



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Administrative Hearing Officer
From: Andy Hulka, Principal Planner, andy.hulka@slcgov.com, 801-535-6608
Date: January 26, 2023
Re: PLNPCM2022-01019, Conditional Use for a Bar Establishment

Conditional Use

PROPERTY ADDRESS: 550 S. 300 W.
PARCEL ID: 15-01-451-013-0000
MASTER PLAN: Downtown
ZONING DISTRICT: D-2 (Downtown Support District)

REQUEST:

Salt Lake City has received a Conditional Use application from Level Crossing Brewing Company for a Bar Establishment at approximately 550 S. 300 W. The proposed bar will be located in the northwest corner of Building 3 in the Post District Development (Gale Street Apartments, see Attachment A: Vicinity Map). The property is located in the D-2 (Downtown Support) zoning district, which requires a Conditional Use approval for a Bar Establishment. The Conditional Use process evaluates the compatibility, location, configuration, and potential impacts of the request. The Administrative Hearing Officer has the final decision-making authority for this type of Conditional Use request.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Administrative Hearing Officer approve the request with the following condition:

1. Condition 1: The applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder's Office as required for alcohol related uses.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property Photos](#)
- D. [ATTACHMENT D: D-2 Zoning Standards](#)
- E. [ATTACHMENT E: Conditional Use Standards](#)
- F. [ATTACHMENT F: Alcohol Related Establishments Standards](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)

PROJECT DESCRIPTION



(View from Gale Street looking east)

Quick Facts

Zoning District: D-2 (Downtown Support District)

Proposed Use: Bar Establishment

Parking: Approved per building permits BLD2020-01886 & BLD2022-05811

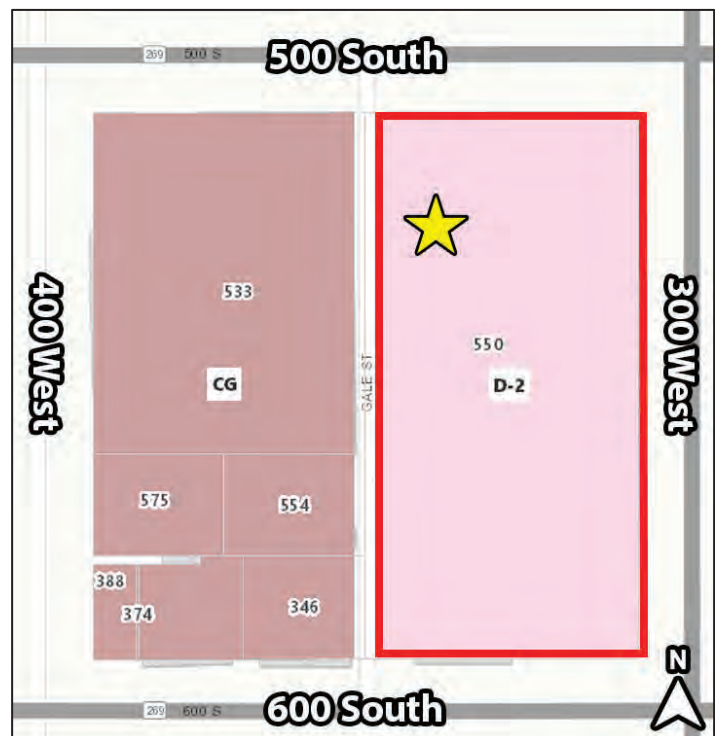
Review Process & Standards:

- D-2 Zoning Standards
- Conditional Use Standards
- Alcohol Related Establishment Standards
- General Zoning Standards

Level Crossing Brewing Company is proposing to operate a bar establishment in a previously approved commercial space at a mixed-use development currently under construction at approximately 550 S. 300 W. The space is approximately 3,430 square feet of gross floor area. The first-floor business space includes a small brewery, pizza kitchen, bar, and indoor & outdoor dining areas.

- Hours of Operation:
 - Sunday-Monday, 11am-11pm
- Employees:
 - Up to 12
- Seats:
 - Indoor: 82
 - Outdoor: 72
 - Total: 154

The business will occupy the northwest corner of Building 3 in the Post District/Gale Street Apartments development. Building 3 was approved with five levels of residential over two levels of residential, retail, and parking. To the north is Building 1, which was approved as two levels of retail. To the west is the new Traeger Headquarters building, which is also currently under construction. Adjacent properties west of Gale Street are zoned CG – General Commercial.



(Zoning Map)

APPROVAL PROCESS AND ADMINISTRATIVE HEARING OFFICER AUTHORITY

This type of conditional use application requires an Administrative Hearing. Per chapter 21A.54 of the zoning ordinance, conditional uses must be approved unless appropriate conditions cannot be applied, which, in the judgment of the Administrative Hearing Officer, would mitigate adverse impacts that may arise by introducing a condition on the particular site. The Administrative Hearing Officer has the authority to approve, approve with conditions, or deny the Conditional Use request. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable conditional use standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compatibility with Master Plan Policies and Initiatives
2. Neighborhood Compatibility and Impact

Consideration 1: Compatibility with Master Plan Policies and Initiatives

A guiding principle of Plan Salt Lake is “vibrant, diverse, and accessible artistic and cultural resources that showcase the community’s long-standing commitment to a strong creative culture.” The plan discusses the role bars and restaurants play as small local venues for events and gatherings. An initiative of the Arts & Culture principle is to “support opportunities for vibrant expression of cultural diversity.” The proposed bar establishment will adhere to the Plan Salt Lake principles and initiatives by providing a small community gathering space.

The Downtown Community Plan envisions a downtown that is vibrant and active. One of the plan’s initiatives is to “create new parks, plazas and intimate public spaces at a variety of scales as nodes of activity develop. A node of activity is a place with at least 5 destinations, such as restaurants, bars, shops, etc.” The Downtown Plan also envisions a prosperous downtown, with initiatives to “facilitate continuity of local businesses by stimulating and supporting local business growth” and to “devote more resources to helping locally-grown businesses become established and thrive.”

The proposed use as a bar establishment and community gathering space fosters these initiatives. It also fosters the growth of small businesses, entrepreneurship, and a human scale business node. Operating a bar establishment at the proposed location in the D-2 zoning district supports the identified policies and initiatives in the Downtown Plan and Plan Salt Lake.

Consideration 2: Neighborhood Compatibility and Impact

The proposed use complies with the zoning standards in the D-2 zoning district (Attachment D), zoning standards specific to alcohol related uses (Attachment F), and the standards for review

for a Conditional Use, found in (Attachment E). The applicant submitted a Security and Operations plan, which is a plan of action for any complaints received. The plan addresses the occurrence of live music and mitigation of any potential detrimental effects.

The proposed use is compatible with the surrounding neighborhood and business district, which is part of a large redevelopment project that includes other commercial uses intermixed with residential uses. The mix of uses found in the area will create an active neighborhood where there is movement of people at different hours of the day. The proposed bar establishment may increase some movement during evening hours but will be consistent with similar uses and other bar establishments downtown. Bars and other similar uses, along with their associated impacts, are expected in a downtown environment.

Because the proposed bar establishment complies with zoning standards for the D-2 district, alcohol related establishments, and conditional uses, staff finds that the proposed use is compatible with the neighborhood. Given the locational context, the proposed use is found to be compatible with the neighborhood mix and should not create negative impacts to existing uses in this urban commercial setting.

STAFF RECOMMENDATION

Staff finds that the proposed bar establishment is compatible with applicable master plan policies and initiatives, and the use is compatible with the surrounding neighborhood. Planning staff also finds that the proposed bar establishment complies with zoning standards for the D-2 district, alcohol related establishments, and conditional uses.

Based on the information and findings listed in the staff report, it is the planning staff's finding that the request generally meets the applicable standards of approval and therefore recommends the Administrative Hearing Officer approve the request with the following condition:

1. Condition 1: The applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder's Office as required for alcohol related uses.

NEXT STEPS

Approval of the Request

If the conditional use is approved, the applicant must then meet all other relevant city and state requirements to receive a business license. The building permit will also need to pass all required city inspections before receiving a certificate of occupancy.

Denial of the Request

State and city codes require that a conditional use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Administrative Hearing Officer finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions. If the conditional use request is denied, the applicant would not be able to use the building for a bar establishment.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Plan Set

LEVEL CROSSING BREWING COMPANY

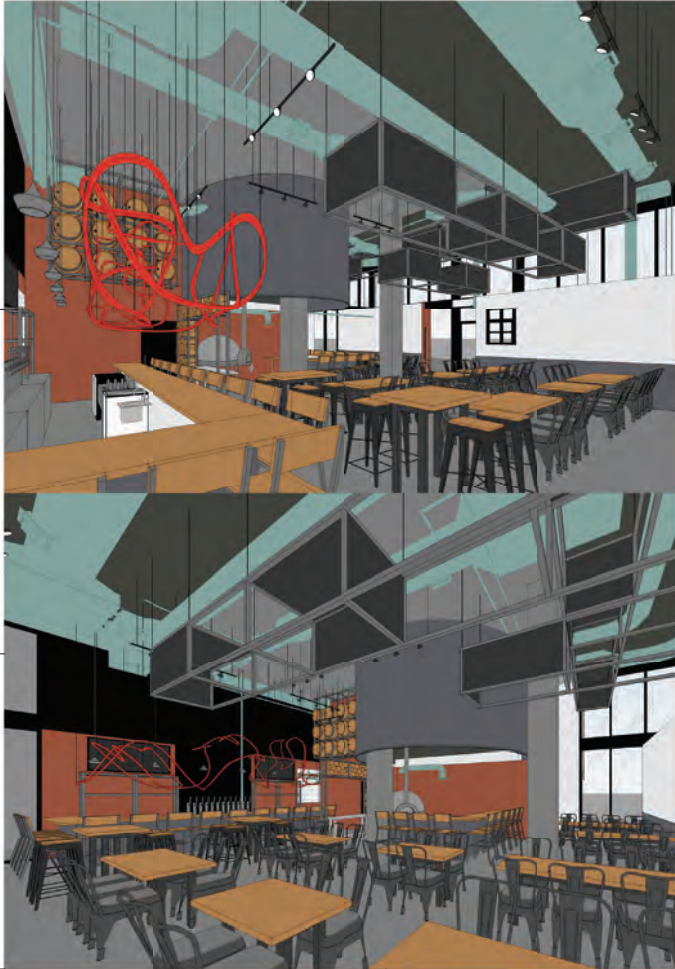
LEVEL CROSSING TAPROOM

PERMIT SET
22 07.13

ATLUS
ARCHITECTS, INC.
175 WEST 900 SOUTH
SUITE 310
SALT LAKE CITY, UT 84115
801.322.2724
WWW.ATLUSARCHITECTS.COM



INTERIOR PERSPECTIVES



DESIGN CONCEPT ONLY. IMAGE NOT FOR CONSTRUCTION.

SHEET INDEX

REV	SHEET	NAME
GENERAL		
	CVR	COVER
2	G000	CODE ANALYSIS & FIRE RATED ASSEMBLIES
2	G001	GENERAL NOTES, LEGENDS, ABBREVIATIONS
2	G002	FIRE & EXIT PLANS, FIRE & EXIT SECTIONS
2	G003	ADA DETAILS
2	G004	SPECIFICATIONS
ARCHITECTURAL		
2	A101	ANNOTATED PLAN - FIRST FLOOR
1	A102	ANNOTATED PLAN - MEZZANINE
1	A131	RREFLECTED CEILING PLAN - FIRST FLOOR
1	A132	RREFLECTED CEILING PLAN - MEZZANINE
1	A410	INTERIOR ELEVATIONS
2	A411	INTERIOR ELEVATIONS
2	A510	DETAILS - INTERIOR
2	A511	DETAILS - INTERIOR
1	A520	DETAILS - CEILINGS & SOFFITS
1	A530	DETAILS - DOOR & STOREFRONT
1	A600	ASSEMBLIES SCHEDULE
2	A601	DOOR, FRAME, WINDOW & FINISH SCHEDULE & LEGENDS
STRUCTURAL		
	S001	GENERAL STRUCTURAL NOTES
	S002	SPECIAL INSPECTION NOTES
	S010	LEGENDS OF MARKS AND ABBREVIATION
	S101	MEZZANINE BASE FRAMING PLAN
	S111	MEZZANINE FRAMING PLAN
	S801	DETAILS
	S802	DETAILS
	S801	SCHEDULES
MECHANICAL		
	M001	MECHANICAL SCHEDULES, LEGENDS AND NOTES
	M002	MECHANICAL SCHEDULES, LEGENDS AND NOTES
	M201	LEVEL 1 MECHANICAL FLOOR PLAN
	M202	MEZZANINE MECHANICAL FLOOR PLAN
	M601	MECHANICAL AND PLUMBING DETAILS
	M602	MECHANICAL AND PLUMBING DETAILS
	M603	MECHANICAL AND PLUMBING DETAILS
PLUMBING		
	P201	LEVEL 1 DOMESTIC FLOOR PLAN
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	P301	LEVEL 1 SANITARY FLOOR PLAN
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ELECTRICAL		
	E001	SYMBOLS, SCHEDULES AND NOTES
	E002	SCHEDULES AND NOTES
	E003	SCHEDULES AND NOTES
	E004	ELECTRICAL SPECIFICATIONS
	E101	FIRST FLOOR LIGHTING PLAN
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	E201	FIRST FLOOR ELECTRICAL PLAN
	E202	MEZZANINE ELECTRICAL PLAN
	E501	ONE LINE DIAGRAM
	E601	PANELBOARD SCHEDULES
	E701	ELECTRICAL DIAGRAMS

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF A TENANT IMPROVEMENT WITH A COMMERCIAL KITCHEN, BAR, RETAIL & DINING AREAS (2,375 SF) & A STORAGE MEZZANINE (835 SF) WITHIN A TYPE 1A CONSTRUCTION FOOTPRINT SPACE.

VICINITY MAP



NTS

OWNER LEVEL CROSSING BREWING COMPANY

MARK MEDURA
2496 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115
385.270.5752

STRUCTURAL BHB ENGINEERING

MARTIN OLSON
2766 SOUTH MAIN STREET
SALT LAKE CITY, UT 84115
801.355.5656

**MECHANICAL/
PLUMBING** PVE INC

JOSH ELLIOTT
1040 NORTH 2200 WEST, SUITE #100
SALT LAKE CITY, UT 84116
801.359.3158

ELECTRICAL BNA CONSULTING

BECCA STROMBERG
635 SOUTH STATE STREET
SALT LAKE CITY, UT 84111
801.532.2196

LEVEL CROSSING TAPROOM
550 S 300 W - SUITE 3-1
SALT LAKE CITY, UT 84101

22 07.13

PERMIT SET

COVER

CVR

DESIGN CODE & CRITERIA

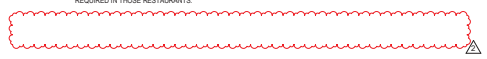
D

C

B

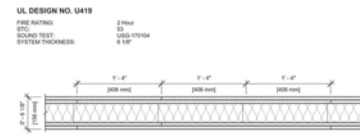
A

IBC 202.1	REQUIRED PLUMBING FIXTURES
TOTAL OCCUPANTS:	76 FEMALE 38 MALE 38
WATER CLOSETS:	LAVATORIES OTHER
REQUIRED:	
FEMALE	MALE FEMALE MALE
1 PER 75	1 PER 75 0.19 1 PER 200 0.19
1 SERVICE SINK	
PROVIDED:	
FEMALE	MALE FEMALE MALE
1	1 1 1
1 SERVICE SINK	
IPC 410.4	WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THESE RESTAURANTS.

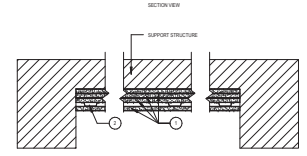


APPLICABLE CODES AND GUIDELINES:	2018		
INTERNATIONAL BUILDING CODE	2018		
INTERNATIONAL MECHANICAL CODE	2018		
INTERNATIONAL PLUMBING CODE	2018		
INTERNATIONAL FIRE CODE	2018		
INTERNATIONAL ENERGY CONSERVATION CODE	2018		
NATIONAL ELECTRIC CODE	2020		
ADA ACCESSIBILITY CODE	ICC/ANSI A117.1, 2009		
IBC 603	SCOPE OF WORK CLASSIFIED AS ALTERATION - LEVEL 2		
IBC 303.3	OCCUPANCY CLASSIFICATION: A-2 ASSEMBLY SPACE (RESTAURANT)		
IBC 406.6.1	AREA AND HEIGHT PER SECTIONS 504 AND 508		
IBC 406.6.2	MECHANICAL VENTILATION PER CHAPTERS 4 & 5 OF IMC		
IBC 406.6.3	AUTOMATIC SPRINKLER SYSTEM PER 903.2.10		
IBC 424	AUTOMATIC FIRE SPRINKLER SYSTEM		
IBC 425.5	FIRE ALARM SYSTEM		
IBC 502	CONSTRUCTION TYPE LEVEL 1, MEZZANINE TYPE IA (SPRINKLED) - EXISTING - NO CHANGE		
IBC 504.3	ALLOWABLE BUILDING HEIGHT EXISTING - NO CHANGE		
IBC 504.4	ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE EXISTING - NO CHANGES		
IBC 506.2	ALLOWABLE BUILDING AREA EXISTING - NO CHANGE		
IBC 506.2	TENANT SPACE IS APPROXIMATELY 3,430 SF		
IBC 601	FIRE-RESISTANCE RATING REQUIREMENTS TYPE IA (SPRINKLED)		
STRUCTURAL FRAME:	3 HOUR		
BEARING WALLS:	3 HOUR		
EXTERIOR:	3 HOUR		
INTERIOR:	3 HOUR		
NONBEARING WALLS & INTERIOR PARTITIONS:	2 HOUR		
FLOOR CONSTRUCTION:	2 HOUR		
IBC 716.1	OPENING FIRE PROTECTION ASSEMBLIES		
TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING	MIN. FIRE DOOR RATING	
FIRE PARTITION:			
CORRIDOR WALLS	0.5 HOUR	20 MIN.	
ENCLOSURES FOR SHAFTS, INTERIOR EXIT STAIRWAYS	2 HOUR	90 MIN.	
IBC 720.3	EXPOSED INSULATION INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.		
IBC 803.13	INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY		
GROUP:	SPRINKLED	CEILING/DOOR	DOORS & ENCLOSED SPACES
A-2	CLASS B	CLASS B	CLASS C
S-1	CLASS C	CLASS C	CLASS C
IBC 1004.5	OCCUPANT LOAD		
A-2 RESTAURANT (15 NSF) / (200 GSF)			
MERCANTILE (60 GSF)			
S-1 STORAGE			
LEVEL 1 = 72			
MEZZANINE = 4			
IBC 1006.2.1	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE ALLOWED WITH SPRINKLER SYSTEM		
A-2 = 75' - 0"			
S-1 = 100' - 0"			
PROVIDED:			
A-2 = 75' - 0"			
S-1 = 100' - 0"			
IBC 1006.2.1	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE ALLOWED WITH SPRINKLER SYSTEM		
A-2 = 75' - 0"			
S-1 = 100' - 0"			
PROVIDED:			
A-2 = 40' - 0"			
S-1 = 44' - 3"			
IBC 1006.2	EXITS OR EXIT ACCESS DOORWAYS FOR SPACES		
REQUIRED NUMBER OF EXITS OR ACCESS TO EXITS FROM SPACE = 2			
PROVIDED NUMBER OF EXITS OR ACCESS TO EXITS FROM SPACE = 3			
IBC 1007	EXITS OR EXIT ACCESS DOORWAYS SEPARATION		
TOTAL DIAGONAL LENGTH = 60' - 0"			
EXCEPTION 1, REQUIRED SEPARATION = 1/3 OF TOTAL DIAGONAL (SPRINKLED) = 20' - 0"			
PROVIDED SEPARATION = 32' - 0"			
IBC 1009.1.1	ONE ACCESSIBLE MEANS OF EGRESS REQUIRED FROM AN ACCESSIBLE MEZZANINE LEVEL		
PROVIDED NUMBER OF EXITS OR ACCESS TO EXITS FROM MEZZANINE = 1			
IBC 1009.3	IN ORDER TO BE CONSIDERED AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORES SHALL COMPLY WITH 1009.1.1 THROUGH 1009.3		
IBC 1009.3.3.2	AREAS OF REFUGE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1 & 903.3.1.2		
IBC 1011.2	MINIMUM WIDTH OF STAIRS SHALL NOT BE LESS THAN 44" EXISTING - NO CHANGE		
IBC 1011.5.2	STAR TREADS & RISERS STAR RISER HEIGHTS SHALL BE 7" MAX. & 4" MIN. TREAD DEPTHS SHALL BE 11" MIN. EXISTING - NO CHANGE		
IBC 1017.2	EXIT ACCESS TRAVEL DISTANCE ALLOWED: A-2 (SPRINKLED) = 250' PROVIDED: A-2 (SPRINKLED) = 116' - 0" TRAVEL DISTANCE REQUIRED IN TABLE 1017.2 MAY BE TO A RATED STAR ENCLOSURE		
IBC 1020.1	CORRIDOR FIRE-RESISTANCE RATING A OCCUPANCY (SPRINKLED) = 0 HOUR		
IBC 1020.2	CORRIDOR WIDTH 44"		
IBC 1020.4	DEAD END CORRIDOR LENGTH OF DEAD-END CORRIDOR SHALL NOT EXCEED 20'		
IBC 1104	ACCESSIBLE ROUTE ONE ACCESSIBLE ROUTE WITHIN SITE FROM ACCESSIBLE PARKING AND PUBLIC STREETS OR SIDEWALKS TO ACCESSIBLE BUILDING ENTRANCE SERVED.		
IBC 1105	ACCESSIBLE ENTRANCES AT LEAST 80% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.		
IBC 1109.2	TOILET AND BATHING FACILITIES EACH TOILET ROOM & BATHING ROOM SHALL BE ACCESSIBLE.		

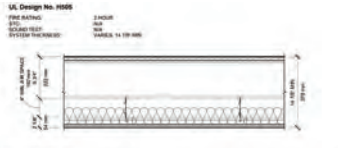
FIRE RATED ASSEMBLIES



- ASSEMBLY OPTIONS:**
- GYPSUM BOARD: TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE SCA*)
 - STEEL JOIST: 3-5/8" STEEL JOIST, EGGD (0.19"), SPACED 16" O.C.
 - INSULATION: 3" OF CLASS FIBER BATT INSULATION IN JOIST
 - GYPSUM BOARD: TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE SCA*)



- DESIGN NO. U419**
- CEILING MEMBRANCE ASSEMBLY RATING: 2 HOUR
- 1 GYPSUM WALL BOARD
 - 1/2" RESILIENT CHANNEL
 - 1/2" FIRE-RATED CEILING MEMBRANCE ASSEMBLY
 - 1/2" GYPSUM WALL BOARD
 - 1/2" RESILIENT CHANNEL



- ASSEMBLY OPTIONS:**
- GYPSUM BOARD: ONE (1) LAYER OF 5/8" THICK GYPSUM BOARD (UL TYPE SCA*)
 - STEEL JOIST: 3-5/8" STEEL JOIST, EGGD (0.19"), SPACED 16" O.C.
 - INSULATION: 3" OF CLASS FIBER BATT INSULATION IN JOIST
 - GYPSUM BOARD: ONE (1) LAYER OF 5/8" THICK GYPSUM BOARD (UL TYPE SCA*)



LEVEL CROSSING TAPROOM
550 S 300 W - SUITE 3-1
SALT LAKE CITY, UT 84101

22 07.13

1 22 08.31 ADD 1
2 22 09.27 DR1

PERMIT SET

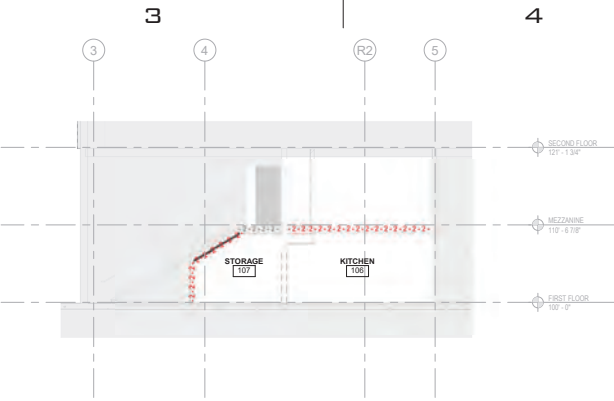
CODE ANALYSIS & FIRE RATED ASSEMBLIES

GOOD

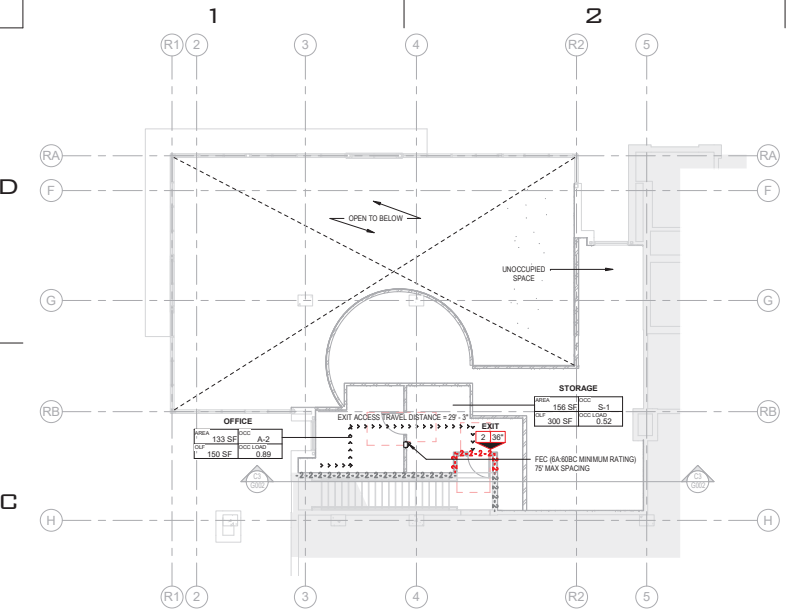


FIRE & EXIT LEGEND

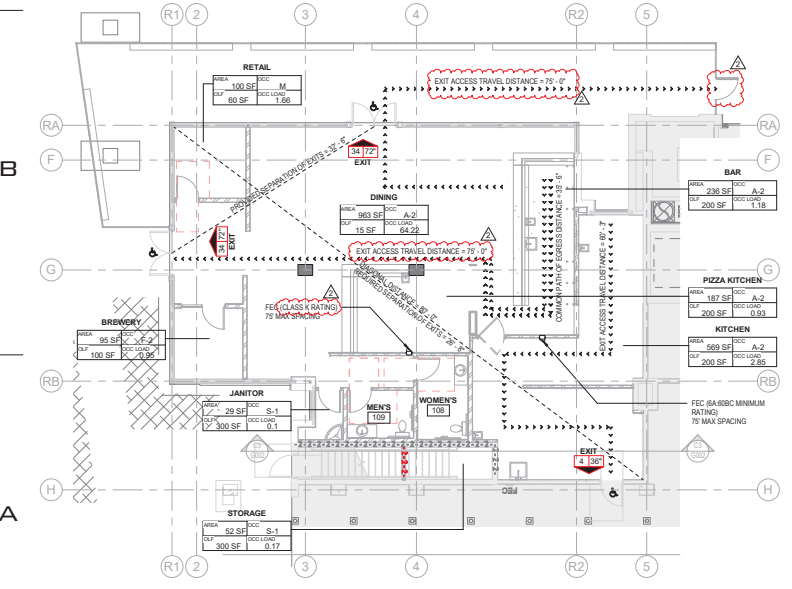
	EXIT ACCESS PATH
	COMMON PATH OF EGRESS
	REQUIRED 12 HR FIRE-RATED ASSEMBLY
	REQUIRED 1 HR FIRE-RATED ASSEMBLY
	REQUIRED 2 HR FIRE-RATED ASSEMBLY
	REQUIRED 3 HR FIRE-RATED ASSEMBLY
	3 HR STRUCTURAL COLUMN
	EXIT SIGN - REF: ELECTRICAL
	EXIT WIDTH & OCCUPANTS



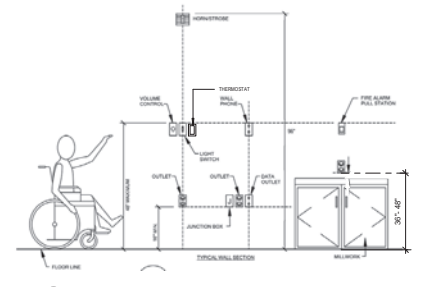
C3 FIRE & EXIT SECTION - CROSS SECTION
1/8" = 1'-0"



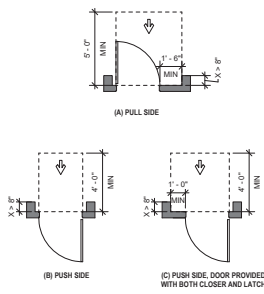
A3 FIRE & EXIT PLAN - MEZZANINE
1/8" = 1'-0"



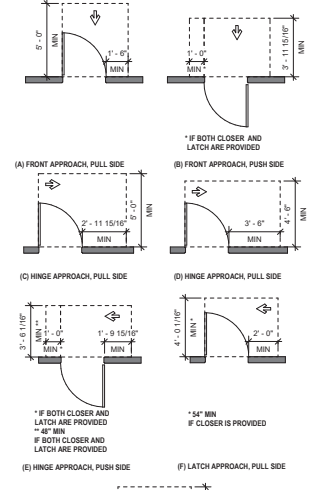
A1 FIRE & EXIT PLAN - FIRST FLOOR
1/8" = 1'-0"



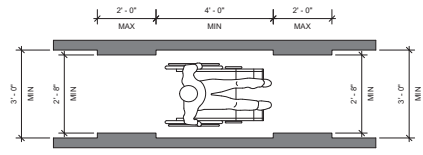
D5 ELECTRICAL CLEARANCES
1/4" = 1'-0"



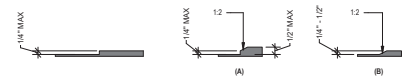
D4 FIG 404.2.3.5 - CLEARANCE AT RECESSED DOORS
1/4" = 1'-0"



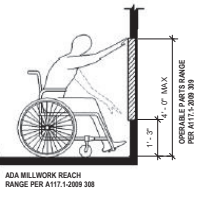
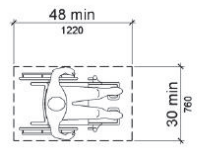
B5 FIG 404.2.3.2 - CLEARANCE AT BLDG & UNIT ENTRANCE DOORS
1/4" = 1'-0"



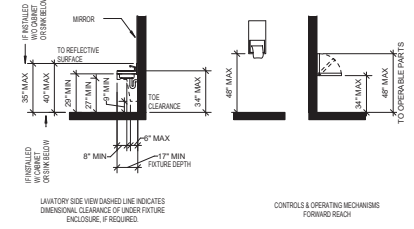
C4 FIG 403.5 - CLEAR WIDTH OF ACCESSIBLE ROUTE
1/2" = 1'-0"



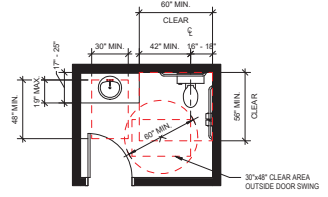
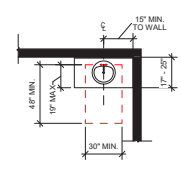
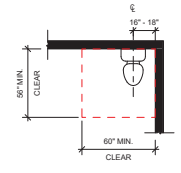
B4 FIG 303 - CHANGES IN LEVEL
3" = 1'-0"



D3 ADA REACH/ CLEAR FLOOR SPACE REQUIREMENTS
1/2" = 1'-0"

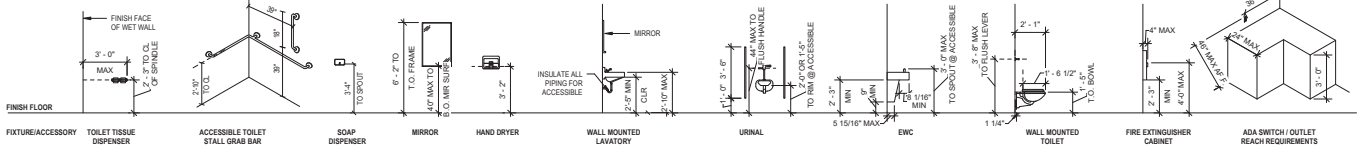


C1 LAVATORY ACCESSORY CLEARANCES
1/4" = 1'-0"

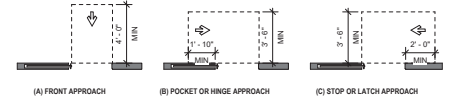


B1 ADA BATHROOMS
1/4" = 1'-0"

- NOTES:**
- ACCESSORIES LISTED MAY HAVE GAPS IN ALPHABETICAL LISTING
 - ACCESSORIES CAN APPEAR ON FLOOR PLANS OR INTERIOR ELEVATIONS
 - SUPPLY BLOODING IN WALL FOR GRAB BARS AND OTHER FIXTURES WERE APPLICABLE
 - REFER TO STANDARD MOUNTING DETAILS



A1 TYPICAL MOUNTING HEIGHTS
1/4" = 1'-0"

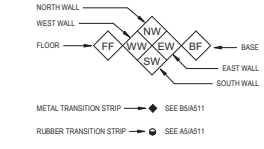


A5 FIG 404.2.3.3 - CLEARANCE AT SLIDING/FOLDING DOORS
1/4" = 1'-0"



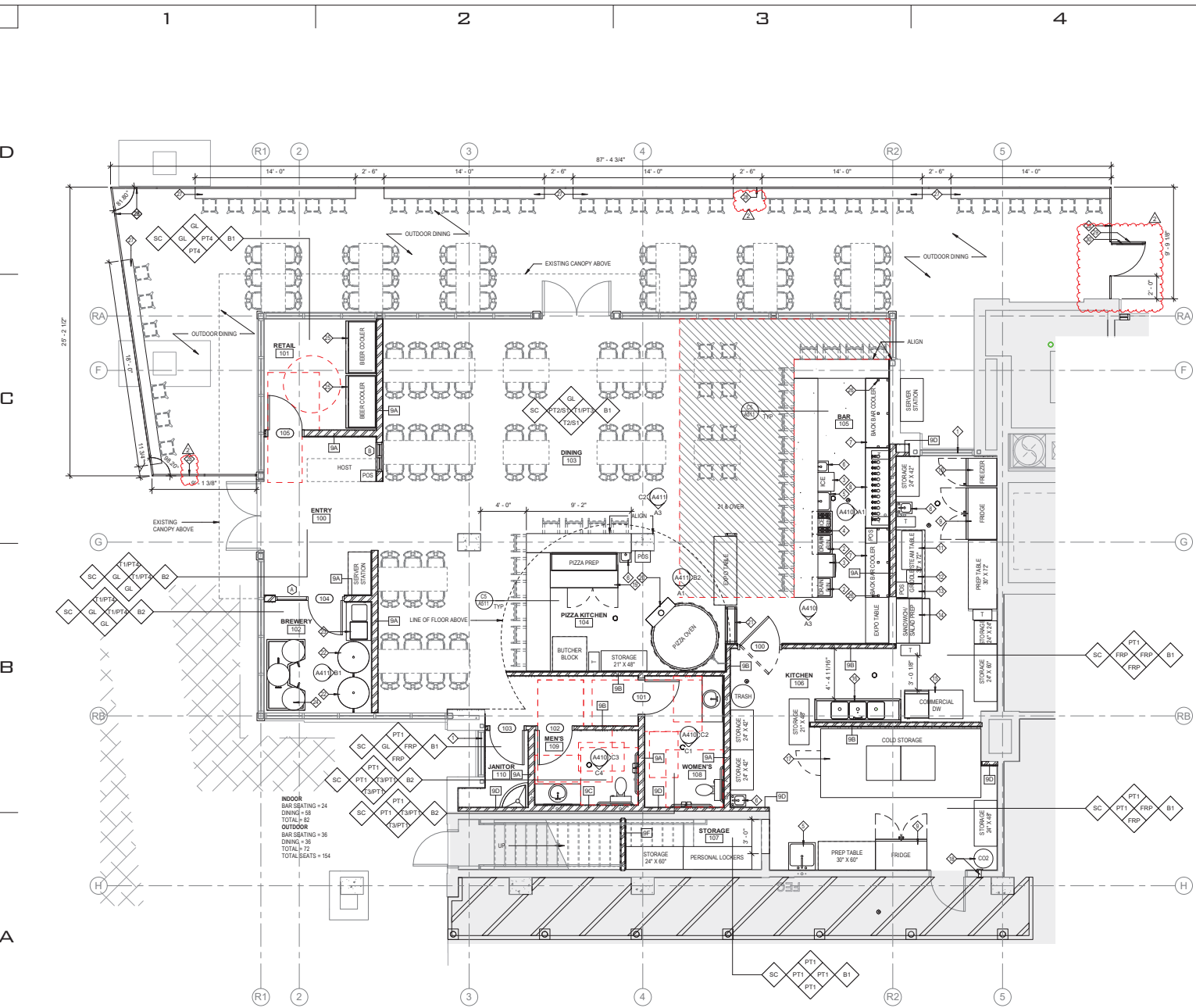
FLOOR PLAN GENERAL NOTES

- REFER TO ENLARGED PLANS FOR ADDITIONAL DETAILS, WALL TYPES, DOOR TAGS, INTERIOR ELEVATIONS, AND DIMENSIONS.
- ALL DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO FIRE AND EXIT PLANS FOR WALL FIRE RATINGS.
- REFER TO WINDOW AND DOOR SCHEDULE FOR SCHEDULED WINDOW AND DOOR LAYOUTS AND DETAILS.
- REFER TO SHEET A600 FOR WALL TYPES.
- REFER TO FINISH SCHEDULE FOR FINISHES.
- REFER TO INTERIOR ELEVATIONS FOR TILE LAYOUTS.
- REFER TO WALL TYPE SCHEDULE FOR ACOUSTICAL RATINGS AND LOCATIONS.
- REFER TO A610 FOR TYPICAL METAL STUD WALL DETAILS.
- SEE SHEET A601 FOR FINISH LEGEND.



KEYED NOTES

- 1 BRANDED VINYL WINDOW TREATMENT
- 2 (60) BAR DRINKBOARD, RE: EQUIPMENT SCHEDULE
- 3 (60) SHAMPOOER, RE: PLUMBING, ELECTRICAL & EQUIPMENT SCHEDULE
- 4 (60) UNDERBAR ICE BIN, RE: EQUIPMENT SCHEDULE
- 5 PREP SINK & FAUCET, RE: PLUMBING
- 6 HAND SINK & FAUCET, RE: PLUMBING
- 7 (60) BACKBAR REFRIGERATOR, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 8 (60) SNAFF BAR, RE: PLUMBING & EQUIPMENT SCHEDULE
- 9 (60) STAINLESS STEEL REFRIGERATOR, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 10 (60) STAINLESS STEEL FREEZER, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 11 (60) DOUBLE PANN GRILL, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 12 (60) COUNTERTOP SINGLE BURNER COOKTOP, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 13 (60) COUNTERTOP WARMER, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 14 (60) REFRIGERATED SANDWICH PREP TABLE, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 15 (60) COMMERCIAL DISHWASHER, RE: ELECTRICAL, PLUMBING & EQUIPMENT SCHEDULE
- 16 STAINLESS STEEL THREE COMPARTMENT SINK, RE: PLUMBING
- 17 (60) 36" X 14" X 6" WALK-IN COOLER INSTALLED BY MANUFACTURER, RE: ELECTRICAL & PLUMBING
- 18 (60) TANK & CONNECTION LINE INSTALLED BY MANUFACTURER
- 19 (60) PIZZA PREP TABLE, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 20 (60) PIZZA OVEN, RE: ELECTRICAL, PLUMBING & EQUIPMENT SCHEDULE
- 21 (60) STEEL GRID STORAGE STRUCTURE, RE: DETAILS
- 22 (60) JACKETED UNITANK, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 23 (60) GLYCOL CHILLER, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 24 (60) (60) REFRIGERATOR, RE: ELECTRICAL, PLUMBING & EQUIPMENT SCHEDULE
- 25 (60) MERCHANDISER REFRIGERATOR, RE: ELECTRICAL & EQUIPMENT SCHEDULE
- 26 (60) 12" DEEP X 4' - 3 3/4" STORAGE SHELVES W/ 2X2X18 HES FRAME W/ 1/4" TEMPERED GLASS SHELVES, WELD, GRID SMOOTH, PRIMER, PAINTED PFA TYP.
- 27 BUTCHER BLOCK COUNTERTOP, PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- 28 METAL RAILING PROVIDED BY OWNER
- 29 METAL GATE PROVIDED BY OWNER
- 30 PANIC HARDWARE EXIT DEVICE MOUNTED @ 36" A.F.F., HARDWARE TO COMPLY WITH IBC 1010.1.9



INDOOR
BAR SEATING = 34
DINING = 58
TOTAL = 92
OUTDOOR
BAR SEATING = 36
DINING = 38
TOTAL = 72
TOTAL SEATS = 164

A2 ANNOTATED PLAN - FIRST FLOOR
1/4" = 1'-0"

LEVEL CROSSING TAPROOM
550 S 300 W - SUITE 3-1
SALT LAKE CITY, UT 84101

22 07.13
1 22 08.31 ADD 1
2 22 09.27 DR1

PERMIT SET

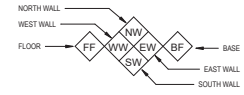
ANNOTATED PLAN - FIRST FLOOR

A101



FLOOR PLAN GENERAL NOTES

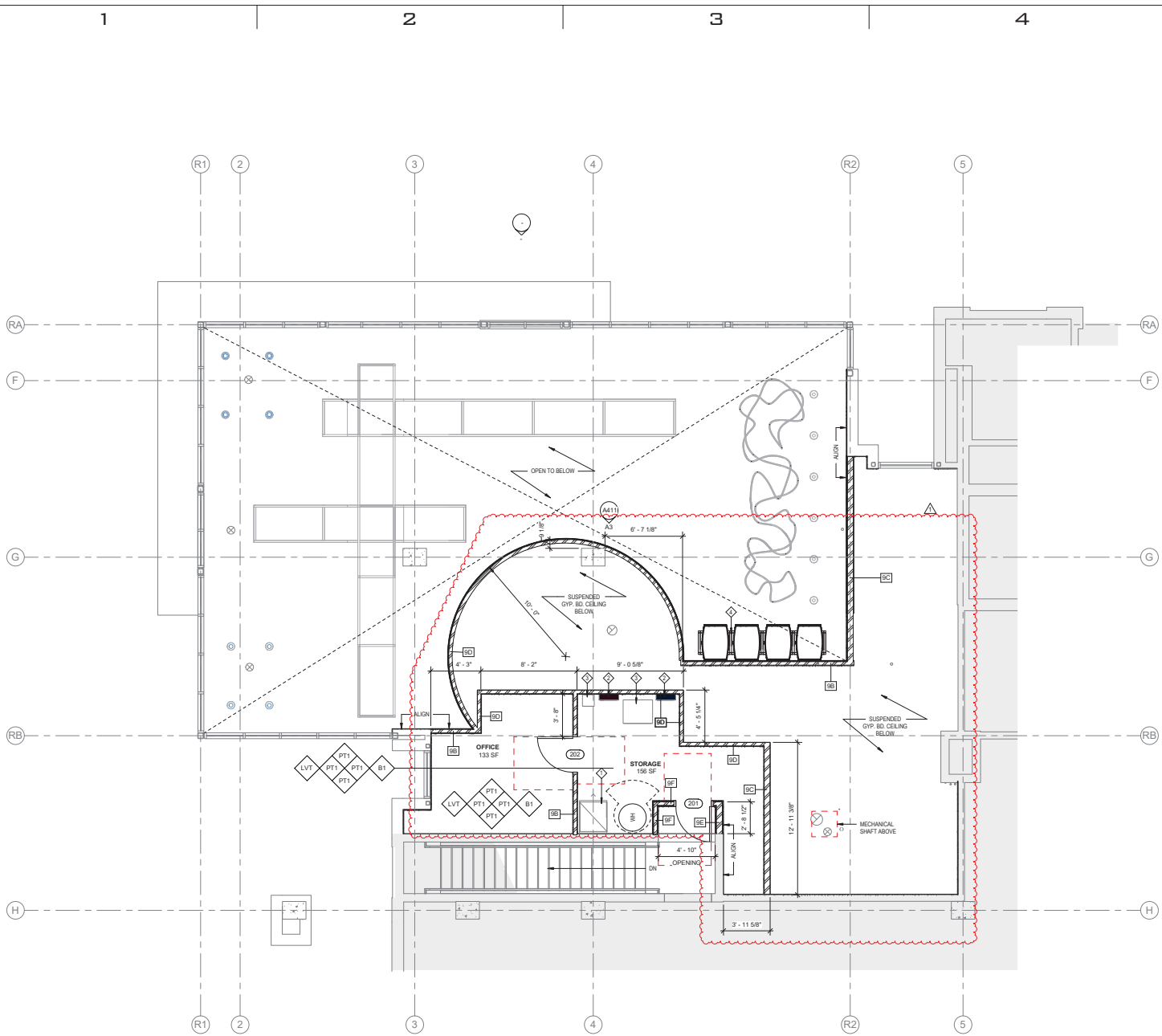
- REFER TO ENLARGED PLANS FOR ADDITIONAL DETAILS, WALL TYPES, DOOR TAGS, INTERIOR ELEVATIONS, AND DIMENSIONS.
- ALL DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO FIRE AND EXIT PLANS FOR WALL FIRE RATINGS.
- REFER TO WINDOW AND DOOR SCHEDULE FOR SCHEDULED WINDOW AND DOOR LAYOUTS AND DETAILS.
- REFER TO SHEET A600 FOR WALL TYPES.
- REFER TO FINISH SCHEDULE FOR FINISHES.
- REFER TO INTERIOR ELEVATIONS FOR TILE LAYOUTS.
- REFER TO WALL TYPE SCHEDULE FOR ACOUSTICAL RATINGS AND LOCATIONS.
- REFER TO A510 FOR TYPICAL METAL STUD WALL DETAILS.
- SEE SHEET A801 FOR FINISH LEGEND.



- METAL TRANSITION STRIP —◆— SEE B5A611
- RUBBER TRANSITION STRIP —●— SEE A5A611

KEYED NOTES

- 1 AV & POS CONTROLS, RE: ELECTRICAL
- 2 PANELBOARD, RE: ELECTRICAL
- 3 TRANSFORMER, RE: ELECTRICAL
- 4 TUBE STEEL GRID STORAGE STRUCTURE, RE: DETAILS



A2 ANNOTATED PLAN - MEZZANINE
1/4" = 1'-0"

LEVEL CROSSING TAPROOM
550 S 300 W - SUITE 3-1
SALT LAKE CITY, UT 84101

22 07.13
1 22 08.31 ADD 1

PERMIT SET

ANNOTATED PLAN - MEZZANINE

A102



GENERAL RCP NOTES

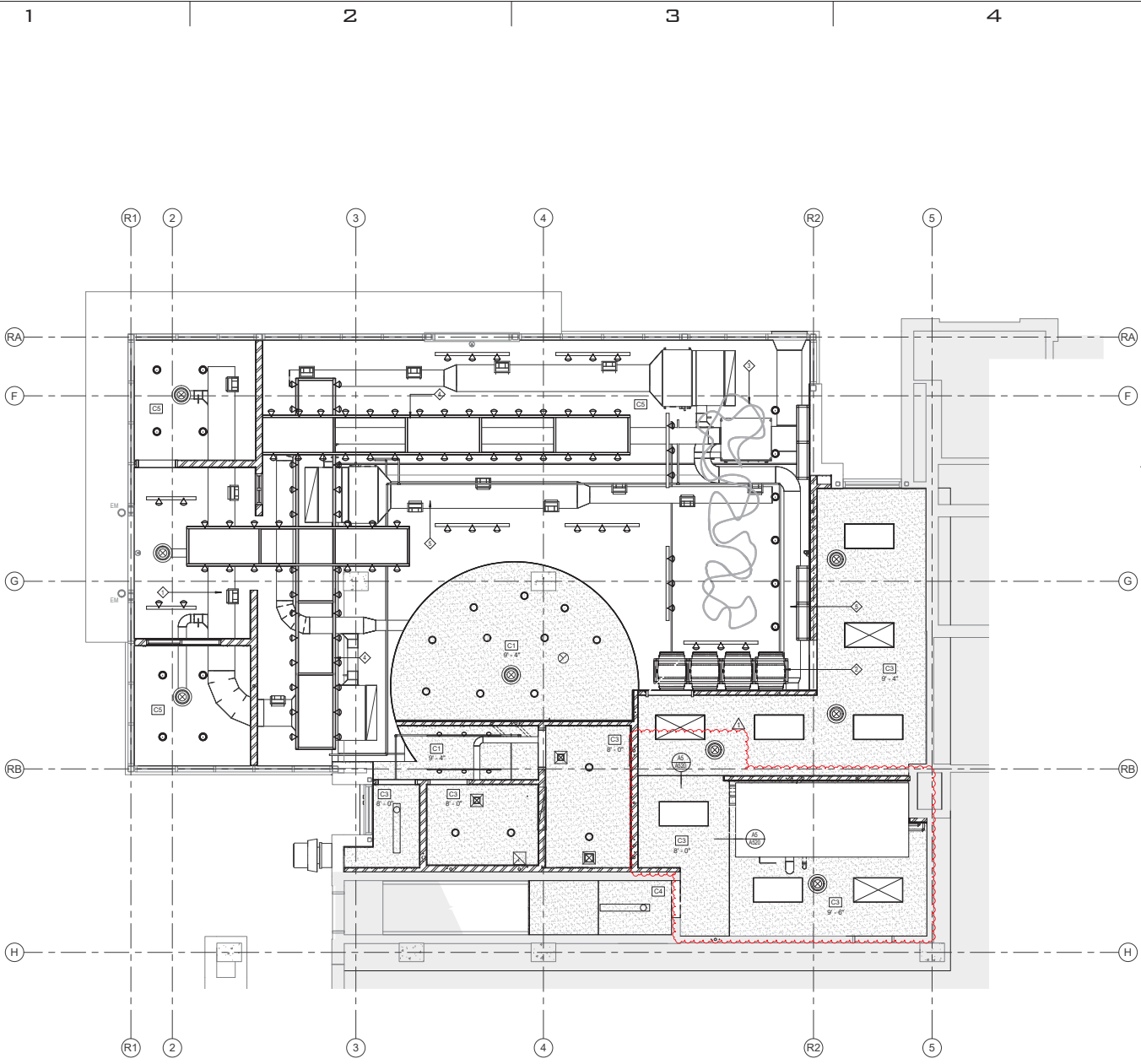
REFER TO FINISH AND ASSEMBLY SCHEDULES FOR MORE INFORMATION ON CEILING TYPES.
FIRE SPRINKLER DESIGN IS DEFERRED AND NOT SHOWN ON PLAN.
DIMENSIONS ARE FROM FACE OF STUD. TO CENTERLINE OF LIGHT FIXTURE UNLESS NOTED.
RE: ELECTRICAL AND MECHANICAL FOR FIXTURES COORDINATION.

REFLECTED CEILING PLAN LEGEND

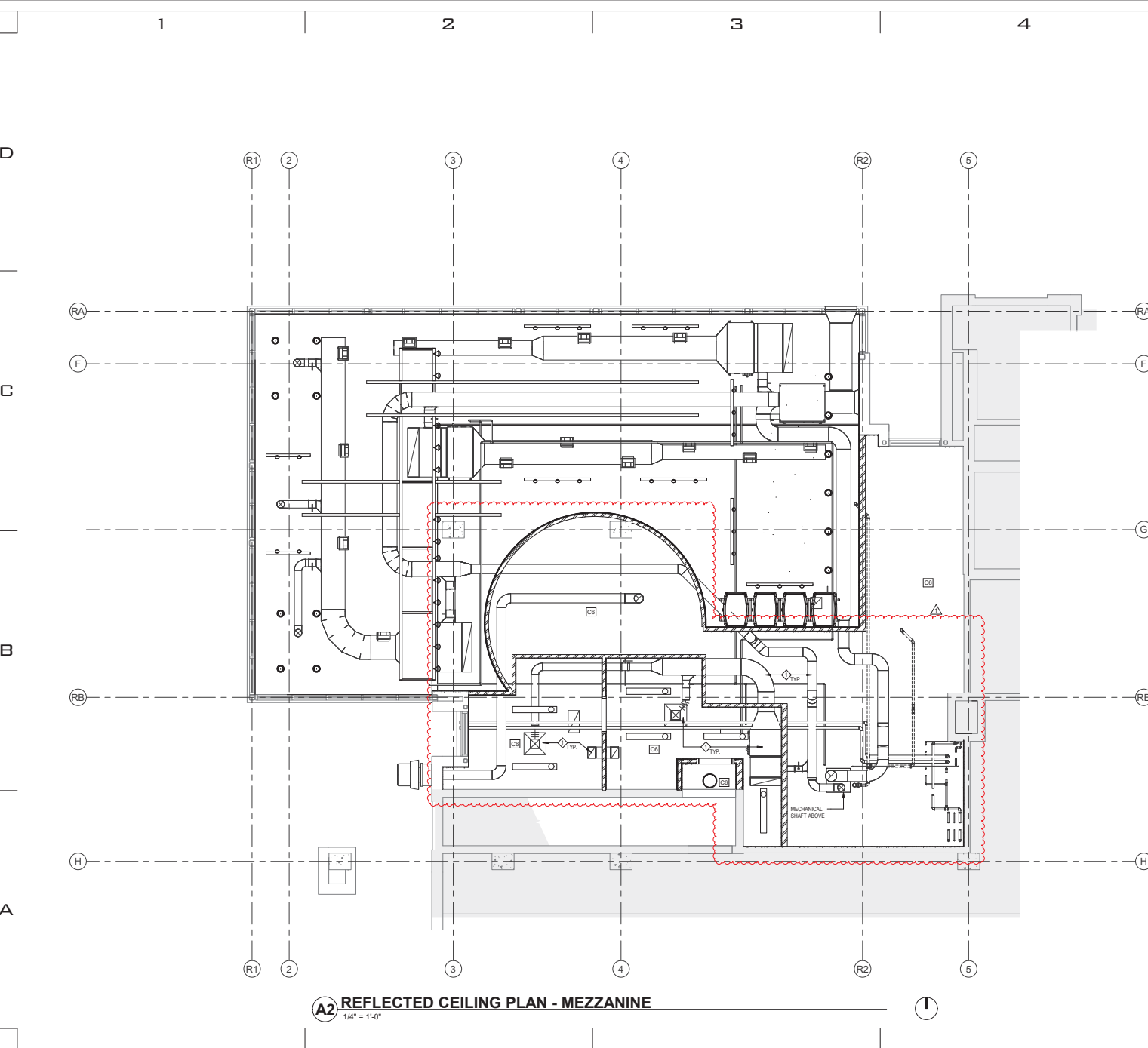
	JUNCTION BOX RE: ELEC
	RECESSED DOWNLIGHT FIXTURE RE: ELEC
	CEILING LIGHT FIXTURE RE: ELEC
	SCONCE LIGHT RE: ELEC
	EXHAUST FAN RE: MECH
	RETURN DUCT RE: MECH
	SUPPLY DUCT RE: MECH
	ACCESS PANEL RE: MECH
	CIRCULAR DIFFUSER RE: MECH
	CEILING TYPE 1 SUSPENDED PAINTED GYP. BD. TYPE 'X'
	CEILING TYPE 2 SUSPENDED PAINTED GYP. BD. TYPE 'X' MOISTURE RESISTANT
	CEILING TYPE 3 PAINTED GYP. BD. TYPE 'X' 2 HR FIRE-RESISTANCE RATING
	CEILING TYPE 4 PAINTED EXPOSED STRUCTURE
	CEILING TYPE 5 EXPOSED PT SLAB
	CEILING / WALL MOUNTED EXIT LIGHT
	LINEAR LED PENDANT
	EGRESS LIGHT FIXTURE
	CEILING / WALL MOUNTED OCCUPANCY SENSOR

KEYED NOTES

- PAINT EXPOSED MECHANICAL EQUIPMENT & DUCTWORK. RE: FINISH SCHEDULE
- TUBE STEEL GRID STORAGE STRUCTURE. RE: DETAILS
- SUSPENDED NEON LIGHT FIXTURE. RE: ELECTRICAL
- SUSPENDED TUBE STEEL GRID STRUCTURE W/ ATTACHED ACOUSTICAL TECTUM PANELS. RE: DETAILS
- PAINTED EXPOSED MECHANICAL EQUIPMENT & DUCTWORK. RE: MECHANICAL & FINISH SCHEDULE



A2 REFLECTED CEILING PLAN - FIRST FLOOR
1/4" = 1'-0"



A2 REFLECTED CEILING PLAN - MEZZANINE
 1/4" = 1'-0"

5 GENERAL RCP NOTES

REFER TO FINISH AND ASSEMBLY SCHEDULES FOR MORE INFORMATION ON CEILING TYPES.
 FIRE SPRINKLER DESIGN IS DEFERRED AND NOT SHOWN ON PLAN.
 DIMENSIONS ARE FROM FACE OF STUD TO CENTERLINE OF LIGHT FIXTURE UNLESS NOTED OTHERWISE.
 RE: ELECTRICAL AND MECHANICAL FOR FIXTURES COORDINATION.

REFLECTED CEILING PLAN LEGEND

	JUNCTION BOX RE: ELEC
	RECESSED DOWNLIGHT FIXTURE RE: ELEC
	CEILING LIGHT FIXTURE RE: ELEC
	SCONCE LIGHT RE: ELEC
	EXHAUST FAN RE: MECH
	RETURN DUCT RE: MECH
	SUPPLY DUCT RE: MECH
	ACCESS PANEL RE: MECH
	CIRCULAR DIFFUSER RE: MECH
	CEILING TYPE 1 SUSPENDED PAINTED GYP. BD. TYPE 'X'
	CEILING TYPE 2 SUSPENDED PAINTED GYP. BD. TYPE 'X' MOISTURE RESISTANT
	CEILING TYPE 3 PAINTED GYP. BD. TYPE 'X' 2 HR FIRE RESISTANCE RATING
	CEILING TYPE 4 PAINTED EXPOSED STRUCTURE
	CEILING TYPE 5 EXPOSED PT SLAB
	CEILING / WALL MOUNTED EXIT LIGHT
	LINEAR LED PENDANT
	EGRESS LIGHT FIXTURE
	CEILING / WALL MOUNTED OCCUPANCY SENSOR

KEYED NOTES

1 EXPOSED MECHANICAL EQUIPMENT & DUCTWORK RE: MECHANICAL



175 WEST 900 SOUTH
 SLC, UT 84101
 801.322.2724
 WWW.ATLUSARCHITECTS.COM



LEVEL CROSSING TAPROOM
550 S 300 W - SUITE 3-1
SALT LAKE CITY, UT 84101

22 07.13
 1 22 08.31 ADD 1

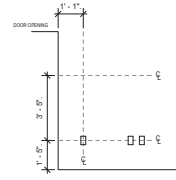
PERMIT SET

REFLECTED
 CEILING PLAN -
 MEZZANINE

A132



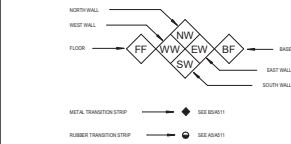
ALIGNMENT LEGEND:



NOTE: ALL OUTLETS, SWITCHES, STROBES, AND OTHER WALL MOUNTED ELECTRICAL/FIRE PROTECTION DEVICES TO BE ALIGNED ON THE FACE OF THE WALL AND WITHIN CODE REQUIRED CLEARANCES OF DOORS/OPENING EDGE OF WALL

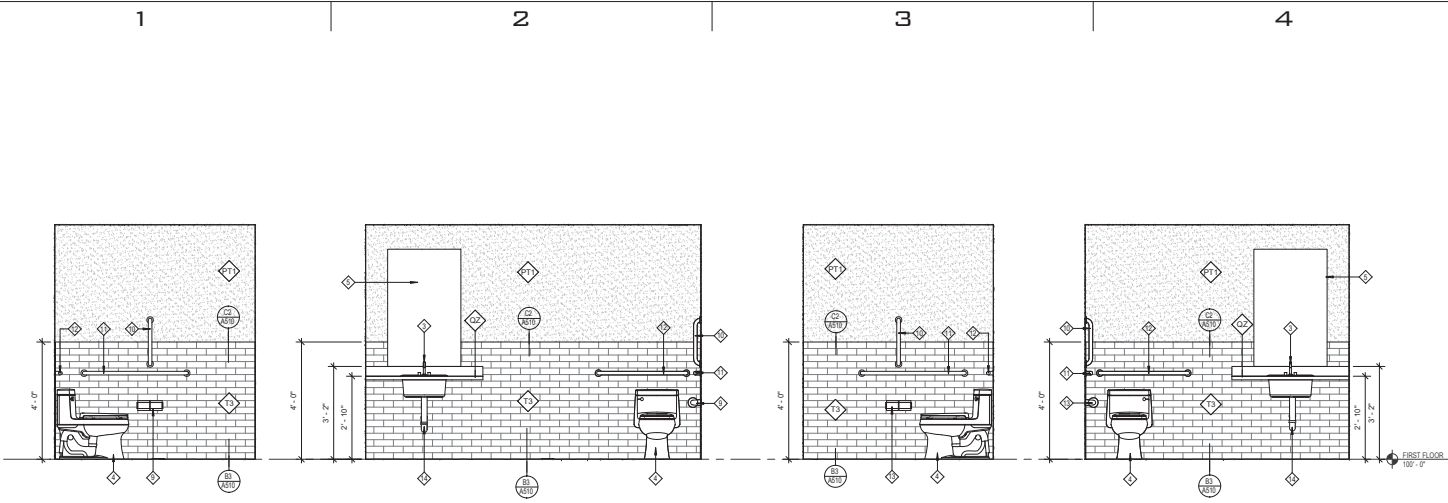
GENERAL FINISH NOTES:

- SEE SHEET C0R FOR GENERAL NOTES.
- SEE SHEET C0R FOR DRAWING INDEX.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- PROVIDE EPOXY PAINT AT ALL TOILET ROOMS AND JANITOR ROOMS.
- ALL TILE GROUT JOINTS TO BE NO LARGER THAN 1/8" U.N.O.
- FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF MILLWORK.
- COORDINATE ALL MILLWORK WITH APPLIANCES BEFORE FABRICATION.
- SEE INTERIOR ELEVATION SHEETS FOR ALL WALL TILE PATTERNS - COORDINATE PATTERN LAYOUTS WITH ARCHITECT PRIOR TO CUTTING AND PLACEMENT OF ANY & ALL TILE.
- PROVIDE A SMOOTH TRANSITION AT ALL CHANGES IN FLOOR MATERIAL - CONTRACTOR TO INSTALL ALL FLOOR FINISHES AT SAME LEVEL, DESPITE DIFFERENCES IN THICKNESS.
- ALL GYP. BD. CEILINGS SHALL BE PAINTED AS INDICATED IN FINISH LEGEND.
- ALL EXPOSED NON CONCRETE COLUMNS TO BE PAINTED TO MATCH ADJACENT WALLS.
- EXPOSED METAL HANDRAILS, GUARDRAILS, HANDRAIL/GUARDRAIL SUPPORT SYSTEMS, STAR STRUCTURE, DUCTWORK, CONDUIT, PIPING, ETC. NOT NOTED AS STAINLESS STEEL, TO BE PAINTED. REFER TO REFLECTED CEILING PLANS & FINISH LEGEND FOR PAINT COLOR.
- EXPOSED GYP. BD. CEILINGS SHALL BE PAINTED - REFER TO FINISH PLANS, REFLECTED CEILING PLANS, & FINISH LEGEND FOR PAINT COLOR.
- RATED WALL CONDITIONS SHALL REMAIN 5/8" TYPE X GYP. BOARD, GYP. BOARD, BOTH RATED AND NON-RATED, SHALL BE PAINTED WHERE EXPOSED - REFER TO FINISH LEGEND.
- PROVIDE SOLID BLOCKING/BACKING FOR ALL WALL MOUNTED ACCESSORIES.
- FOR ALL FINISH MATERIALS SEE FINISH LEGEND ON SHEET A01.
- COORDINATE ALL FIXTURES WITH MECHANICAL PLUMBING AND ELECTRICAL AS REQUIRED.
- ALL EXPOSED PIPES IN ADA FIXTURES SHOULD BE WRAPPED IN A PVC INSULATION.
- WALL, FLOOR, BASE AND CEILING KEYNOTE: THIS SYMBOL WHEN ATTACHED TO A WALL, SHALL INDICATE THIS FINISH FOR THE ENTIRE LENGTH OF WALL FROM ONE INTERSECTION TO THE NEXT AND NOT BE TERMINATED BY WINDOWS OR DOORS, U.N.O.
- RELOCATE LIGHT FIXTURE TO AVOID CONFLICTS WITH DUCTWORK. MAINTAIN RELATIVE SPACING AND SYMMETRY BETWEEN LIGHTS AND WALLS. REVIEW WITH ARCHITECT PRIOR TO REVISING LIGHT LAYOUT.
- SEE SHEET A01 FOR FINISH LEGEND.

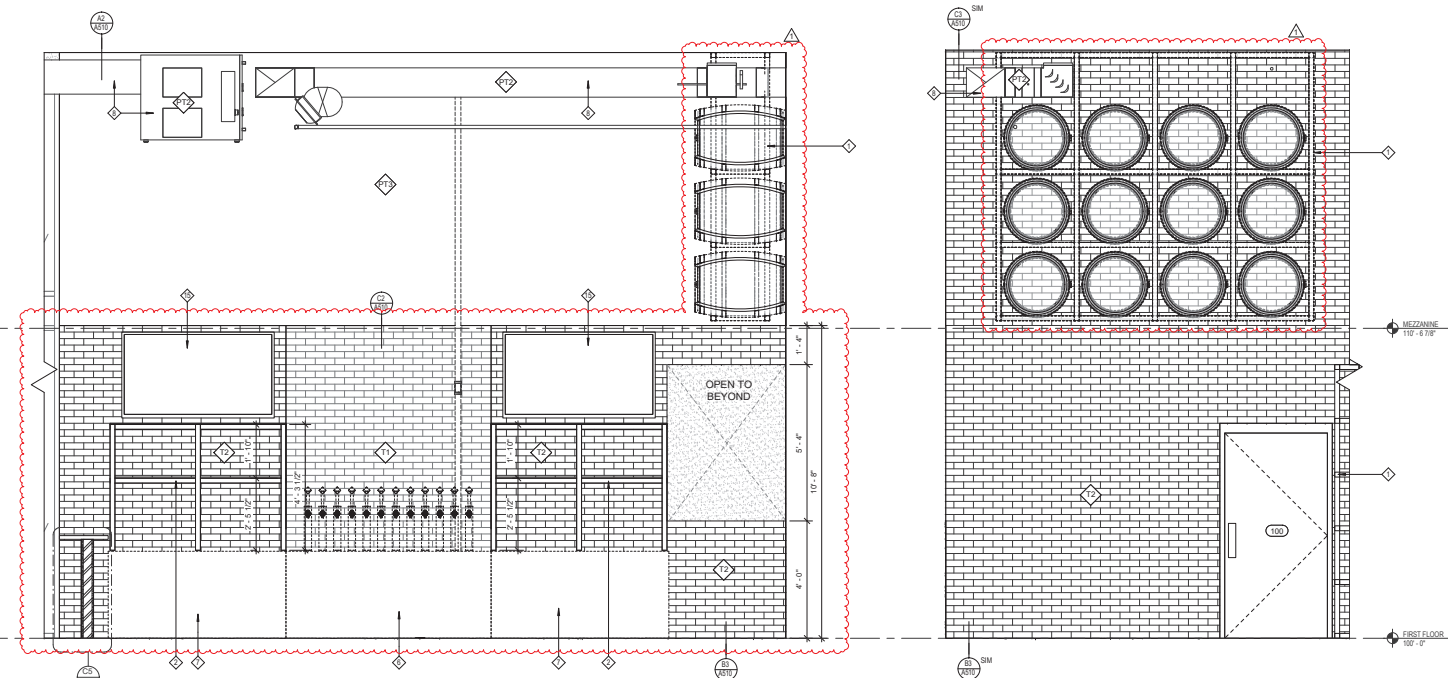


KEYED NOTES

- 1 TUBE STEEL GRID STORAGE STRUCTURE, RE. DETAILS
- 2 12" DEEP X 4" X 3/4" STORAGE SHELVES W/ 20X14 HSS FRAME W/ 1/4" TEMPERED GLASS
- 3 SHELVES, VELD, GRND SMOOTH, PRIMED, PAINTED PTA TYP.
- 4 PREP SINK & FAUCET, RE. PLUMBING
- 5 ADA TOILET, RE. PLUMBING
- 6 SURFACE MOUNT MIRROR BY OWNER
- 7 DRAFT BAR, RE. PLUMBING & EQUIPMENT SCHEDULE
- 8 BACK BAR REFRIGERATOR, RE. ELECTRICAL & EQUIPMENT SCHEDULE
- 9 PAINTED EXPOSED MECHANICAL EQUIPMENT & DUCTWORK, RE. MECHANICAL & FINISH SCHEDULE
- 10 TOILET TISSUE DISPENSER, PROVIDE BACKING AS RECD BY MFR.
- 11 18" VERTICAL, S.S. GRAB BAR, PROVIDE BACKING AS RECD BY MFR.
- 12 42" S.S. GRAB BAR, PROVIDE BACKING AS RECD BY MFR.
- 13 36" S.S. GRAB BAR, PROVIDE BACKING AS RECD BY MFR.
- 14 TOILET TISSUE DISPENSER, PROVIDE BACKING AS RECD BY MFR.
- 15 ADA PIRE WRAP, TYP.
- 16 18" WALL MOUNT TV, OWNER PROVIDED, CONTRACTOR INSTALLED, RE. ELECTRICAL



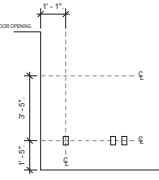
BATHROOM 2 - SOUTH ELEVATION (C1) 1/2" = 1'-0"
BATHROOM 2 - EAST ELEVATION (C2) 1/2" = 1'-0"
BATHROOM 1 - EAST ELEVATION (C3) 1/2" = 1'-0"
BATHROOM 1 - SOUTH ELEVATION (C4) 1/2" = 1'-0"



A1 BAR - EAST ELEVATION 1/2" = 1'-0"
A3 BAR - SOUTH ELEVATION 1/2" = 1'-0"



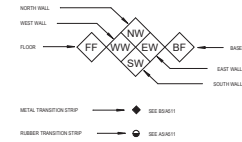
ALIGNMENT LEGEND:



NOTE: ALL OUTLETS, SWITCHES, STROBES, AND OTHER WALL MOUNTED ELECTRICAL/FIRE PROTECTION DEVICES TO BE ALIGNED ON THE FACE OF THE WALL AND WITHIN CODE REQUIRED CLEARANCES OF DOORS/OPENINGS OF WALL.

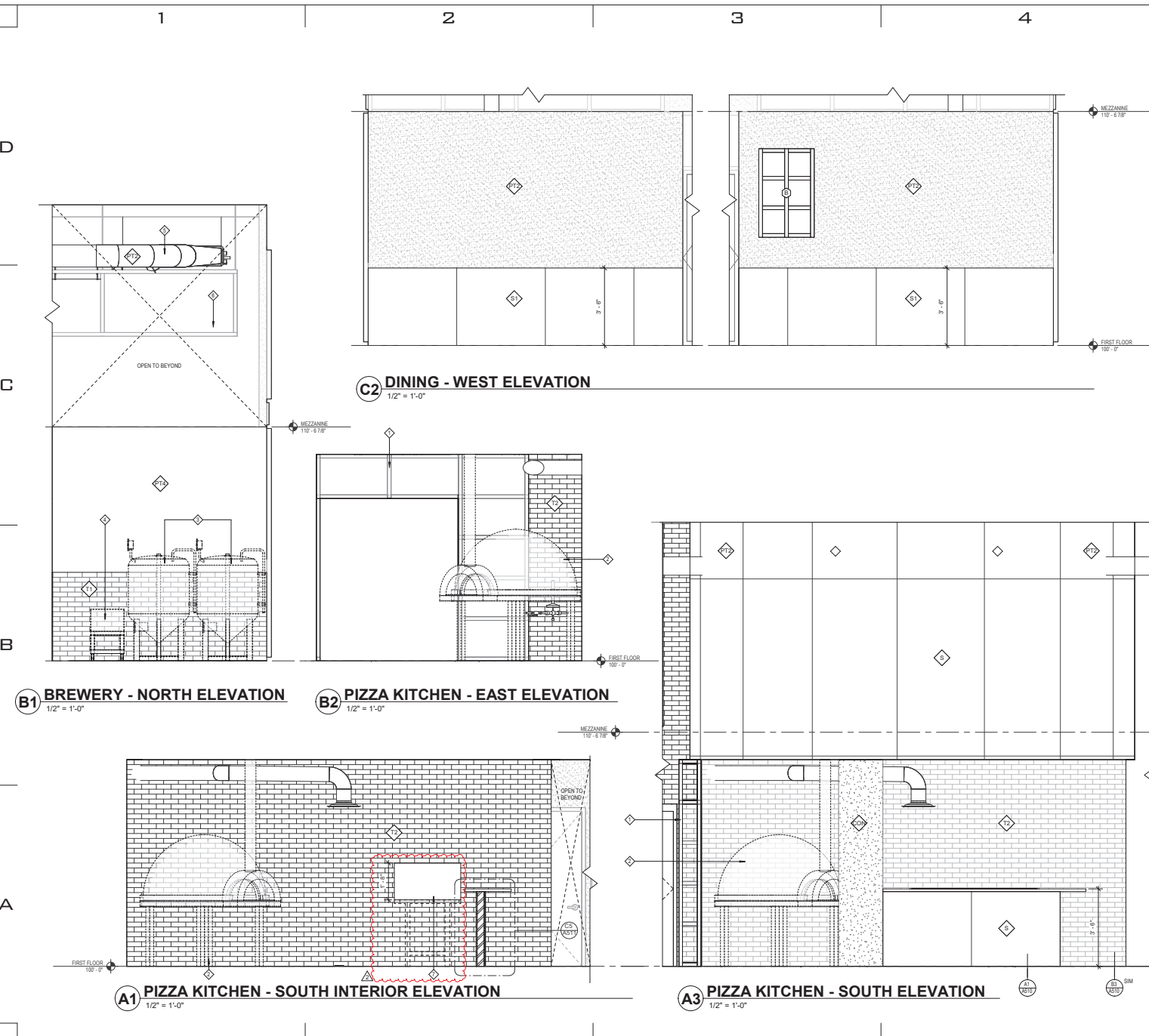
GENERAL FINISH NOTES:

- SEE SHEET C0R FOR GENERAL NOTES.
- SEE SHEET C0R FOR DRAWING INDEX.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- PROVIDE EPOXY PAINT AT ALL TOILET ROOMS AND JANITOR ROOMS.
- ALL TILE GROUT JOINTS TO BE NO LARGER THAN 1/8" U.N.O.
- FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF MILLWORK.
- COORDINATE ALL MILLWORK WITH APPLIANCES BEFORE FABRICATION.
- SEE INTERIOR ELEVATION SHEETS FOR ALL WALL TILE PATTERNS - COORDINATE PATTERN LAYOUTS WITH ARCHITECT PRIOR TO CUTTING AND PLACEMENT OF ANY & ALL TILE.
- PROVIDE A SMOOTH TRANSITION AT ALL CHANGES IN FLOOR MATERIAL - CONTRACTOR TO INSTALL ALL FLOOR FINISHES AT SAME LEVEL, DESPITE DIFFERENCES IN THICKNESS.
- ALL GYP. BD. CEILINGS SHALL BE PAINTED AS INDICATED IN FINISH LEGEND.
- ALL EXPOSED NON CONCRETE COLUMNS TO BE PAINTED TO MATCH ADJACENT WALLS.
- EXPOSED METAL HANDRAILS, GUARDRAILS, HANDRAIL/GUARDRAIL SUPPORT SYSTEMS, STAR STRUCTURE, DUCTWORK, CONDUIT, PIPING, ETC NOT NOTED AS STAINLESS STEEL, TO BE PAINTED. REFER TO REFLECTED CEILING PLANS & FINISH LEGEND FOR PAINT COLOR.
- EXPOSED GYP. BD. CEILINGS SHALL BE PAINTED - REFER TO FINISH PLANS, REFLECTED CEILING PLANS, & FINISH LEGEND FOR PAINT COLOR.
- RATED WALL CONDITIONS SHALL REMAIN 5/8" TYPE-X GYP. BOARD, BOTH RATED AND NON-RATED, SHALL BE PAINTED WHERE EXPOSED - REFER TO FINISH LEGEND.
- PROVIDE SOLID BLOCKING/BACKING FOR ALL WALL MOUNTED ACCESSORIES.
- FOR ALL FINISH MATERIALS SEE FINISH LEGEND ON SHEET A601.
- COORDINATE ALL FIXTURES WITH MECHANICAL PLUMBING AND ELECTRICAL AS REQUIRED.
- ALL EXPOSED PIPES IN ADA FIXTURES SHOULD BE WRAPPED IN A PVC INSULATION.
- WALL, FLOOR, BASE AND CEILING KEYNOTE: THIS SYMBOL WHEN ATTACHED TO A WALL SHALL INDICATE THIS FINISH FOR THE ENTIRE LENGTH OF WALL FROM ONE INTERSECTION TO THE NEXT AND NOT BE TERMINATED BY WINDOWS OR DOORS, U.N.O.
- RELOCATE LIGHT FIXTURE TO AVOID CONFLICTS WITH DUCTWORK MAINTAIN RELATIVE SPACING AND SYMMETRY BETWEEN LIGHTS AND WALLS. REVIEW WITH ARCHITECT PRIOR TO REVISING LIGHT LAYOUT.
- SEE SHEET A601 FOR FINISH LEGEND.



KEYED NOTES

- 1 TUBE STEEL GRID STORAGE STRUCTURE, RE: DETAILS
 - 2 P01 - PIZZA OVEN, RE: ELECTRICAL, PLUMBING & EQUIPMENT SCHEDULE
 - 3 BR01 - JACKETED UNITANK, RE: ELECTRICAL & EQUIPMENT SCHEDULE
 - 4 BR02 - GLYCOL CHILLER, RE: ELECTRICAL & EQUIPMENT SCHEDULE
 - 5 PAINTED EXPOSED MECHANICAL EQUIPMENT & DUCTWORK RE: MECHANICAL & FINISH SCHEDULE
 - 6 SUSPENDED TUBE STEEL GRID STRUCTURE W ATTACHED ACOUSTICAL TECTUM PANELS, RE: DETAILS
- STAINLESS STEEL BACKSPLASH, COORDINATE INSTALLATION WITH BLT/BER/BLOCK, PROVIDED BY OWNER



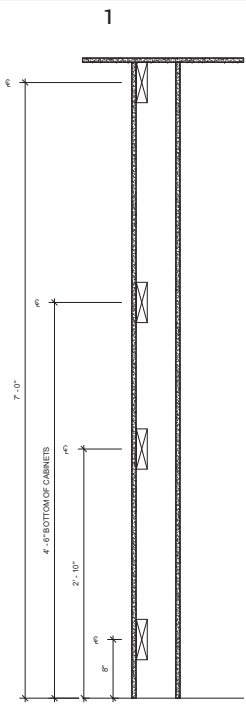
C2 DINING - WEST ELEVATION
1/2" = 1'-0"

B1 BREWERY - NORTH ELEVATION
1/2" = 1'-0"

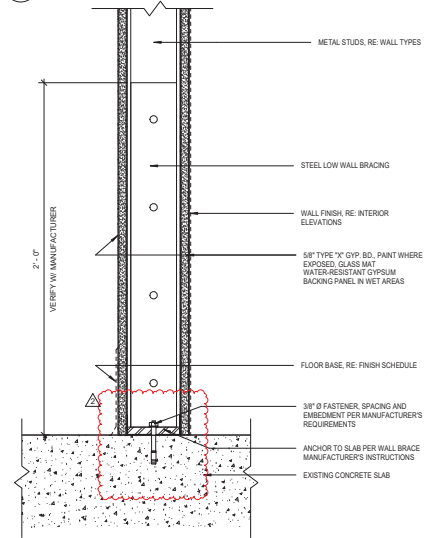
B2 PIZZA KITCHEN - EAST ELEVATION
1/2" = 1'-0"

A1 PIZZA KITCHEN - SOUTH INTERIOR ELEVATION
1/2" = 1'-0"

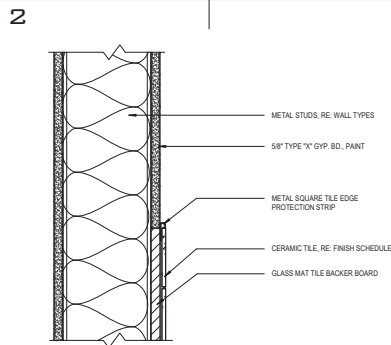
A3 PIZZA KITCHEN - SOUTH ELEVATION
1/2" = 1'-0"



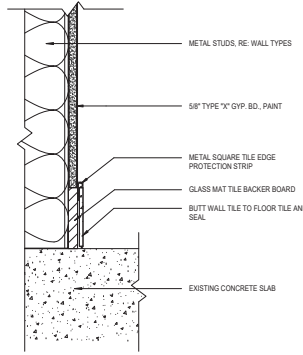
C1 BLOCKING
1 1/2" = 1'-0"



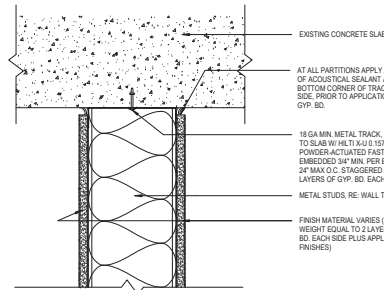
A1 PONY WALL BASE
3" = 1'-0"



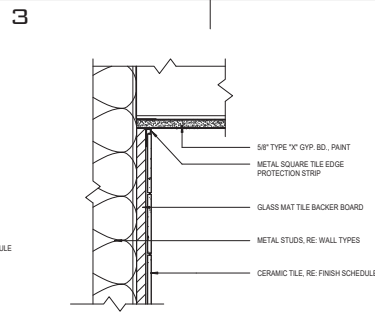
C2 TILE TO GYP. BD. TRANSITION
3" = 1'-0"



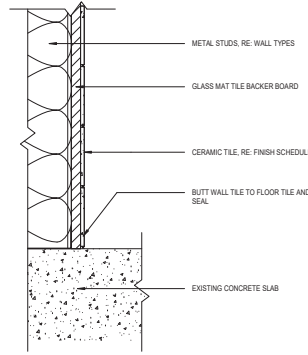
B2 BASE - TILE TO GYP. BD.
3" = 1'-0"



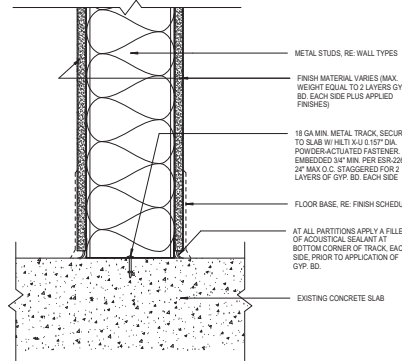
A2 TYPICAL WALL HEAD @ CONCRETE
3" = 1'-0"



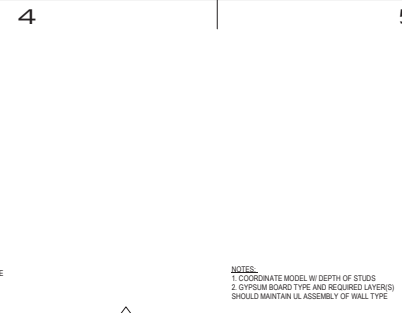
C3 TILE TRANSITION INSIDE CORNER/CEILING
3" = 1'-0"



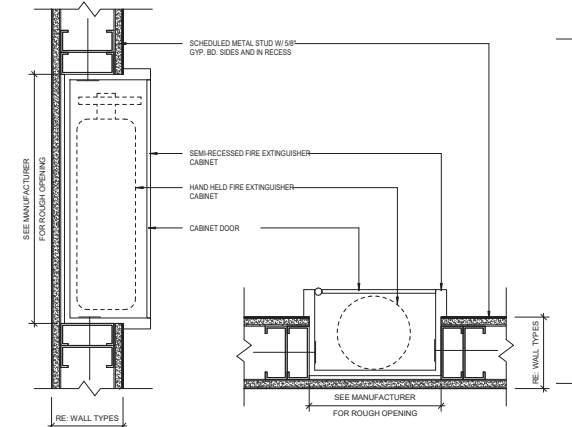
B3 BASE - TILE
3" = 1'-0"



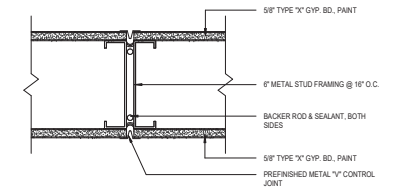
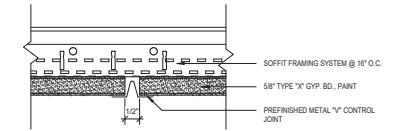
A4 TYPICAL FRAMED WALL BASE
3" = 1'-0"



C5 FIRE EXTINGUISHER @ WALL
3" = 1'-0"



B5 CEILING GYP. BD. CONTROL JOINT
6" = 1'-0"



A5 TYP GYP. BD. CONTROL JOINT
3" = 1'-0"

NOTES:
1. COORDINATE MODEL W/ DEPTH OF STUDS
2. GYP. BOARD TYPE AND REQUIRED LAYER(S) SHOULD MAINTAIN UL ASSEMBLY OF WALL TYPE

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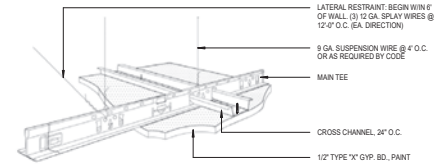
22 07.13

1 22 08.31 ADD 1

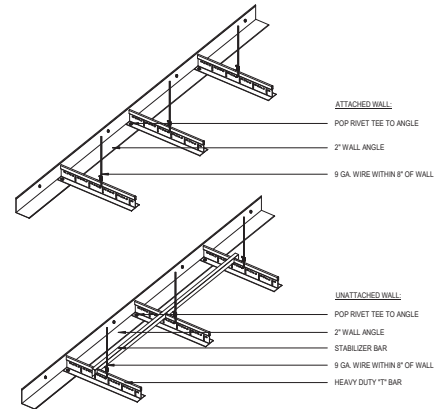
PERMIT SET

DETAILS -
CEILING &
SOFFITS

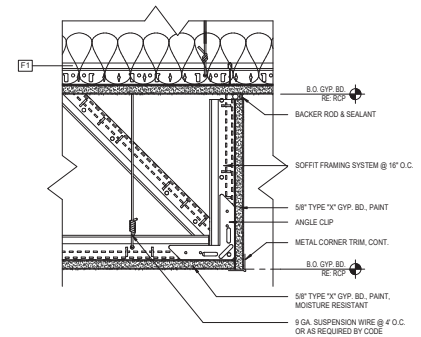
A520



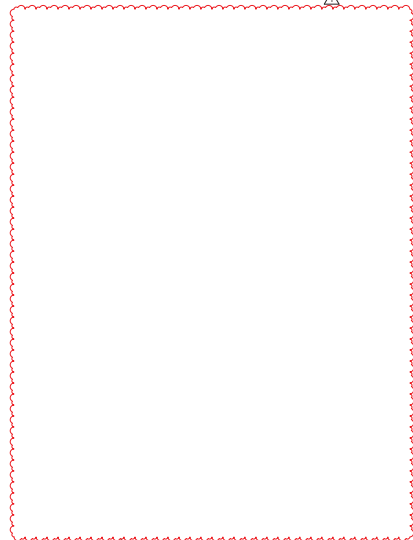
D5 SUSPENDED GYP. BD. CEILING DETAIL
3/4" = 1'-0"



B5 SEISMIC SUSPENDED CEILING DETAIL
1 1/2" = 1'-0"



A5 GYP SOFFIT
3" = 1'-0"



D

C

B

A

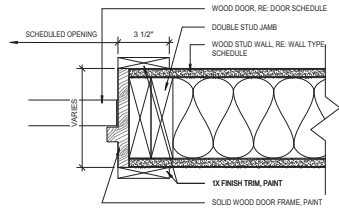
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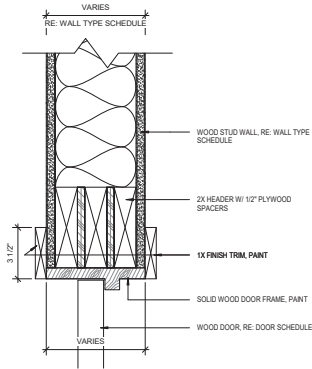
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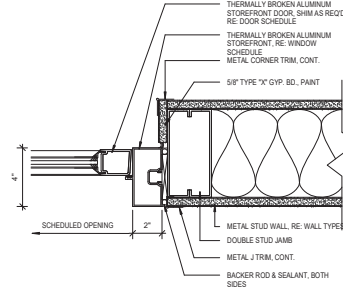
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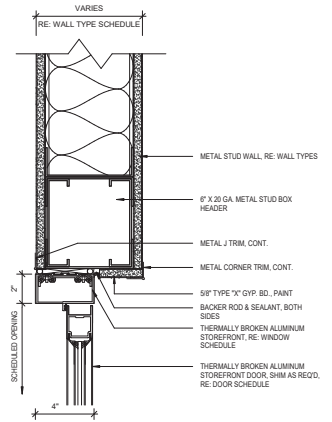
B2 WOOD DOOR JAMB @ GYP. BD.
3" = 1'-0"



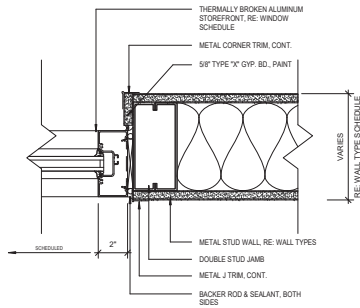
B3 WOOD DOOR HEAD @ GYP. BD.
3" = 1'-0"



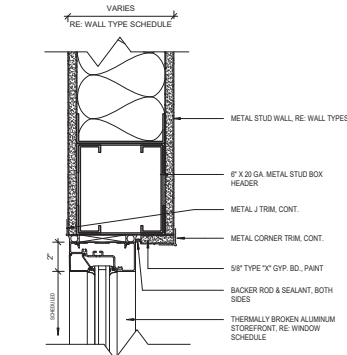
B4 INTERIOR STOREFRONT DOOR JAMB @ GYP. BD.
3" = 1'-0"



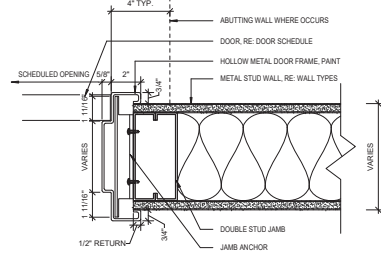
B5 INTERIOR STOREFRONT DOOR HEAD @ GYP. BD.
3" = 1'-0"



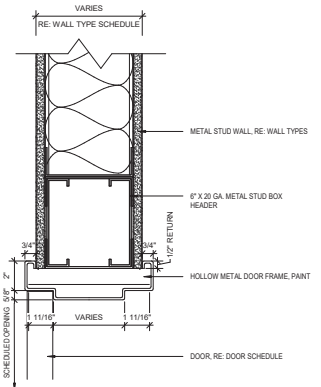
A2 INTERIOR STOREFRONT JAMB @ GYP. BD.
3" = 1'-0"



A3 INTERIOR STOREFRONT HEAD @ GYP. BD.
3" = 1'-0"



A4 HM DOOR JAMB @ METAL STUD
3" = 1'-0"



A5 HM DOOR HEAD @ METAL STUD
3" = 1'-0"

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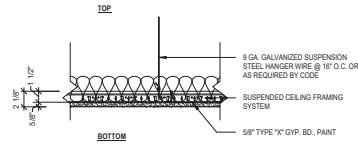
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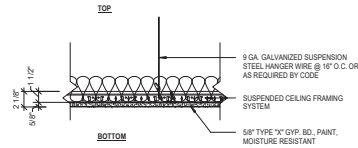
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CEILING TYPES

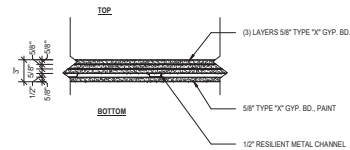
C1
SUSPENDED 5/8" TYPE "X" GYP. BD.



C2
SUSPENDED 5/8" TYPE "X" GYP. BD.,
MOISTURE RESISTANT

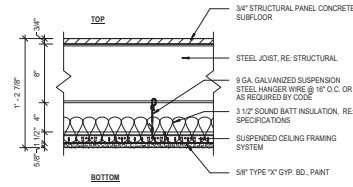


C3
5/8" TYPE "X" GYP. BD.
2 HR RATED
UL K504



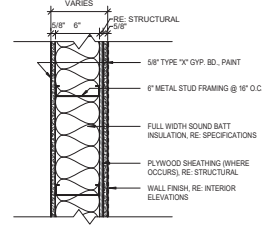
FLOOR TYPES

F1
8" STEEL JOISTS W/ STRUCTURAL PANEL CONCRETE SUBFLOOR,
RE: STRUCTURAL
2 HR RATED
UL H505

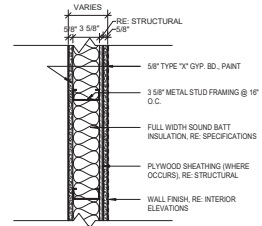


METAL STUD WALL TYPES

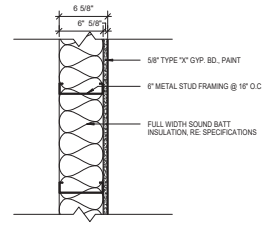
9A
6" METAL STUD FRAMING



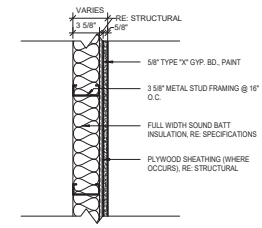
9B
3 5/8" METAL STUD FRAMING



9C
6" METAL STUD W/ GYP. BD. ONE SIDE

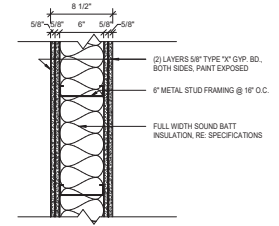


9D
3 5/8" METAL STUD W/ GYP. BD. ONE SIDE

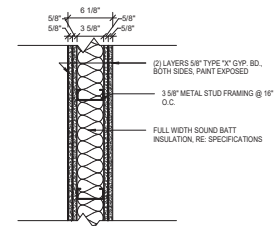


REFER TO SHEET G005 FOR ACOUSTICAL RATINGS & UL ASSEMBLIES.
REFER TO SHEET A510 FOR ACOUSTICAL PARTITION DETAILING AND
TYPICAL TOP OF WOOD STUD WALL DETAIL.

9E
6" METAL STUD FRAMING
2 HR RATED
UL U419



9F
3 5/8" METAL STUD FRAMING
2 HR RATED
UL U419



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PERMIT SET

ASSEMBLIES
SCHEDULE

A600

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DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	FIRE RATING	FRAME		HARDWARE GROUP	COMMENTS
					MATERIAL	FINISH		
100	B	3'-0"	7'-0"		HOLLOW STEEL	PT4		
101	B	3'-0"	7'-0"		HOLLOW STEEL	PT4		
102	B	3'-0"	7'-0"		HOLLOW STEEL	PT4		
103	B	3'-0"	7'-0"		HOLLOW STEEL	PT4		
104	C	3'-0"	7'-2 1/4"		ALUMINUM	ANODIZED		
105	A	3'-0"	8'-0"		HOLLOW STEEL	PT4		SALVAGED DOOR TO BE PROVIDED BY CLIENT
201	B	3'-0"	8'-0"		HOLLOW STEEL	PT4		
202	B	3'-0"	8'-0"		HOLLOW STEEL	PT4		

FINISH LEGEND

MARK	DESCRIPTION	MFR	COLLECTION	SIZE	SHEEN/TEXTURE/FINISH	COLOR	COMMENTS
BASE							
B1	RUBBER BASE	ROBBE		4"			FINAL SELECTION BY ARCHITECT
B2	TILE BASE	FLOOR & DECOR	CANVAS	3 X 12	POLISHED		BASE TO MATCH ADJACENT TILE
CEILING							
C1	PAINTED SUSPENDED GYP. BD. CEILING TYPE 'X'				FLAT	ROCK CANDY, SW6231	COATING: LATEX (GENERAL COATING, EPOXY (RESTROOM/JANITORIAL ROOMS))
C2	PAINTED MOISTURE RESISTANT GYP. BD. CEILING TYPE 'X'				FLAT	ROCK CANDY, SW6231	COATING: LATEX (GENERAL COATING, EPOXY (RESTROOM/JANITORIAL ROOMS))
C3	PAINTED SUSPENDED MOISTURE RESISTANT GYP. BD. CEILING TYPE 'X'				FLAT	ROCK CANDY, SW6231	COATING: LATEX (GENERAL COATING, EPOXY (RESTROOM/JANITORIAL ROOMS))
C4	PAINTED GYP. BD. CEILING TYPE 'X'				FLAT	ROCK CANDY, SW6231	COATING: LATEX (GENERAL COATING, EPOXY (RESTROOM/JANITORIAL ROOMS))
C5	PAINTED EXPOSED STRUCTURE				FLAT ACRYLIC DRYFALL	ROCK CANDY, SW6231	COATING: LATEX (GENERAL)
COUNTERTOP							
C21	QUARTZ	FLOOR & DECOR			BRUSHED	CARBO	
FLOOR FINISH							
L1T	LUXURY VINYL TILE (LVT)				PLANK SELECTION BY OWNER		FINAL SELECTION BY OWNER
SC	SEALED, POLISHED CONCRETE						EXISTING SEALED, POLISHED CONCRETE
MILKWORK							
L1	PLASTIC LAMINATE - KITCHEN						WHITE MELAMINE INTERIOR. FINAL PLAN SELECTION BY OWNER
L2	PLASTIC LAMINATE - BATHROOM						WHITE MELAMINE INTERIOR. FINAL PLAN SELECTION BY OWNER
WALL FINISH							
CON	SEALED CONCRETE						EXISTING SEALED CONCRETE
P1P	FIBERGLASS REINFORCED PLASTIC PANELS	MAALTE	SYMMETRIX	4 X 8'		CR150 WHITE	
P1T	GENERAL PAINT	SHERWIN WILLIAMS			EGGSHELL	ROCK CANDY, SW6231	COATING: LATEX (GENERAL COATING, EPOXY (RESTROOM/JANITORIAL ROOMS))
P2T	GENERAL PAINT	SHERWIN WILLIAMS			EGGSHELL	DRIZZLE, SW6479	COATING: LATEX (GENERAL COATING, EPOXY (RESTROOM/JANITORIAL ROOMS))
P3T	CHARCOAL FINISH PAINT W/ BREWING MURAL	SHERWIN WILLIAMS	RYLON		CHARCOAL, LOW GLOSS	BLACK	BREWING MURAL, INSTALLED BY OWNER
P4T	GENERAL PAINT, HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS			EGGSHELL, SEMI-GLOSS	NIGHTWATCH, SW6969	COATING: LATEX (GENERAL COATING, EPOXY (RESTROOM/JANITORIAL ROOMS))
S	STEEL PANELING			4 X 8'			
T1	BLACK CERAMIC SUBWAY TILE	FLOOR & DECOR	CANVAS	3 X 12	POLISHED	RAVEN II	RUNNING BOND, DARK GRAY GROUT. FINAL SELECTION BY ARCHITECT
T2	THIN BRICK						RUNNING BOND, DARK GRAY GROUT. FINAL SELECTION BY ARCHITECT. MATERIAL PROVIDED BY OWNER & INSTALLED BY CONTRACTOR
T3	WHITE CERAMIC SUBWAY TILE	FLOOR & DECOR	CANVAS	3 X 12	POLISHED	MERINGUE II	RUNNING BOND, DARK GRAY GROUT. FINAL SELECTION BY ARCHITECT

DOOR SCHEDULE NOTES

- REFER TO SPECIFICATION FOR DOOR HARDWARE SCHEDULE AND GROUPS
- REFER TO FLOOR PLANS FOR DOOR SWINGS
- WHERE APPLICABLE, COORDINATE FRAME AND DOOR SIZE TO SUIT MASONRY COURSE. MEMBER TO FILE OPENING WITHOUT CUTTING MASONRY UNITS.
- FIELD VERIFY ROUGH OPENINGS AND DIMENSIONS IN FIELD
- ALL DOORS LOCATED ON LEVEL 2 ARE TYPICAL FOR LEVELS 3, 4, 5, AND 6.
- DOOR DIMENSIONS ARE CLEAR OPENING REQUIREMENTS
- ALL CARD READERS SHALL BE INSTALLED ON THE SECURE SIDE. EGRESS SHALL NOT BE PREVENTED FROM ANY SPACE.
- PANELS DENOTED WITH A "T" TO BE TEMPERED SAFETY GLASS.
- VERIFY ALL DIMENSIONS AND ROUGH OPENING SIZES IN FIELD.
- IF AREA OF ANY PANEL OF GLAZING EXCEEDS ALLOWABLE 1/4" USE, PROVIDE RECOMMENDED THICKNESS AT CONDITION.
- ALL GLAZING TO BE INSULATED U.N.O.
- BASES OF DESIGN INDICATED. SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT.
- DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF (IBC 1010.1.13.1) HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 3/4 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE FLOOR, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION. OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES

GLASS TYPES

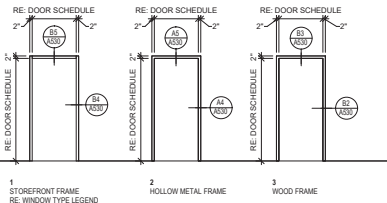
- 1/2" CLEAR GLASS
- 1/2" CLEAR TEMPERED GLASS

WINDOW SCHEDULE NOTES

- VERIFY ALL DIMENSIONS AND ROUGH OPENING SIZES IN FIELD.
- IF AREA OF ANY PANEL OF GLAZING EXCEEDS ALLOWABLE 1/4" USE, PROVIDE RECOMMENDED THICKNESS AT CONDITION.
- ALL FRAMES, SASHES, MULLIONS, ETC. TO BE BLACK FINISH U.N.O.
- ALL GLAZING TO BE INSULATED U.N.O.
- PROVIDE ALL OPERABLE WINDOWS AND SLIDERS WITH MESH SCREENS

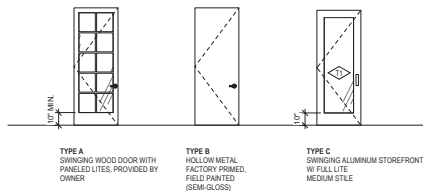
EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MODEL	MFR	SIZE	COMMENTS
BAR					
B01	BACK BAR REFRIGERATOR	178L88729C	AVANTCO	72 3/4" W X 41 1/2" D X 35 5/8" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
B02	DISHWASHER	NOBLE UL301	NOBLE WAREWASHING	24 1/4" W X 29" D X 33 5/8" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
B03	DRAFT BAR				FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
B04	UNDERCOUNTER ICE MACHINE	98LUC120A	AVANTCO	19 7/8" W X 21 1/2" D X 35 5/8" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
B05	BAR SPRAYING	2200BL124	REGENCY	27 1/2" W X 21" D X 34" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
B06	UNDERBAR ICE BIN	600BR124	REGENCY	24" W X 21" D X 33" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
BREW					
B07	BREWHOUSE	BH11E3-1PH	SS BREWTECH	76" W X 40" D X 50" H	240 V SINGLE PHASE, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
B08	SILCOIL CHILLER	FTGCR-801	SS BREWTECH	18" W X 18" D X 28" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
B09	JACKETED LIFTWALK	FWT1-01	SS BREWTECH	13" W X 37" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
KITCHEN					
K01	COMMERCIAL DISHWASHER	NOBLE 1E	NOBLE WAREWASHING	30 3/8" x 29 1/2"	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
K02	COUNTERTOP SINGLE BURNER COOKTOP	6055A	COOK TEK	14 5/8" x 23 1/2"	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
K03	COON/TERTOP WARMER	NEB500	NEB500	13 5/8" x 16 3/4"	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
K04	DOUBLE PANIN GRILL	CPDUE14D	GLORIE	42 5/8" x 21 40"	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
K05	REFRIGERATED SANDWICH PREP TABLE	178APT48MCC	AVANTCO	46 3/4" x 39"	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
K06	STAINLESS STEEL FREEZER	178AC2PHC	AVANTCO	29" W X 31 1/4" D X 65 1/2" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
K07	STAINLESS STEEL SPRING REFRIGERATOR	178SPR2PHC	AVANTCO	24 1/2" W X 30 1/2" D X 65 1/2" H	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
K08	6" X 14" X 6" WALK-IN COOLER	KLB14-C	NORLAK	72" W X 168" D X 79" H	FURNISHED BY OWNER, INSTALLED BY MANUFACTURER. FOAM PLASTIC INSTALLED IN A MAXIMUM THICKNESS OF 1 1/2" (38 MM) IN COOLER AND FREEZER WALLS SHALL: 1. HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 45; 2. BE TESTED IN A 4" (102 MM) THICKNESS; 3. HAVE A FLASH POINT AND SELF-IGNITION TEMPERATURES OF NOT LESS THAN 600°F AND 800°F (316°C AND 427°C), RESPECTIVELY; 4. HAVE A COVERING OF NOT LESS THAN 0.010" (0.254 MM) ALUMINUM OR CARBON-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF NOT LESS THAN 0.0167" (0.424 MM) AT ANY POINT; 4. BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC 2018 903.1.1.1 WHERE THE COOLER OR FREEZER IS WITHIN THE BUILDING, BOTH THE COOLER OR FREEZER AND THAT PART OF THE BUILDING IN WHICH IT IS LOCATED SHALL BE SPRINKLERED.
PIZZA AREA					
P01	PIZZA OVEN	BELFORNO 58	BELFORNO	72 1/2" x 77 3/4"	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
P02	PIZZA PREP TABLE	178APT17HC	AVANTCO	70 7/8" x 36 7/8"	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
RETAIL					
R01	MERCHANDISER REFRIGERATOR	178G547HC	AVANTCO	53 1/8" x 31 7/8"	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR



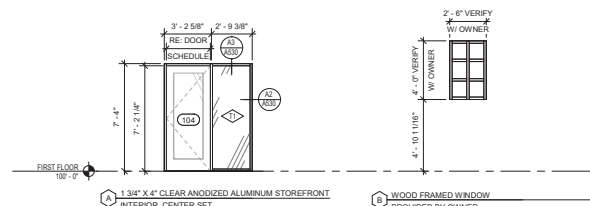
B1 LEGEND - DOOR FRAMES

1/4" = 1'-0"



A1 LEGEND - DOOR TYPES

1/4" = 1'-0"



A2 WINDOW SCHEDULE

1/4" = 1'-0"



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GENERAL STRUCTURAL NOTES

GENERAL

- 1. The structural notes are intended to complement the project specifications. Specific notes and details in the drawings shall govern over the structural notes and typical details.
2. Typical details and sections shall apply where specific details are not shown.
3. The structural drawings are not all-inclusive and do not contain all dimensions, elevations, openings, mechanical shafts, and penetrations needed to build the structure.
4. Omissions or conflicts between the contract drawings and/or specifications shall be brought to the attention of the architect/engineer before proceeding with any work involved.
5. The contractor shall submit a written request to the architect/engineer before proceeding with any changes, substitutions, or modifications.
6. The contractor shall coordinate with all trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment, etc.
7. The contractor shall provide adequate shoring and bracing as required for the chosen method of erection.
8. The contractor shall not cut or core any holes in masonry or concrete walls without prior review by the architect/engineer.
9. Site observations by BHB Consulting Engineers' field representative shall not be construed as approval of construction procedures nor special inspection.
10. Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings.
11. Contractor shall review shop drawings for compliance with contract documents, and stamp shop drawings with review stamp prior to submission to architect for review.
12. Only an authorized representative of BHB Consulting Engineers may make changes to these contract drawings.
13. Bidding, pricing or construction done prior to receiving final building permits from the authorities having jurisdiction is at the contractor's own risk.

BASIS OF DESIGN

- 1. Governing Code: International Building Code 2021
a. Risk Category: II
2. Mezzanine Live Loads:
a. Light Storage: 35 psf MAX
3. Seismic Loads:
a. Seismic Importance Factor, I_s: 1.0
b. Seismic Design Category: D
c. Site Specific Ground Motion Hazard Analysis: Not Required per exceptions in section 11.4.8 of ASCE 7
d. Mapped Spectral Acceleration: S_s = 1.534g, S_1 = 0.553g
e. Soil Site Class: D
f. Soil Site Coefficients: F_a = 1.0, F_b = 2.55
g. 5% Damped Design Spectral Response Acceleration: S_DS = 2/3 * F_a * S_g = 1.029g, S_DS1 = 2/3 * F_b * S_1 = 0.940g
h. Seismic-Force-Resisting System: Light Framed (Cold-Formed Steel) Walls Sheathed with Structural Panels Rated for Shear Resistance
i. Response Modification Coefficient: R = 6.5
j. System Over-strength Factor: O_s = 3.0
k. Deflection Amplification Factor: C_d = 4.0
l. Redundancy Factors: rho_s = 1.0, rho_1 = 1.0
m. Seismic Response Coefficient: C_s = S_DS * I_s / (R * T)
n. W: Dead Loads of Structure
V_s = C_s * W = 0.157 * W
W_y = C_s * W = 0.157 * W
p. Analysis Procedure: Equivalent Lateral Force (Static)

EXISTING CONDITIONS

- 1. Structural connections and the framing systems shown in the structural drawings are based on a limited site survey. The contractor shall verify the existing conditions of framing systems, connections, walls, and other structural elements within the project area.
2. Existing framing systems and foundations taking new loads are assumed to be in good condition, unless noted otherwise in the contract documents.
3. The contractor shall use the foundation systems indicated on the plans for reference only, and shall field verify foundation sizes, locations, and thicknesses during construction.

architect/engineer if existing foundations vary from the information in the contract documents prior to proceeding with the fabrication or construction of any affected elements.

CONCRETE FLOOR SHEATHING

- 1. Materials, unless noted otherwise:
a. Basis of design is USG Structo-Crete® Concrete Subflooring. Reference ICC_ES AC318 and ICC-ES AC319 for Acceptance Criteria
2. Construction and Detailing:
a. Thickness: 1/2"
b. Panel size: 4'x8'. Use Tongue and Groove edges on the long side.
c. Use #8x1 5/8" Winged Flat Washer Head self-drilling screws to attach to joists. See schedule on S601 for spacing.
d. Do not stack panels on top of mezzanine floor. All floor bracing and blocking must be installed first prior to installation of panels

POST-INSTALLED ANCHORS

- 1. General Post-Installed Anchor Notes
a. Do not install adhesive anchors in concrete if less than 21 days old, do not install mechanical anchors, screw anchor or powder actuated anchors in concrete less than 7 days old.
b. Anchors or adhesives specified in details shall be provided; alternative anchors or adhesives may be used if the contractor provides calculations demonstrating that the alternative can achieve the performance values of the specified product.
c. Follow all the manufacturer's recommendations and certification testing reports for anchor installation.
d. No anchor shall be installed within 1.5 anchor rod diameters of an abandoned hole that has been filled with non-shrink grout.
2. Adhesive Anchors
a. For anchors in concrete - when a High Strength Adhesive is specified, the contractor has the option to use any of the adhesives in the High Strength group.
b. Adhesive shall be within the manufacturer's recommended life time and prior to expiration date.
c. Do not install adhesive anchor in wet or damp hole unless product is approved for such conditions without strength reduction.
d. Follow all the manufacturer's recommendations and certification testing reports regarding hole cleaning to adhesive installation.
3. Mechanical Anchors
a. For concrete, the mechanical anchor shall be Kwik Bolt T22 (ICC-ES ESR-4266) by Hilti Inc., Strong-Bolt 2 (ICC-ES ESR-3037) by Simpson Strong-Tie Inc. or Power-Stud+ SD2 (ICC-ES ESR-2502) by Dewart.
b. For grouted masonry, the mechanical anchor shall be Kwik-Bolt 3 (ICC-ES ESR-1385) by Hilti Inc., Wedge-All (ICC-ES ESR-1396) by Simpson Strong-Tie or Strong-Bolt 2 (APMO-UES ER-240) by Simpson Strong-Tie or Power-Stud+ SD1 (ICC-ES ESR-2996) by Dewart.
4. Screw Anchors
a. For concrete and grouted masonry, the screw anchors shall be Titan HD (ICC-ES ESR-2713 for concrete only and ICC-ES ESR-1056 for grouted masonry) by Simpson Strong-Tie, or Screw-Bolt + (ICC-ER ESR-3689 for concrete only) by Dewart, Screw-Bolt (ICC-ES ESR-4042 for grouted masonry) by Dewart, or Kwik HUS-EZ (ICC-ES ESR-3027 for concrete only and ICC-ES ESR-3056 for grouted masonry) by Hilti Inc.
5. Powder Actuated Fasteners
a. For fasteners driven into steel (except at metal decks), concrete, or concrete over metal deck, the fastener shall be X-LIP® TH Universal Knurled Shank Fastener (ICC-ES ESR-2269) by Hilti Inc., PDPA (ICC-ES ESR-2136) by Simpson Strong-Tie Inc. or 6mm Head Spiral CSD Drive Pin (ICC-ES ESR-2024) by Dewart.

STRUCTURAL STEEL

- 1. Material:
a. All Thread Rods, Other Shapes & Plates: ASTM A36 (36 ksi)
b. Square or Rectangular HSS: ASTM A500 (50 ksi) Grade C or ASTM A1085 (50ksi)
2. Fabrication and construction shall comply with the latest edition of the following Codes and Standards:
a. American Institute of Steel Construction (AISC), "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings," with "Commentary"
b. AISC "Code of Standard Practice" excluding the following: Section 3.2, Section 4.4, Section 4.4.1,
c. AISC "Specification for Structural Joints Using High-Strength Bolts"
d. American Welding Society (AWS), Structural Welding Code (specific items do not apply when they conflict with the AISC requirements).
e. AISC "Seismic Provision for Structural Steel Buildings" - ANSI/AISC 341

COLD-FORMED STEEL AND SHEATHING

- 1. All cold-formed steel shall meet the requirements of "Specifications for the Design of Cold-Formed Steel Structural Members" by American Iron and Steel Institute (AISI).
2. All cold-formed steel connectors shall be provided by The Steel Network. If the contractor elects to substitute for another manufacturer, the contractor shall submit a revised connector list, prior to construction, that includes the following information:
a. Specified connector indicated on these plans
b. Requested substitution connector
c. Allowable capacity of the requested substitution connector
3. Light Gauge Steel Framing

- a. Galvanized steel shall meet the minimum requirements of ASTM A653 (Fy = 50 ksi) for 97 mil (12 gauge), 68 mil (14 gauge) and 54 mil (16 gauge). For 43 mil (18 gauge) and lighter galvanized steel shall meet and ASTM A653 (Fy = 33 ksi). Galvanized coatings must meet the ASTM A924.
b. Follow all manufacturer's recommendations for the use of these products.
c. Unless noted otherwise, all welded connections shall be done according to AWS standards.
d. All interior non-bearing steel-stud walls that extend above the ceiling but do not attach to the structure above shall be braced with diagonal metal-stud braces (45 degrees). The tilt ratio of the brace shall exceed 200 and shall not be spaced further apart than 10'-0" o.c. Connect diagonal braces to the top of the steel stud walls and to the top flange of the steel beams with two #10 tek screws minimum. Where a concrete deck occurs above, use two powder-driven fasteners per diagonal brace. Other approved methods may be used.
4. Fire Treated Wood Sheathing
a. Wood sheathing shall meet the minimum performance criteria given in APA PRP-108, Performance Standards and Policies for Structural-Use Panels, Form E-445, Voluntary Product Standard PS 1 & PS 2 and Performance Standard for Wood-Based Structural-Use Panels, Form S350, and Structural Plywood, Form H960. Panels shall be unsanded Fire treated plywood or Fire Treated oriented strand board (OSB) and shall be interior grade with exterior glue and have the minimum following thickness and span rating indicated in the "Wood Wall Sheathing Schedule" on S601



07/08/2022

LEVEL CROSSING TAPROOM
550 S 300 W - SUITE 3-1
SALT LAKE CITY, UT 84101

22/07/08

PERMIT SET

GENERAL STRUCTURAL NOTES



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S001

1

2

3

4

5

REQUIREMENTS FOR SPECIAL INSPECTION, MATERIAL TESTING, AND STRUCTURAL OBSERVATION

STATEMENT OF SPECIAL INSPECTION AND QUALITY ASSURANCE

Special inspection and quality assurance (including structural testing), as required by section 1704 and 1705 of the 2021 IBC, shall be provided by an independent agency employed by the owner for the items in this section and other areas of the approved construction documents, unless waived by the building official. The names and credentials of the Special Inspectors to be used shall be submitted to the Building Official for approval.

Responsibilities of the Special Inspector

Special Inspector shall review all work listed in the special inspection schedules herein for conformance with the approved construction plans, specifications and 2021 IBC. Testing and inspection reports shall be sent on a weekly basis to the architect, engineer, building official and contractor for review. All items not in compliance shall be brought to the immediate attention of the contractor for correction, and if uncorrected, to the architect, engineer and building official. Once corrections have been made by the contractor, the special inspector shall submit a final signed report to the building official stating that the work requiring special inspection was, to the best of the special inspector's knowledge, in conformance with the approved construction plans, specifications and 2021 IBC.

Responsibilities of the Contractor

The contractor shall submit a written statement of responsibility to the owner and the building official prior to the commencement of work in accordance with 2021 IBC section 1704.4. This statement shall indicate that the contractor will coordinate and cooperate with the required inspections contained herein. The contractor shall notify the designated special inspector that work is ready for inspection at least 24 hours before said inspection is required. All work requiring special inspection shall remain open and accessible until it has been observed by the special inspector and deemed acceptable through inspection report. Special inspection during fabrication not required if the fabricator is registered and approved by the authority having jurisdiction to perform such work without special inspection. Upon completion of fabrication, the approved fabricator shall submit a certificate of compliance for submittal to the building official. The contractor shall be responsible for their own quality control including materials, fabrication, erection, etc.

STEEL WELDED CONSTRUCTION INSPECTIONS

Definition of Terms

Where special inspections are listed under "Random Basis", special inspection of elements and items shall be performed on a random basis. Operations need not be delayed pending these inspections. Where special inspection items are listed under "Every Element", special inspection shall be performed for each element, joint, or member, as applicable based on the task listed below.

Structural Welding (2021 IBC section 1705.2 and section 1705.12.1 and section 1705.13.1 and AISC 360-16 Chapter N and AISC 341-16 Chapter J)

Table with columns: ITEM FOR VERIFICATION & INSPECTION, INSPECTION PLAN (Every Element, Random Basis), COMMENTS. Rows include: Inspection Tasks Prior to Welding, Welding procedures specifications and manufacturer certifications for welding consumables shall be available, Material identification (type/grade), Welder identification system, Fit-up of groove welds, Configuration and finish of access holes, Fit-up of fillet welds, Check welding equipment, Inspection Tasks During Welding, Use of qualified welders, Control and handling of welding consumables, Cracked tack welds, Environmental conditions, WPS followed, Welding techniques, Inspection Tasks After Welding, Welds cleaned, Size, length and location of welds, Welds meet visual acceptance criteria.

COLD FORMED STEEL CONSTRUCTION INSPECTIONS

Table with columns: ITEM FOR VERIFICATION & INSPECTION, INSPECTION FREQUENCY (CONTINUOUS, PERIODIC), COMMENTS. Row: Cold-formed steel framing (2021 IBC Sections 1705.11.2 and 1705.12.3). All diaphragms and shear walls with fastener spacing of 4 inches or less o/c.

POST-INSTALLED ANCHOR INSPECTIONS

Table with columns: ITEM FOR VERIFICATION & INSPECTION, INSPECTION FREQUENCY (CONTINUOUS, PERIODIC), COMMENTS. Rows: Adhesive Anchors and Reinforcing Bars, Mechanical Anchors and Screw Anchors.

NON-STRUCTURAL COMPONENT CONSTRUCTION INSPECTIONS

Table with columns: ITEM FOR VERIFICATION & INSPECTION, INSPECTION FREQUENCY (CONTINUOUS, PERIODIC), COMMENTS. Rows: Architectural Components located in Seismic Design Categories C, D, E and F (2021 IBC Sections 1705.12.5 and 1705.12.7), Erection and fastening of interior nonbearing walls, Mechanical and Electrical Components located in Seismic Design Categories C, D, E and F (2021 IBC Sections 1705.12.4 and 1705.12.6), Designated seismic systems.

STRUCTURAL OBSERVATION PROGRAM

If structural observations are required, they shall be done by the Engineer of Record or an approved subordinate at the stages of construction listed in the Construction Notification Phases section of these notes. The structural observer shall visually observe representative locations of structural systems, details and load paths for general conformance with the approved construction documents. Structural observation does not include or waive the responsibility for the special inspections indicated in these structural drawings. At the conclusion of the project, the designated structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that to the best of the structural observer's knowledge have not been resolved (See IBC 2021, 1704.6).

Table with columns: STRUCTURAL OBSERVATION PROGRAM REQUIRED BY CODE, YES, NO. Value: X under YES.

CONSTRUCTION MILESTONE SCHEDULE

Table with columns: CONTRACTOR TO NOTIFY ENGINEER AT THE FOLLOWING CONSTRUCTION PHASES: STEEL, Mezzanine framing. Note: After substantial portion of mezzanine framing is erected.

DEFERRED SUBMITTALS

For the purposes of this section, deferred submittals are defined as per section 107.3.4.1 of the IBC 2021. Submittal documents for deferred submittal items shall be submitted to the engineer, architect and building official for their review for general conformance with the design of the building.

DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE

None



LEVEL CROSSING TAPROOM 550 S 300 W - SUITE 3-1 SALT LAKE CITY, UT 84101

22/07/08

PERMIT SET

SPECIAL INSPECTION NOTES

5002





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MARKS AND SYMBOLS LEGEND

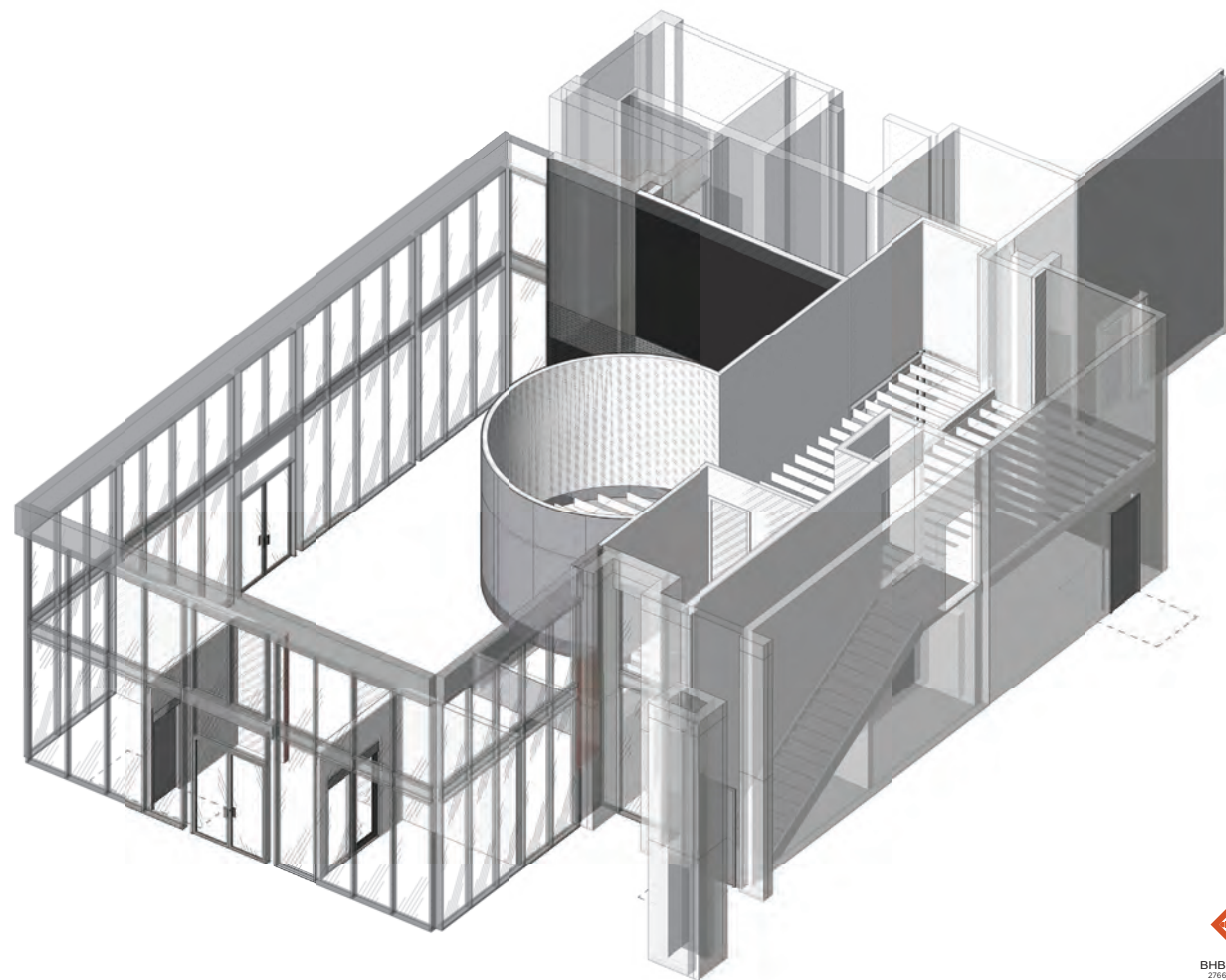
	SECTION MARK
	SHEET NUMBER
	INDICATES METAL STUD WALL WHICH EXTENDS ABOVE ROOF
	INDICATES STRUCTURAL WALL ABOVE
	INDICATES CONCRETE STRUCTURAL PANEL SHEATHING. SEE SCHEDULE ON SHEET S001
	INDICATES METAL STUD TYPE. SEE SCHEDULE ON SHEET S001
	INDICATES METAL STUD HEADER. SEE SCHEDULE ON SHEET S001
	INDICATES METAL STUD DOWN TYPE. SEE SCHEDULE ON SHEET S001
	INDICATES METAL STUD COLUMN TYPE. SEE SCHEDULE ON SHEET S001

STRUCTURAL SHEET LIST

Sheet Number	Sheet Name
S001	GENERAL STRUCTURAL NOTES
S002	SPECIAL INSPECTION NOTES
S010	LEGENDS OF MARKS AND ABBREVIATIONS
S101	MEZZANINE BASE FRAMING PLAN
S111	MEZZANINE FRAMING PLAN
S501	DETAILS
S502	DETAILS
S601	SCHEDULES

LEGEND OF MARKS AND ABBREVIATIONS

AB	ANCHOR BOLT(S)	K	KIPS (K) = 1000 POUNDS
ABV	ARC/V	KLF	KIPS PER LINEAL FOOT
ALT	ALTERNATE	KSF	KIPS PER SQUARE FOOT
APPROX	APPROXIMATE		
ARCH	ARCHITECT(U)RAL	LBS	POUNDS
		LF	LINEAL FOOT
BLDG	BUILDING	LMH	LONG LEG HORIZONTAL
BLW	BELOW	LVV	LONG LEG VERTICAL
BM	BEAM	LSH	LONG SIDE HORIZONTAL
B.N.	BOUNDARY NAILING	LSV	LONG SIDE VERTICAL
BOT	BOTTOM	MAX	MAXIMUM
BRS	BEARING	MED	MECHANICAL
BTWN	BETWEEN	MF-X	MOMENT FRAME
		MFR	MANUFACTURER
CC.	CENTER TO CENTER	MIN	MINIMUM
C.J.	CONST/CONTROL JOINT	MISC	MISCELLANEOUS
COL	COLUMN	MSW	METAL STUD WALL
CONC	CONCRETE		
CONST	CONSTRUCTION	NIC	NOT IN CONTRACT
CTR	CENTER	NTS	NOT TO SCALE
CW-X	CONCRETE WALL		
		O.C.	ON CENTER
DB	DECK BEARING	O.F.	OUTSIDE FACE
DBA	DEFORMED BAR ANCHOR	OPNG	OPENING
DBE	DECK BEARING ELEVATION	OPP	OPPOSITE
DBL	DOUBLE		
DET	DETAIL	PAF	POWDER-ACTUATED FASTENER
DIA	DIAMETER	PCF	POUNDS PER CUBIC FOOT
DIM	DIMENSION	PLF	POUNDS PER LINEAL FOOT
DN	DOWN	PNL	PANEL
DWG	DRAWING	PSF	POUNDS PER SQUARE FOOT
DWL	DOWEL	PSI	POUNDS PER SQUARE INCH
		PT	POINT
(E)	EXISTING	P-T	POST-TENSION
EA	EACH	REQ	REQUIRED
E.N.	EDGE NAILING	R.D.	ROOF DRAIN
E.F.	EACH FACE	RTU	ROOF TOP UNITS
E.J.	EXPANSION JOINT		
ELEC	ELECTRICAL	SHT	SHEET
ELEV	ELEVATION	SI	SPECIAL INSPECTION
E.O.D.	EDGE OF DECK	SM	SIMILAR
E.O.S.	EDGE OF SLAB	SMU	SUSPENDED MECHANICAL UNITS
EQUIP	EQUIPMENT	SOG	SLAB-ON-GRADE
EQ.	EQUAL	SQ	SQUARE
E.W.	EACH WAY	STAG	STAGGERED
EXT	EXISTING	STD	STANDARD
EXT	EXTERIOR	STL	STEEL
FC-X	CONTINUOUS FOOTING MARK	STR	STRUCTURAL
F.D.	FLOOR DRAIN	STS	SELF TAPPING SCREWS
FDN	FOUNDATION		
F.F.	FINISHED FLOOR	T&B	TOP AND BOTTOM
F.N.	FIELD NAILING	TEMP	TEMPERATURE
FR-X	RECTANGULAR FOOTING	THDS	THREADS
FS-X	SQUARE FOOTING	T.O.	TOP OF
FT	FOOT	T.O.C.	TOP OF CONCRETE
FTG	FOOTING	T.O.D.	TOP OF DECK
FTS-X	THICKENED SLAB MARK	TOP	TOP OF FOOTING
		TOW	TOP OF WALL
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GSN	GENERAL STRUCTURAL NOTES	UNO	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
HORIZ	HORIZONTAL		
HSA	HEADED STUD ANCHOR	W/	WITH
HT	HEIGHT	WT	WALL THICKNESS
		WVF	WELDED WIRE FABRIC
		WWM	WELDED WIRE MESH
ICC	INTERNATIONAL CODE COUNCIL		
IBC	INTERNATIONAL BUILDING CODE		
IF.	INSIDE FACE		
IN.	INCH		
INT	INTERIOR		
JT	JOINT		
JST	JOIST		



D

C

B

A

1

2

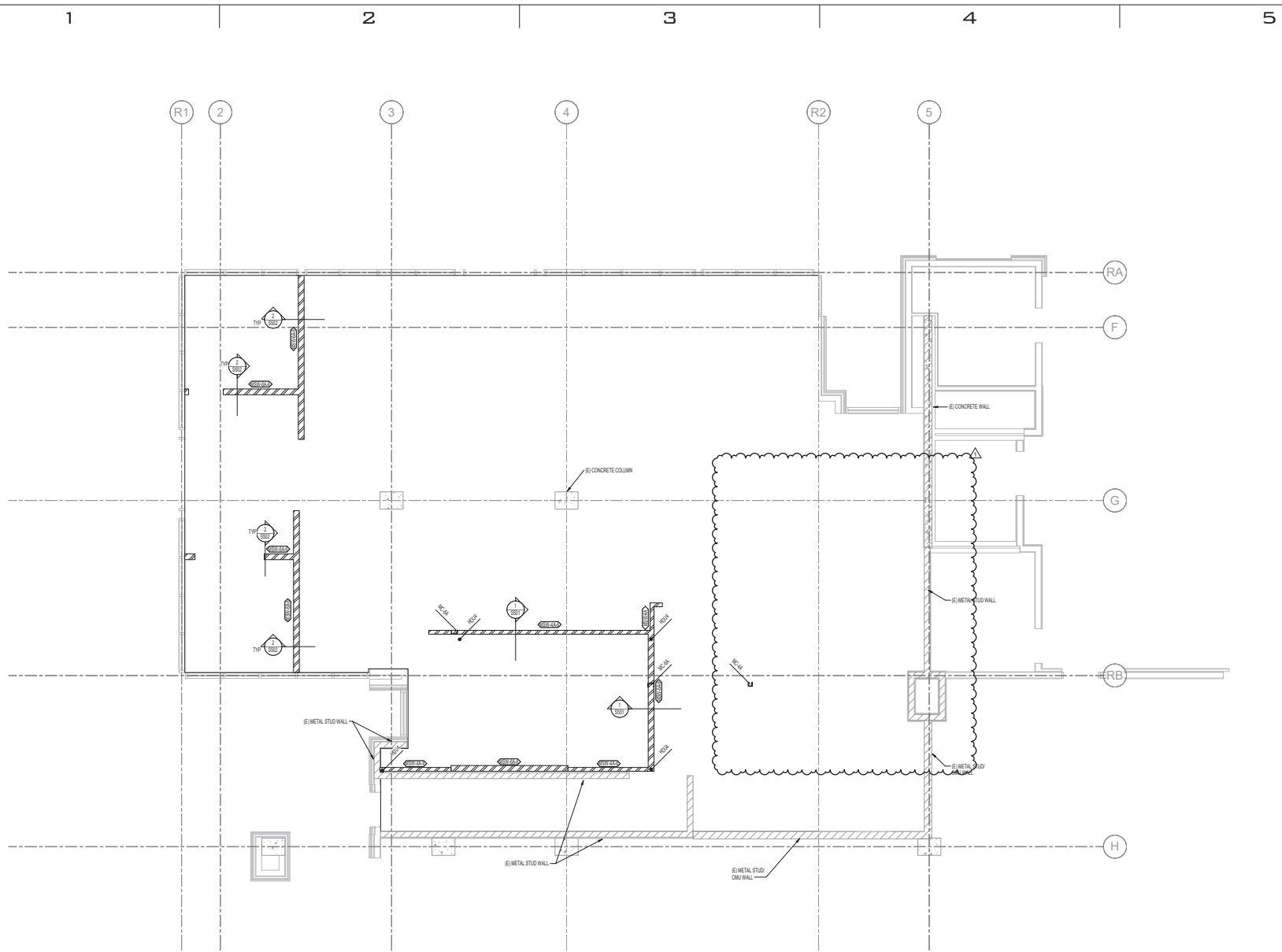
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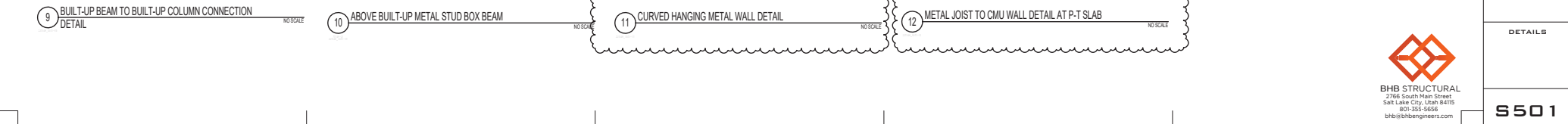
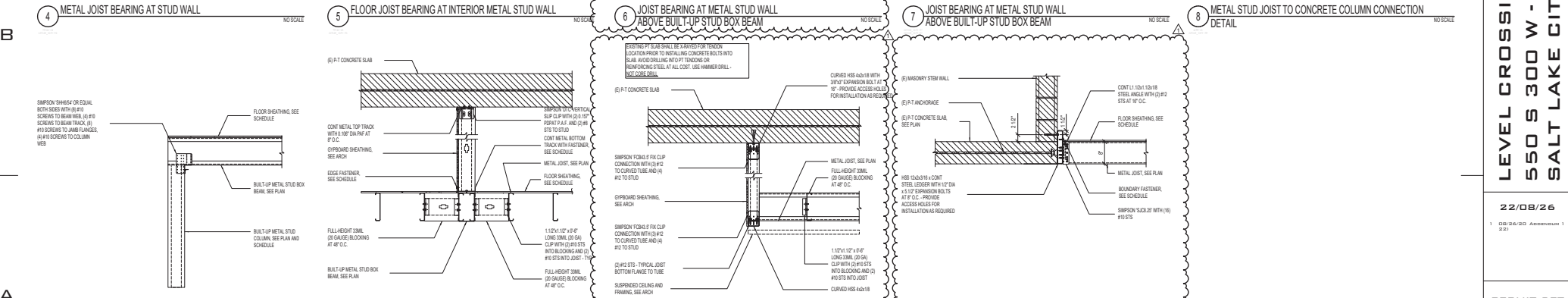
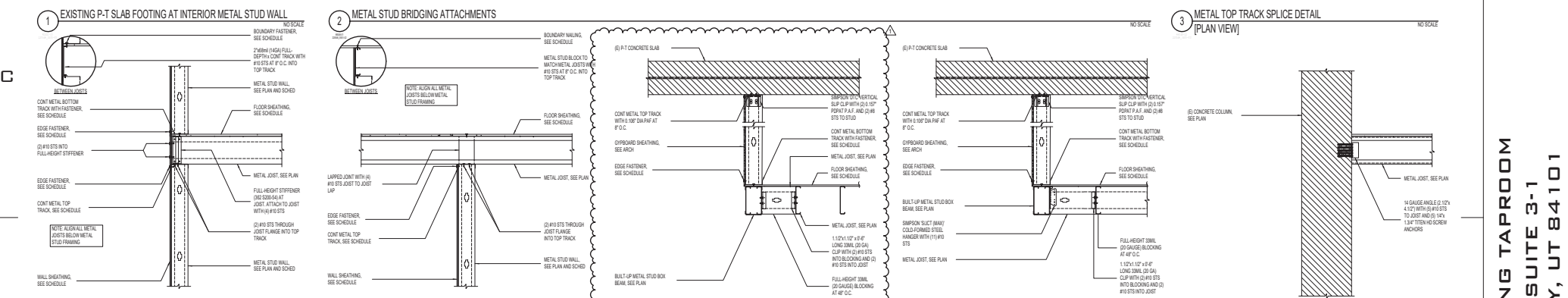
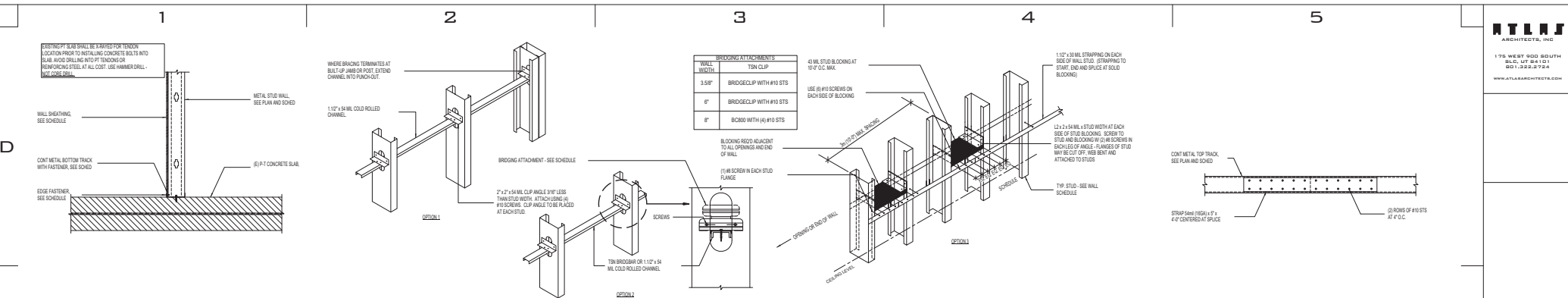
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1 MEZZANINE BASE FRAMING PLAN
1/2"=1'-0"



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D

C

B

A

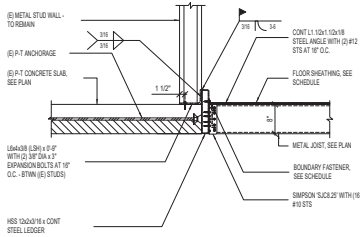
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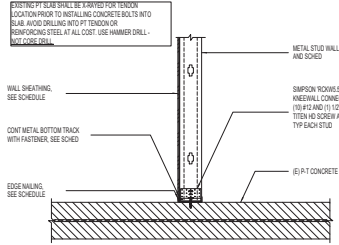
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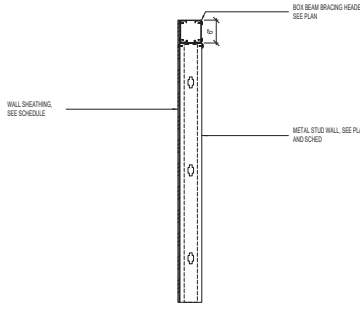
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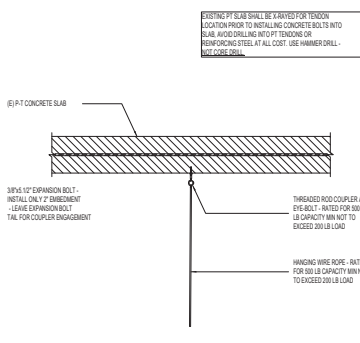
1 METAL JOIST TO METAL STUD WALL DETAIL AT P-T SLAB NO SCALE



2 EXISTING P-T SLAB FOOTING AT INTERIOR CANTILEVERED METAL STUD WALL NO SCALE



3 BOX-BEAM BRACING HEADER AT TOP OF CANTILEVERED WALL DETAIL NO SCALE



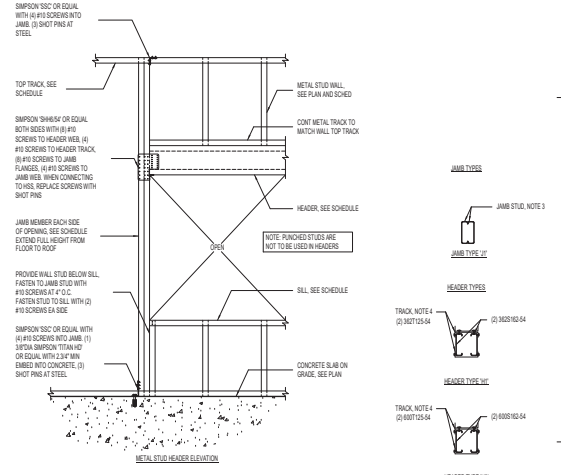
4 TYPICAL HANGING DETAIL FOR MISC. DECORATIVE ITEMS NO SCALE



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HEADER/JAMB SCHEDULE					
MARK	CONDITION	JAMB TYPE	HEADER TYPE	SLL	COMMENTS
MH1	METAL STUD	J1	H1	-	-
MH2	METAL STUD	J1	H2	-	-

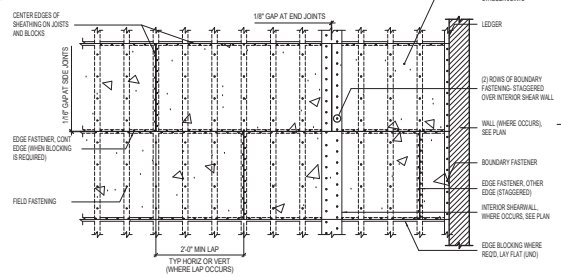
HEADER/JAMB NOTES:
1. ATTACH ALL COMPONENTS TOGETHER WITH #10 SCREWS AT 6" O.C. OR ATTACH COMPONENTS 18 GA OR HIGHER WITH 18" x 1" FLLET WELDS AT 12" O.C.
2. SCREWS SHALL PENETRATE THROUGH FRAMING MEMBER WITH AT LEAST THREE THREADS.
3. STUDS SHALL BE A MINIMUM OF 1.5" WIDE WITH A 30" MINIMUM RETURN UP. JAMB STUD TO MATCH WALL STUD.
4. TRACKS SHALL BE A MINIMUM OF 1.14" WIDE. TRACK GAUGE AND DEPTH TO MATCH WALL STUD.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



4 STEEL HEADER/JAMB SCHEDULE

SHEATHING SCHEDULE AT MEZZANINE							
LOCATION	CONCRETE SHEATHING THICKNESS	FASTENER (NOTE 1)	EDGE FASTENER (OTHER EDGE)	FIELD FASTENER	BOUNDARY FASTENER	EDGE BLOCK	COMMENTS
MEZZANINE	3"	#8	6"	6"	12"	6"	NO BASIS OF DESIGN IS USE OF CONCRETE SUB-LAPPING PANELS

SHEATHING NOTES:
1. PROVIDE (2) ROWS OF BOUNDARY FASTENERS STAGGERED OVER INTERIOR SHEAR WALLS AT FLOOR AND ROOF.
2. PROVIDE (2) ROWS OF BOUNDARY FASTENERS STAGGERED OVER INTERIOR SHEAR WALLS AT FLOOR AND ROOF.
3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

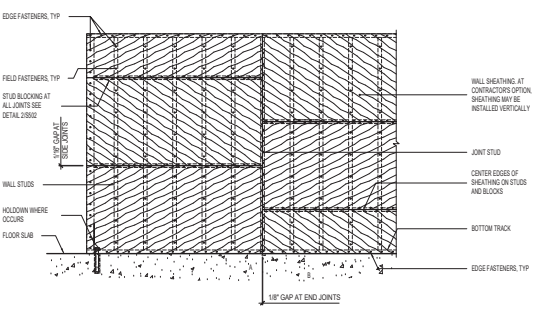


5 SHEATHING SCHEDULE AT MEZZANINE (PLAN VIEW)

METAL STUD WALL FRAMING SCHEDULE (MSW-x)						
MARK	LEVELS	STUDS	TOP TRACK	BOTTOM TRACK	BOTTOM TRACK ANCHOR BOLTS	COMMENTS
MW1	LEVEL 1	MS2025 14" AT 16" O.C.	N072554	N072554	#10 EXPANSION BOLTS	-
MW4R	LEVEL 2	MS2025 14" AT 16" O.C.	N072554	N072554	#10 EXPANSION BOLTS	-
MW5R	LEVEL 2	MS2025 14" AT 16" O.C.	N072554	N072554	#10 EXPANSION BOLTS	-

FIRE RATED 7/16" WOOD WALL SHEATHING SCHEDULE (MSW-x)							
MARK	THICKNESS	FASTENER	EDGE FASTENER	FIELD FASTENER	BOTTOM TRACK ANCHOR BOLTS (NOTE 14)	ERM TRACK FASTENERS (NOTE 8 & 10)	COMMENTS
W	SEE ARCH	-	-	-	#10 STS AT 6" O.C.	3P20M AT 48" O.C.	NO STRUCTURAL SHEATHING REQ
8	FIRE RATED	-	-	-	#10 STS AT 6" O.C.	3P20M AT 48" O.C.	-
4	FIRE RATED	#10 STS	6" O.C.	12" O.C.	#10 STS AT 6" O.C.	3P20M AT 48" O.C.	-
3	FIRE RATED	#10 STS	6" O.C.	12" O.C.	#10 STS AT 6" O.C.	3P20M AT 48" O.C.	-
2	FIRE RATED	#10 STS	6" O.C.	12" O.C.	#10 STS AT 6" O.C.	3P20M AT 48" O.C.	-

METAL STUD HOLDOWN NOTES:
1. BOTTOM TRACK FASTENERS TO BE CONCRETE SCREW ANCHOR OR CONCRETE WEDGE ANCHOR SUITABLE FOR CRACKED CONCRETE. ANCHOR BOLTS TO BE POST INSTALLED DRILL IN MECHANICAL ANCHORS (EXPANSION BOLTS).
2. POST INSTALLED SCREWS ANCHORS REFER TO GENERAL STRUCTURAL NOTES FOR ACCEPTABLE PRODUCTS. POST INSTALLED ANCHORS SHALL BE INSTALLED TO MAINTAIN DIMENSION AND DEPTH REQUIREMENTS AS REQUIRE PER SCHEDULE AND MANUFACTURERS GUIDELINES.
3. DRIVING PT. BLUB SHALL BE AVOID FOR TENSION LOCATION PRIOR TO INSTALLING CONCRETE ANCHOR BOLTS INTO SLAB. AVOID DRILLING INTO PT. TENDING OR REINFORCING STEEL AT ALL COST. USE HAMMER DRILL, NOT CORE DRILL.
4. SCREWS SHALL HAVE A MINIMUM HEAD DIAMETER OF 200" IN ACCORDANCE WITH SAE J78.
5. SCREWS SHALL PENETRATE THROUGH FRAMING MEMBER WITH AT LEAST THREE THREADS.
6. STUDS SHALL BE A MINIMUM OF 1.5" WIDE WITH 30" MINIMUM RETURN UP.
7. TRACKS SHALL BE A MINIMUM OF 1.14" WIDE.
8. FOR STUD AND TRACK THICKNESSES GREATER THAN 41 MIL, USE F-504S STEEL. OTHERWISE USE F-504S STEEL.
9. HORIZONTAL BLOCKING SHALL BE PROVIDED AT 6" O.C. MAX. SEE DETAIL 22001.
10. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



2 WOOD SHEATHING AT METAL STUD SHEARWALL SCHEDULE (WOOD SHEATHING VERTICAL ORIENTATION) [ELEVATION VIEW]

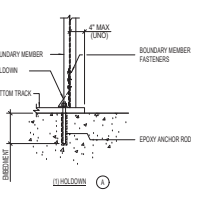
METAL STUD COLUMN SCHEDULE (MC-x)			
MARK	SIZE	LEVEL	COMMENTS
MC4R	(2) 80X200-04	ALL LEVELS	-
MC4A	(2) 80X200-04	ALL LEVELS	-

COLUMN SCHEDULE NOTES:
1. ATTACH ALL COMPONENTS TOGETHER WITH #10 SCREWS AT 6" O.C. OR ATTACH COMPONENTS 18 GA OR HIGHER WITH 18" x 1" FLLET WELDS AT 12" O.C.
2. SCREWS SHALL PENETRATE THROUGH FRAMING MEMBER WITH AT LEAST THREE THREADS.
3. STUDS SHALL BE A MINIMUM OF 1.5" WIDE WITH A 30" MINIMUM RETURN UP. JAMB STUD TO MATCH WALL STUD.
4. TRACKS SHALL BE A MINIMUM OF 1.14" WIDE. TRACK GAUGE AND DEPTH TO MATCH WALL STUD.
5. TYPICAL WALLS REQUIRE BRIDGING AT 6" O.C. MAX. SEE DETAIL (MWB-01).
6. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

3 METAL STUD COLUMN SCHEDULE (MC-x)

METAL STUD HOLDOWN SCHEDULE							
MARK	SIMPSON HOLDOWN	BOUNDARY MEMBER FASTENERS	BOUNDARY MEMBER FASTENERS	ANCHOR ROD	EMBEDMENT	DETAIL	COMMENTS
MH4	SIMPSON SHASHA	#10 STS - SAME SIZE AS IN WALL	(8) 14" STS	5/8" EPOXY ROD	6"	A	-

HOLDOWN NOTES:
1. ANCHOR RODS SHALL BE HEAVY BOLTS OR RODS THREADED WITH HEAVY HEX NUT (AND WASHER).
2. ANCHOR FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 7" IS GREATER THAN FOOTING DEPTH SPECIFIED.
3. ALL HOLDOWNS SPECIFIED ARE SIMPSON - STRONG TIE. SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
4. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
5. DRIVING PT. BLUB SHALL BE AVOID FOR TENSION LOCATION PRIOR TO INSTALLING CONCRETE ANCHOR RODS INTO SLAB. AVOID DRILLING INTO PT. TENDING OR REINFORCING STEEL AT ALL COST. USE HAMMER DRILL - NOT CORE DRILL.



1 METAL STUD HOLDOWN SCHEDULE

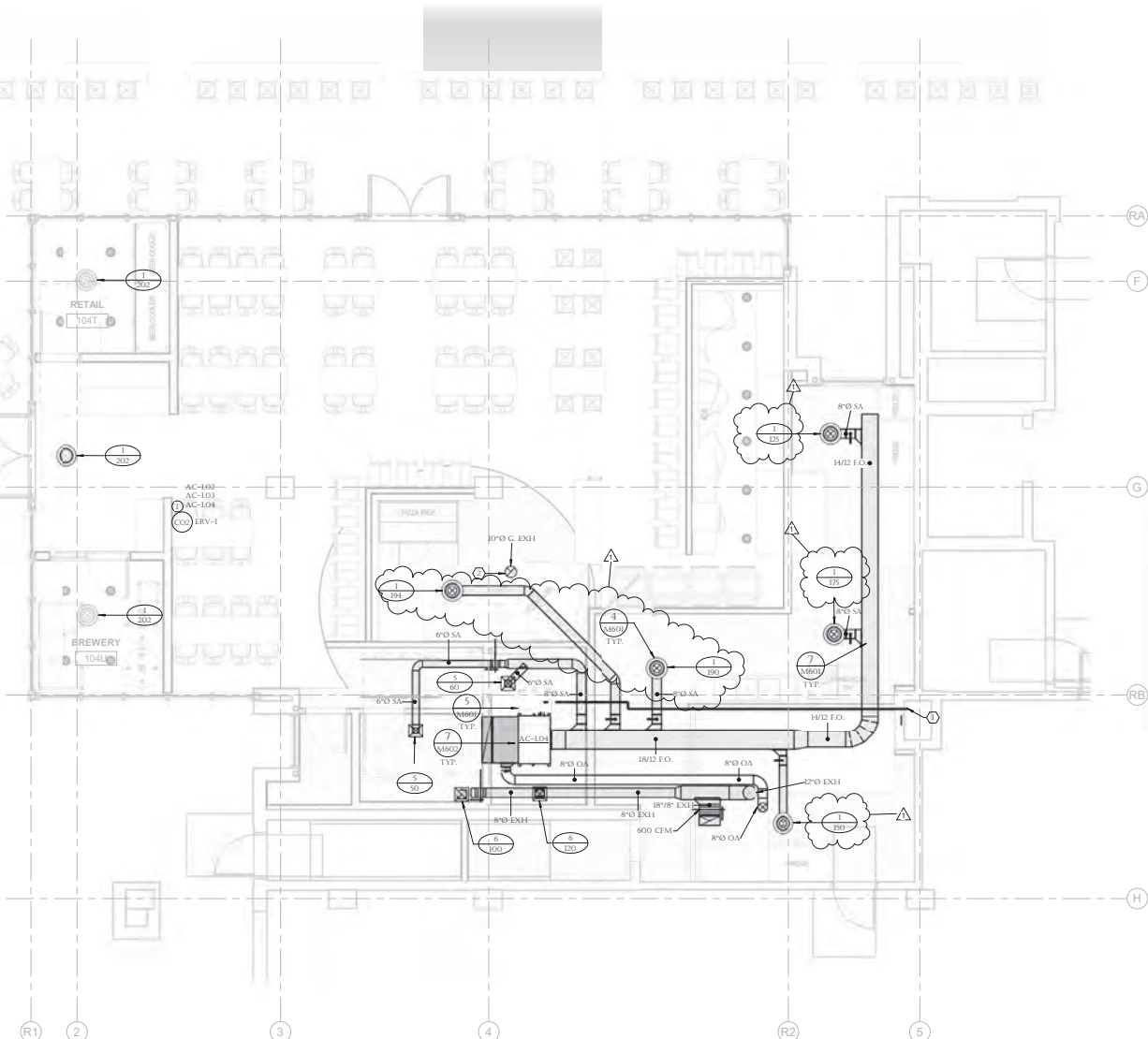
1 2 3 4 5

D

C

B

A



1 LEVEL 1 MECHANICAL FLOOR PLAN

M201 SCALE 1/4" = 1'-0"



KEYNOTES

- ① ROUTE REFRIGERANT LINES FROM MOH-33 ON THE ROOF TO MECHANICAL UNITS. SINGLE LINE SHOWN FOR CLARITY. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS FOR ROUTING AND SIZING.
- ② ROUTE 10" TYPE I GREASE DUCT FROM PIZZA OVENT UP TO MEZZANINE. SEE M202 FOR CONTINUATION.

TYPE I DUCT SYSTEM NOTES:

- TYPE I GREASE DUCT TO BE PROVIDED/INSTALLED BY MECHANICAL CONTRACTOR. COORDINATE WITH PIZZA OVEN FOR CONNECTIONS SIZES AND LOCATIONS.
- TYPE I GREASE EXHAUST IS TO TERMINATE A MINIMUM OF 8' ABOVE ROOF.
- ALL DUCTWORK SERVING TYPE I HOODS IS TO BE FACTORY BUILT DOUBLE-WALL DUCT. ALL TYPE I DUCTWORK IS TO BE LISTED AND RATED FOR TYPE I APPLICATIONS AND SOLID FULL APPLICATIONS. (NFPA 96, UL-978 AND UL-301HT)
- ALL HORIZONTAL SECTIONS OF THE GREASE DUCT SHALL BE SLOPED BACK TO THE HOOD AT A MINIMUM SLOPE OF 1/4" PER FOOT OR PER MANUFACTURERS INSTRUCTIONS.
- PROVIDE GREASE DUCT ACCESS DOORS AT EACH ELBOW AND EVERY 20'.
- ALL GREASE DUCT SHALL PASS THE 100 WATT LIGHT BULB TEST DETAILED IN IMC SECTION 906.1.11 PRIOR TO WRAPPING OR CONCLUDING ANY PORTION OF THE DUCT. THE DUCT SHALL ALSO PASS A PERFORMANCE TEST DETAILED IN IMC SECTION 907.6 AND 907.6.1. NOTIFY LOCAL AUTHORITY AND OBTAIN JURISDICTION PRIOR TO PERFORMING TESTS. PROVIDE OWNER AND ENGINEER WITH A REPORT DETAILING THE RESULTS OF EACH TEST PERFORMED.

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 SALT LAKE CITY, UT 84101
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07.08.22
 1 8/31/22 VE Changes

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LEVEL 1 MECHANICAL FLOOR PLAN

PVE
 MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS

M201

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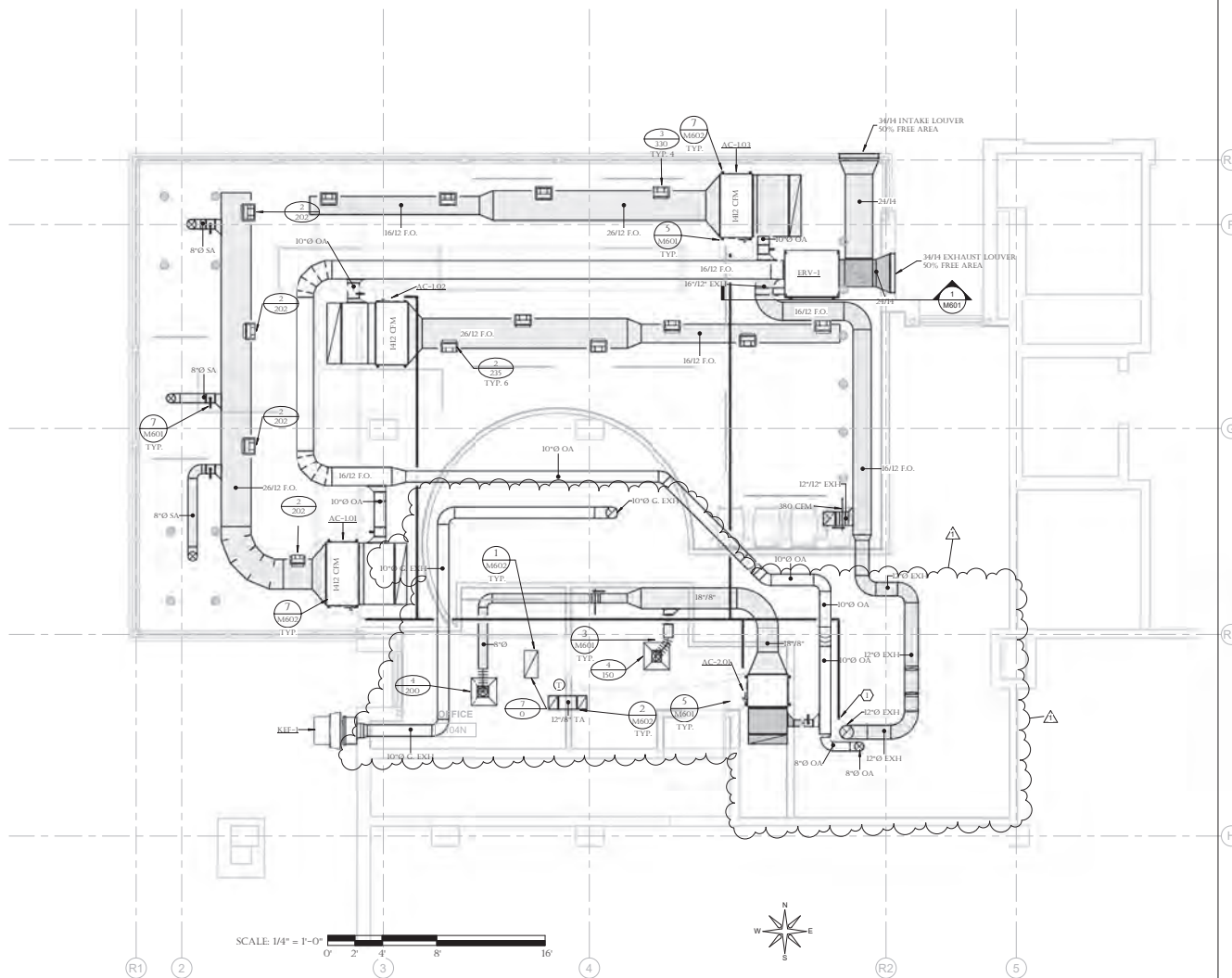
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KEYNOTES

- ① ROUTE REFRIGERANT LINES FROM MOU-31 ON THE ROOF TO MECHANICAL UNITS SINGLE LINE SHOWN FOR CLARITY. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR ROUTING AND SIZING.
- ② ROUTE 10" TYPE I GREASE DUCT FROM PIZZA OVENT UP TO MEZZANINE. SEE M202 FOR CONTINUATION.



1 MEZZANINE MECHANICAL FLOOR PLAN
M202

TYPE I DUCT SYSTEM NOTES

- TYPE I GREASE DUCT TO BE PROVIDED/INSTALLED BY MECHANICAL CONTRACTOR. COORDINATE WITH PIZZA OVEN FOR CONNECTIONS SIZES AND LOCATIONS.
- TYPE I GREASE EXHAUST IS TO TERMINATE A MINIMUM OF 4' ABOVE ROOF.
- ALL DUCTWORK SERVING TYPE I HOODS IS TO BE FACTORY BUILT DOUBLE-WALL DUCT. ALL TYPE I DUCTWORK IS TO BE LISTED AND RATED FOR TYPE I APPLICATIONS AND SOLID FUEL APPLICATIONS. (NFPA 96, UL-H98 AND UL-103HF)
- ALL HORIZONTAL SECTIONS OF THE GREASE DUCT SHALL BE SLOPED BACK TO THE HOOD AT A MINIMUM SLOPE OF 1/4" PER FOOT OR PER MANUFACTURERS INSTRUCTIONS.
- PROVIDE GREASE DUCT ACCESS DOORS AT EACH ELBOW AND EVERY 20'.
- ALL GREASE DUCT SHALL PASS THE 100 WATT LIGHT BULB TEST DETAILED IN IMC SECTION 506.3.31 PRIOR TO WRAPPING OR CONCEALING ANY PORTION OF THE DUCT. THE DUCT SHALL ALSO PASS A PERFORMANCE TEST DETAILED IN IMC SECTION 507.6 AND 507.6.1. NOTIFY LOCAL AUTHORITY AND OBTAIN JURISDICTION PRIOR TO PERFORMING TESTS. PROVIDE OWNER AND ENGINEER WITH A REPORT DETAILING THE RESULTS OF EACH TEST PERFORMED.

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PERMIT SET

MEZZANINE MECHANICAL FLOOR PLAN



M202

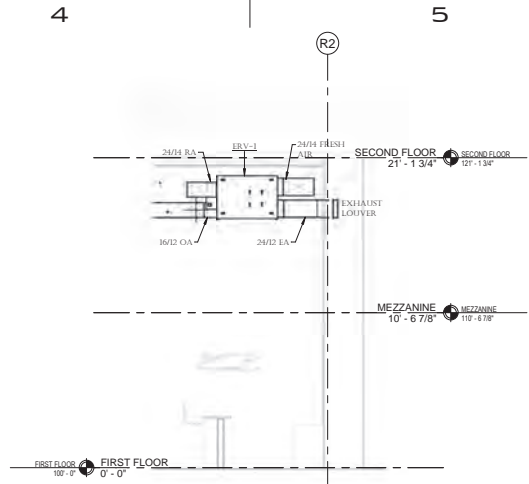


07.08.22

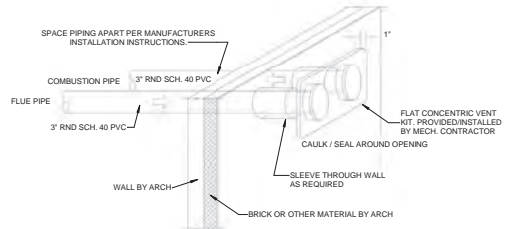
PERMIT SET

MECHANICAL
AND PLUMBING
DETAILS

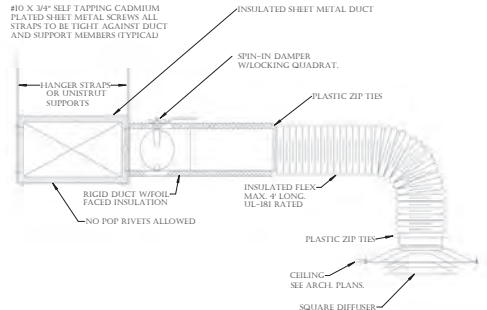
M601



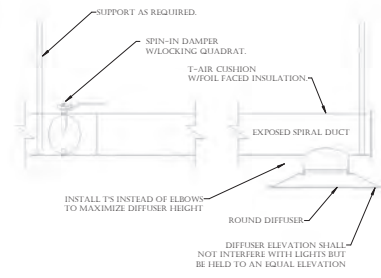
1 ERV SECTION



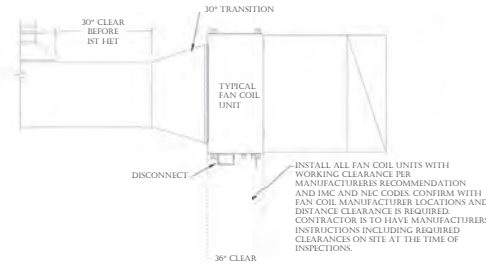
2 SIDEWALL CONCENTRIC KIT DETAIL



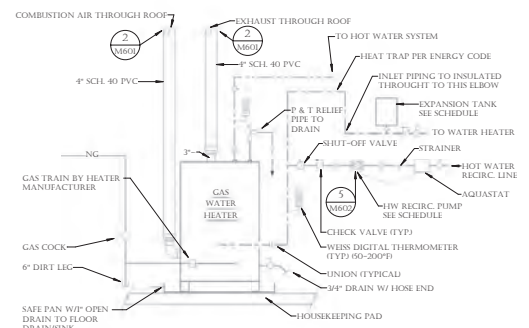
3 DIFFUSER MOUNTING DETAIL (SQUARE)



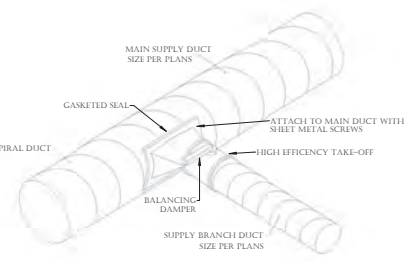
4 EXPOSED DIFFUSER MOUNTING DETAIL (ROUND)



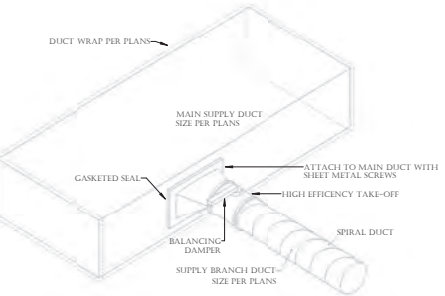
5 FAN COIL CLEARANCE DETAIL



6 HIGH EFF. GAS WATER HEATER PIPING DETAIL

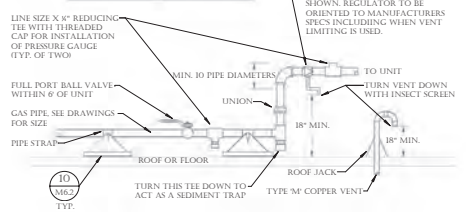


7 HIGH EFFICIENCY DUCT TAKEOFF DETAIL ROUND

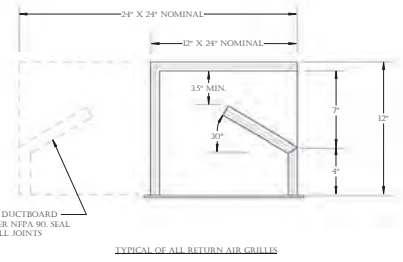


8 HIGH EFFICIENCY DUCT TAKEOFF DETAIL SQUARE

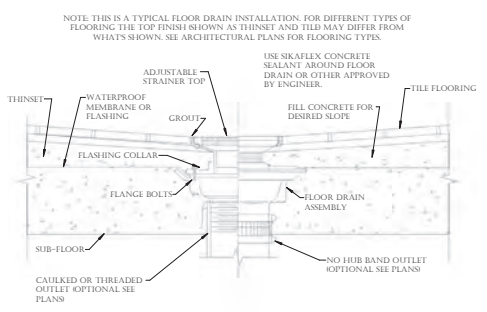
VENT LINE SIZING	
FUEL LINE SIZE (NOMINAL INCHES)	VENT LINE SIZE (NOMINAL INCHES)
UP TO 1-1/2	3/4
2	1
2-1/2	1-1/4
3	1-1/2
4	2
5	2-1/2
6	3



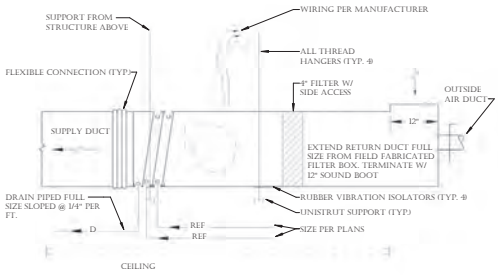
9 NATURAL GAS PRV DETAIL



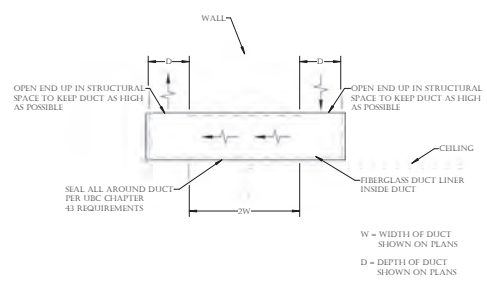
1 RETURN AIR GRILLE SOUND BOOT DETAIL
M602



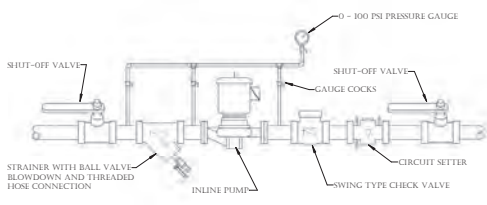
4 TYPICAL FLOOR DRAIN / SINK DETAIL
M602



7 VRF FAN COIL INSTALLATION DETAIL
M602



2 TRANSFER AIR DUCT DETAIL
M602



5 TYPICAL IN-LINE PUMP PIPING DETAIL
M602

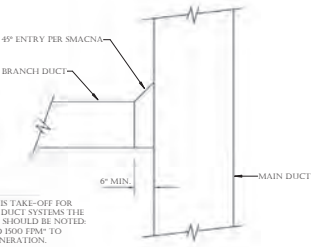
HOT OR COLD WATER SUPPLY

IF HORIZONTAL BRANCH IS LESS THAN 20' LONG, PROVIDE ONE WHA AT END OF LINE. IF BRANCH IS GREATER THAN 20' LONG, PROVIDE ANOTHER WHA IN MIDDLE. EACH SIZED FOR HALF THE FIXTURE UNITS.

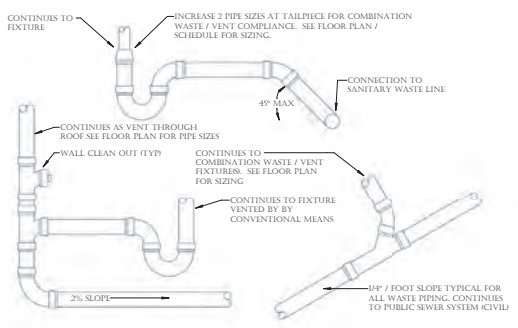
SINGLE FIXTURE			MULTIPLE FIXTURES		
POI SIZE	PIPE SIZE	FIXTURE UNIT LOAD	FIXTURE UNIT TABULATION		
			FIXTURE	COLD	HOT
A	1/2"	1-11	VALVE WATER CLOSET	10	--
B	3/4"	12-32	TANK WATER CLOSET	5	--
C	1"	33-60	URINAL	5	--
D	1-1/4"	61-113	LAVATORY/SINK	1.5	1.5
E	1-1/2"	114-154	JANITOR'S SINK	3	3
F	2"	154-330	SHOWER/BATHUB	2	2

FC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHEF. PRECISION PLUMBING PRODUCTS, WAITS OR APPROVED EQUIVALENT WITH PISTON AND ORING CONSTRUCTION, HAVING POI #WH-201, ASSE #1010 AND ANSI #A112.28.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE. SIZING CHARTS ARE BASED ON SIOUX CHEF. USE SPECIFIC MANUFACTURERS SIZING CHARTS.

8 WATER HAMMER ARRESTORS DETAIL
M602



3 TYPICAL DUCT TAKEOFF DETAIL
M602



6 TYPICAL WASTE CONNECTIONS
M602

*PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1001 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF THE CODE.

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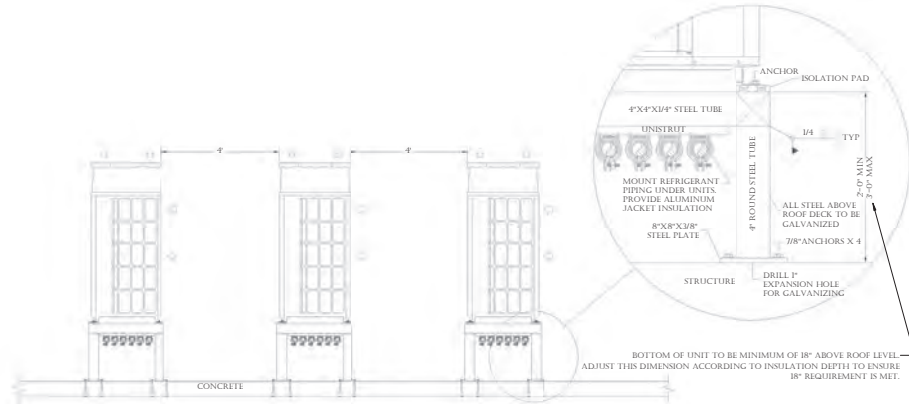


07.08.22

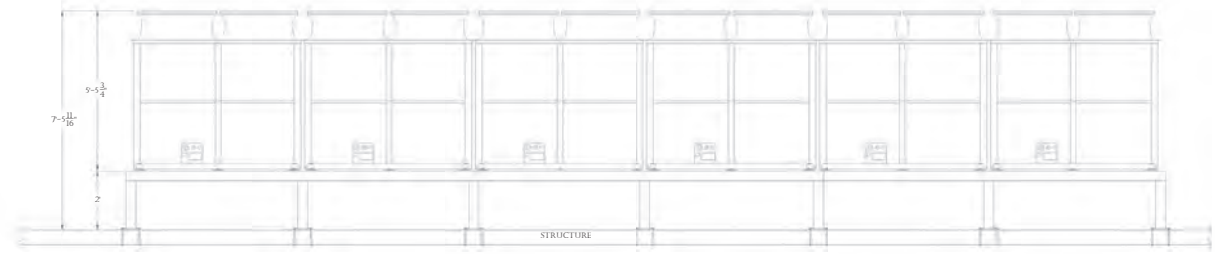
PERMIT SET

MECHANICAL AND PLUMBING DETAILS

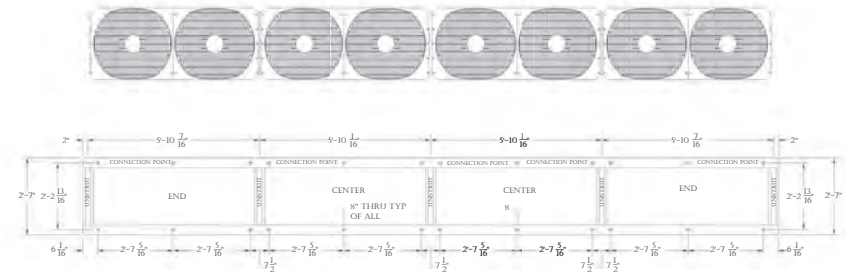
M603



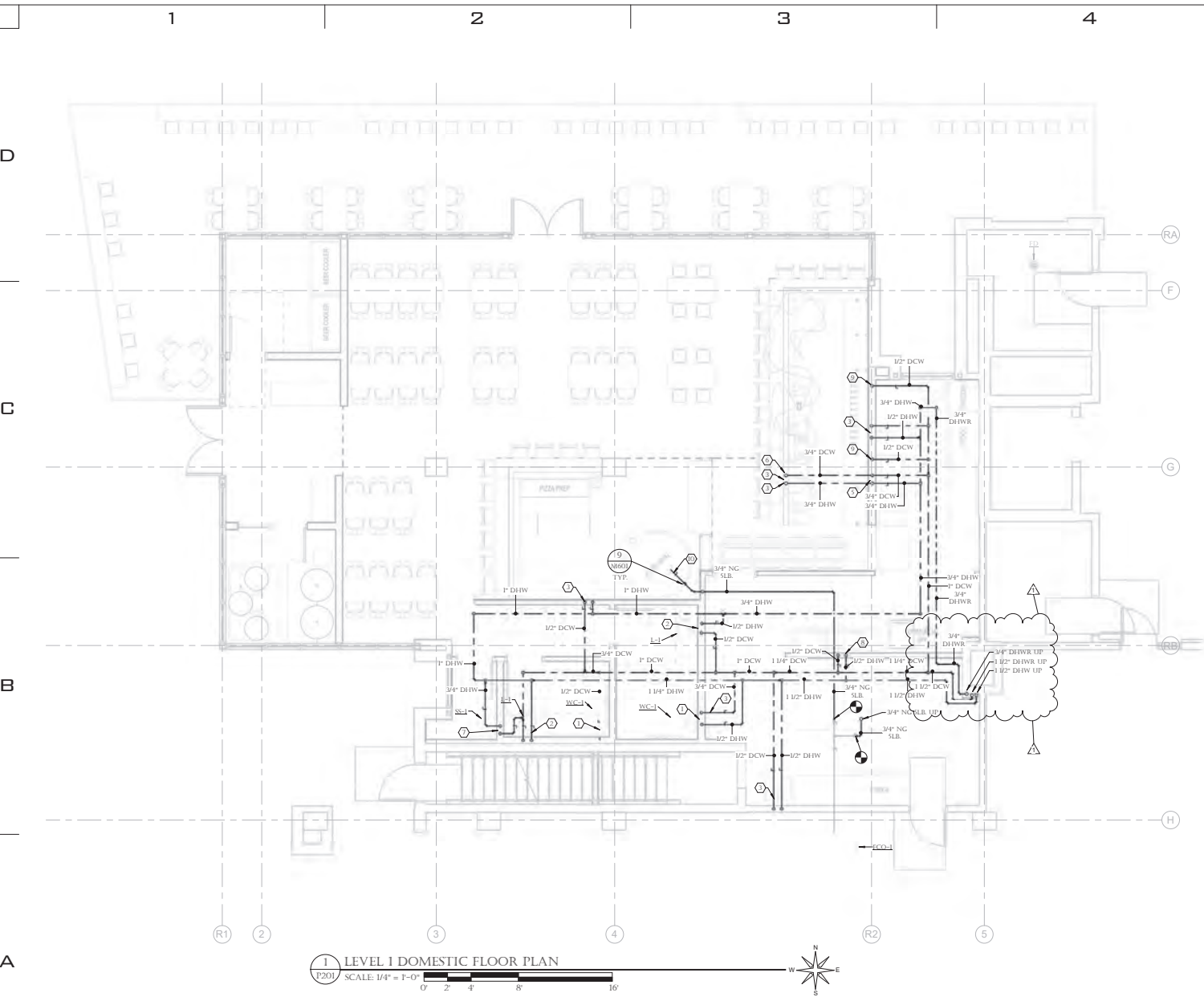
1 TYPICAL OUTDOOR UNIT DETAIL



2 TYPICAL OUTDOOR UNIT DETAIL (1)



3 TYPICAL OUTDOOR UNIT DETAIL (2)



1 LEVEL 1 DOMESTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 0' 2' 4' 8' 16'

KEYNOTES

- ① ROUTE 1/2" DCW TO WATER CLOSET. PROVIDE/INSTALL ISOLATION VALVES AND ALL FINAL CONNECTIONS.
- ② ROUTE 1/2" DCW/DHW TO LAVATORY. PROVIDE/INSTALL ISOLATION VALVES AND ALL FINAL CONNECTIONS.
- ③ ROUTE 1/2" DCW/DHW TO SINK. PROVIDE/INSTALL ISOLATION VALVES AND ALL FINAL CONNECTIONS.
- ④ ROUTE 1/2" DWC FOR DRAFT SYSTEM. PROVIDE/INSTALL ISOLATION VALVES AND ALL FINAL CONNECTIONS.
- ⑤ ROUTE 3/4" DCW/DHW DOWN WALL AND UNDER FLOOR TO ISLAND SINK. AS SHOWN, PROVIDE ISOLATION VALVE IN ACCESSIBLE LOCATION BEFORE DROP AND ALL FINAL CONNECTIONS.
- ⑥ ROUTE 1/2" DCW TO ICE MAKER. PROVIDE/INSTALL ISOLATION VALVE AND ALL FINAL CONNECTIONS.
- ⑦ ROUTE 1/2" DCW/DHW TO SERVICE SINK. PROVIDE/INSTALL ISOLATION VALVES AND ALL FINAL CONNECTIONS.
- ⑧ ROUTE 1/2" DCW/DHW TO THREE COMPARTMENT SINK. PROVIDE/INSTALL ISOLATION VALVE AND ALL FINAL CONNECTIONS.
- ⑨ ROUTE 1/2" DCW FOR DRAFT SYSTEM. PROVIDE/INSTALL ISOLATION VALVE AND ALL FINAL CONNECTIONS.
- ⑩ ROUTE 3/4" SLB NATURAL GAS TO PIZZA OVEN. PROVIDE SLB TO 402 REGULATOR, ISOLATION VALVE AND ALL FINAL CONNECTIONS PER MANUFACTURERS RECOMMENDATIONS.

GENERAL NOTES

①



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 1 8/31/22 VE CHANGES

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LEVEL 1 DOMESTIC FLOOR PLAN



P201

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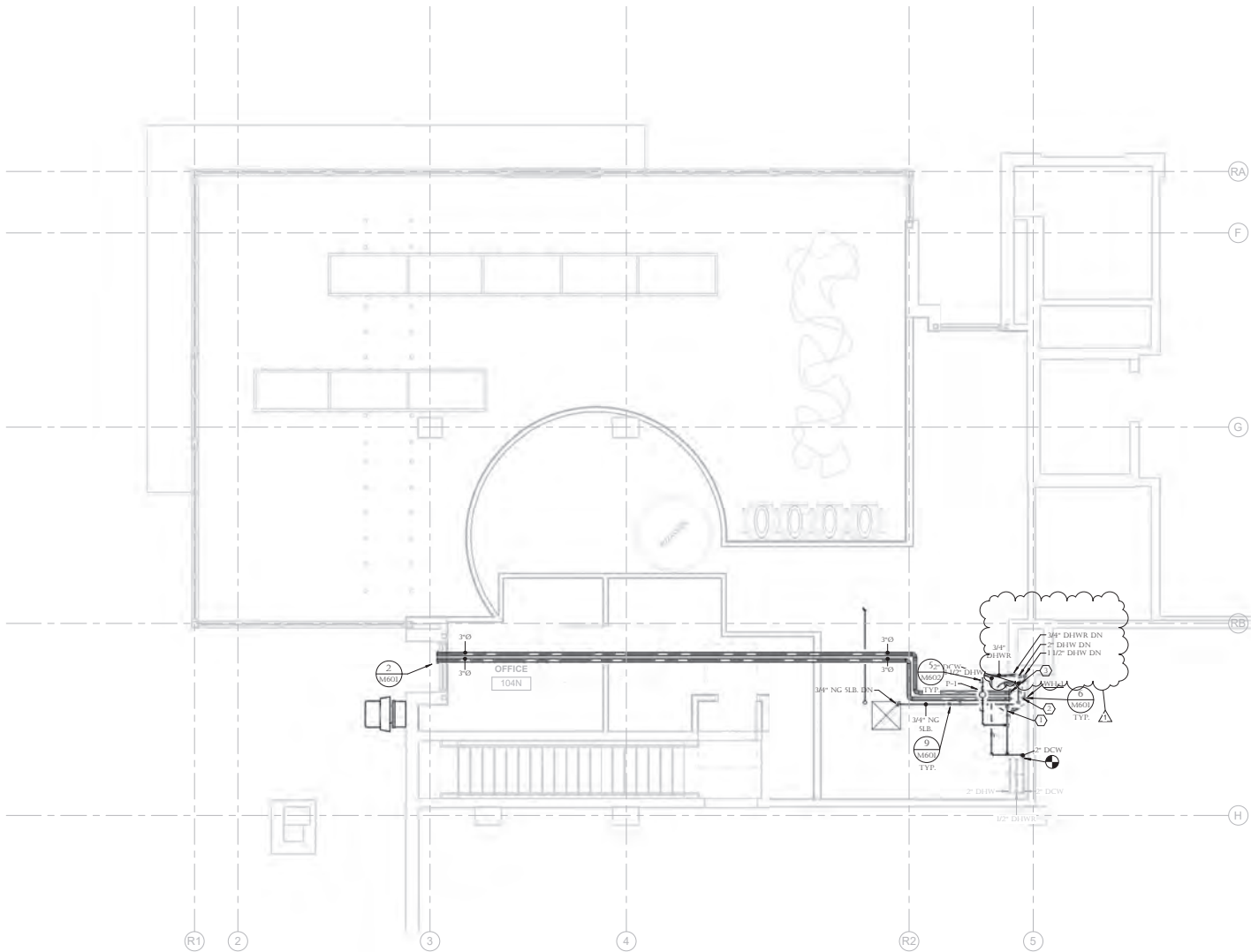


KEYNOTES

- ① ROUTE DC/DHW TO WATER HEATER. PROVIDE/INSTALL ISOLATION VALVES AND ALL FINAL CONNECTIONS PER MANUFACTURERS RECOMMENDATION.
- ② ROUTE 3/4" SLB NATURAL GAS TO WATER HEATER. PROVIDE SLB TO 40Z REGULATOR, ISOLATION VALVE AND ALL FINAL CONNECTIONS PER MANUFACTURERS RECOMMENDATIONS.
- ③ ROUTE 2" SUPPLY AND EXHAUST FLUE TO WATER HEATER. PROVIDE ALL FINAL CONNECTIONS PER MANUFACTURERS RECOMMENDATIONS.

GENERAL NOTES

①



1 MEZZANINE DOMESTIC FLOOR PLAN

P202 SCALE: 1/4" = 1'-0"



LEVEL CROSSING TAPROOM
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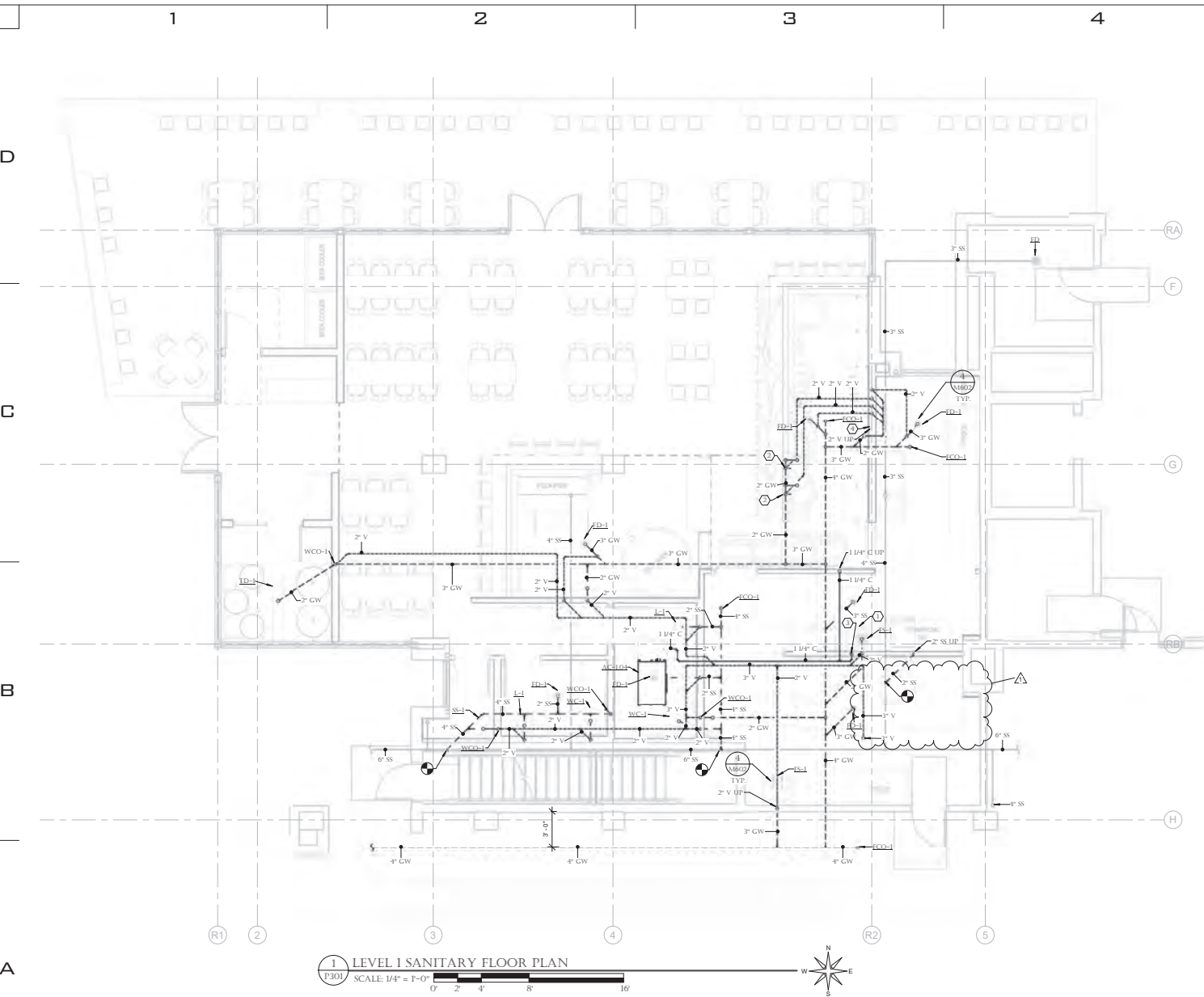
1 8/31/22 VE CHANGE

PERMIT SET

MEZZANINE
DOMESTIC
FLOOR PLAN

P202





1 LEVEL 1 SANITARY FLOOR PLAN

P301 SCALE: 1/4" = 1'-0"



KEYNOTES

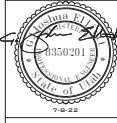
- ① ROUTE INDIRECT DRAIN FROM THREE COMPARTMENT SINK TO FLOOR SINK. TERMINATE WITH AIR GAP.
- ② PROVIDE VENT LOOP FOR ISLAND SINK.
- ③ ROUTE INDIRECT DRAIN TO FLOOR SINK. TERMINATE WITH AIR GAP.
- ④ ROUTE INDIRECT DRAIN TO SANITARY SEWER.

GENERAL NOTES

①



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1 8/31/22 VE CHANGES

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LEVEL 1
SANITARY FLOOR
PLAN

P301



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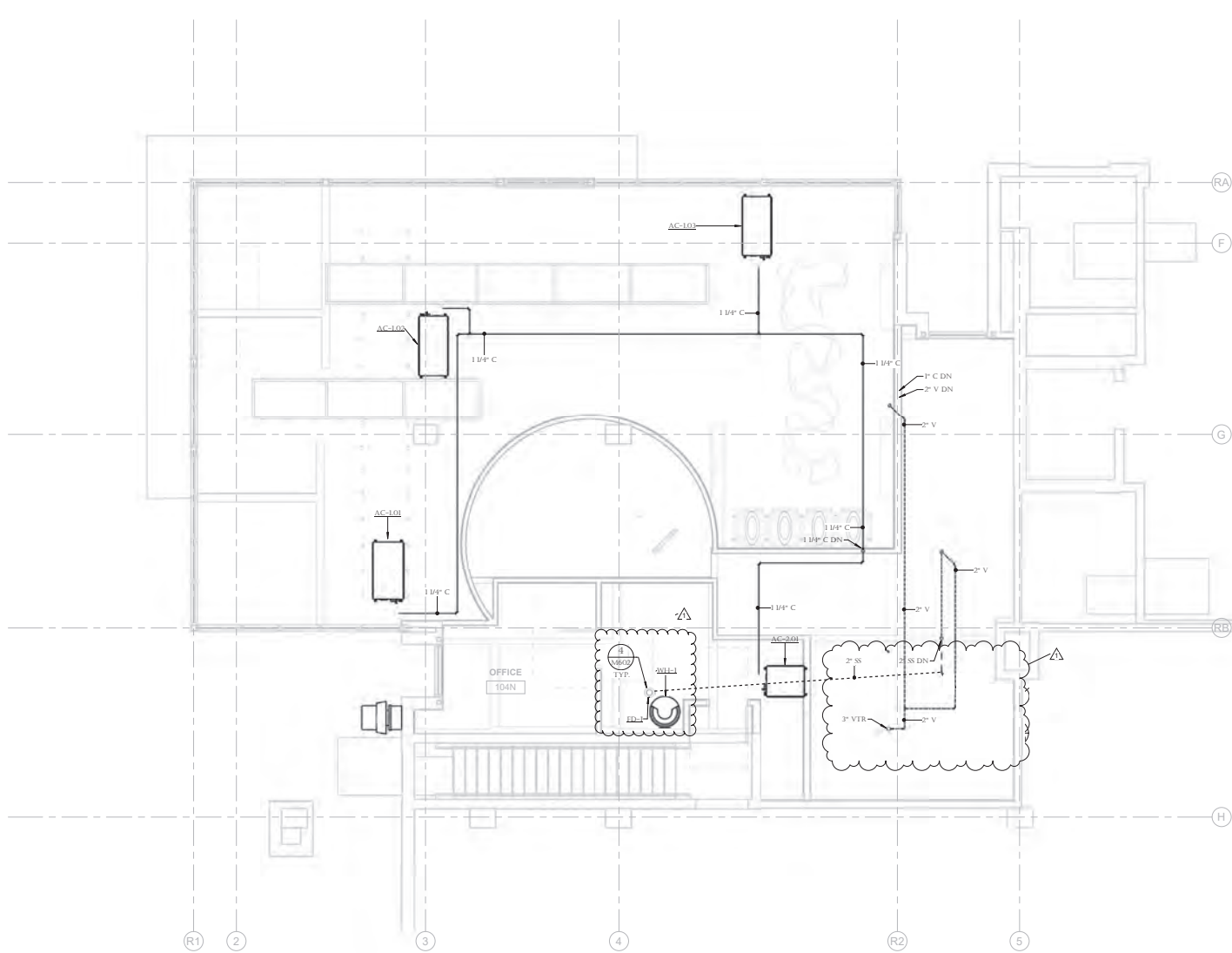


KEYNOTES

- ① ROUTE INDIRECT DRAIN FROM THREE COMPARTMENT SINK TO FLOOR SINK. TERMINATE WITH AIR GAP.
- ② PROVIDE VENT LOOP FOR ISLAND SINK.
- ③ ROUTE INDIRECT DRAIN TO FLOOR SINK. TERMINATE WITH AIR GAP.
- ④ ROUTE INDIRECT DRAIN TO SANITARY SEWER.

GENERAL NOTES

①



1 MEZZANINE SANITARY FLOOR PLAN

P302 SCALE: 1/4" = 1'-0"



LEVEL CROSSING TAPROOM
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07.08.22

1 8/31/22 VE CHANGES

PERMIT SET

MEZZANINE
SANITARY FLOOR
PLAN

P302



1000 NORTH 2000 WEST
SALT LAKE CITY, UTAH 84119
OFFICE: 801.488.2110
FAX: 801.488.2111

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SYMBOL SCHEDULE

NOTES:

- 1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR.
3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
4. SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED.
5. NEMA TYPE 'ND' NON-FUSED UNLESS NOTED 'F' FUSED, USE 'HD' 480 V.
6. HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR.
7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
8. DOUBLE ARROWS INDICATES A DOUBLE FACE UNIT.
9. DEVICES NOTED WITH 'M' INDICATE TO COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
10. SUBSCRIPT INDICATES NEMA CONFIGURATION.
11. SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR. DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING.

- 12. COORDINATE WITH DOOR HARDWARE SUPPLIER.
13. FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +18" TO BOTTOM OF BOX FROM FINISHED FLOOR, OR AS NOTED.
14. ARROWS SHOWN ON DEVICE INDICATE SENSOR ARMING DIRECTION.
15. CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE INDICATED IN TAG.
16. MOUNT ON TRACK OF OVERHEAD DOOR, 6" FROM TOP OF DOOR, UNLESS OVERHEAD DOOR IS A ROLL UP DOOR, THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS.
17. INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW INDICATES FRONT OF RACK.
19. SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION.
20. MOUNTING HEIGHT IS TO BOTTOM OF DISPLAY.

*TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED ON THIS SET OF DRAWINGS.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

Table with columns: SYMBOL, DESCRIPTION, MOUNTING HEIGHT, NOTES, SYMBOL, DESCRIPTION, MOUNTING HEIGHT, NOTES. Includes sections for GENERAL, LIGHTING, POWER, and TELECOMMUNICATIONS.

Table with columns: FIRE ALARM, SYMBOL, DESCRIPTION, MOUNTING HEIGHT, NOTES, SYMBOL, DESCRIPTION, MOUNTING HEIGHT, NOTES. Includes sections for FIRE ALARM and LIGHTING.

SHEET INDEX table listing symbols, schedules, and notes for various sheets including E101 through E701.



NOT FOR CONSTRUCTION

LEVEL CROSSING TAPROOM
550 S 300 W - SUITE 3-1
SALT LAKE CITY, UT 84109

07.15.22

PERMIT SET

SYMBOLS, SCHEDULES & NOTES

E001

1

2

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KITCHEN EQUIPMENT SCHEDULE

CONNECTION TYPE NOTES:

- NON-FUSE DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- CIRCUIT BREAKER IN ENCLOSURE
- MANUAL STARTER WITH THERMAL OVERLOAD
- MAGNETIC STARTER
- MAGNETIC STARTER / NON-FUSED DISCONNECT COMBINATION
- MAGNETIC STARTER / FUSED DISCONNECT COMBINATION
- MAGNETIC STARTER / CIRCUIT BREAKER COMBINATION
- VARIABLE FREQUENCY DRIVE
- REDUCED VOLTAGE STARTER
- DIRECT CONNECTION
- RECEPTACLE / SPECIAL PURPOSE OUTLET / ETC.
- TWO SPEED STARTER - COORDINATE WITH MOTOR TYPE
- SOLID STATE SOFT-STARTER.

RESPONSIBILITY LEGEND:

- A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26(16)
- B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION. REQUIRED CONNECTION UNDER DIVISION 26(16)
- C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26(16)
- D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION

CB = CIRCUIT BREAKER

NOTE 1: PER 250.122(A), EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN THE PHASE CONDUCTOR.

NOTE 2: OVERCURRENT PROTECTION DEVICE (OCPD) SHOWN IS LOCATED AT POWER PANEL ALL FUSING TO BE SIZED IN ACCORDANCE WITH FUSE MFR RECOMMENDATION FOR MOTOR NAME PLATE RATING.

NOTE 3: ALL EQUIPMENT TO BE RATED FOR THE ENVIRONMENT FOR WHICH IT IS INSTALLED.

GENERAL NOTES:

- EQUIPMENT SHOWN IS FOR ELECTRICAL INFORMATION ONLY. THERE IS NO REFERENCE TO THE QUANTITY OF EQUIPMENT LOCATED IN EACH SPACE.
- LOAD-CENTERS SHOWN ARE FURNISHED AND INSTALLED BY ANOTHER DIVISION. ELECTRICAL CONTRACTOR SHALL PROVIDE SINGLE POINT CONNECTION TO LOAD CENTER.
- PER 250.122(A) EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN PHASE CONDUCTOR.
- CONTRACTOR SHALL REFER TO FOOD SERVICE EQUIPMENT DRAWINGS FOR ALL DEVICE AND HARDWARE CONNECTION DIMENSIONS INCLUDING MOUNTING HEIGHTS FOR ALL DEVICES SERVING FOOD SERVICE EQUIPMENT.
- EQUIPMENT CONNECTIONS, VOLTAGES, AMPERAGES AND DEVICE RATINGS INDICATED IN THE KITCHEN EQUIPMENT SCHEDULE ARE BASED UPON THE LATEST DRAWINGS, SPECIFICATIONS AND CUTSHEETS THAT COULD BE PROCURED FROM THE FOOD SERVICE CONSULTANT'S DOCUMENTS. PRIOR TO FINAL CONNECTION THE CONTRACTOR SHALL VERIFY THE CONNECTION REQUIREMENTS WITH THE MOST CURRENT FOOD SERVICE DOCUMENTS OR ACTUAL EQUIPMENT PURCHASED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.
- PROVIDE ALL CONDUITS REQUIRED FOR REFRIGERATION AND BEVERAGE SYSTEM LINES.
- PROVIDE FLEXIBLE CONDUIT AND FITTINGS AS REQUIRED FOR KITCHEN EQUIPMENT THAT WILL BE CONNECTED PERMANENTLY. ALLOW ENOUGH SLACK TO MOVE EQUIPMENT FOR CLEANINGS.
- COORDINATE WITH PLUMBING AND MECHANICAL PIPING TO AVOID CONFLICTS.
- PROVIDE ALL INTERCONNECTING CONDUIT AND WIRE BETWEEN EACH DISPENSER AND THE SWITCH AND ALL COMPONENTS.
- PRE-FABRICATED COLD STORAGE ROOMS (CSR) (WALK-IN COOLER/FREEZER): PROVIDE ALL INTERCONNECTING CONDUIT, SEAL-OFFS, SEALANT, WIRE AND ALL FINAL CONNECTIONS TO PROVIDE THE FOLLOWING:
 - INSTALL AND CONNECT LIGHT FIXTURES, SPICE BOXES, LAMPS, LIGHT SWITCHES AND DOOR HEATERS SUPPLIED BY THE KEES.
 - CONNECT CRS DEFOST, DRAIN LINE, HEATERS, THERMOSTATS, TIME CLOCKS, EVAPORATIVE TERMINAL BLOCK, SWITCH, FAN DOOR SWITCH AND COMPRESSOR CONTROL PANEL, ETC. SUPPLIED BY THE KEES.
 - PROVIDE CONDUIT AND WIRE BETWEEN CONDENSERS AND EVAPORATORS PER KES DETAILS.
 - INSTALL CONDUIT ON THE EXTERIOR OF THE CRS AND PENETRATE THE CRS CEILING AT A POINT WHERE THE CONDUIT CAN DROP DIRECTLY INTO THE POINT OF CONNECTION. DO NOT INSTALL CONDUIT ON THE INTERIOR OF THE CRS. SEAL ALL PENETRATIONS WITH CAULKING AND INSTALL INTERIOR AND EXTERIOR ESCUTCHEON PLATES.
- PROVIDE ALL DISCONNECT SWITCHES WHERE REQUIRED BY NEC.
- ALL 20A 120V RECEPTACLES IN FOOD PREPARATION AREA SHALL BE GFCI TYPE.
- TYPE 1 HOODS (VENTILATORS): PROVIDE ALL INTERCONNECTING CONDUIT AND WIRE TO ACCOMPLISH THE FOLLOWING:
 - PROVIDE CONNECTIONS EQUIPMENT SHUT-OFFS.
 - SHUT DOWN ALL ELECTRICAL POWER UNDER THE HOOD.
 - INTERLOCK MAKEUP AIR AND EXHAUST.
 - MONITOR CONTROL PANEL ALARM WITH BUILDING FIRE ALARM.

UNIT	#	DESCRIPTION	ELECTRICAL EQUIPMENT INFORMATION				WIRE				OCPD		REMARKS					
			HP	FLA	MCA	VA	VOLTAGE	PHASE	FULL LOAD AMP	CONDUIT SIZE	SETS	CITY		SIZE	EQ. GROUND	TYPE	AMPS	REMARKS (SEE NOTES)
K	1	PIZZA PREP COOLER	0.25	0 A	0 A	0 VA	120 V	1	6 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	2	FRIDGE	0.50	0 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	2	FRIDGE	0.50	0 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	2	FRIDGE	0.50	0 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	3	COMMERCIAL DISHWASHER	0.00	0 A	12.5 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	4	FREEZER	0.50	0 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	5	FRIDGE	0.50	0 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	6	BEER COOLER	0.50	0 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	7	BEER COOLER	0.50	0 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	8	BACK BAR COOLER	0.25	0 A	0 A	0 VA	120 V	1	6 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	9	BEER COOLER	0.50	0 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	10	BREW HOUSE	0.00	45 A	0 A	0 VA	240 V	1	45 A	1"	1	2	4	8	CB	70 A	2 A	NEMA 5-15P
K	11	STEAM TABLE	0.00	12.5 A	0 A	0 VA	120 V	1	15 A	3/4"	1	2	12	12	CB	50 A	2 A	NEMA 5-15P
K	12	DOUBLE PANNING GRIDDLE	0.00	0 A	0 A	2200 WAT	120 V	1	60 A	1"	1	2	3	8	CB	80 A	2 A	NEMA 5-15P
K	13	BAR DISHWASHER	1.00	0 A	0 A	0 VA	120 V	1	16 A	3/4"	1	2	12	12	CB	25 A	2 A	NEMA 5-15P
K	14	GLYCOL CHILLER	0.00	6 A	0 A	0 VA	120 V	1	6 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P
K	15	SINGLE INDUCTION BURNER	0.00	0 A	0 A	1800 WAT	120 V	1	15 A	3/4"	1	2	12	12	CB	25 A	2 A	NEMA 5-15P
K	17	JACKETED UNITANK	0.00	10 A	0 A	0 VA	120 V	1	10 A	3/4"	1	2	12	12	CB	15 A	2 A	NEMA 5-15P



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LEVEL CROSSING TAPROOM
550 S 300 W - SUITE 3-1
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07.15.22

3 8/30/2022 VC

2

PERMIT SET

SCHEDULES AND NOTES

E003

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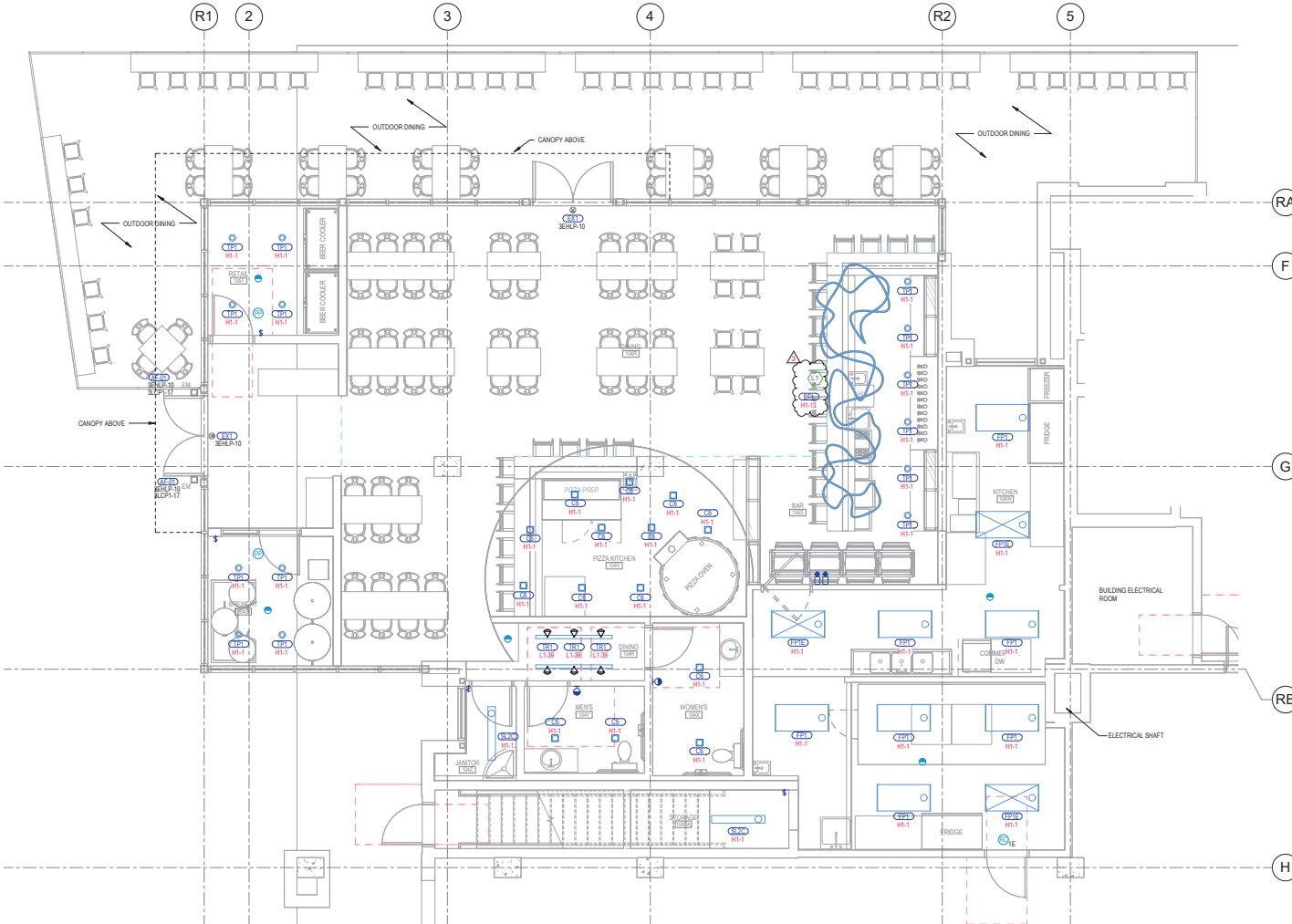
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- ### LIGHTING GENERAL SHEET NOTES
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ALL FIXTURE LOCATIONS WITHIN A CEILING OR CEILING GRID. FOR AREAS WITHOUT CEILINGS, FIXTURE LOCATIONS ARE DIAGRAMMATIC. THE INTENT IS TO ALIGN, CENTER, OR SPACE FIXTURES BETWEEN ARCHITECTURAL AND STRUCTURAL ELEMENTS. COORDINATE WITH PAINTING CONTRACTOR FOR PAINTING OF EXPOSED RACEWAY.
 - FIELD VERIFY EXACT FIXTURE LENGTHS FOR CONTINUOUS ILLUMINATION FOR COVES AND LINEAR RUNS. PROVIDE CONTINUOUS ILLUMINATION WITH NO MORE THAN A 1" GAP BETWEEN THE END OF THE EDGE OF THE WALL / CEILING AND THE FIXTURE.
 - ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR PLACEMENT OF FIXTURES WITHIN MECHANICAL ROOMS.
 - ALL ROOM CONTROLLERS AND/OR POWER PACKS SHALL BE INSTALLED IN THE CEILING SPACE DIRECTLY ABOVE THE ENTRY DOOR TO THE SPACE IT IS CONTROLLING.
 - ALL UNDERCABINET LIGHTS SHALL BE COORDINATED WITH MILLWORK SHOP DRAWINGS.
 - PROVIDE 0-10V DIMMING CONDUCTORS FOR ALL AREAS AND/OR ROOMS WHERE 0-10V DIMMING IS INDICATED BY THE RELAY PANELS, SCHEDULE AND/OR WALL STATION CONTROL SEQUENCE.
 - SUBSCRIPT ADJACENT TO LIGHT FIXTURE INDICATES CONTROLS. PROVIDE LIGHTING CONTROLS WITH THE REQUIRED NUMBER OF RELAY DIMMERS. PROVIDE ADDITIONAL RELAY DIMMERS FOR DAYLIGHT ZONES AS REQUIRED.

SHEET KEYNOTES

L1 NEON DECORATIVE LIGHT FIXTURE PROVIDED BY OWNER, INSTALLED BY GENERAL CONTRACTOR.



FIRST FLOOR LIGHTING PLAN
SCALE = 1/4" = 1'-0"

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John Deere
CONSTRUCTION

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2 7/26/22 RP #2
3 8/20/22 VE

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FIRST FLOOR LIGHTING PLAN

E101

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LIGHTING GENERAL SHEET NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ALL FIXTURE LOCATIONS WITHIN A CEILING OR CEILING GRID. FOR AREAS WITHOUT CEILINGS, FIXTURE LOCATIONS ARE DIAGRAMMATIC. THE INTENT IS TO ALIGN, CENTER, OR SPACE FIXTURES BETWEEN ARCHITECTURAL AND STRUCTURAL ELEMENTS. COORDINATE WITH PAINTING CONTRACTOR FOR PAINTING OF EXPOSED RACEWAY.
- FIELD VERIFY EXACT FIXTURE LENGTHS FOR CONTINUOUS ILLUMINATION FOR COVES AND LINEAR RUNS. PROVIDE CONTINUOUS ILLUMINATION WITH NO MORE THAN A 1" GAP BETWEEN THE END OF THE EDGE OF THE WALL / CEILING AND THE FIXTURE.
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- ALL UNDERCABINET LIGHTS MUST BE COORDINATED WITH MILLWORK FOR EXACT LENGTHS. ALL UNDERCABINET LIGHTS SHALL BE COORDINATED WITH MILLWORK SHOP DRAWINGS.
- PROVIDE 0-10V DIMMING CONDUCTORS FOR ALL AREAS AND/OR ROOMS WHERE 0-10V DIMMING IS INDICATED BY THE RELAY PANEL SCHEDULE AND/OR WALL STATION CONTROL SEQUENCE.
- SUBSCRIPT ADJACENT TO LIGHT FIXTURE INDICATES CONTROLS. PROVIDE LIGHTING CONTROLS WITH THE REQUIRED NUMBER OF RELAYDIMMERS. PROVIDE ADDITIONAL RELAYDIMMERS FOR DAYLIGHT ZONES AS REQUIRED.

SHEET KEYNOTES

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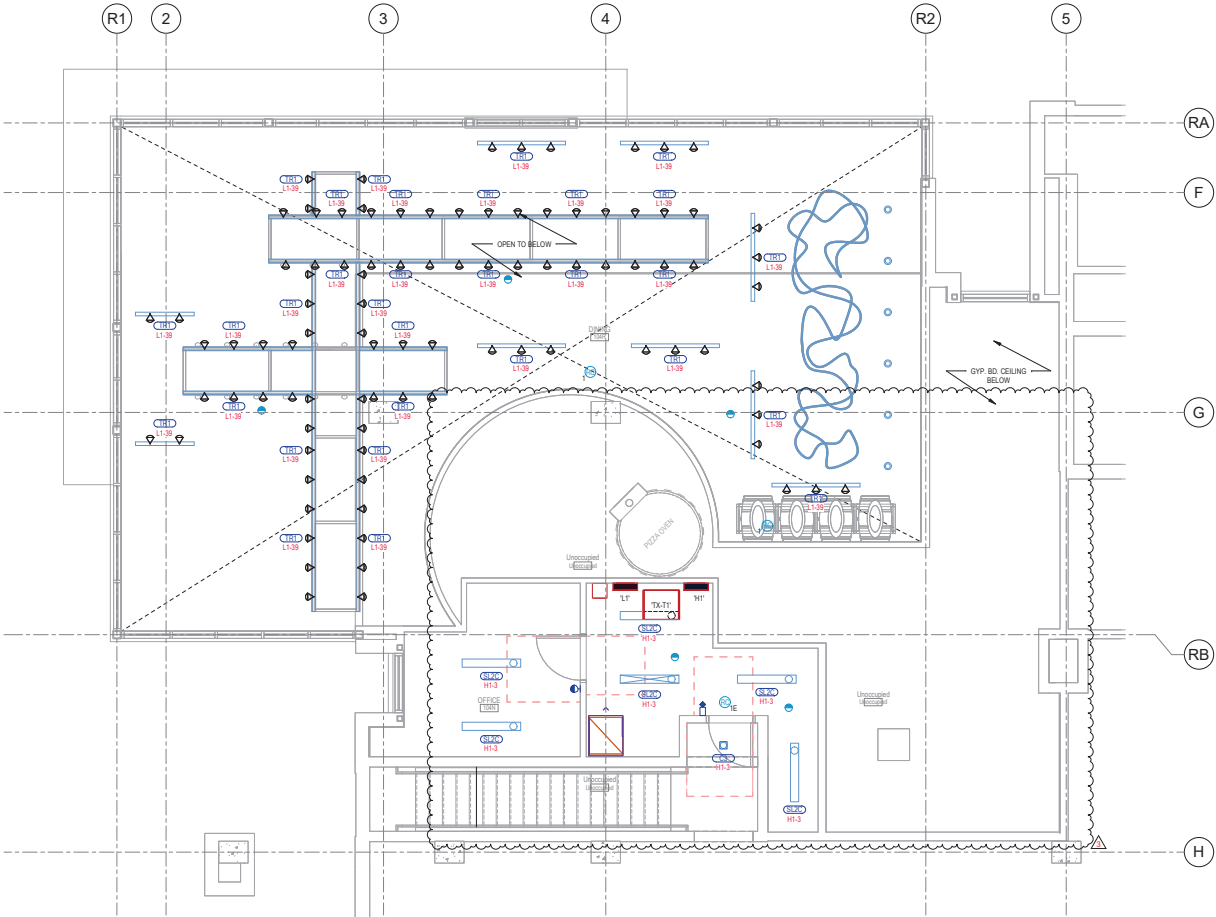
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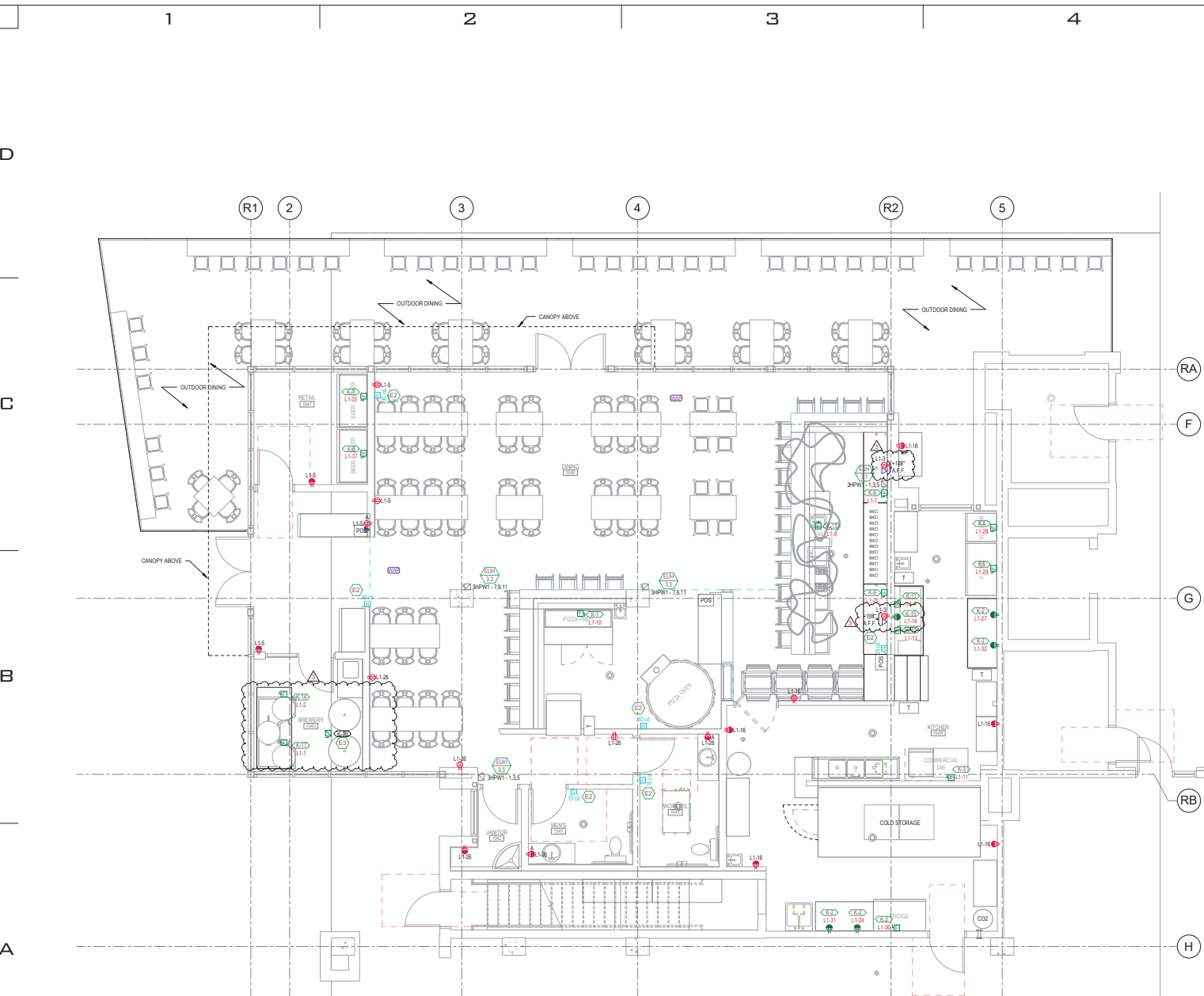
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MEZZANINE
LIGHTING PLAN

E102



MEZZANINE LIGHTING PLAN
SCALE = 1/4" = 1'-0"



POWER GENERAL SHEET NOTES

1. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL MECHANICAL UNITS WITH MECHANICAL CONTRACTOR.
2. CIRCUITS TO ALL MECHANICAL EQUIPMENT SHALL BE DEDICATED UNLESS NOTED OTHERWISE.
3. PROVIDE 120V CIRCUIT FROM THE NEAREST PANELBOARD FOR FIRE/SMOKE DAMPER RELAYS. PROVIDE FIRE ALARM MODULES AND RELAYS AS NECESSARY FOR ALL FIRE/SMOKE DAMPERS SHOWN ON DIVISION 23 DRAWINGS. ALL FIRE/SMOKE DAMPERS SHALL HAVE A MANUAL OVERRIDE SWITCH. PROVIDE DUCT DETECTOR WITHIN 5 FEET OF EACH FIRE/SMOKE DAMPER. REFER TO DIAGRAM XXX ON SHEET XXX.

SHEET KEYNOTES

- E2 LANDLORD TO PROVIDE FIRE ALARM PANEL. TENANT TO CONNECT TO EXISTING PANEL WITH COMPATIBLE WIRING AND EQUIPMENT. CONTRACTOR TO COORDINATE WITH AS-BUILT SHOP DRAWINGS AND VERIFY COMPATIBILITY PRIOR TO ROUGH-IN.
- E3 CONTRACTOR TO REFER TO ONE-LINE FOR BREWERY CONNECTION.

FIRST FLOOR ELECTRICAL PLAN
SCALE = 1/4" = 1'-0"

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FIRST FLOOR ELECTRICAL PLAN

E201

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POWER GENERAL SHEET NOTES

- ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL MECHANICAL UNITS WITH MECHANICAL CONTRACTOR.
- CIRCUITS TO ALL MECHANICAL EQUIPMENT SHALL BE DEDICATED UNLESS NOTED OTHERWISE.
- PROVIDE 120V CIRCUIT FROM THE NEAREST PANELBOARD FOR FIRE/SMOKE DAMPER RELAYS. PROVIDE FIRE ALARM MODULES AND RELAYS AS NECESSARY FOR ALL FIRE/SMOKE DAMPERS SHOWN ON DIVISION 23 DRAWINGS. ALL FIRE/SMOKE DAMPERS SHALL HAVE A MANUAL OVERRIDE SWITCH. PROVIDE DUCT DETECTOR WITHIN 5 FEET OF EACH FIRE/SMOKE DAMPER. REFER TO DIAGRAM XXX ON SHEET XXX.

SHEET KEYNOTES

- 400A METER PROVIDED BY LANDLORD. 4" EMPTY CONDUIT STUBBED IN TENANT SPACE. LANDLORD TO PROVIDE 400A DISTRIBUTION PANEL AND ITS FEEDER CONDUCTORS. CONTRACTOR TO COORDINATE WITH AS-BUILT SHOP DRAWINGS PRIOR TO ROUGH-IN.
- LANDLORD TO PROVIDE FIRE ALARM PANEL. TENANT TO CONNECT TO EXISTING PANEL WITH COMPATIBLE WIRING AND EQUIPMENT. CONTRACTOR TO COORDINATE WITH AS-BUILT SHOP DRAWINGS AND VERIFY COMPATIBILITY PRIOR TO ROUGH-IN.



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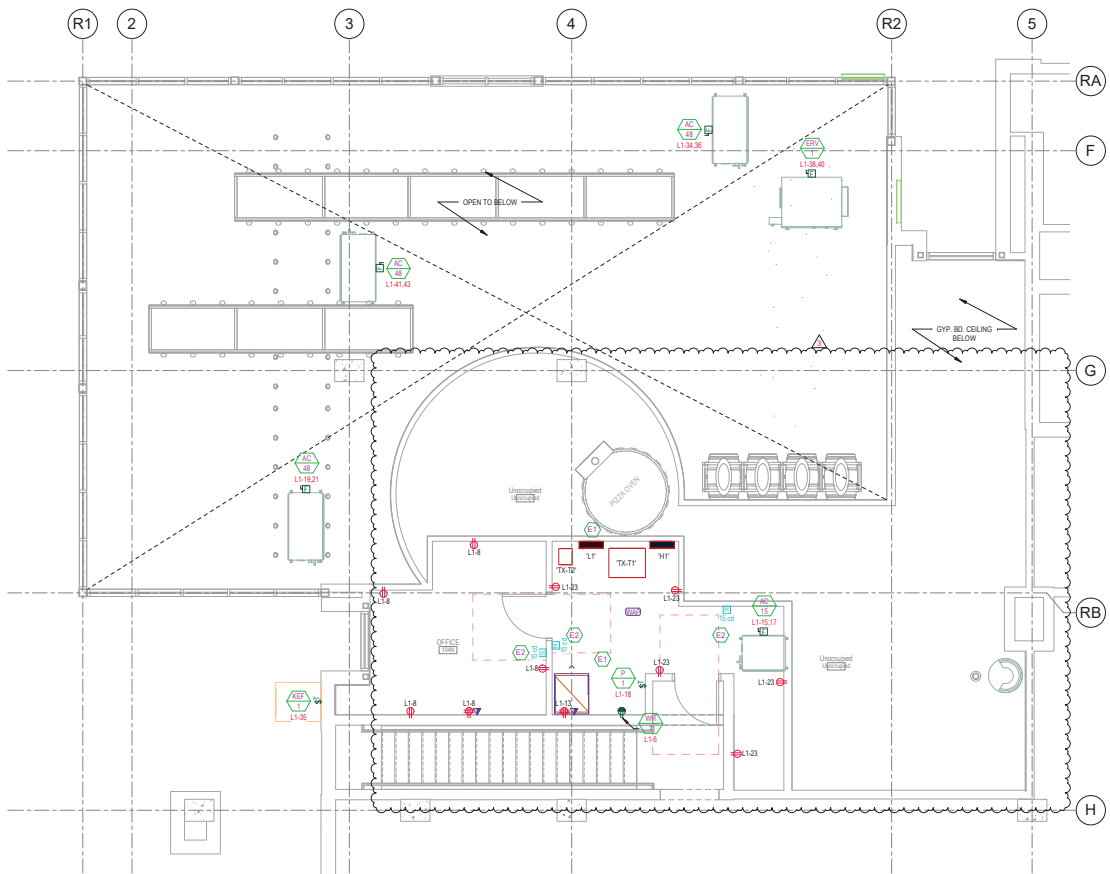
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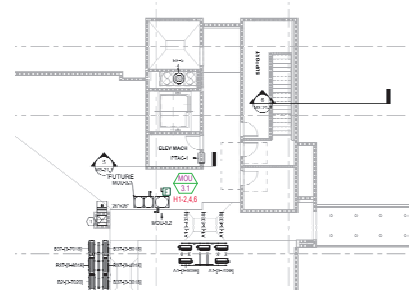
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MEZZANINE ELECTRICAL PLAN

E202



MEZZANINE ELECTRICAL PLAN
 SCALE = 1/4" = 1'-0"



ELECTRICAL ROOF PLAN
 SCALE = 1/4" = 1'-0"

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PANELBOARD SCHEDULE

PANEL: H1 TYPE: Type 1 VOLTS: 480/277 V PHASE: 3 WIRES: 4

LOCATION: STORAGE 1048B MAINS/BUS AMPS: 225 LUGS: Standard
 FED FROM: _____ X DOOR-IN-DOOR
 MOUNTING: SURFACE MAIN DISC. TYPE: MLO 200% NEUTRAL
 BUSSING: _____ ISO GROUND SPD

BRANCH BREAKERS														
ITEM	AMPS	POLE	WIRE SIZE	CUR. NO.	A	B	C	A	B	C	WIRE SIZE	POLE	AMPS	ITEM
LIGHTING	20A	1	#12	1	1204 VA						#12	3	25A	MOU3.1
TX-T1	350A	3	200AL	5										
					11675									
					17270									
LIGHTING	20A	1	#12	13	1000 VA									
SPARE	20A	1		15	0 VA									
SPARE	20A	1		17	0 VA									
SPARE	20A	1		19	0 VA									
SPARE	20A	1		21	0 VA									
SPARE	20A	1		23	0 VA									
SPARE	20A	1		25	0 VA									
SPARE	20A	1		27	0 VA									
SPARE	20A	1		29	0 VA									
SPARE	20A	1		31	0 VA									
SPARE	20A	1		33	0 VA									
SPARE	20A	1		35	0 VA									
SPARE	20A	1		37	0 VA									
SPARE	20A	1		39	0 VA									
SPARE	20A	1		41	0 VA									
					18992	22241	17989	TOTAL (VA)		CONNECTED LOAD TOTAL				
					69 A	81 A	65 A	AMPS/PHASE		59198 VA				
					AIC RATING: UTILITY					AMPS RMS SYSM.				

NOTES:

PANELBOARD SCHEDULE

PANEL: L1 TYPE: Type 1 VOLTS: 120/208 V PHASE: 3 WIRES: 4

LOCATION: STORAGE 1048B MAINS/BUS AMPS: 225 LUGS: Standard
 FED FROM: TX-T1 X DOOR-IN-DOOR
 MOUNTING: SURFACE MAIN DISC. TYPE: MLO 200% NEUTRAL
 BUSSING: _____ ISO GROUND SPD

BRANCH BREAKERS														
ITEM	AMPS	POLE	WIRE SIZE	CUR. NO.	A	B	C	A	B	C	WIRE SIZE	POLE	AMPS	ITEM
BAR TV	20A	1	#12	3	360 VA									AC-48
K-8	20A	1	#12	7	696 VA									RECEPT
K-13	20A	1	#12	9	930 VA									K-1
K-5	20A	1	#12	11	1170 VA									K-3
RECEPT	20A	1	#12	13	1000 VA									K-9
AC-15	20A	2	#12	15	121 VA									RECEPT
					17									K-1
AC-48	20A	2	#12	19	276 VA									SPARE
					21									SPARE
RECEPT	20A	1	#12	23	900 VA									K-2
K-9	20A	1	#12	25	696 VA									RECEPT
K-2	20A	1	#12	27	1176 VA									K-4
K-5	20A	1	#12	29	1176 VA									K-2
K-2	20A	1	#12	31	1176 VA									K-2
K-7	20A	1	#12	33	1176 VA									AC-48
KEF-1	20A	1	#12	35	1176 VA									
K-4	20A	1	#12	37	1176 VA									BRV-1
LIGHTING	20A	1	#12	39	1054 VA									
AC-48	20A	2	#12	41	276 VA									TX-6B
					43									
SPARE	20A	1		45	0 VA									SPARE
SPARE	20A	1		47	0 VA									SPARE
SPARE	20A	1		49	0 VA									SPARE
SPARE	20A	1		51	0 VA									SPARE
SPARE	20A	1		53	0 VA									SPARE
SPARE	20A	1		55	0 VA									SPARE
SPARE	20A	1		57	0 VA									SPARE
SPARE	20A	1		59	0 VA									SPARE
SPARE	20A	1		61	0 VA									SPARE
SPARE	20A	1		63	0 VA									SPARE
SPARE	20A	1		65	0 VA									SPARE
SPARE	20A	1		67	0 VA									SPARE
SPARE	20A	1		69	0 VA									SPARE
SPARE	20A	1		71	0 VA									SPARE
SPARE	20A	1		73	0 VA									SPARE
SPARE	20A	1		75	0 VA									SPARE
SPARE	20A	1		77	0 VA									SPARE
SPARE	20A	1		79	0 VA									SPARE
SPARE	20A	1		81	0 VA									SPARE
SPARE	20A	1		83	0 VA									SPARE
					13513	18675	17270	TOTAL (VA)		CONNECTED LOAD TOTAL				
					113 A	99 A	146 A	AMPS/PHASE		42452 VA				
					AIC RATING: 10.071					AMPS RMS SYSM.				

NOTES:

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PANELBOARD SCHEDULES

E601

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C
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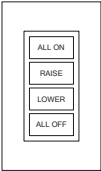
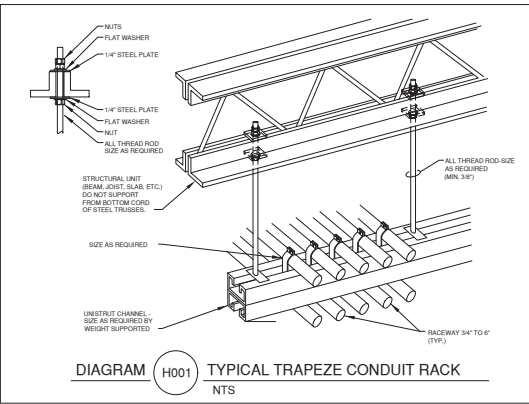
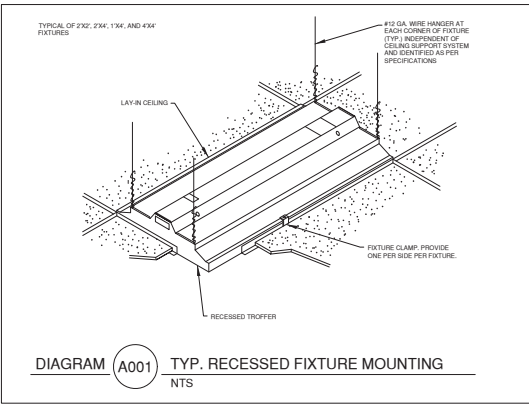
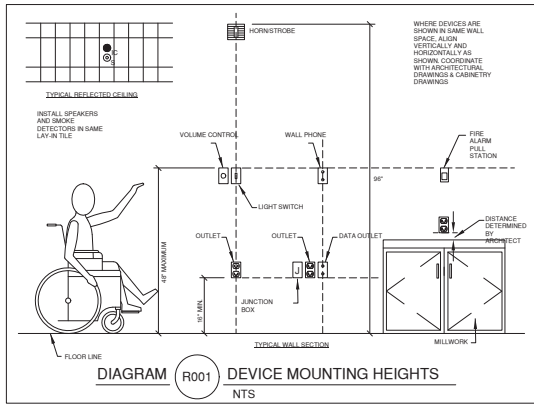
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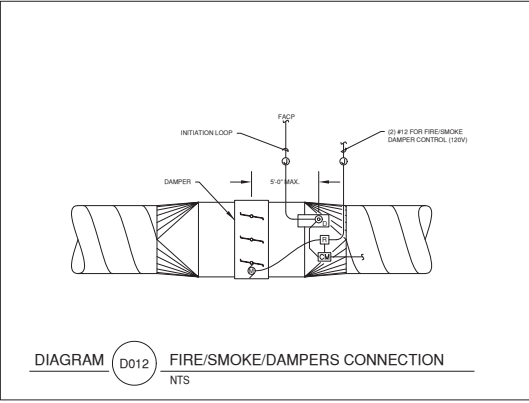
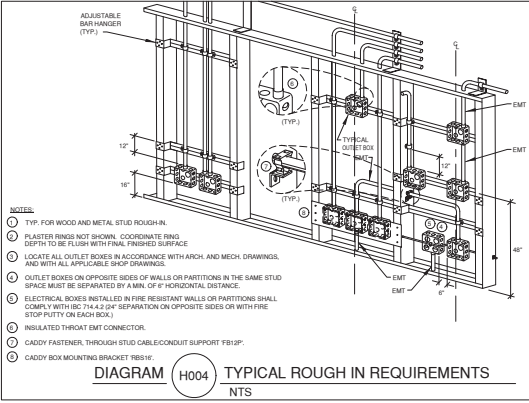
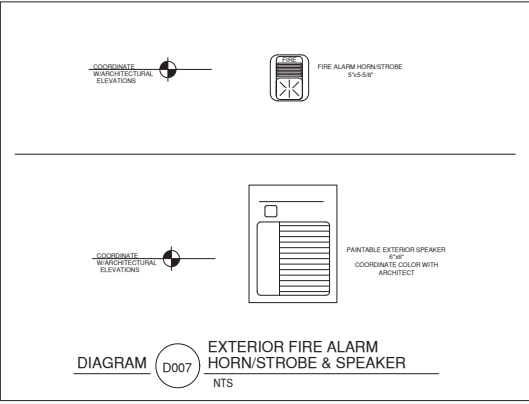
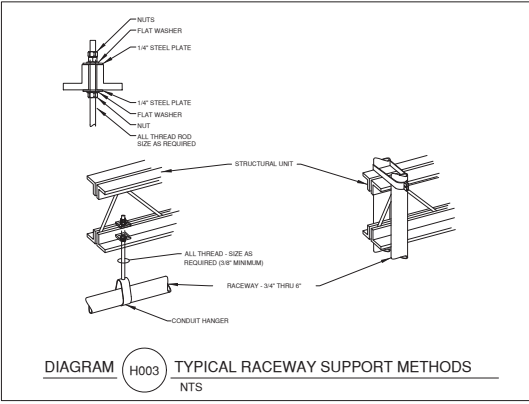


WALLSTATION 'M2' CONFIGURATION

ENGRAVING	PROGRAMMING
ALL ON	BUTTON TO CONTROL RELAYS IN RELAY PANEL RPBA ON
RAISE	BUTTON TO RAISE LIGHT LEVELS WITH - IN SPACE
LOWER	BUTTON TO LOWER LIGHT LEVELS WITH - IN SPACE
ALL OFF	BUTTON TO CONTROL RELAYS IN RELAY PANEL RPBA OFF

CONTROL SEQUENCE

WHEN THE CLOCK SHALL CONTROL LIGHTS THIS SEQUENCE PROVIDED BY OWNER OCCUPANT SHALL HAVE CONTROL OF LIGHTS THRU CONTROL STATION. DAYLIGHT SENSOR SHALL ADJUST LIGHT LEVELS BASED ON AVAILABLE NATURAL LIGHT LEVELS.



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07.15.22

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ELECTRICAL DIAGRAMS

E701



2496 S. West Temple
Salt Lake City, UT 84115
www.levelcrossingbrewing.com

Re: ARUDEM LLC, dba Level Crossing Brewing Company Conditional Use Application

1. Project Description

This project is new construction tenant improvements within the Post District development located at 550 S 300 W SLC, UT 84101. We have leased space 3-1 on ground floor to operate as a brewery bar/brewpub. We have our original location in South Salt Lake City. We operate as a brewery taproom offering wood-fired pizzas & gourmet sandwiches/salads along with heavy beer, draft beer, wine & liquor, and non-alcoholic beverages. We are planning on duplicating our current brewpub operations at the new location except for the main production facility. We will have 82 seats of indoor dining area with 72 outdoor seasonal seating as well. We are planning on having a small R&D brewing setup, as well as a package agency to sell beer to-go. The project will operate as a brewpub, but we are planning on submitting a bar license application to DABS to be able to offer our heavy beer products along with wine & liquor (represents 4% overall revenue).

2. Conditional Use Information

- a. The anticipated delivery hours for raw materials would be 7AM to 6PM Monday through Friday. The operating hours for the taproom are anticipated to be 11AM to 11PM Sunday through Monday.
- b. The land uses adjacent to proposed property are additional food & beverage operators, global HQ for Traeger Pellet Grills and there are planned residences above and around entire development.
- c. We will have up to 12 employees working on-site at the highest shift.
- d. As mentioned above, we planning to have 82 indoor seat and 72 outdoor seats on patio.

- e. Since the development is an entire city block with city approval, the owners have leased the space intended for the specific purposes of a taproom/brewpub.

3. Minimum Plan Requirements

- a. Enclosed with the permit application are full architectural plans showing all elevation drawings for tenant improvements.

4. Site Plan

- a. Enclosed with the permit application are full site plans showing our leased space in relation to rest of development.

5. Elevation Drawing

- a. This is not applicable for our tenant improvements since development has been approved by the city prior.



Security and Operations Plan
Level Crossing Brewing Company
The Post District
550 S 300 W Suite 100 Salt Lake City, UT 84101

Contact: Mark Medura, Owner, 215-760-3138, mark@levelcrossingbrewing.com

Hours of Operations: Sunday-Thursday 11am-10pm; Friday and Saturday 11am-11pm

Complaint and Response Community Relations Program: Upon request, the owner of Level Crossing Brewing Company (LCBC) will meet with neighbors, community council members and police department or other city officials (if needed) to resolve any neighborhood complaints regarding the operations on the premises.

Sound Levels: LCBC will have an audio music system for ambient house music within indoor and outdoor premises. Live music will be very infrequent in winter months (if at all) and relegated to possibly only weekend evenings in warmer months. Live music, usually to be a single or duet acoustic setup, will be located within a small area of the restaurant and will not exceed permissible sound levels as measured within 15 feet of a door entrance. The volume of any in-house audio music, live music, or other forms of entertainment will be at a volume not to be disruptive of the residences directly above leased premises nor to adjacent businesses within the development. Soundproof panels will be installed at ceiling height to diffuse sound levels to be within approved guidelines set forth in chapter 9.28 of Salt Lake zoning code for this district. No amplified music will be allowed inside LCBC due to space constraints.

Smoking: LCBC will be a smoke free premises including all outdoor patio space and no smoking will be allowed within 25 feet of any premises' ingress or egress.

Trash/Recycle Management: To maintain cleanliness, LCBC internal garbage (portable trash receptables) will be emptied 3 times daily to on-site building trash compactor. The trash compactor will be emptied 1x per week as dictated by landlord. The exterior trash bin will be emptied no earlier than 7am. To reduce noise complaints, trash will not be emptied between 10pm and 7am. Exterior grounds and interior perimeters will be monitored 2x daily and trash to be picked up by staff members at beginning of each shift (10am & 11pm). The cleaning of exterior grounds surrounding LCBC includes cleaning entryways, patios, adjacent streets and/or pedestrian walkways, and all areas of cigarette butts and other debris.

Parking Management Plan: Parking at the post District for LCBC will be provided by landlord. Parking is underground with 75+ parking spots available to the public with the required number of ADA parking spots. There will be an additional 75+ parking spots available after 5PM in the Traeger HQ parking lot.

Distribution Plan: A copy of this plan is to be distributed to the Fire Dept, Police Dept, city recorder's office, city building official and the community council.

ATTACHMENT C: Property Photos



(Rendering presented to Planning Commission, April 2020)



(Photo from December 2022 site visit)

ATTACHMENT D: D-2 Zoning Standards

D-2 Downtown Support District

Standard	Finding	Analysis
Use	Complies	The downtown districts land use table identifies bar establishments as a conditional use in the D-2 district. The requested use will comply with the use standards of the ordinance subject to approval through an Administrative Hearing.
Lot Standards	Complies	No new lots are proposed with this conditional use request.
Building & Site Standards (Height, Setbacks, Mid-Block Walkway, Landscaping, Design Review, etc.)	Complies	No new buildings are proposed with this conditional use request. The project was built to the design approved by the Planning Commission, which included modifications to the zoning ordinance. The development was previously approved through the following applications: <ul style="list-style-type: none"> - PLNPCM2019-00902 (Design Review) - PLNPCM2019-01196 (Planned Development) - BLD2020-01886 – Post District Phase 1 Permit (Podium portions of buildings 1-4) - BLD2022-05811 – Level Crossing Taproom (Permit issued 12/01/22)
Off Street Parking & Loading (21A.44.030.H)	Complies	No changes to the previously approved parking are proposed with this conditional use request. Parking will be provided within enclosed garages that are part of the principal buildings.
Signage (21A.46.110)	Complies	No new signage is proposed with this conditional use request. A separate permit will be required for any future proposed signage.

ATTACHMENT E: Conditional Use Standards

An application for a conditional use is required by city code 21A.54 and Utah Code 10-9a-507 to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under Utah Code 10-9a-507, the standards must be objective and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

21A.54.080.A: Approval Standards
Standard 1: The use complies with applicable provisions of this title;
Finding: Complies
Discussion: The use complies with all applicable provisions of the zoning ordinance.
Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
Finding: Complies
Discussion: Based on the analysis contained in the staff report, the proposed use has been found to be compatible with surrounding uses (see "Key Considerations" section of staff report for further analysis).
Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Finding: Complies
Discussion: The use is consistent with adopted city planning policies, documents and master plans (see "Key Considerations" section of staff report for further analysis).
Standard 4: The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions
Finding: Complies
Discussion: Potential detrimental effects due to noise, smoking, trash, parking, and other complaints are addressed in the security and operations plan. Staff recommends the following condition to ensure that these potential effects continue to be mitigated in perpetuity: "The

applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder's Office as required for alcohol related uses." A more detailed analysis of potential detrimental effects is included below.

Condition(s): *The applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder's Office as required for alcohol related uses.*

21A.54.080.B: Detrimental Effects Determination

1. This title specifically authorizes the use where it is located;

Finding: No Detrimental Impact

Discussion: The proposed use is a conditional use in the applicable land use table.

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

Finding: No Detrimental Impact

Discussion: Based on the analysis contained in the staff report, the proposed use has been found to be compatible with applicable master plan policies (see "Key Considerations" section of staff report for further analysis).

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

Finding: No Detrimental Impact

Discussion: The proposed use is part of a previously approved planned development, which anticipated a mix of residential, retail, and commercial uses. The proposed business will make use of an outdoor dining area, one of the key urban design elements for the overall development.

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

Finding: No Detrimental Impact

Discussion: Design review and planned development standards for the Gale Street Apartments project were approved by the Planning Commission in 2019. No alterations to the exterior of the building are proposed with this conditional use request.

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

Finding: No Detrimental Impact

Discussion: Vehicular access to the parking structure is provided from 300 West. No alterations to the site plan are proposed with this conditional use request.

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

Finding: No Detrimental Impact

Discussion: Internal circulation is provided on Gale Street and two “woonerfs” – alleyways designed as a shared space for pedestrians and vehicles. No alterations to the site plan are proposed with this conditional use request.

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

Finding: No Detrimental Impact

Discussion: Pedestrian and bicycle access is provided by the Gale Street sidewalks and the north “woonerf.” No alterations to the site plan are proposed with this conditional use request.

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

Finding: No Detrimental Impact

Discussion: Commercial uses were anticipated with the overall development. No alterations to the site plan are proposed with this conditional use request.

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

Finding: No Detrimental Impact

Discussion: Off street parking is provided in an attached parking structure. No alterations to the previously approved off street parking plans are proposed with this conditional use request.

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

Finding: No Detrimental Impact

Discussion: A utility plan was previously approved with BLD2020-01886. No alterations to the utility plan are proposed with this conditional use request.

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

Finding: No Detrimental Impact

Discussion: The applicant has indicated that soundproof panels will be installed at ceiling height to mitigate potential sound impact to the future residential uses above the commercial space. No alterations to the building plans are proposed with this conditional use request.

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

Finding: No Detrimental Impact

Discussion: The security and operations plan states that the business will be smoke free, including all outdoor patio space. No smoking will be allowed within 25 feet of any premises' ingress or egress. The use will have no negative influence on sustainability goals and will not encroach on any stream or waterway.

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

Finding: No Detrimental Impact

Discussion: The proposed hours of operation (Sunday-Monday, 11am-11pm) are consistent with the Downtown Master Plan goals for a vibrant and active 24/7 downtown.

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

Finding: No Detrimental Impact

Discussion: No alterations to the exterior of the building are proposed with this conditional use request. Future signage will require a separate permit.

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

Finding: No Detrimental Impact

Discussion: No alterations to the exterior of the building are proposed with this conditional use request. From the 2019 design review staff report: "Historic Preservation – Because of the unique

and historic nature of the existing buildings on the western half of the NAC block, applicant's partnership group decided to preserve and modernize the best of them rather than replacing them with ground up developments."

According to Zoning Code Section 21A.54.080.C, the Planning Commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose conditions related to the standards and detrimental impacts listed above if a condition is necessary for compliance with the standards of approval or any applicable zoning regulation and to reduce any reasonably anticipated detrimental impact. Conditions may be related to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

After a public hearing is held, planning staff can help identify and determine if information provided warrants further discussion on any potential non-compliance or detrimental impact that may require a condition of approval.

ATTACHMENT F: Alcohol Related Establishments Standards

21A.36.300: ALCOHOL RELATED ESTABLISHMENTS:

Standard	Finding	Analysis
License Required	Complies	Prior to the issuance of a business license, the applicant will be required to obtain all necessary approvals from the state of Utah.
Security and operations plan	Complies	The applicant has submitted a security and operations plan that has been reviewed by the Salt Lake City Police Department. The plan addresses each of the items required by code.
Police Department approval	Complies	The Salt Lake City Police Department has reviewed and approved the plans.
Buffering from residential	Complies	The subject property does not border a residential zone.
Landscaping located so it cannot be used as a hiding place	Complies	The proposed landscaping for the site does not appear to include any plants or areas that could be used as a hiding place. There is a small landscape area proposed at the entrance with a variety of trees and shrubs.
Graffiti	Complies	The applicant will be required to maintain the exterior of the premises to be free of graffiti. The security and operations plan includes contact information and a plan to respond to complaints.
Signage	Complies	No new signage has been proposed with this conditional use request.
Parking area lighting	Complies	No new exterior lighting has been proposed with this conditional use request.
Outdoor smoking area	Complies	The security and operations plan indicates that the business "will be a smoke free premises including all outdoor patio space and no smoking will be allowed within 25 feet of any premises' ingress or egress."

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- November 10, 2022 – The Downtown and Central 9th Community Councils were sent the 45-day required notice for recognized community organizations. Neither council provided comments on the application.
- November 10, 2022 - Property owners and tenants within 300 feet of the development were provided early notification of the proposal.
- Nov. 10 – Dec. 26, 2022 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- Jan. 12, 2023
 - Public hearing notice sign posted on the property
- Jan. 13, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No public comments were received during the 45-day noticing period.

ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Building:

No additional Building Code comments regarding the Conditional Use Application.

Associated building permit: BLD2022-05811 - Level Crossing Taproom

All new construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Fire:

Fire Code comments regarding the Conditional Use application.

Associated building permit: BLD2022-05811 - Level Crossing Taproom

Any applicable Operational Permits are required to be applied for and issued through the Fire Prevention Bureau as required by IFC Section 105.6

All new construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Transportation:

Since this project is part of a larger development, I am assuming the Transportation issues (parking layout, ADA parking, access, etc.) were already addressed in the overall development approval. If that is the case, I don't have any comments.

Police:

No specific comments from the PD on this one.

Public Utilities:

No public utility objection to the conditional use with the following conditions:

Review of the submitted documents is not a building permit review and additional requirements may be provided as part of the building permit review.

Average Daily water use needs to be provided – water use must be limited to less than 200,000 gallons per day. Provide a complete Commercial and Industrial User Questionnaire.

All kitchen drains must be directed to a grease waste line – identify the location of the grease removal device.

Show any external connections required as part of this project.

A wastewater discharge permit may be required.

The addition of the bar/restaurant may increase to sewer rate for this building.