MRK3.2 200 W MIDRISE

855 S 200 W

Salt Lake City, UT 84101

TEAM DIRECTORY

OWNER:

Company: MRK3 Group, LLC
Contact: Kyle Davis
Email: kyle@mrk3group.com
Address: 132 S Orchard Dr.,
North Salt Lake, UT 84054
Phone: (801) 680-7855

AGENT FOR OWNER:

Contact: Jonathan Lee
Email: jlee@dot-arc.com
Phone: (801) 864-5258

ARCHITECT:

Company: DOT Architecture
Contact: Jonathan Lee
Email: jlee@dot-arc.com
Address: 1083 S State St.
Salt Lake City, UT 84111
Phone: (801) 864-5258

STRUCTURAL ENGINEER:

Company: Focus Structural Engineering
Contact: Aahil Konegari
Email: akonegari@focus-es.com
Address: 6949 So. High Tech Drive. Suite 200.
Midvale, UT 84047
Phone: (801) 352-0075

M+P ENGINEER:

Company: Royal Engineering
Contact: Chris Falslev
Email: Chris.falslev@royaleng.com
Address: 9672 S. 700 E Suite 200.
Sandy, UT 84070
Phone: (801) 351-0727

ELECTRICAL ENGINEER:

Company: Royal Engineering
Contact: David Searingen
Email: david.swearingen@royaleng.com
Address: 9672 S. 700 E Suite 200.
Sandy, UT 84070
Phone: (801) 375-2228

CIVIL ENGINEER:

Company: Talisman Civil
Contact: Dustin Kimbrough
Email: dustink@talismancivil.com
Address: 1588 South Main Street, Suite 200.
Salt Lake City, UT 84115
Phone: (801) 312-8744

SITE DATA

PROJECT ADDRESS:
829 S 200 W, Salt Lake City, UT 84101

ZONING CODES:
2020 Salt Lake City City Code

ZONE: FB-UN2 (Form Based Urban Neighborhood 2)

LOT REQUIREMENTS:
Min. Lot Size: 4,000 sq. ft.
Actual Lot Size: 4,356 sq. ft.

Min. Lot Width: 30' - 0"
Actual Lot Width: 33' - 0"

BUILDING DIMENSION REQUIREMENTS:

Max. Height: 4 stories at 50' - 0"
Actual Height: 4 stories at 49' - 5 1/2"

Front + Corner Setbacks: No min.
10' - 0" max.

Required Build-to: 50% street facing facade
Actual Build-to: [28' - 9 9/8"] / [33' - 0"]
= 87.2 % at min. setback

Interior Side Yard Setback: None required (adjacent to FB-UN2 zoning)

Rear Yard Setback: None required
- **Note:** Where separated from FB-UN1 zoning by an alley, none required

Actual Rear Yard Setback: 12' - 4"

Upper Level Step-back: 1' - 0" for every foot over 30' - 0" in height when adjacent to FB-UN1
- **Note:** Where separated from FB-UN1 zoning by an alley, the width of the alley shall count towards the setback

Actual Upper Level Step-back: (12' - 4") + (16' - 6" Public Alley)
= 28' - 10"

Open Space: 10% min. of lot area
- Landscaped yards, patios, dining areas, common balconies, rooftop gardens, and similar outdoor living spaces are allowed
- Private balconies are not allowed to meet this requirement

Actual Open Space: 1,992.5 sq. ft. Roof Deck
+ 397.7 sq. ft. Light Well
+ 177 sq. ft. Common Balcony x 3 Levels
= 2,921.2 sq. ft. / 4,356 sq. ft. Lot
= 67.0 %

PARKING REQUIREMENTS:

Allowable Driveway(s): 1 driveway allowed
- Note: Where properties are served by a public or private alley, ingress shall be from the street and egress through the alley

Driveway Location: 6' - 0" min. distance from prop. line for a depth of 10' - 0"

Drive Width: One-way drive aisle req'd. (see note above)
12' - 0" max. curb cut

Additional Drive Standards: 20' - 0" min. setback for garage entry
50% max. of first floor width
14' - 0" max. width for one-way entry

Maximum Spaces Allowed:
Studio Apartments: 0.5 space x 35 units
= 18 spaces

Minimum Spaces Allowed: No spaces required in FB-UN2 Zone
= 0 spaces required
[0 spaces provided]

Required ADA Parking: No spaces required

Required EV Parking: No spaces required

Required Bicycle Parking: 5% of the total number of parking spaces provided or 2 spaces min.
= 2 spaces required
[8 secured bike parking spaces provided]

DESIGN DATA

DESIGN STANDARDS:

Building Entry: Each building shall have a minimum of one (1) entry feature facing a public street or walkway (excluding alleys)

Entry Feature: Multi-family projects shall utilize one of the following entry features (feature utilized is listed in **bold**):
- Porch & fence
- Terrace or Lightwell
- Forecourt
- Stoop
- **Shopfront**
- Gallery

Facade Length: 200' - 0" max.

Stepback Requirement: Floors rising above 30' - 0" shall be stepped back 15' - 0" from building foundation at grade for elevations that are adjacent to a public street
- **Exception:** This does not apply to buildings with balconies on floors above 30' - 0"

Glass (upper floors): 15% min.

Ground Floor Use: 75% of first floor width dedicated to a use other than parking for a minimum depth of 25' - 0"

Ground Floor Transparency: 60% transparent glass between 2' - 0" and 8' - 0" above sidewalk grade, providing visibility into the building for a depth of at least 6' - 0"

Building Materials: 70% of street facing facade shall be durable material(s)
- EIFS is permitted as a trim material only

Building Fenestration: No building that faces onto a street shall exceed more than 30' - 0" in length without being interrupted by windows, doors, or changes of building plane that results in an offset of at least 12".

Permitted Encroachments & Height Exceptions: Obstructions and height exceptions are permitted as listed in this section or in section 21A.36.020, or as indicated in this subsection:

a. Canopies: Canopies covering the primary entrance or entrances to a structure may extend into the right of way provided all city processes and requirements for right of way encroachments are complied with. No commercial signs are allowed on entrance canopies if the canopy encroaches into the public right of way.

b. Building Height: In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in form based districts by 5' provided:
- The additional height does not include living space. Vaulted ceilings, storage spaces, and utility spaces are permitted.
- The slope of the roof is a minimum of 4:12 pitch or a quarter barrel shape.

Height Exceptions (21A.36.020):
1. Elevator & Stair Towers: 16' - 0" over max.
2. Mech. Equip. Parapet Walls: 5' - 0" over max.

CODE DATA

BUILDING CODES:
2021 International Building Code with Local Amendments
2021 International Fire Code with Local Amendments
2021 International Mechanical Code with Local Amendments
2021 International Plumbing Code with Local Amendments
2020 National Electrical Code
2021 International Energy Conservation Code with Local Amendments
2017 ANSI 117.1 Accessibility Standards

Occupancy Classifications:
Main Occupancies:
- R-2 (Upper Basement - Level 04.5)
- A-3 (Roof, see "Occupied Roof" section below)

Accessory Occupancies:
- Level 01 Lobby (A-3)
  207 sq. ft. / 3,143 sq. ft.
  = 6.6% (10% allowable)
- Basement Mail Room/Bike Storage (S-2)
  193 sq. ft. / 3,143 sq. ft.
  = 6.1% (10% allowable)
- Level 02 Balcony (A-3)
  177 sq. ft. / 3,114 sq. ft.
  = 5.7% (10% allowable)
- Level 03 Balcony (A-3)
  177 sq. ft. / 3,114 sq. ft.
  = 5.7% (10% allowable)
- Level 04 Balcony (A-3)
  177 sq. ft. / 3,114 sq. ft.
  = 5.7% (10% allowable)

Occupied Roof (Section 503.1.4, Exception 1):
- The occupancy located on an occupied roof shall not be limited to the occupancies allowed on the story immediately below the roof where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and occupant notification in accordance with Section 907.5 is provided in the area of the occupied roof.

Construction Type:
Lower Basement - Roof: Type IIIB

Allowable Heights:
Type IIIB: 75'-0" (Sprinklers required per Section 903.2.8)

Designed Heights:
Overall: 49' - 5 1/2"

Allowable Number of Above-grade Stories (per IBC):
Type IIIB (R-2): 5 Stories

Designed Number of Above-grade Stories (per IBC):
Type IIIB (R-2): 5 Stories

Allowable Areas:
Type IIIB (R-2): 48,000 sq. ft.

Designed Areas:
Type IIIB (R-2): 3,143 sq. ft. (Upper + Lower Basements & Level 01 + 01.5)
3,114 sq. ft. (Levels 02.5-04.5)
477.8 sq. ft. (Roof, covered)
+ 1,992.5 sq. ft. (Roof, occupiable + uncovered)

Total Bldg. Area: 18,098.3 sq. ft.

Special Occupancy Requirements (Section 420 as applicable to R-2):
Separation walls: 1/2 HR (Section 708)
Horizontal separation: 1/2 HR (Section 711)
Automatic Sprinklers: Per Section 903.3.1.1
Fire/Smoke Alarm Systems: Per Section 907.2.9
Single/Multiple-Station Smoke Alarms: Per Section 907.2.10.2
Occupant Notification System: Per Section 907.5

Accessibility Requirements (Section 1107.6.2.2):
Total Units: 35 Units
Type A Units: 2% of Total (not less than 1)
= 1 unit required
[1 unit provided, see sheet G034 for Unit Accessibility plans]
Type B Units: Remainder of Units
[34 units provided, see sheet G034 for Unit Accessibility plans]

PLANNED DEVELOPMENT SHEET INDEX

SHEET #	SHEET NAME
GENERAL	
G000.1	COVER
G001	GENERAL INFORMATION
CIVIL	
C002	GENERAL NOTES
C100	DEMOLITION
C200	SITE AND HORIZONTAL CONTROL
C300	GRADING PLAN
C400	UTILITY PLAN
C600	EROSION CONTROL
C601	EROSION CONTROL PLAN DETAILS
C700	DETAILS
C701	DETAILS
C702	DETAILS
C703	DETAILS
ARCHITECTURAL	
A011	PLAN - OVERALL - SITE
A100	FLOOR PLAN LEGENDS
A101	PLANS - OVERALL
A102	PLANS - OVERALL
A105	PLAN - ROOF
A201	BUILDING ELEVATIONS NORTH WEST
A202	BUILDING ELEVATIONS SOUTH EAST
A301	BUILDING SECTIONS
A350	ENLARGED WALL SECTIONS
A351	ENLARGED WALL SECTIONS
A551	DETAILS - DOORS & GATES
ELECTRICAL	
E002	ELECTRICAL SITE PLAN
E101	ELECTRICAL PLANS - BASEMENT & LEVEL 01

TOTAL SHEETS: 26

Designs Of Tomorrow - Architecture
1083 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:

B1	BUL. No. 01	JUN. 14, 2023

MRK3.2 200 W MIDRISE
855 S 200 W
Salt Lake City, UT 84101

CONTRACT DOCS

DATE: 12/07/2022
NUMBER: 21036

COVER

G000.1

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COMcheck Software Version 4.1.5.5

Envelope Compliance Certificate

Project Information

Energy Code:	2018 IECC
Project Title:	
Location:	Salt Lake City, Utah
Climate Zone:	5b
Project Type:	New Construction
Vertical Glazing / Wall Area:	10%

Construction Site: 855 S 200 W, Salt Lake City, UT 84101 — Owner/Agent: — Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Air Infiltration, 1.0 credit

Building Area	Floor Area
1-Multifamily : Residential	3251

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor$_{trc}$
Basement Floor (Lower): Slab-On-Grade:Unheated, Vertical 2 ft., [Bldg. Use 1 - Multifamily] (d)	92	---	10.0	0.540	0.540
Basement Floor (Upper): Slab-On-Grade:Unheated, Vertical 2 ft., [Bldg. Use 1 - Multifamily] (d)	263	---	10.0	0.540	0.540
Main Roof: Attic Roof with Wood Joists, [Bldg. Use 1 - Multifamily]	2677	28.0	30.0	0.017	0.021
Stair #1 Roof: Attic Roof with Wood Joists, [Bldg. Use 1 - Multifamily]	230	28.0	30.0	0.017	0.021
Lobby Roof: Attic Roof with Wood Joists, [Bldg. Use 1 - Multifamily]	231	38.0	0.0	0.027	0.021
NORTH					
Concrete Basement - Mail Room (NORTH): Solid Concrete:8" Thickness, Normal Density, Furring: None, Wall Ht 10.2, Depth B.G. 10.2, [Bldg. Use 1 - Multifamily]	100	---	20.0	0.047	0.119
Concrete Basement - Stair #1 (NORTH): Solid Concrete:8" Thickness, Normal Density, Furring: None, Wall Ht 10.2, Depth B.G. 10.2, [Bldg. Use 1 - Multifamily]	101	---	10.0	0.088	0.119
Lobby / Stair #1 NORTH Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	687	20.0	5.0	0.047	0.064
Lobby Storefront: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID N/A, SHGC 0.38, PF 0.18, [Bldg. Use 1 - Multifamily] (c)	21	---	---	0.410	0.380
Stair #1 Window: Vinyl/Fiberglass Frame:Fixed, Perf. Specs.: Product ID N/A, SHGC 0.38, [Bldg. Use 1 - Multifamily] (c)	60	---	---	0.200	0.380
Basement (Upper) - Level 04.5 Units NORTH Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	4806	20.0	20.0	0.027	0.064
Unit Windows (Fixed): Vinyl/Fiberglass Frame:Fixed, Perf. Specs.: Product ID N/A, SHGC 0.38, PF 0.30, [Bldg. Use 1 - Multifamily] (c)	706	---	---	0.200	0.380
Unit Windows (Operable): Vinyl/Fiberglass Frame:Operable, Perf. Specs.: Product ID N/A, SHGC 0.38, PF 0.30, [Bldg. Use 1 - Multifamily] (c)	134	---	---	0.200	0.450
Roof Lobby Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID N/A, SHGC 0.38, [Bldg. Use 1 - Multifamily] (c)	23	---	---	0.400	0.770
Basement (Upper) - Level 04.5 Units/Corridor East Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	844	20.0	20.0	0.027	0.064
Corridor Doors: Insulated Metal, Swinging, [Bldg. Use 1 - Multifamily]	113	---	---	0.400	0.370
Basement (Upper) - Level 04.5 Units Wall @ Transformer: Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	388	20.0	16.0	0.030	0.064
SOUTH					
Concrete Basement - Corridor Wall (SOUTH): Solid Concrete:8" Thickness, Normal Density, Furring: None, Wall Ht 3.6, Depth B.G. 2.9, [Bldg. Use 1 - Multifamily]	379	---	7.5	0.113	0.119
Concrete Basement - Mail Room Wall (SOUTH): Solid Concrete:8" Thickness, Normal Density, Furring: None, Wall Ht 10.2, Depth B.G. 10.2, [Bldg. Use 1 - Multifamily]	60	---	12.5	0.072	0.119
Concrete Basement - Stair #1 (SOUTH): Solid Concrete:8" Thickness, Normal Density, Furring: None, Wall Ht 7.2, Depth B.G. 7.2, [Bldg. Use 1 - Multifamily]	42	---	10.0	0.088	0.119
CMU Wall: Level 01-01.5 (SOUTH): Concrete Block:8", Partially Grouted, Cells Insulated, Normal Density, Furring: None, [Bldg. Use 1 - Multifamily]	641	---	7.5	0.097	0.080
CMU Wall: Level 01.5 Roof (SOUTH): Other Mass Wall, Heat capacity 11.9, [Bldg. Use 1 - Multifamily] (b)	4228	---	---	0.190	0.080
CMU Wall: Lobby (SOUTH): Concrete Block:8", Partially Grouted, Cells Insulated, Normal Density, Furring: None, [Bldg. Use 1 - Multifamily]	58	---	15.0	0.056	0.080
Lobby Clerestory Wall (SOUTH): Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	36	20.0	0.0	0.064	0.064
Mail Room/Lobby/Stair (SOUTH) @ Elev. Shaft: Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	574	20.0	0.0	0.064	0.064
WEST					
Concrete Basement - Mail Room Wall (West): Solid Concrete:8" Thickness, Normal Density, Furring: None, Wall Ht 10.2, Depth B.G. 10.2, [Bldg. Use 1 - Multifamily]	294	---	12.5	0.072	0.119
Corridor Wall (West) @ Elev. Shaft: Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	543	20.0	0.0	0.064	0.064
Lobby West Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	404	20.0	0.0	0.064	0.064
Lobby Storefront: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID N/A, SHGC 0.38, PF 0.18, [Bldg. Use 1 - Multifamily] (c)	187	---	---	0.410	0.380
Main Entry: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID N/A, SHGC 0.38, PF 0.18, [Bldg. Use 1 - Multifamily] (c)	24	---	---	0.400	0.770
Stair #1 West Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Multifamily]	708	20.0	10.0	0.037	0.064
Specs.: Product ID N/A, SHGC 0.61, PF 1.77, [Bldg. Use 1 - Multifamily] (c)	35	---	---	0.200	0.380
Balcony Doors: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID N/A, SHGC 0.61, PF 1.08, [Bldg. Use 1 - Multifamily] (c)	82	---	---	0.400	0.770
Mech. Balcony Door: Insulated Metal, Swinging, [Bldg. Use 1 - Multifamily]	24	---	---	0.400	0.370

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) "Other" components require supporting documentation for proposed U-factors.
(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(d) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 0.2% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in *COMcheck* Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

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// ENERGY REQUIREMENTS

C406.9: REDUCED AIR INFILTRATION

- AIR INFILTRATION SHALL BE VERIFIED BY WHOLE-BUILDING PRESSURIZATION TESTING CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 BY AN INDEPENDENT THIRD PARTY.
- THE MEASURED AIR-LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.25 CFM/FT^2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER COLUMN (75 PA), WITH THE CALCULATED SURFACE AREA BEING THE SUM OF THE ABOVE- AND BELOW-GRADE BUILDING ENVELOPE.
- A REPORT THAT INCLUDES THE TESTED SURFACE AREA, FLOOR AREA, AIR BY VOLUME, STORIES ABOVE GRADE, AND LEAKAGE RATES SHALL BE SUBMITTED TO THE CODE OFFICIAL AND THE BUILDING OWNER.

C408.1.1: BUILDING OPERATIONS AND MAINTENANCE INFORMATION

- THE BUILDING OPERATIONS AND MAINTENANCE DOCUMENTS SHALL BE PROVIDED TO THE OWNER AND SHALL CONSIST OF MANUFACTURERS' INFORMATION, SPECIFICATIONS AND RECOMMENDATIONS; PROGRAMMING PROCEDURES AND DATA POINTS; NARRATIVES; AND OTHER MEANS OF ILLUSTRATING TO THE OWNER HOW THE BUILDING, EQUIPMENT AND SYSTEMS ARE INTENDED TO BE INSTALLED, MAINTAINED AND OPERATED.
- REQUIRED REGULAR MAINTENANCE ACTIONS FOR EQUIPMENT AND SYSTEMS SHALL BE CLEARLY STATED ON A READILY VISIBLE LABEL.
  - THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT.

C402.5.1.1: AIR LEAKAGE

- ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.

C402.5.1.2.1: AIR BARRIER

- THE BUILDING ENVELOPE SHALL CONTAIN A CONTINUOUS AIR BARRIER THAT IS SEALED IN AN APPROVED MANNER AND HAS A MATERIAL PERMEABILITY OF < 0.004 CFM/FT^2.
- THE AIR BARRIER PENETRATIONS SHALL BE SEALED IN AN APPROVED MANNER.

C402.5.2: AIR LEAKAGE OF FENESTRATION

- THE AIR LEAKAGE OF FENESTRATION ASSEMBLIES SHALL MEET THE PROVISIONS OF TABLE C402.5.2. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE REFERENCE TEST STANDARD IN TABLE C402.5.2 BY AN ACCREDITED, INDEPENDENT TESTING LABORATORY AND LABELED BY THE MANUFACTURER.
  1. EXCEPTION: FENESTRATION IN BUILDINGS THAT COMPLY WITH AIR LEAKAGE REQUIREMENTS WITH A WHOLE BUILDING AIR LEAKAGE TEST ARE EXEMPT.

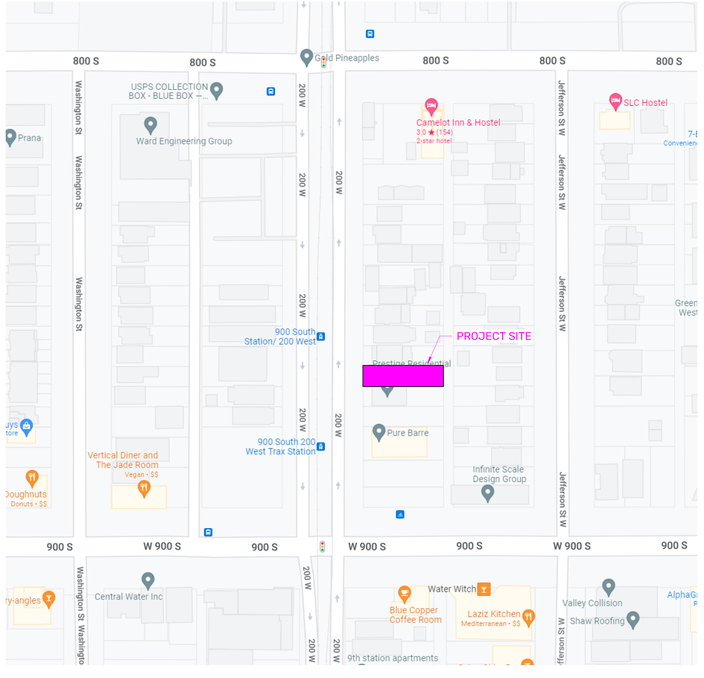
// ABBREVIATIONS

&	AND	
@	AT	
ACT	ACOUSTICAL CEILING TILE	
ADJ	ADJUSTABLE	
AFF	ABOVE FINISH FLOOR	
ALT	ALTERNATE	
AL/ALUM	ALUMINUM	
APPROX	APPROXIMATE	
ARCH	ARCHITECTURAL	
BD	BOARD	
BLDG	BUILDING	
BLK	BLOCK (ING)	
BO	BOTTOM OF	
BRG	BEARING	
BSMT	BASEMENT	
BS	BOTH SIDES	
BW	BOTH WAYS	
CAB	CABINET	
CB	CATCH BASIN	
CCSA	CUSTOM COLOR SELECTED BY ARCHITECT	
CG	CORNER GUARD	
CHAM	CHAMFER	
CJ	CONTROL JOINT	
CL	CENTER LINE	
CLG	CEILING	
CLR	CLEAR	
CM	CONSTRUCTION MANAGER	
COL	COLUMN	
COMP	COMPUTER	
CONC	CONCRETE	
CONT	CONTINUOUS	
CMU	CONCRETE MASONRY UNIT	
CSBA	COLOR SELECTED BY ARCHITECT	
CT	CERAMIC TILE	
D	DEPTH	
DB	DECK BEARING	
DBL	DOUBLE	
DEPT	DEPARTMENT	
DF	DRINKING FOUNTAIN	
DIA	DIAMETER	
DIM	DIMENSION	
DN	DOWN	
DRN	DRAIN	
DTL/ DET	DETAIL	
DW	DISHWASHER	
DWG	DRAWING	
E	EAST	
(E)	EXISTING	
EA	EACH	
EIFS	EXTERIOR INSULATION SYSTEM	
EJ	EXPANSION JOINT	
ELEC	ELECTRICAL	
ELEV	ELEVATION	
EQ	EQUAL	
EQUIP	EQUIPMENT	
EVAP	EVAPORATIVE	
EXIST	EXISTING	
EXP	EXPANSION	
EXT	EXTERIOR	
EWC	ELECTRIC WATER COOLER	
FA	FIRE ALARM	
FD	FLOOR DRAIN	
FDN	FOUNDATION	
FE	FIRE EXTINGUISHER	
FEC	FIRE EXTINGUISHER CABINET	
FG	FINISH GRADE	
FH	FIRE HYDRANT	
FIN	FINISHED	
FLR	FLOOR	
F.O.	FACE OF	
FT	FOOT, FEET	
FRP	FIBER REINFORCED PANEL	
FRT	FIRE RETARDANT TREATED WOOD	
FTG	FOOTING	
FV	FIELD VERIFY	
GA.	GAUGE	
GALV	GALVANIZED	
GB	GRAB BAR	
GC	GENERAL CONTRACTOR	
GFRC	GLASSFIBER REINFORCED PANEL	
GYP	GYPSUM	
GWB	GYPSUM WALLBOARD	
HB	HOSE BIBB	
HC	HANDICAP ACCESSIBLE	
HDW	HARDWARE	
HDF	HIGH DENSITY FIBERBOARD	
HM	HOLLOW METAL	
H	HEIGHT	
HOR	HORIZONTAL	
ID	INSIDE DIAMETER	
ICF	INSULATED CONCRETE FORM	
IN	INCH	
INCL	INCLUDE	
INFO	INFORMATION	
INT	INTERIOR	
INSUL	INSULATE, (D), (ION)	
INV	INVERT	
JST	JOIST	
JT	JOINT	
LAV	LAVATORY	
LB/ LBS	POUND (S)	
MAT	MATERIAL (S)	
MAX	MAXIMUM	
MDF	MEDIUM DENSITY FIBERBOARD	
MECH	MECHANICAL	
MEMB	MEMBRANE	
MEZZ	MEZZANINE	
MFR	MANUFACTURER	
MGR	MANAGER	
MIN	MINIMUM	
MIR	MIRROR	
MISC	MISCELLANEOUS	
MO	MASONRY OPENING	
MTD	MOUNT, (ED)	
MTL	METAL	
MW	MICROWAVE	
N	NORTH	
NIC	NOT IN CONTRACT	
NO.	NUMBER	
NOM	NOMINAL	
NRC	NOISE REDUCTION COEFFICIENT	
NTS	NOT TO SCALE	
OC	ON CENTER	
OD	OUTSIDE DIAMETER	
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED	
OFD	OVERFLOW DRAIN	
OH	OVERHEAD	
OPG	OPENING	
OPP	OPPOSITE	
OSB	ORIENTED STRAND BOARD	
OZ	OUNCE	
PERI	PERIMETER	
PERM	PERMANENT	
PL	PLATE	
PLAM	PLASTIC LAMINATE	
PNL	PANEL	
P.O.	POINT OF	
PR	PAIR	
PT	POST TENSIONED	
PART	PARTITION	
PLY	PLYWOOD	
QT	QUARRY TILE	
R / RAD	RADIUS	
RCP	REFLECTED CEILING PLAN	
REC	RECESSED	
REF	REFERENCE	
REFG	REFRIGERATOR	
REINF	REINFORCE (ED)	
REM	REMOVE (ED)	
REPL	REPLACE	
REQD	REQUIRED	
REV	REVISION (S)	
RM	ROOM	
RO	ROUGH OPENING	
S	SOUTH	
SALV	SALVAGE (ED)	
SECT	SECTION	
SF	SQUARE FOOT	
SIM	SIMILAR	
SLNT	SEALANT	
SPEC	SPECIFICATION (S)	
SQ	SQUARE	
SS	STAINLESS STEEL	
STC	SOUND TRANSMISSION CLASS	
STD	STANDARD	
STL	STEEL	
STOR	STORAGE	
STRUC	STRUCTURE (AL)	
SUSP	SUSPENDED	
SYM	SYMMETRY (ICAL)	
T	THICKNESS	
T & B	TOP AND BOTTOM	
T & G	TONGUE AND GROOVE	
TBD	TO BE DETERMINED	
TEMP	TEMPORARY	
THRU	THROUGH	
T.O.	TOP OF	
TRANS	TRANSFORMER	
TS	TUBE STEEL	
TYP	TYPICAL	
UNF	UNFINISHED	
UNO	UNLESS OTHERWISE NOTED	
VAR	VARIES	
VB	VAPOR BARRIER	
VCT	VINYL COMPOSITION TILE	
VERT	VERTICAL	
VEST	VESTIBULE	
VWC	VINYL WALLCOVERING	
W	WEST	
W	WIDTH	
W/	WITH	
WC	WATER CLOSET	
WD	WOOD	
W/O	WITHOUT	
WSCT	WAINSCOT	
WWF	WELDED WIRE FABRIC	

// DEFERRED SUBMITTALS

THE FOLLOWING ITEMS HAVE NOT BEEN SUBMITTED FOR APPROVAL WITH THIS PROJECT AND SHALL BE SUBMITTED SEPARATELY TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION:

1. **FIRE SPRINKLER UNDERGROUND WORK (NFPA 24)**
   THE GENERAL CONTRACTOR SHALL FURNISH COMPLETE PLANS AND SPECIFICATIONS FOR UNDERGROUND FIRE LINES, COMPLIANT WITH NFPA 24. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE *SALT LAKE CITY FIRE CODE OFFICIAL* PER SECTION 105.2 OF THE 2018 IFC.
2. **FIRE SPRINKLER SYSTEM (NFPA 13)**
   THE GENERAL CONTRACTOR SHALL FURNISH COMPLETE PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHING SYSTEMS, INCLUDING - BUT NOT LIMITED TO - AUTOMATIC FIRE SPRINKLERS, FIRE SPRINKLER MONITORING, HALON SYSTEMS, AND OTHER TYPES OF SPECIAL AUTOMATIC FIRE-EXTINGUISHING SYSTEMS AND APPURTENANCES. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE *SALT LAKE CITY FIRE CODE OFFICIAL* PER SECTION 105.2, 105.7.1, AND 105.4.2.1 OF THE 2018 IFC.
3. **CLASS I STANDPIPE SYSTEM (NFPA 14)**
   THE GENERAL CONTRACTOR SHALL FURNISH COMPLETE PLANS AND SPECIFICATIONS FOR CLASS I STANDPIPE SYSTEMS, INSTALLED IN ACCORDANCE WITH NFPA 14. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE *SALT LAKE CITY FIRE CODE OFFICIAL* PER SECTION 105.2, AND 105.7.24 OF THE 2018 IFC.
4. **EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS)**
   THE GENERAL CONTRACTOR SHALL PERFORM A RADIO COVERAGE STUDY DURING THE ROUGH FRAMING STAGE OF CONSTRUCTION OR PRIOR TO OCCUPANCY, WITH APPROVAL FROM THE *SALT LAKE CITY FIRE DEPARTMENT.*
   IF EXISTING RADIO COVERAGE IS DEEMED INADEQUATE, THE GENERAL CONTRACTOR SHALL FURNISH COMPLETE PLANS AND SPECIFICATIONS FOR AN ERRCS SYSTEM IN ACCORDANCE WITH SECTION 510.1 OF THE IFC. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE *SALT LAKE CITY FIRE CODE OFFICIAL* PER SECTION 105.2 AND 105.7.6 OF THE 2018 IFC.
5. **FIRE ALARM SYSTEM (NFPA 72)**
   THE GENERAL CONTRACTOR SHALL FURNISH COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, INSTALLED IN ACCORDANCE WITH NFPA 72. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE *SALT LAKE CITY FIRE CODE OFFICIAL* PER SECTION 105.2, AND 105.7.7 OF THE 2018 IFC.



A4 VICINITY MAP
SCALE: NTS

// REFERENCE SYMBOLS

BUILDING SECTION
1 / A101 — SIM. — BUILDING SECTION NUMBER; DIRECTION OF VIEW; SHEET WHERE DRAWN

WALL SECTION
1 / A101 — SIM. — WALL SECTION NUMBER; SHEET WHERE DRAWN; DIRECTION OF VIEW

EXTERIOR ELEVATION
AXXX — ELEVATION NUMBER AND DIRECTION; SHEET WHERE DRAWN

INTERIOR ELEVATION
1, 2, 3, 4 / AXXX — ELEVATION NUMBER AND DIRECTION; SHEET WHERE DRAWN

DETAIL REFERENCE
1 / A101 — DETAIL NUMBER; SHEET WHERE DRAWN, HYPHEN INDICATES DETAIL ON SAME SHEET

LAYOUT GRID LINES
1 — GRID IDENTIFICATION; A

LEVEL LINE
LEVEL 02 116' - 0"

MATCH LINE
MATCH LINE A

// DRAWING TAGS

REVISIONS TAG
1 — REVISION NUMBER

FLOOR TRANSITIONS MARKER
TRANSITION SYMBOL

ROOM TAG
ROOM NAME | 129 | 364 SF

WALL TAG
5" - 2A - 1 — CONSTRUCTION TYPE - BY CSI DIVISION; WALL TYPE; FIRE RATING; NOMINAL SIZE
SEE WALL TYPE SHEET FOR ADDITIONAL INFORMATION

CEILING TAG
A2 | 10' - 0" — CEILING TYPE; CEILING HEIGHT

DOOR TAG
A2.90 — DOOR TYPE; DOOR HEADER SIZE; DOOR FIRE RATING

WINDOW TAG
XXXX — WINDOW TYPE

ROOM FINISH TAG
F1 | F2 | F3 | F4 | F5 | F6 | F7 | F8 | F9 | B1 | B2 | B3 | B4 | B5 | B6 | B7

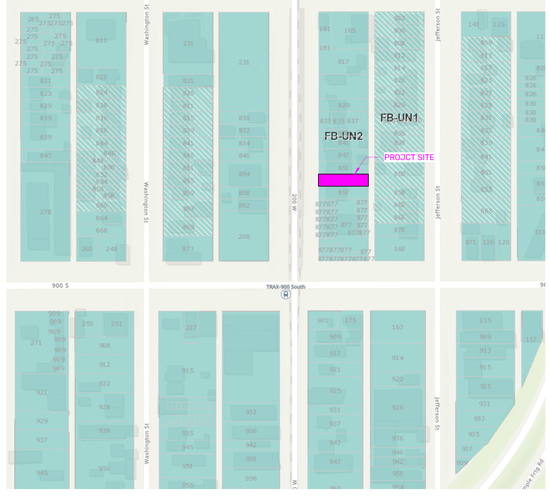
ELEVATION MARKER

MATERIAL/ASSEMBLY TYPE TAG
A — TYPE MARK

// SHEET SYMBOLS

VIEWPORT TITLE
A1 DRAWING TITLE
SCALE: 3/4" = 1'-0"

NORTH ARROW



A5 ZONING MAP
SCALE: NTS

// GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
2. **AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, AND SUPPLIERS, THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK.**
3. **ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT.**
4. THE ARCHITECTURAL DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL THE TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES. QUANTITIES ARE TO BE PROVIDED AS SHOWN ON DRAWINGS OF OTHER DISCIPLINES BUT LOCATIONS SHOWN ON OTHER DRAWINGS ARE SCHEMATIC, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL PARTS OF THE WORK.
5. **EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN; DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION.** ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS.
6. **IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.**
7. CONTRACTOR TO FOLLOW CURRENT ANSI 117-1 STANDARDS AS REPRESENTED ON THE ASSOCIATED GENERAL ACCESSIBILITY GUIDELINE SHEET(S). **NOTIFY ARCHITECT IF THE DESIGN DRAWINGS CONFLICT WITH THIS SHEET.**

// NOTES TO BIDDERS

1. THE COVER SHEET CONTAINS A LIST OF DRAWINGS WHICH COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR, OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY, OR ENTITY ELECTS TO SUBMIT BIDS FOR ANY PORTION, OR ALL, OF THIS PROJECT, THAT PERSON, PARTY, OR ENTITY SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED.
2. THESE DOCUMENTS SHOW THE DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE EVERYTHING SHOWN ON THE DRAWINGS OR SPECIFIED REGARDLESS OF WHERE IT IS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS. FOR EXAMPLE: SOME MILLWORK DETAILS HAVE STEEL FRAMES WHICH MAY BE PROVIDED BY DIVISION 05 OR WITH THE MILLWORK AT THE CONTRACTOR'S DISCRETION, BUT IT SHALL BE PROVIDED AS PART OF THE CONTRACT.
3. EVERYTHING CALLED FOR IN THESE DOCUMENTS SHALL BE "NEW" AND PROVIDED BY THE CONTRACTOR, SUBCONTRACTOR, VENDOR, OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING (EXIST), NOT IN CONTRACT (NIC) OR FOR REFERENCE ONLY. FURNISHINGS SHOWN DASHED SHALL BE FOR REFERENCE ONLY.

// SHEET NUMBERING + NAMING

THIS IS A QUICK REFERENCE GUIDE TO THE SHEET NUMBERING AND NAMING SYSTEM USED IN DOT CONSTRUCTION DOCUMENTS.

SEQUENCE
DENOTES AREA SEQUENCE IN PLAN, AND NUMERIC SEQUENCE IN NON-PLAN SHEETS

LEVELS
DENOTES LEVEL IN A MULTI-STORY BUILDING. ALSO BECOMES A SEQUENCE NUMBER DENOTING DIVISIONS IN NON-PLAN SHEETS

SHEET TYPE SEQUENCE NUMBERING:
0 GENERAL NOTES + LEGENDS
1 FLOOR + REFLECTED CEILING PLANS
2 EXTERIOR ELEVATIONS
3 BUILDING + WALL SECTIONS
4 ENLARGED PLANS, ELEVATIONS, SECTIONS
5 DETAIL DRAWINGS
6 DOOR, WINDOW, OTHER SCHEDULES
7 SIGNAGE
8 USER DEFINED
9 3D DRAWINGS + PERSPECTIVES

DISCIPLINE DESIGNATOR:
G GENERAL
C CIVIL
L LANDSCAPE
A ARCHITECTURAL
S STRUCTURAL
M MECHANICAL
P PLUMBING
E ELECTRICAL

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STATE OF UTAH — JONATHAN LEE — No. 10724976-0301 — LICENSED ARCHITECT

REVISIONS:

B1	BUL. No. 01	JUN. 14, 2023

MRK3.2 200 W MIDRISE
855 S 200 W
Salt Lake City, UT 84101

CONTRACT DOCS

DATE: 12/07/2022
NUMBER: 21038

GENERAL INFORMATION

G001

DATE: 6/14/2023 3:46 PM

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
4. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
5. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
6. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
8. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
9. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
10. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
11. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
12. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
13. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
15. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
16. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF/HERSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE/SHE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS/HER EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM/HER TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS/HER BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE/SHE HAS RELIED AND IS RELYING ON HIS/HER OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS/HER OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE/SHE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS/HER BID.
17. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
18. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
19. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
22. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
23. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

GENERAL NOTES CONT.

25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKERS FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
31. UNCLASSIFIED EXCAVATION SHALL BE PROPERLY DISPOSED OF PER GOVERNMENT REGULATIONS.
32. UNLESS NOTED OTHERWISE IN THE PLANS & CONSTRUCTION DOCUMENTS, USE SALT LAKE CITY STANDARD DETAILS.
33. THE IMPROVEMENTS SHOULD BE CONSTRUCTED BASED ON SURVEY OF EXISTING CONDITION USED AS BASIS OF DESIGN. CONTRACTOR TO USE STANDARD RFI PROCESS IF HE DISCOVERS A DISCREPANCY IN THE ACTUAL CONDITION OR NOT AS SURVEYED.

UTILITY NOTES

1. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
2. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
3. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
4. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
5. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
6. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
7. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
8. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
9. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
10. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKERS MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
12. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
14. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
15. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
16. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 54" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.
17. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
18. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
19. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
20. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
21. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH
22. ALL IRRIGATION SYSTEMS ARE TO REMAIN FUNCTIONAL DURING CONSTRUCTION. CAP BROKEN LINES UNTIL REPAIR, SO THAT SYSTEM IS FUNCTIONAL.

LEGEND

SYMBOL/LINETYPE	DESCRIPTION
	LIMITS OF DISTURBANCE
x	EXISTING FENCE TO BE REMOVED
x	EXISTING FENCE
	EXISTING FLOWLINE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
E	EXISTING ELECTRICAL BOX
	EXISTING LIGHT POLE
T	EXISTING TELECOMMUNICATIONS VAULT
MH	MISCELLANEOUS MANHOLE
S	EXISTING SANITARY SEWER MANHOLE
GM	EXISTING GAS METER
	EXISTING STORM DRAIN DROP INLET
SS SS	EXISTING SEWER PIPE
SD SD	EXISTING STORM DRAIN PIPE
W W	EXISTING WATER LINE
G G	EXISTING GAS PIPE
	EXISTING PROPERTY LINE
	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING SIGN
MB	EXISTING MAIL BOX
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	PROPOSED OBJECT MARKERS SIGN
	PROPOSED CATCH BASIN
SD SD	PROPOSED STORM DRAIN LINE
W W	PROPOSED WATER PIPE
SS SS	PROPOSED SANITARY SEWER PIPE
WV	PROPOSED WATER VALVE
WM	PROPOSED WATER METER
	PROPOSED CLEANOUT
SAN	PROPOSED SS PUMP

HATCH LEGEND	
EXISTING BUILDING	
EXISTING CONCRETE	
EXISTING CONCRETE TO BE REMOVED	
EXISTING LANDSCAPING	
CLEAR AND GRUB	
EXISTING ASPHALT	
EXISTING ASPHALT TO BE REMOVED	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED LANDSCAPING	
PROPOSED BUILDING	
PROPOSED PEA GRAVEL	

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°14'05" WEST 793.10 FEET, MEASUREDBETWEEN THE FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF S 200 WEST AND 800 SOUTH, AND THE FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF S 200 WEST AND 900 SOUTH, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SLB&M. MEASURED USING THE AGRC'S "TURN/VRS" NETWORK, UTAH STATE PLANE CENTRAL ZONE, NAD83.

BENCHMARK

FOUND 2" BRASS CAP CENTERLINE MONUMENT
200 WEST AND 800 SOUTH
ELEVATION: 4231.251

CONTRACTOR NOTE:

ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED FOR DEMOLITION, STAGING, OCCUPYING, AND/OR EXCAVATING IN THE PUBLIC RIGHT OF WAY. PLANS, LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL FOLLOW CURRENT APWA STANDARDS (APWA STANDARDS AND SPECIFICATIONS AVAILABLE AT APWASTORE.NET). ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY. APPLY FOR ENGINEERING PERMIT AT
https://citizenportal.slcgov.com/Citizen/Cap/CapHome.aspx?module=Engineering&TabName=Engineering.

NOTICE: DOUBLE FEES WILL BE ENFORCED WHEN WORK IS PERFORMED WITHOUT A PAID AND VALID PUBLIC WAY PERMIT.

TALISMAN
CIVIL CONSULTANTS
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SUITE 200
MURRAY, UT 84107
801.743.1300

NO.	BY	DATE	REVISIONS
1	CMP	06/14/2023	BUL NO. 01

DATE SUBMITTED: 12.06.2022

MRK 3.2
855 SOUTH 200 WEST
CENERAL NOTES

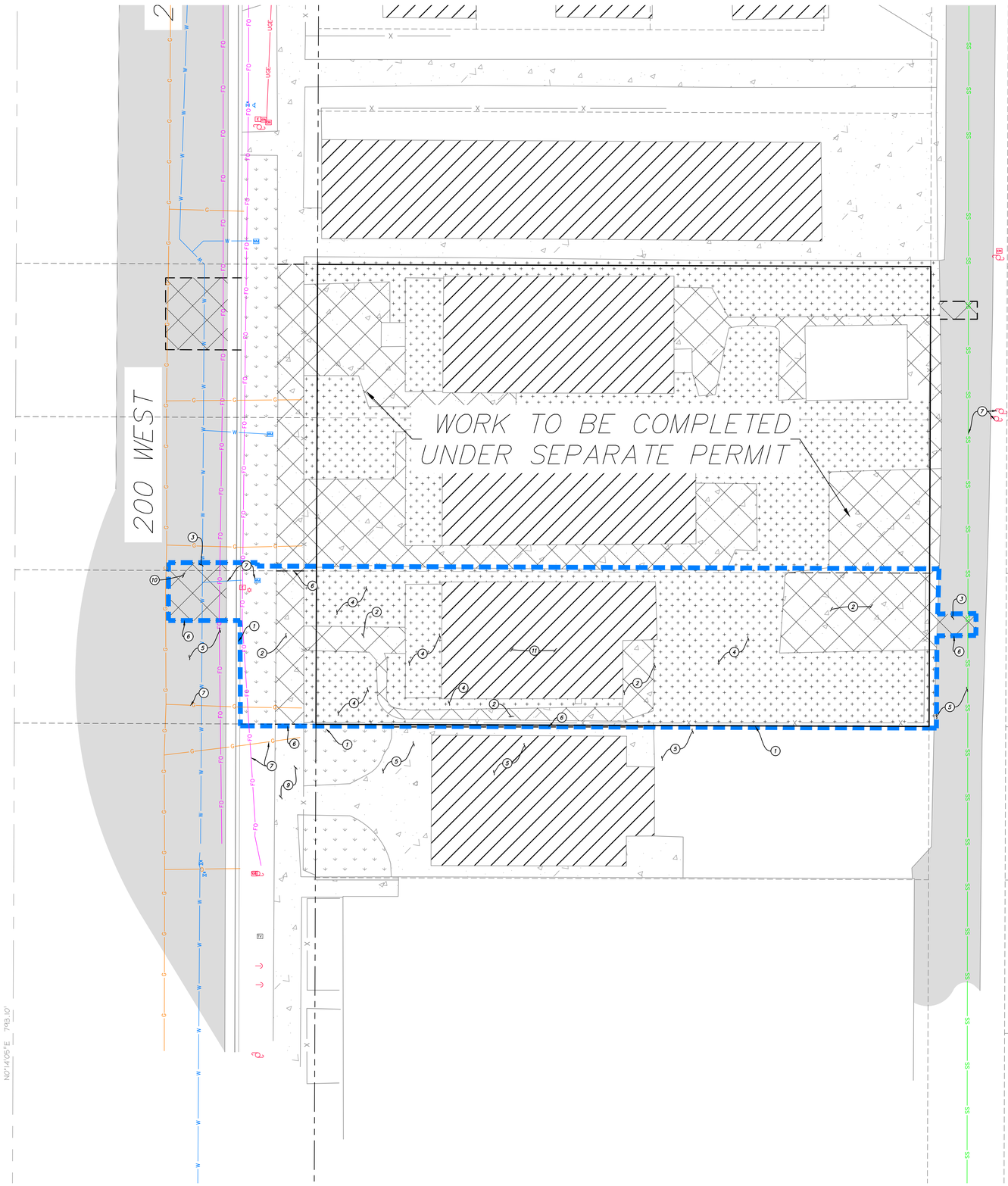
TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 12017450
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

811 DIG SAFE

SHEET NUMBER
C002
1 OF 11

PATH: N:\21-103.01 Alred Phase 2\Cadd\lp\MRK3.2\C002 GENERAL NOTES.dwg



GENERAL NOTES:

THE 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 COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

ANY UNUSED SEWER LATERALS MUST BE CAPPED AND PLUGGED AT THE MAIN PER SLCPU STANDARDS.

SCOPE OF WORK:

1. APPROXIMATE LIMITS–OF–DISTURBANCE.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT.
4. CLEAR AND GRUB.
5. PRESERVE AND PROTECT EXISTING IMPROVEMENTS BEYOND LIMITS OF DISTURBANCE.
6. SAW CUT TO PROVIDE SMOOTH CLEAN EDGE FOR PROPOSED IMPROVEMENTS.
7. PROTECT IN PLACE EXISTING UTILITIES.
8. PROTECT IN PLACE EXISTING TREE.
9. PRESERVE AND PROTECT EXISTING SIDEWALK.
10. PREPARE AREA FOR UTILITY CONNECTION IN R.O.W.
11. EXISTING BUILDING DEMOLITION BY OTHERS.
12. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING RAILING.
14. PROTECT IN PLACE EXISTING FENCE AT PROPERTY LINE.
15. REMOVE AND PROPERLY DISPOSE OF EXISTING CURB AND GUTTER. SAW CUT AT NEAREST CONTROL JOINT TO PROVIDE SMOOTH CLEAN EDGE.
16. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER SERVICE LATERAL AND ASSOCIATED STRUCTURES AT EXISTING MAIN.
17. ANY UNUSED SEWER LATERALS MUST BE CAPPED AND PLUGGED AT THE MAIN PER SLCPU STANDARDS

CONTRACTOR NOTE:

CONTRACTOR SHALL SWEEP TRACKED MUD AND DIRT FROM STREETS DAILY AND AS NEEDED. IN ADDITION TO DAILY CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEPT UPON CITY OR OWNER REQUEST.

EXISTING SEWER LATERAL TO ALLEY NOT SHOWN, CONTRACTOR TO FIND AND CAP AT EXISTING SS MAIN.

ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS, LICENS, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE UTILITY PUBLIC RIGHT OF WAY SHALL FOLLOW APWA STANDARDS (APWA STANDARDS AND SPECIFICATIONS AVAILABLE ONLINE). ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY. APPLY FOR THE ENGINEERING PERMIT AT
https://slityreportal.slcgov.com/Citizen/Cap/CapHome.aspx?module=Engineering&TabName=Engineering

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02	KRP	11.17.2023	BSL NO. 03
03			

MRK 3.2
855 SOUTH 200 WEST
DEMOLITION PLAN

DATE SUBMITTED: 12.06.2022

TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 12617457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

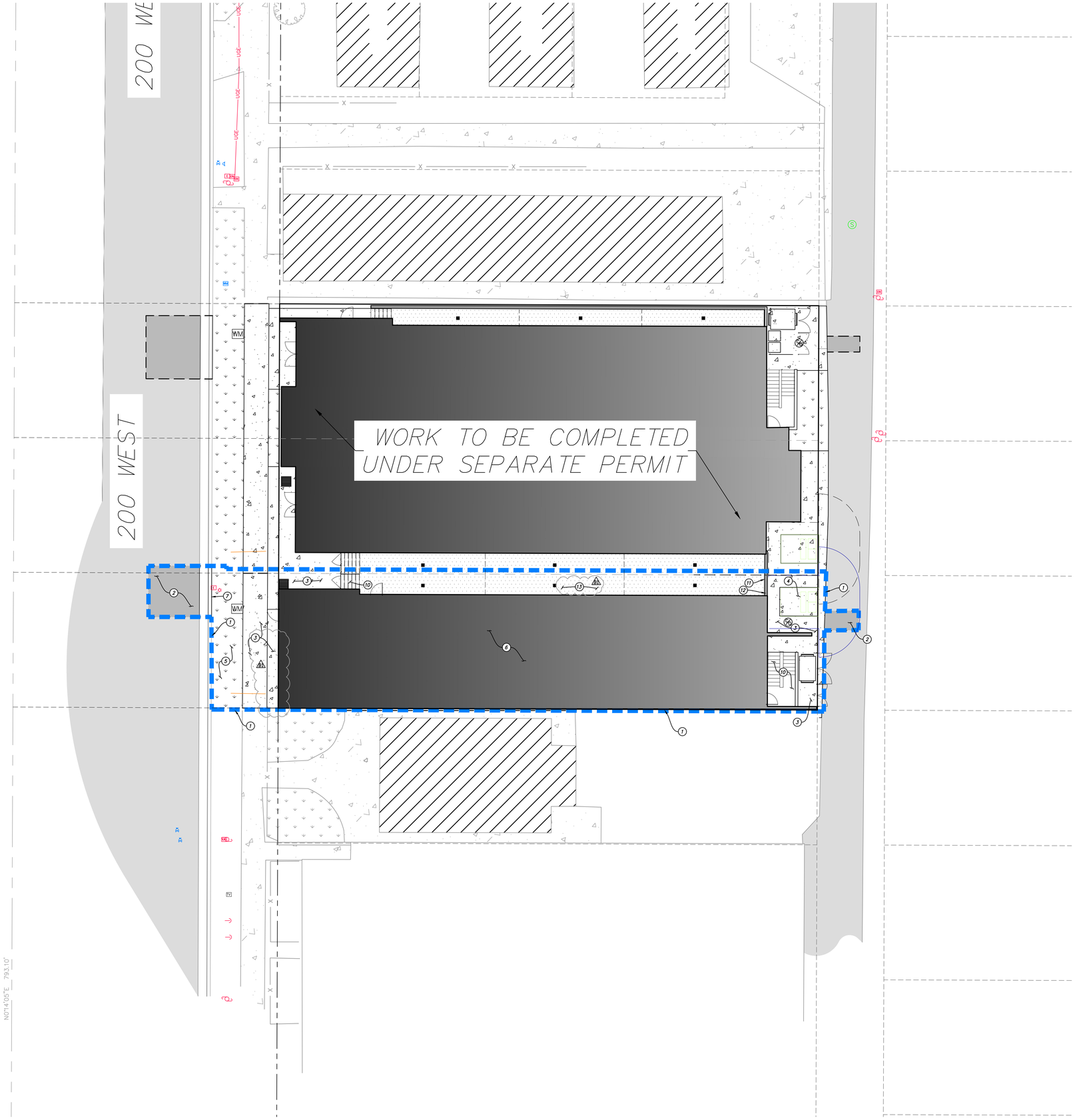
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HORIZONTAL: 1" = 10
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SHEET NUMBER
C100
2 OF 11

DIAL 811 BEFORE YOU DIG
SAFE DIGGING MATTERS

DATE: 11/20/2023 11:03 AM

PATH: N:\21-103.01 Alfred Phase 2\Cadd\lp\MRK3.2\C100 DEMOLITION PLAN.dwg



SITE GENERAL NOTES:

1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DESIGN INFORMATION.

SITE SCOPE OF WORK:

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

1. APPROXIMATE LIMITS OF DISTURBANCE.
2. RESTORE ASPHALT ABOVE UTILITY TRENCHES PER THE 2012 EDITION OF APWA STD. PLAN 255. SEE SHEET C703.
3. INSTALL SIDEWALK PER APWA STD. PLAN 231, SEE SHEET C703.
4. INSTALL CONCRETE TRANSFORMER PAD PER MECHANICAL PLANS.
5. REPLACE LANDSCAPING TO MATCH EXISTING.
6. PROPOSED FUTURE BUILDING. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
7. INSTALL CURB & GUTTER PER APWA STD. PLAN 205.1 TYPE A, SEE SHEET C703
8. LANDSCAPING PER ARCHITECTURAL PLANS.
9. INSTALL 6" WIDE LANDSCAPE CURB WALL PER GRADING SHEET C300.
10. INSTALL STAIRS AND HANDRAIL PER GRADING SHEET C300 AND DETAIL A SHEET C703.
11. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. GUARD RAIL PER ARCHITECTURAL PLANS.
13. INSTALL PEA GRAVEL, SEE ARCHITECTURAL PLANS.

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MRK 3.2
855 SOUTH 200 WEST
SITE AND HORIZONTAL CONTROL

DATE SUBMITTED: 12.06.2022

TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 12017457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

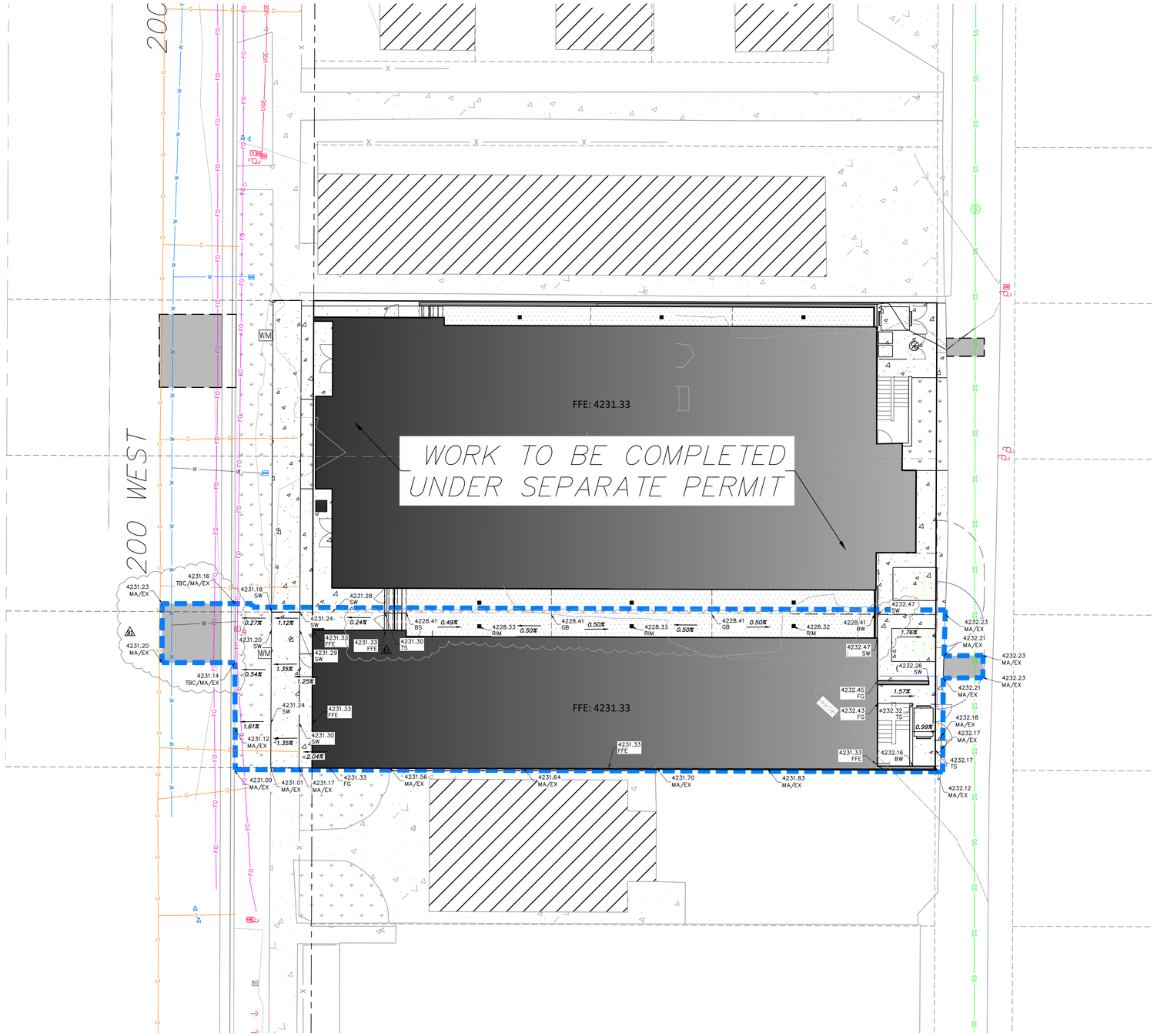
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SHEET NUMBER
C200
3 OF 11

DATE: 6/14/2023 3:46 PM

PATH: N:\21-103.01 Alfred Phase 2\Cadd\lp\MRK3.2\C200 SITE AND HORIZONTAL CONTROL PLAN.dwg

DATE: 6/14/2023 3:47 PM



GRADING GENERAL NOTES:

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.
3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT.
4. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
5. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

ABBREVIATIONS:

BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
EX	EXISTING GRADE
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
GB	GRADE BREAK
MA	MATCH
SW	EDGE OF SIDEWALK
TBC	TOP BACK OF CURB
TS	TOP OF STAIRS
TW	TOP OF WALL

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DATE SUBMITTED: 12.06.2022

MRK 3.2
855 SOUTH 200 WEST
GRADING PLAN

TCC JOB NUMBER: 21-103.01

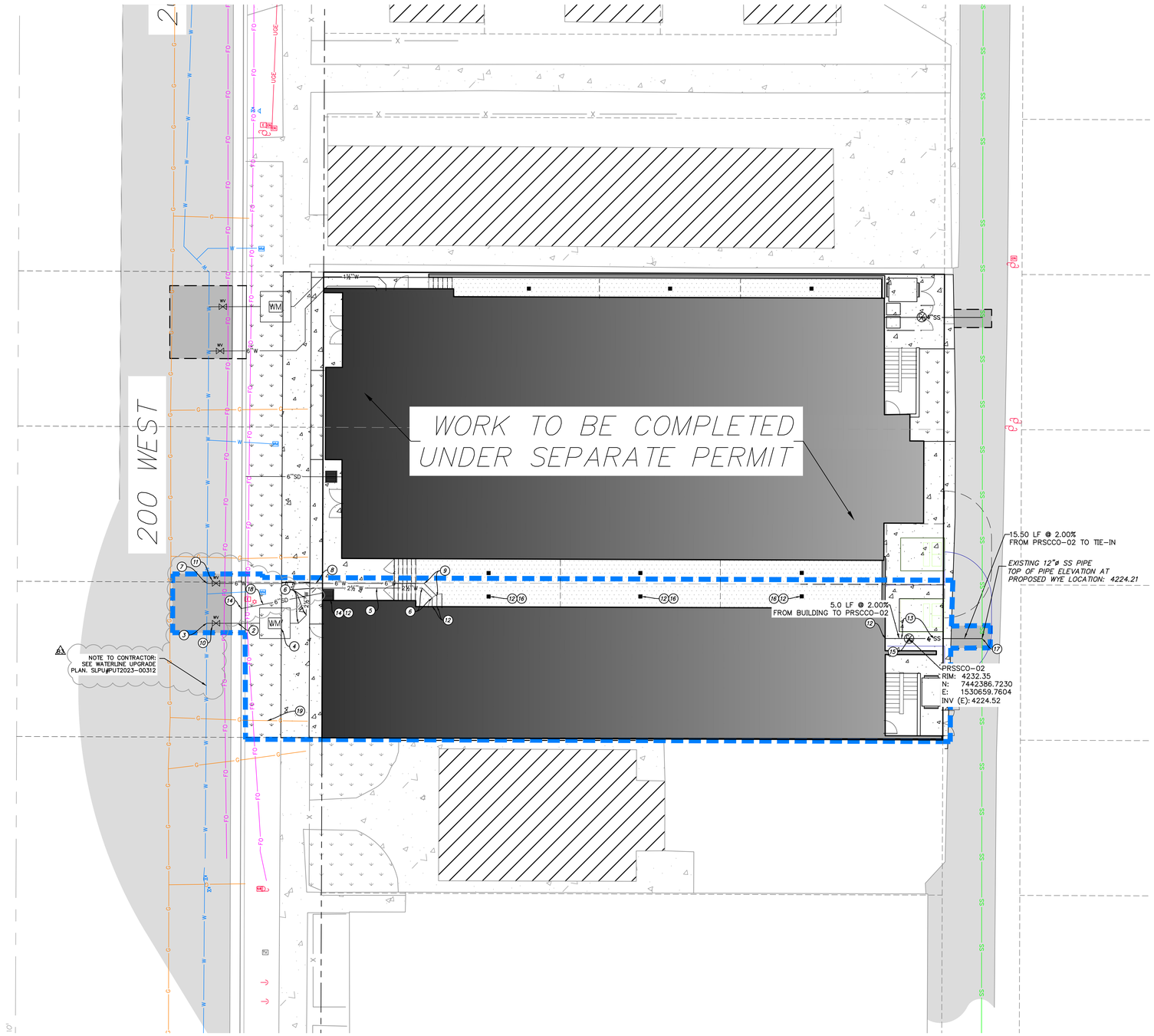
REGISTERED PROFESSIONAL ENGINEER
No. 12617457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 10'
0 2.5' 5' 10' 15'

SHEET NUMBER
C300
4 OF 11

811 DIG TICKET BEFORE YOU DIG

PATH: N:\21-103.01 Allred Phase 2\Civil\Up\MRK3.2\C300 GRADING PLAN.dwg



UTILITY GENERAL NOTES:

SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD AND SURVEYED INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

WATER LINES ARE TO MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM OTHER UTILITIES.

SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

EXISTING STREET LIGHTS MUST BE MAINTAINED AND REMAIN ACTIVE.

SITE SCOPE OF WORK:

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

1. APPROXIMATE LIMITS OF DISTURBANCE.
2. INSTALL 1.5"ø TYPE K COPPER PIPE PER APWA STANDARD PLANS 381 AND 382 ON SHEET C700.
3. INSTALL 1.5"ø HOT TAP INTO EXISTING MAIN PER APWA STANDARD PLAN 552 ON SHEET C701.
4. INSTALL 1.5"ø WATER METER PER SALT LAKE CITY SPECIFICATIONS, AND APWA STANDARD PLANS 522 AND 505 ON SHEET C701.
5. INSTALL 2.5"ø C900 PIPE PER APWA STANDARD PLANS 381 AND 382 ON SHEET C700.
6. INSTALL 2.5"ø 45° BEND WITH THRUST BLOCKING PER APWA STANDARD PLANS 561 AND 562 ON SHEET C702.
7. INSTALL 12"X6"X12"ø TEE INTO EXISTING MAIN. CONTRACTOR TO COORDINATE ALL UTILITY SHUTDOWNS WITH SALT LAKE CITY.
8. INSTALL 6"ø C900 PIPE PER APWA STANDARD PLANS 381 AND 382 ON SHEET C700.
9. INSTALL 6"ø 45° BEND WITH THRUST BLOCKING PER APWA STANDARD PLANS 561 AND 562 ON SHEET C702.
10. INSTALL 1.5"ø WATER VALVE AND BOX PER SALT LAKE CITY SPECIFICATIONS.
11. INSTALL 6"ø WATER VALVE AND BOX PER SALT LAKE CITY SPECIFICATIONS.
12. SEE MECHANICAL FOR CONTINUATION INTO BUILDING.
13. INSTALL 4"ø PVC SDR-35 SANITARY SEWER LINE PER APWA STANDARD PLANS 381 AND 382 ON SHEET C700.
14. INSTALL AREA DRAIN INLET BOX AND AREA DRAIN OUTLET BOX PER APWA STANDARD PLAN 372 ON SHEET C702. PIPE TO INLET BOX FROM SUMP PUMP. SEE MECHANICAL FOR SUMP PUMP LOCATION.
15. INSTALL SANITARY SEWER CLEANOUT PER APWA STANDARD PLAN 431 ON SHEET C700.
16. INSTALL 6"ø NYLOPLAST DRAIN WITH GRATED LID, SEE GRADING PLAN FOR RIM.
17. WYE INTO EXISTING SANITARY SEWER MAIN PER APWA STANDARD PLAN 431 ON SHEET C700.
18. INSTALL 6"ø ADS PIPE FOR ROOF DRAIN PER APWA STANDARD PLANS 381 AND 382 ON SHEET C700.
19. CUT AND CAP EXISTING GAS LINE. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY.

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NO.	BY	DATE	REVISIONS:
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03	KWP	11.17.2023	BUL. NO. 03

DATE SUBMITTED: 12.06.2022

MRK 3.2
855 SOUTH 200 WEST
UTILITY PLAN

TCC JOB NUMBER: 21-103.01

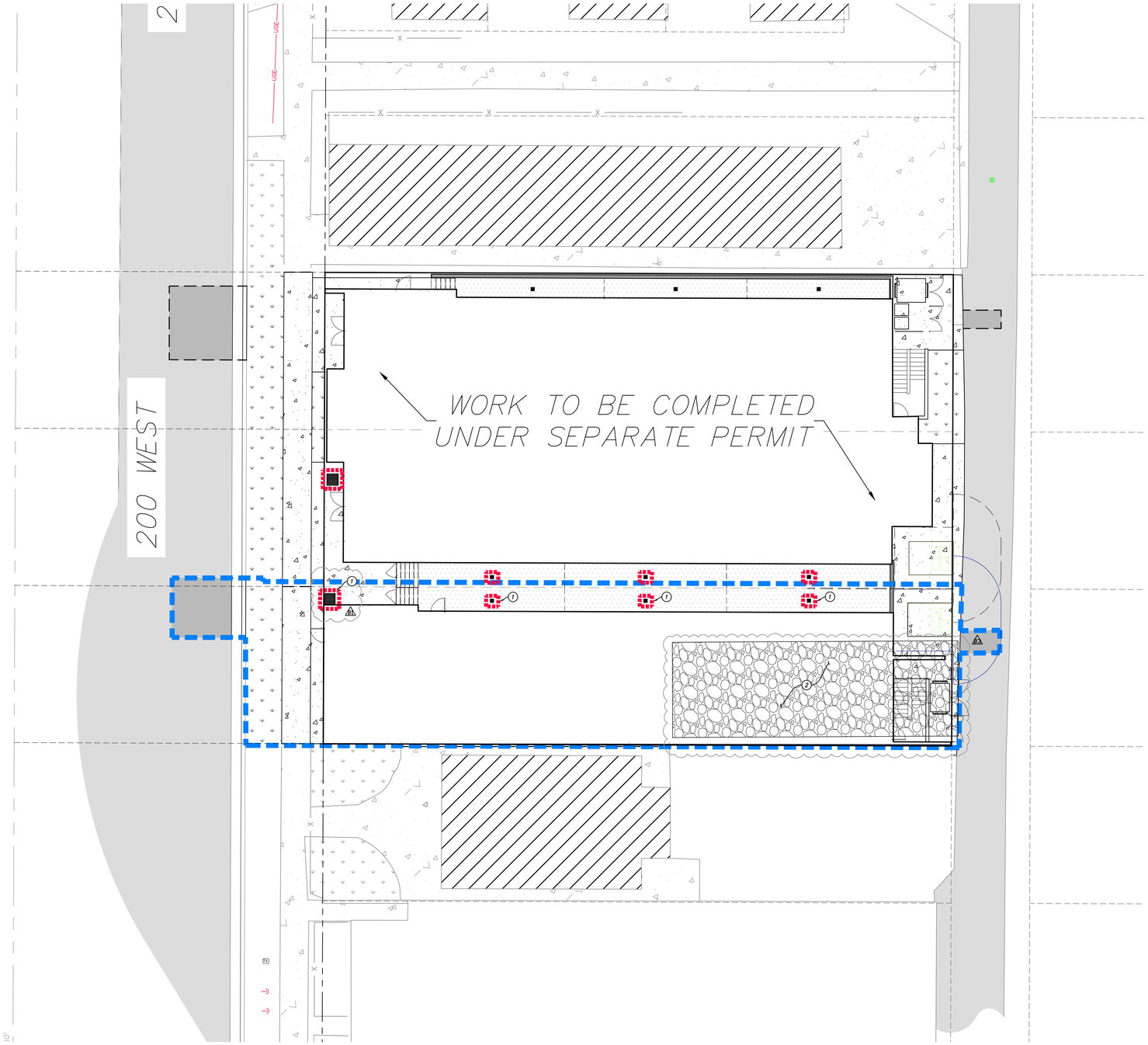
REGISTERED PROFESSIONAL ENGINEER
No. 12617457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 10'
0 2.5' 5' 10' 15'

SHEET NUMBER
C400
5 OF 11

CALL 811 BEFORE YOU DIG
BLUE STAKES OF UTAH

DATE: 11/29/2023 11:04 AM
PATH: N:\21-103.01 Alred Phase 2\Cad\lp\MRK3.2\C400 UTILITY PLAN.dwg



GENERAL NOTES:

1. THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON 601 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE UDOT EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
5. WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
6. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
7. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.
8. ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

MAINTENANCE:

1. THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED NECESSARY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FIBER ROLL SHALL BE ACCOMPLISHED PROMPTLY.
4. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FIBER ROLL, END RUNS, AND UNDERCUTTING BENEATH FIBER ROLL.
5. FIBER ROLL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SCOPE OF WORK:

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

1. INSTALL INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR INLETS, PER APWA DETAIL 124.1, SEE SHEET C601.
2. INSTALL STABILIZED CONSTRUCTION ENTERANCE/TRACK OUT AREA PER DETAIL A ON SHEET C601.

SSWPP NOTE:

BEFORE ACTIVE CONSTRUCTION OR DEMOLITION OF THE PROJECT CAN BEGIN, THE CONTRACTOR MUST CONTACT SLCDPU STORMWATER QUALITY COORDINATOR FOR CONSTRUCTION (CHRIS.ARAGON@SLCGOV.COM 801-483-6795) TO SCHEDULE (1) A SWPPP-SPECIFIC PRE-CONSTRUCTION MEETING, AND (2) AND AN INITIAL INSPECTION OF INSTALLED BEST MANAGEMENT PRACTICES. NOTE: IT IS A VIOLATION (SUBJECT TO FINES) OF SLCS STORMWATER ORDINANCE TO BEGIN CONSTRUCTION WITHOUT APPROVAL FROM SLCDPU STORMWATER QUALITY TEAM.

LEGEND:

INLET PROTECTION

CONTRACTOR NOTE:

CONTRACTOR SHALL SWEEP TRACKED MUD AND DIRT FROM STREETS DAILY AND AS NEEDED. IN ADDITION TO DAILY CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEPT UPON CITY OR OWNER REQUEST.

ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS, LICENS, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE UTILITY PUBLIC RIGHT OF WAY SHALL FOLLOW APWA STANDARDS (APWA STANDARDS AND SPECIFICATIONS AVAILABLE ONLINE). ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY. APPLY FOR THE ENGINEERING PERMIT AT https://slcityportal.slcgov.com/Citizen/Cap/CapHome.aspx?module=Engineering&TabName=Engineering

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SUITE 200
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801.743.1300

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01	CMF	12/14/2023	BUL NO. 01
02	KRP	1/17/2023	BUL NO. 03

DATE SUBMITTED: 12.06.2022

MRK 3.2
855 SOUTH 200 WEST
EROSION CONTROL PLAN

TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 12617457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 10'
0 2.5' 5' 10' 15'

SHEET NUMBER
C600
6 OF 11

811 DIG SAFE
CALL 811 BEFORE YOU DIG
IT'S BURYING TREATED

DATE: 11/29/2023 11:04 AM

PATH: N:\21-103.01 Alfred Phase 2\Civil\Lp\MRK3.2\C600 EROSION CONTROL PLAN.dwg

DATE: 6/14/2023, 3:47 PM

Silt fence

1. GENERAL

A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
B. Application. To intercept sediment from disturbed areas of limited extent.
C. Perimeter Control: Place barrier at down gradient limits of disturbance.
D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
E. Protection of Existing Waterways: Place barrier at top of stream bank.
F. Inlet Protection.

2. PRODUCTS

A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
B. Burlap. 10 ounces per square yard of fabric.
C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. EXECUTION

A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
D. Maintenance.
   1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
   2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
   3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   4) Re-anchor fence as necessary to prevent shortcutting.
   5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

Inlet protection – gravel sock

1. GENERAL

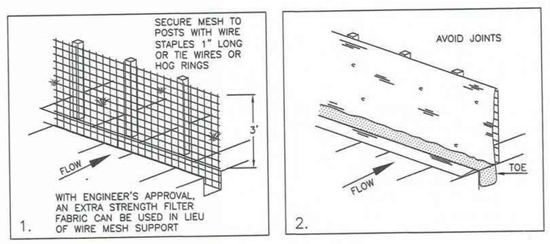
A. Description. Placement of gravel sock on grade.
   1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
   2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

2. PRODUCTS (Not used)

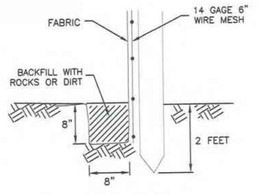
3. EXECUTION

A. On-grade inlet protection:
   1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
   2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
   3) Install filter media just upstream of the inlet box.
   4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb.
   5) Excessive flows will flow either over or around the filter media and into the inlet box.
   6) Expect ponding behind the filter media.
B. Drop inlet protection:
   1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results.
   2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
   3) Install filter media around the entire perimeter of the inlet grate.
   4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
   5) Excessive flows will either flow around the media or over the top and into the inlet box.
   6) Expect ponding around the inlet box.
C. Maintenance
   1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
   2) Remove sediment accumulated when it reaches 2-inches in depth.
   3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

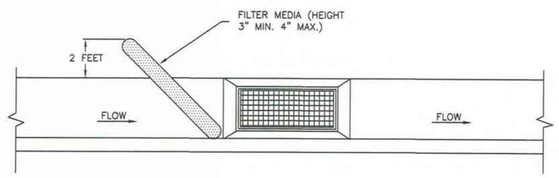


INSTALLATION SEQUENCE

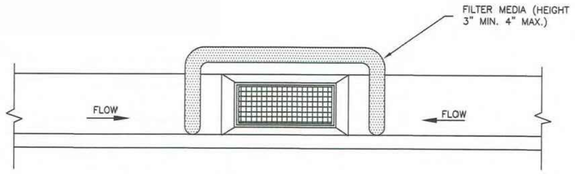


TOE DETAIL

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

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TALISMAN CIVIL CONSULTANTS
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NO.	BY	DATE	REVISIONS
	EI	CMF	06/14/2023	BID_NO. 01

DATE SUBMITTED: 12.06.2022

MRK 3.2
855 SOUTH 200 WEST
EROSION CONTROL PLAN DETAILS

TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 13917401
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

CALL811 811 BEFORE YOU DIG

SHEET NUMBER
C601
7 OF 11

DATE: 6/14/2023 3:47 PM

Trench backfill

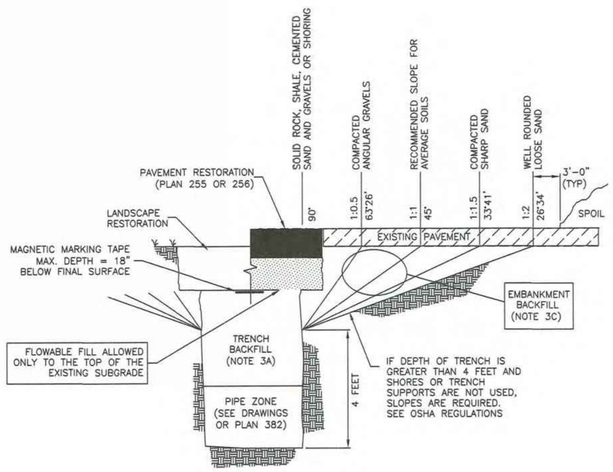
1. GENERAL
A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. PRODUCTS
A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. EXECUTION
A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
3) Water jetting is NOT allowed.
B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
C. Embankment Backfill: When trench sides are sloped proceed as follows.
1) Maximum lift thickness is 8-inches before compaction.
2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
D. Surface Restoration:
1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER. .

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NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



APWA Utah Chapter — *Trench backfill* — Plan 381 July 2016

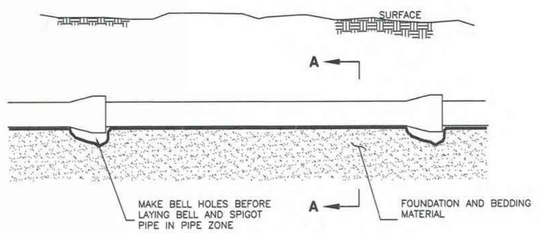
Pipe zone backfill

1. GENERAL
A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

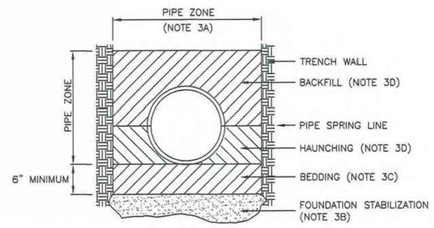
2. PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Concrete: APWA Section 03 30 04.
D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. EXECUTION
A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
2) Maximum lift thickness is 8-inches.
3) Bedding immediately under the pipe should not be compacted, but loosely placed.
4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
E. Flowable Fill (when required and if allowed by pipe manufacturer):
1) Place the controlled low strength material, APWA Section 31 05 15.
2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
3) Reset pipe to line and grade if pipe "floats" out of position.

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ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS."

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

APWA Utah Chapter — *Pipe zone backfill* — Plan 382 January 2011

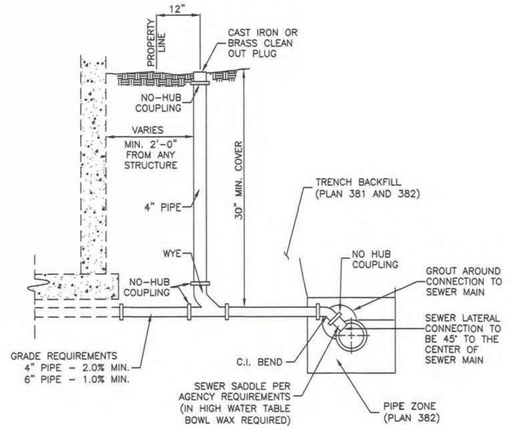
Sewer lateral connection

1. GENERAL
A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
C. Verify if CONTRACTOR or agency is to install the wye.

2. PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Provide agency approved wye or tee with appropriate donut.
D. Stainless steel straps required.

3. EXECUTION
A. Tape wrap pipe as required by soil conditions.
B. Remove core plug from sewer main. Do not break into sewer main to make connection.
C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

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APWA Utah Chapter — *Sewer lateral connection* — Plan 431 January 2011

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MRK 3.2
855 SOUTH 200 WEST
DETAILS

TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 12617457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

SHEET NUMBER
C700
8 OF 11

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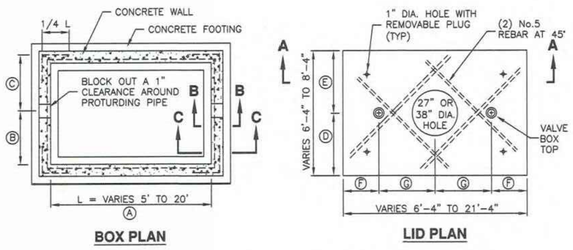
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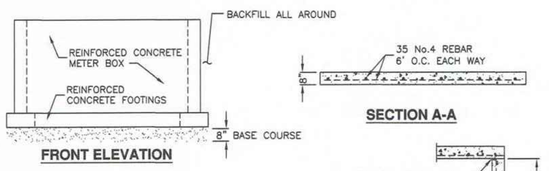
Concrete meter boxes

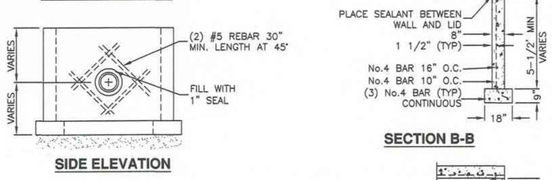
1. **GENERAL**
   A. Before backfilling secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04. Use type II cement (low alkali).
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Fill annular space around pipe wall penetrations with waterproof sealer.
   D. Place frame and cover directly over valve or meter location.
   E. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.







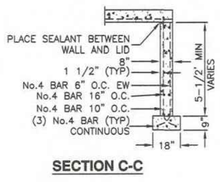


TABLE OF DIMENSION

No.	METER SIZE				
	10"	8"	6"	3" & 4"	1 1/2" & 2"
(A)	20'-0"	11'-0"	11'-0"	9'-0"	5'-0"
(B)	3'-10"	3'-5"	3'-5"	3'-0"	2'-6"
(C)	6'-2"	3'-5"	3'-5"	2'-0"	2'-6"
(D)	4'-6"	4'-1"	4'-1"	3'-8"	2'-6"
(E)	6'-10"	4'-1"	4'-1"	2'-8"	2'-6"
(F)	4'-8"	3'-5 3/4"	3'-10 1/4"	3'-5 1/2"	CENTER
(G)	5'-4"	2'-8 1/4"	2'-3 3/4"	1'-8 1/2"	

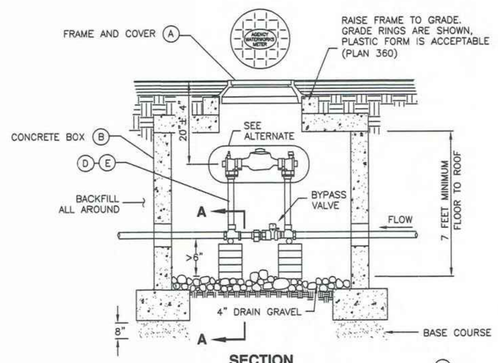
Utah Chapter — *Concrete meter boxes* — Plan 505 August 2001

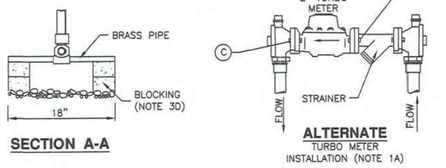
1 1/2" and 2" meter

1. **GENERAL**
   A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at center of lot or per agency requirements.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. Blocking: Use clay brick or concrete block.
   E. Concrete Box:
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
   F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.





LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

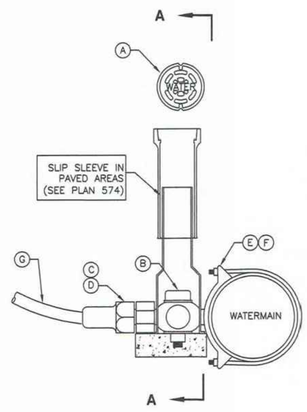
Utah Chapter — *1 1/2" and 2" meter* — Plan 522 August 2001

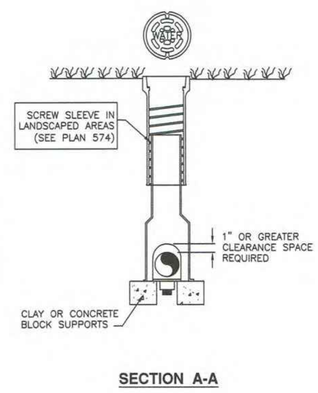
1 1/2" and 2" Service taps

1. **GENERAL**
   A. Before backfilling around taps, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Tape: Teflon tape is required on all taps.

3. **EXECUTION**
   A. Tapping: Place taps a minimum of 36-inches apart. Use a tapping tool that is sized corresponding to the size of the service line to be installed. No taps within 36-inches of end of pipe.
   B. PVC or AC Pipe: A service saddle clamp is required on all PVC and AC pipe taps unless specified otherwise.
   C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   D. Blocks: Clay brick or concrete block required under valve box to assure a 1" or greater space between the box and the corporation stop and pipe assembly.





LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		VALVE BOX WITH LID	2 PIECE CAST IRON
(B)		CORPORATION STOP	BRASS
(C)		COPPER ADAPTER	
(D)		FLARE OR PACK JOINT COPPER ADAPTER	
(E)		SERVICE SADDLE CLAMP	D.I., A.C., C.I.
(F)		SERVICE SADDLE CLAMP	P.V.C.
(G)		COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

Utah Chapter — *1 1/2" and 2" Service taps* — Plan 552 August 2001

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DATE SUBMITTED: 12.06.2022

MRK 3.2
855 SOUTH 200 WEST
DETAILS

TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 12617457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

SHEET NUMBER
C701
9 OF 11

811 DIG SAFELY BEFORE YOU DIG — BLUE STAKES OF UTAH

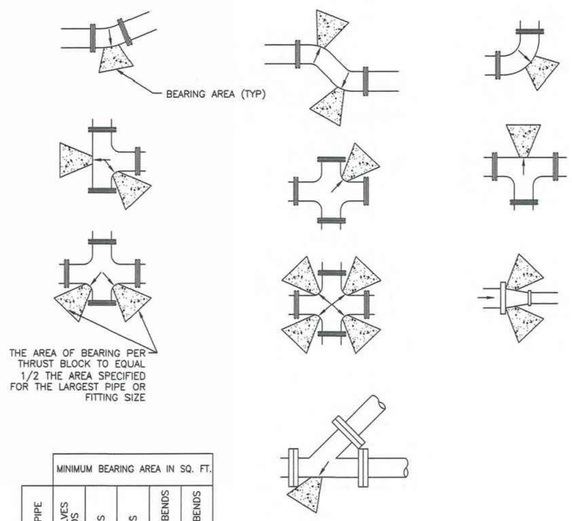
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Direct bearing thrust block

1. **GENERAL**
   - A. Thrust design for pipe sizes or configurations not shown require special design.
   - B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   - C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
   - D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   - D. Grease: Non-oxide poly-FM.
3. **EXECUTION**
   - A. Pour concrete against undisturbed soil.
   - B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   - C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   - D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   - E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

561



SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT.				
	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

Utah Chapter

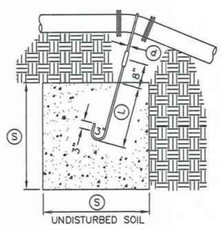
Direct bearing thrust block

Plan **561** August 2010

Tie-down thrust restraints

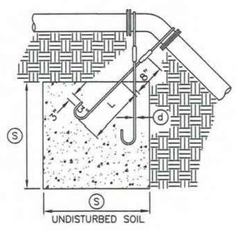
1. **GENERAL**
   - A. Thrust design for pipe sizes or configurations not shown require special design.
   - B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   - C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
   - D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Concrete: Class 4,000 minimum, APWA Section 03 30 04.
   - D. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
   - E. Grease: Non-oxide poly-FM.
3. **EXECUTION**
   - A. Pour concrete against undisturbed soil. Concrete must be allowed to cure in thrust restraints for 5 days before pressurizing water lines or have additional approved thrust restraints installed before pressurizing the water line.
   - B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   - C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   - D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   - E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

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TYPE A RESTRAINT
FOR 11 1/4" – 22 1/2" VERTICAL BENDS

TABLE OF DIMENSIONS			Ⓢ	ⓓ	Ⓛ
PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC – FEET	SIDE OF CUBE – FEET	DIAMETER OF SHANK OR REBAR RODS – INCH	DEPTH OF ROD CONCRETE – FEET
4"	11 1/4°	8	2.0	5/8"	1.5
	22 1/2°	15.6	2.5	5/8"	2.0
6"	11 1/4°	15.6	2.5	5/8"	2.0
	22 1/2°	34.3	3.25	5/8"	2.0
8"	11 1/4°	27	3.0	5/8"	2.0
	22 1/2°	64	4.0	5/8"	2.0
12"	11 1/4°	64	4.0	5/8"	2.0
	22 1/2°	125	5.0	3/4"	3.0
16"	11 1/4°	107	4.25	7/8"	3.0
	22 1/2°	216	6.0	7/8"	3.0
20"	11 1/4°	138	5.17	1"	3.5
	22 1/2°	334	6.94	1"	4.0
24"	11 1/4°	240	6.22	1"	4.0
	22 1/2°	476	7.81	1"	4.0
30"	11 1/4°	369	7.17	1"	4.0
	22 1/2°	733	9.02	1"	4.0



TYPE B RESTRAINT
FOR 45° VERTICAL BENDS

TABLE OF DIMENSIONS			Ⓢ	ⓓ	Ⓛ
PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	SIDE OF CUBE – FEET	DIAMETER OF SHANK OR REBAR RODS – INCH	DEPTH OF ROD CONCRETE – FEET
4"	45°	1	3.0	5/8"	2.0
				5/8"	
6"		2.37	4.0	5/8"	2.5
				5/8"	
8"		3.97	4.75	5/8"	3.0
				5/8"	
12"		9.04	6.25	5/8"	4.0
				5/8"	
16"		17.24	7.75	3/4"	4.0
				3/4"	
20"		26.52	92.17	3/4"	4.0
				3/4"	
24"		37.82	10.07	3/4"	4.0
				3/4"	
30"		58.26	11.63	3/4"	4.0
				3/4"	

Utah Chapter

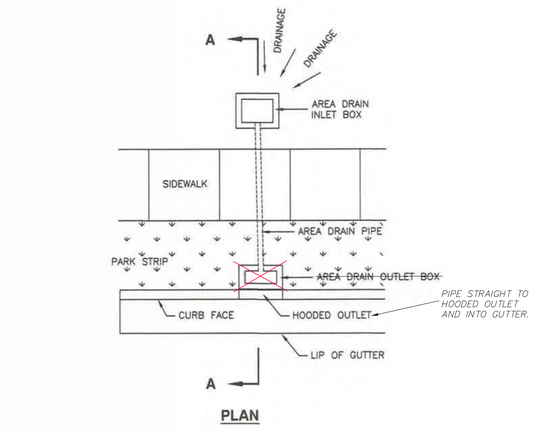
Tie-down thrust restraints

Plan **562** April 1997

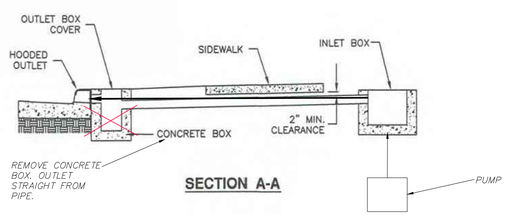
Area drain

1. **GENERAL**
   - A. Provide an underground drainage system to convey drain water from areas back of sidewalk to the curb face.
2. **PRODUCTS**
   - A. Concrete: Class 4000, APWA Section 03 30 04.
   - B. Backfill: Native soil.
   - C. Casting: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better.
   - D. Area Drain Pipe: PVC unless specified elsewhere.
   - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - B. Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

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PLAN



SECTION A-A

Utah Chapter

Area drain

Plan **372** April 1997

TALISMAN
CIVIL CONSULTANTS
5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

NO.	BY	DATE	REVISIONS
1	BS	06/14/2023	BID SET

DATE SUBMITTED: 12.06.2022

MRK 3.2
855 SOUTH 200 WEST
DETAILS

TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 12617457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

SHEET NUMBER
C702
10 OF 11

CALL 811 BEFORE YOU DIG
BLUE STAKES OF UTAH

PATH: N:\21-103.01 Alma Phase 2\Civil\Dgn\MRK3.2\C702 DETAILS.dwg

DATE: 6/14/2023 3:48 PM

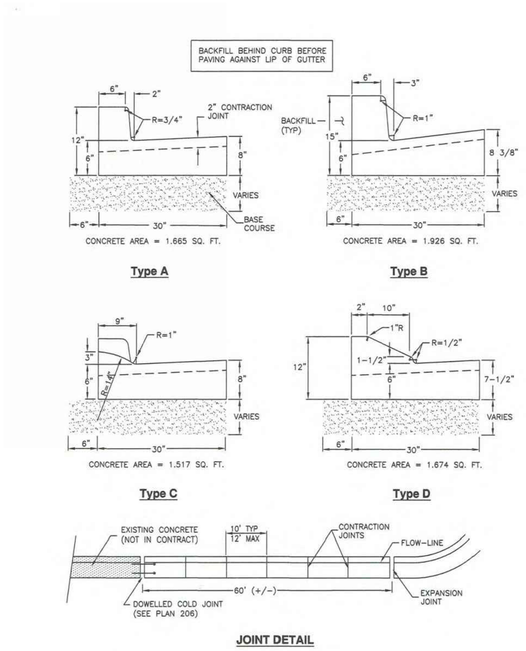
Curb and gutter

1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.1



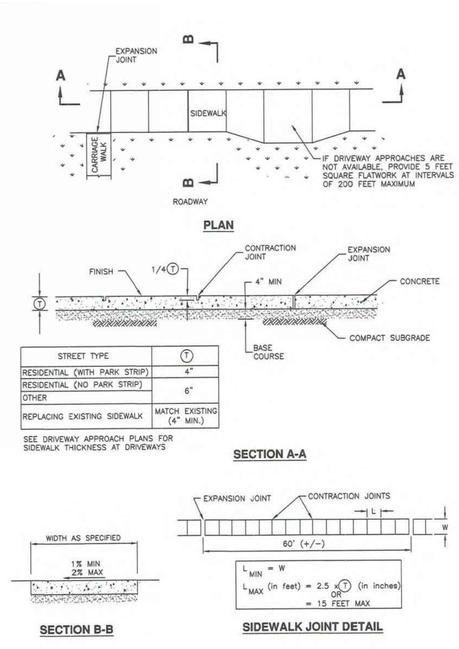
Sidewalk

1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

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STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

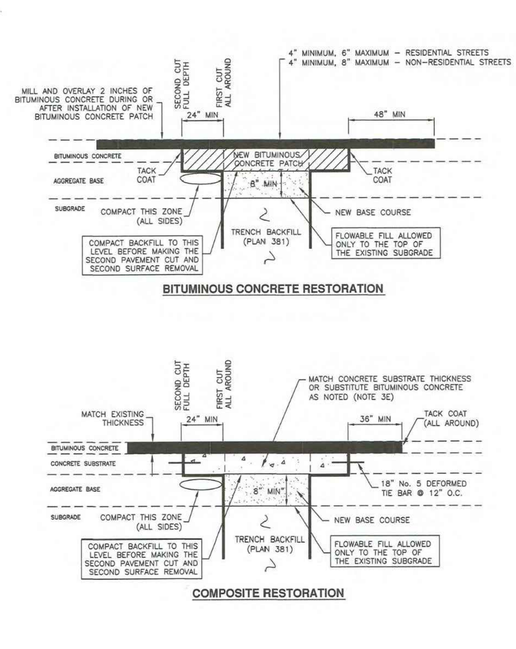
Bituminous pavement T-patch

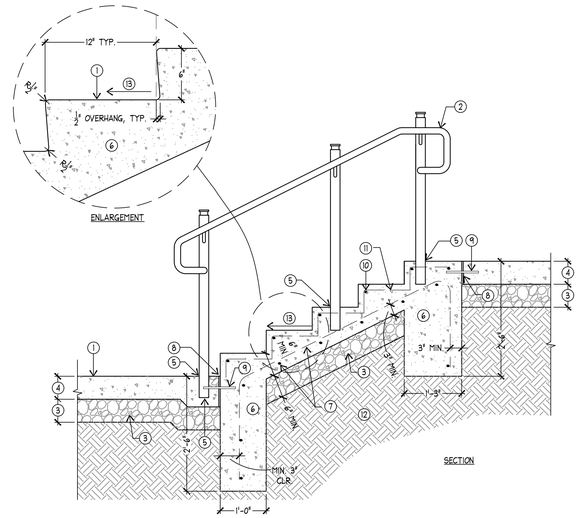
1. **GENERAL**
   - A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling addtional costs.
   - B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
     1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03..
     2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
     3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
     4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   - C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   - D. Concrete: Class 4000, APWA Section 03 30 04.
   - E. Tack Coat: APWA Section 32 12 13.13.
   - F. Bituminous Concrete. APWA Section 32 12 05.
     1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
     2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   - C. Tack Coat. Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   - D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   - E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   - F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   - G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.

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A — STAIR CONSTRUCTION DETAIL

SCALE: N.T.S.

1. *TOP OF FINISH GRADE*
2. *REFER TO ARCHITECTURAL DRAWINGS FOR HANDRAIL DETAIL.*
3. *5" UNTREATED BASE COURSE*
4. *6" CONCRETE PAVING*
5. *HANDRAIL ANCHOR*
6. *CAST IN PLACE CONCRETE STAIRS*
7. *#4 REBAR @ 12" O.C.*
8. *EXPANSION JOINT*
9. *PROVIDE SMOOTH STEEL DOWEL PIN-JOINT BETWEEN SEPERATE CONCRETE POURS @ 10" O.C. SPACING*
10. *#4 REBAR AT NOSE, TYP., 2" CLEAR*
11. *#4 REBAR @12" O.C., TYP., 1-1/5" CLEAR*
12. *95% COMPACTED SUBGRADE*
13. *PROVIDE 2.0% SLOPE ALONG STAIR TREAD*

NOTES:

1. *CONTRACTOR TO SUBMIT SHOP DRAWINGS OF HANDRAIL FOR APPROVAL BY OWNER'S REPRESENTATIVE AS A DEFERRED SUBMITTAL.*
2. *FIELD VERIFY ALL DIMENSIONS.*
3. *STAIR RISER HEIGHT IS 6" MAX.*
4. *STAIR TREAD DEPTH TO BE 12" MINIMUM.*
5. *TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 36" VERTICALLY ABOVE WALKING SURFACES AND STAIR NOSING PER 2010 ADA GUIDELINES*
6. *TOP AND BOTTOM LANDINGS OF STAIRS SHALL NOT EXCEED A 2% SLOPE FOR 4' BEYOND THE TOP AND BOTTOM RISERS.*

TALISMAN CIVIL CONSULTANTS
5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

NO.	BY	DATE	REVISIONS
1	EII	06/14/2023	BID_NO. 01

DATE SUBMITTED: 12.06.2022

MRK 3.2
855 SOUTH 200 WEST
DETAILS

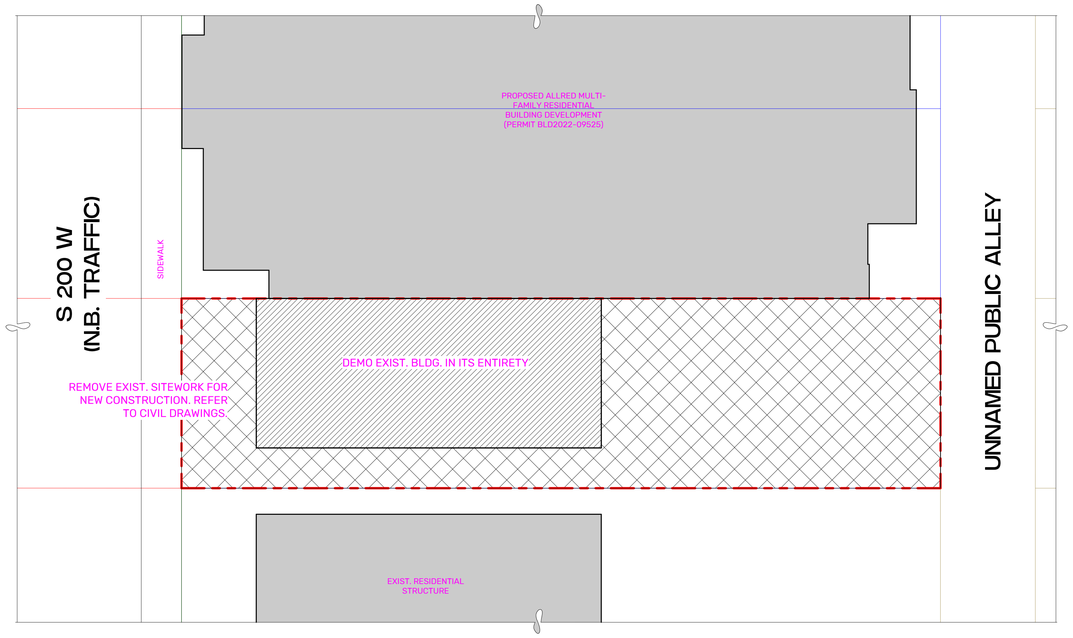
TCC JOB NUMBER: 21-103.01

REGISTERED PROFESSIONAL ENGINEER
No. 12017457
DUSTIN S. KIMBROUGH
6-14-23
STATE OF UTAH

SHEET NUMBER
C703
OF 11

811 DIG SAFELY BEFORE YOU DIG — SAFE DIGGING PARTNER

PATH: N:\21-103.01 Mrk 3.2\Civil\dgn\MRK3.2\C703 DETAILS.dwg



C3 DEMO SITE PLAN
SCALE: 3/32" = 1'-0"

VICINITY MAP

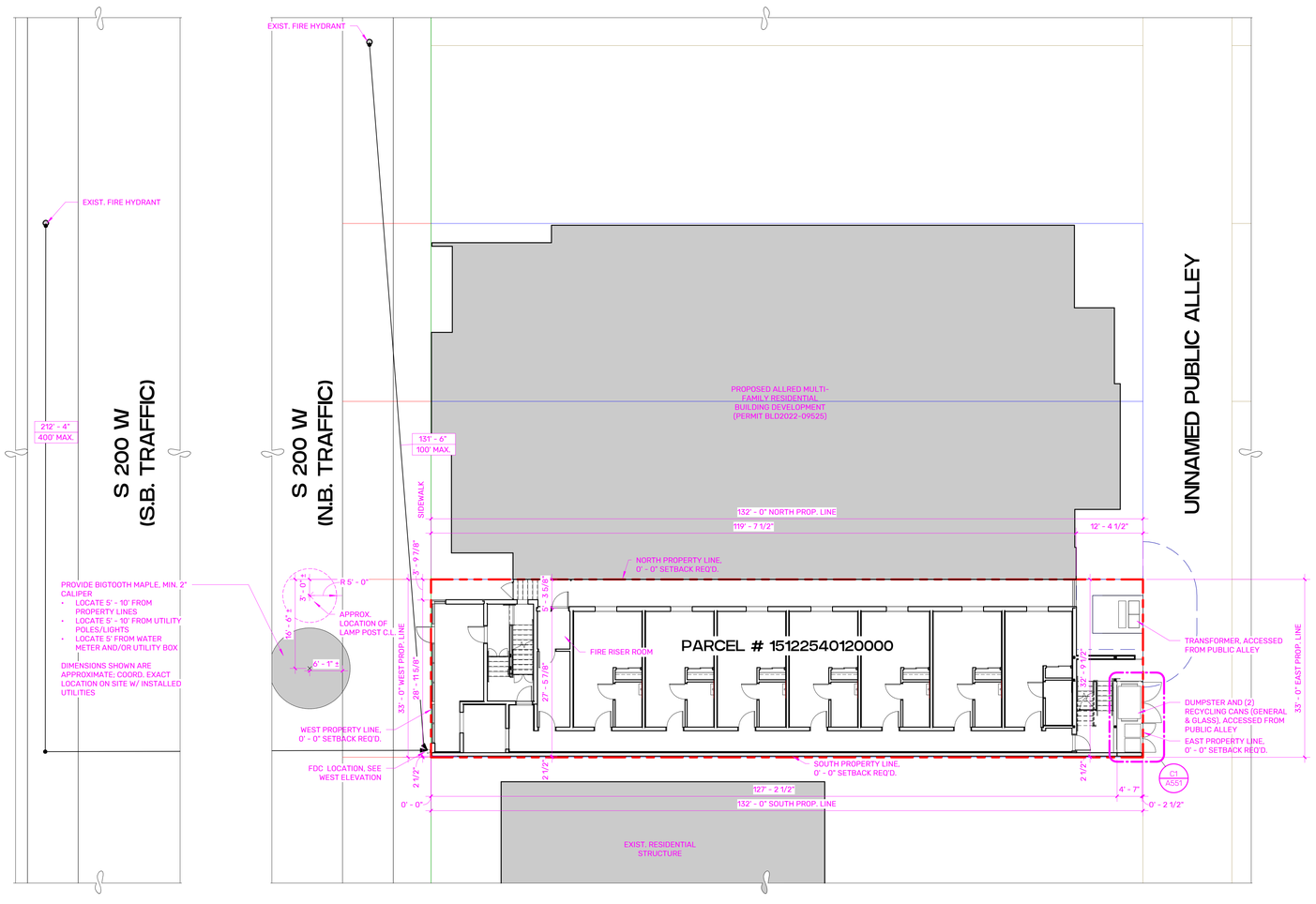


// SITE PLAN GENERAL NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO (IBC 2018 SECTION 1804.4). CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. REFER TO CIVIL FOR SITE GRADING.
2. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY, AND SIGNAGE REQUIREMENTS.
3. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
4. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE.
5. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
6. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.
7. REFER TO CODE SUMMARY ON G000 FOR PARKING SPACE, ADA PARKING SPACE, AND ELECTRIC VEHICLE SPACE REQUIREMENTS.
8. FOR PROPOSED UTILITIES, REFER TO CIVIL ENGINEERING DRAWINGS.
9. FOR RESULTS OF PRELIMINARY SOILS AND BORING SURVEYS, REFER TO GEOTECHNICAL REPORT.
10. FOR SITE DISTURBANCE PERMIT AND EROSION CONTROL PLAN, REFER TO CIVIL ENGINEERING DRAWINGS.
11. FOR SITE DRAINAGE, STORM WATER REMOVAL OR DETENTION, REFER TO CIVIL ENGINEERING DRAWINGS.

// SITE PLAN DEMO NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: ITEMS SHOWN ON THE PLANS WITH DASHED LINES, NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.
2. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER THE DISPOSAL AND REMOVAL OF ANY COMPONENTS OF ANY VALUE.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. ALL SITE SURFACE INFRASTRUCTURE - ASPHALT PARKING LOT, CURBS, SIDEWALKS, PERIMETER WALLS, SIGNAGE, ETC. - IS TO BE REMOVED. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
5. FOR EXISTING UTILITIES LOCATIONS AND EXTENTS OF DEMO, REFER TO CIVIL ENGINEERING DRAWINGS.
6. FOR SITE DISTURBANCE AND EROSION CONTROL PLAN, REFER TO CIVIL ENGINEERING DRAWINGS.



A3 SITE PLAN
SCALE: 3/32" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.
Salt Lake City, UT 84111
Phone: (801) 864-5258

NATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT
STATE OF UTAH

REVISIONS:

B1	BUL. No. 01	JUN. 14, 2023

MRK3.2 200 W MIDRISE
855 S 200 W
Salt Lake City, UT 84101

CONTRACT DOCS

DATE: 12/07/2022
NUMBER: 21038

PLAN - OVERALL - SITE

A011

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// GENERAL ROOF NOTES

1. ALL ROOF DECK IS TO BE COVERED IN R-30 INSULATION AND SPECIFIED ROOFING SYSTEM. REFER TO COMCHECK REPORT ON SHEET G001 FOR ADDITIONAL INFORMATION.
2. THE CONTRACTOR IS TO ASSURE THAT THE MINIMUM ROOF SLOPE IS NOT LESS THAN 1/4" PER FOOT. ANY AREA THAT IS LESS THAN 1/4" PER FOOT SLOPE SHALL BE ADJUSTED AT THE CONTRACTORS EXPENSE WITH CRICKETING TO PROVIDE THE REQUIRED SLOPE.
3. ALL ROOFING CRICKETS ARE TO BE CONSTRUCTED OF TAPERED INSULATION. CRICKETS ARE TO BE INSTALLED SO THAT A SLOPE OF 1/2" PER FOOT IS MAINTAINED ACROSS THE FACE OF THE CRICKET.
4. PROVIDE CRICKETS AT **ALL** ROOF TOP MOUNTED EQUIPMENT (I.E. SKYLIGHTS, ROOF HATCHES, ETC.) TO ASSURE POSITIVE DRAINAGE AROUND SUCH ELEMENTS.
5. ALL FLASHING, COUNTER FLASHING AND SHEET METAL WORK TO COMPLY WITH THE MINIMUM STANDARDS PER THE CURRENT EDITION OF SMACNA.
6. NOT ALL ROOF MOUNTED EQUIPMENT AND ROOF PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL ROOF PLAN SHEETS. IN ADDITION TO THE ARCHITECTURAL, THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING THE STRUCTURAL, MECHANICAL AND ELECTRICAL DOCUMENTS FOR ALL SUCH OCCURRENCES. ALL PENETRATIONS OF THE ROOF SHALL MEET WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN INTEGRITY OF ROOFING SYSTEMS.
7. THE CONTRACTOR IS RESPONSIBLE AT BIDDING, FOR PROVIDING A MANUFACTURER'S APPROVED ROOFING DETAIL FOR ALL ROOFING CONDITIONS SO THAT THE SPECIFIED WARRANTY IS OBTAINED. IF A CONDITION SHOWN IN THESE CONSTRUCTION DOCUMENTS DOES NOT MEET THE REQUIREMENTS OF THE ROOFING MANUFACTURER THESE CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING AND INSTALLATION OF THE APPROVED DETAIL.
8. THE CONTRACTOR IS TO CONFIRM THE ROOFING SYSTEM THICKNESS, INCLUDING THE RIGID INSULATION PRIOR TO INSTALLING CURB AND PARAPET BLOCKING. BLOCKING AND CURB HEIGHTS ARE TO BE ADJUSTED AS NEEDED TO CONFORM TO THE ROOFING THICKNESS TO MEET REQUIREMENTS FOR WARRANTY.
9. WHERE ROOFING MEMBRANE IS SHOWN EXTENDING UP TO THE TOP OF THE PARAPET, THE MEMBRANE IS TO WRAP UP, OVER AND DOWN THE WOOD BLOCKING. THE AIR INFILTRATION BARRIER IS TO EXTEND UP EXTERIOR FACE OF WALL AND FULLY OVER THE TOP OF THE PARAPET WALL AND UNDER THE SILL BLOCK FLASHING. VERIFY WALL TYPE FOR PARAPET CAP WIDTH, SEE RELEVANT DETAILS ON A500 SHEETS. CONTRACTOR TO SEQUENCE WORK TO MEET THIS REQUIREMENT.
10. ALL TOPS OF PARAPETS TO BE PROVIDED WITH 1/2" PER FOOT MINIMUM POSITIVE SLOPE TOWARD THE ROOF FOR ADEQUATE DRAINAGE.
11. ALL PRE-MANUFACTURED MECHANICAL CURBS ARE TO BE MANUFACTURED TO ACCOMMODATE ROOF SLOPE. THEY MUST BE OF ADEQUATE HEIGHT TO ALLOW FOR THE DEPTH OF THE ROOF INSULATION, INCLUDING CRICKETS AND HAVE 8" HEIGHT ABOVE THE ROOF MEMBRANE.
12. ROOF DRAINS ARE TO BE INSTALLED IN A TWO LEVEL DRAIN BASIN. THE BASIN IS TO BE CONSTRUCTED USING LAYERS OF ROOFING INSULATION. SEE DETAILS A1, C1, D1, AND E1/A502.
13. FOR TYPICAL ROOF PIPE PENETRATIONS, SEE DETAILS D2 & D5/A502.
14. FOR TYPICAL ROOF SCUPPERS SEE DETAIL A1/A503.
15. **PER SECTION 503.1.4.1 OF THE 2018 IBC.** ELEMENTS OR STRUCTURES *ENCLOSING* THE OCCUPIED ROOF AREAS SHALL NOT EXTEND MORE THAN 48" ABOVE THE SURFACE OF THE OCCUPIED ROOF.
   A. EXCEPTION: PENTHOUSES CONSTRUCTED IN ACCORDANCE WITH SECTION 1510.2 AND TOWERS, DOMES, SPIRES AND CUPOLAS CONSTRUCTED IN ACCORDANCE WITH SECTION 1510.5.

// ROOF LEGEND

- TAPERED INSULATION CRICKET, MINIMUM SLOPES: 1/8" ALONG VALLEY, 1/2" ACROSS CRICKET
- DECK RIDGE OR VALLEY
- ROOF DRAIN, REFER TO MECHANICAL DRAWINGS

// WALL TYPE LEGEND

TYPE OF CONSTRUCTION (CSI DIVISION) → WALL TYPE

- 3-0X SERIES CONCRETE
- 4-0X SERIES MASONRY
- 6-0X SERIES WOOD STUDS
  - NOMINAL SIZE:
    - V = VARIABLE/MATCH EXIST.
    - 2 = 2x2 WOOD STUDS
    - 4 = 2x4 WOOD STUDS / 4" C.M.U. OR CONC.
    - 6 = 2x6 WOOD STUDS / 6" C.M.U. OR CONC.
    - 8 = 2x8 WOOD STUDS / 8" C.M.U. OR CONC.
    - 10 = 2x10 WOOD STUDS /10" C.M.U. OR CONC.
    - 12 = 2x12 WOOD STUDS /12" C.M.U. OR CONC.

EXAMPLE: WALL TYPE 6-4A IS A 2x4 WOOD STUD WALL OF TYPE 'A.' REFER TO WALL TYPE SHEET FOR ADDITIONAL DETAILS.

NOTE: SEE PARTITION AND FRAMING NOTES FOR ADDITIONAL ELEMENTS IN THE INDIVIDUAL WALL TYPES AND SPECIFIC DETAILS, INCLUDING UL RATINGS.

// FIRE-RATED WALL LEGEND

- INCIDENTAL USE AREAS
- 1 HOUR SEPARATION
- 2 HOUR SEPARATION
- 3 HOUR SEPARATION

EXAMPLE: WALL TYPE 6-4A-1 IS A 1-HOUR RATED, 2x4 WOOD STUD WALL OF TYPE 'A,' PER ASSEMBLY REQUIREMENTS.

6-0X-X SERIES
- FIRE RATING (ONLY WHEN NOTED):
  - 1/2 = 1/2-HOUR RATED ASSEMBLY
  - 1 = 1-HOUR RATED ASSEMBLY
  - 2 = 2-HOUR RATED ASSEMBLY
  - 3 = 3-HOUR RATED ASSEMBLY

// CEILING LEGEND

- A1 (1) LAYER 5/8" GYP. BD. ON 2x WOOD FRAMING
- A2 (1) LAYER 5/8" GYP. BD. ON SOFFIT OR STRUCTURAL FRAMING
- B1 (2) LAYERS 5/8" GYP. BD. ON 1/2" RESILIENT CHANNELS ON STRUCTURAL FRAMING
- B2 (2) LAYERS 5/8" GYP. BD. ON STRUCTURAL FRAMING
- B3 (2) LAYERS 5/8" GYP. BD. ON 1/2" RESILIENT CHANNELS, MOUNTED THROUGH (1) ADDITIONAL LAYER 5/8" GYP. BD. TO STRUCTURAL FRAMING **(REFER TO UL LISTING L538)**
- C1 METAL PANEL SOFFIT MOUNTED TO 1/2" PLYWOOD SHEATHING ON 2x4 WOOD FRAMING

// GENERAL CEILING NOTES

1. ALL CEILING HEIGHTS ARE ELEVATION ABOVE TOP OF FLOOR CONSTRUCTION.
2. REFER TO A400 SHEETS FOR TYPICAL UNIT REFLECTED CEILING PLANS AND OTHER ENLARGED REFLECTED CEILING PLANS.
3. WHERE CEILING HEIGHT IS NOT SHOWN, CEILING TYPE IS TO BE MOUNTED DIRECTLY TO THE UNDERSIDE OF THE STRUCTURE.
4. REFER TO MECHANICAL DRAWINGS FOR FIXTURE AND EQUIPMENT LOCATIONS, TYPES, AND QUANTITIES.
5. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE AND EQUIPMENT LOCATIONS, TYPES, AND QUANTITIES.
6. MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE WORK WITH SPRINKLER CONTRACTOR TO AVOID CONFLICTS IN FIELD.

// FINISH SCHEDULE

W1 WALL FINISH 1:
- CAST-IN-PLACE CONCRETE WALL, REFER TO STRUCT.

W2 WALL FINISH 2:
- CMU BLOCK WALL

W3 WALL FINISH 3:
- MBCI FW-120-0, 12" WIDE VERTICAL METAL PANELING, COLOR: TBD

W4 WALL FINISH 4:
- STUCCO

W5 WALL FINISH 5:
- 2.5" KINGSPAN QUADCORE DESIGNWALL 4000, COLOR: TBD

W6 WALL FINISH 6:
- MBCI FW-120-0, 12" WIDE VERTICAL METAL PANELING, COLOR: TBD (MATCH ADJACENT KINGSPAN PANEL COLOR)

W7 WALL FINISH 7:
- 2" KINGSPAN QUADCORE DESIGNWALL 4000, COLOR: TBD

F1 FLOOR FINISH 1:
- SOPREMA ALSAN RS-230-233-289, STONE GRAY TEXTURED FLOOR FINISH

// ROOF FINISH SCHEDULE

R1 ROOF FINISH 1:
- SENTINEL P150-HFB, SOPREMA TPO ROOFING MEMBRANE

R2 ROOF FINISH 2:
- BISON ROOF DECK 2CM PAVER ON SUPPORT SYSTEM. COLOR TBD.

// FINISH NOTES

1. ALL FLOOR TRANSITIONS TO BE LOCATED AT CENTER OF DOOR, U.N.O. ALL FLOOR TRANSITIONS AT FLOOR TILE LOCATIONS TO BE LOCATED AT INSIDE CORNER OF DOOR.
2. ALL GROUT JOINTS TO BE NO LARGER THAN 1/8".
3. FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF MILLWORK.
4. COORDINATE ALL MILLWORK WITH APPLIANCES BEFORE FABRICATION.
5. AT SOFFITS RECEIVING COLOR, PAINT ALL SIDES OF SOFFIT.
6. ALL WOOD TRIM TO BE STAINED TO MATCH DOOR STAIN.
7. ALL COUNTERTOP, BACKSPLASHES, AND EDGE BANDING TO HAVE COORDINATING FINISHES.
8. PROVIDE A SMOOTH TRANSITION AT ALL FLOOR MATERIALS - CONTRACTOR TO INSTALL ALL FLOOR FINISHES AT SAME LEVEL, DESPITE DIFFERENT THICKNESS. PROVIDE FLOOR TRANSITION WHERE OCCURS.
9. ALL METAL GUARDRAILS AND STAIR STRINGERS TO BE PAINTED.

// PARTITION & FRAMING GENERAL NOTES

FRAMED WALL PARTITIONS

1. PARTITION TYPE INDICATIONS ARE INDEPENDENT OF APPLIED FINISHES. SEE THE FINISH SHEETS AND INTERIOR ELEVATIONS FOR WALL FINISHES INCLUDING TILE COURSING AND LAYOUT AND/OR THE DESIGNATIONS ON THE PLANS FOR ADDITIONAL INFORMATION REGARDING APPLIED FINISHES.
2. WHERE PARTITION TYPE DESIGNATION ON FLOOR PLANS IS INTERRUPTED BY DOOR OPENING, GLAZED PARTITION, ETC., CONSTRUCTION ABOVE INTERRUPTION (AND WHERE APPLICABLE BELOW) IS TO BE THE SAME AS THAT DESIGNATED FOR THE PARTITION IN WHICH THE INTERRUPTION OCCURRED.
3. THE MINIMUM REQUIREMENTS FOR CONSTRUCTION OF EACH PARTITION TYPE AS EXPRESSED BY THE INDICATED REFERENCE ARE INCORPORATED BY REFERENCE AND ARE APPLICABLE TO THE WORK OF THIS PROJECT, HOWEVER, ADDITIONAL AND/OR MORE RESTRICTIVE REQUIREMENTS MAY BE INDICATED BY THE SPECIFICATIONS AND DRAWINGS. SUCH REQUIREMENTS ALSO APPLY AND SHALL GOVERN. SUCH REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:
   A. USE 5/8" THICK GYPSUM BOARD THROUGHOUT UNLESS NOTED OTHERWISE.
   B. USE 16" OC MAX STUD SPACING UNLESS NOTED OTHERWISE IN THESE DOCUMENTS. THE SPACING STATED BY THE REFERENCED APPROVAL OR TEST REPORT IS THE MAX SPACING IF ALLOWED IN THESE DOCUMENTS.
4. USE STUDS OF DEPTH INDICATED BY THIS SET OF DOCUMENTS. THE DEPTH STATED BY THE REFERENCED APPROVAL OR TEST REPORT IS THE MINIMUM DEPTH ALLOWED IN THESE DOCUMENTS. SEE STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO THE CONSTRUCTION OF CONCRETE, MASONRY, AND STUD WALLS.
5. PROVIDE FIRE RATED CONSTRUCTION ASSEMBLIES WHERE INDICATED ON G010 SHEETS AND FLOOR PLAN DRAWINGS.
6. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, MASONRY, OR ROUGH OPENING UNLESS NOTED OTHERWISE. FACE OF FINISHED WALL WILL BE NOTED AS FOW.
7. AT ALL INTERIOR WALLS, STUDS, INSULATION, AND GYPSUM BOARD ARE TO EXTEND TO THE DECK ABOVE, UNLESS NOTED OTHERWISE.
8. WALL TYPES NOT NOTED ARE ASSUMED TO MATCH ADJACENT ROOMS. SEE SHEETS FOR FINISHES, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
9. REFER TO WALL TYPE SHEET FOR TYPICAL INTERIOR WALL CONDITIONS ASSOCIATED WITH ALL PARTITIONS.
10. AT WALL OPENINGS FOR PENETRATION OF PIPES, DUCTS, DEVICES, ETC., GYPSUM BOARD IS TO BE CUT TO MATCH THE SHAPE AND DIMENSION OF THE PENETRATING OBJECT AND THE GAP BETWEEN THE OBJECT AND THE WALL IS TO BE SEALED W/ ACOUSTICAL OR FIRE SEALANT ON ALL SIDES WITH A 3/4" JOINT AT ALL SIDES, MAXIMUM. THE OPENING FOR DUCTS OR LARGE PENETRATIONS SHALL BE FRAMED WITH A HEADER, ADD AN ANGLED CORNER BRACE IF THE GAP EXCEEDS 3" FROM FRAMING TO THE OPENING.
11. CONTRACTOR TO PROVIDE BLOCKING / BACKING FOR ALL WALL MOUNTED EQUIPMENT. SEE FLOOR PLANS AND INTERIOR ELEVATIONS FOR CABINETS, GRAB BARS, ETC. INSTALL BLOCKING AS DETAILED OR AS REQUIRED TO MOUNT SUCH DEVICES. ALL BLOCKING IS TO BE FIRE RETARDANT TREATED.
12. **WHERE THERE IS LIMITED WATER EXPOSURE:** INSTALL ONE LAYER OF 5/8" WATER RESISTANT GYPSUM BOARD PER ASTM C1396 (WHERE GYPSUM BOARD OCCURS) OF BASIC PARTITION AT THE FOLLOWING LOCATIONS:
   A. WITHIN 2 FEET HORIZONTALLY AND 4 FEET VERTICALLY OF JANITORS SINKS.
   B. AT OTHER LOCATIONS, I.E. TOILET ROOMS AND KITCHENS, AND AS INDICATED ON THE ARCHITECTURAL FINISH PLANS AND ELEVATIONS.
13. INSTALL ONE LAYER OF 5/8" GLASS MAT TILE BACKER BOARD IN LIEU OF GYPSUM BOARD (WHERE GYPSUM BOARD OCCURS) OF BASIC PARTITION AT THE FOLLOWING LOCATIONS:
   A. AT WET LOCATIONS, SUCH AS SHOWER STALLS AND TUB SURROUNDS.
   B. WHERE CERAMIC TILE FINISHES ARE INDICATED PER THE FINISH PLANS AND/OR INTERIOR ELEVATIONS.
   C. AT OTHER LOCATIONS AS INDICATED BY THE ARCHITECTURAL FINISH PLANS AND ELEVATIONS.
14. ALL EXTERIOR STUD WALLS TO HAVE CONTINUOUS VAPOR BARRIER AND AIR INFILTRATION BARRIER FOR THE FULL HEIGHT AND LENGTH OF THE WALL, SEAL ALL PENETRATIONS. SEE A500 SHEETS FOR TOP OF WALL CONDITION DETAILS.
15. THE AIR INFILTRATION BARRIER IS TO WRAP INTO ALL WINDOW AND DOOR OPENINGS.

MASONRY OR CONCRETE WALLS

1. SEE STRUCTURAL PLANS FOR ADDITIONAL CONCRETE AND MASONRY WALL INFORMATION.
2. SEE EXTERIOR ELEVATIONS FOR COURSING, MASONRY TYPES, AND METAL PANEL ORIENTATION PER A200 ELEVATION SHEETS.
3. ALL MASONRY WALLS ARE TO BE REINFORCED AND ARE TO BE SET ON REINFORCED FOOTINGS. SEE THE A200 ELEVATION SHEETS FOR LOCATION OF CONTROL JOINTS. WHERE NOT NOTED, CONTROL JOINTS TO BE LOCATED AS PER THE REQUIREMENTS FOUND IN THE STRUCTURAL DOCUMENTS BUT ARE NOT TO EXCEED 30' OC. SEE THE STRUCTURAL DRAWINGS FOR REINFORCING AND OTHER DETAILS PERTAINING TO MASONRY WALLS. IF NOT OTHERWISE NOTED, LOCATE CONTROL JOINTS AT CORNER ABOVE DOORS, INSIDE CORNER OF PILASTERS, OR OTHER INCONSPICUOUS LOCATION WHERE POSSIBLE.
4. SEE IBC 2018, CHAPTER 7 FOR FIRE RESISTIVE REQUIREMENTS ON NEW CONCRETE AND CONCRETE MASONRY UNIT WALLS.
   - CMU WALLS (IBC TABLE 720.1(2), ITEM 3)
   - CAST IN PLACE CONCRETE WALLS (IBC TABLE 721.2.1.2(1))
5. AT WALL OPENINGS FOR PENETRATION OF PIPES, DUCTS, DEVICES, ETC., MASONRY IS TO BE CUT TO MATCH THE SHAPE AND DIMENSION OF THE PENETRATING OBJECT AND THE GAP BETWEEN THE OBJECT AND THE WALL IS TO BE SEALED W/ ACOUSTICAL OR FIRE SEALANT ON ALL SIDES WITH A 3/4" JOINT AT ALL SIDES, MAXIMUM.
6. **PROTECTION OF MASONRY:** DURING CONSTRUCTION, COVER TOPS OF WALLS, PROJECTIONS, AND SILLS WITH WATERPROOF SHEETING AT END OF EACH DAY'S WORK, EXCEPT WHEN THE AMBIENT TEMPERATURE IS EXPECTED TO REMAIN ABOVE 65 DEG F AND NO PRECIPITATION IS FORECAST FOR THE NEXT 24 HOURS. (THIS IS TO PREVENT CONDENSATION FROM COVERED WALLS CAUSING A MOISTURE PROBLEM.) COVER PARTIALLY COMPLETED MASONRY EACH DAY THAT CONSTRUCTION IS NOT IN PROGRESS. WALLS ARE TO BE PROTECTED UNTIL THEY ARE PERMANENTLY PROTECTED BY THE ROOFING MEMBRANE OVER THE CAP PLATE. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY PROTECTION IMMEDIATELY FOLLOWING THE TOPPING OUT OF EACH SECTION OF WALL BY INSTALLING WATERPROOF SHEETING OVER A CONTINUOUS CAP PLATE UNTIL THE ROOFING MEMBRANE IS INSTALLED. **A SOLID GROUTED TOP BOND BEAM SHALL NOT BE CONSIDERED ADEQUATE PROTECTION FOR THE WALL.**
7. PROVIDE A 3/4" CHAMFER AT ALL INTERIOR EXPOSED VERTICAL MASONRY CORNERS FROM 8" A.F.F. TO BOTTOM OF MASONRY LINTEL OR, IF NO LINTEL EXISTS, STOP CHAMFER @ FIRST MASONRY JOINT BELOW CEILING. NOTE THAT THIS CHAMFER IS NOT TO BE PROVIDED AT CORNERS SHOWN IN THESE DOCUMENTS AS COVERED WITH WALL TILE.
8. PROVIDE SPECIAL SHAPES, SUCH AS "U" SHAPED CHANNEL FOR LINTELS OR HEADERS AND CAPPING UNITS FOR SASH AND OTHER SPECIAL CONDITIONS.
9. CONTRACTOR TO COORDINATE AND PROVIDE SMOOTH MASONRY AT ALL FLASHING, REGLETS, GUTTERS, EDGES OF CEILING AND BASE, AND OTHER ITEMS REQUIRING A SMOOTH FINISH THAT ARE HIDDEN.

// GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
2. **AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, AND SUPPLIERS, THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK.**
3. **ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT.**
4. THE ARCHITECTURAL DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL THE TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES. QUANTITIES ARE TO BE PROVIDED AS SHOWN ON DRAWINGS OF OTHER DISCIPLINES BUT LOCATIONS SHOWN ON OTHER DRAWINGS ARE SCHEMATIC, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL PARTS OF THE WORK.
5. **EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN; DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION.** ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS.
6. **IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.**
7. CONTRACTOR TO FOLLOW CURRENT ANSI 117-1 STANDARDS AS REPRESENTED ON THE ASSOCIATED GENERAL ACCESSIBILITY GUIDELINE SHEET(S). **NOTIFY ARCHITECT IF THE DESIGN DRAWINGS CONFLICT WITH THIS SHEET.**

// DIMENSION NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD WALL, CONCRETE, MASONRY, OR ROUGH OPENING UNLESS NOTED OTHERWISE. WHERE THE END OF A WALL IS INDICATED THE DIMENSION IS TO THE FINISH SURFACE OF THE WALL END.
2. UNLESS DIMENSIONED OTHERWISE, THE DIMENSION FROM THE BUCK OF A DOOR FRAME IS TO BE 4" TO THE WALL CORNER.
3. **EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE.** ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS. **IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.**

// PLAN NOTES

1. WHERE FLOOR DRAINS ARE INSTALLED, THE FLOOR IS **NOT** TO SLOPE TOWARD THE DRAIN (REMAINS FLAT) EXCEPT AT THE FOLLOWING LOCATIONS:
   A. THICK SET TILE LOCATED IN CONJUCTION WITH SHOWERS.
   B. FLOORS NOT TILED AT SLAB-ON-GRADE LOCATIONS (LEVEL 1 HOLDING AND MECHANICAL ROOMS)
2. WHERE FLOORS SLOPE, THE MAXIMUM FLOOR SLOPE IS NOT TO EXCEED 2% WHILE THE MINIMUM SLOPE IS NOT TO BE LESS THAN 1%.
3. WHERE CONCRETE PADS ARE CALLED TO BE CONSTRUCTED UNDER EQUIPMENT THE SLAB IS TO BE 8" THICK, U.N.O., AND IS TO HAVE #4 BARS AT 18" O.C. EACH WAY. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT SPEC.
4. THE CONTRACTOR IS TO ENSURE THAT, WHERE SHOWN, ALL GUARDRAILS BETWEEN ANY FINISH FLOOR ELEVATION TO 42" A.F.F. ARE TO BE CONSTRUCTED AND INSTALLED SO THAT A 4" SPHERE WILL NOT PASS BETWEEN ANY TWO ADJACENT GUARDRAIL COMPONENTS OR BETWEEN THE EDGE OF A GUARDRAIL AND ALL ADJACENT BUILDING ELEMENTS SUCH AS A WALL OR FLOOR.

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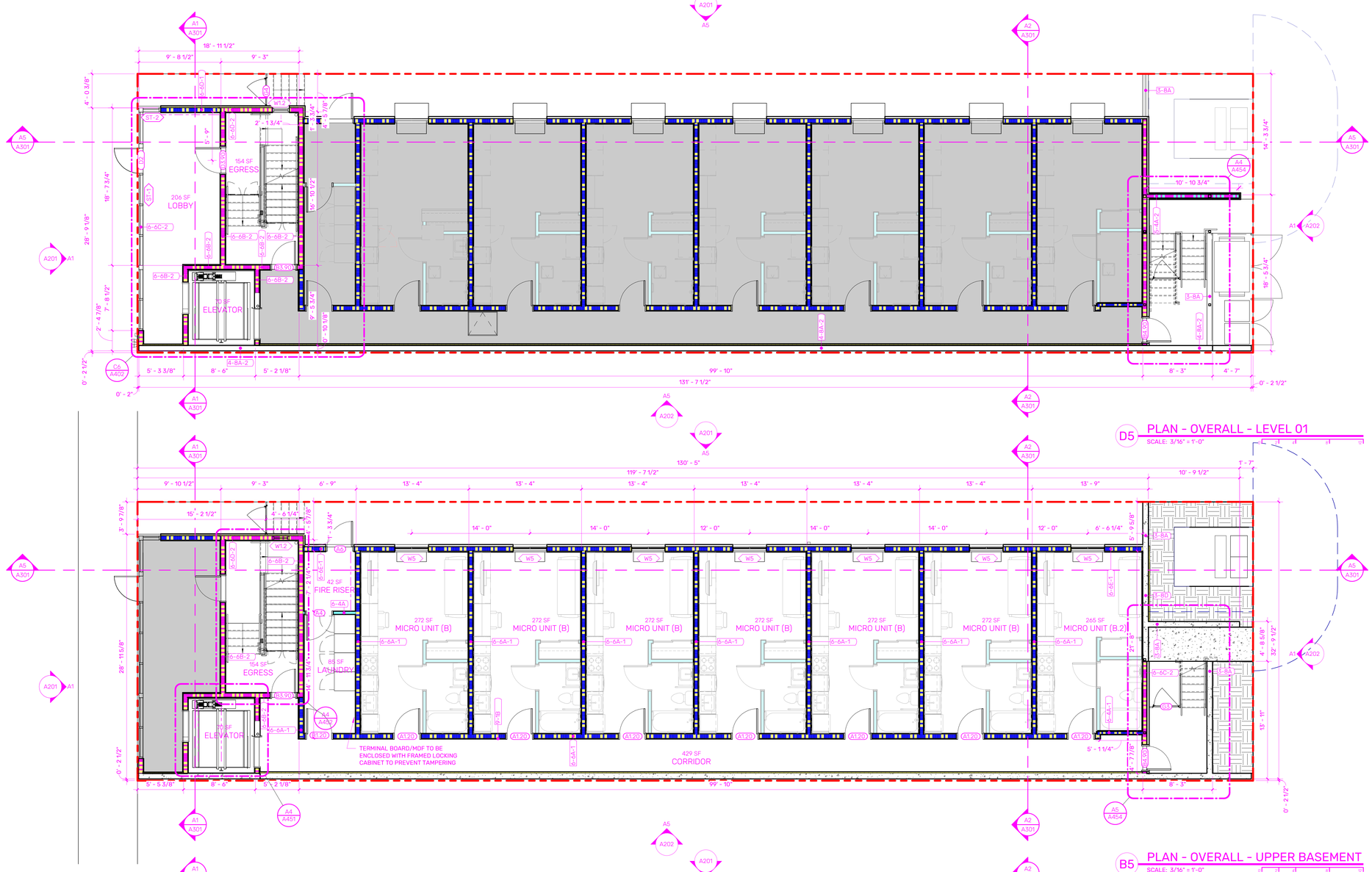
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CONTRACT DOCS
DATE: 12/07/2022
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FLOOR PLAN LEGENDS

A100

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PLANS - OVERALL

A101

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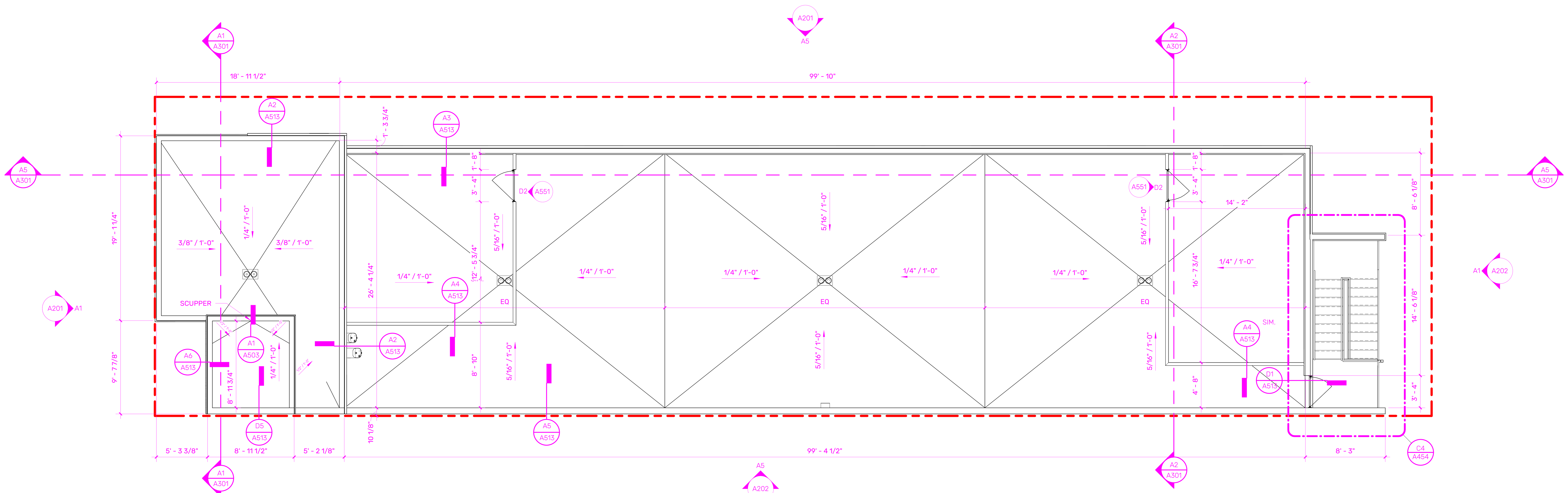
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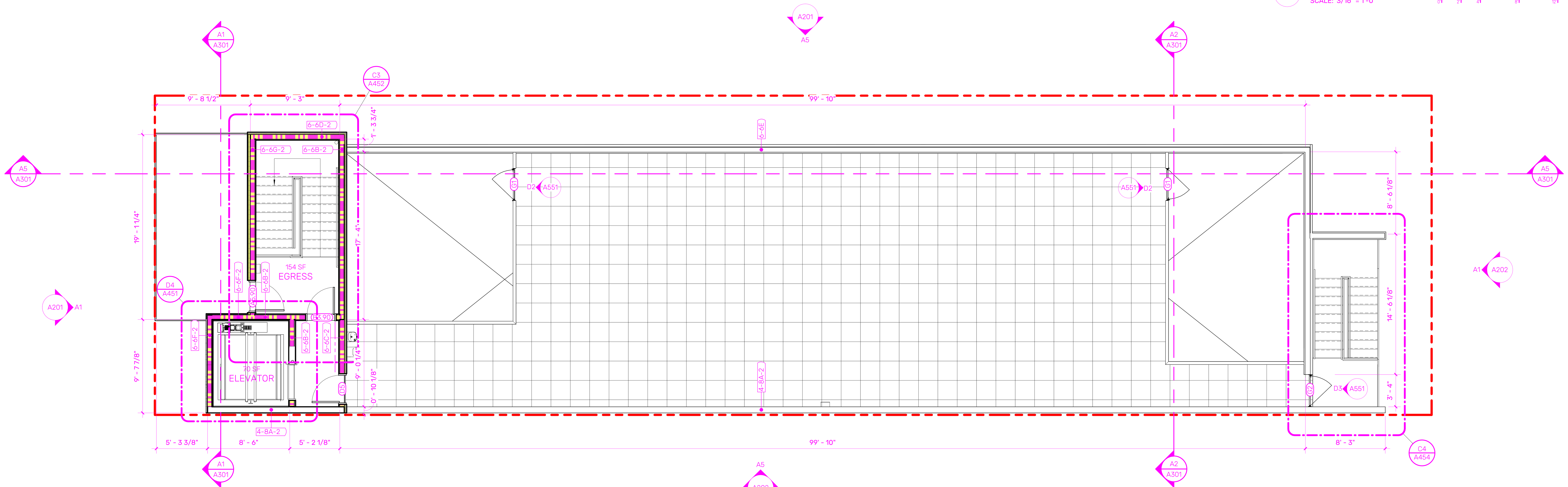
PLANS - OVERALL

A102

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B5 ROOF - OVERALL
SCALE: 3/16" = 1'-0"



A5 PLAN - OVERALL - ROOF FINISH
SCALE: 3/16" = 1'-0"

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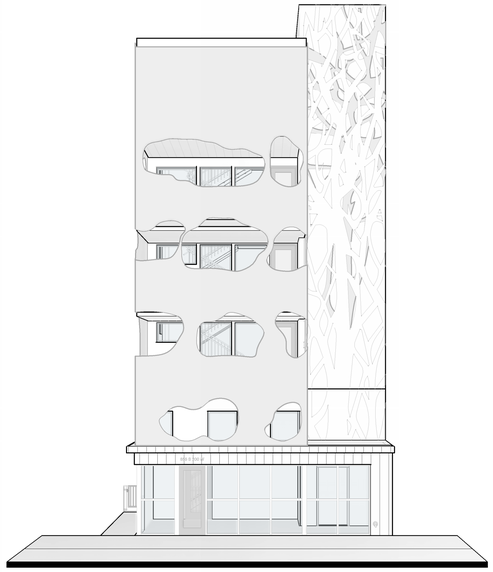
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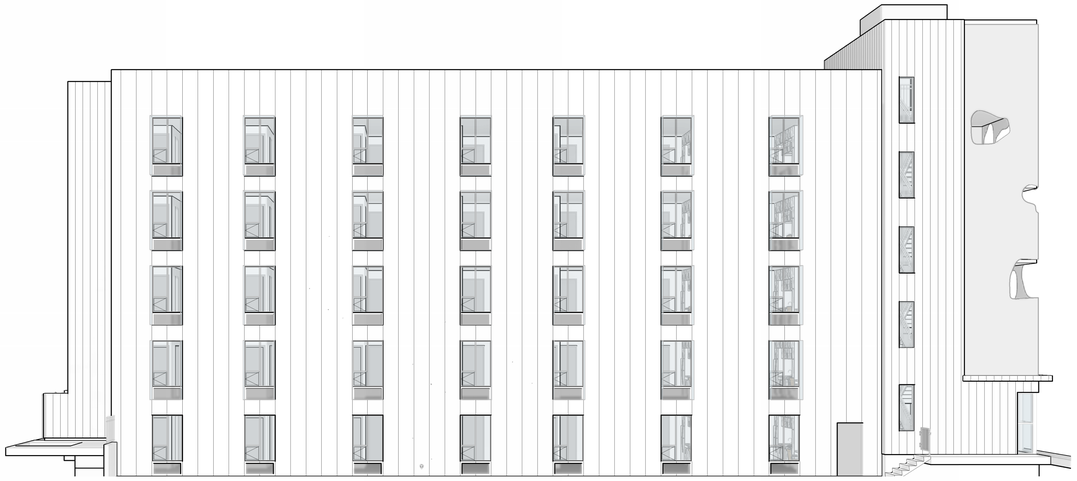
PLAN - ROOF

A105

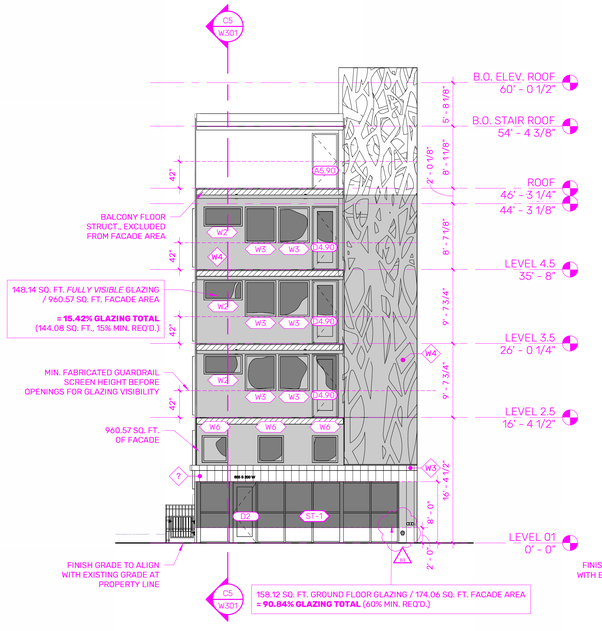
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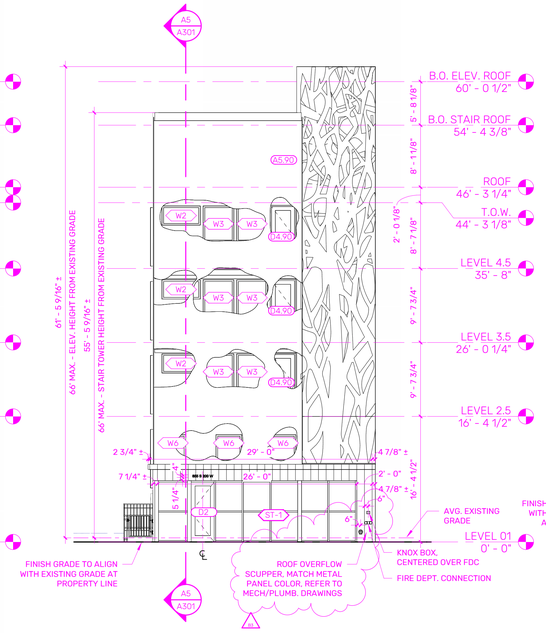
C2 3D WEST ELEVATION
SCALE: NTS



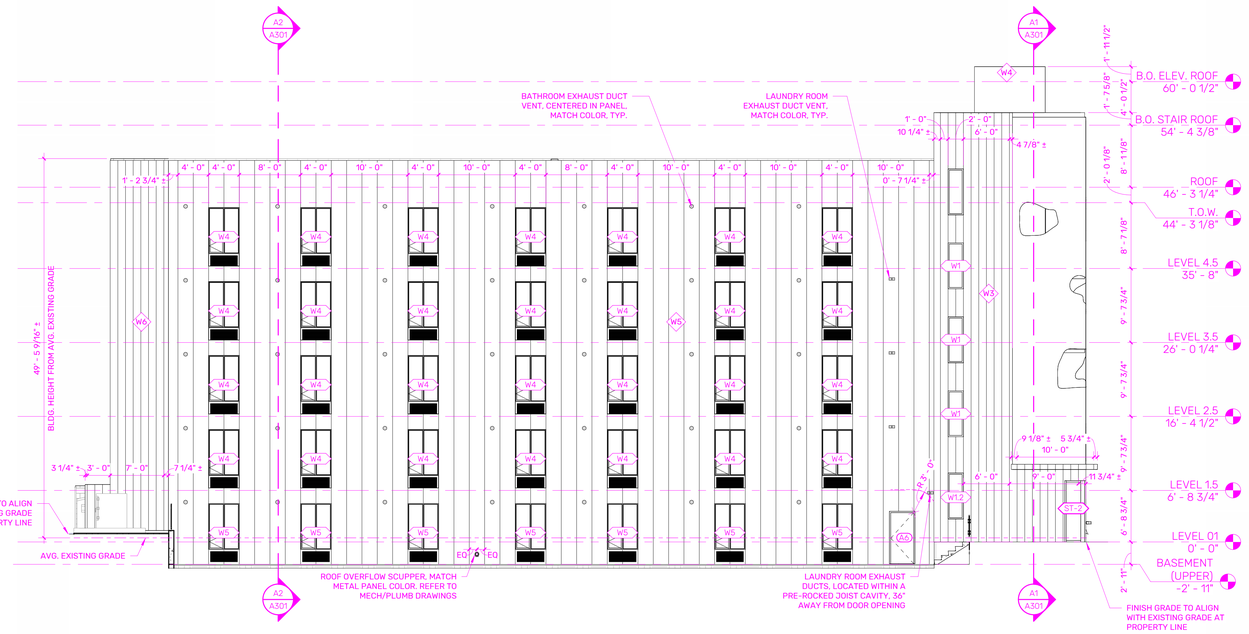
C5 3D NORTH ELEVATION
SCALE: NTS



A1 WEST ELEVATION - BEHIND SCREEN
SCALE: 1/8" = 1'-0"



A2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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B3	BUL. No. 03	NOV. 17, 2023

MRK3.2 200 W MIDRISE
655 S 200 W
Salt Lake City, UT 84101

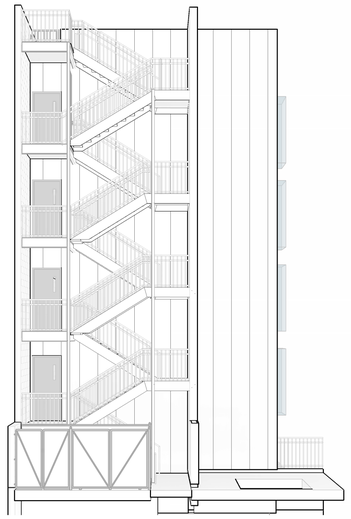
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DATE: 12/07/2022
NUMBER: 21036

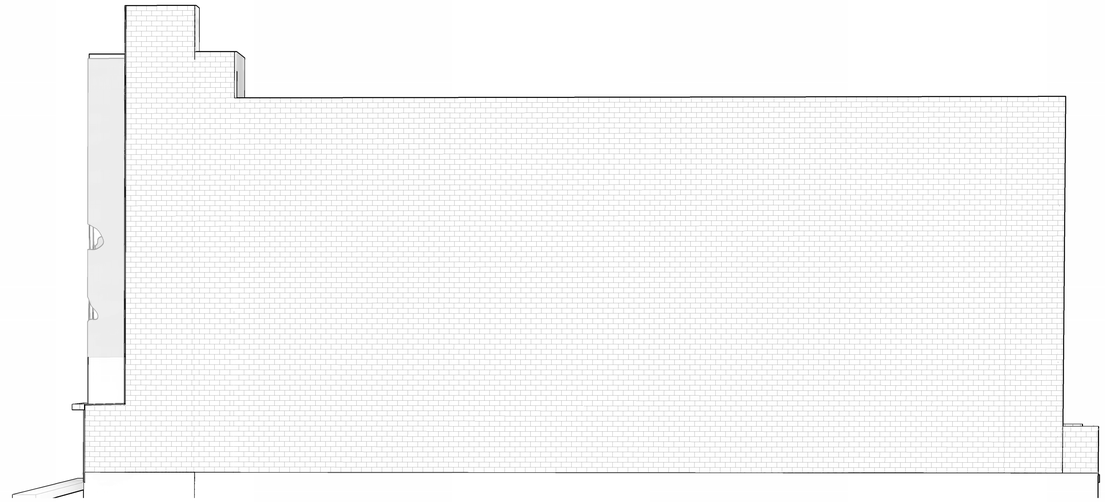
BUILDING ELEVATIONS NORTH WEST

A201

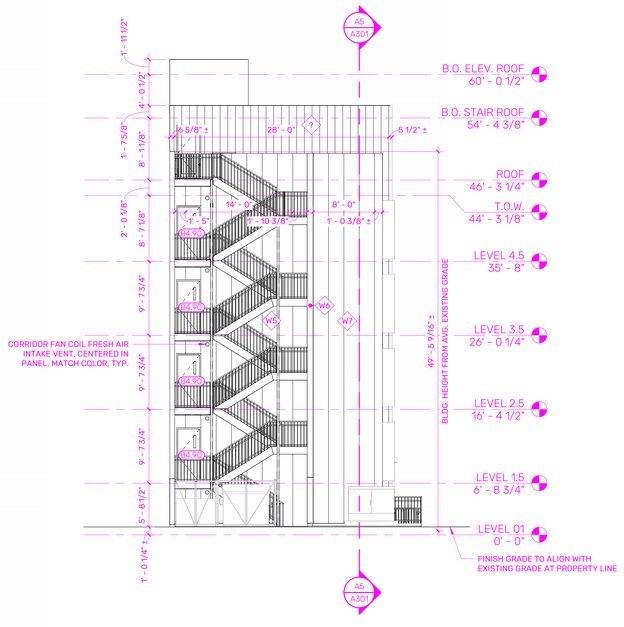
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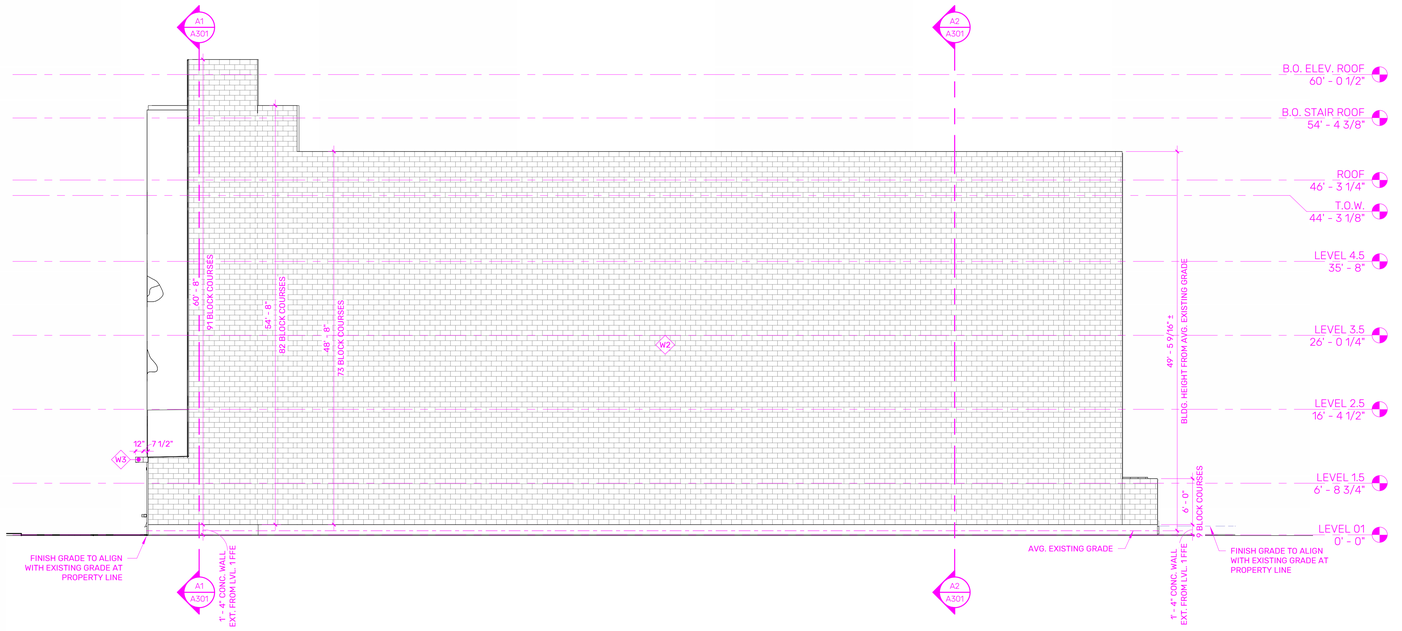
C1 3D EAST ELEVATION
SCALE: NTS



C5 3D SOUTH ELEVATION
SCALE: NTS



A1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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STATE OF UTAH
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No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:

B1	BUL. No. 01	JUN. 14, 2023

MRK3.2 200 W MIDRISE

855 S 200 W
Salt Lake City, UT 84101

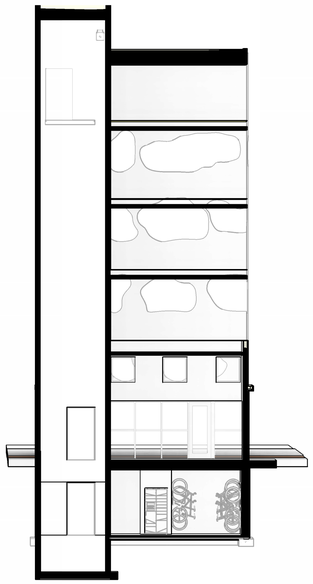
CONTRACT DOCS

DATE: 12/07/2022
NUMBER: 21038

BUILDING ELEVATIONS SOUTH EAST

A202

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LATITUDINAL SECTION @ ENTRY PERSPECTIVE

C1 SCALE: NTS



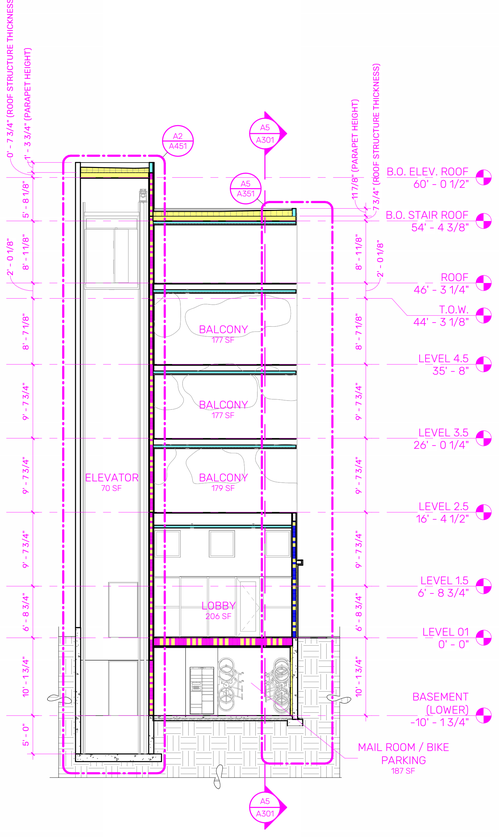
LATITUDINAL SECTION @ MICRO-UNIT PERSECTIVE

C2 SCALE: NTS



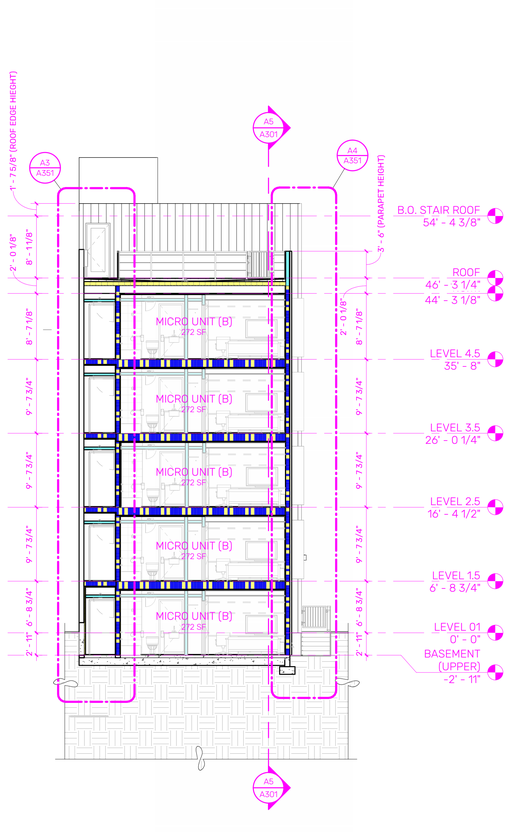
LONGITUDINAL PERSPECTIVE

C5 SCALE: NTS



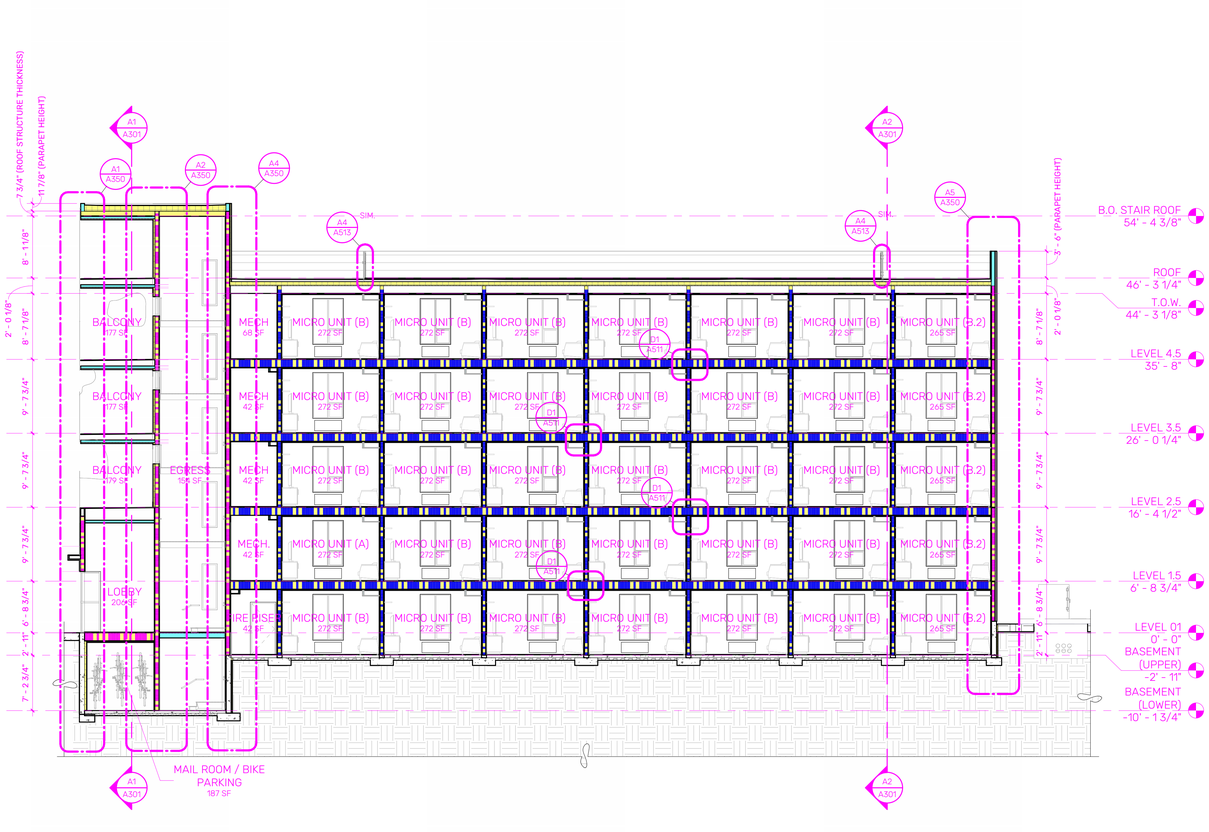
A1 LATITUDINAL SECTION @ ENTRY

SCALE: 1/8" = 1'-0"



A2 LATITUDINAL SECTION @ MICRO-UNIT

SCALE: 1/8" = 1'-0"



A5 LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"

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MRK3.2 200 W MIDRISE

855 S 200 W
Salt Lake City, UT 84101

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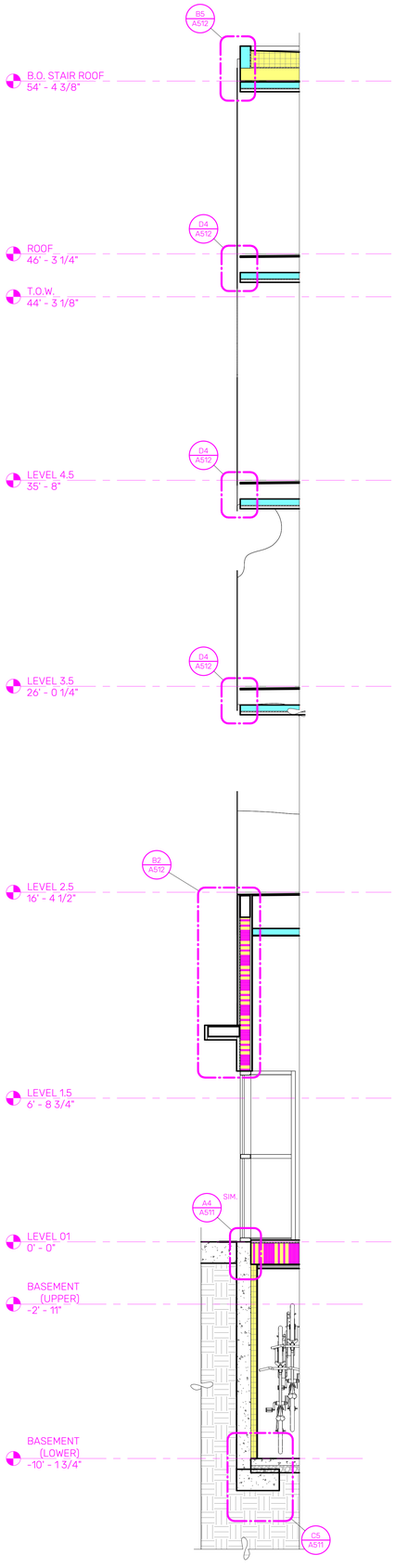
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NUMBER: 21036

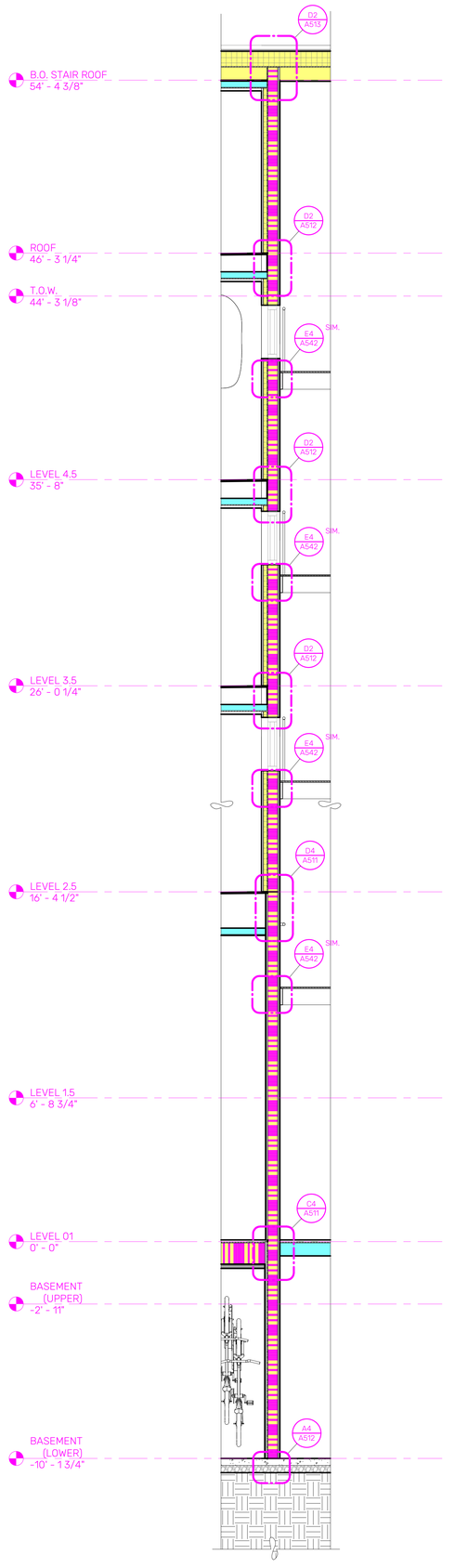
BUILDING SECTIONS

A301

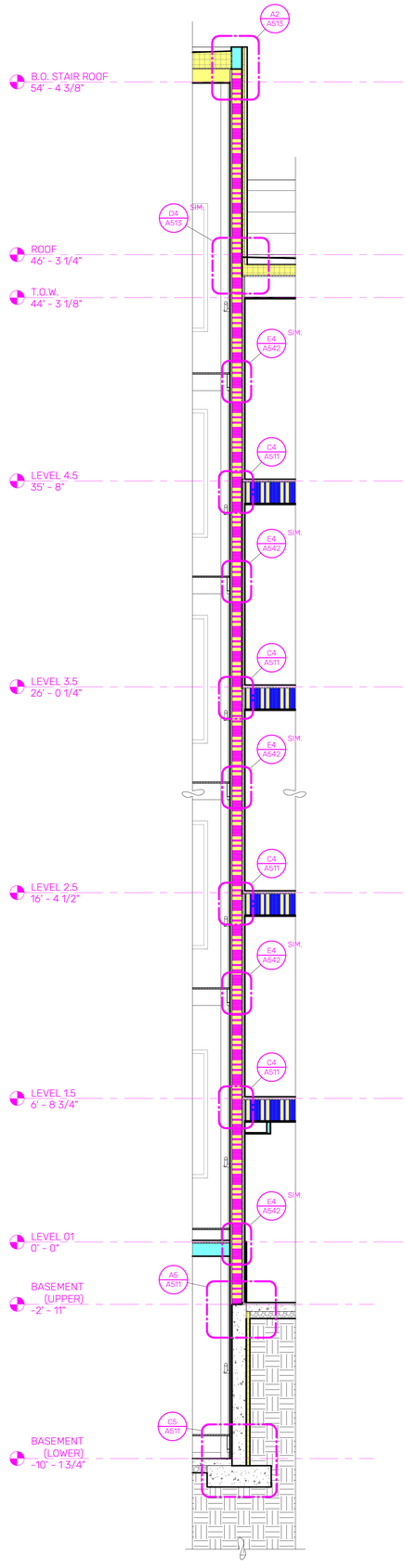
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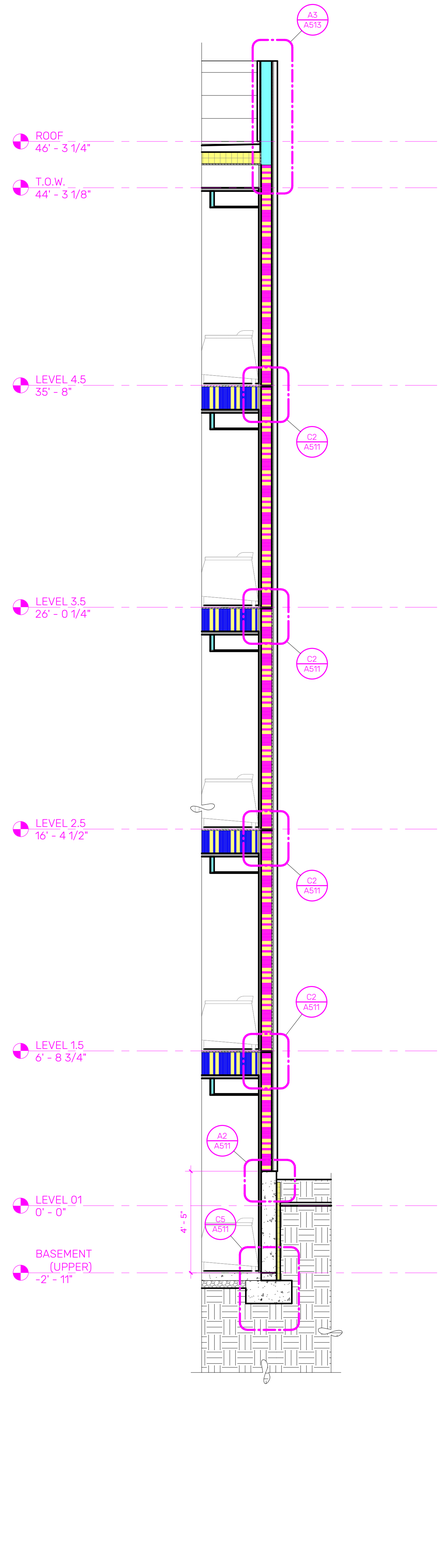
A1 E TO W - WEST END
SCALE: 3/8" = 1'-0"



A2 E TO W - STAIRWELL WEST WALL
SCALE: 3/8" = 1'-0"



A4 E TO W - STAIRWELL EAST WALL
SCALE: 3/8" = 1'-0"



A5 E TO W - EAST END
SCALE: 3/8" = 1'-0"

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Salt Lake City, UT 84101

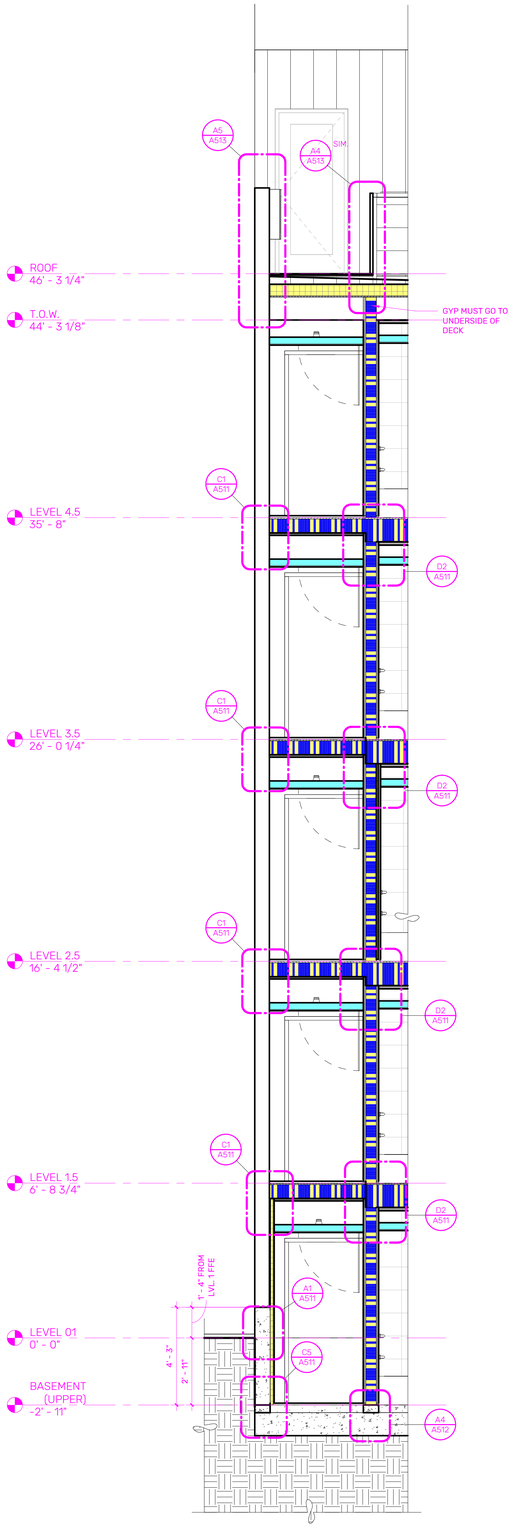
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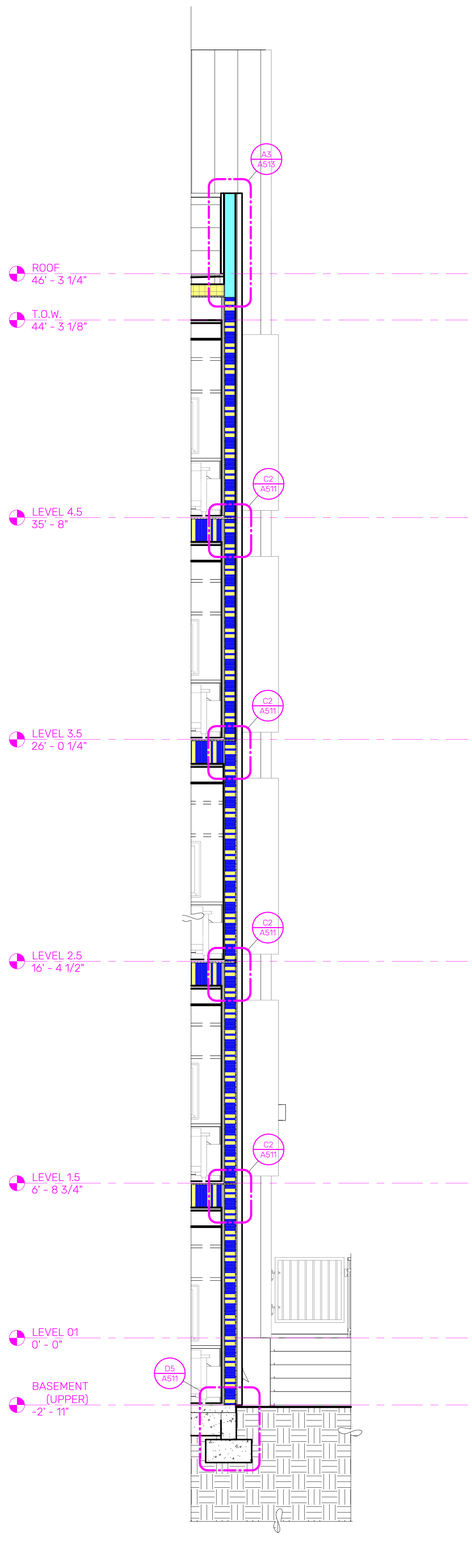
ENLARGED WALL SECTIONS

A350

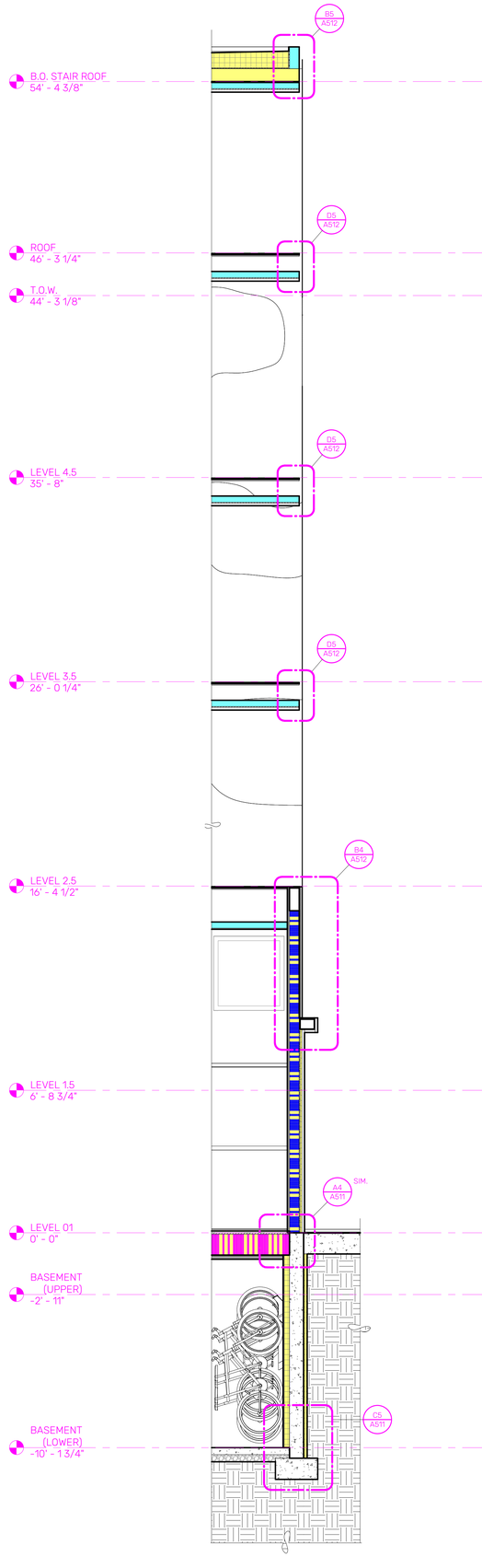
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A3 N TO S - SOUTH WALL
SCALE: 3/8" = 1'-0"



A4 N TO S - NORTH WALL @ LIGHTWELL
SCALE: 3/8" = 1'-0"



A5 N TO S - NORTH WALL
SCALE: 3/8" = 1'-0"

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855 S 200 W
Salt Lake City, UT 84101

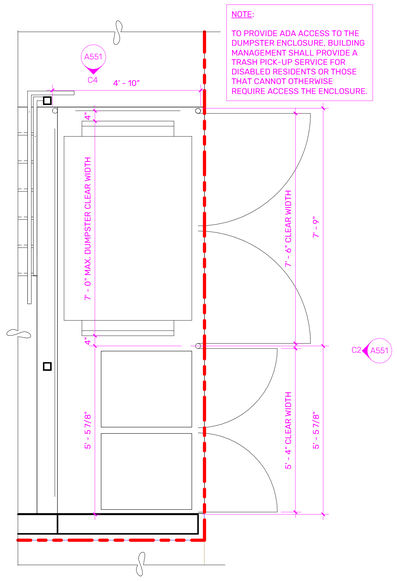
CONTRACT DOCS

DATE: 12/07/2022
NUMBER: 21038

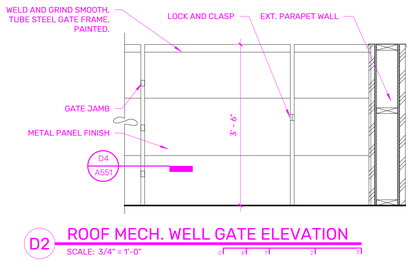
ENLARGED WALL SECTIONS

A351

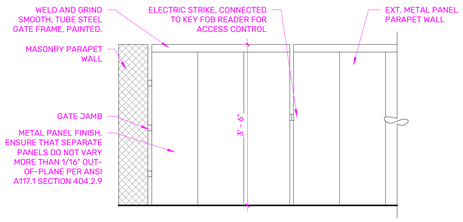
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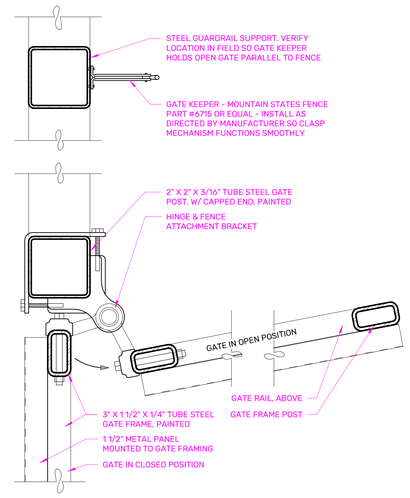
C1 DUMPSTER ENLARGED PLAN
SCALE: 1/2" = 1'-0"



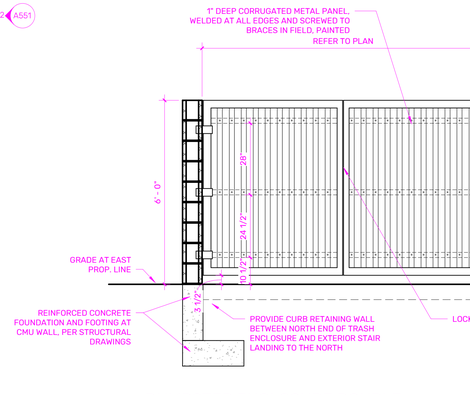
D2 ROOF MECH. WELL GATE ELEVATION
SCALE: 3/4" = 1'-0"



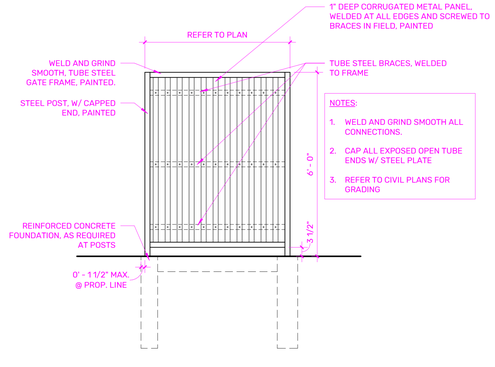
D3 ROOF STAIR GATE ELEVATION
SCALE: 3/4" = 1'-0"



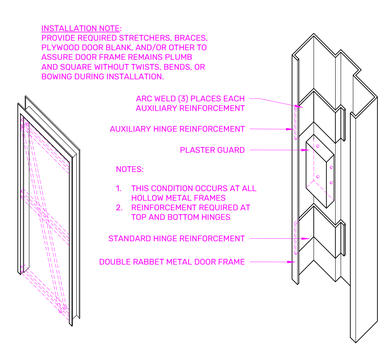
D4 GATE JAMB DETAIL
SCALE: 3" = 1'-0"



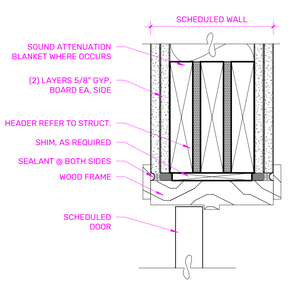
C2 DUMPSTER ENCLOSURE DOUBLE GATE
SCALE: 1/2" = 1'-0"



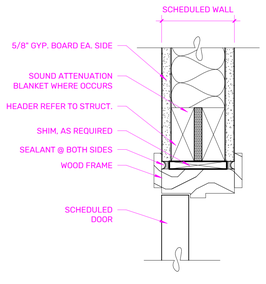
C4 TYP. DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



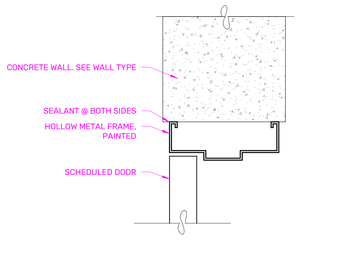
C5 TYPICAL H.M. FRAME DTL.
SCALE: NOT TO SCALE



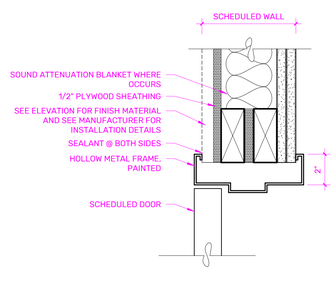
B1 WOOD DOOR HEAD DTL.
SCALE: 3" = 1'-0"



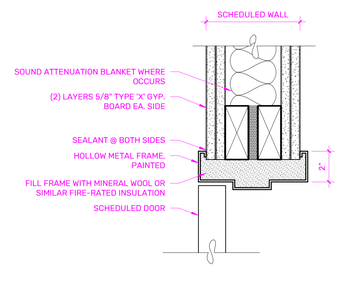
B2 WOOD DOOR HEAD DTL. @ 2X4 WALL
SCALE: 3" = 1'-0"



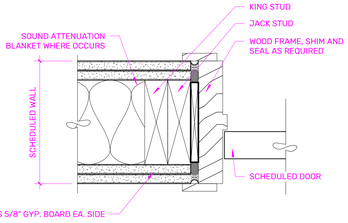
B3 H.M. DOOR HEAD DTL. @ CONCRETE WALL
SCALE: 3" = 1'-0"



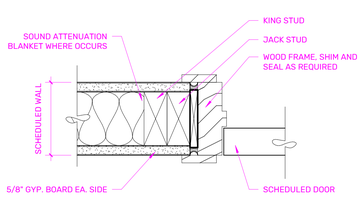
B4 EXT. H.M. DOOR HEAD DTL.
SCALE: 3" = 1'-0"



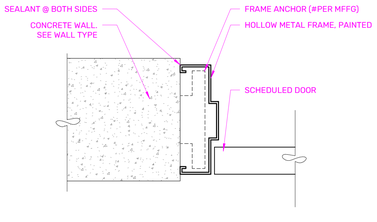
B5 H.M. DOOR HEAD DTL. @ 2 HR WALL
SCALE: 3" = 1'-0"



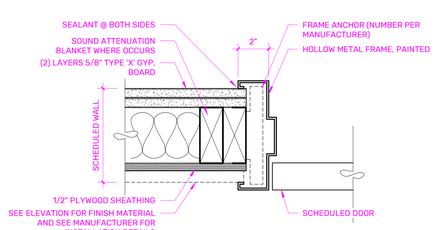
A1 WOOD DOOR JAMB DTL.
SCALE: 3" = 1'-0"



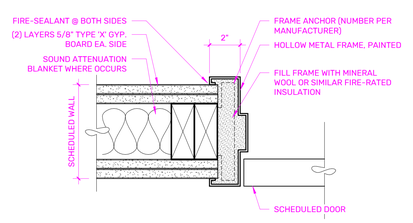
A2 WOOD DOOR JAMB DTL. @ 2X4 WALL
SCALE: 3" = 1'-0"



A3 H.M. DOOR JAMB DTL. @ CONCRETE WALL
SCALE: 3" = 1'-0"



A4 EXT. H.M. DOOR JAMB DTL.
SCALE: 3" = 1'-0"



A5 H.M. DOOR JAMB DTL. @ 2 HR WALL
SCALE: 3" = 1'-0"

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REVISIONS:
B1 BUL. No. 01 JUN. 14, 2023

MRK3.2 200 W MIDRISE
855 S 200 W
Salt Lake City, UT 84101

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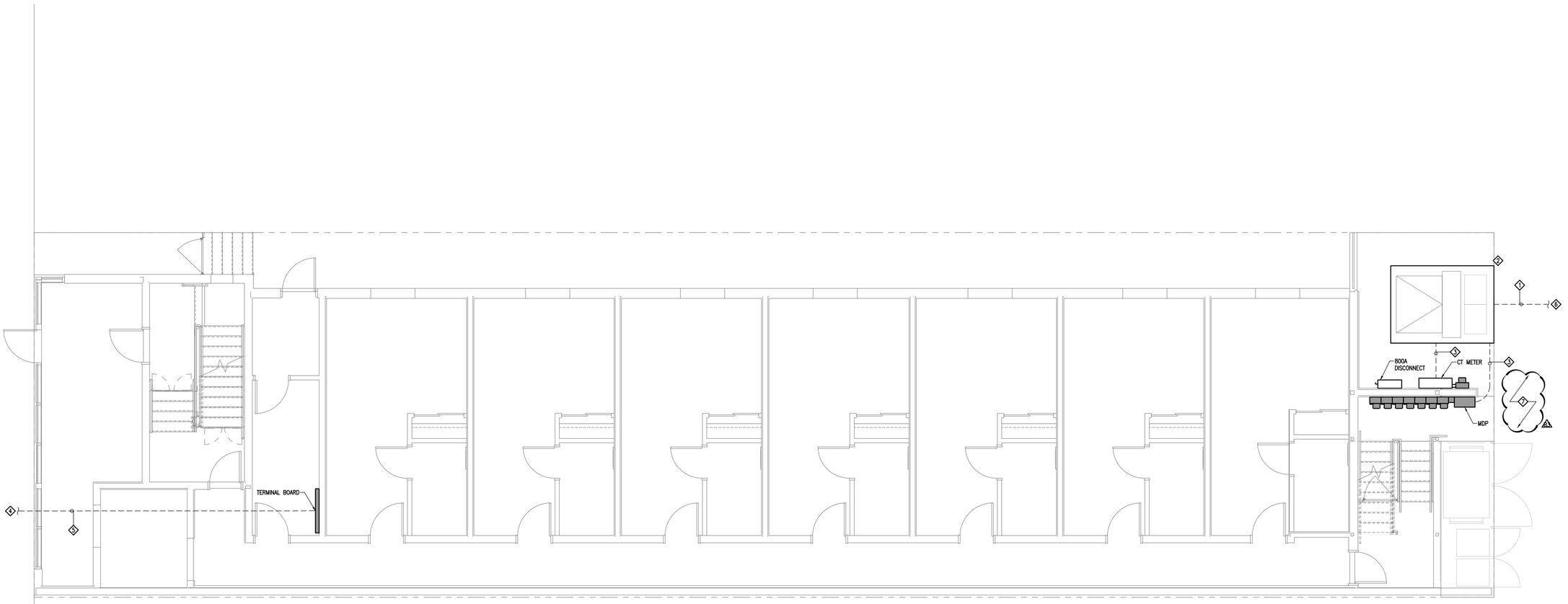
DETAILS - DOORS & GATES

A551

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ELECTRICAL KEYED NOTES:

1. PRIMARY POWER CONDUIT. SEE ONE-LINE AND TRENCHING DETAIL FOR REQUIREMENTS. PROVIDE ALL TRENCHING AND BACKFILL.
2. TRANSFORMER PAD PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. INSTALLATION MUST BE AS PER CURRENT POWER COMPANY STANDARDS. FIELD VERIFY LOCATION WITH POWER COMPANY PRIOR TO ROUGH-IN. PROVIDE BOLLARDS AROUND TRANSFORMERS PER POWER COMPANY STANDARDS.
3. SECONDARY POWER CONDUIT. SEE ONE-LINE AND TRENCHING DETAIL FOR REQUIREMENTS. PROVIDE ALL TRENCHING AND BACKFILL.
4. TO LOCATION AS DIRECTED BY COMMUNICATIONS COMPANY.
5. MAIN TELEPHONE/TV CONDUITS. SEE COMMUNICATIONS RISER DIAGRAM. FIELD VERIFY SERVICE TERMINATION POINT WITH UTILITY COMPANY PRIOR TO ROUGH-IN.
6. VERIFY SERVICE TERMINATION POINT WITH ROCKY MOUNTAIN POWER. REFER TO ROCKY MOUNTAIN POWER DESIGN DOCUMENTS FOR FURTHER INFORMATION.
7. CABINET, ELECTRICAL EQUIPMENT AND METER SHALL NOT BE LOCATED WITHIN ONE FOOT (1') OF ANY SIDEWALK OR EIGHTEEN INCHES (18") FROM THE FACE OF A CONTROL CURB OR OBSTRUCT ANY REQUIRED SIGHT DISTANCE TRIANGLES FOR DRIVEWAYS AND INTERSECTIONS. SEE 21A.40.160D IN SALT LAKE CODE OF ORDINANCES.



ELECTRICAL SITE PLAN
SCALE: 1/4" = 1'-0"

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ROYAL ENGINEERING
ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228
MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

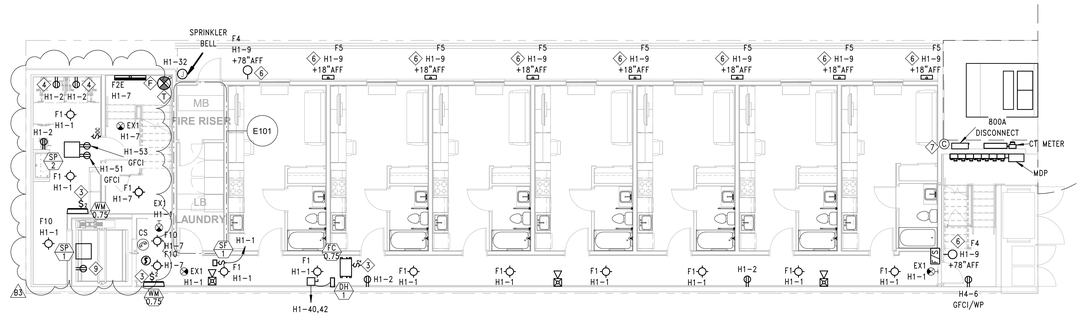
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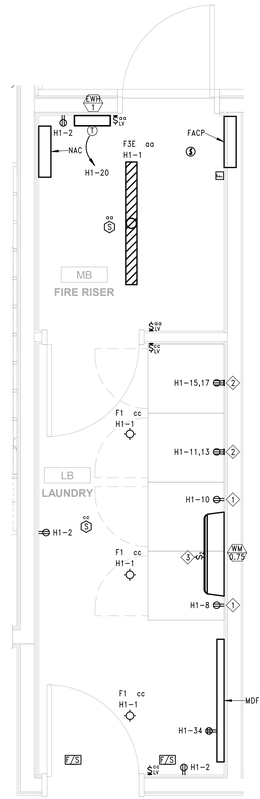
PERMIT
DATE: 11/17/2023
NUMBER 21022

ELECTRICAL SITE PLAN

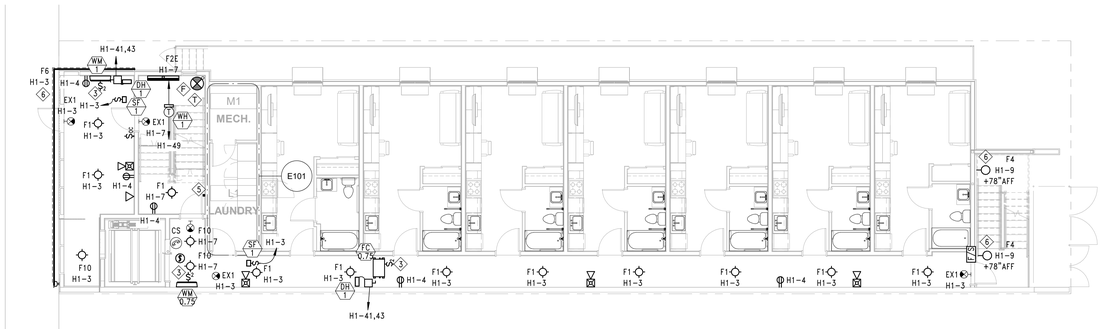
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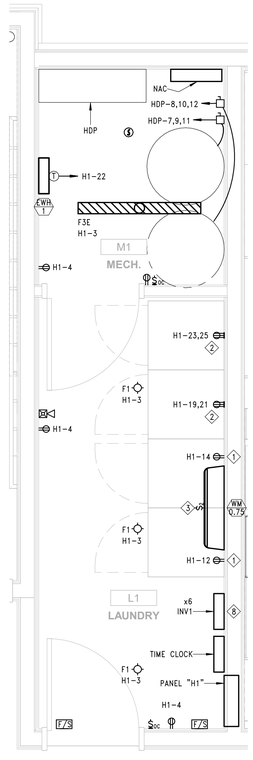
BASEMENT ELECTRICAL PLAN
1/8" = 1'-0"



FIRE RISER/MECH MB/LAUNDRY LB
1/2" = 1'-0"



LEVEL 01 ELECTRICAL PLAN
1/8" = 1'-0"



FIRE RISER/MECH 742/LAUNDRY 698
1/2" = 1'-0"

ELECTRICAL KEYED NOTES:

1 RECEPTACLE FOR WASHER. LOCATE SUCH THAT THE APPLIANCE WILL SIT TIGHT AGAINST THE WALL.

2 RECEPTACLE FOR DRYER. LOCATE SUCH THAT THE APPLIANCE WILL SIT TIGHT AGAINST THE WALL.

3 POWER FAN COIL THROUGH OUTDOOR UNIT. ELECTRICAL CONTRACTOR IS TO COORDINATE WITH THE MECHANICAL CONTRACTOR TO ASSURE TO MATCH THE ROOFTOP HEAT PUMP UNIT WITH THE ASSOCIATED INDOOR UNIT.

4 VERIFY RECEPTACLE HEIGHT WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH IN.

5 MAGNETIC LOCK FOR STAIR GATE.

6 LIGHTING CONTROLLED THROUGH TIME CLOCK IN LAUNDRY ROOM L1.

7 PROVIDE 4" CONDUIT STUB TO ROOF FOR FUTURE SOLAR.

8 SIX INVERTERS TO PROVIDE EMERGENCY BACKUP FOR CIRCUITS H1-1, H1-3, H1-5, H1-7, H1-9, AND H1-35.

9 RECEPTACLE FOR SP-1. SEE DETAIL #3 ON SHEET E501 FOR FURTHER INFORMATION.

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ISSUED TO: RYAN BEAGLEB 11/17/23 STATE OF UTAH

REVISIONS:

B1	BUL. No. 01	06/14/2023
B2	BUL. No 02	12/22/2022
B3	BUL. No 03	11/17/2023

MRK3.2 200 W MIDRISE
855 S 200 W
Salt Lake City, UT 84101

PRELIMINARY

DATE: 11/17/2023
NUMBER: 21022

ELECTRICAL PLANS - BASEMENT & LEVEL 01

E101

ROYAL ENGINEERING
ELECTRICAL
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