

**PROJECT TEAM**

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**SHEET INDEX**

SHEET NUMBER	SHEET NAME	SITE PLAN 24/06/10	SITE PLAN REV #1 25/09/24	SITE PLAN REV #2 25/11/10
<b>COVER</b>				
CVR	COVER	X	REV	REV
<b>NOTES &amp; LEGENDS</b>				
G100	GENERAL NOTES AND LEGENDS	X	REV	X
G150	COMMENT REVIEW & RESPONSES			NEW
G300	ADA MOUNTING HEIGHTS	X	X	X
<b>CIVIL</b>				
C100	COVER SHEET		NEW	REV
C101	NOTES & LEGEND		NEW	REV
C200	CIVIL SITE PLAN	X	REV	REV
C201	UTILITY PLAN		NEW	REV
C300	GRADING & DRAINAGE PLAN	X	REV	REV
C400	STORMBRIXX DETENTION POND		NEW	REV
C401	DETAILS		NEW	REV
C402	DETAILS		NEW	REV
<b>ARCHITECTURAL</b>				
A001	SITE PLAN	X	REV	REV
A002	EXTERIOR LIGHTING & SIGNAGE	X	REV	REV
A003	EXTERIOR LIGHTING & SIGNAGE	X	REV	REV
A010	WOOD VERTICAL ASSEMBLIES			
A011	METAL VERTICAL ASSEMBLIES			
A012	CONCRETE VERTICAL ASSEMBLIES			
A020	HORIZONTAL ASSEMBLY TYPES			
A050	AREA PLANS	X	REV	REV
A055	EGRESS & PARTITION PLANS L1			
A056	EGRESS & PARTITION PLANS L2			
A057	EGRESS & PARTITION PLANS L3			
A101	FLOOR PLANS LEVEL 1	X	REV	REV
A102	FLOOR PLANS LEVEL_2	X	REV	X
A103	FLOOR PLANS LEVEL_3	X	REV	X
A110	FRAMING PLAN L1			
A111	FRAMING PLAN L2			
A112	FRAMING PLAN L3			
A120	REFLECTED CEILING PLAN L1			
A121	REFLECTED CEILING PLAN L2			
A122	REFLECTED CEILING PLAN L3			
A130	ROOF PLAN			
A160	SITE ADA PLANS	X	REV	REV
A201	ELEVATIONS	X	X	X
A202	ELEVATIONS	X	X	X
A301	BUILDING SECTIONS			
A302	BUILDING SECTIONS			
A303	BUILDING SECTIONS			
A310	WALL SECTIONS			
A401	WALL SECTIONS			
A500	TYPICAL DETAILS			
A560	LIFT DETAILS			
A601	DOOR AND WINDOW SCHEDULES			
A800	TRASH ENCLOSURE	X	REV	REV
A901	EXTERIOR AXONS	X	X	X
<b>ELECTRICAL</b>				
ES1-1	LIGHTING SITE PLAN		NEW	X
ES1-2	IES LIGHTING SITE PLAN - PHOTOMETRIC STUDY		NEW	X
ES3-1	EXTERIOR LIGHTING CUT SHEETS		NEW	X



**ZONING ANALYSIS**

**PARCEL INFORMATION & BUILDING TYPE:**

<b>PARCEL ID:</b>	02-0SWE-0005
<b>MOAB CITY ZONING:</b>	C-4 GENERAL COMMERCIAL ZONE
<b>LOT AREA ACRES:</b>	0.52 ACRES
<b>PERMITTED USE:</b>	EATING ESTABLISHMENTS PROFESSIONAL OFFICES RETAIL ESTABLISHMENTS
<b>OCCUPANCY:</b>	SEPARATED OCCUPANCIES A-2 ASSEMBLY M MERCANTILE B BUSINESS
<b>CONSTRUCTION TYPE:</b>	TYPE VA
<b>ALLOWABLE FLOOR AREA:</b>	MAX 34,500, 3 STORIES
<b>FIRE SUPPRESSION:</b>	SM, NFPA 13
<b>FIRE DISTRICT:</b>	MOAB VALLEY FIRE PROTECTION DISTRICT
<b>STREET IMPROVEMENT DISTRICT:</b>	MOAB CITY
<b>SANITARY DISTRICT:</b>	MOAB CITY WATER & SEWER DEPT

**SETBACKS & RESTRICTIONS:**

ZONING DISTRICT	MINIMUM AREA	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
C-4	N/A	50%	40' MAX
REQUIRED	N/A	50%	40' MAX
ACTUAL	N/A	11% COMPLIES	38' MAX - TO T.O. HIGHEST ROOF PARAPET WALL

ZONING DISTRICT	PROPERTY SETBACKS	REAR
C-4	FRONT (ROAD)	20 FEET
REQUIRED	FRONT (ROAD)	20 FEET
ACTUAL	COMPLIES	COMPLIES

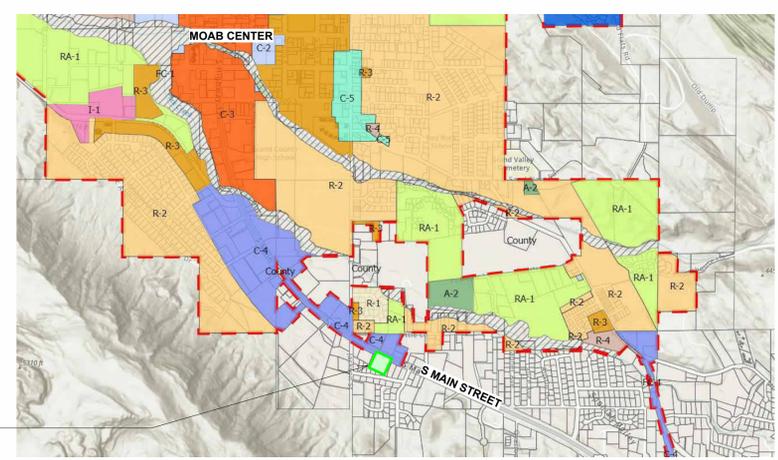
ZONING DISTRICT	LANDSCAPE BUFFERS	ABUTTING RESIDENTIAL ZONE
C-4	FRONT (ROAD)	10 FEET
REQUIRED	15 FEET	10 FEET
ACTUAL	COMPLIES	COMPLIES

**ZONING & DESIGN GUIDLINES:**

CODE SECTION	REQUIREMENT	PROVIDED	COMMENTS
17 - ZONING MOAB CITY	C-4 GENERAL COMMERCIAL ZONE	REF SECTION 17.27.020 PERMITTED USES & REGULATIONS	COMPLIES - "EATING ESTABLISHMENTS" "PROFESSIONAL OFFICES" "RETAIL ESTABLISHMENTS"
17.27.030 - MOAB CITY	AREA & WIDTH REQUIREMENTS	MAX LOT COVERAGE 50%	COMPLIES - 11% COVERAGE
17.27.030 - MOAB CITY	LOCATION REQUIREMENTS	FRONT YARD SETBACK 25 FT 0 FT SIDE & REAR SETBACKS	COMPLIES <i>TO MINIMIZE THE NEED FOR LARGE AMOUNTS OF FIRE RATED CONSTRUCTION, BUILDING TO BE SET BACK A MINIMUM OF 5 FT FROM THE SIDE PROPERTY LINE. BUILDING CURRENTLY PLANNED AT &gt; 10' FROM PROPERTY LINE.</i>
17.27.040 - MOAB CITY	SPECIAL PROVISIONS	15 FT LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET	COMPLIES <i>A BUFFER BETWEEN THE COMMERCIAL ZONE &amp; RESIDENTIAL ZONE BEYOND THE REAR PROPERTY LINE IS ALSO PROVIDED - 10 FT.</i>
17.09.220 - MOAB CITY	OFF STREET PARKING, NUMBER OF SPACES	EATING ESTAB. 1/200 SF RETAIL 1/300 SF OFFICE 1/300 SF	COMPLIES- 30 REQ & 30 PROVIDED <i>REF CIVIL PLANS FOR FINAL PARKING LOT DESIGN. CALCULATIONS FOR PARKING LOADING REQUIREMENTS ARE PROVIDED ON THE SITE PLAN A010 &amp; AREA PLAN A050 OF THIS DRAWING SET.</i>
ADA - 28 CFR	ACCESSIBLE SPACES	2x REQUIRED	COMPLIES- 3x PROVIDED <i>2x STANDARD &amp; 1x VAN ADA SPACES ARE PROVIDED</i>
17.09.064	OUTDOOR LIGHTING - TOTAL LIGHT OUTPUT	MAX 50,000 LUMEN P/ ACRE x 0.52 = 26,000 MAX LUMEN	COMPLIES <i>REFERENCE ELECTRICAL PLANS E002, LIGHTING FIXTURE SCHEDULE AND DETAILS.</i>
17.09.060 - 17.09.069	OUTDOOR LIGHTING - OTHER	LIGHTS TO BE FULLY SHIELDED & CONFINED WITHIN BOUNDARIES OF PROPERTY.	COMPLIES <i>LIGHTING OPERATION HOURS TO COMPLY WITH 17.09.065. NO LIGHT TRESPASS PERMITTED. LIGHTING IS PROVIDED AT FRONT BUILDING ENTRANCES FOR SAFETY &amp; SECURITY.</i>
17.09.210 - 17.09.340	OFF-STREET PARKING & LOADING	OFF-STREET PARKING & LOADING	COMPLIES <i>SITE PLAN COMPLIES WITH ALL STANDARDS LISTED THROUGHOUT THESE CODE SECTIONS. COMPUTATIONS FOR PARKING PROVIDED ON SHEETS A010 &amp; A050. REFER TO LANDSCAPE PLAN &amp; CIVIL PLANS FOR FINAL DETAILS REGARDING PARKING LOT DESIGN AND LANDSCAPING.</i>
17.10 - MOAB CITY	LANDSCAPE ORDINANCE	PROJECT TO COMPLY WITH ALL REQUIREMENTS OF LANDSCAPING ORDINANCE. REFER TO LANDSCAPE PLAN PRODUCED BY LANDSCAPE ARCHITECT FOR DETAILS.	

**VACINITY MAP**

<b>MOAB CITY ZONING:</b>	C-4
<b>LOT ID:</b>	02-0SWE-0005
<b>AREA SQFT:</b>	APPROX 22,770 SF
<b>AREA ACRES:</b>	0.52 ACRES
<b>MIN LOT AREA:</b>	N/A
<b>MIN BLDG FOOTPRINT:</b>	N/A
<b>FRONT SETBACK:</b>	25 FT.
<b>REAR SETBACK:</b>	0 FT.
<b>SIDE SETBACK:</b>	0 FT.
<b>MAX HEIGHT:</b>	40 FT.
<b>MAX BLDG PERCENT OF LOT:</b>	50%
<b>STREET LANDSCAPE BUFFER:</b>	15 FT.
<b>BUFFER ABUTTING RES ZONE:</b>	10 FT.



**SIGNATURES**



**SHUMWAY - MIXED USE**

1082 S MAIN STREET MOAB, UT 84532		NOT FOR CONSTRUCTION
<b>REVISIONS:</b>	PRE SITE PLAN APP	
24 03 22	SITE PLAN APPL	
24 06 10	SITE PLAN REV#1	
25 09 24	SITE PLAN REV#2	
25 11 10	SITE PLAN REV#2	

<b>SHEET NAME</b>	<b>SHEET NUMBER</b>
COVER	CVR

NOT FOR CONSTRUCTION

## ABBREVIATIONS

ABV above	GAL gallon	PSF pounds / square foot
ADJ adjacent	GB grab bar	PSI pounds / square inch
AFF above finished floor	GC general contract	PTN partition
ALUM aluminum	GL glass, glazing	PVC polyvinyl chloride
ALT alternate	GWB gypsum wall board	PVT pavement
ARCH architect (ural)	GV galvanized	PWD plywood
ASPH asphalt	GYP gypsum	R riser, radius
A/C air conditioning	HB hose bibb	RB rubber base
AVG average	HBD hardboard	RCP reflected ceiling plan
BD board	HC hollow core	RD roof drain
BLDG building	HCP handicap (ped)	REF reference
BLK block	HDR header	RF refrigerator
BLKG blocking	HDW hardware	RG range
BO bottom of	HO hollow metal	REG register
BR bedroom	HR horizontal	REIN reinforce (d) (ing)
BSMT basement	HT height	REQD required
C channel	HTG heating	REV revision (s), revised
CAB cabinet	HWD hardwood	RFG roofing
CTR center	HVAC heat/ventilate/A/C	RM room
CJ control joint	ID inside diameter	RO rough opening
CLG ceiling	INCL include (d) (ing)	ROW right of way
CLST closet	INSUL insulate (d) (ion)	RS rough sawn
CLR clear (ance)	INT interior	RUB rubber
CMU concrete msrnry unit	IRC int. residential code	S south
CO clean out	INV invert	SA smoke alarm
COL column	JST joint	SC solid core
CONC concrete	JT joint	SCH schedule
CONST construction	KIT kitchen	SD storm drain
CONT continuous	L length, angle	SECT section
CORR corridor	LAB laboratory	SHT sheet
CPT carpet (ed)	LAM laminate (d)	SHTG sheathing
CSMT casement	LAV lavatory	SIM similar
CT ceramic tile	LB pound	SN sink
DBL double	LBL label	SPD soap dispenser
DH double hung	LF lineal feet	SPEC specification
DIAG diagonal	LL live load	SO square
DIAM diameter	LT light	SSK service sink
DIM dimension (s)	MAS masonry	SS sanitary sewer
DN down	MATL material (s)	ST steel
DR door	MAX maximum	STD standard
DS downspout	MECH mechanic (al)	STN stone
DTL detail	MTL metal	STO storage
DW dish washer	MFR manufacture (r)	STR structural
DWG drawing	MH manhole	SUSP suspended
DWR drawer	MIN minimum	T tread
E east, egress	MISC miscellaneous	TB towel bar
EA each	MLD molding, moulding	TE telephone
EJ expansion joint	MOV movable	THK thick (ness)
EL elevation	MT mount (ed) (ing)	TO top of
ELEC electric (al)	MW microwave oven	TPH toilet paper holder
EPDM elastomeric mmbmre	N north	TS tube steel
EQ equal	NAT natural	TV television
EQPT equipment	NIC not in contract	TYP typical
EXIST existing	NOM nominal	T&G tongue and groove
EXT exterior	NTS not to scale	UE underground electric
FC faucet	OC on center (s)	UL underwriters laboratory
FD floor drain	OD outside diameter	UNO unless ntd otherwise
FDTN foundation	VCT vinyl composition tile	VERT vertical
FE fire extinguisher	OPG opening	VR vapor retarder
FEE finished floor elevation	OPP opposite	W west, wide, width
FIN finish	PERF perforate	W with
FLG flashing	PERIM perimeter	WC watercloset
FLR floor (ing)	PL plaster	WD wood
FOC face of concrete	PLAM plastic laminate	WDW window
FOF face of finish	PLAS plastic	WF wide flange
FOS face of stud	PLF pounds per lineal feet	W/O without
FRMG framing	PLT plate	WP waterproof (ing)
FT foot	PNL panel	WS water supply
FTG footing	PNT paint (ed)	
GA gage, gauge	PP pair	

## SITE MANAGEMENT NOTES

- GENERAL:**
- BUILDING FOOTPRINT SHALL BE LOCATED BY A CERTIFIED SURVEYOR & BE REVIEWED AND APPROVED BY ARCHITECT BEFORE COMMENCING WORK.
  - CONTRACTOR SHALL REMOVE VEGETATION, TREES, STUMPS, DEBRIS AND EXISTING STRUCTURES, INCLUDING PAVEMENT, SIDEWALK, BUILDING FOUNDATION, ABANDONED UTILITIES AND EXISTING TOPSOIL IN ALL AREAS OF DEVELOPMENT.
  - DO NOT DISTURB SITE BEYOND LIMITS OF CONSTRUCTION AS SET FORTH WITHIN THIS DRAWING SET.
  - ALL SURFACES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND OR RE-LANDSCAPED AS SET FORTH IN THE LANDSCAPE PLAN OR TO MATCH EXISTING WHERE NOT NOTED, SUCH THAT THEY BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL AREAS.
  - NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION, TERRAIN, ROCKS, ETC. KEEP MATERIALS AND WORKMEN WITHIN CONSTRUCTION FENCE TO PREVENT DAMAGE TO NATURAL TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT WHICH CONTRACTOR'S/ SUBCONTRACTOR'S EXPENSE.
  - ANY AREAS EXTENDING BEYOND THE IMMEDIATE BUILDING SITE THAT ARE DISTURBED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO, DRAINAGE FACILITIES AND UTILITY (SEWER, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.
  - ALL TRADES SHALL BE RESPONSIBLE FOR COMPLETING SITE INVESTIGATION TO IDENTIFY SCOPE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.
  - ALL PROPERTY AND HOLDINGS LINES AS WELL AS ALL SPOT ELEVATIONS SUCH AS TOP OF PWD IN RELATION TO EXISTING GRADE, SHALL BE FIELD VERIFIED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
  - HOUSE ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER THROUGHOUT CONSTRUCTION, SO THAT IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.
  - ALL RETAINING WALLS TO HAVE DRAIN TILE SURROUNDED BY 3/4" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" OC. (TYP). REFER TO SOILS REPORT FOR FURTHER INFORMATION.
  - 3'-0" NON COMBUSTIBLE SPACE AROUND HOUSE PERIMETER IS REQUIRED 30'-0" DEFENSIBLE SPACE AROUND HOUSE PERIMETER IS STRONGLY RECOMMENDED

### UTILITIES:

- CONTRACTOR SHALL CONFIRM WITH EACH APPLICABLE AGENCY THAT ALL UTILITIES (SEWER, POWER, WATER, ETC.) ARE LOCATED AS SHOWN AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.
- ALL UTILITIES ARE TO BE BURIED, AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
- UTILITY ROUTING AND CONDUIT TRENCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HOLDING PERMITS AND UTILITIES DEPARTMENT.
- ELECTRICAL METER SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
- WATER SUPPLY LINE SHALL BE 1 1/2" OD POLYETHYLENE AND 8'-0" BELOW GRADE, UNLESS REQUIRED OTHERWISE BY THE LOCAL JURISDICTION OR CODE.

### EXCAVATION

- ANY EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN GEOTECHNICAL REPORT.
- FINISH GRADE SHALL BE A MINIMUM OF 8 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR.
- FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 10'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 UNLESS NOTED OTHERWISE. - GEOTECHNICAL REPORT TO SUPERCEDE ANY FURTHER CONFLICTS.
- THERE SHALL BE AN EVEN SLOPE BETWEEN NEW GRADES, UNLESS NOTED OTHERWISE. MEET EXISTING GRADES AT A MAXIMUM SLOPE OF 1'-0" VERTICAL TO 2'-0" HORIZONTAL AND A RECOMMENDED SLOPE OF 1'-0" VERTICAL TO 10'-0" HORIZONTAL. ALL FINISHED EARTH GRADES TO BE 1" BELOW ADJACENT WALKS AND DRIVES UNLESS OTHERWISE NOTED. DITCHES TO HAVE SMOOTH CONTOURS TO FACILITATE USE OF LAWN MOWERS WHERE APPLICABLE.
- THE UNDER FLOOR GRADE SHALL BE CLEARED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED, AND ALL CRAWL SPACES SHALL BE CLEARED OF ALL CONSTRUCTION DEBRIS BEFORE STRUCTURE IS OCCUPIED.

### FIRE SUPPRESSION

- WHEN FIRE SUPPRESSION SYSTEM IS REQUIRED, SPRINKLER SYSTEM DESIGN AND LAYOUT SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
- FIRE SUPPRESSION ENGINEER OF RECORD SHALL BE CONTACTED BY GENERAL CONTRACTOR TO PERFORM ON-SITE OBSERVATION VERIFYING THE INSTALLATION IS IN ACCORDANCE WITH PLANS PROVIDED

### STAGING NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM ANY APPLICABLE ARCHITECTURAL REVIEW COMMITTEE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS AS INDICATED ON SITE PLAN.
- ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE ASPHALT SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CULVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DEVELOPMENT OR OVERSEEING JURISDICTION.
- GRAVEL CONSTRUCTION ENTRANCE IS TO BE CONSTRUCTED WITH A MIN. OF 2" OF 3/4" SCREENED ROCK TO COVER ALL DRIVEWAYS PARKING, AND LAY DOWN AREAS TO BE PLACED AT START OF CONSTRUCTION, AND A RECOMMENDATION OF A MIN. OF (8") MIN OF 3" PITRUM OVER A GEOTECHNICAL SEPARATION FABRIC.
- ANY USE OF ANY FIRE HYDRANT IS PROHIBITED FOR USE BY ANY OTHER THAN THE GOVERNING FIRE DEPARTMENT.
- ALL WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT PROJECT COMPLETION. FURTHER, CONCRETE WASHOUT WITHIN ROADSIDE DITCHES IS STRICTLY PROHIBITED.

## MOISTURE CONTROL

- SLOPE PATIO SLABS, WALKS AND DRIVEWAYS A MINIMUM OF 1/8" PER FT AWAY FROM U.N.N., TAMP BACK FILL IN 6" LAYERS TO PREVENT SETTLING, AND SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A RATE AS PERSCRIBED BY THE GEOTECHNICAL ENGINEER.
- INSTALL PROTECTED DRAIN TILE AT FOOTINGS PER SITE SPECIFIC GEOTECHNICAL REPORT. DISCHARGE TO OUTSIDE GRADE (DAYLIGHT) OR TO A SUMP PUMP. NO SURFACE OR ROOF DRAINAGE SHALL BE ROUTED TO ANY PART OF THE FOOTING DRAIN TILE SYSTEM.
- DRAINS OR SUMP PUMPS IN BASEMENT AND CRAWL SPACE FLOORS TO DISCHARGE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION OR INTO AN APPROVED SEWER SYSTEM. PROVIDE SEALED (GASKET) SUMP PUMP COVER IN AREAS WHERE RADON IS OF CONCERN.
- PROVIDE CAPILLARY BREAKS BENEATH CONCRETE SLABS, INCLUDING BASEMENT FLOORS.
- DAMP-PROOF OR WATERPROOF ALL EXTERIOR SURFACES OF BELOW-GRADE FOUNDATION WALLS.
- DIRECT ROOF WATER AWAY FROM THE STRUCTURE USING GUTTERS AND DOWNSPOUTS THAT EMPTY INTO LATER PIPING THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE A MINIMUM OF 10 FT. FROM THE FOUNDATION. ROOFS DESIGNED WITHOUT GUTTERS ARE ACCEPTABLE IF THEY ARE DESIGNED TO DEPOSIT RAINWATER TO A GRADE-LEVEL ROCK BED WITH WATERPROOF LINER DRAIN PIPE THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE, AS SPECIFIED ABOVE. WHEN LOT SPACE LIMITS OR PREVENTS REQUIRED GRADING, DIRECT ROOF WATER TO AN UNDERGROUND CATCHMENT SYSTEM (NOT CONNECTED TO THE FOUNDATION DRAIN TILE SYSTEM) THAT DEPOSITS WATER A MINIMUM OF 10 FT. FROM THE FOUNDATION. RAINWATER HARVESTING SYSTEMS MAY BE USED TO MEET THIS REQUIREMENT WHEN THEY ARE DESIGNED TO PROPERLY DRAIN OVERFLOW, MEETING DISCHARGE DISTANCE REQUIREMENTS ABOVE.
- INSTALL MOISTURE-RESISTANT MATERIAL AND MOISTURE-PROTECTIVE SYSTEMS IN VULNERABLE AREAS TO PREVENT THE GROWTH OF MOLD. INSTALL WATER-RESISTANT HARD-SURFACE FLOORING IN KITCHENS, BATHROOMS, ENTRYWAYS, LAUNDRY AREA & UTILITY ROOMS. DO NOT INSTALL WALL-TO-WALL CARPET ADJACENT TO TOILETS AND BATHING FIXTURES.
- INSTALL MOISTURE-RESISTANT BACKING MATERIAL (I.E., CEMENT BOARD OR THE EQUIVALENT, BUT NOT PAPER-FACED WALL BOARD) BEHIND TUB AND SHOWER ENCLOSURES.
- INSTALL ALL CONDENSATE DISCHARGE ACCORDING TO IRC SECTION M1411.3.
- INSULATE PIPING INSTALLED IN EXTERIOR WALLS.
- DO NOT INSTALL CONTINUOUS VAPOR BARRIERS ON THE INTERIOR SIDE OF EXTERIOR WALLS THAT HAVE HIGH CONDENSATION POTENTIAL (E.G., BELOW-GRADE EXTERIOR WALLS IN MOST CLIMATES AND ABOVE GRADE EXTERIOR WALL IN WARM-HUMID CLIMATES). EXAMPLE: AN INTERIOR STUD WALL ERRECTED NEXT TO A BELOW-GRADE BASEMENT WALL AND INSULATED WITH MINERAL WOOL FIBERGLASS OR CELLULOSE INSULATION SHOULD NOT HAVE FOIL-FACED PAPER, POLYETHYLENE FILM OR VINYL WALLPAPER ON ITS INTERIOR SURFACE. WATER VAPOR PASSING FROM THE BELOW-GRADE INSULATION THROUGH THE BELOW-GRADE CONCRETE OR CMU WALL WILL PASS EASILY THROUGH THE INSULATION MATERIALS, BUT ACCUMULATE ON MICROCLIMATE. USING MATERIALS OF 2 PERMS OR MORE ON THE INTERIOR OF THE WALLS ALLOWS IT TO DRY INTO THE BASEMENT.
- DO NOT INSTALL BUILDING MATERIALS THAT HAVE VISIBLE SIGNS OF WATER DAMAGE OR MOLD. IN ADDITION, INTERIOR WALLS SHALL NOT BE ENCLOSED (E.G., WITH DRYWALL) IF EITHER THE FRAMING MEMBERS OR INSULATION HAS A HIGH MOISTURE CONTENT. FOR BELOW-GRADE INSULATION, FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS. LUMBER SHOULD NOT EXCEED 18% MOISTURE CONTENT.
- GARAGE FLOOR DRAINS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN IN TO LANDSCAPED/LINED HOLDING PONDS TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SWPPP % EPA REQUIREMENTS.

## AIR CONTROL

- PROVIDE A CONTINUOUS AIR BARRIER BEHIND TUB AND SHOWER LOCATIONS AT ALL EXTERIOR WALLS. INSULATION TO BE INSTALLED BEHIND ENCLOSURE IS INSTALLED.
- SEAMS BETWEEN SUBFLOOR AND BOTTOM PLATE TO BE SEALED WITH CAULK.
- SEAMS BETWEEN TOP PLATE, FLOOR JOISTS, AND ROOF JOISTS TO BE SEALED WITH CAULK.
- SEAMS BETWEEN KING AND TRIMMER STUDS AT WINDOWS AND DOORS TO BE SEALED WITH CAULK.
- SEAL HOLES IN ELECTRICAL BOXES LOCATED ON EXTERIOR WALLS WITH EITHER LOW EXPANSION FOAM OR USE AN AIR TIGHT BOX.
- SILL SEAL PROVIDED BETWEEN TREATED WOOD SILL PLATES AND CONCRETE STEMS OR SLABS.

## SYMBOL LEGEND

<b>Room name</b>			
101		ROOM DESIGNATION	
150 SF			
	MATERIAL FINISH		
	ASSEMBLY TYPE		
	MATERIAL INDICATOR		
X		HORIZONTAL ASSEMBLY INDIC.	
101		DOOR INDICATOR	
1t		WINDOW INDICATOR	
1i		ACCESSORY INDICATOR	
	MATERIAL FINISH		
	ASSEMBLY TYPE		
	MATERIAL FINISH		
	ASSEMBLY TYPE		
VCT		FLOOR MATERIAL TRANSITION INDIC.	
	DETAIL LOCATION ON SHEET		
	DRAWING TITLE		
	DRAWING SCALE		
	SHEET WHERE REFERENCED		
XXXX		ELEVATION INDICATOR	
	RECESSED FLOOR SLAB		
	INTERIOR ELEVATION REFERENCE		
	LOCATION ON SHEET WHERE DRAWN		
	EXTERIOR ELEVATION REFERENCE		
	DETAIL REFERENCE		
	LEVEL CHANGE INDICATOR		
	SECTION REFERENCE		
	REVISION INDICATOR		

## GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH ALL STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND / OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "E" ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR AND TAKE-OFFS.
- SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND ASHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS OR HER TRASH AND DEBRIS.
- ALL WELDING AND METAL WORK TO BE REVIEWED BY THE ARCHITECT. ANY INFERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORKED ACCORDING TO THE ARCHITECT'S DIRECTION. CALL THE ARCHITECT TO INSPECT ALL STRUCTURAL EXPOSED STEEL, BRIDGES, STAIRS, GUARDRAILS, OR SPECIALTY DESIGN FEATURES LOCATED ANYWHERE WITHIN THE SCOPE OF THE WORK.

## SHOP DRAWINGS NOTES

- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL ELEMENTS REQUIRING CUSTOM FABRICATION IN ADDITION TO ANY STRUCTURAL ITEMS REQUIRED BY THE STRUCTURAL ENGINEER. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. ANY SHOP DRAWINGS OR PRODUCT DATE NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. ALL DIMENSIONS SHALL BE VERIFIED BY GENERAL CONTRACTOR ON SITE.
- ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES SHALL NOT BE CONSIDERED ALLOWED AFTER THE ARCHITECT'S REVIEW, UNLESS NOTED ACCORDINGLY BY THE ARCHITECT.
- THE ARCHITECT RESERVES THE RIGHT TO ALLOW OR NOT ALLOW ANY CHANGES TO THE ORIGINAL CONTRACT DRAWINGS AT ANY TIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND WHICH ARE NOT NOTED AS ALLOWED BY THE ARCHITECT OR STRUCTURAL ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS OMITTED OR SHOWN INCORRECTLY ARE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS.
- REVIEWING OF SHOP DRAWINGS IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS SHALL REST WITH THE CONTRACTOR.
- SHOP DRAWINGS WILL BE RETURNED FOR RE-SUBMITTAL IF MAJOR ERRORS ARE FOUND DURING REVIEW.
- ALLOW A MINIMUM OF FIVE WORKING DAYS FOR REVIEW OF SHOP DRAWINGS BY THE ARCHITECT.

## REQ'D SUBMITTALS

### GENERAL:

- CONSTRUCTION SCHEDULE
- CONSTRUCTION BUDGET
- RADON MITIGATION PLAN & DETAILS
- DOCUMENTATION OF SITE INSPECTIONS FROM STRUCTURAL ENGINEER & GEOTECHNICAL ENGINEER AS OUTLINED BY EACH ENTITY
- CONTRACT W/ RECYCLING COMPANY
- OPERATIONS & MAINTENANCE MANUAL
- UNDERGROUND UTILITIES RECORD DRAWINGS
- WEEKLY OR BI-WEEKLY CONSTRUCTION REPORTS AND PHOTOS DESCRIBING ALL WORK PERFORMED, ANY BUDGET ITEMS, & UP COMING SCHEDULE DEADLINES

### FIRE SUPPRESSION:

- FIRE SUPPRESSION DESIGN & LAYOUT, IF REQUIRED
- DOCUMENTATION OF FIRE SUPPRESSION ENGINEERS SITE REVIEW

### MECHANICAL:

- MECHANICAL ROOM EQUIPMENT LAYOUT
- ROOF PENETRATION PLAN
- MECHANICAL DESIGN & SHOP DRAWINGS WHERE MECHANICAL DESIGN IS NOT PROVIDED AS PART OF ARCHITECTS SCOPE
- BLOWER DOOR TEST RESULTS

### ELECTRICAL:

- ELECTRICAL WALK THROUGH REQUIRED, COORD. W/ ARCH, ID, OWNER
- LIGHTING FIXTURES, BOTH INT & EXT

### PLUMBING:

- PLUMBING FIXTURES
- STRUCTURAL:
- STEEL SHOP DRAWINGS
- TIMBER SHOP DRAWINGS
- PRE-MANUFACTURED TRUSS SHOP DRAWINGS, AS APPLICABLE

### THERMAL & MOISTURE PROTECTION:

- VAPOR BARRIER SPECS & SUBMITTAL SHEETS
- INSULATION SPECS & SUBMITTAL SHEETS
- BELOW SLAB INSULATION WALK THROUGH, REVIEW, & APPROVAL REQUIRED, COORD. W/ ARCH

### OPENINGS:

- DOOR AND WINDOW MFR. SHOP DRAWINGS & SUBMITTAL SHEETS
- ROUGH OPENING WALK THROUGH REQUIRED, COORD. W/ ARCH

### FINISHES:

- MATERIAL SAMPLES & MOCKUPS AS REQUIRED - SEE MATERIAL LEGEND
- SNOW GUARD AND GUTTER SHOP DRAWINGS & SUBMITTAL SHEETS
- CABINET SHOP DRAWINGS, SAMPLES & MOCKUPS AS REQUIRED

## MATERIAL LEGEND

	EARTH/COMPACT FILL		PLYWOOD
	GRAVEL/POROUS FILL		PARTICLEBOARD
	CONCRETE (PRECAST OR CAST IN PLACE)		GYPSUM BOARD
	SAND/MORTAR/PLASTER/GROUT		GLASS (SECTION)
	CONCRETE BLOCK(CMU)		NSULATION
	STEEL		RIGID INSULATION
	ALUMINUM		WOOD GLULAM
	CONTINUOUS WOOD BLOCKING		BRICK VENEER
	NON-CONTINUOUS WOOD BLOCKING		GLASS
	WOOD FINISH		

# A R C H

## ARCHITECTURAL SQUARED

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## SHUMWAY - MIXED USE

1082 S MAIN STREET  
MOAB, UT 84532

### REVISIONS:

24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

### SHEET NAME

**GENERAL NOTES AND LEGENDS**

### SHEET NUMBER

**G100**

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

## P&Z COMMENTS - SITE PLAN REV 2

DRT COMMENT RESPONSE REPORT TO #24-0029\_SHUMWAY 1082 HWY 191 SITE PLAN ROUND 2  
RECEIVED FROM JOHANNA BLANCO, 10/08/2025

### A. ENBRIDGE GAS UTAH

i. A gas main and service is located in the rear of the lot. We will need to ensure that it is covered by a PUE and have the Enbridge Gas Signature Block on the final plat. If there are any questions please contact Callie Whitney at 435-210-0935.  
RESPONSE: TO BE COMPLETED BY OWNER, TYE SHUMWAY

### B. GWSSA

i. Impact fees still need to be paid to GWSSA before we would be able to sign any building permits  
RESPONSE: TO BE COMPLETED BY OWNER, TYE SHUMWAY, CLOSER TO SUBMISSION OF BUILDING PERMIT. NOT REQUIRED AT THIS TIME.

### F. UDOT

i. Please provide the calculations for the retention and sizing of the office.  
RESPONSE: REFER TO RESUBMITTED DOCUMENTS FROM CIVIL ENGINEERS.

### H. HEALTH

i. They will need to ultimately apply for a food service permit for teh cafe and submit a complete set of plans that meet the FDA food code requirements.  
RESPONSE: NOTED, DEFERRED SUBMITTAL.

### I. SUSTAINABILITY

i. Please mitigate light directed off the property on the southwest side with a shield or through other measures 17.09.063(B)  
RESPONSE:

#### EXISTING MEASURES:

- PLEASE REFER TO PHOTOMETRIC PLAN PROVIDED WITH SITE PLAN APPLICATION, SHEET 'ES1-2:IES LIGHTING SITE PLAN', THE PHOTOMETRIC STUDY ALREADY INDICATES THAT NO LIGHT IS DIRECTED OFF THE PROPERTY, WITH LIGHT RATINGS OF '0.0' AT THE SOUTHWEST PROPERTY LINE.
- PLEASE REFER TO LIGHT SPECS PROVIDED ON SHEET 'ES3-1'. ALL EXTERIOR FIXTURES ARE DARK SKY COMPLIANT, LOW LUMEN, AND ONLY ILLUMINATE DOWNWARDS. THEY MEET STANDARD DARK SKY & MOAB CITY REQUIREMENTS.

#### NEW ADDITIONS TO MITIGATE LIGHT:

- AN 8FT HIGH OPAQUE FENCE IS NOW PROVIDED AT THE SOUTHWEST PROPERTY LINE TO PROVIDE SCREENING, WHICH WILL FURTHER SHIELD ANY LIGHT SPILL. (REF SHEET 'A001')
- THE REAR ACCESS TO THE BUILDING CURRENTLY HAS 1X CEILING MOUNTED, DOWNWARDS FACING, EXTERIOR LIGHT. THIS WILL NOW BE FITTED WITH A TIMER AND MOTION SENSOR, TO AUTO-OFF, MINIMIZING LIGHT SPILL AT NIGHT. MOTION SENSOR SHALL NOT BE TRIGGERED BY MOVEMENT LOCATED OFF THE PROPERTY. (REF SHEETS 'A003, A002')
- THE BUILDING HAS MINIMAL WINDOWS ON THE SOUTH-WEST SIDE. HOWEVER, THE SOUTHWESTERN CORNER WINDOWS NOW MUST BE INSTALLED WITH INTERIOR BLINDS - THESE WILL MITIGATE LIGHT SPILL AND AID IN INTERIOR CLIMATE CONTROL. (REF SHEETS 'A003, A002')
- INTERIOR STAIRWELL LIGHTS TO HAVE A TIMER SETTING WITH AN OCCUPANT SENSOR, BEFORE OR AFTER CERTAIN HOURS (I.E. EARLY MORNING, LATE EVENING), LIGHTS TO AUTO-OFF IN STAIRWELL UNLESS AN OCCUPANT IS PRESENT. THIS WILL STILL PROVIDE THE BUILDING EGRESS WITH ILLUMINATION AS NEEDED, BUT AVOID UNNECESSARY ILLUMINATION AT EARLY AND LATE HOURS OUTSIDE THE TYPICAL USE / OCCUPANCY HOURS. (REF SHEETS 'A003, A002')

ii. Three street trees are required. Two are provided. Options include planting a third, paying a fee in lieu, or applying for an exception. 17.10.040(A)(1)(b)  
RESPONSE: TREE ADDED, NOW 3X PROVIDED. REFER TO RESUBMITTED DOCUMENTS FROM LANDSCAPE ARCHITECT.

iii. Confirm mulch is >2" 17.10.040(A)(5)  
RESPONSE: CONFIRMED MULCH THICKNESS >2". REFER TO RESUBMITTED DOCUMENTS FROM LANDSCAPE ARCHITECT.

iv. Confirm smart irrigation and manual shut-off 17.10.040(B)

RESPONSE: MANUAL SHUT-OFF & SMART IRRIGATION CONFIRMED. REFER TO RESUBMITTED DOCUMENTS FROM LANDSCAPE ARCHITECT.

### O. ENGINEERING

i. Traffic study refers to an incorrect address of US-91 as opposed to US-191. Please correct this in your documentation.  
RESPONSE: REFER TO RESUBMITTED TRAFFIC STUDY DOCUMENTS FROM JONES & DEMILLE.

ii. The criteria manual allows a drainage release rate of 0.2 cfs/acre. The drainage report shows a maximum drainage release rate of 0.15 cfs. Based on the 0.52 acre site area, the maximum should be 0.104 cfs.  
RESPONSE: REFER TO RESUBMITTED DOCUMENTS FROM CIVIL ENGINEERS.

iii. Please include detectable warning surfaces on the ADA ramps.

RESPONSE: REFER TO RESUBMITTED DOCUMENTS FROM CIVIL ENGINEERS.

### Q. PLANNING

i. Please redo the parking calculation with the 1st floor hall and bathroom fully assigned to the Retail use. I believe this will result in 29 parking spaces without dividing spaces into multiple uses.  
RESPONSE: REFER TO SHEET 'A050'. CALCULATIONS HAVE BEEN UPDATED PER DRT COMMENT. SPACES NO LONGER DIVIDED INTO MULTIPLE USES. HOWEVER, THIS DOES NOT ACTUALLY CHANGE THE NUMBER OF REQUIRED PARKS. AMOUNT OF PARKING REQUIRED IS STILL 29.9 SPACES, I.E. 30 SPACES - AS PROVIDED.

ii. Buffering 17.10.050 A - Please show 8-foot screening in zone suffering area.  
RESPONSE: REFER TO SHEET 'A001' SITE PLAN. AN 8-FT OPAQUE FENCE SHALL BE PROVIDED AT THE REAR PROPERTY LINE, PROVIDING THE REQUIRED 8FT SCREENING BETWEEN THE NON-RESIDENTIAL PROPERTY AND THE ADJACENT RESIDENTIAL ZONE. VERBIAGE ON THIS SHEET IN THE RIGHT HAND SECTION OF COMMENTS HAS ALSO BEEN UPDATED TO CLARIFY THAT THE 17.10 BUFFERING & SCREENING REQUIREMENTS ARE COMPLIED WITH. 8FT FENCE TO COMPLY WITH ANY & ALL CITY OF MOAB STANDARDS, FINAL DESIGN TBD W/ CONTRACTOR.

iii. Please ensure adjustments to building size are reflected on each page. Page C100 has old SF measurements.  
RESPONSE: REFER TO RESUBMITTED DOCUMENTS FROM CIVIL ENGINEERS.

iv. Monument signs are defined as less than 6ft in height. To take advantage of 2ft setback for a monument sign, the height requirement needs to be observed. This can be dealt with in the sign permit process.  
RESPONSE: NOTED, SIGN TO BE DEALT WITH IN DEFERRED SUBMITTAL.

v. Pre-Annexation Agreement requirements: Please include the following required by section 6.3: bicycle facilities  
RESPONSE: 8x BICYCLE STORAGE SPACES HAVE BEEN ADDED TO THE SITE PLAN (REF A001 & CIVIL DRAWINGS), PROVIDING 4x TEMPORARY BIKE SPACES AND 4x REGULAR OCCUPANT BIKE SPACES. AS REQUIRED BY PRE-ANNEXATION AGREEMENT PER THIS REQUIREMENT, A SHOWER AND CHANGING FACILITY AS ALSO BEEN ADDED ON SITE. THIS SHOWER IS AN ADA-COMPLIANT ROLL-IN SPEC. REFER TO SHEET 'A101' FOR THESE CHANGES.

2

## P&Z COMMENTS - SITE PLAN REV 1

DRT COMMENT RESPONSE REPORT TO #24-0029\_SHUMWAY 1082 HWY 191 MIXED USED L2 SITE PLAN  
RECEIVED FROM CORY SHURTLEFF, 9/27/2024

### A. ENBRIDGE GAS UTAH

i. There is an existing service line to this property. Please contact Callie Whitney to discuss plans.  
RESPONSE: COMPLETED BY OWNER, TYE SHUMWAY

### B. SUSTAINABILITY

i. The architectural plan says to refer to a landscape plan from the landscape architect. I did not see this file available for review.  
RESPONSE: LANDSCAPE DOCUMENTS FROM EXTERNAL LANDSCAPE ARCHITECT ARE NOW PROVIDED WITH SUBMISISON.

ii. The outdoor lighting appears to be compliant with the outdoor lighting code. 17.09.068(A)(3) states a photometric plan is required for commercial lighting. However, it states that in the absence of a plan that details must be provided for evaluation. Since all lighting is recessed on the building and shielded, it is unlikely they would direct illumination off the property. If the sign is lit, then the lights must be compliant, and the associated lumens added to the total.  
RESPONSE: SITE LIGHTING PLANS HAVE BEEN UPDATED. ADDITIONAL DARK-SKY COMPLIANT AND FULL SHIELDED BOLLARD LIGHTING HAS BEEN ADDED TO THE PARKING LOT AND LANDSCAPED AREAS. LED LIGHTS AT THE BUILDING NUMBER AND MONOLITH SIGN HAVE BEEN ADDED TO THE CALCULATIONS. ALL FIXTURES ARE STILL DARY SKY COMPLIANT AND BELOW THE LIMIT, PER MOAB CITY 17.09 REGULATIONS. A PHOTOMETRIC PLAN IS NOW ALSO PROVIDED WITH SUBMISSION DOCUMENTS BY AN ELECTRICAL ENGINEER. SIGNAGE WILL HAVE LIGHTING DETAILED FURTHER WITH DEFERRED SIGN PERMIT SUBMITTAL.

### D. GWSSA

i. Contact GWSSA, Josh Green, directly for WILL SERVE confirmation.  
RESPONSE: COMPLETED BY OWNER, TYE SHUMWAY

### E. FIRE

i. Please confirm circulation, parking, and use area for adjacent property design to ensure through circulation is maintained using the proposed shared access easement.  
RESPONSE: SHARED ACCESS AGREEMENT SIGNED BY ADJACENT PROPERTY OWNER AND PROVIDED WITH SUBMISSION. DIAGRAM OF SHARED CIRCULATION / ACCESS WITH ADJACENT PROPERTY NOW PROVIDED WITH SUBMISSION BY CIVIL ENGINEER.

### F. PLANNING

i. 30 Parking Spaces Provided, 31 Parking Spaces Required. Parking Calculation formula must round up to the nearest whole number space: Caf6 776sf @ 200sf/1space = 3.9; Retail 1441sf @ 300sf/1space = 4.8; Office 652sf @ 300sf/1space = 21.7. (3.9 + 4.8 + 21.7 = 30.4 = 31 Parking spaces)  
RESPONSE: BUILDING SIZE HAS BEEN REDUCED TO LOWER THE PARKING REQUIREMENTS. REFER TO SHEET A050. ALL CALCULATIONS ARE PROVIDED. NEW REQUIREMENT = 29.9 SPACES, ROUNDED UP TO 30. 30 SPACES ARE PROVIDED.

ii. Separate Sign Permit Required. Sign Permit can be applied for at later date prior to installation.  
RESPONSE: NOTED, SIGN PERMIT TO BE DEFERRED.

### iii. Traffic Study.

1. A Traffic Study and Parking and Circulation Study are required for projects which will generate in excess of five hundred peak daily trips. The Planning Director has discretion to require a traffic study for application which do not generate the level of trips specified in MMC 17.67.040.M.  
2. As this development is a mixed-use development and a standard traffic study calculation must take into account the cumulative affect of the compounding uses; and thresholds for Traffic Study include 1800sf for Shopping Centers (Uses including non-fast food eating establishments [cafe] and retail) and 30,000sf for General Office.  
3. As the Cumulative Traffic Impact exceeds the threshold for a Required Traffic Study, in addition to the applicable supplementary criteria for Traffic Study Consideration, it is determined that a Traffic Study and Parking and Circulation Study is required.  
RESPONSE: TRAFFIC IMPACT STUDY IS NOW PROVIDED BY OWNER WITH SUBMISSION.

### G. ENGINEERING

i. Water and sewer services should be provided by GWSSA. Please provide a Will Serve letter from GWSSA (repeated comment from pre-application).  
ii. The property adjacent to the highway requires access approval from UDOT, please reach out to Mark Larsen, larsenmark@utah.gov, from UDOT.  
RESPONSE: BOTH ABOVE ITEMS HAVE BEEN ADDRESSED BY OWNER, TYE SHUMWAY.

iii. Drainage report is missing from submittal (repeated comment).

iv. Grading plan is missing.  
RESPONSE: DRAINAGE REPORT & GRADING PLAN NOW BOTH INCLUDED WITH SUBMISSION FROM CIVIL ENGINEER.

v. Geotechnical soil report is missing. The Utah Geologic Survey has produced maps for 13 geologic hazards in the Moab quadrangle. Please address each hazard and what measures will be taken to mitigate them if needed.  
RESPONSE: GEOTECHNICAL REPORT NOW PROVIDED WITH SUBMISSION.

vi. Please indicate the removal of the existing Pedego driveway on the site plan and include the installation of a sidewalk.

vii. Traffic circulation appears to rely on the Pedego property to function, but the plans do not show their parking and circulation. Please show planned parking and circulation for the Pedego property.

viii. The architectural site plan and the civil site plan do not match. These plans need to be aligned and agreed upon with each other.

ix. Please refer to APWA standards where applicable (e.g., sidewalks, waterways, curbs, and gutters).

x. ADA parking stalls are missing signage.

xi. Please show proposed striping and signage.  
RESPONSE: ALL ABOVE ITEMS HAVE BEEN ADDRESSED WITH UPDATED CIVIL & ARCHITECTURAL SITE DOCUMENTS PROVIDED.

1

ARCH

ARCHITECTURAL SQUARED

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## SHUMWAY - MIXED USE

1082 S MAIN STREET  
MOAB, UT 84532

### REVISIONS:

24 03 22 PRE SITE PLAN APP  
24 06 10 SITE PLAN APPL  
25 09 24 SITE PLAN REV#1  
25 11 10 SITE PLAN REV#2

NOT FOR  
CONSTRUCTION

SHEET NAME  
**COMMENT  
REVIEW &  
RESPONSES**

SHEET NUMBER

**G150**





- GENERAL NOTES:**
- ALL CONCRETE WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT THE PROJECT COMPLETION. CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
  - EXCESS SOIL FROM CONSTRUCTION TO BE RELOCATED ON SITE WITH GEOTECHNICAL ENGINEER APPROVAL.
  - ANY DAMAGE TO THE EXISTING ROADWAY INCLUDING THE AC SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CULVERTS, EXISTING VEGETATION, AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GC TO SATISFACTION OF SPARC.
  - ALL DRIVEWAYS, PARKING AND LAYDOWN AREAS TO BE COVERED WITH TWO INCHES OF 3/4" SCREENED ROCK. RECOMMENDED TO DO A MINIMUM OF 8" OR 3" MINUS PITRUN ECHNICAL SEPERATION FABRIC.

**ZONING:**  
 CITY OF MOAB ZONING  
**C-4 GENERAL COMMERCIAL ZONE**

SITE = 0.52 ACRES

MAX LOT COVERAGE = 50% TOTAL LOT AREA

**SETBACKS:**  
 FRONT SETBACK 25'  
 SIDE & REAR 0'  
 FRONT LANDSCAPE BUFFER 15'  
 BUFFER ABUTTING RESIDENTIAL 10'

**PROPOSED BUILDING OCCUPANCY & PARKING REQUIREMENTS:**

<b>CAFE</b> 1.0 P/ 200 SF	X 731 SF	=	3.6 PARKS
<b>RETAIL</b> 1.0 P/ 300 SF	X 1,413 SF	=	4.7 PARKS
<b>OFFICE/BUSINESS</b> 1.0 P/ 300 SF	X 6,514 SF	=	21.6 PARKS

TOTAL REQ. 30 PARKS

**PARKING PROVIDED 30 PARKS**  
 INCL. 3x ACCESSIBLE SPACES

**PLEASE NOTE:**  
 SQUARE FOOTAGE LISTED ABOVE FOR CALCULATING PARKING REQUIREMENTS IS TAKEN FROM THE OVERALL GROSS SQUARE FOOTAGE OF THE BUILDING, PLUS COVERED EXTERIOR OCCUPIED SPACE. REFER TO SHEET A050 FOR A MORE DETAILED BREAKDOWN.

**PER ANNEXATION AGREEMENT:**  
 A MINIMUM OF 2x LEVEL 2+ E.V. CHARGING PARKING SPACES ARE PROVIDED.

4x SHORT-TERM & 4x REGULAR OCCUPANT BIKE STORAGE SPACES ARE PROVIDED, WITH 1x ON-SITE SHOWER & CHANGING FACILITY.

- MOAB CITY ZONING CODE**  
 17.09.330:
- PARKING LOTS DESIGNED OVER 5,000 SF, AT LEAST 5% OF THE LOT INTERIOR SHALL BE LANDSCAPED TO LIMIT UNBROKEN ROWS OF PARKING. ENDS OF AISLES AND CORNER AREAS SHALL BE CURBED AND LANDSCAPED.
  - UNBROKEN PARKING ROWS SHALL NOT EXCEED 150 FT.
  - ALL OFFSTREET PARKING LOTS SHALL BE BORDERED BY A CURB.
  - LANDSCAPED AREAS SHALL BE PROVIDED FOR PARKING LOTS TO PROVIDE VISUAL & CLIMATIC RELIEF, INCLUDING TREES TO MAXIMIZE SHADE.
- 17.10.050:
- ZONE BOUNDARY BUFFERING OF 10FT, WITH SCREENING OF 8FT, SHALL BE MAINTAINED ALONG NON-RESIDENTIAL ZONING BOUNDARIES ADJACENT TO RESIDENTIAL ZONES.
  - IN COMPLIANCE, PROJECT HAS DEDICATED 10FT LANDSCAPE BUFFER BEFORE PARKING AREAS BEGIN, & AN 8FT HIGH OPAQUE FENCE IS INSTALLED AT THE REAR PROPERTY BOUNDARY. FENCE TO COMPLY WITH ANY & ALL CITY OF MOAB STANDARDS. FINAL DESIGN TBD W/ CONTRACTOR.

**PLEASE NOTE:**  
 ANY & ALLEXISTING STRUCTURES ON SITE TO BE DEMOLISHED

**SHUMWAY - MIXED USE**

1082 S MAIN STREET  
 MOAB, UT 84532

REVISIONS:  
 24 03 22 PRE SITE PLAN APP  
 24 06 10 SITE PLAN APPL  
 25 09 24 SITE PLAN REV#1  
 25 11 10 SITE PLAN REV#2

SHEET NAME: **SITE PLAN**  
 SHEET NUMBER: **A001**

11/11/2025 09:10:56 cmk

NOT FOR CONSTRUCTION

**1 SITE PLAN**  
 3/32" = 1'-0"



### PER IBC:

- ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION VISIBLE FROM THE STREET.
- ADDRESS CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
- EACH CHARACTER MINIMUM 4" X 1/2".

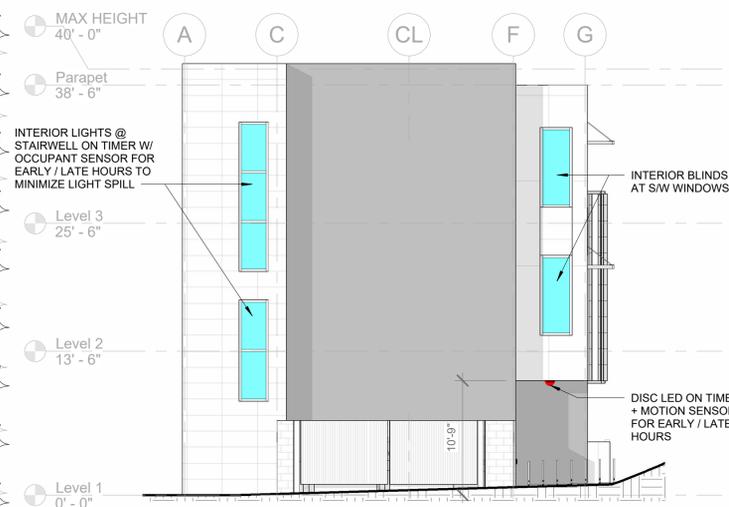
### MOAB CITY ZONING CODE EXTERIOR LIGHTING REQUIREMENTS:

- MAX 50,000 LUMEN P/ ACRE x 0.52 = 26,000 MAX LUMEN
- LIGHTS TO BE FULLY SHIELDED & CONFINED WITHIN BOUNDARIES OF PROPERTY.
- MAX COLOR TEMP 3000 K
- ALL EXTERIOR FIXTURES TO MEET DARK SKY STANDARDS

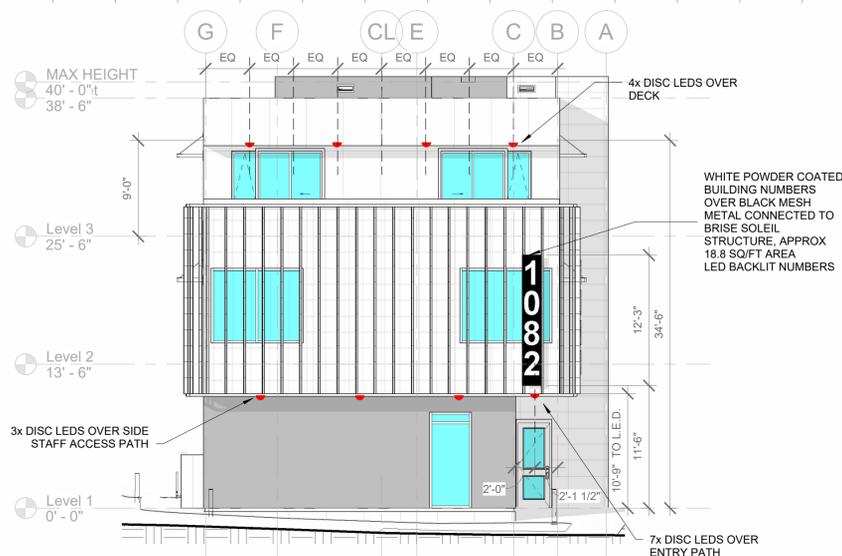
### LIGHTING COUNT & SPECS FOR SITE:

FIXTURE	LUNA LED SMALL	ATLANTIS BOLLARD	HALO STYLE STRIP LED
MOUNTING	CEILING FLUSHMOUNTED	BOLLARD, GROUND	BEHIND METAL SIGNAGE
ILLUMINATES	DECK & ENTRANCES	PARKING & LANDSCAPING	SIGN, BLDG NUMBERS
MFR	HINKLEY		TBD
COLOR	BLACK		TBD
KELVIN	3,000 K		
LUMEN	600	550	75 L/SF
# ON SITE	15	22	9.5 SF SIGN + 38 SF BLDNG
LUMEN TOTAL	9,000 LUMEN	12,100 LUMEN	3,550 LUMEN

50,000 LUMEN PERMITTED PER DEVELOPED ACRE - REF 17.09.064	
LOT SIZE	0.52 ACRES
PERMITTED	26,000 LUMENS
PROVIDED	24,650 LUMENS



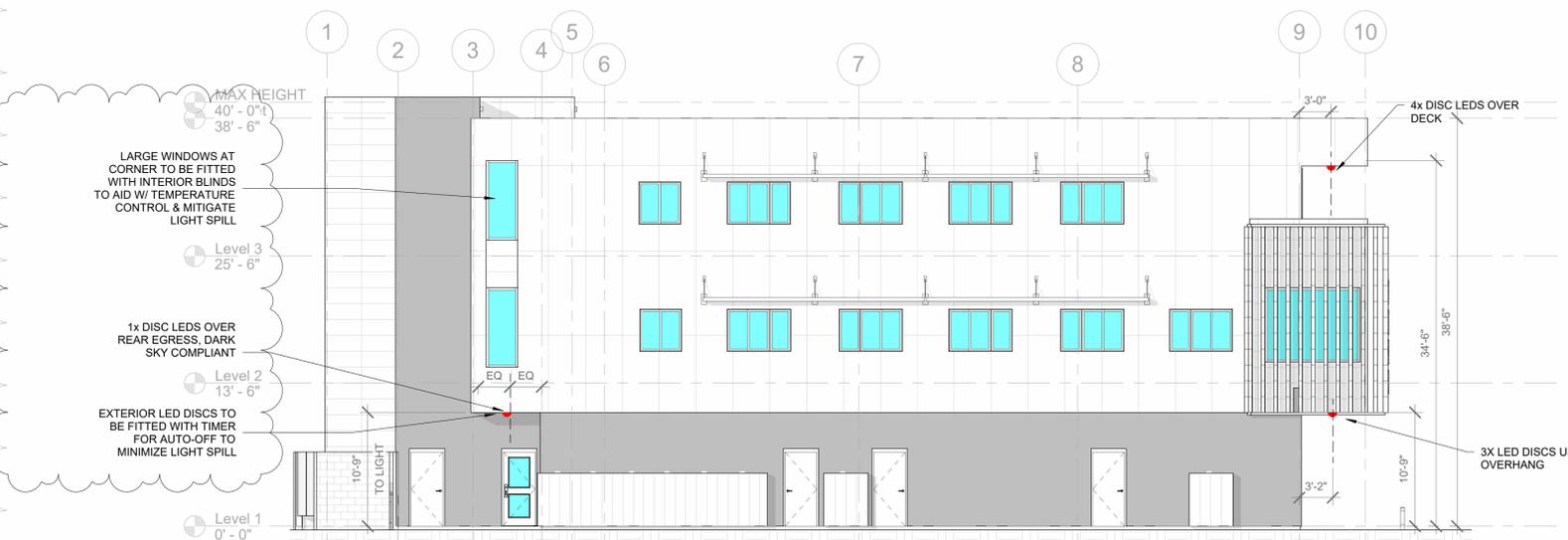
**1 EXT. LIGHTING SOUTHWEST ELEVATION**  
1/8" = 1'-0"



**3 EXT. LIGHTING STREET ELEVATION**  
1/8" = 1'-0"



**2 EXTERIOR LIGHTING BUILDING FRONT ELEVATION**  
1/8" = 1'-0"



**4 EXTERIOR LIGHTING BUILDING REAR ELEVATION**  
1/8" = 1'-0"

### EXTERIOR CEILING LIGHT SPEC SHEET:



**LUNA 1665SK**  
SMALL FLUSH MOUNT  
Luna is a modern collection of solid aluminum fixtures offered in a unique combination of contemporary styles, including sleek wall lanterns. Luna also offers chic pocket wall scones and compact ceiling mounts that are ideal for indoors or out.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens
DIMMABLE:	YES, 0-10V TYPE DIMMER ONLY

DIMENSIONS	
WIDTH:	8"
HEIGHT:	3.3"
WEIGHT:	2lb

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-80
VOLTAGE:	120v/277v
COLOR TEMP:	3000
LUMENS:	600
CRI:	96
INCANDESCENT EQUIVALENCY:	1 x 80w
DIMMABLE:	YES, 0-10V TYPE DIMMER ONLY

MOUNTING	
CANOPY:	8" Dia

SHIPPING	
CARTON LENGTH:	10.5
CARTON WIDTH:	6.5
CARTON HEIGHT:	11.5
CARTON WEIGHT:	3

- PRODUCT DETAILS:**
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
  - Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
  - Equipped with 120/277v universal driver.
  - 2-year finish warranty
  - LED components carry a 5-year limited warranty
  - Bold lines and a clean, minimalist style complement contemporary architecture

**HINKLEY**

HINKLEY  
33000 Pin Oak Parkway  
Avon Lake, OH 44012  
PHONE: (440) 653-5500  
Toll Free: 1 (800) 446-5539  
hinkley.com

### EXTERIOR BOLLARD LIGHT SPEC SHEET:



**ATLANTIS BOLLARD 15501SK**  
ATLANTIS ROUND SMALL BOLLARD  
The bold, clean lines of the Atlantis bollards complement contemporary architecture for the ultimate in urban sophistication. Versatile, Atlantis is available in both round and square bollards and both large and small sizes. Atlantis is available in three classic finishes: Satin Black, Titanium, and Bronze.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	2"
HEIGHT:	20"
DEPTH:	2"
WEIGHT:	1.5lb

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	MR1127K
VOLTAGE:	12v
COLOR TEMP:	2700
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 35w
DIMMABLE:	No
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 48"

SHIPPING	
CARTON LENGTH:	23.3
CARTON WIDTH:	7
CARTON HEIGHT:	4.8
CARTON WEIGHT:	2.4

- PRODUCT DETAILS:**
- A wire ground spike is supplied
  - Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
  - Photo-voltaic based off engine photometric
  - LED components carry a 3-year limited warranty
  - Bold lines and a clean, minimalist style complement contemporary architecture
  - Sleek black finish enhances design

**HINKLEY**

HINKLEY  
33000 Pin Oak Parkway  
Avon Lake, OH 44012  
PHONE: (440) 653-5500  
Toll Free: 1 (800) 446-5539  
hinkley.com

### SHUMWAY - MIXED USE

1082 S MAIN STREET  
MOAB, UT 84532

REVISIONS:

24 03 22	PRE SITE PLAN APPL
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

SHEET NAME  
**EXTERIOR LIGHTING & SIGNAGE**

SHEET NUMBER

**A003**

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Area Schedule (Overall Floors)

Sort Order	Level	Name	Area
CAFE	Level 1	CAFE	731 SF
CAFE	Level 1	BATH	114 SF
MISC	Level 1	MECH + RISER	100 SF
MISC	Level 1	CIRCULATION	352 SF
MISC	Level 1	LEVEL 1 HALL	85 SF
MISC	Level 1		651 SF
RETAIL	Level 1	RETAIL 2	607 SF
RETAIL	Level 1	RETAIL 1	607 SF
RETAIL	Level 1		1214 SF
MISC	Level 2	CIRCUATION	352 SF
MISC	Level 2	MECH + RISER	100 SF
MISC	Level 2		452 SF
OFFICE	Level 2	LEVEL 2 OFFICE	2681 SF
OFFICE	Level 2		2681 SF
MISC	Level 3	CIRCULATION	150 SF
MISC	Level 3	RISER + MECH	100 SF
MISC	Level 3		250 SF
OFFICE	Level 3	LEVEL 3 OFFICE	2474 SF
OFFICE	Level 3		2474 SF
OFFICE	Level 3	L3 DECK	205 SF
OFFICE	Level 3		2724 SF
OFFICE EXTERIOR			205 SF
OFFICE EXTERIOR			205 SF
GRAND TOTAL:			8,659 SF

**PROPOSED BUILDING OCCUPANCY & PARKING REQUIREMENTS**  
BASED ON CITY OF MOAB ZONING CODE, ALL GROSS SQUARE FOOTAGE & USABLE COVERED EXTERIOR SPACE INCLUDED IN CALCULATIONS.

	AREA TYPE	AREA SF	PARKING 'TYPE'	PARKS REQ
LEVEL 1	CAFE	731 SF	RESTAURANT, 1/200	3.6
	RETAIL 1	607 SF	RETAIL, 1/300	2.0
	RETAIL 2	607 SF	RETAIL, 1/300	2.0
	BATH	114 SF	RETAIL, 1/300	0.4
	HALL	85 SF	RETAIL, 1/300	0.3
	<i>THESE SPACES ARE CALCULATED SPECIFIED AS 'RETAIL' PER 25/10/09 DRT COMMENTS ON SITE PLAN APPLICATION</i>			
	MECH & RISER	100 SF	BUSINESS, 1/300	0.3
	CIRCULATION	352 SF	BUSINESS, 1/300	1.2
	<i>THESE SPACES 'BELONG' TO LEVELS ABOVE AS THEY DO NOT SERVE / WOULD NOT BE REQUIRED FOR GROUND LEVEL ALONE. TO BE CLASSIFIED AS 'OFFICE' DUE TO BEING ACCESSORY &amp; CIRCULATION SPACES FOR THE RENTED SPACES ON L2 &amp; L3.</i>			
	LEVEL 2	OFFICE	2,681 SF	BUSINESS, 1/300
LEVEL 2	MECH & RISER	100 SF	BUSINESS, 1/300	0.3
	CIRCULATION	352 SF	BUSINESS, 1/300	1.2
LEVEL 3	OFFICE	2,474 SF	BUSINESS, 1/300	8.2
	OFFICE DECK	205 SF	BUSINESS, 1/300	0.7
	MECH & RISER	100 SF	BUSINESS, 1/300	0.3
	CIRCULATION	150 SF	BUSINESS, 1/300	0.5
	TOTALS	TOTAL SF:	8,659 SF	PARKS REQUIRED:
TOTALS	<b>PARKING PROVIDED:</b>			<b>30 PARKS, INCL. 3X ACCESSIBLE SPACES</b>



W/C COUNT:  
1x MIX TYP  
1x MIX ADA

NO ACTUAL 5' SETBACK,  
MAINTAINING MIN 5' DISTANCE  
FROM PROPERTY LINE FOR  
FIRE SEPARATION

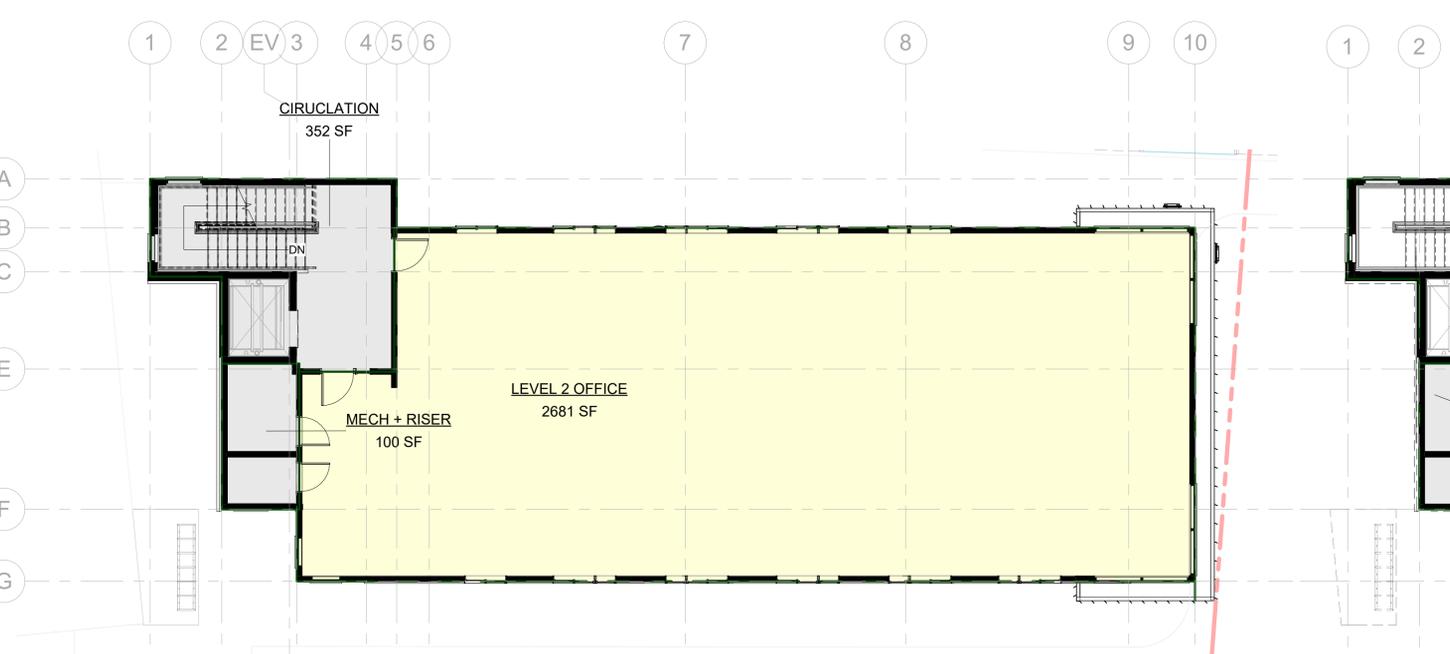
Area Type Legend

- CAFE
- MISC
- RETAIL

**1 LEVEL 1 AREA PLAN**  
1/8" = 1'-0"

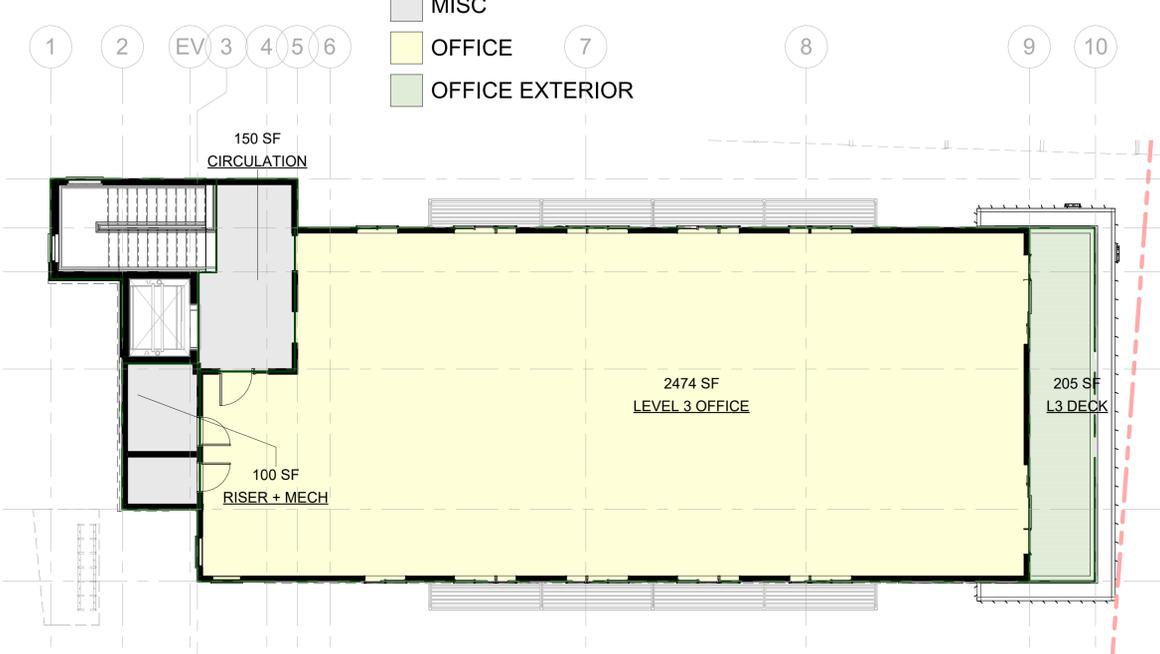
Area Type Legend

- MISC
- OFFICE
- OFFICE EXTERIOR



W/C COUNT:  
TBD W/ RENTAL CLIENT

**2 LEVEL 2 AREA PLAN**  
1/8" = 1'-0"



W/C COUNT:  
TBD W/ RENTAL CLIENT

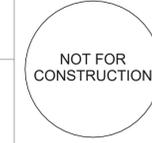
**3 LEVEL 3 AREA PLAN**  
1/8" = 1'-0"

CONDITIONED INTERIOR L1:	2,597	GSF
CONDITIONED INTERIOR L2:	3,133	GSF
CONDITIONED INTERIOR L3:	2,724	GSF
<b>CONDITIONED INTERIOR TOTAL:</b>	<b>8,454</b>	<b>GSF</b>
COVERED EXTERIOR TOTAL:	205	SF

**SHUMWAY - MIXED USE**

1082 S MAIN STREET  
MOAB, UT 84532

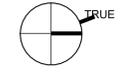
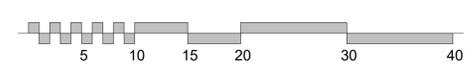
REVISIONS:  
24 03 22 PRE SITE PLAN APP  
24 06 10 SITE PLAN APPL  
25 09 24 SITE PLAN REV#1  
25 11 10 SITE PLAN REV#2



SHEET NAME SHEET NUMBER

**AREA PLANS A050**

NOT FOR CONSTRUCTION



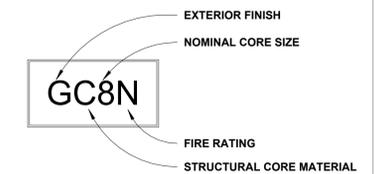
**GENERAL NOTES:**

- A. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- B. HOLD ALL "CLEAR" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.
- C. COORDINATE F.E.C. (FIRE EXTINGUISHER CABINETS) LOCATIONS AND QUANTITY WITH LOCAL FIRE MARSHALL. WITH PERMIT SET SHALL BE SHOWN IN PLAN @ 75'-0" O.C. MAX SPACING.
- D. SEE SHEETS XXX FOR ASSEMBLY TYPES - ASSEMBLY TYPES TO BE DEVELOPED FURTHER WITH BUILDING DESIGN & SUBMITTED WITH PERMIT APPLICATION.
- E. SEE SHEETS A600 AND A601 FOR DOOR AND WINDOW SCHEDULES.
- F. ALL AUDIBLE AND VISUAL ALARMS SHALL COMPLY WITH PROVISIONS OF THE NFPA 72.
- G. REFER TO SPECIFICATIONS FOR INTERIOR FINISH INDEX.
- H. WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.
- I. CENTER ALL DOORS ABOUT WALL SPACE U.N.O.
- J. THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R308.4.
- K. FIT OUTS ON LEVELS 2 & 3 ARE TBD BY FUTURE CLIENTS. ACCESSIBILITY & ADA REQUIREMENTS SHALL BE MET - INCLUDING ACCESSIBLE ROUTES, RESTROOMS / PLUMBING FACILITIES, OPERATIONAL PARTS / WORKSPACES, ETC.

A DUAL LEVEL ACCESSIBLE WATER FOUNTAIN IS TO BE PROVIDED ON EACH FLOOR, LOCATION TBD W/ FIT-OUT.  
CURRENTLY EACH LEVEL IS PROVIDED WITH AN ACCESSIBLE LIFT & AN APPROPRIATE AREA OF REFUGE.  
PLUMBING & SANITARY FIXTURE REQUIREMENTS SHALL BE MET ON ALL LEVELS.

Room name	ROOM DESIGNATION
101 150 SF	ROOM DESIGNATION
101	DOOR INDICATOR
11	WINDOW INDICATOR
XXXX	ELEVATION INDICATOR

**WALL TYPE TAG LEGEND**



**SITE PLAN REV #1 25.09.12 - PLEASE NOTE:**  
BUILDING FOOTPRINT, OVERALL SQUARE FOOTAGE, AND SOME SPACE ARRANGEMENTS HAVE BEEN ALTERED SINCE SITE PLAN APPLICATION 24.06.10. THIS WAS PRIMARILY DONE TO REDUCE OCCUPIED SOFT.  
TRASH ENCLOSURE DESIGN HAS ALSO CHANGED.

**SHUMWAY - MIXED USE**

1082 S MAIN STREET  
MOAB, UT 84532

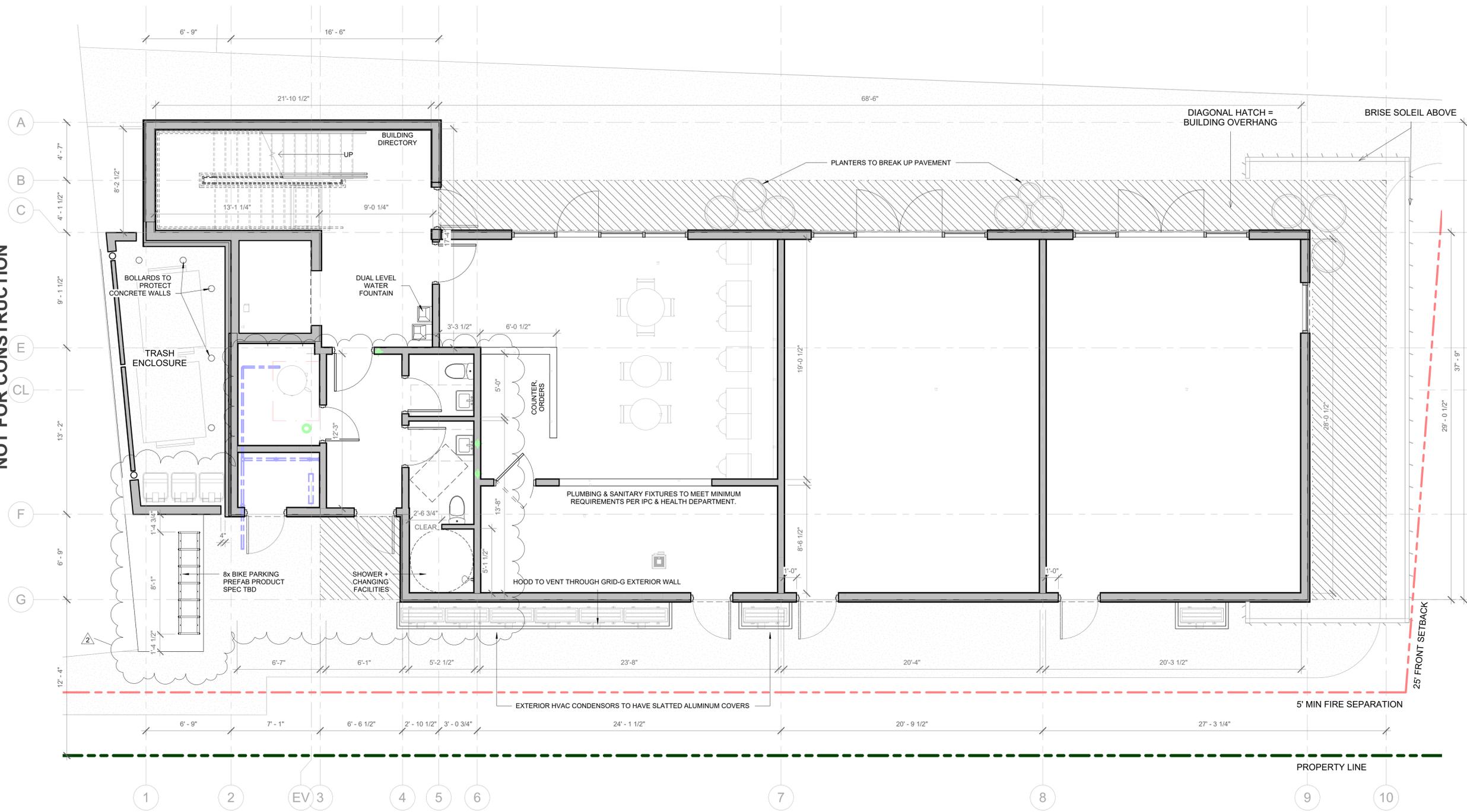
REVISIONS:	
24.03.22	PRE SITE PLAN APP
24.06.10	SITE PLAN APPL
25.09.24	SITE PLAN REV#1
25.11.10	SITE PLAN REV#2

NOT FOR CONSTRUCTION

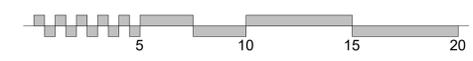
SHEET NAME  
**FLOOR PLANS LEVEL 1**

SHEET NUMBER  
**A101**

NOT FOR CONSTRUCTION



**1 LEVEL 1 FLOOR PLAN - RETAIL / HOSPITALITY**  
1/4" = 1'-0"

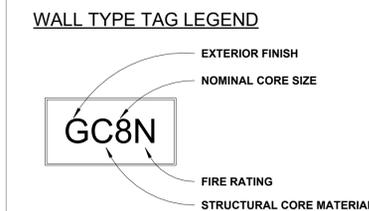


**GENERAL NOTES:**

- A. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- B. HOLD ALL "CLEAR" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.
- C. COORDINATE F.E.C. (FIRE EXTINGUISHER CABINETS) LOCATIONS AND QUANTITY WITH LOCAL FIRE MARSHALL. WITH PERMIT SET SHALL BE SHOWN IN PLAN @ 75'-0" O.C. MAX SPACING.
- D. SEE SHEETS XXX FOR ASSEMBLY TYPES - ASSEMBLY TYPES TO BE DEVELOPED FURTHER WITH BUILDING DESIGN & SUBMITTED WITH PERMIT APPLICATION.
- E. SEE SHEETS A600 AND A601 FOR DOOR AND WINDOW SCHEDULES.
- F. ALL AUDIBLE AND VISUAL ALARMS SHALL COMPLY WITH PROVISIONS OF THE NFPA 72.
- G. REFER TO SPECIFICATIONS FOR INTERIOR FINISH INDEX.
- H. WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.
- I. CENTER ALL DOORS ABOUT WALL SPACE U.N.O.
- J. THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R308.4.
- K. FIT OUTS ON LEVELS 2 & 3 ARE TBD BY FUTURE CLIENTS. ACCESSIBILITY & ADA REQUIREMENTS SHALL BE MET - INCLUDING ACCESSIBLE ROUTES, RESTROOMS / PLUMBING FACILITIES, OPERATIONAL PARTS, WORKSPACES, ETC.

A DUAL-LEVEL ACCESSIBLE WATER FOUNTAIN IS TO BE PROVIDED ON EACH FLOOR, LOCATION TBD W/ FIT-OUT.  
CURRENTLY EACH LEVEL IS PROVIDED WITH AN ACCESSIBLE LIFT & AN APPROPRIATE AREA OF REFUGE.  
PLUMBING & SANITARY FIXTURE REQUIREMENTS SHALL BE MET ON ALL LEVELS.

Room name	ROOM DESIGNATION
101	ROOM DESIGNATION
150 SF	
101	DOOR INDICATOR
1t	WINDOW INDICATOR
XXXX	ELEVATION INDICATOR



**SITE PLAN REV #1 25.09.12 - PLEASE NOTE:**  
BUILDING FOOTPRINT, OVERALL SQUARE FOOTAGE, AND SOME SPACE ARRANGEMENTS HAVE BEEN ALTERED SINCE SITE PLAN APPLICATION 24.06.10. THIS WAS PRIMARILY DONE TO REDUCE OCCUPIED SQ/FT.  
TRASH ENCLOSURE DESIGN HAS ALSO CHANGED.

**SHUMWAY - MIXED USE**

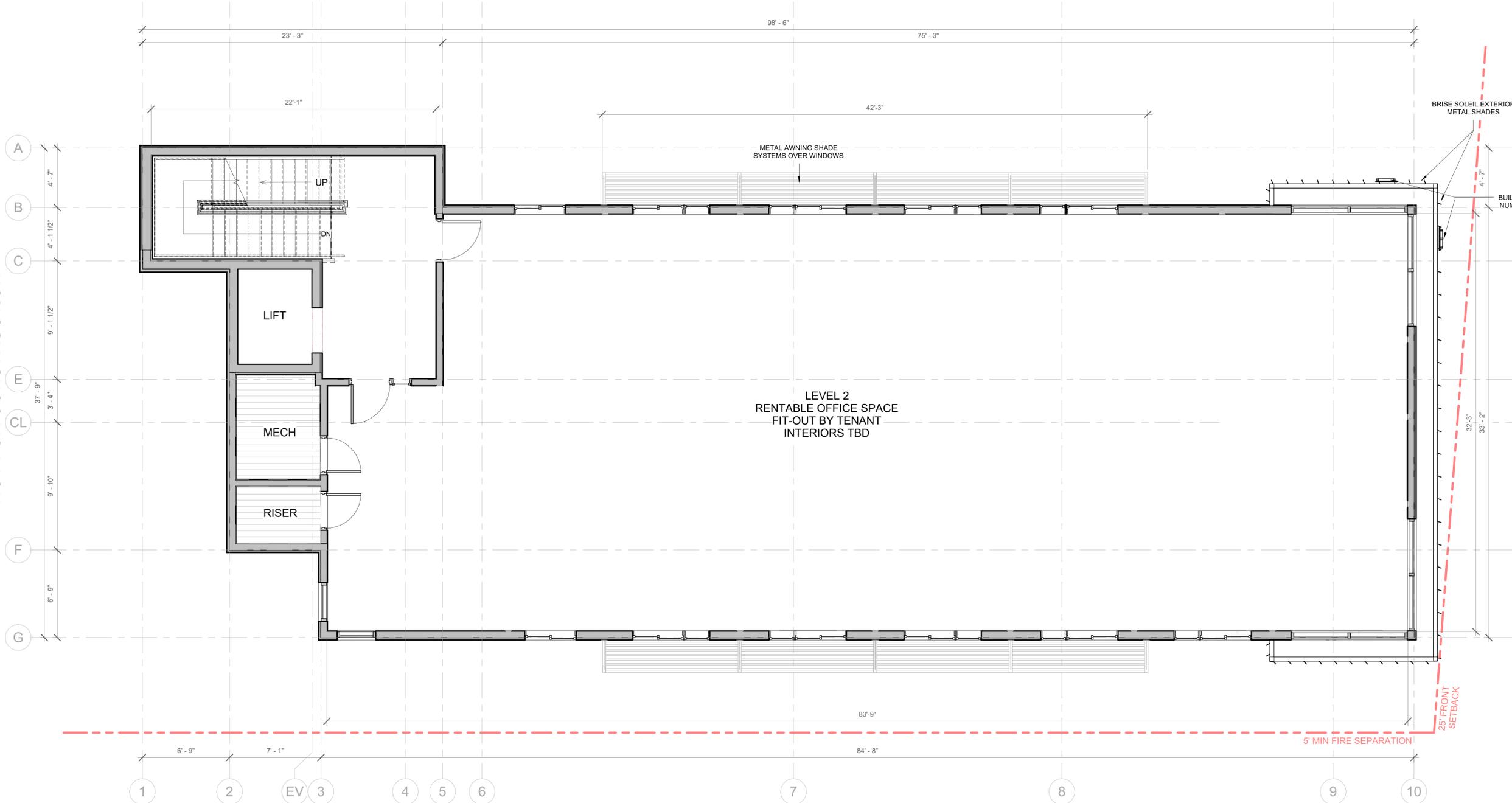
1082 S MAIN STREET  
MOAB, UT 84532

REVISIONS:	
24.03.22	PRE SITE PLAN APP
24.06.10	SITE PLAN APPL
25.09.24	SITE PLAN REV#1
25.11.10	SITE PLAN REV#2

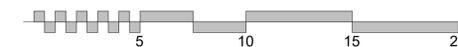
NOT FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
<b>FLOOR PLANS LEVEL_2</b>	<b>A102</b>

NOT FOR CONSTRUCTION



**1 LEVEL 2 FLOOR PLAN - CLINIC OFFICE**  
1/4" = 1'-0"



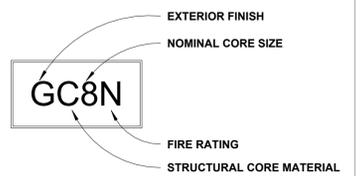
**GENERAL NOTES:**

- A. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- B. HOLD ALL "CLEAR" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.
- C. COORDINATE F.E.C. (FIRE EXTINGUISHER CABINETS) LOCATIONS AND QUANTITY WITH LOCAL FIRE MARSHALL. WITH PERMIT SET SHALL BE SHOWN IN PLAN @ 75'-0" O.C. MAX SPACING.
- D. SEE SHEETS XXX FOR ASSEMBLY TYPES - ASSEMBLY TYPES TO BE DEVELOPED FURTHER WITH BUILDING DESIGN & SUBMITTED WITH PERMIT APPLICATION.
- E. SEE SHEETS A600 AND A601 FOR DOOR AND WINDOW SCHEDULES.
- F. ALL AUDIBLE AND VISUAL ALARMS SHALL COMPLY WITH PROVISIONS OF THE NFPA 72.
- G. REFER TO SPECIFICATIONS FOR INTERIOR FINISH INDEX.
- H. WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.
- I. CENTER ALL DOORS ABOUT WALL SPACE U.N.O.
- J. THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R308.4.
- K. FIT OUTS ON LEVELS 2 & 3 ARE TBD BY FUTURE CLIENTS. ACCESSIBILITY & ADA REQUIREMENTS SHALL BE MET - INCLUDING ACCESSIBLE ROUTES, RESTROOMS / PLUMBING FACILITIES, OPERATIONAL PARTS, WORKSPACES, ETC.

A DUAL-LEVEL ACCESSIBLE WATER FOUNTAIN IS TO BE PROVIDED ON EACH FLOOR, LOCATION TBD W/ FIT-OUT.  
CURRENTLY EACH LEVEL IS PROVIDED WITH AN ACCESSIBLE LIFT & AN APPROPRIATE AREA OF REFUGE.  
PLUMBING & SANITARY FIXTURE REQUIREMENTS SHALL BE MET ON ALL LEVELS.

Room name	ROOM DESIGNATION
101	ROOM DESIGNATION
150 SF	
101	DOOR INDICATOR
11	WINDOW INDICATOR
XXXX	ELEVATION INDICATOR

**WALL TYPE TAG LEGEND**



**SITE PLAN REV #1 25 09 12 - PLEASE NOTE:**

BUILDING FOOTPRINT, OVERALL SQUARE FOOTAGE, AND SOME SPACE ARRANGEMENTS HAVE BEEN ALTERED SINCE SITE PLAN APPLICATION 24 06 10. THIS WAS PRIMARILY DONE TO REDUCE OCCUPIED SQ/FT.

TRASH ENCLOSURE DESIGN HAS ALSO CHANGED.

**SHUMWAY - MIXED USE**

1082 S MAIN STREET  
MOAB, UT 84532

REVISIONS:

24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

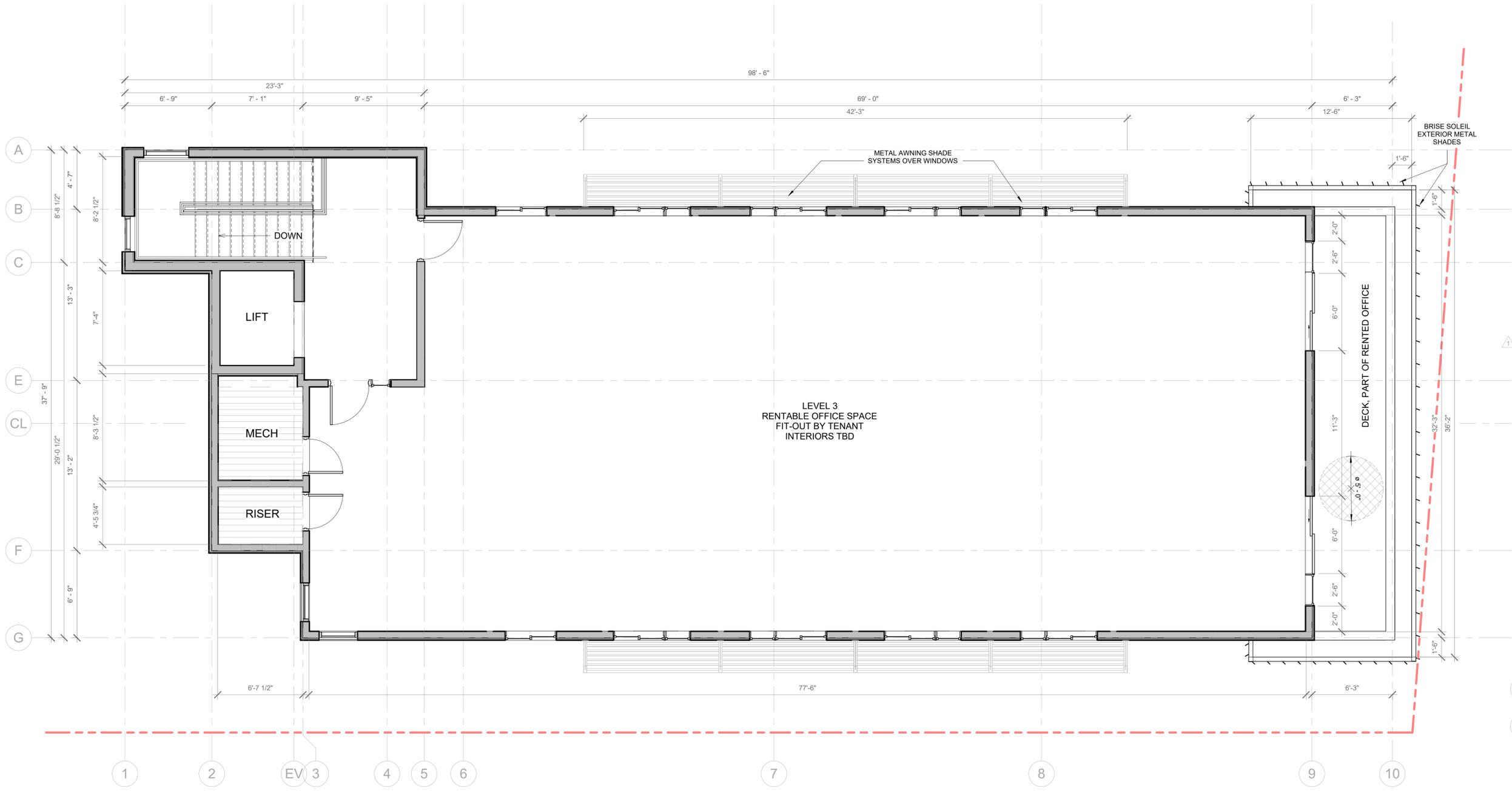
NOT FOR CONSTRUCTION

SHEET NAME  
**FLOOR PLANS LEVEL\_3**

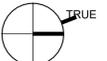
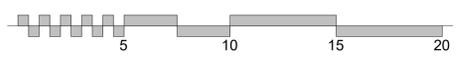
SHEET NUMBER

**A103**

NOT FOR CONSTRUCTION

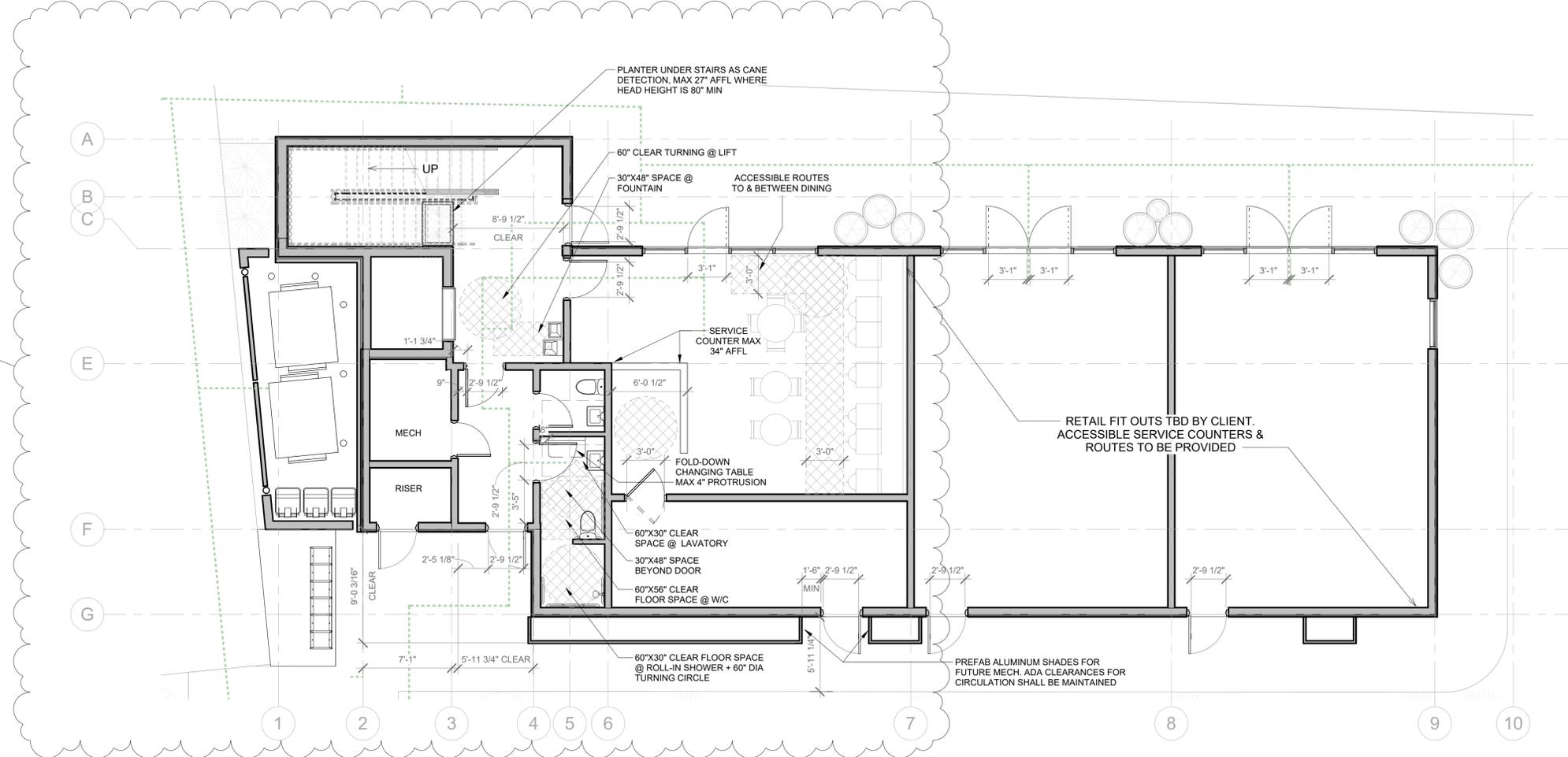


**1 LEVEL\_3 FLOOR PLAN - RENTED OFFICES**  
1/4" = 1'-0"

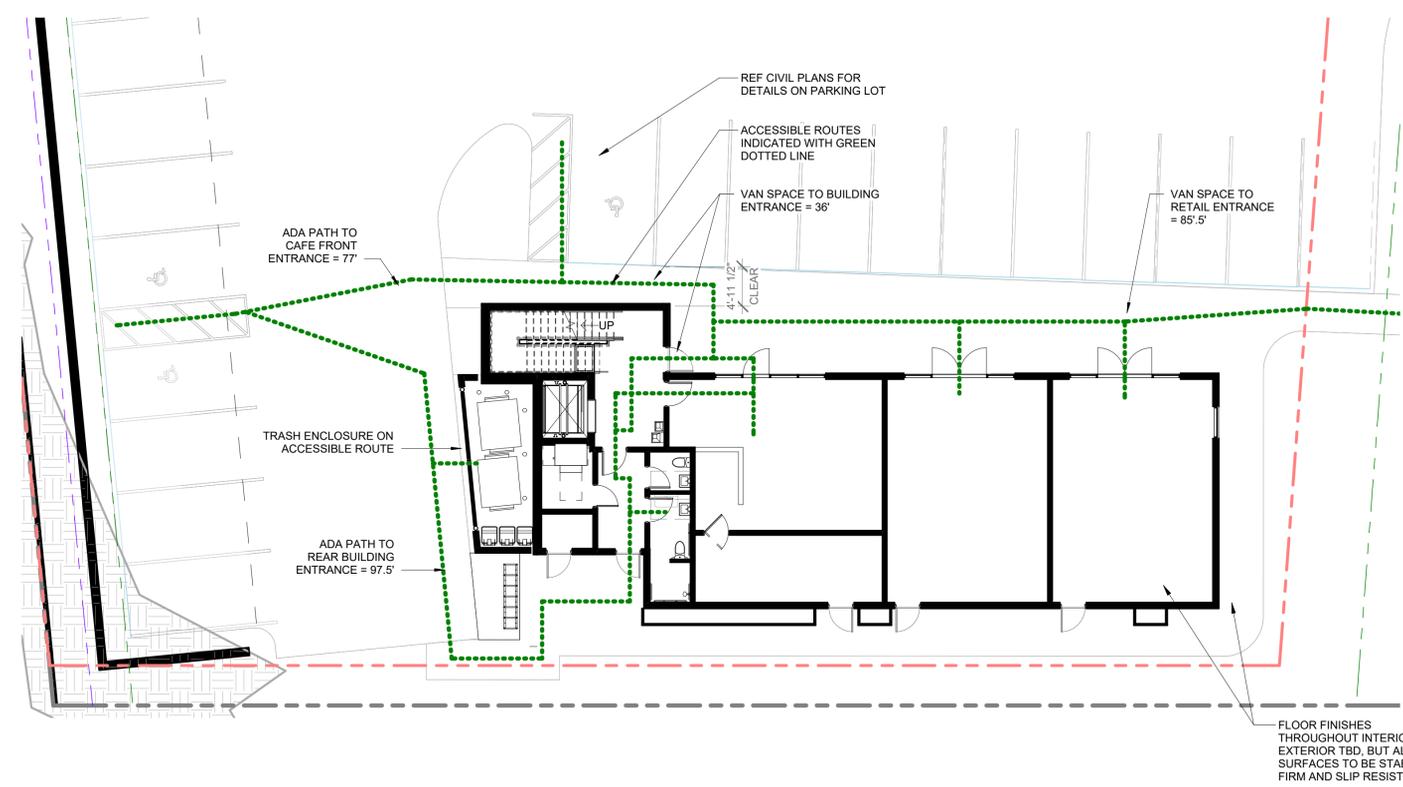


**GENERAL NOTES:**

- ALL DOOR DIMENSIONS SHOWN INDICATE CLEARANCE FROM JAMB TO FACE OF DOOR PANEL WHEN OPEN AT 90 DEGREES
- ALL DIMENSIONS ARE SHOWN AS 'CLEAR' TO FACE OF GWB
- ANY MISSING ADA DIMENSIONS (E.G. GRAB BARS, BLOCKING, ACCESSORIES ETC.) SHALL BE PROVIDED WITH BUILDING PERMIT APPLICATION, ON SHEET G300.
- ALL DOOR HARDWARE ON ALL ENTRY AND INTERNAL DOORS TO ADA GUESTROOMS & ADA BATHROOMS, ARE EASILY OPERABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
- ALL OPERABLE PARTS WITHIN ADA SPACES INCLUDING FAUCETS, DRAPERY WANDS, LAMP AND HVAC CONTROLS, ARE EASILY OPERABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
- ALL ACCESSIBLE BATHROOM FLOORS ARE SLIP-RESISTANT
- PLUMBING BELOW LAVATORIES IS EITHER: BOXED IN WHILE PROVIDING ADEQUATE KNEE + TOE CLEARANCE, OR EXPOSED PLUMBING TO BE PROTECTED AGAINST CONTACT
- FIRE EXTINGUISHER CABINETS MAX 4" PROTRUSION FROM WALL. POSITIONED WITH CLEAR FLOOR SPACE BELOW FOR ADA ACCESS. BOTTOM OF CABINET 33.5" AFFL WITH OPERABLE PARTS MAX 48" AFFL.
- FLOOR FINISHES THROUGHOUT ACCESSIBLE ROUTES & AREAS TO BE STABLE, FIRM AND SLIP RESISTANT TO ALLOW FOR SAFE WHEELCHAIR ACCESS
- ANY TRANSITION BETWEEN FLOOR SURFACES MUST ABIDE BY ADA THRESHOLD REQUIREMENTS. DETAILS WILL BE PROVIDED WITH BUILDING PERMIT APPLICATION.
- REFER TO CIVIL SET FOR ALL EXTERIOR GRADING & PAVEMENT / ROAD SLOPES
- FIT OUTS ON LEVELS 2 & 3 ARE TBD BY FUTURE CLIENTS. ACCESSIBILITY & ADA REQUIREMENTS SHALL BE MET - INCLUDING ACCESSIBLE ROUTES, RESTROOMS / PLUMBING FACILITIES, OPERATIONAL PARTS, WORKSPACES, ETC.  
**A DUAL-LEVEL ACCESSIBLE WATER FOUNTAIN IS TO BE PROVIDED ON EACH FLOOR, LOCATION TBD W/ FIT-OUT.**  
**CURRENTLY EACH LEVEL IS PROVIDED WITH AN ACCESSIBLE LIFT & AN APPROPRIATE AREA OF REFUGE.**  
**PLUMBING & SANITARY FIXTURE REQUIREMENTS SHALL BE MET ON ALL LEVELS.**
- ACCESS TO L3 OFFICE DECK TO BE ACCESSIBLE. THRESHOLDS AT EXTERIOR DOORS & OPERATION OF DOORS TO BE ADA COMPLIANT. CLEAR ACCESS WIDTH MUST BE PROVIDED. DETAILING TO BE PROVIDED WITH BUILDING PERMIT SET. 60" DIA CLEAR TURNING TO BE PROVIDED ON DECK.
- A 30" X 48" AREA OF REFUGE TO BE PROVIDED AT EACH LEVEL OF CIRCULATION ABOVE GRADE.
- 30" X 48" CLEARANCE TO BE PROVIDED AT DUAL HEIGHT FOUNTAINS ON EACH LEVEL.
- 60" CLEAR TURNING CIRCLE TO BE PROVIDED AT ENTRANCE TO ELEVATOR ON EACH LEVEL.
- ACCESS DOORS FROM CIRCULATION TO OFFICE SPACES ON L2 & L3 TO BE ADA COMPLIANT IN CLEARANCE AND OPERATION. DETAILING TO BE PROVIDED WITH FUTURE PERMITS.



**1 LEVEL 1 FLOOR PLAN - RETAIL / HOSPITALITY**  
3/16" = 1'-0"



**5 GROUND LEVEL ADA CIRCULATION PATHS**  
3/32" = 1'-0"

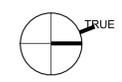
**SHUMWAY - MIXED USE**

1082 S MAIN STREET  
MOAB, UT 84532

REVISIONS:  
24 03 22 PRE SITE PLAN APP  
24 06 10 SITE PLAN APPL  
25 09 24 SITE PLAN REV#1  
25 11 10 SITE PLAN REV#2

NOT FOR CONSTRUCTION

SHEET NAME: **SITE ADA PLANS**  
SHEET NUMBER: **A160**



NOT FOR CONSTRUCTION

GENERAL NOTES:

- A. SEE DOOR SCHEDULE AND DETAILS FOR FURTHER INFORMATION.
- B. SEE WINDOW SCHEDULE AND DETAILS SHEET FOR FURTHER INFORMATION.
- C. PROVIDE BACKER ROD & SEALANT AT PERIMETER OF ALL WALL PENETRATIONS.
- D. PROVIDE BACKER ROD & SEALANT BETWEEN ALL DISSIMILAR MATERIALS.
- E. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING INFORMATION.

MATERIALS

**METAL SIDING:**  
CORTEN STEEL PANELS  
\*\*OR - CORRUGATED RUSTED METAL

MTS



**STUCCO SIDING:**  
LIGHT GRAY STUCCO FINISH

STS



**PANEL SIDING:**  
DARK STUCCO WITH PATTERNED REVEALS

PNL



**BRISE SOLEIL:**  
CORTEN METAL VERTICAL BRISE SOLEIL SHADE SYSTEM. DESIGN, SPEC, FINISH, ALL TBD.

BSL



**WINDOWS AND DOORS**  
SPEC: TBD - BLACK FINISH, CLAD OR FIBERGLASS ASSEMBLY  
MFR: TBD  
NOTE: Operable windows to have tested air infiltration rate of less than 0.2 CFM/sq.ft. Infiltration rate to be tested prior to install



\*\*\* MATERIALS LISTED ABOVE ARE TO BE REFINED DURING THE BIDDING AND DESIGN DEVELOPMENT PHASE BEFORE EXACT SPECIFICATIONS ARE APPROVED BY OWNER & ARCHITECT

SHUMWAY - MIXED USE

1082 S MAIN STREET  
MOAB, UT 84532

REVISIONS:  
24 03 22 PRE SITE PLAN APP  
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25 09 24 SITE PLAN REV#1  
25 11 10 SITE PLAN REV#2

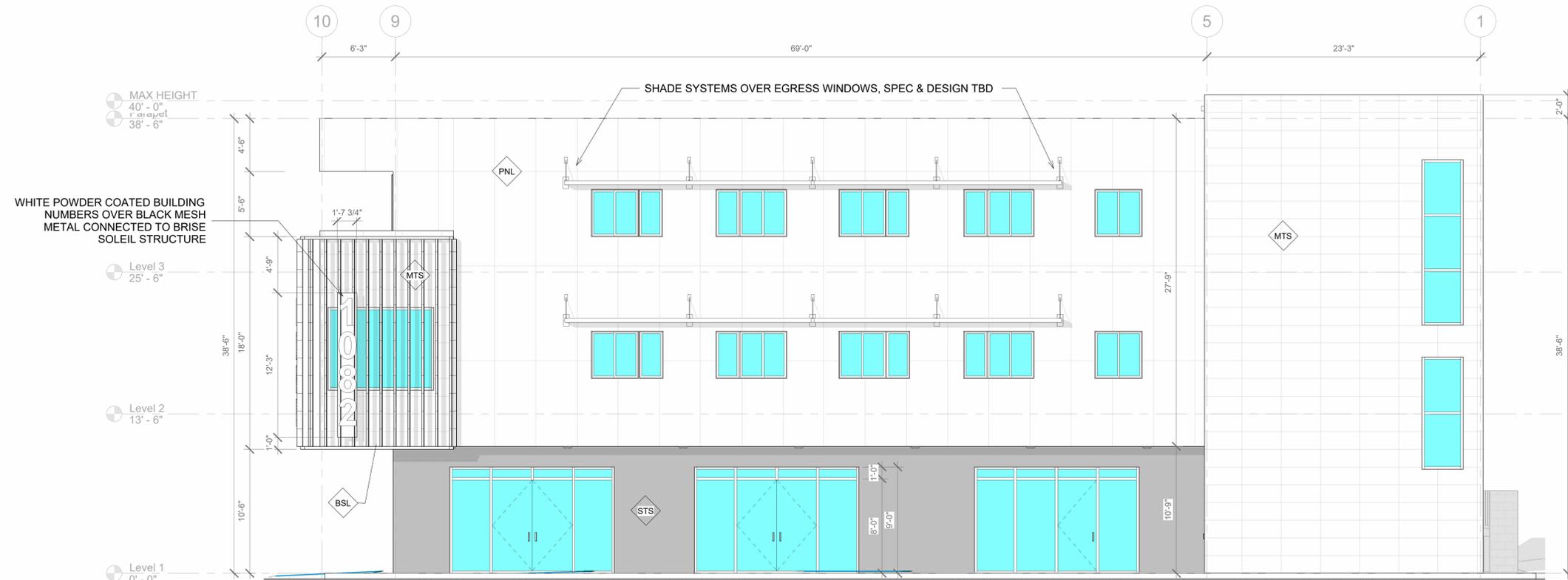
NOT FOR CONSTRUCTION

SHEET NAME

SHEET NUMBER

ELEVATIONS

**A201**



NOT FOR CONSTRUCTION

**GENERAL NOTES:**

- A. SEE DOOR SCHEDULE AND DETAILS FOR FURTHER INFORMATION.
- B. SEE WINDOW SCHEDULE AND DETAILS SHEET FOR FURTHER INFORMATION.
- C. PROVIDE BACKER ROD & SEALANT AT PERIMETER OF ALL WALL PENETRATIONS.
- D. PROVIDE BACKER ROD & SEALANT BETWEEN ALL DISSIMILAR MATERIALS.
- E. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING INFORMATION.

**MATERIALS**

**METAL SIDING:**  
CORTEN STEEL PANELS  
\*\*OR - CORRUGATED RUSTED METAL  
MTS



**STUCCO SIDING:**  
LIGHT GRAY STUCCO FINISH  
STS



**PANEL SIDING:**  
DARK STUCCO WITH PATTERNED REVEALS  
PNL



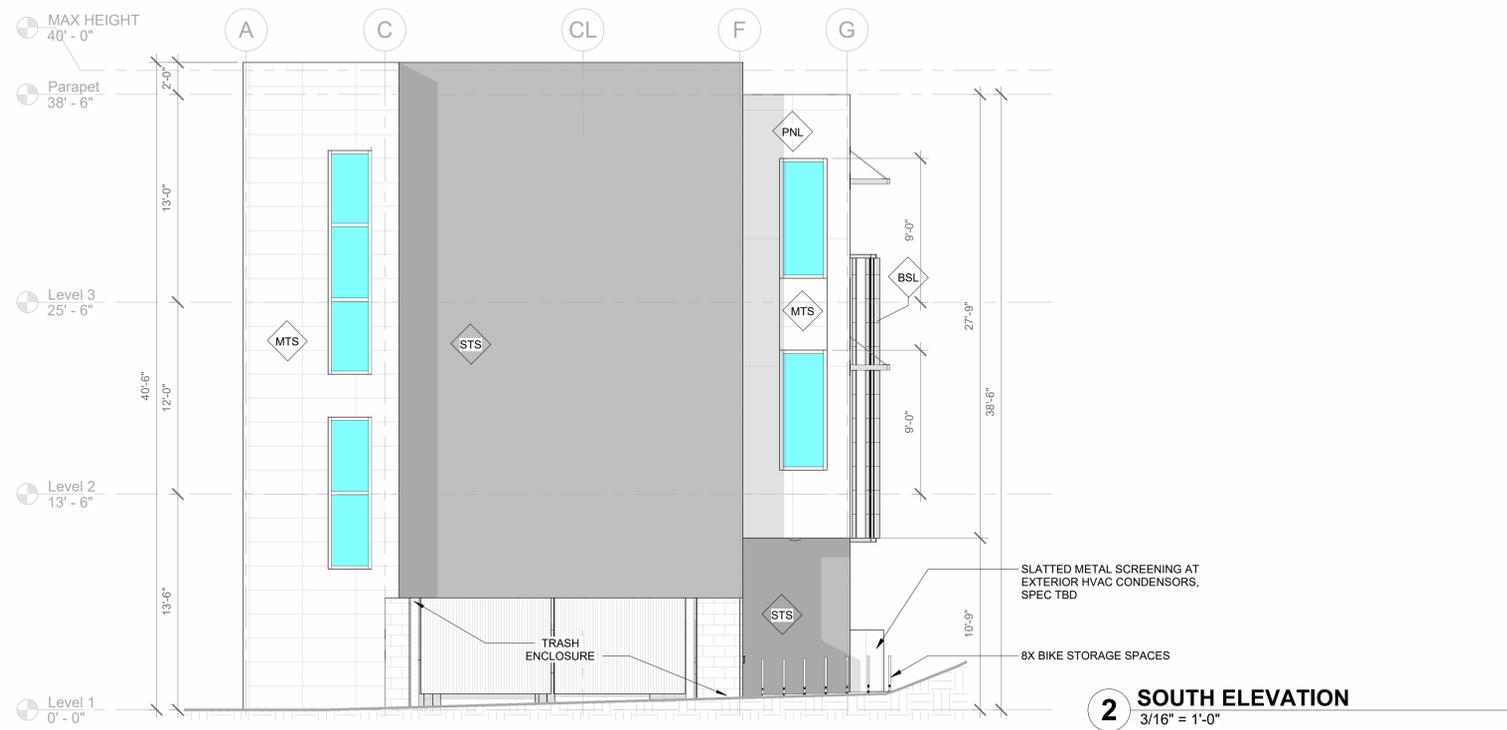
**BRISE SOLEIL:**  
CORTEN METAL VERTICAL BRISE SOLEIL SHADE SYSTEM. DESIGN, SPEC, FINISH, ALL TBD.  
BSL



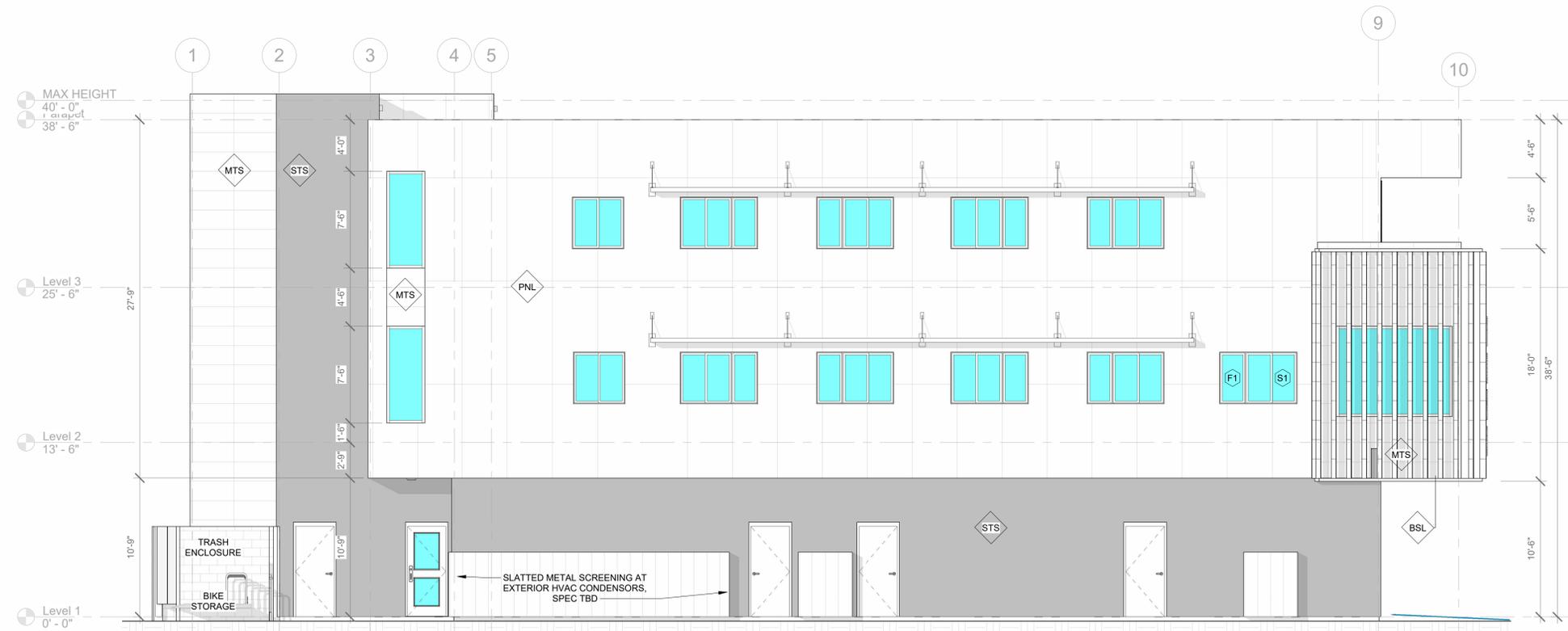
**WINDOWS AND DOORS**  
SPEC: TBD - BLACK FINISH, CLAD OR FIBERGLASS ASSEMBLY  
MFR: TBD  
NOTE: Operable windows to have tested air infiltration rate of less than 0.2 CFM/sq.ft. Infiltration rate to be tested prior to install



\*\*\* MATERIALS LISTED ABOVE ARE TO BE REFINED DURING THE BIDDING AND DESIGN DEVELOPMENT PHASE BEFORE EXACT SPECIFICATIONS ARE APPROVED BY OWNER & ARCHITECT



**2 SOUTH ELEVATION**  
3/16" = 1'-0"



**3 EAST ELEVATION**  
3/16" = 1'-0"

**SHUMWAY - MIXED USE**

1082 S MAIN STREET  
MOAB, UT 84532

**REVISIONS:**

24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

NOT FOR CONSTRUCTION

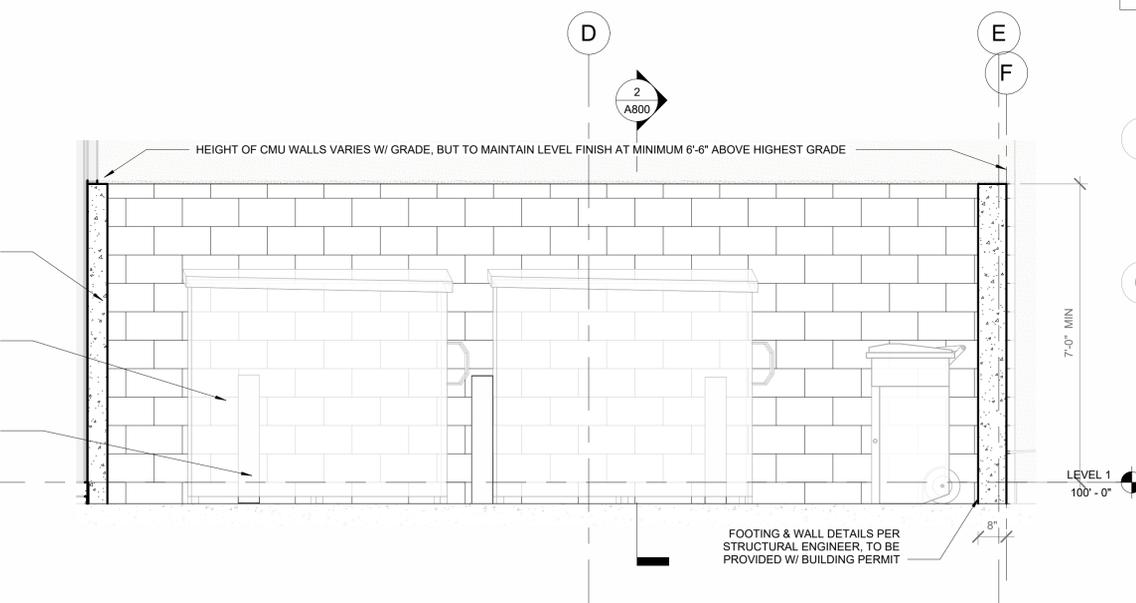
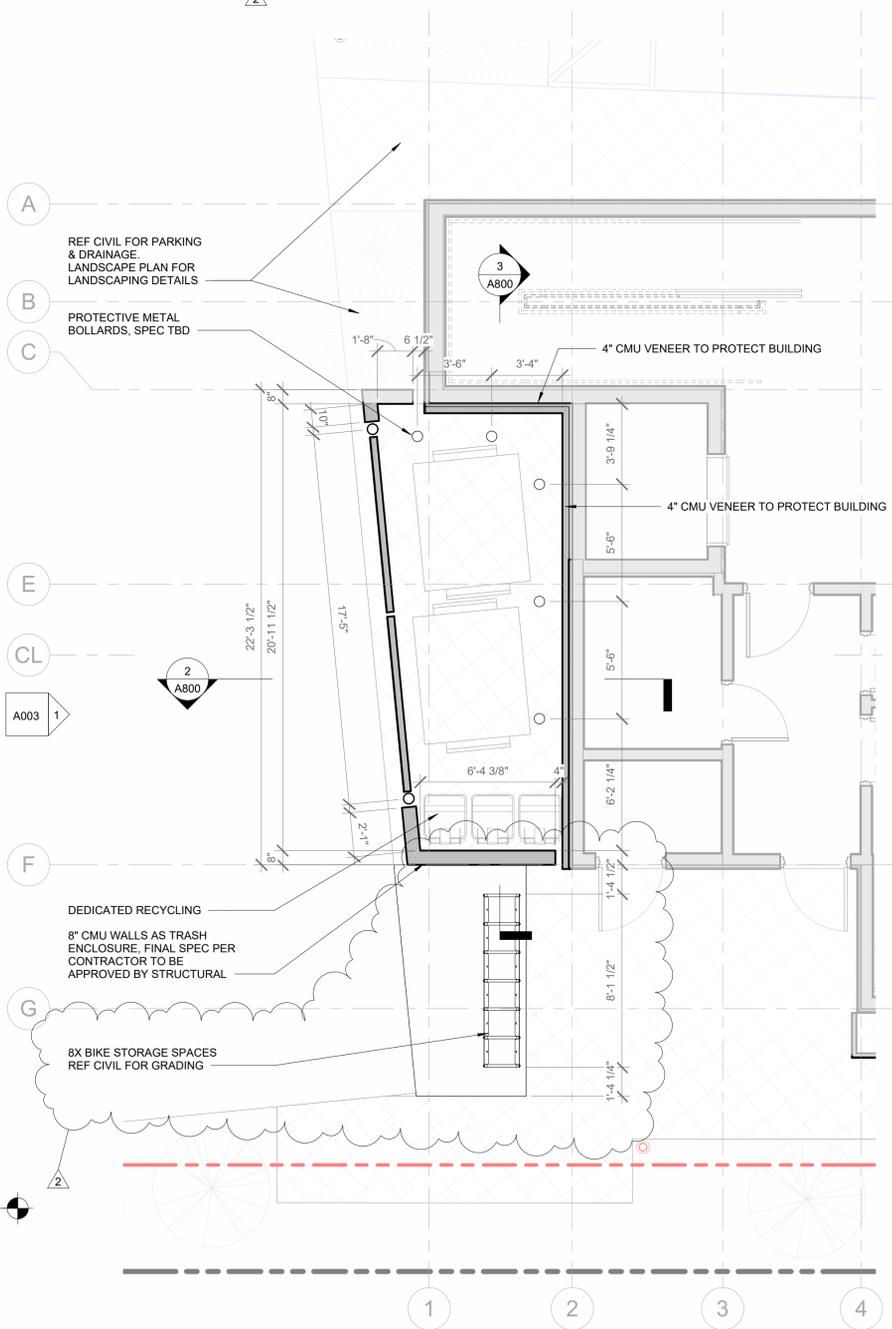
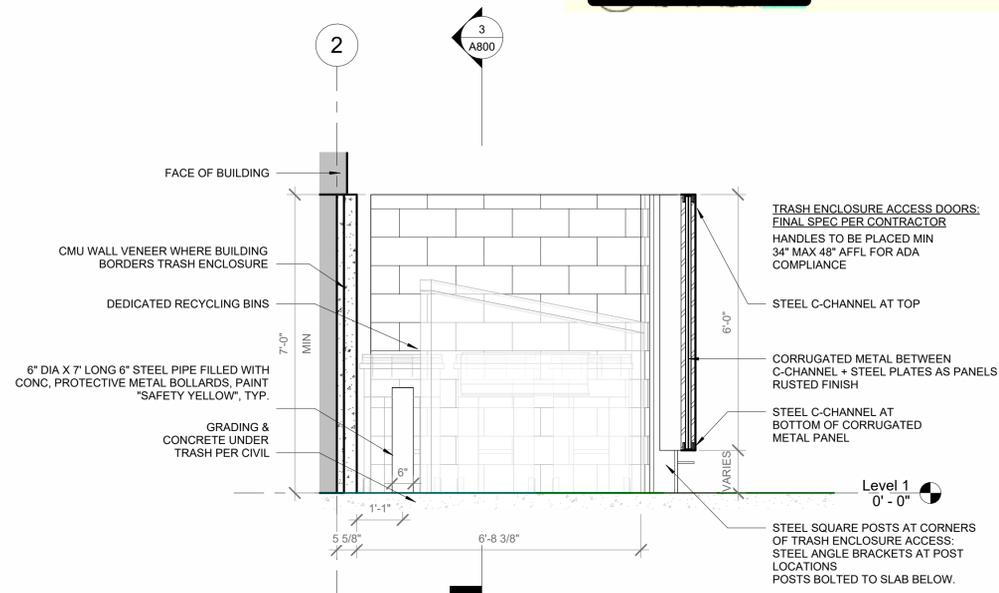
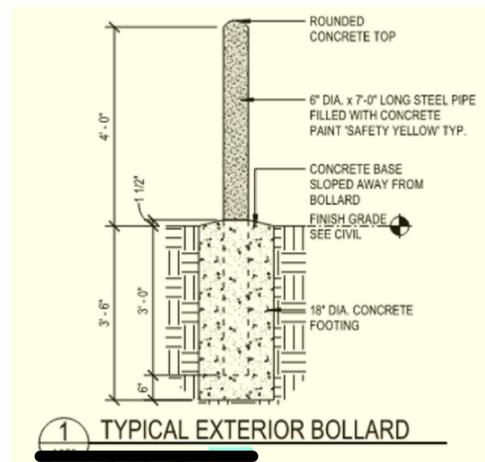
SHEET NAME SHEET NUMBER

**ELEVATIONS A202**

NOT FOR CONSTRUCTION



4 TRASH ENCLOSURE AXON



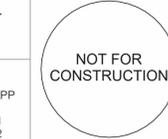
SHUMWAY - MIXED USE

1082 S MAIN STREET  
MOAB, UT 84532

REVISIONS:  
24 03 22 PRE SITE PLAN APP  
24 06 10 SITE PLAN APPL  
25 09 24 SITE PLAN REV#1  
25 11 10 SITE PLAN REV#2

SHEET NAME SHEET NUMBER

TRASH ENCLOSURE **A800**



NOT FOR CONSTRUCTION



1 BUILDING FRONT FROM PARKING



5 SOUTH EAST CORNER, TRASH + STAIRS



2 NORTH WEST, MAIN STREET FRONT



4 SOUTH WEST CORNER



3 NORTH EAST, BUILDING REAR

SHUMWAY - MIXED USE

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25 11 10 SITE PLAN REV#2

NOT FOR  
CONSTRUCTION

SHEET NAME

EXTERIOR  
AXONS

SHEET NUMBER

A901

NOT FOR CONSTRUCTION