

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 4, 2026
6:30 P.M.**



Notice is hereby given that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

Welcome

1. Approval of Meeting Minutes from – July 21, 2026
 - Review
 - Action
2. 725 South Main Street – Bountiful Library Remodel
Final Architectural and Site Plan Review
 - Review
 - Recommendation
3. Utah Open and Public Meetings Act Training
4. Director's Report
5. Adjourn

1 **DRAFT MINUTES OF THE**
2 **BOUNTIFUL CITY PLANNING COMMISSION**

3
4 **Tuesday, July 21, 2026, at 6:30 p.m.**
5

6 Official notice of the Planning Commission meeting was given by posting the agenda at City
7 Hall, on the Bountiful City website, and on the Utah Public Notice Website.
8

9 City Hall - Council Chambers
10 795 South Main Street
11 Bountiful, Utah 84010
12

13 **Present:**

14 Planning Commissioners: Chair Alan Bott, Vice Chair Gilmore, Jamie Welch Jaro, Darrin
15 Perkes, Beverly Ward, and Beth Child
16

17 Planning Director: Francisco Astorga
18 City Attorney: Bradley Jeppsen
19 Recording Secretary: Rachel Coleman
20 Assistant Planner: Chaz Leech
21 Senior Planner: Amber Corbridge
22

23 **Excused:**

24 Commissioner Aaron Arbuckle
25

26 **1. Welcome**
27

28 Chair Bott called the meeting to order at 6:30 p.m. and welcomed everyone including the two
29 new Planning Commission members.
30

31 City Recorder Sophia Ward administered the oath of office to appoint Planning Commissioners
32 Jamie Welch Jaro and Darrin.
33

34 **2. Review of Meeting Minutes – June 16, 2026**
35

36 Commissioner Ward moved to approve the minutes of June 16, 2026, Planning Commission
37 meeting with minor edits provided to Staff. Commissioner Child seconded the motion. The
38 motion passed unanimously, with Chair Bott, Vice Chair Gilmore, and Commissioners Jaro,
39 Perkes, Ward, and Child voting in favor.
40

41 **3. 1579 North Main Street – AlphaGraphics – Final Architectural and Site Plan Review**
42

43 Senior Planner Corbridge presented the item as outlined in the staff report.
44

45 Planner Corbridge explained that the proposed acorn-style light fixtures along the pedestrian
46 walkways and within the parking lot were approved as part of the original development plan in

2005. Although the fixtures do not comply with current Land Use Code requirements, the applicant has informed Staff that they will provide light fixtures that comply with Land Use Code §14-16-111(H).

Chair Bott said he was optimistic about the property being developed because it has been vacant for an extended period.

Vice Chair Gilmore expressed concern that locating parking stalls adjacent to the street does not support the General Plan's goal of creating an active and engaging streetscape. Chair Bott asked whether the proposal could better meet the General Plan's goals if the building were repositioned to the corner of 1600 North and Main Street, with parking relocated to the rear of the site. Vice Chair Gilmore suggested moving the building so it would be oriented closer to Main Street. She asked whether there was a specific reason the applicant chose to locate the building farther back on the site with parking in front.

Director Astorga explained that the subject property was formerly owned by the City and was later sold to the current owner, so Staff was very familiar with the site's history. He explained that the property was formerly occupied by the Bountiful JC Penney store and was redeveloped as part of the Village on Main project in approximately 2005–2006. The subject building site is the last remaining parcel to be developed.

Prior to June 2019, The Church of Jesus Christ of Latter-day Saints received approval from the City to construct a Family History Center on the site. However, the project was never constructed. The Church later sold the property to the City, and the City subsequently sold it to the current applicant.

Planning Director Astorga further explained that when the property was rezoned to the MXD-R Zone in 2005 as part of the Village on Main development, the master developer established a sight-line restriction within the CC&Rs that prohibits buildings from being constructed within a triangular portion of the site. The restriction was intended to preserve visibility of the adjacent bank, which is also part of the Village on Main development, from Main Street. Because of this restriction, the applicant did not pursue locating the building closer to Main Street, which is consistent with the previously approved architectural and site plan for the Family History Center. Director Astorga added that the proposal complies with the approved development plan, which established the site's permitted setbacks, height, and other development standards that run with the land.

Chair Bott asked whether the proposed development exceeded the minimum parking requirement. Staff confirmed that the proposal provides more parking than is required. Chair Bott asked whether the Commission could recommend replacing some of the excess parking with additional landscaping.

Director Astorga reminded the Commission that the current Land Use Code does not yet implement many of the goals, objectives, and policies outlined in the 2025 General Plan. As a result, Staff could not base recommendations or decisions for this application on General Plan

92 goals alone. He recommended that the Commission avoid making findings based solely on the
93 General Plan. Chair Bott acknowledged the clarification.

94
95 Commissioner Perkes said he would have preferred a pedestrian entrance facing the street but
96 understood that it was not feasible for this site. Director Astorga explained that while the
97 Downtown Zone requires street-facing entrances, the MXD-R Zone does not. He noted that
98 when the development plan for the site was approved, no such requirement was included, so the
99 proposal complies with the current zoning standards.

100
101 Commissioner Child asked whether the applicant would consider replacing some of the parking
102 stalls at the corner of 1600 North and Main Street with additional landscaping. She suggested the
103 area could be a good location for a "Welcome to Bountiful" sign. Chair Bott agreed that
104 additional landscaping in that area would improve the site. Director Astorga said the Commission
105 could include the landscaping suggestion in its motion as a recommendation, or Staff could
106 simply relay the Commission's suggestion regarding additional landscaping and the street-facing
107 entrance to the applicant.

108
109 Vice Chair Gilmore agreed with the suggestions to add additional landscaping and a street-facing
110 entrance and said she would like those recommendations included in the motion. Chair Bott
111 expressed his agreement.

112
113 Commissioner Ward asked whether the Commission could require or strongly encourage the
114 applicant to make changes to the proposal. Chair Bott explained that the Commission could not
115 require changes but could ask the applicant to consider them and include the recommendations as
116 part of its motion.

117
118 Chair Bott asked whether the applicant was present. Staff confirmed that the applicant was not in
119 attendance. Vice Chair Gilmore moved to forward a positive recommendation to City Council to
120 approve the Final Architectural and Site Plan Review for AlphaGraphics, located at 1579 North
121 Main Street, subject to the conditions contained in the Staff Report and with the additional
122 consideration that the applicant consider removing four (4) parking stalls and replacing them
123 with landscaping and consider adding a pedestrian entrance on the north side of the property.
124 Commissioner Child seconded the motion. The motion passed, with Commissioners Bott,
125 Gilmore, Child, Perkes, and Welch Jaro. Commissioner Ward opposed the motion.

126
127
128 **4. Work Session General Plan Implementation – Phase 1: Land Use Code Cleanup**

129
130 Planning Director Astorga presented the item as outlined in the staff report.

131
132 Director Astorga said that the main reason for the work session is to make the Land Use Code
133 easier to use by cleaning up duplicate definitions, resolving inconsistencies, and improving
134 clarity for both staff and the public. The updates will also help keep the code aligned with the
135 goals of the General Plan and make it easier to administer.

Director Astorga discussed several issues with the current Land Use Code, including duplicate land use definitions, inconsistent use classifications, and parking standards that do not always match the uses they are intended to serve. He noted that parking requirements will be reviewed as part of a future phase of the code cleanup. As an example of the challenges Staff faces when interpreting the code, Director Astorga asked the Commission how they would classify a martial arts studio – as a personal service, dance/daycare use, or recreation/gym.

Planner Corbridge gave an example of how the current land use definitions can be confusing. She explained that the existing food service categories, such as fast food and restaurants, do not adequately capture lower intensity uses like cafés and small restaurants. She noted that the code also needs to account for newer types of businesses that are not currently defined.

Chair Bott asked whether the goal of the land use code cleanup was to make land use definitions more broad or more specific.

Director Astorga said the goal is to make land use definitions clearer and more specific, not to create additional use categories. He explained that while the Planning Director can interpret unclear or undefined uses under the ambiguity clause, clearer definitions will lead to more consistent decisions, reduce confusion for the public and City Council, and make it easier to determine what is and is not allowed.

Chair Bott said that it is important to consider changing technology and development trends when making land use definitions more specific.

Director Astorga said the General Plan is meant to provide direction rather than serve as a checklist of goals to complete. He noted that community needs and priorities change over time, so the General Plan should continue to evolve. He also said the City received strong support from both the City Council and the community to take a proactive approach to updating the Land Use Code.

Chair Bott asked Staff to clarify the purpose of the work session. Director Astorga explained that the meeting was intended to introduce the code cleanup process and gather the Commission's feedback before bringing formal code amendments forward for review.

Vice Chair Gilmore and Chair Bott suggested grouping uses together and avoiding overly specific land use categories.

Staff agreed with that direction but noted that broader categories would require stronger, more detailed definitions to ensure uses are still classified consistently, particularly where conditional uses are involved.

Commissioner Perkes clarified with Staff that most of the changes to the land use categories would be in creating more detailed definitions. Director Astorga agreed with Commissioner Perkes that some land use categories could be simplified by using broader classifications, such as combining medical offices into a general office use category.

Director Astorga referenced the Residential and Commercial Use, Definitions, and Parking Matrix attachments in the packet. He specifically discussed addressing conflicting provisions such as hotel and motel regulations.

Commissioner Perkes noted that the Land Use Code already allows the Planning Director to interpret uses that are unclear or not specifically defined. Director Astorga agreed, adding that broader land use categories could simplify the code, but subcategories would still be needed to calculate parking requirements accurately.

Director Astorga added that residential land use categories also need greater clarity, particularly with the Future Land Use Map calling for additional multi-family housing along Orchard Drive.

Director Astorga noted that the City Council recommended replacing the Hospital Zone with a more general commercial zone to better accommodate medical offices and similar commercial uses.

Commissioner Child thanked staff for their work to improve clarity and consistency in the Land Use Code, noting that it will help streamline the process for businesses looking to locate in Bountiful.

Director Astorga reiterated that the primary goals of Phase One are to provide clearer land use definitions and reorganize parking ratios.

Commissioner Bott, on behalf of the Commission, thanked Staff for their hard work, directed Staff to proceed with preparing the proposed code amendments, and expressed support for the proposed process of holding a work session with the Commission before bringing forward formal amendments for a public hearing and recommendation to the City Council.

Additional Comment:

Commissioner Ward explained that her opposing vote was based solely on the recommendation that the applicant consider removing parking stalls to provide additional landscaping and adding a pedestrian entrance on the north side of the property. She said that she supported forwarding a positive recommendation to the City Council for approval of the proposed Final Architectural and Site Plan Review.

5. Director's Report

Nothing was reported

6. Adjourn

Chair Bott adjourned the meeting at 7:18 p.m.

Planning Commission Staff Report

Subject: Final Architectural and Site Plan Approval for Bountiful Library Remodel at 725 South Main Street

Author: Amber Corbridge, Senior Planner

Date: August 4, 2026



Background

The applicant Lane Rose, *Davis County Facilities Director*, is requesting Final Architectural and Site Plan Approval for the Bountiful Library Remodel at 725 South Main Street. The 1.5-acre site includes a 1960's building used for the Davis County South Branch Library (See Figure 1, below). The applicant seeks to preserve the existing structure and renovate the building and site to meet updated architecture, landscaping, and access features, as shown in the attached Proposed Plan Set. The following concept renderings provided by the applicant also depict proposed changes:





Analysis

The property is located in the Multi-Family Residential (RM-19) Zone. The proposed changes require Site Plan Approval, as the circulation, parking, access, and landscaping would be amended ([14-2-111](#)). The attached plans show 1) a vehicular access on Main Street removed to provide improved circulation, 2) a striped pedestrian crosswalk connecting the Library to Bountiful City property, 3) a drive-thru aisle for drop off and pick up, 4) additional parking and plaza space, and 5) improved landscaping paths and garden areas.

Site Plan Approval Standards

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301 and 14-2-306). The purpose of the architectural and site plan review and approval process includes:

- 1. Implementing the policies and goals established in the Bountiful City General Plan.*
- 2. Compliance with the Land Use Code.*
- 3. Promoting the orderly and safe development of land in the City.*
- 4. Promoting the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.*

The proposed plans for an upgraded building and site have been reviewed by Staff for compliance with the above criteria. The proposal meets the goals and objectives of the General Plan, where the City encourages the preservation and creation of welcoming and attractive neighborhoods ([Bountiful by Design, Bountiful City General Plan, pg. 18](#)).

Additionally, the subject property is located in the Parks, Open Space, and Civic place-type where civic functions, such as libraries provide public access areas on site. The plaza space

invites *robust community involvement*. ([Bountiful by Design, Bountiful City General Plan, pg. 24](#)). There are other remaining staff comments which will need to be satisfied prior to occupancy, such as the Civil Site Plan meeting ADA ramp requirements and adding callouts for utility inlets.

Significant Impacts

The proposed development is not anticipated to create significant adverse impacts on adjacent properties or the surrounding area. The subject property has an existing Library which needs upgrades that will not negatively impact the area or existing infrastructure.

Department Review

This staff report was prepared by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Recommendation

Staff recommends that the Planning Commission review the Final Architectural and Site Plan application for the library remodel at 725 South Main Street and forward a positive recommendation to the City Council subject to meeting Staff review comments.

Attachments

1. Statement of Intent
2. Civil and Site Plans
3. Record of Survey
4. Landscape Plan
5. Architectural Plans
6. Photometric Plan
7. Narrative

Additional - Sample Motions

The sample motions below are intended only to illustrate the format of a motion. They are neutral and do not imply a recommendation or preference for any particular action.

Positive Recommendation: I move that the Planning Commission forward a positive recommendation to the City Council to approve the Final Architectural and Site Plan for the Bountiful Library Remodel located at 725 South Main Street, based on the findings and recommendation in the staff report.

Continuation: I move that the Planning Commission continue consideration of the Final Architectural and Site Plan for the Bountiful Library Remodel located at 725 South Main Street to a future meeting, based on the discussion and findings of the Planning Commission, including x, y, and z.

Negative Recommendation: I move that the Planning Commission forward a negative recommendation to the City Council on the Final Architectural and Site Plan for the Bountiful Library Remodel located at 725 South Main Street, based on the findings of the Planning Commission, including x, y, and z.

The most sustainable building is the one you don't tear down.

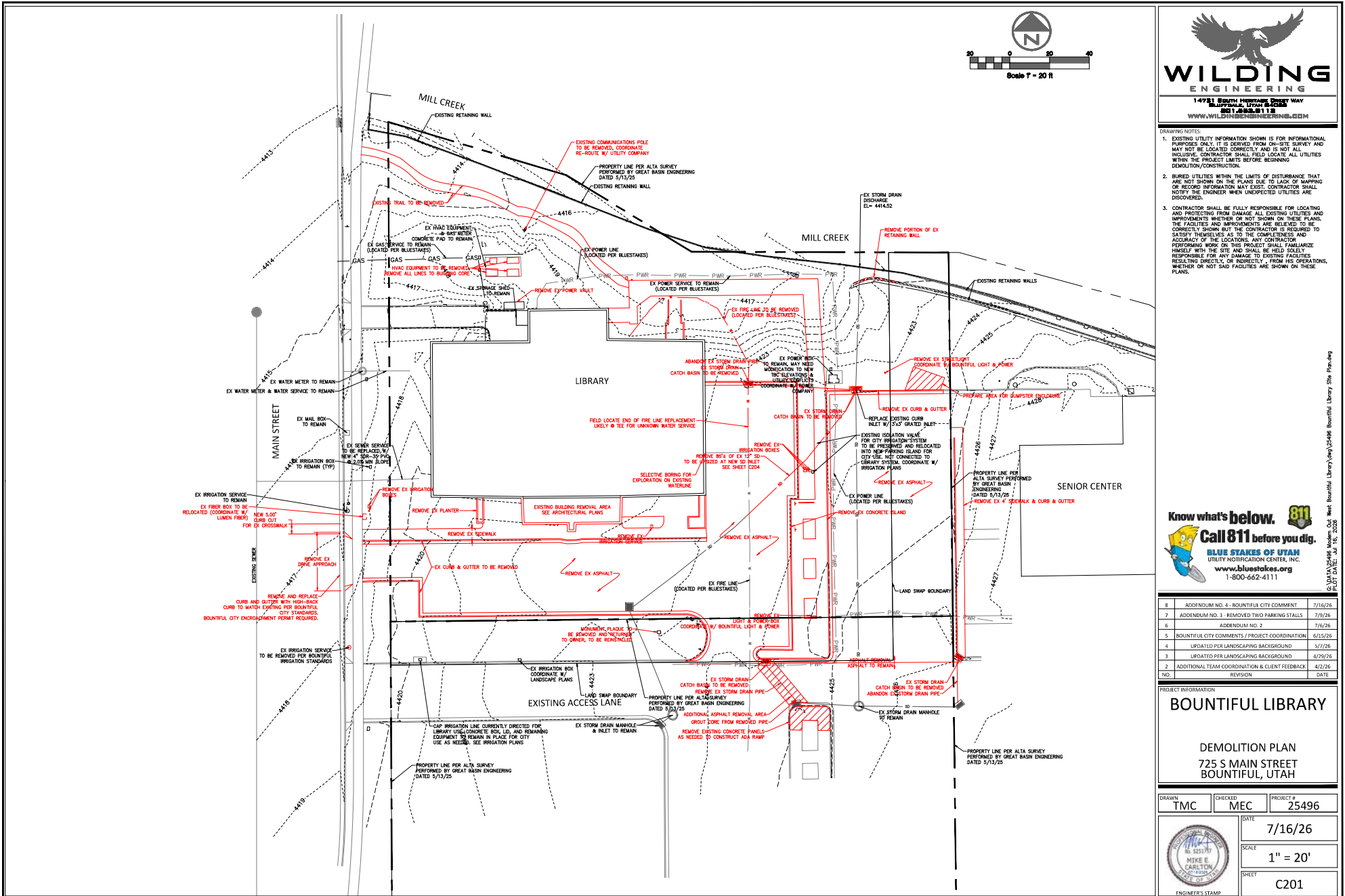
When Davis County selected our team to design a replacement for the South Branch Library (in Bountiful), the original plan called for demolition; a clean slate, a fresh start, a brand new building. But the more our team listened to the staff, to the librarians, to the community members who had grown up inside those walls, the clearer it became that the 1960's building wasn't meant to be torn down just yet.

Preservation is rarely the path of least resistance, but it's almost always the more responsible one. Rather than sending an entire building to the landfill in pursuit of something shinier, we made the case for adaptive reuse, and the County said yes. By furring out the existing building envelope brick walls and upgrading the roof envelope, the building that once leaked energy and fought against the Utah climate will instead work with it. No certification captures what it means to simply not destroy something once created with real materials in step with its time. The carbon that was never spent, the materials that were never wasted, the building that was never lost, these are all the quieter wins that matter most.

Inside, the concept centers on openness and flexibility, keeping the large open feeling of the original building and keeping a beautiful, timeless neutral palette that was always there as a backdrop to community life. New and enlarged thermally broken glazing and doors dissolve the boundary between the library and its landscape, drawing in light and pulling the mature landscaping and natural world in. A deliberately fluid landscape design wraps and envelops a building that was always an efficient box by design, the two in conversation and dialogue with each other.

The adult lounge, study lounge, children's area, and young adult spaces have all been reimagined for how people actually use a library today and for decades to come. The theater, once a three-sided open room that couldn't quite decide what it was, has been transformed into a truly multipurpose performance space capable of hosting the full range of community gatherings and flexible enough to adapt as community grows and changes.

What makes this project most distinctive, though, is who designed it. Every decision, from floor plan to millwork to fixtures, was shaped as much by the county staff, library staff, community members, as by our team. Weekly meetings with librarians and county stakeholders were the engine of the design process for well over a year. The Davis County Library South Branch opens in 2027, returning to its beloved community better than it was found, and keeping enough of what made it special to remind us why we saved it in the first place. Among the newness and the fast-paced development of today, the library will stand as a testament to keeping what works, preserving what is special, and preparing a half-century old building for future generations.



WILDING
ENGINEERING

14751 SOUTH HERITAGE DRIVE WAY
SALT LAKE CITY, UTAH 84119
801.966.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
 - BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION MAY EXIST. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
 - CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY THEMSELVES AS TO THE LOCATION, DEPTH, AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

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

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

8	ADDENDUM NO. 4 - BOUNTIFUL CITY COMMENT	7/16/25
7	ADDENDUM NO. 3 - REMOVED TWO PARKING STALLS	7/9/26
6	ADDENDUM NO. 2	7/9/26
5	BOUNTIFUL CITY COMMENTS / PROJECT COORDINATION	6/15/26
4	UPDATED PER LANDSCAPING BACKGROUND	5/17/26
3	UPDATED PER LANDSCAPING BACKGROUND	4/29/25
2	ADDITIONAL TEAM COORDINATION & CLIENT FEEDBACK	4/2/26
NO.	REVISION	DATE

PROJECT INFORMATION

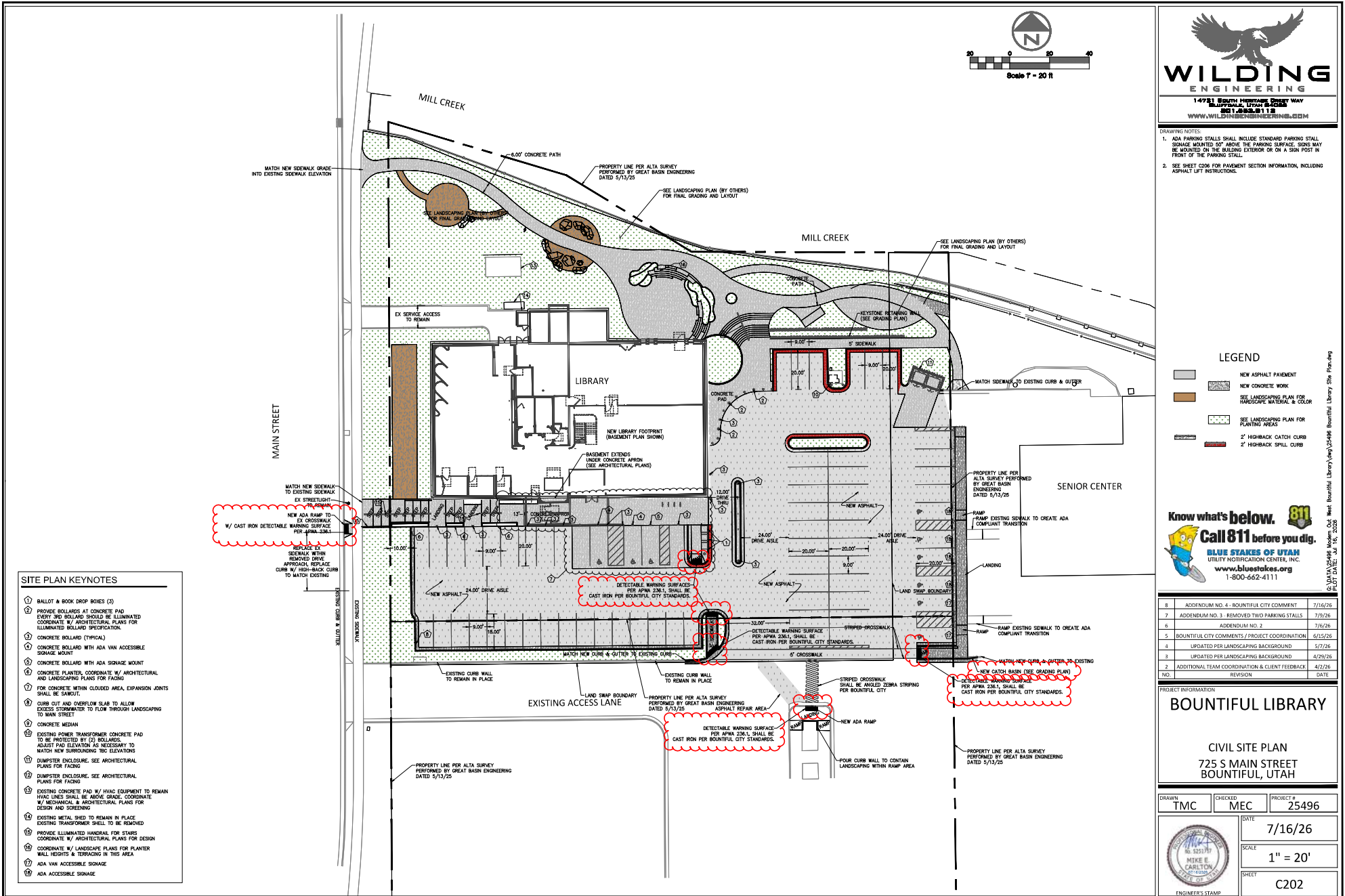
BOUNTIFUL LIBRARY

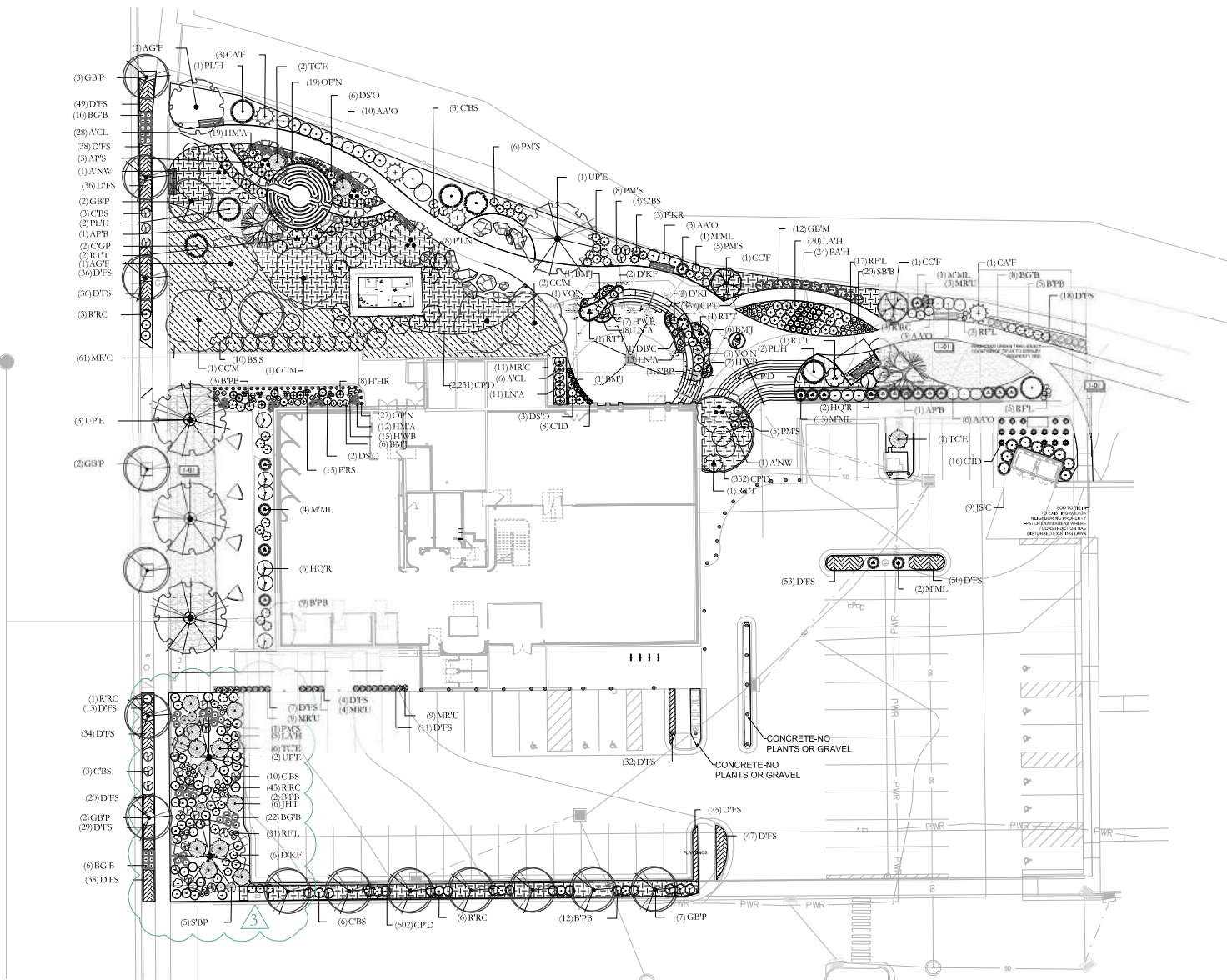
DEMOLITION PLAN

725 S MAIN STREET
BOUNTIFUL, UTAH

DRAWN	TMC	CHECKED	MEC	PROJECT #	25496
DATE	7/16/26				
SCALE	1" = 20'				
SHEET	C201				

ENGINEER'S STAMP





ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2026	UT25146	THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 07/09/2026.	DAVIS COUNTY LIBRARY 725 S MAIN ST BOUNTIFUL, UTAH	TRENT SMITH TRENT@MODERNOUTWEST.COM	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com		JTA ALR KBA 7/14/2026 LANDSCAPE OVERALL PLAN BID SET LP-102

NO. REVISION DATE

1	ADDENDUM 02	07-02-2026
2	ADDENDUM 3	07-14-2026
3		
4		

BLUE STAKES OF UTAH
PLANNING AND ARCHITECTURE, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 16'

DAVIS COUNTY LIBRARY
725 S MAIN ST
BOUNTIFUL, UTAH



Not reviewed for code compliance.
Corrections/comments will be made during plan review for the permit application. Plan review will commence after Site Plans are approved.



Building Department

Don Simons, Building Official

05/13/2026

Reviewed, with comments

Comments have red border, yellow background & blue letters

SHEET INDEX

GENERAL	ARCHITECTURAL SITE	STRUCTURAL	EXTERIOR ELEVATIONS	MECHANICAL	ELECTRICAL
G001 COVER SHEET	AS100 SITE PLAN - DEMOLITION	S101 GENERAL STRUCTURAL NOTES	A210 EXTERIOR ELEVATIONS	M001 TITLE SHEET (LEGEND & ABBREVS)	E000 ELECTRICAL GENERAL SHEET
G002 CODE ANALYSIS	AS110 SITE PLAN - HIGH	S102 GENERAL STRUCTURAL NOTES	A210 EXTERIOR ELEVATIONS	M002 MECHANICAL NOTES & SPECS	E001 ELECTRICAL SITE PLAN
G003 ACCESSIBILITY NOTES	AS120 SITE PLAN - LOW	S201 FOOTING & FOUNDATION PLAN	A310 SECTIONS - NORTH / SOUTH	M003 MECHANICAL CHECKS	E001 PHOTOMETRIC SITE PLAN
G004 ALIGNMENT DETAILS & NOTES	AS500 DETAILS - SITE	S202 FLOOR FRAMING PLAN	A320 SECTIONS - EAST / WEST	M004 MECHANICAL CALCULATIONS	E000 PHOTOMETRIC SCHEDULES
G005 SPECIFICATIONS		S203 ROOF FRAMING PLAN	A330 SECTIONS - EAST / WEST	M100 MECHANICAL ZONE PLANS	E101 BASEMENT LIGHTING PLAN
G007 SPECIFICATIONS	C101 COVER SHEET	S301 SCHEDULES	A340 WALL SECTIONS	M101 BASEMENT MECHANICAL PLAN	E102 LEVEL 01 LIGHTING PLAN
G008 SPECIFICATIONS	C201 DEMOLITION PLAN	S302 SCHEDULES	A350 WALL SECTIONS	M102 MAIN FLOOR MECHANICAL PLAN	E201 BASEMENT POWER PLAN
G009 SPECIFICATIONS	C202 CIVIL SITE & UTILITY PLAN	S601 FOOTING AND FOUNDATION DETAILS	A400 ENLARGED PLAN - WORKROOM	M103 ROOF MECHANICAL PLAN	E202 ELECTRICAL DETAILS
G010 SPECIFICATIONS	C203 GRADING & DRAINAGE PLAN	S601 FLOOR FRAMING DETAILS	A410 ENLARGED PLAN - STAFF	M101 MECHANICAL ENLARGED PLAN	E001 ELECTRICAL SCHEDULES
G011 SPECIFICATIONS	C204 EROSION CONTROL PLAN	S701 ROOF FRAMING DETAILS	A420 ENLARGED PLAN - STAFF	M001 MECHANICAL SCHEDULES	E002 ELECTRICAL SCHEDULES
	C205 CONSTRUCTION DETAILS		A430 ENLARGED PLAN - RESTROOMS	M002 MECHANICAL SCHEDULES	E701 ELECTRICAL SPECIFICATIONS
ARCHITECTURAL DEMO		ARCHITECTURAL	INTERIOR ELEVATIONS		
A0100 GROUND LEVEL - DEMOLITION PLAN	LANDSCAPE	A540 DETAILS - MILLWORK	A450 INTERIOR ELEVATIONS	PLUMBING	
A0111 BASEMENT LEVEL - DEMOLITION PLAN	LPC2 COLOR ILLUSTRATION	A100 GROUND LEVEL - ANNOTATED PLAN	A460 INTERIOR ELEVATIONS	P001 PLUMBING NOTES & SPECS	
A0112 GROUND LEVEL - FLOOR SLAB EXHIBIT	LPC3 COLOR ILLUSTRATION - SITE ONLY	A101 BASEMENT LEVEL - ANNOTATED PLAN	A460 DETAILS - ROOF	P100 UNDERGROUND PLUMBING PLAN	
A0120 GROUND LEVEL - DEMOLITION RCP	LPC4 EXISTING PLANTING PLAN	A110 GROUND LEVEL - DIMENSION PLAN	A510 DETAILS - DOORS	P1001 BASEMENT PLUMBING PLAN	
A0121 BASEMENT LEVEL - DEMOLITION RCP	LP102 LANDSCAPE OVERALL PLAN	A120 GROUND LEVEL - FINISH PLAN	A520 DETAILS - FLOOR & WALL	P101 MAIN FLOOR PLUMBING PLAN	
A0140 DEMO ROOF PLAN	LP101 LANDSCAPE COVER	A121 BASEMENT LEVEL - FINISH PLAN	A540 DETAILS - CEILINGS	P102 ROOF PLUMBING PLAN	
A0150 DEMOLITION ELEVATIONS	LP100 LANDSCAPE OVERALL PLAN	A140 GROUND LEVEL - FF&E PLAN	A541 DETAILS - MILLWORK	P401 ENLARGED PLUMBING PLANS	
A0160 DEMOLITION ELEVATIONS	LP501 LANDSCAPE DETAILS	A141 BASEMENT LEVEL - FF&E PLAN	A550 DETAILS - ELEVATOR	P501 PLUMBING DETAILS	
		A150 GROUND LEVEL - RCP (LOW)	A600 GLAZING ELEVATIONS & DETAILS	P502 PLUMBING DETAILS	
		A151 GROUND LEVEL - RCP (HIGH)	A620 FINISH SCHEDULES	P601 PLUMBING SCHEDULES	
		A152 BASEMENT LEVEL - RCP	A630 FURNITURE & APPLIANCE SCHEDULES		
		A160 ROOF PLAN			

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT. BIDDERS VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PROJECT INFORMATION

THIS PROJECT CONSISTS OF THE INTERIOR & SITE RENOVATION OF THE EXISTING DAVIS COUNTY BOUNTIFUL LIBRARY LOCATED AT 725 MAIN STREET, BOUNTIFUL, UTAH. THE PROPOSED RENOVATIONS REDUCE THE BUILDING'S TOTAL SQUARE FOOTAGE WHILE INCREASING THE NUMBER OF PARKING STALLS ON THE SITE. WORK INCLUDES IMPROVEMENTS TO THE PREMISES FOR A MORE ACCESSIBLE BUILDING.

BID ALTERNATES

ALTERNATES TO THE BID ARE ALLOWED, HOWEVER MUST BE CLEARLY DEFINED AND SPELLED OUT IN THE BID SUBMISSION.

ADD ALTERNATES

ALTERNATES TO THE BID ARE ALLOWED, HOWEVER MUST BE CLEARLY DEFINED AND SPELLED OUT IN THE BID SUBMISSION.





modern

OUTWEST

Address: 1000 W. 1000 N., Suite 100, Bountiful, UT 84002
Phone: (801) 288-1000
Fax: (801) 288-1001
Email: info@modernoutwest.com

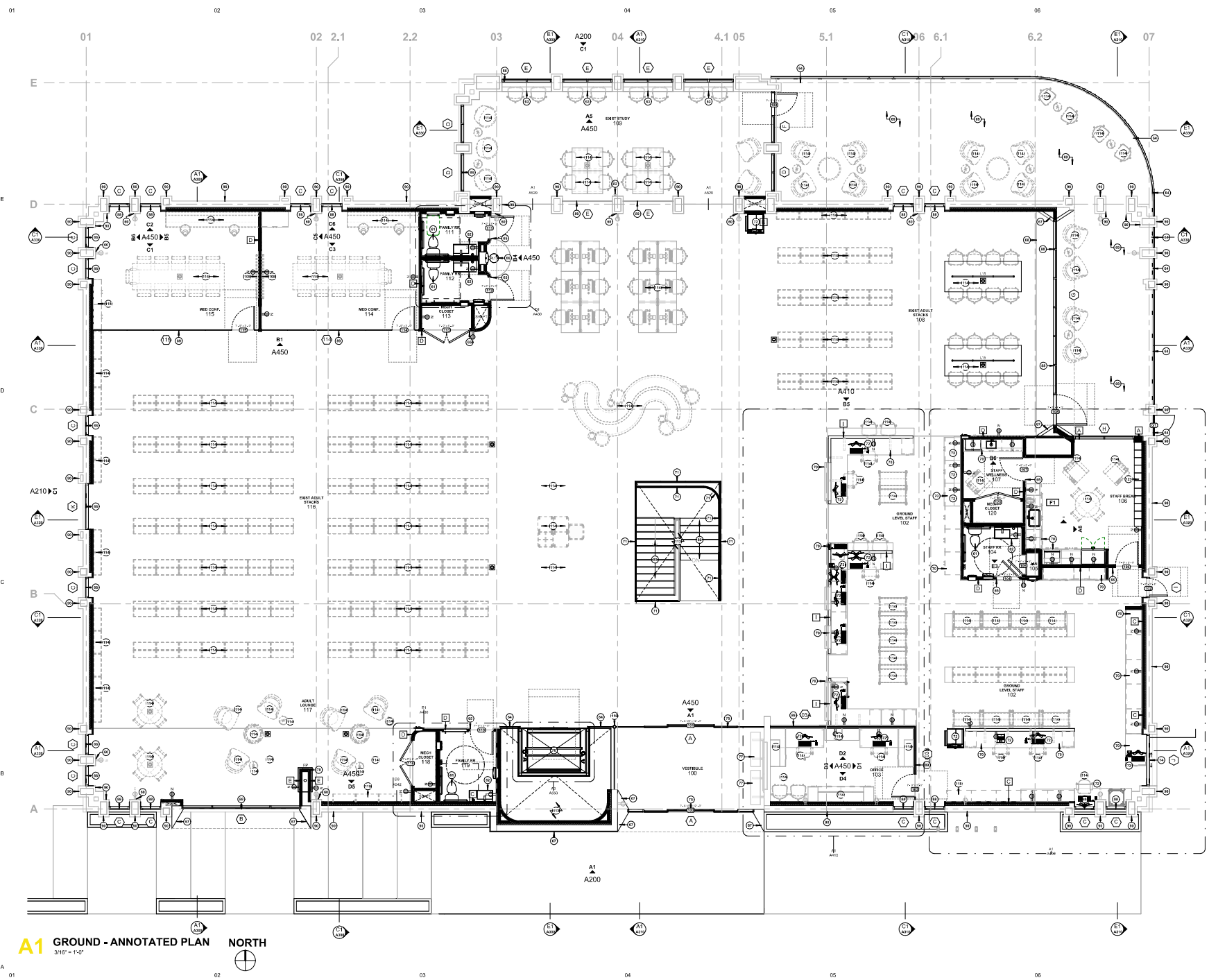
Client: DAVIS COUNTY LIBRARY
725 N. Main St., Bountiful, Utah, 84002

Project Title: 42223024 & 10-17 PM
Project Subtitle: PM/CM
Project number: 2060

Drawn by: Nathan F. Ashmole
Checked by: Trent Smith

Project location: 725 N. Main St., Bountiful, Utah, 84002
Date: 05/13/2026
Project location: 725 N. Main St., Bountiful, Utah, 84002
Date: 05/13/2026

02
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GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTION EXIST, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

THE DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS. ANY AND ALL DISCREPANCY BETWEEN DRAWING DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

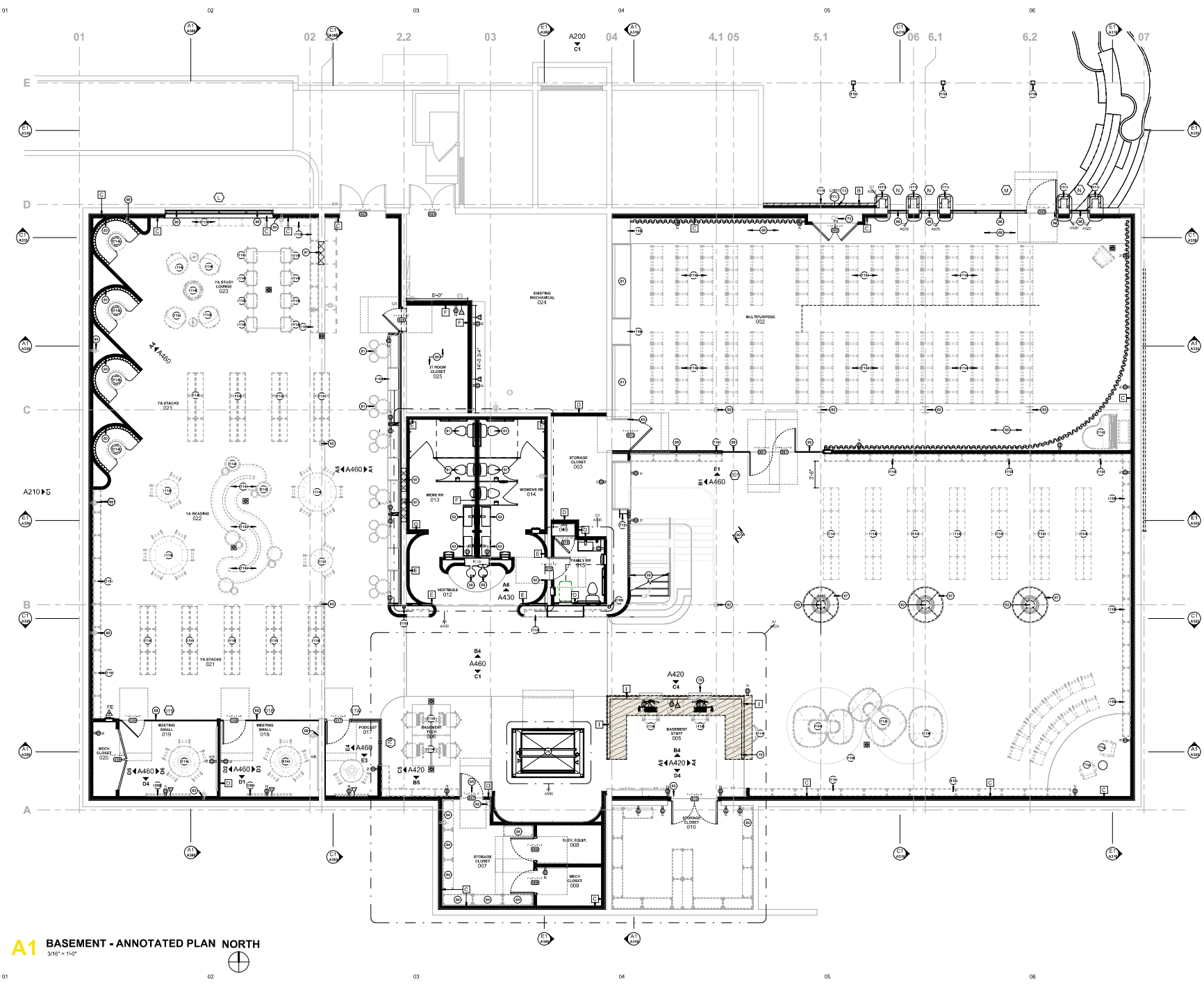
KEYNOTES

- 69 EXISTING POWER CONDUIT AND/OR OUTLET JUNCTION BOX, CONTRACTOR TO RESTORE EXISTING OUTLET AND PATHWAY FOR NEW CONSTRUCTION USE. PROVIDE A NEW BRONZE OUTLET PLATE IN ALL LOCATIONS OR REMOVE JUNCTION BOX AND REPLACE WITH SALVAGED AND RESTORED BRICK. RE ALL OUTLET LOCATIONS THAT ARE IN QUESTION FOR DIRECTION NOT COVERED IN ARCHITECTURAL WORK ELECTRICAL PLANS.
- 61 NEW COMMERCIAL FLOOR TOILET AND ALL ASSOCIATED GRAB BARS, BLOCKING, AND SPECIALTIES TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH ALL EXISTING CONSTRUCTION IN FLOOR STRUCTURE.
- 62 NEW COMMERCIAL SINK, BOWL, FAUCET, AND ASSOCIATED PIPING INCLUDING 40K PIPE COVERS AND INSTRUCT ELECTRIC WATER HEATER. COORDINATE WITH ALL EXISTING FLOOR CONSTRUCTION FOR PIPING, VENTING, ETC AS NECESSARY FOR COMPLETE SYSTEM INSTALLATION.
- 63 NEW QUARTZ COUNTERTOP WITH HIDDEN STEEL SUPPORTS INTO EXISTING BRICK AND CONCRETE COLLUMS. PROVIDE ALL NECESSARY L-ANGLE TO SUPPORT AND SPAN FLOORING COUNTERTOP BETWEEN COLLUMS AND PROVIDE CLEAR KNEE SPACE BENEATH.
- 64 NEW PAINTED EXTERIOR FACE-ADJUNT PICKET RAILING TO MOUNT TO EXISTING CONCRETE SLAB & DECK ADDITION. SEE DETAILS.
- 65 NEW EZAMBI SOLID CORE WOOD DOOR WITH ZERO PROFILE FRAME, DOOR OFFSET TO MATCH PANELLED WALL DEPTH WITH V-PINE TRIM ON ALL SIDES, PROVIDE SOUND SEAL ON ALL SIDES OF DOOR, AND DISCRETE OCCUPANCY LOCK.
- 66 NEW WATER FOUNTAIN & BOTTLE FILLER WITH INTEGRATED COOLING ELEMENT. SEE APPRANCE SCHEDULE FOR PRODUCT SPECIFICATIONS. FOLLOW MANUFACTURERS INSTRUCTIONS. COORDINATE WITH MEP.
- 67 NEW FRAMED DECORATIVE TAPERED METAL PORTAL, PROVIDE SPACE FOR RECESSED GLAZING FRAME, BASIS OF DESIGN: T.B.D. SEE GLAZING ELEVATIONS AND SECTIONS.
- 68 NEW WALKOFF CARPET. SEE FINISH PLAN FOR FINISH AND TRANSITION INFORMATION.
- 69 NEW EXTERIOR DECK. SEE STRUCTURAL AND ARCH DETAILS. PROVIDE EXPANSION JOINT WHERE NEW DECK MEETS EXISTING FLOOR SLAB TYP. PROVIDE ZIPEX WATERPROOF COATING ON EXPOSED FINISH CONCRETE. PROVIDE DRAINAGE SLOPE AWAY FROM BUILDING.
- 70 NEW MILLWORK WITH SOFT OPEN/CLOSE HARDWARE. SEE ELEVATIONS. ALL MILLWORK TO BE PLASTIC LAMINATE FRONTS WITH PLYWOOD BOXES DRAWERS.
- 71 NEW INTERIOR CONT. GLASS RAILING AND GUARDRAIL, W/ STEEL CHANNEL BASE & FLASHING + ANCHOR. SEE STAIR DETAILS.
- 72 EQUIPMENT OWNER PROVIDED. CONTRACTOR INSTALLED. ENSURE ELECTRICAL HAS HAD COORDINATION WITH MECHANICAL WIRING GROUP AND LIBRARY STAFF TO THOROUGHLY GO THROUGH ALL POWER REQUIREMENTS OF OWNER PROVIDED EQUIPMENT. FAILURE TO HAVE A COORDINATION MEETING WITH OWNER IT GROUP TO COORDINATE EQUIPMENT WILL RESULT IN POWER BEING PROVIDED AT NO ADDITIONAL CHARGE TO CLIENT.
- 74 NEW DRIVE-UP SERVICE GLAZING SYSTEM. PROVIDE MICROPHONE, SPEAKER AND SECURITY CAMERAS. BASIS OF DESIGN: T.B.D. SEE GLAZING ELEVATIONS.
- 75 NEW AUTOMATIC FRAMELESS SLIDING OPENING SYSTEM WITH BREAKAWAY DOORS FOR EGRESS. PROVIDE FULL SYSTEM INCLUDING RECESSED THRESHOLDS AND HEADER, POWER AND ALL NECESSARY JAMBS + CONNECTIONS FOR FRAMELESS INSTALLATION. BASIS OF DESIGN: CRL.
- 76 NEW PANORAMIC GLASS ELEVATOR CAB AND ENCLOSURE INCLUSIVE OF ALL EQUIPMENT, LIFTS, STRUCTURAL SUPPORTS, RAILING & FINISH PACKAGE.
- 77 EXISTING TERRAZZO BENCHES TO BE RESTORED AND REFINISHED TO LIKE NEW CONDITION. PROTECT DURING ALL CONSTRUCTION ACTIVITIES.
- 78 NEW THREE SIDED GLASS ELECTRIC FIREPLACE WITH ALL ASSOCIATED POWER AND SYSTEMS. COORDINATE ALL REQUIRED FRAMING AND FINISH WITH MANUFACTURER. FIREPLACE TO BE CLAD FLOOR/CASELINE IN DARK BRONZE AS EXTENSION OF EXTERIOR FINISH. FINISH: TYP.
- 80 NEW FEATURE STAIR WITH CUSTOM METAL STRUCTURE, HARDWOOD TREADS AND NOSING OR 18" WIDE STAIR PLATE STRUCTURE. REFER TO STRUCTURAL PLANS FOR COMPLETE INFORMATION. SEE STAIR DETAILS SHEET.
- 82 EXISTING STEEL COLUMN, SANDED AND PREPARED FOR PAINT. PROVIDE INTUMESCENT PAINT ON ALL EXPOSED STRUCTURE. GRIND SMOOTH ALL ERGONOMOUS TAPS AND MAKE SAFE FOR EXPOSED USE.
- 88 NEW EXTERIOR GLAZING. SEE GLAZING ELEVATIONS. PROVIDE DECORATIVE BRICK WRAP FOR ALL GROUND-LEVEL GLAZING OPENINGS TYP. SEE DETAILS.
- 89 NEW INTERIOR GRL GLAZING PARTITION. REFER TO GLAZING ELEVATIONS.
- 90 EXISTING EXPOSED INTERIOR / EXTERIOR BRICK FINISH TO BE RESTORED TO BEST POSSIBLE CONDITION. CONTRACTOR TO COORDINATE METHODS WITH ARCHITECT.
- 106 NEW INTERIOR EQUIPMENT / ACCESSORY. REFER TO SCHEDULES. PROVIDE DATA AND POWER AS NEEDED.
- 110 NEW STRUCTURAL COLUMN PER STRUCTURAL. FOR REFERENCE ONLY. REFER TO STAMPED STRUCTURAL DRAWINGS.
- 113 NEW OPENING IN EXISTING HOLLOW-CORE CONCRETE SLAB FLOOR SYSTEM. PROVIDE NEW NECESSARY BEAMS AND COLLUMS FOR NEW OPENINGS. REFER TO STRUCTURAL. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND REFER TO STAMPED STRUCTURAL DRAWINGS. PROVIDE PROPER BRACING AND SUPPORTS AS REQUIRED.
- 114 FURNITURE. CONTRACTOR TO PROVIDE FIELD VERIFIED DIMENSIONS TO SELECT FURNITURE. PROVIDE COORDINATION WITH ELECTRICAL POWER REQUIREMENTS WITH VENDOR. FAILURE TO COORDINATE WITH FURNITURE VENDOR AND ELECTRICAL WILL RESULT IN POWER BEING BROUGHT TO FURNITURE AT NO COST TO OWNER.
- 118 NEW PERIMETER MILLWORK SUPPLIED BOOKCASES WITH ADJUSTABLE SHELVES AND VISIBLY ALL EXPOSED FINISHES FINISHED WITH FINISH GRADE, STAINED PLYWOOD BOX CONSTRUCTION.
- 123 NEW DOUBLE-TIER PLASTIC LAMINATE LOCKERS WITH LOCKS AND VENTILATION PANELS. HALF HEIGHT LOCKERS, DOUBLE STAGED.

**modern
OUTWEST**

Architect		MODERN OUT WEST 3000 S. Main St., Suite 100 Salt Lake City, UT 84143 (801) 525-1000 moderndesign.com
Structural		ALL STRUCTURAL T.B.D. (TYP) SEE DETAILS (801) 525-1000 moderndesign.com
Mechanical		MECHANICAL ENGINEERING 4241 S. State Ave., Suite 200 Salt Lake City, UT 84143 (801) 525-1000 moderndesign.com
Electrical		ELECTRICAL ENGINEERING 70 W. 107TH St., Suite 200 Salt Lake City, UT 84143 (801) 525-1000 moderndesign.com
Plumbing		PLUMBING ENGINEERING 3400 S. Main St., Suite 100 Salt Lake City, UT 84143 (801) 525-1000 moderndesign.com
Fire Protection		FIRE PROTECTION ENGINEERING 3400 S. Main St., Suite 100 Salt Lake City, UT 84143 (801) 525-1000 moderndesign.com
Interior Design		INTERIOR DESIGN 3400 S. Main St., Suite 100 Salt Lake City, UT 84143 (801) 525-1000 moderndesign.com
Landscaping		LANDSCAPING 3400 S. Main St., Suite 100 Salt Lake City, UT 84143 (801) 525-1000 moderndesign.com
Other		OTHER 3400 S. Main St., Suite 100 Salt Lake City, UT 84143 (801) 525-1000 moderndesign.com

A1 GROUND - ANNOTATED PLAN NORTH



GENERAL NOTES
IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTIONABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

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KEYNOTES

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- 61 NEW COMMERCIAL FLOOR TILESET AND ALL ASSOCIATED GRAB BARS, BLOCKING, AND SPECIALTIES TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH ALL EXISTING CONSTRUCTION IN FLOOR STRUCTURE.
- 62 NEW COMMERCIAL SINK BOWL, FAUCET, AND ASSOCIATED PIPING INCLUDING ADA RAMP COVERING AND INSTA-HOT ELECTRIC WATER HEATER. COORDINATE WITH ALL EXISTING FLOOR CONSTRUCTION FOR PIPING, VENTING, ETC. AS NECESSARY FOR COMPLETE SYSTEM INSTALLATION.
- 63 NEW EZAMBI SOLID CORE WOOD DOOR WITH ZERO PROFILE FRAME, DOOR FRET TO MATCH PANELED WALL, DEPTH WITH 1/4" REVEAL ON ALL SIDES. PROVIDE SOUND SEAL ON ALL SIDES OF DOOR AND DISCRETE OCCUPANCY LOCK.
- 64 NEW WATER FOUNTAIN & BOTTLE FILLER WITH INTEGRATED COOLING ELEMENT. SEE APPLIANCE SCHEDULE FOR PRODUCT SPECIFICATIONS. FOLLOW MANUFACTURER'S INSTRUCTIONS. COORDINATE WITH MEP.
- 65 NEW WALK-OFF CARPET. SEE FINISH PLAN FOR FINISH AND TRANSITION INFORMATION.
- 66 NEW MILLWORK WITH SOFT OPEN/CLOSE HARDWARE. SEE ELEVATIONS. ALL MILLWORK TO BE PLASTIC LAMINATE FRONTS WITH PLYWOOD BOXES / DRAWERS.
- 67 EXISTING FIRE RISER AND ADJACENT FIRE DEPARTMENT CONNECTION (FDC) TO REMAIN IN PLACE. PROTECT DURING CONSTRUCTION AND MAINTAIN REQUIRED CODE CLEARANCES AND ACCESSIBILITY.
- 68 NEW PANORAMIC GLASS ELEVATOR CAB AND ENCLOSURE INCLUSIVE OF ALL EQUIPMENT, LIFTS, STRUCTURAL SUPPORTS, RAILING & FINISH PACKAGE.
- 69 NEW FEATURE STAIR WITH CUSTOM METAL STRUCTURE, HARDWOOD TREADS AND NOSINGS ON 1/2" VIELED FLAT STEEL PLATE STRINGERS. REFER TO STRUCTURAL PLANS FOR COMPLETE INFORMATION. SEE STAIR DETAILS SHEET.
- 70 NEW MILLWORK BOOTH WITH UPHOLSTERED BENCH, BACK PLYWOOD CONSTRUCTION AND HIGH DENSITY FOAM WITH GRADE 3 FABRIC AND PERMETEX TAPE LIGHT SURROUNDING.
- 71 EXISTING STEEL COLUMN, SANGED AND PREPARED FOR PAINT. PROVIDE INTUMESCENT PAINT ON ALL EXPOSED STRUCTURE. GRIND SMOOTH ALL ERRONEOUS TABS AND MAKE SAFE FOR EXPOSED USE.
- 72 NEW CUSTOM ENCLOSED CURVED ROUND BOOTHS WITH HALF-CIRCLE FACE AND FLAT CEILING. SEE ELEVATIONS AND SECTIONS. SCRIBE NEW UPHOLSTERED BOOTH AND BACK TO WALL IN CLOSE COORDINATION WITH FRAMER / DRYWALL.
- 73 FLOOR TO CEILING ADJUSTABLE SHELVES WITH WALL BRACKETS. PROVIDE AT MINIMUM 4" MELAMINE SHELVES IN 36" SECTIONS WITH (2) WALL BRACKETS EACH.
- 74 PROVIDE DEDICATED COOLING SYSTEM AND PLYWOOD BACKING ON ALL INTERIOR WALLS OR CORNER.
- 75 NEW EXTERIOR GLAZING / OPENING IN EXISTING FOUNDATION WALL, WITH ALL ASSOCIATED STRUCTURAL SUPPORT HEADER AND BRACE FRAME. PROVIDE CLEAN RECTANGULAR CONCRETE CUT. PROVIDE FINISH AS NECESSARY FOR FINISHED WINDOW JAMB / HEAD / SILL. REFER TO STAMPED STRUCTURAL DRAWINGS AND PROVIDE ALL NECESSARY SHORING AND TEMPORARY SUPPORTS FOR NEW LINTEL / BEAM OVER NEW OPENINGS.
- 76 NEW UPHOLSTERED CIRCULAR BENCH AND BACK WITH BUILT-IN WOOD BASE SCRIBED AROUND EXISTING STRUCTURAL COLUMN. PROVIDE WOODEN CAP ALSO SCRIBED TO COLUMN AT TOP OF BACK, 42" AFF. ELEVATIONS.
- 77 EXISTING WALL / OPENING TO BE INFILLED, MATCH THICKNESS TO EXISTING WALL, AND PREP SURFACE FOR NEW FINISH. SEE ELEVATIONS AND SCHEDULE.
- 78 NEW INTERIOR EQUIPMENT / ACCESSORY. REFER TO SCHEDULES. PROVIDE DATA AND POWER AS NEEDED.
- 79 NEW STRUCTURAL COLUMN PER STRUCTURAL. FOR REFERENCE ONLY, REFER TO STAMPED STRUCTURAL DRAWINGS.
- 80 NEW EXTERIOR WALL ASSEMBLY. CONTRACTOR TO SALVAGE EXISTING BRICK AND CREATE FAUX COLUMNS TO FOLLOW EXISTING EXTERIOR FACADE. REFER TO ELEVATIONS AND SECTIONS.
- 81 FURNITURE. CONTRACTOR TO PROVIDE FIELD VERIFIED DIMENSIONS TO SELECTED FURNITURE VENDOR. COORDINATE ALL FURNITURE POWER REQUIREMENTS WITH VENDOR. FAILURE TO COORDINATE WITH FURNITURE VENDOR AND ELECTRICIAN WILL RESULT IN POWER BEING BROUGHT TO FURNITURE AT NO COST TO OWNER/REP.
- 82 NEW PERIMETER MILLWORK SUPPLIED BOOKCASES WITH ADJUSTABLE SHELVES. ENSURE ALL EXPOSED AND VISIBLE SIDES ARE FINISHED WITH FINISH GRADE, STAINED PLYWOOD BOX CONSTRUCTION.

modern OUTWEST

Architect
MODERN OUT WEST
300 West 400 South
Salt Lake City, UT 84103
Tel: 313.443.4433
info@modernoutwest.com

City: _____
Project Description: _____
Date: _____

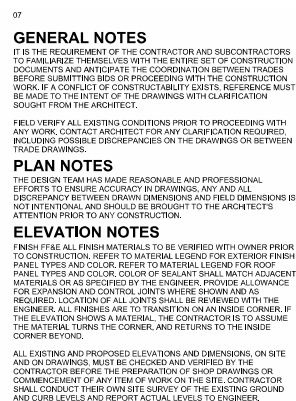
Client: DAVIS COUNTY LIBRARY
728 S. West St., Bountiful, Utah, 84010

Project Team:
Project Manager: _____
Project Number: 2400
Drawn by: Nathan F. Antkowiak
Checked by: _____
Text Date: 4/22/2024 3:25:30 PM
Project Location: _____
Project Name: _____
Project Number: 2400
Drawn by: Nathan F. Antkowiak
Checked by: _____
Text Date: 4/22/2024 3:25:30 PM
Project Location: _____
Project Name: _____
Project Number: 2400

Disc 4
PROJECT LOCATION: 14750 S. Riverdale, Cedar Rapids, IA 52410
PROJECT NUMBER: 2400
PROJECT NAME: BOUNTIFUL CITY PLANNING COMMISSION PACKET
PROJECT DATE: 4/22/2024 3:25:30 PM
PROJECT LOCATION: 14750 S. Riverdale, Cedar Rapids, IA 52410
PROJECT NUMBER: 2400
PROJECT NAME: BOUNTIFUL CITY PLANNING COMMISSION PACKET
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PROJECT DATE: 4/22/2024 3:25:30 PM

BOUNTIFUL LIBRARY RENOVATION
A101 BASEMENT LEVEL -
ANNOTATED PLAN





modern OUTWEST

Address: **MODERN OUT WEST**
300 West 10th Street
Denver, CO 80202
781.222.2222
www.modernoutwest.com

Principal: **MI PTITZAL**
5075 S. University Ave.
Denver, CO 80231
www.modernoutwest.com

Metallurgical: **SHIMADZU ENGINEERING**
4301 South Wadsworth
Denver, CO 80226
www.shimadzu.com

Electrical: **ELECTRONIC ENGINEERING**
10000 E. Harvard Ave.
Denver, CO 80231
www.electroniceng.com

Civil: **WALSH ENGINEERING**
5471 First Avenue, Suite 100
Denver, CO 80221
www.walsheng.com

Landscape: **PAUL BURTON GROUP**
2402 N. Tenth Ave. Ste. 100
Denver, CO 80218
www.paulburton.com

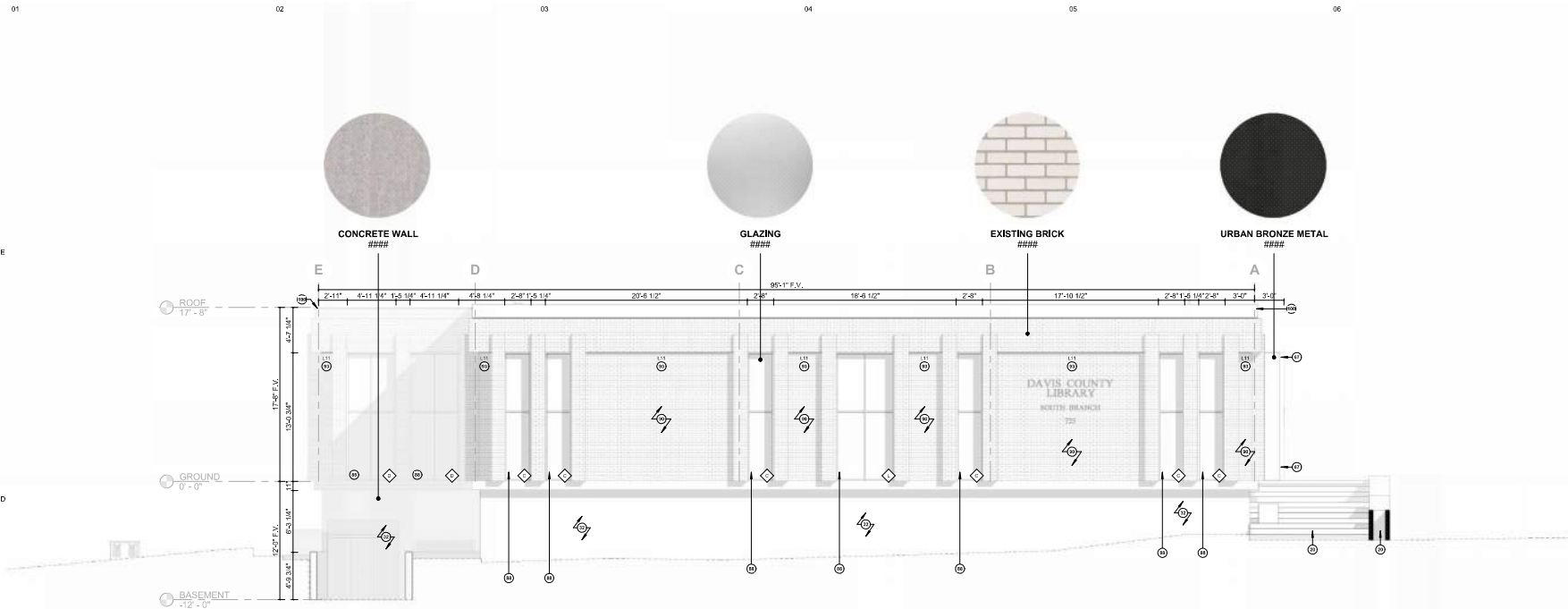
City: **DENVER**
727 S. West St. West, Suite 400
Denver, CO 80202

Phone: **303.222.2222**
Project Description: **PERMIT**
Project Value: **2000**

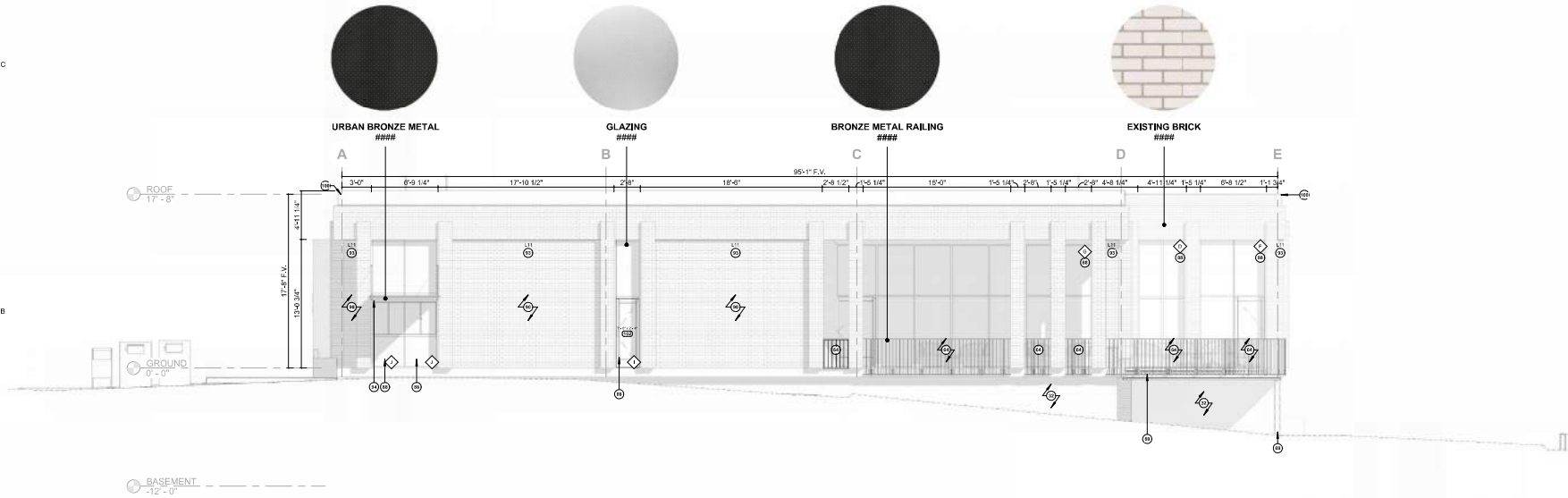
Owner: **MAXIM F. ANASTAS**
Checked by: **Tom Hovind**

BOUNTIFUL LIBRARY RENOVATION

A200 EXTERIOR ELEVATIONS



C1 ELEVATION WEST
3/16" = 1'-0"



A1 ELEVATION EAST
3/16" = 1'-0"

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ELEVATION NOTES
FINISH FINE ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. REFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTRACTION JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSET CORNER IF THE ELEVATION SHOWS A MATERIAL. THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUNDS AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

- KEYNOTES**
- 20 NEW EXTERIOR CONCRETE STAIR / RAMP. REFER TO LANDSCAPE PLANS.
 - 32 CONTRACTOR TO PATCH, CLEAN, AND PREP ALL EXISTING CONCRETE RETAINING WALLS AND ALL EXPOSED FOUNDATION WALLS FOR NEW FINISH.
 - 64 NEW PAINTED EXTERIOR FACE-MOUNT PICKET RAILING TO MOUNT TO EXISTING CONCRETE SLAB & DECK ADDITION. SEE DETAILS.
 - 67 NEW FRAMED DECORATIVE TAPERED METAL PORTAL. PROVIDE SPACE FOR RECESSED GLAZING FRAME. BASES OF DESIGN ACM PANEL / ALUCOBOND. SEE ELEVATIONS AND SECTIONS.
 - 69 NEW EXTERIOR DECK. SEE STRUCTURAL AND ARCH DETAILS. PROVIDE EXPANSION JOINT WHERE NEW DECK MEETS EXISTING FLOOR SLAB TYP. PROVIDE 2XPS WATERPROOF COATING ON EXPOSED FINISH CONCRETE. PROVIDE DRAINAGE SLOPE AWAY FROM BUILDING.
 - 85 NEW EXTERIOR GLAZING. SEE GLAZING ELEVATIONS. PROVIDE DECORATIVE WOOD WRAP FOR ALL GROUND-LEVEL GLAZING PROFILES TYP. SEE DETAILS.
 - 90 EXISTING EXPOSED INTERIOR / EXTERIOR BRICK FINISH TO BE RESTORED TO BEST POSSIBLE CONDITION. CONTRACTOR TO COORDINATE METHODS WITH ARCHITECT.
 - 93 NEW INTERIOR / EXTERIOR LIGHTING THROUGHOUT ENTIRETY OF PROJECT. REFER TO RCP AND ELECTRICAL DRAWINGS. FINA HEIGHT TO BE COORDINATED ON SITE WITH ARCHITECT AND IN REFERENCE WITH FINAL FURNITURE PLANS. FAILURE TO COORDINATE LIGHTING WITH FURNITURE WILL RESULT IN MOVING LIGHT FIXTURES AT NO COST TO OWNER.
 - 94 NEW EXTERIOR CUSTOM PRE-FABRICATED ALUMINUM DRIVE-THRU AWNING. SEE DETAILS.
 - 100 NEW PARAPET CAP TO MATCH EXISTING COLOR AND PROFILE.



modern
OUTWEST

Architect
MODERN OUTWEST
10710 S. 2600 West
Salt Lake City, UT 84119
tel: 313.333.3333
info@modernoutwest.com

Client
DAVIS COUNTY LIBRARY
728 S. Main St., Bountiful, Utah, 84010

Project Description
ALL STRUCTURAL
10710 S. 2600 West
Salt Lake City, UT 84119
info@modernoutwest.com

Material
SHAPESPEARE ENGINEERING
4241 South River Rd. Ste. 10
Bountiful, UT 84010
info@shapespeareengineering.com

Historical
ELEVATION ELEVATION
728 S. Main St., Bountiful, Utah, 84010
info@modernoutwest.com

Permit
42223924 4:51:50 PM
Project Submission
PROJECT
Project number
2460
modern@shapespeareengineering.com

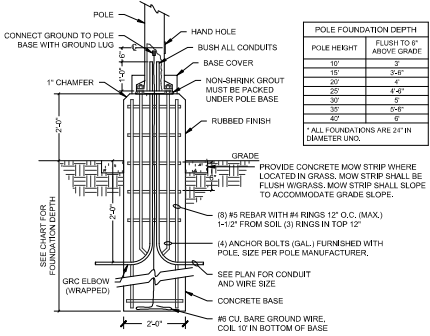
Drawn by
Nathan F. Anderson
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3424 S. Canyon Blvd. Ste. 100
Salt Lake City, UT 84119
info@puldesigngroup.com

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Trent Smith
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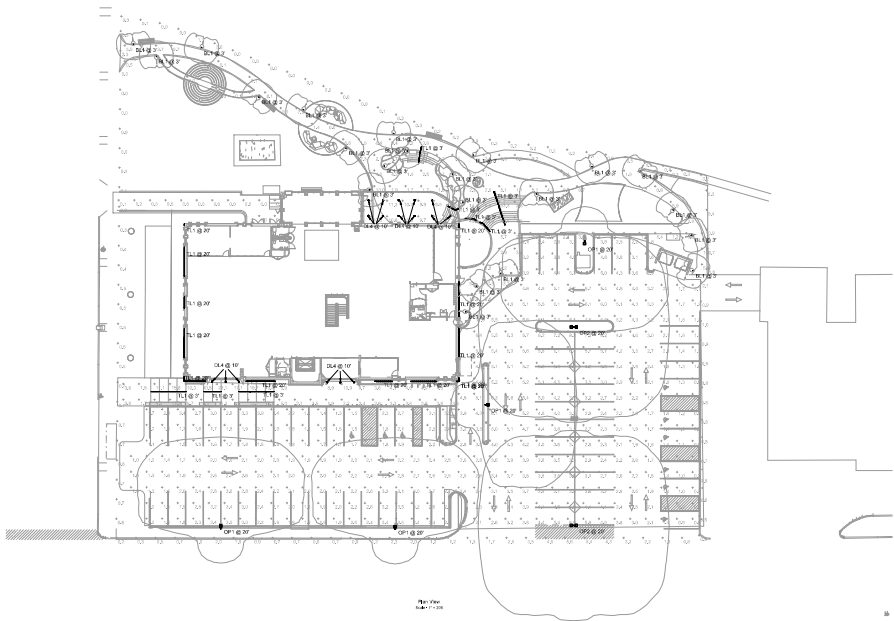
BOUNTIFUL LIBRARY RENOVATION
A210 EXTERIOR ELEVATIONS

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
OP1	OP1	4	Lithonia Lighting	DSX1 LED P3 40K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium	1	13968	1
OP2	OP2	2	Lithonia Lighting	DSX1 LED P3 40K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium	1	13968	1
BL1	BL1	22	Lithonia Lighting	KBC8 LED 12C 350 40K ASY MOUNT	KBC8 WITH 3 LIGHT BOARDS (12 LED), 350mA DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	1	809	1
TL1	TL1	215	Kalox	PH416-WR-24V	PH416-WR-24V, 1-foot	19	18	1
DL4	DL4	17	Lithonia Lighting	LDN6 4010 LORBR	6IN LDN, 4000K, 1000LM, BLACK, CRIB5	1	731	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pole	+	11.0 ft	15.7 ft	8.9 ft	1.8:1	1.2:1
LOADING DOCK	+	6.1 ft	9.6 ft	0.0 ft	N/A	N/A
FRONT WALKWAY	+	7.4 ft	23.1 ft	0.0 ft	28.6:1	9.3:1
Parade Lvl	+	3.0 ft	11.9 ft	0.0 ft	19.8:1	5.0:1
PROPERTY LINE	+	0.9 ft	5.5 ft	0.0 ft	N/A	N/A
REAR WALKWAY	+	5.4 ft	53.3 ft	0.0 ft	N/A	N/A



2 LIGHT POLE BASE DETAIL
ES001 NO SCALE



1 PHOTOMETRIC SITE PLAN
ES001 SCALE: 1" = 30'-0"

PLAN REVIEW
07/14/2026
AVIS COUNTRY LIBRARY PLANNER
EST. 1847

PLAN REVIEW
07/14/2026
Lloyd Cheney, Bountiful City Engineer
I hereby certify that this is a true and correct reproduction of the original plan.

Building Department
07/15/2026
Don Simons, Building Official
Reviewed, No Comments

modern OUTWEST

NOT FOR CONSTRUCTION

elemental ELECTRICAL ENGINEERS
#75117

AVIS COUNTRY LIBRARY SITE PLAN
:5001 PHOTOMETRIC SITE PLAN

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Bountiful Library Addendum No. 4 Civil Site Plan Revisions

The following is a list of the Bountiful City comments from their 7/14/26 review and how each was addressed on the civil site plan package.

Sheet C101 – Cover Sheet

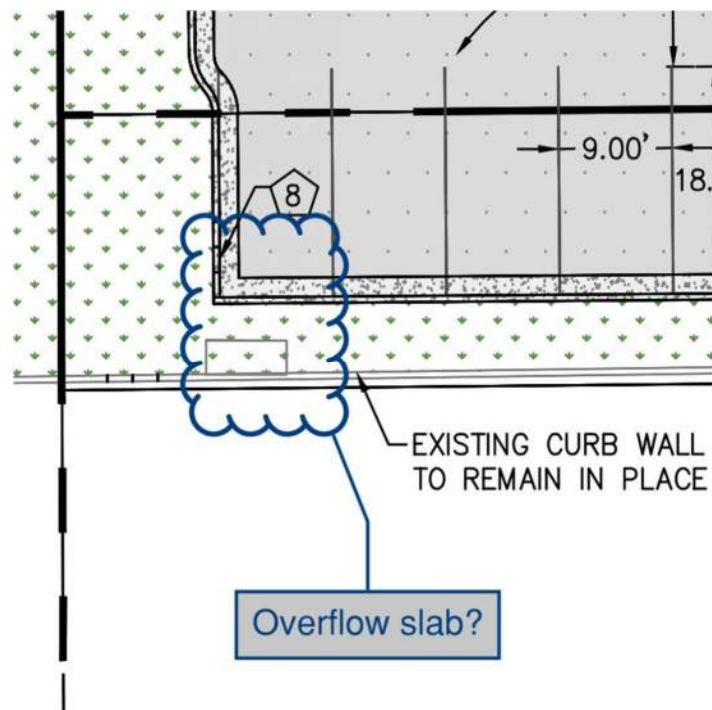
- No changes made.

Sheet C201 – Demolition Plan

- No changes made.

Sheet C202 – Civil Site Plan

- Revised Main Street Crosswalk to include detectable warning tiles at ADA ramp. Bountiful City requires these tiles to be cast iron.
- Revised all ramps between senior center and library to include detectable warning tiles. Bountiful City requires these tiles to be cast iron.
- *Bountiful City noted an overflow slab that shows on the landscaping plans, but not on the civil plans. This should be removed from the landscaping plans (City mentioned sheet SL-100), as this feature was from a previous submittal that was requested to be changed. (No change to civil drawings, informational only).*



- Added call-out to see grading plan for new storm drain inlet near senior center.

Sheet C203 – Civil Utility Plan

- No changes made.

Sheet C204 – Grading and Drainage Plan

- Revised label for new storm drain inlet at senior center to more clearly call out the new inlet. Inlet is to follow APWA plan 315.1.

Sheet C205 – Erosion Control Plan

- No changes made.

Sheet C206 – Construction Details

- Added APWA plan 315.1