  - PLACES OF WORSHIP (1 stall/300 SF @ 3,174 sf)
  - ALL OTHER USES (3 stall/1,000 sf @ 6,996)
- TOTAL MINIMUM REQUIRED STALLS

• REQUIRED ADA STALLS (1 ada / 25 stalls):

PROPOSED PARKING	
• EXISTING STALLS (2 ADA)	20
• NEW STANDARD STALLS	9
• NEW ADA STALLS	0
TOTAL PROVIDED PARKING	29
INTERIOR PARKING LOT LANDSCAPE	
• TOTAL PARKING LOT AREA:	13,524 sf
• LANDSCAPE AREA REQUIRED (5%):	727 sf
• LANDSCAPE AREA PROVIDED:	750 sf
• REQUIRED TREES (1/120 sf):	6
• PROVIDED TREES:	6

PARKING LOT PERIMETER PLANTING	
• NORTH PERIMETER (EXISTING):	184.5 lf
• TREES REQUIRED (1/30 ft):	6
• TREES PROVIDED:	6
• SHRUBS REQUIRED (1/3 ft-100%):	62
• SHRUBS PROVIDED:	67

• WEST PERIMETER (EXISTING):	76.5 lf
• TREES REQUIRED (1/30 ft):	3
• TREES PROVIDED:	3
• SHRUBS REQUIRED (1/3 ft-100%):	26
• SHRUBS PROVIDED:	25

REQUIRED BIKE PARKING	
• 5% OF PROVIDED VEHICULAR PARKING (29) =	1.45
TOTAL PROVIDED BIKE PARKING	2

# GENERAL NOTES:

- TAX PARCEL #15-14-252-013-0000. LEGAL DESCRIPTION: BEG E 12 RDS & N 455.395 FT FR SW COR OF NE 1/4 SEC 14, T 1S, R 1W, SLM; N 0°11'15" E 50 FT; S 89°55'53" W 192.78 FT; S 0°11'15" W 50 FT; N 89°55'53" E 192.78 FT TO BEG. 0.22 AC 7100-749 9321-542 9875-6308
- TAX PARCEL #15-14-252-014-0000. LEGAL DESCRIPTION: BEG E 198 FT & N 317.895 FT FR CEN SEC 14, T 1S, R 1W, S L MN 0°11'15" E 137.7 FT; S 89°55'53" W 192.78 FT; S 0°11'15" W 137.7 FT M OR L; N 89°55'53" E 192.78 FT TO BEG. 0.61 AC M OR L 4917-0787 6469-1281 6592-1987 7100-0751 7452-2348 8585-4349 9875-6308
- OFF-STREET PARKING IS TO COMPLY WITH SALT LAKE CITY ORDINANCE (21A.44.020) AND RELATED SECTIONS.
- LANDSCAPE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPE BUFFERS ARE TO COMPLY WITH SALT LAKE CITY ORDINANCE (21A.48) AND RELATED SECTIONS.
- FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- DO NOT SCALE DRAWINGS.
- PROVIDE ADA PARKING SIGN AT EACH DESIGNATED ADA PARKING STALL.
- COORDINATE ALL UTILITY CROSSING INCLUDING; STORM DRAINS, WATER, AND GAS LINES. COORDINATE DEMO WORK AND SCHEDULING WITH CIVIL AND LANDSCAPING. PROVIDE BLOCK OUTS FOR UTILITY TO PASS THRU FOUNDATION WALLS. SEE TYPICAL DETAILS IN CIVIL, LANDSCAPE AND STRUCTURAL.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXISTING SITE CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OF STATED VERSUS ACTUAL SITE CONDITIONS. SHOULD DISCREPANCIES EXIST THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WRITTEN NOTICE OF SUCH DISCREPANCIES DELIVERED TO THE ARCHITECT ON CONTRACTOR COMPANY LETTERHEAD PRIOR TO BEGINNING WORK. IN THE EVENT THE CONTRACTOR FAILS TO VERIFY AND CONFIRM THE STATED VERSUS ACTUAL SITE CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK AND DISCREPANCIES DO IN FACT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS TO CONSTRUCTION WORK AS DIRECTED BY THE ARCHITECT INCLUDING REPLACEMENT OF HARDSCAPE ITEMS, FIXTURES AND SITE IMPROVEMENTS AT NO ADDITIONAL COST TO THE OWNER.
- SEE LANDSCAPE, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



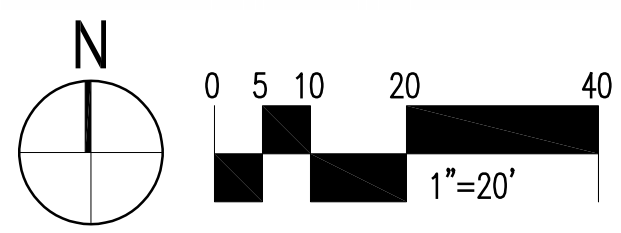
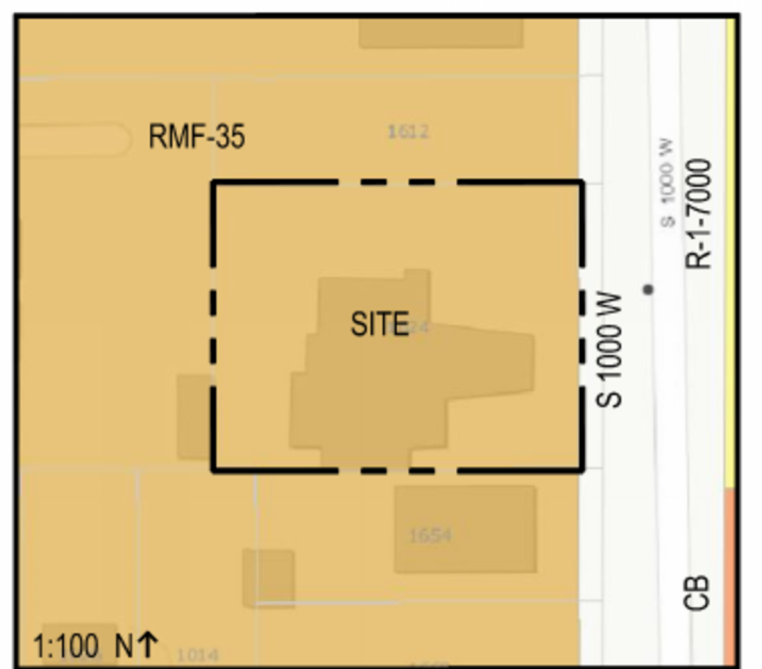
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# Date Revision

# KEY MAP



# CONDITIONAL USE PERMIT

NEXUS PROJECT #: 21021.01  
CHECKED BY: JG  
DRAWN BY: JS  
DATE: 07.19.24

# SITE IMPROVEMENTS PLAN

# AS101

1

2

3

4

5

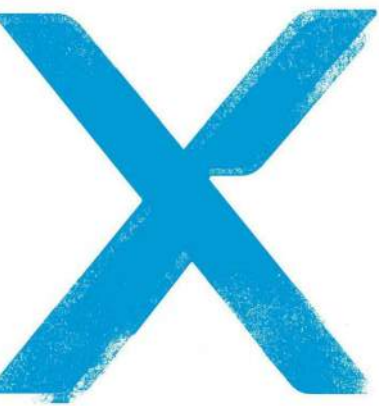
6

D

C

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A



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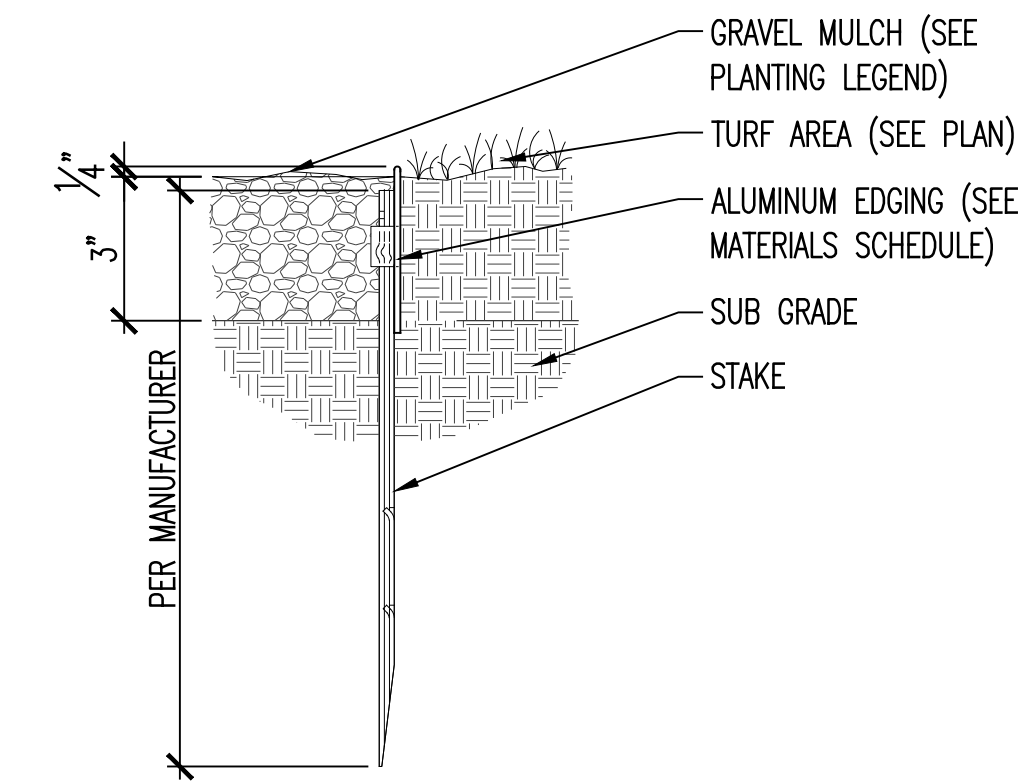
# Date Revision

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USE PERMIT**

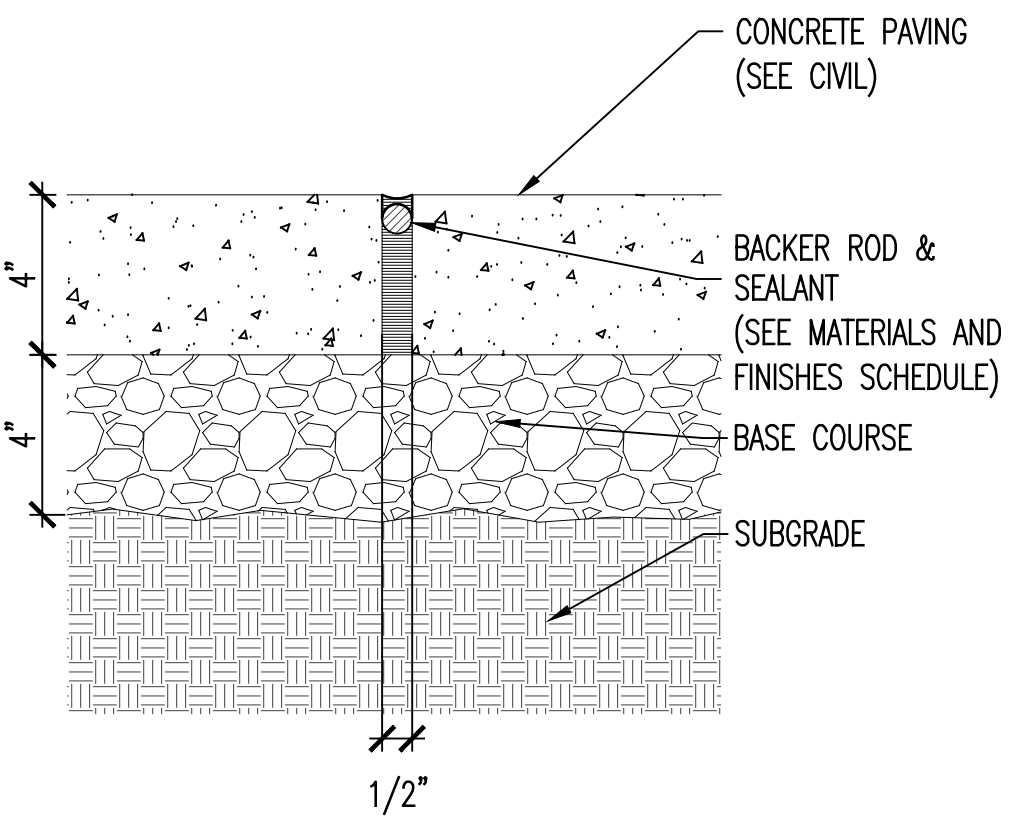
NEXUS PROJECT #21021.01  
CHECKED BY: JG  
DRAWN BY: JS  
DATE: 02.27.23

**SITE IMPROVEMENT  
DETAILS**

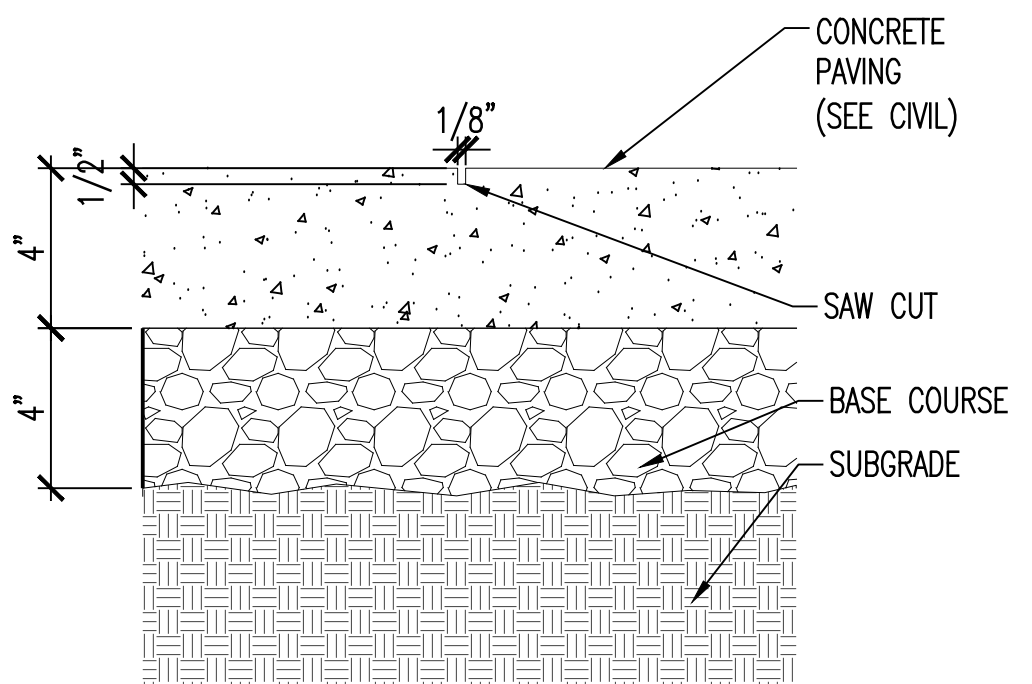
**AS701**



**C5 ALUMINUM EDGING**  
AS701 SCALE: 3" = 1'-0"



**B5 EXPANSION JOINT**  
AS701 SCALE: 2" = 1'-0"



**A5 SAW CUT JOINT**  
AS701 SCALE: 2" = 1'-0"





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CHECKED BY: -  
DRAWN BY: -  
DATE: 31 JULY 2024

**PHASE 2 - LEVEL 01 FLOOR PLAN**

**A-101**

**TOTAL PLUMBING FIXTURES PROVIDED**

FIXTURE	QTY
DRINKING FOUNTAIN (DOUBLE BASIN)	2
LAVATORY	10
MOP SINK	1
SHOWER	2
SINK, KITCHEN	3
URINAL	2
WATER CLOSET	10

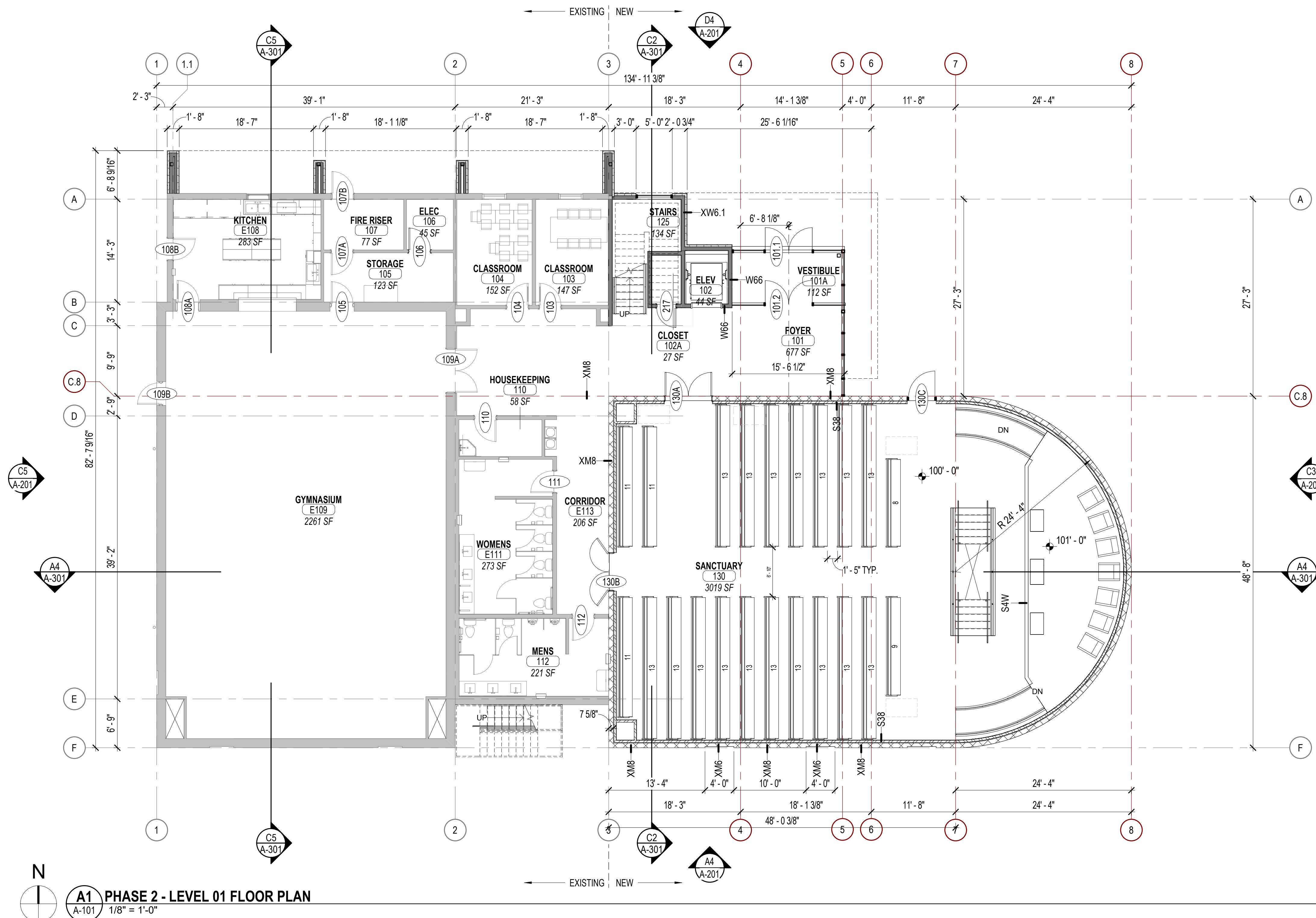
LEGEND  
(M) MEN  
(R) RESIDENCE  
(U) UNISEX  
(W) WOMEN

**PLUMBING FIXTURES PROVIDED**

FIXTURE	QTY
(M) LAVATORY	3
(M) URINAL	2
(M) WATER CLOSET	2
(R) LAVATORY	2
(R) WATER CLOSET	2
(U) LAVATORY	2
(U) WATER CLOSET	2
(W) LAVATORY	3
(W) WATER CLOSET	4
- DRINKING FOUNTAIN (DOUBLE BASIN)	2
- MOP SINK	1
- SHOWER	2
- SINK, KITCHEN	3

**MINIMUM PLUMBING FACILITIES PER IBC 2021 TABLE 2902.1**

AREA	OCCUPANCY: DESCRIPTION	PERSONS	MEN (50%)				WOMEN (50%)			
			WC / URINAL	MAX URINALS	LAV	WC	LAV	DF		
2,261 SF	Assembly: Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums	323.0	161.48	1.29	0.65	0.81	161.48	2.48	0.81	0.65
3,259 SF	Assembly: Places of worship and other religious services	360.3	180.15	1.20	0.6	0.90	180.15	2.40	0.90	0.34
2,970 SF	Business: Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial, ambulatory care and similar uses	19.8	9.90	0.40	0.2	0.28	9.90	0.40	0.28	0.19
609 SF	Educational: Educational facilities	30.4	15.22	0.30	0.15	0.30	15.22	0.30	0.30	0.36
1,194 SF	Residential: Hotels, motels, boarding houses (transient)	6.0	2.98	1.00	0.5	1.00	2.98	1.00	1.00	0.01
249 SF	Storage: Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard	0.8	0.42	0.00	0	0.00	0.42	0.00	0.00	0.00
10,542 SF		740.3	370.15	4.20	2.1	3.30	370.15	6.59	3.30	1.55



**A1 PHASE 2 - LEVEL 01 FLOOR PLAN**  
A-101 1/8" = 1'-0"

D

C

B

A

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ADVENTIST CHURCH  
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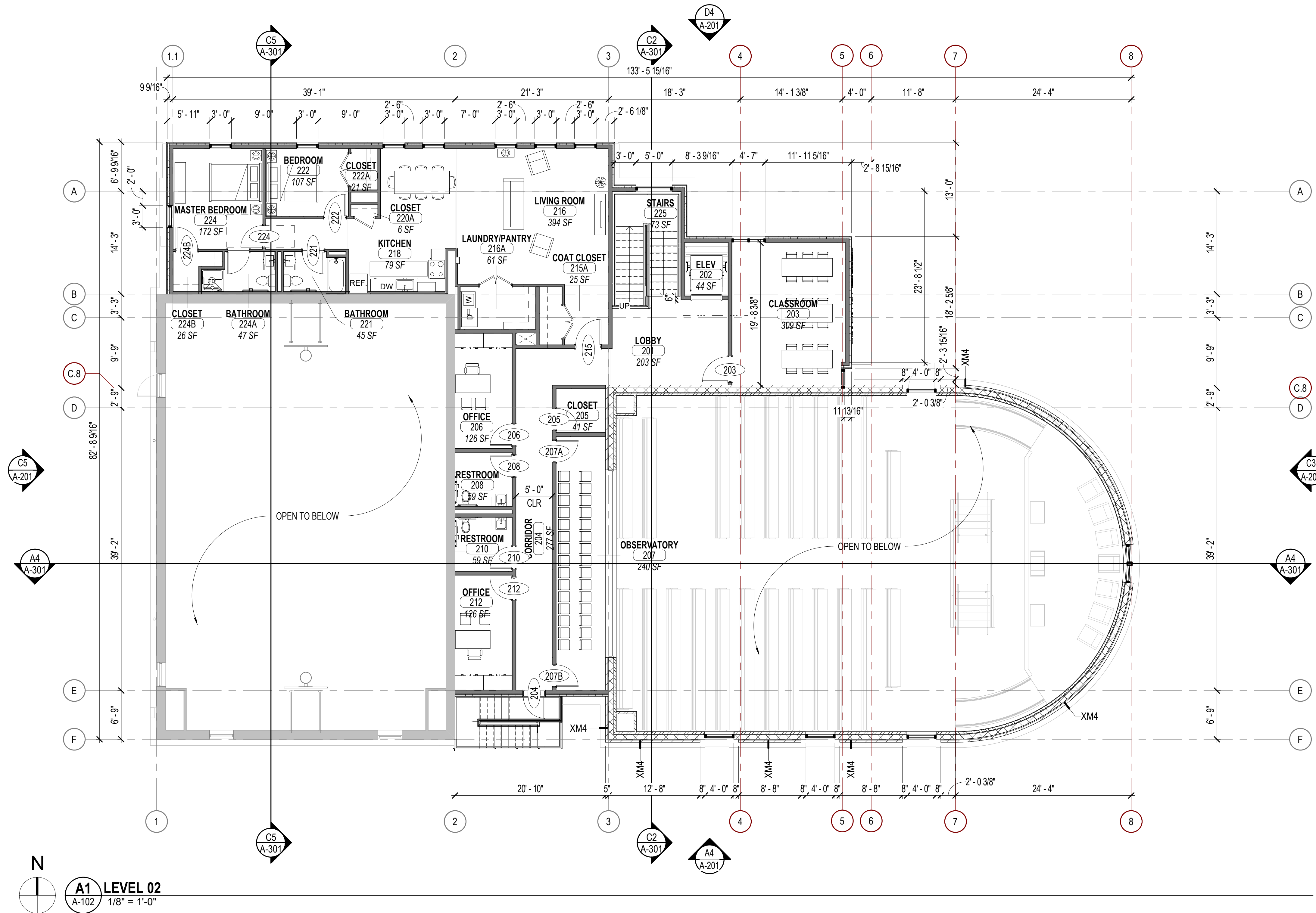
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**PHASE 2 -  
LEVEL 02  
FLOOR  
PLAN**

**A-102**



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N  
A1 LEVEL 02  
A-102 1/8" = 1'-0"



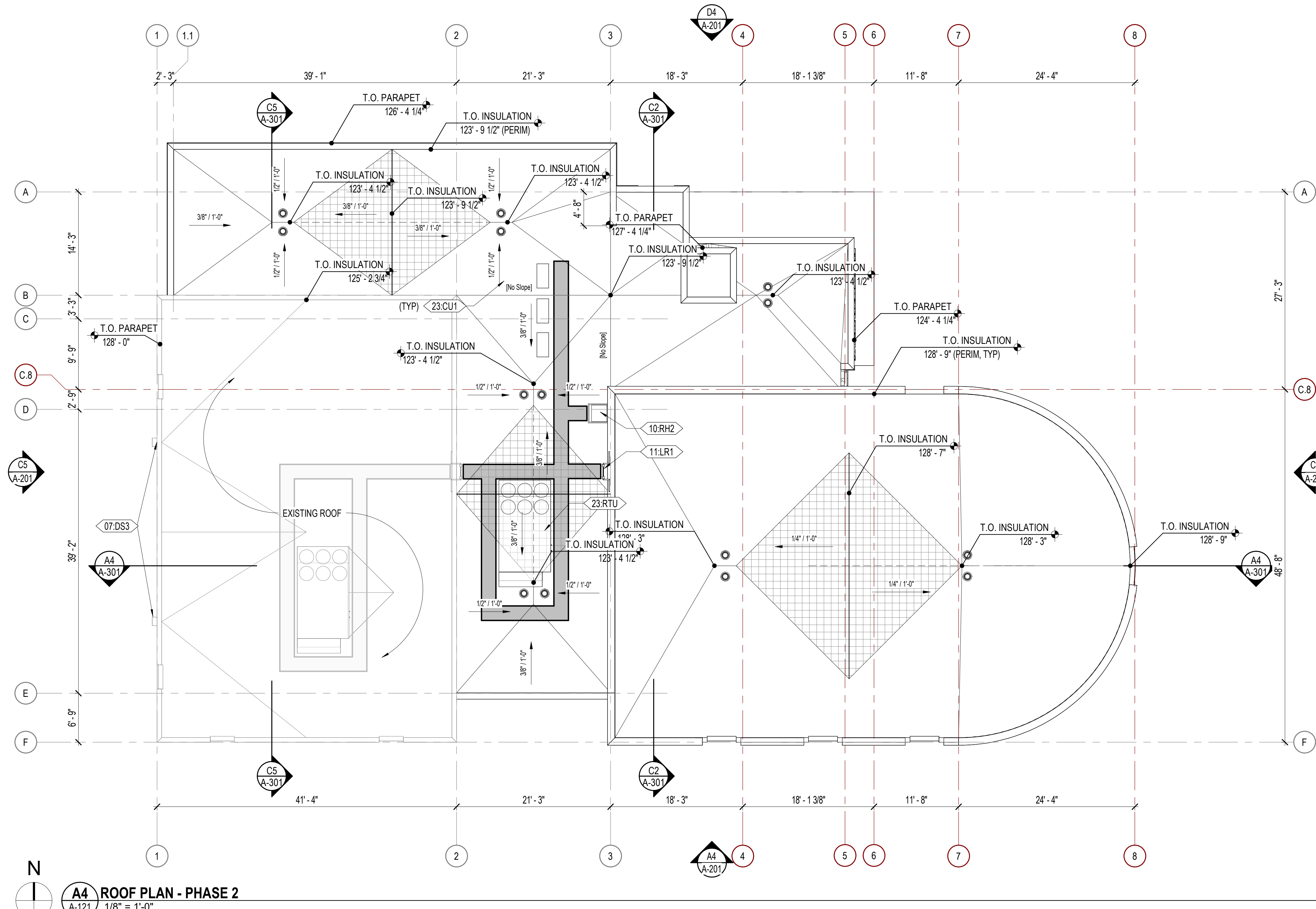
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**KEYNOTE LEGEND**

- 07:DS3 THRU-WALL SCUPPER WITH PRE-FINISHED CONDUCTOR, HEAD AND DOWNSPOUT. COLOR TO MATCH PAINT COLOR FOR SIDING.
- 10:RH2 ROOF HATCH
- 11:LR1 ROOF TOP LADDER PAINTED TO MATCH EXTERIOR SIDING
- 23:CU1 CONDENSING UNIT; SEE MECHANICAL
- 23:RTU ROOF TOP UNIT; SEE MECHANICAL



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**PHASE 2 -  
ROOF PLAN**

**A-121**

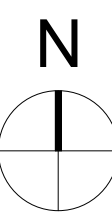
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**A4**  
A-121  
ROOF PLAN - PHASE 2  
1/8" = 1'-0"



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**PHASE 2 - BUILDING ELEVATIONS**

**A-201**



**KEYNOTE LEGEND**

- 04:CM1 CONCRETE MASONRY UNIT, STYLE 1. SEE STRUCTURAL FOR SIZE
- 04:CM2 CLAY MASONRY UNIT, STYLE 2. SEE STRUCTURAL FOR SIZE
- 05:AM1 ALUMINUM ACCENT BAND
- 05:ST8 EXTERIOR GALVANIZED STEEL STAIRS W/ paneled GAUDDRAILING, PAINTED
- 07:CF3 PRE-FINISHED PARAPET CAP FLASHING
- 07:DS3 THRU-WALL SCUPPER WITH PRE-FINISHED CONDUCTOR, HEAD AND DOWNSPOUT. COLOR TO MATCH PAINT COLOR FOR SIDING.
- 07:FC1 FIBER CEMENT BOARD LAP SIDING, PAINTED
- 08:CW1 ALUMINUM CURTAIN WALL SYSTEM
- 08:MD1 1 3/4" METAL DOOR
- 08:SF STOREFRONTS
- 08:SF4 ALUMINUM STOREFRONT WINDOW SYSTEM. PROVIDE SEALANT BETWEEN ENTIRE FRAME AND INTERIOR AND EXTERIOR FINISHES
- 10:BS1 HALO-LIT BUILDING SIGNAGE
- 14:EL4 ELEVATOR PENTHOUSE
- 26:LW1 WALL MOUNTED LIGHT FIXTURE; SEE ELECTRICAL

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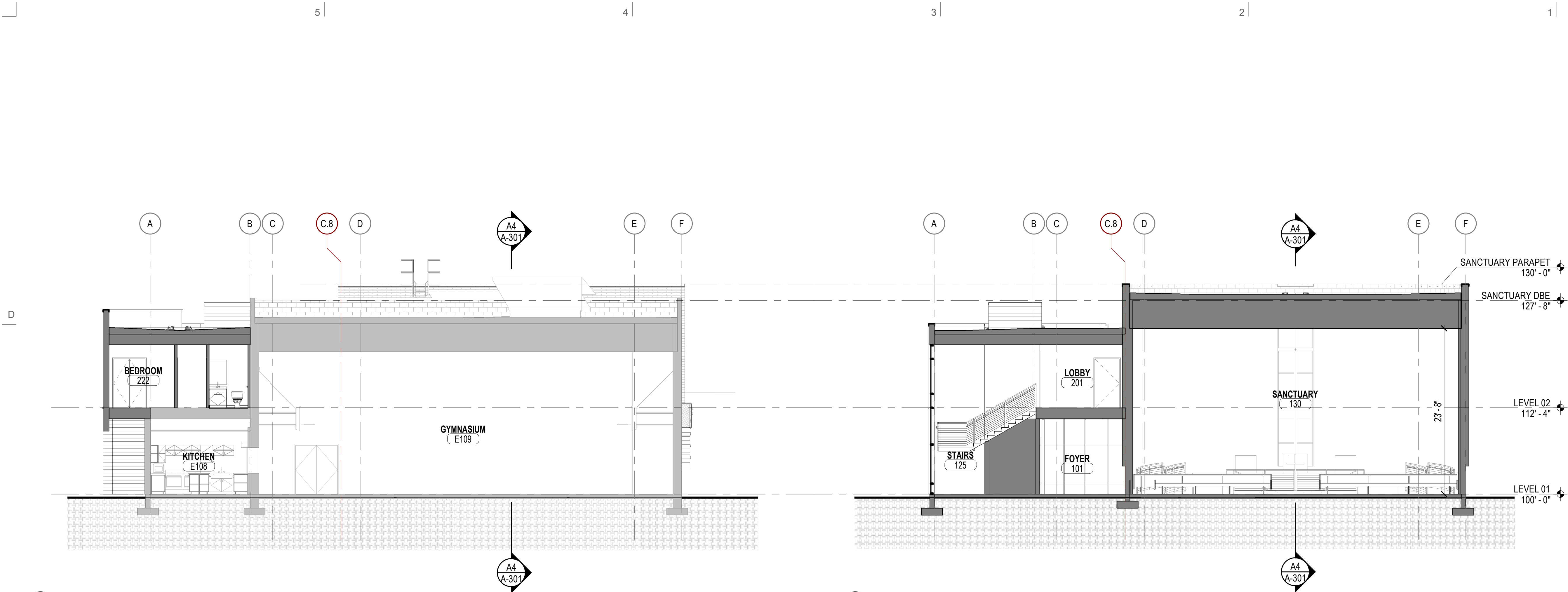
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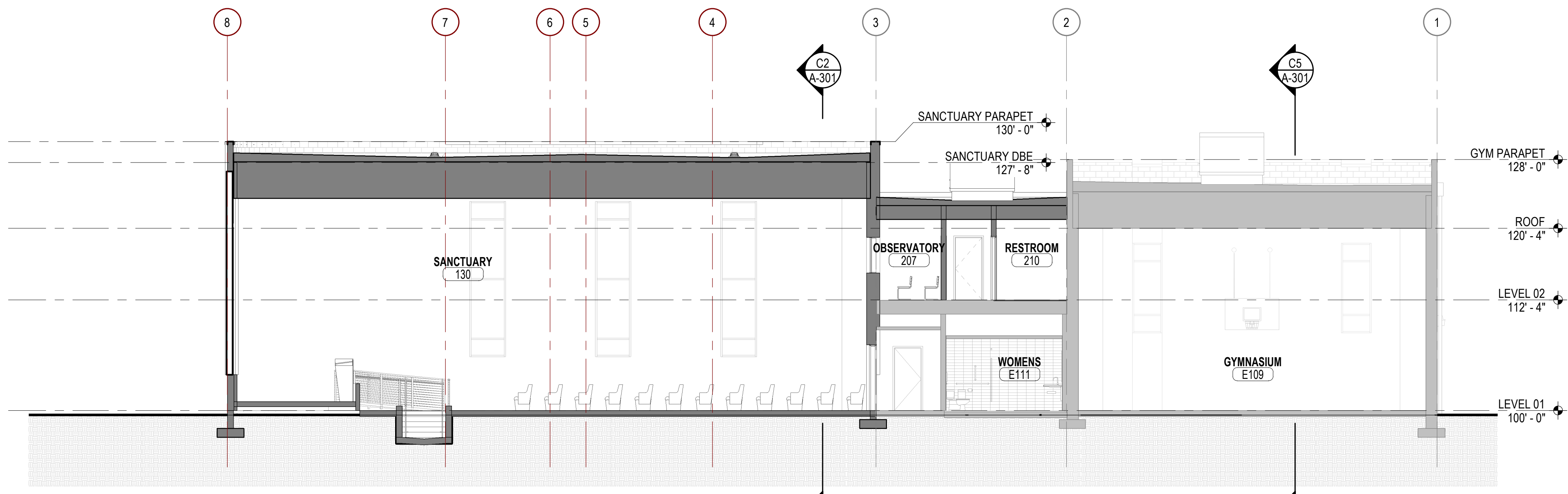
**PHASE 2 - BUILDING SECTIONS**

**A-301**



**C5 BUILDING SECTION 3 - PHASE 2**  
A-301 1/8" = 1'-0"

**C2 BUILDING SECTION 2 - PHASE 2**  
A-301 1/8" = 1'-0"



**A4 BUILDING SECTION 1 - PHASE 2**  
A-301 1/8" = 1'-0"

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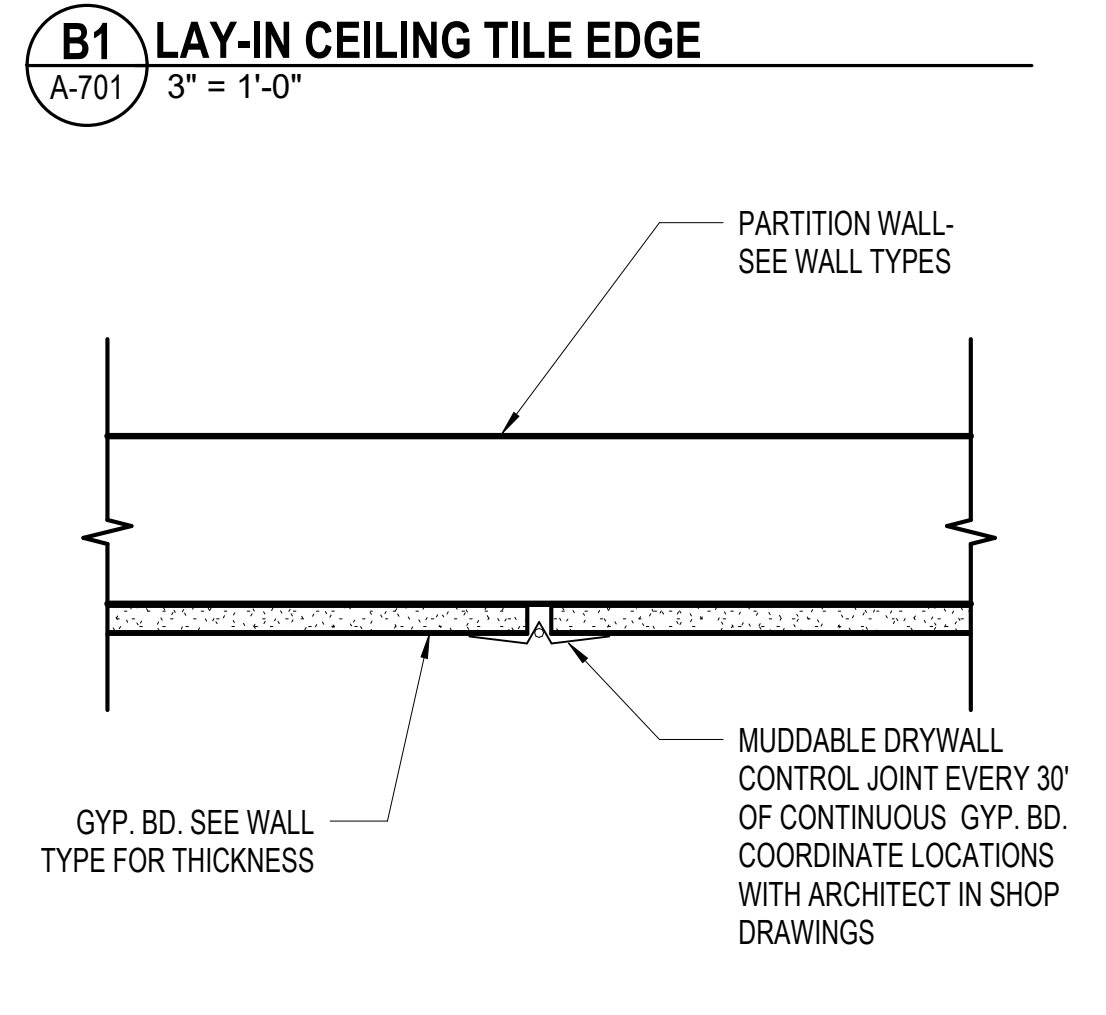
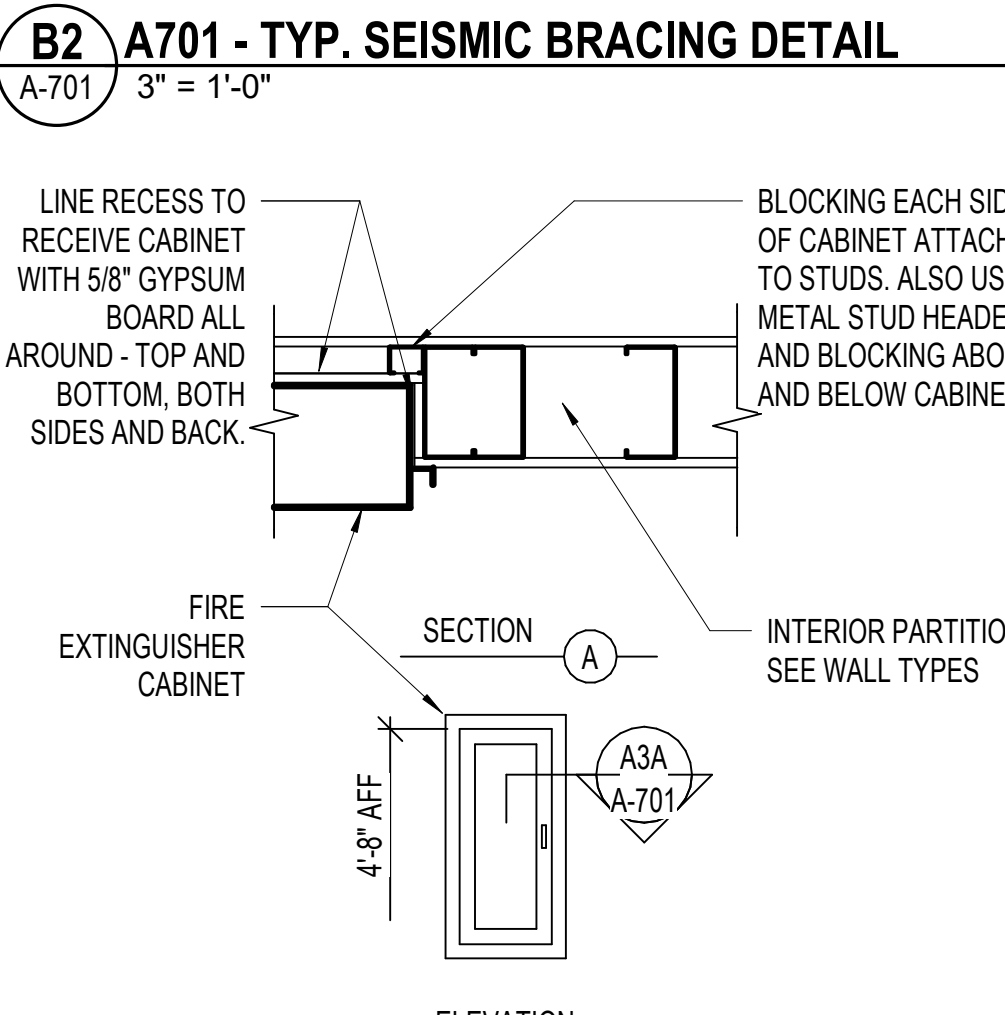
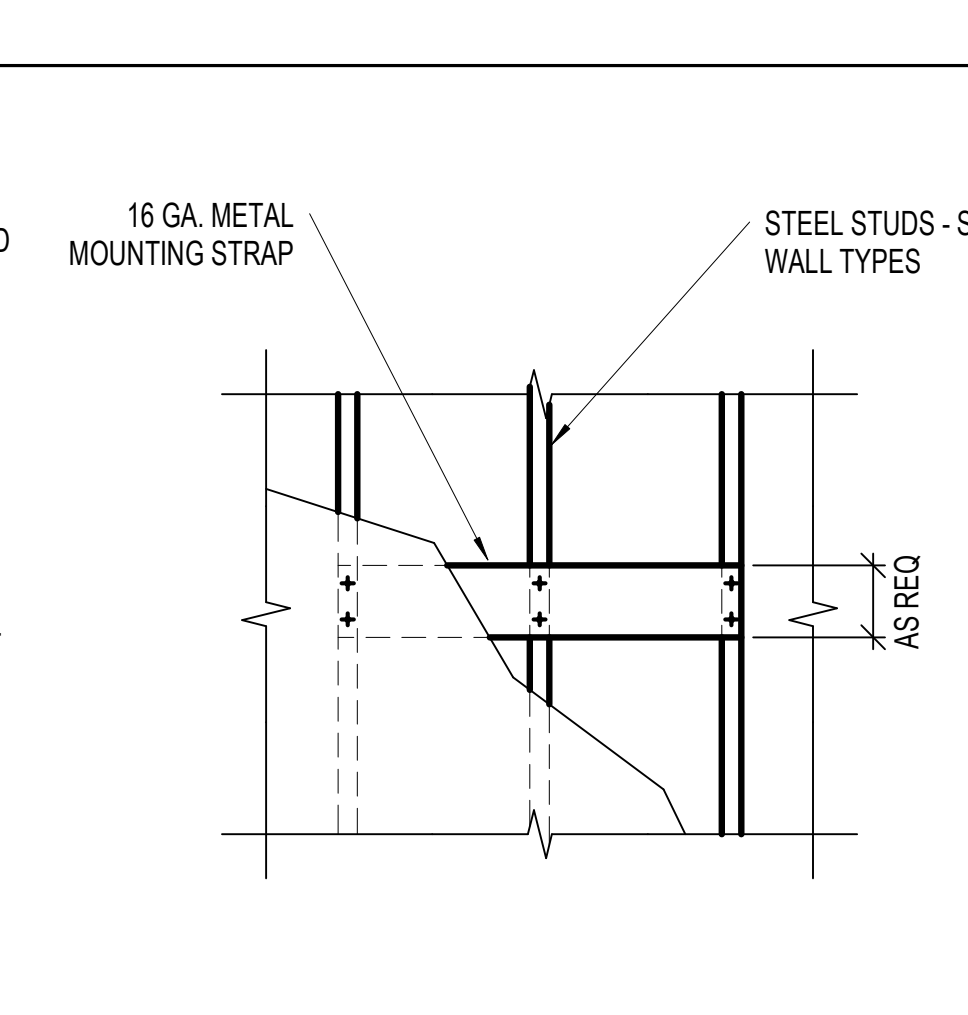
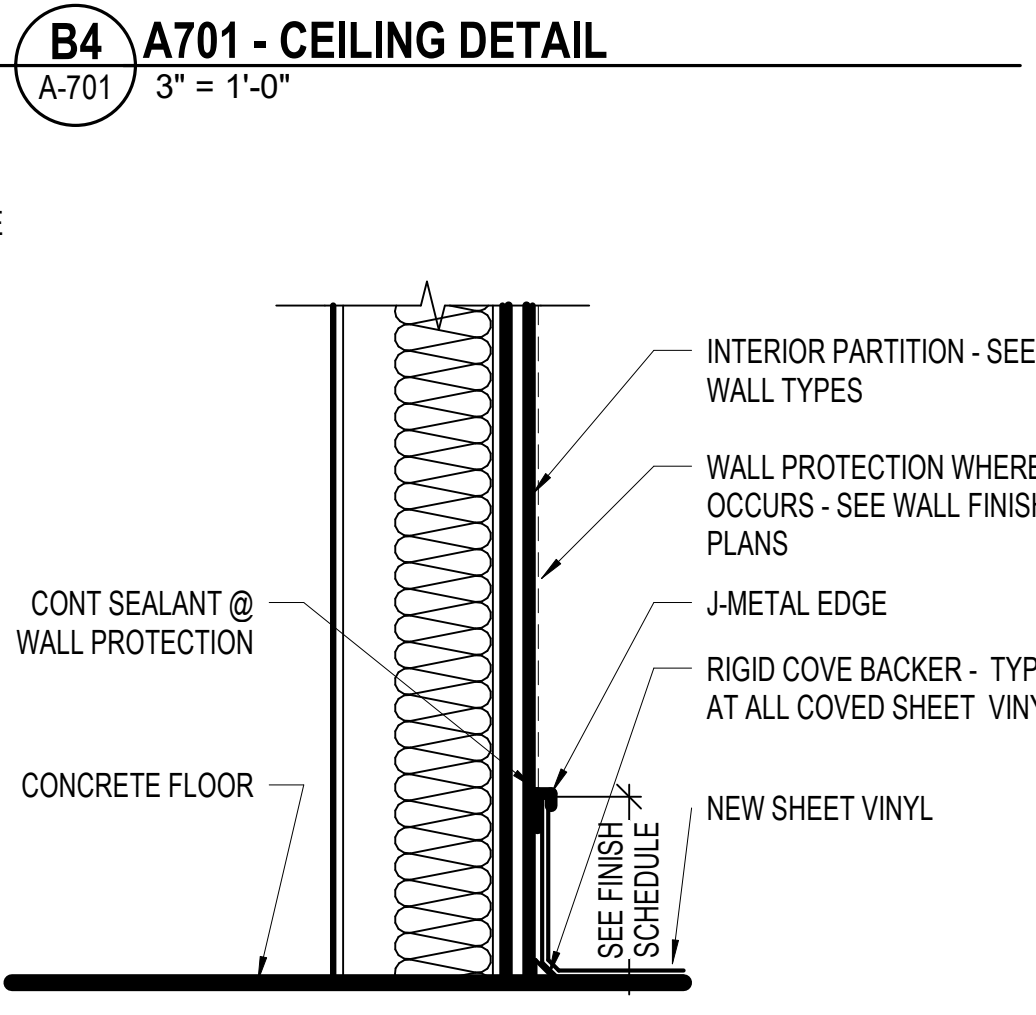
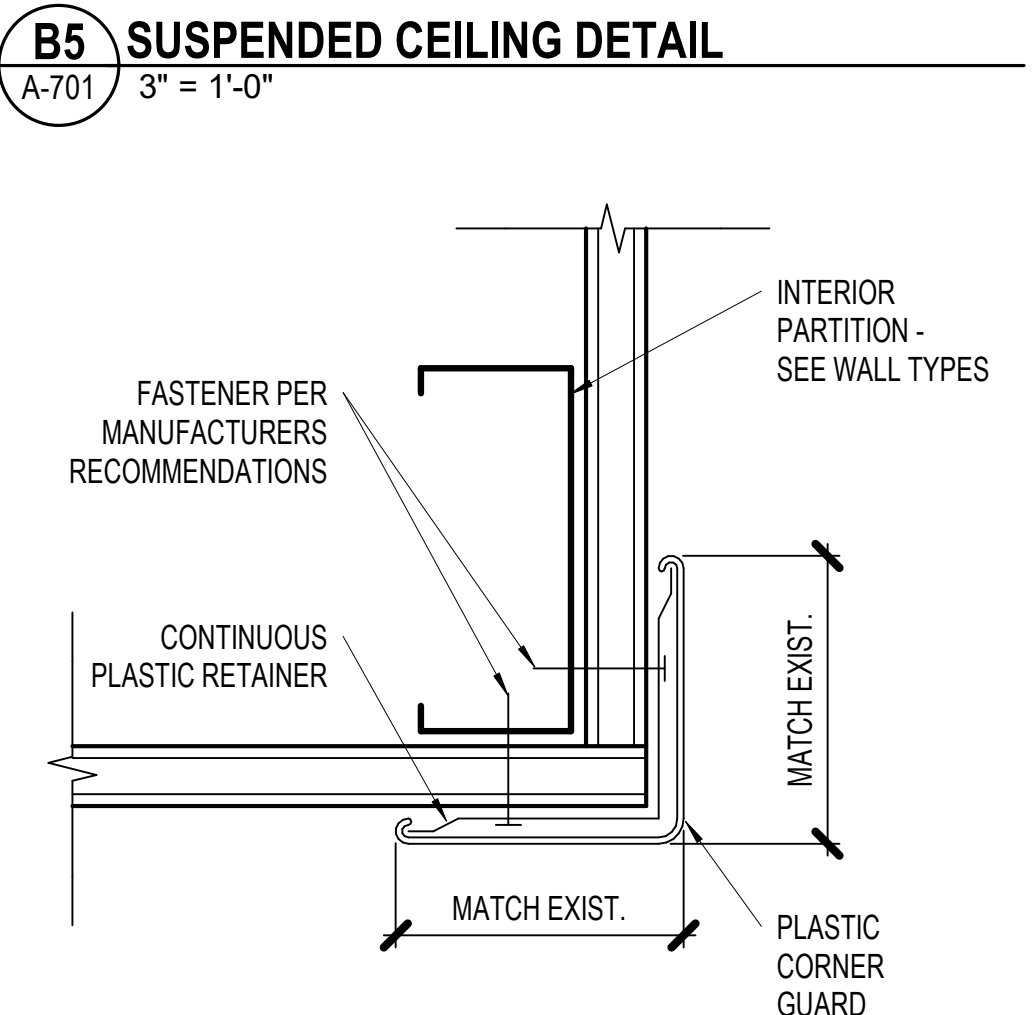
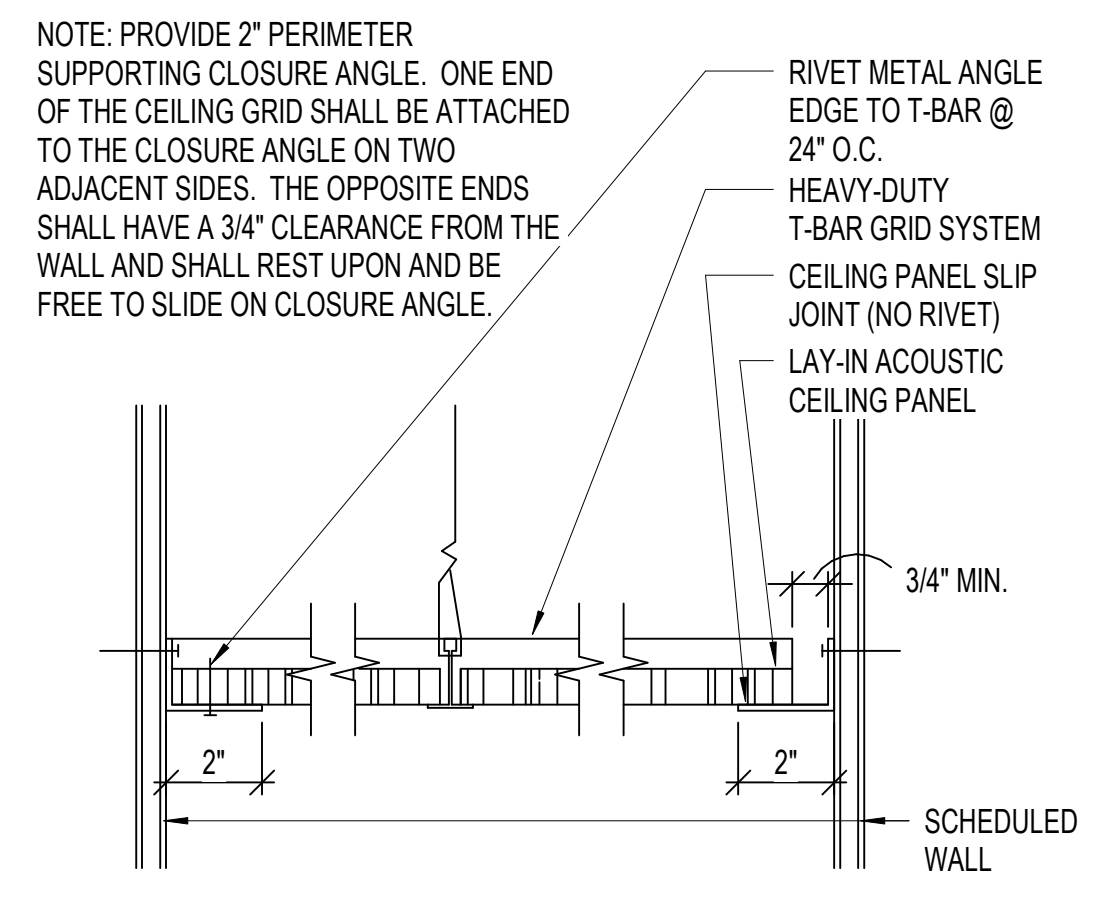
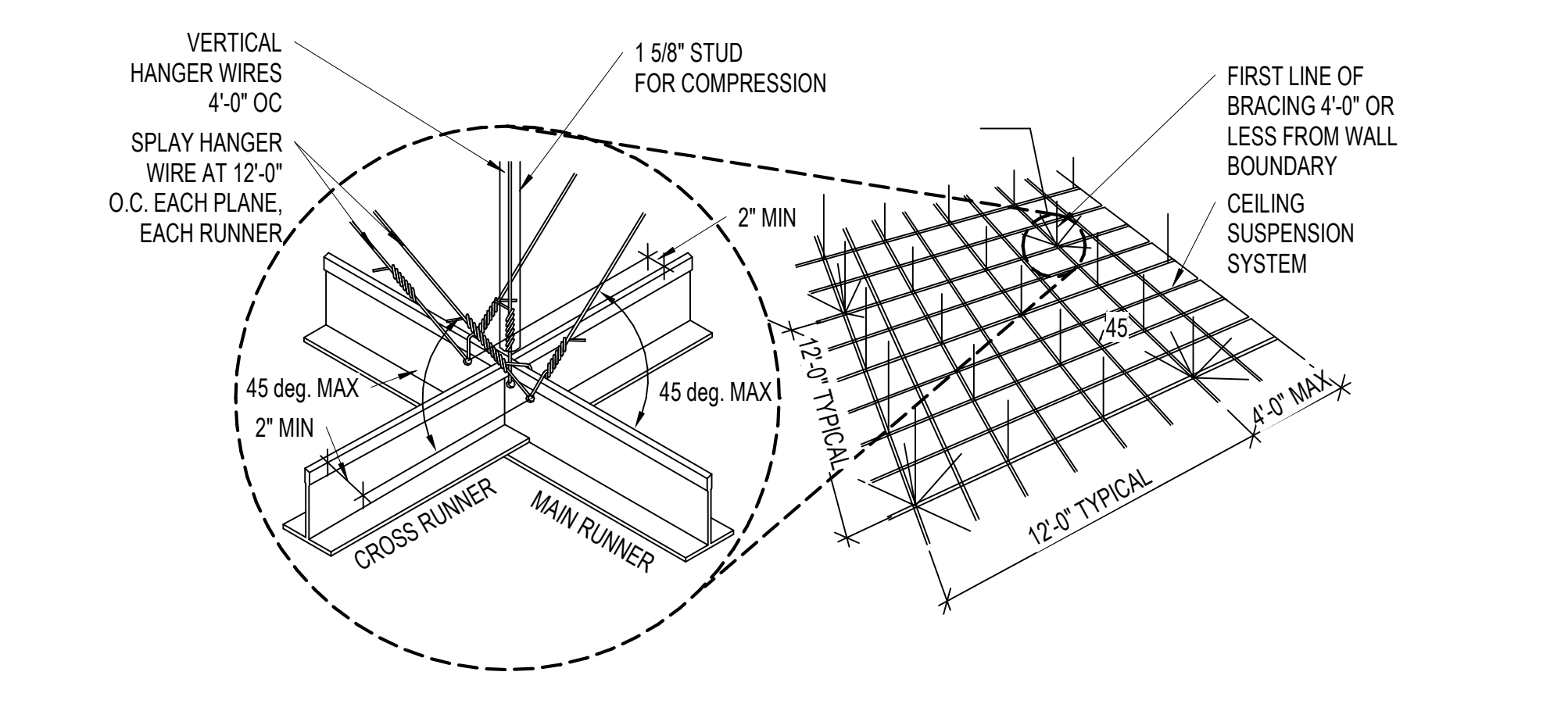
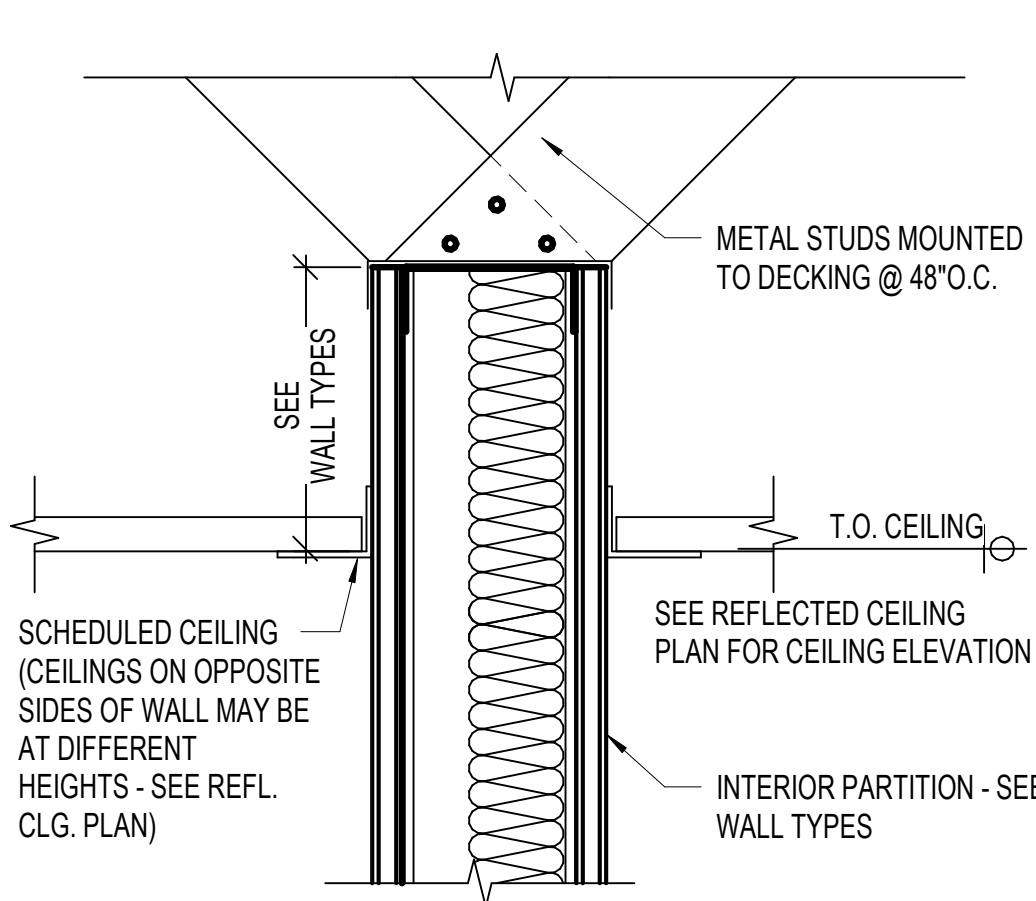
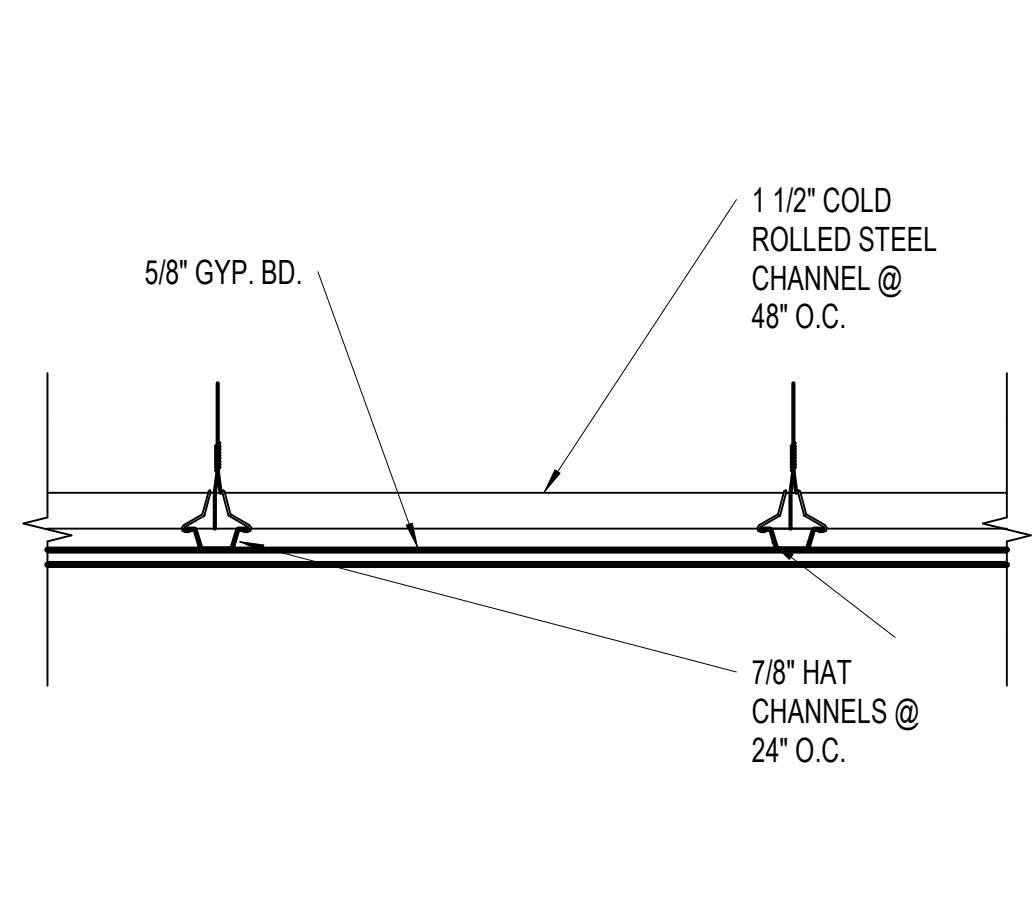
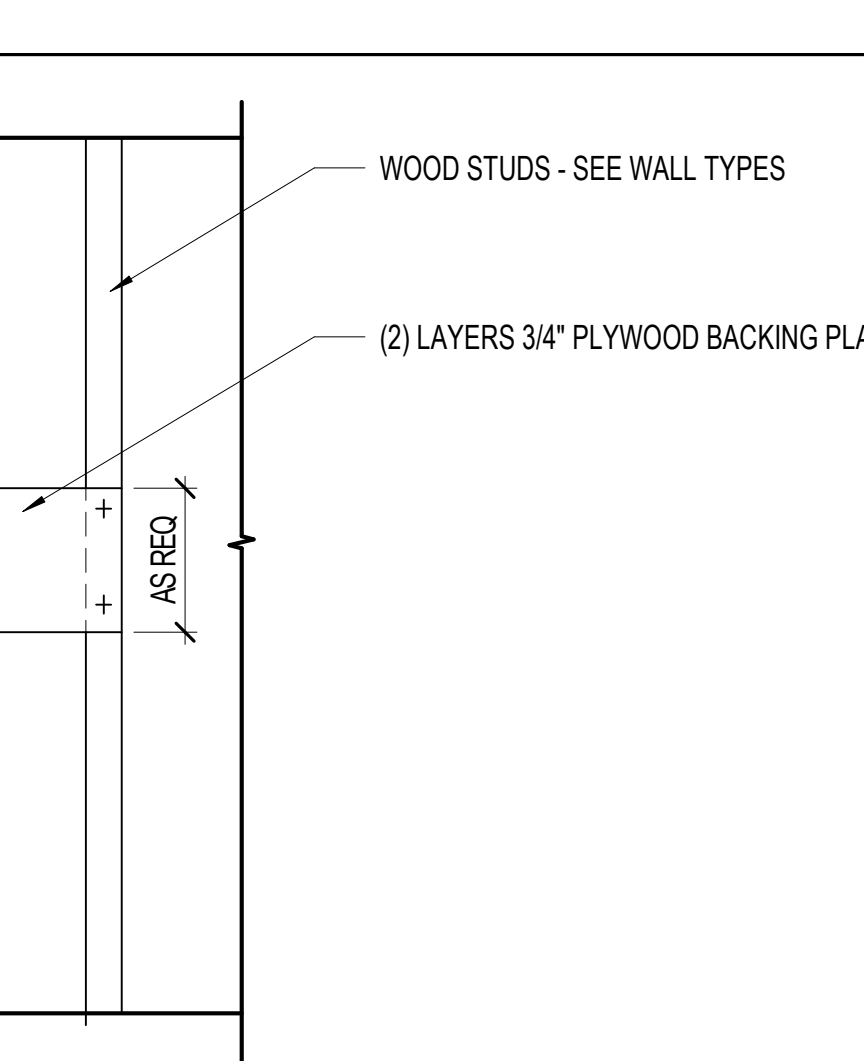
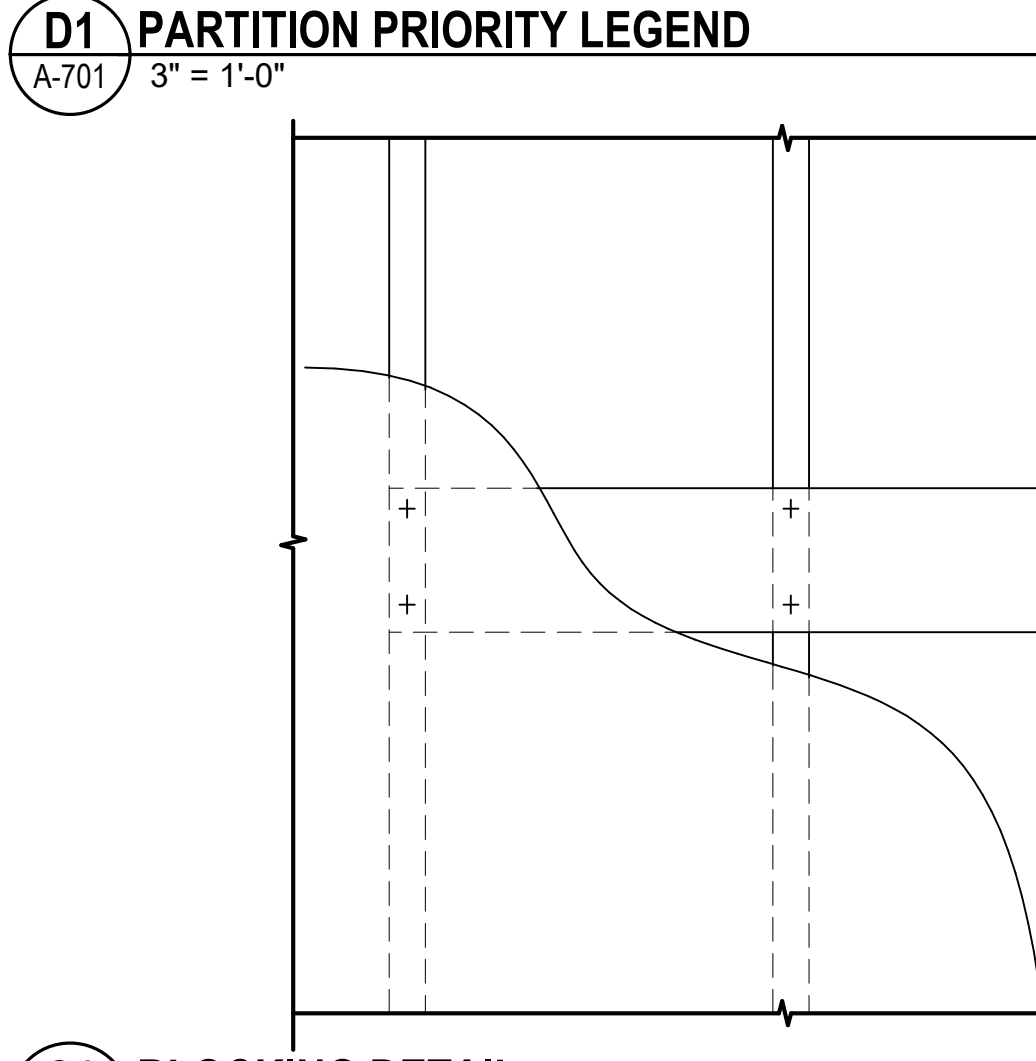
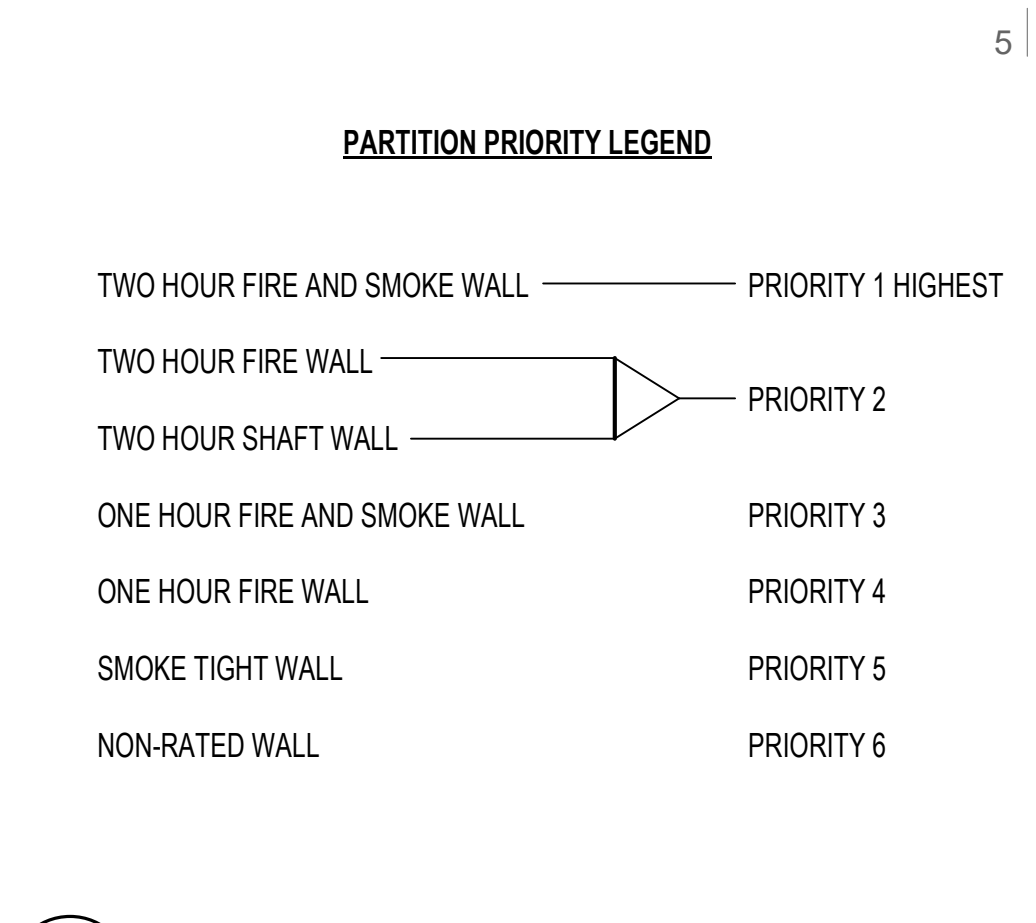
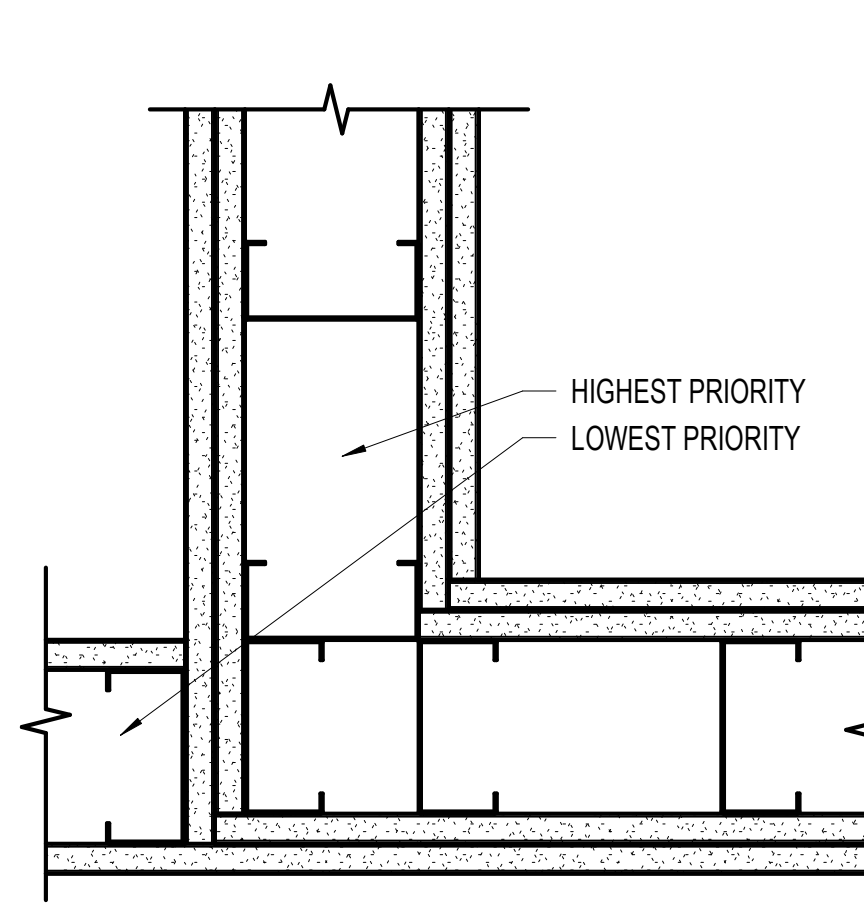
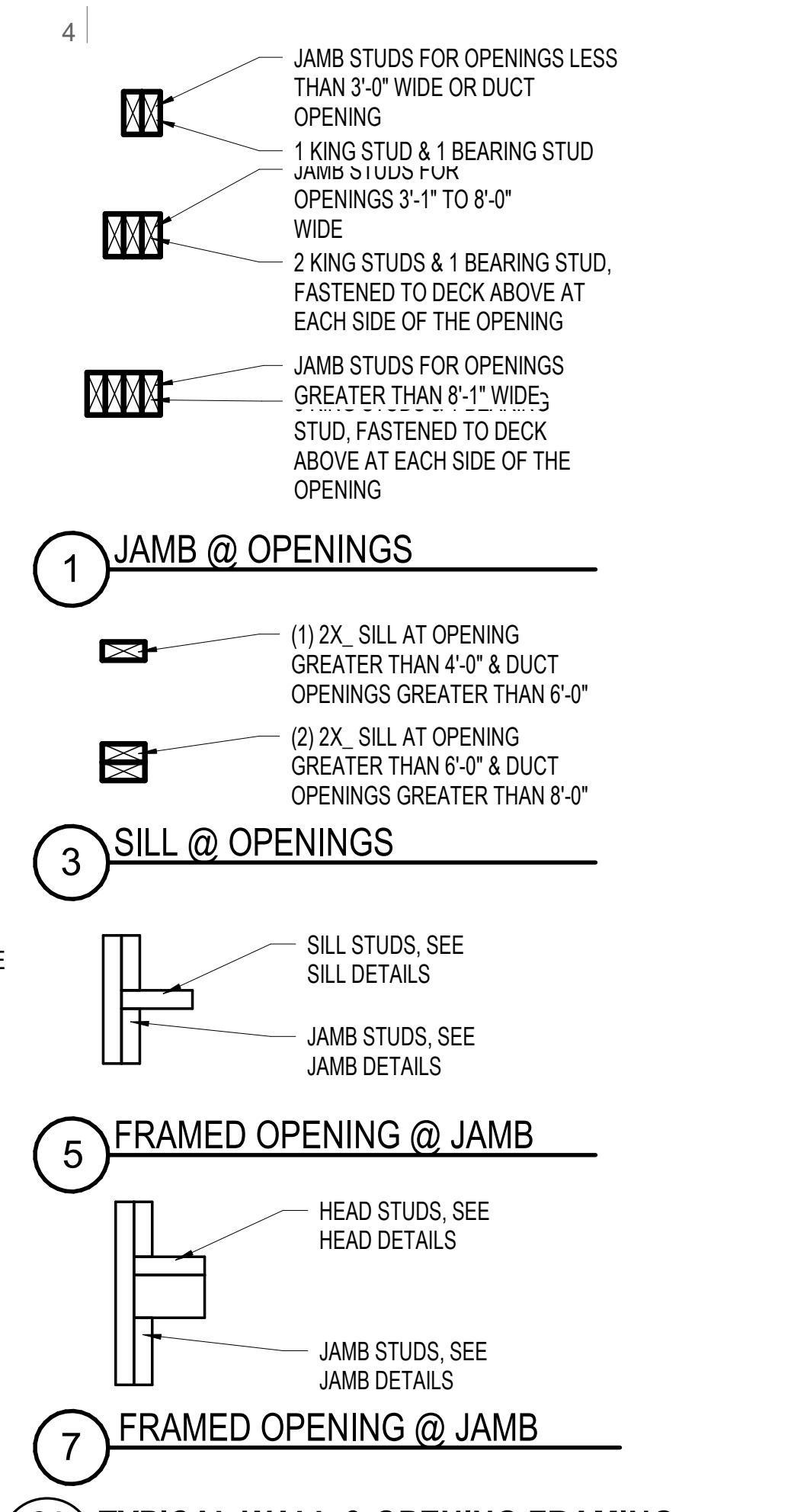
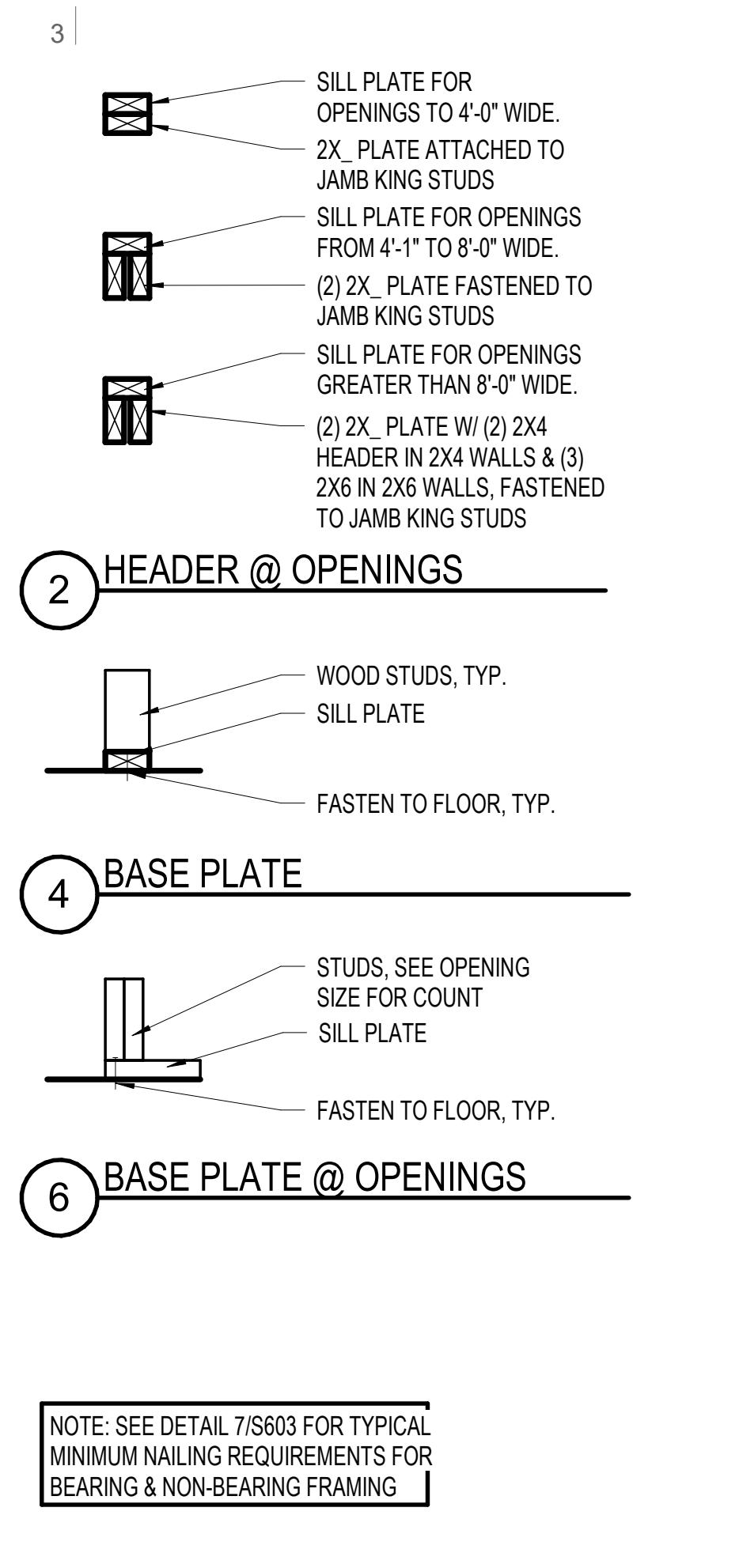
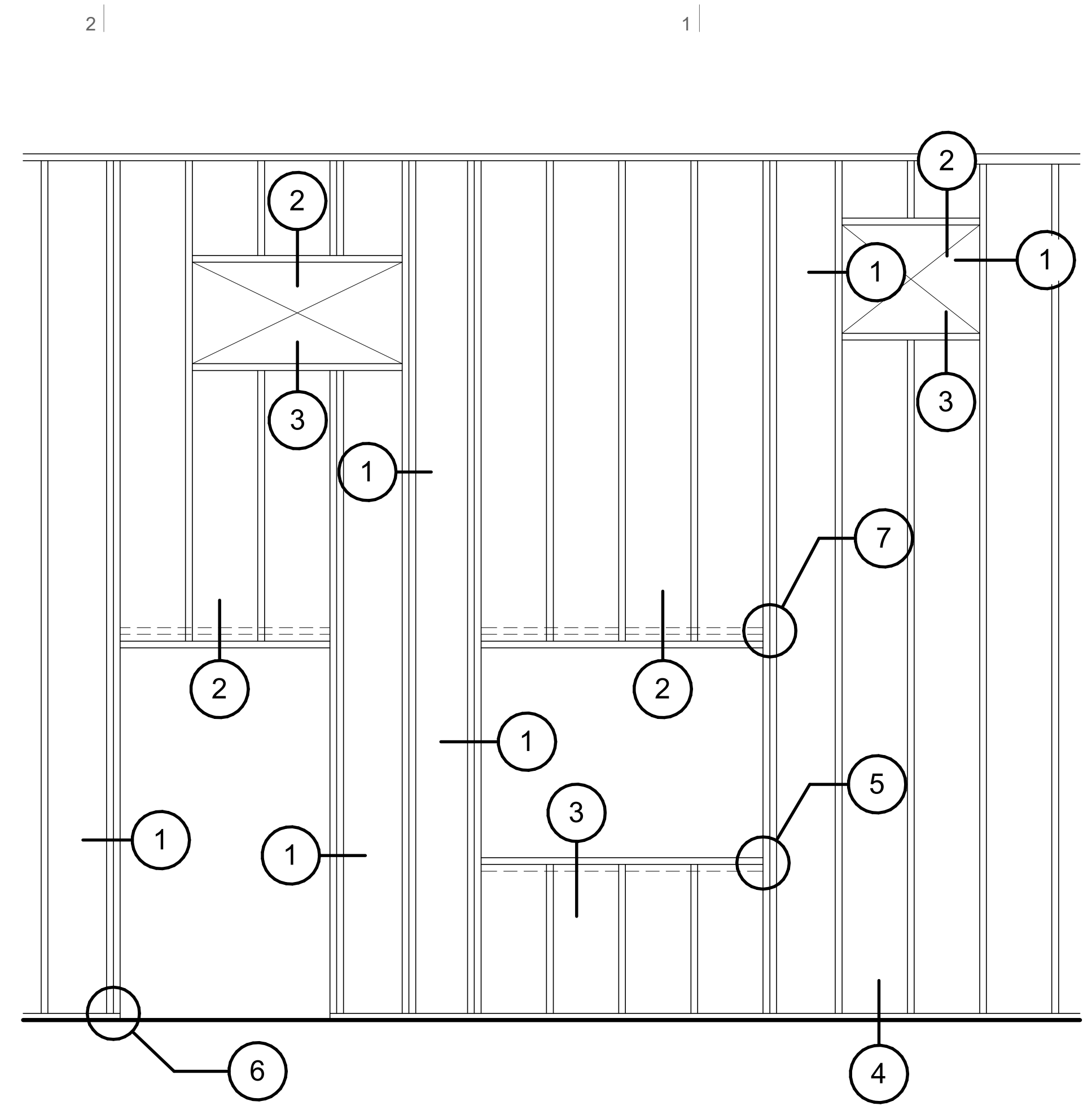
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**TYPICAL DETAILS**

**A-701**



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