

ZONING MAP	9/A0.01
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VICINITY MAP	7/A0.01
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E POWER POLE MAP	6/A0.0
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INFORMATION REQUIRED BY ZONING CODE SECTION 21A.58.060: APPLICATION REQUIREMENTS			
A.	The Applicant	Interest	General Contractor
		Name	SMH Builders
		Address	3578 S 1950 W, Unit 7 West Valley City, UT 84119
		Phone Number	415-519-5398
B.	The Owner	Name	269 Brooklyn LLC
		Address	3578 S 1950 W, Unit 7 West Valley City, UT 84119
		Phone Number	415-519-5398
	The street address, tax parcel number and legal description of the subject property;		269 Brooklyn Ave, Salt Lake City, Parcel Nos. 1512403170000, 15124060130000, 15124060040000
D.	The zoning classification, zoning district boundaries and present use of the subject property;		CG-Bumper Repair
	A vicinity map with north arrow, scale and date, indicating the zoning classifications and current uses of properties within eighty five feet (85') of the subject property (exclusive of intervening streets and alleys);		See Vicinity Map 7/A0.0 & Zoning Map 9/A0.0
F.	The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project, and a signature panel for zoning administrator approval;		
		Project Name	CHROME WORKS
		Architect/Landscape Architect	SMH Builders
			3578 S 1950 W, Unit 7 West Valley City, UT 84119
		Zoning Administrator's Approval	
G.	The boundaries of the subject property, all existing property lines, setback lines, existing streets, buildings, watercourses, waterways or lakes, wetlands, and other existing physical features in or adjoining the project;		See site plan A0.1
H.	Topographic survey, showing the elevation of streets, alleys, buildings, structures, watercourses and their names. The topography shall be shown by adequate spot elevations. The finished grade for the entire site shall be shown as well as the first floor elevation of all buildings. Additionally, on all site plans the following information must be provided:		See site plan A0.1
	1. Significant topographical or physical features of the site, including existing trees;		See site plan A0.1-There are no existing trees.
	2. The elevation of the curb (if existing or proposed) in front of each lot shall be indicated; and		See site detail plan 2/A0.2A
	3. Elevations of the top of bank and toe of slope, slope ratio of fill, and limits of fill, including access, shall be indicated;		See site plan A0.1. There are no slopes.
I.	The location and size of sanitary and storm sewers, water, gas, telephone, electric and other utility lines, culverts and other underground structures in or affecting the project, including existing and proposed facilities and easements for these facilities. In the case of city owned utilities, such information shall be provided to the applicant by the department of community and neighborhoods and/or department of public utilities;		See public utility plan 8/A0.0
J.	The location, dimensions and character of construction of proposed streets, alleys, loading areas (including numbers of parking and loading spaces), outdoor lighting systems, storm drainage and sanitary facilities, sidewalks, curbs and gutters and all curb cuts. Where necessary to meet the purposes and intent of this chapter, such information shall be provided for the site. Additional area may also be required to be shown to indicate connections or proposed connections to major utilities;		See site plan A0.1 & code analysis drawing A0.5.
K.	The location of all proposed buildings and structures, accessory and principal, showing the number of stories and height, dwelling type, if applicable, major elevations and the total square footage of the floor area by proposed use;		See code analysis drawing A0.5 & building elevations A3.3-A3.5
L.	The location, height, type and material of all fences and walls;		See site detail plans A0.2A&B, keyed note 5.06.
M.	The location, character, size, height and orientation of proposed signs, as proposed to be erected in accordance with chapter 21A.46 of this title, and elevations of buildings showing signs to be placed on exterior walls. Signs which are approved in accordance with this chapter shall be considered a part of the approved site plan;		See lobby elevations drawing 2/A0.3
N.	The proposed nature and manner of grading of the site, including proposed treatment of slopes in excess of ten percent (10%) to prevent soil erosion and excessive runoff;		See site plan A0.1. There are no slopes in excess of 10%
O.	The location of dumpsters or other outdoor trash receptacles;		There are no dumpsters or outdoor trash receptacles.
P.	The location and dimensions of proposed recreation areas, open spaces and other required amenities and improvements;		See code analysis drawing A0.5
Q.	A tabulation of the total number of acres in the project and the percentage and acreage thereof proposed to be allocated to off street parking, open space, parks and other reservations;		See code analysis drawing A0.5
R.	A tabulation of the total number of dwelling units in the project and the overall project density in dwelling units per gross acre (for residential projects);		See code analysis drawing A0.5
S.	The proposed and required off street parking and loading areas, including parking and access for persons with disabilities, as specified in the Utah Adopted Building Code; and		See code analysis drawing A0.5
T.	Landscape plans subject to the standards contained in chapter 21A.48 of this title.		See landscape plans L0.1 & L0.2

[illegible]

ABBREVIATIONS	4/A0.01
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HIGHEST OCCUPIED LEVEL: 66'-6" HIGH

NO. OF STORIES: 8 STORIES

HEIGHT OF BUILDING: 77'-0"

TOTAL RESIDENTIAL UNIT QUANTITY: 237

NO. OF ACCESSIBLE RESIDENTIAL UNITS: 12

TYPE OF CONSTRUCTION: LEVEL 1 TO 3 : TYPE I-A
LEVEL 4 TO 8 : TYPE III-A

APPLICABLE CODES AND ORDINANCES:

2016 INTERNATIONAL BUILDING CODE(IBC),

2017 NATIONAL ELECTRICAL CODE(NEC), ADOPTED BY THE STATE OF UTAH ON MAY 8, 2018

2016 INTERNATIONAL PLUMBING CODE(IPC)

2018 INTERNATIONAL MECHANICAL CODE(IMC),

2015 INTERNATIONAL ENERGY CONSERVATION CODE(IECC),

2018 INTERNATIONAL FIRE CODE(IFC),

2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC A117.1)

1995 TITLE 21 ZONING ORDINANCE

SEE A.D. CODE ANALYSIS FOR CODE RELATED REQUIREMENTS.

BUILDNG INFORMATION	3/A0.0
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<u>ARCHITECT:</u> SMH BUILDERS INCORPORATED 350 PERKINS AVE. #W012 SALT LAKE CITY, UT 84101 TEL: (415) 519-5398 TEL: (415) 888-6026 CONTACT: GEORGE F. HAUSER EMAIL: ghauser@smhconstruct.com	<u>CIVIL ENGINEER:</u> MONIE ENGINEERING 8001 SOUTH SANDY PARKWAY SUITE 200 SANDY, UTAH 84070 TEL: (801) 255-7700
<u>STRUCTURAL ENGINEER:</u> SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TEL: (415) 642-7722 FAX: (415) 642-7590	<u>SOIL ENGINEER:</u> GORDON GEOTECHNICAL ENGINEERING INC. 4420 SOUTH CENTURY DRIVE SALT LAKE CITY, UTAH 84123 TEL: (801) 327-8600 FAX: (801) 327-9601
<u>MECH. ELECTRICAL & ENERGY ENGINEER:</u> ROYAL ENGINEERING 1837 S. EAST BAY BLVD. PROVO, UTAH 84606 TEL: (801) 375-2228 TEL: (801) 375-2676	<u>SURVEYOR:</u> DIAMOND LAND SURVEYING LLC. 5245 SOUTH GREENPINE DRIVE MURRAY, UTAH 84123 TEL: (801) 266-2699 FAX: (801) 266-5032

SMH
BUILDERS

3578 S 1500 W
UNIT #7,
WEST VALLEY CITY
UTAH 84119
415-519-5398
FAX 415-889-6026


Licensed Stamp

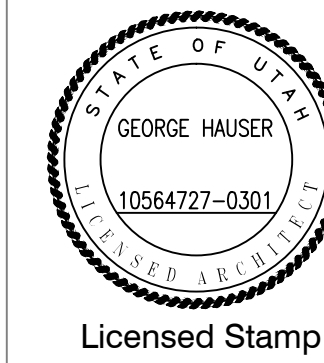
269 BROOKLYN AVE
SALT LAKE CITY, UT 84101

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SHEET TITLE:
**COVER
SHEET &
SITE PLAN**

PROJECT NO:
DRAWN BY:
DATE:
SCALE:
DRAWING NO.

A0.01



269 BROOKLYN AVE
SALT LAKE CITY, UT 84101

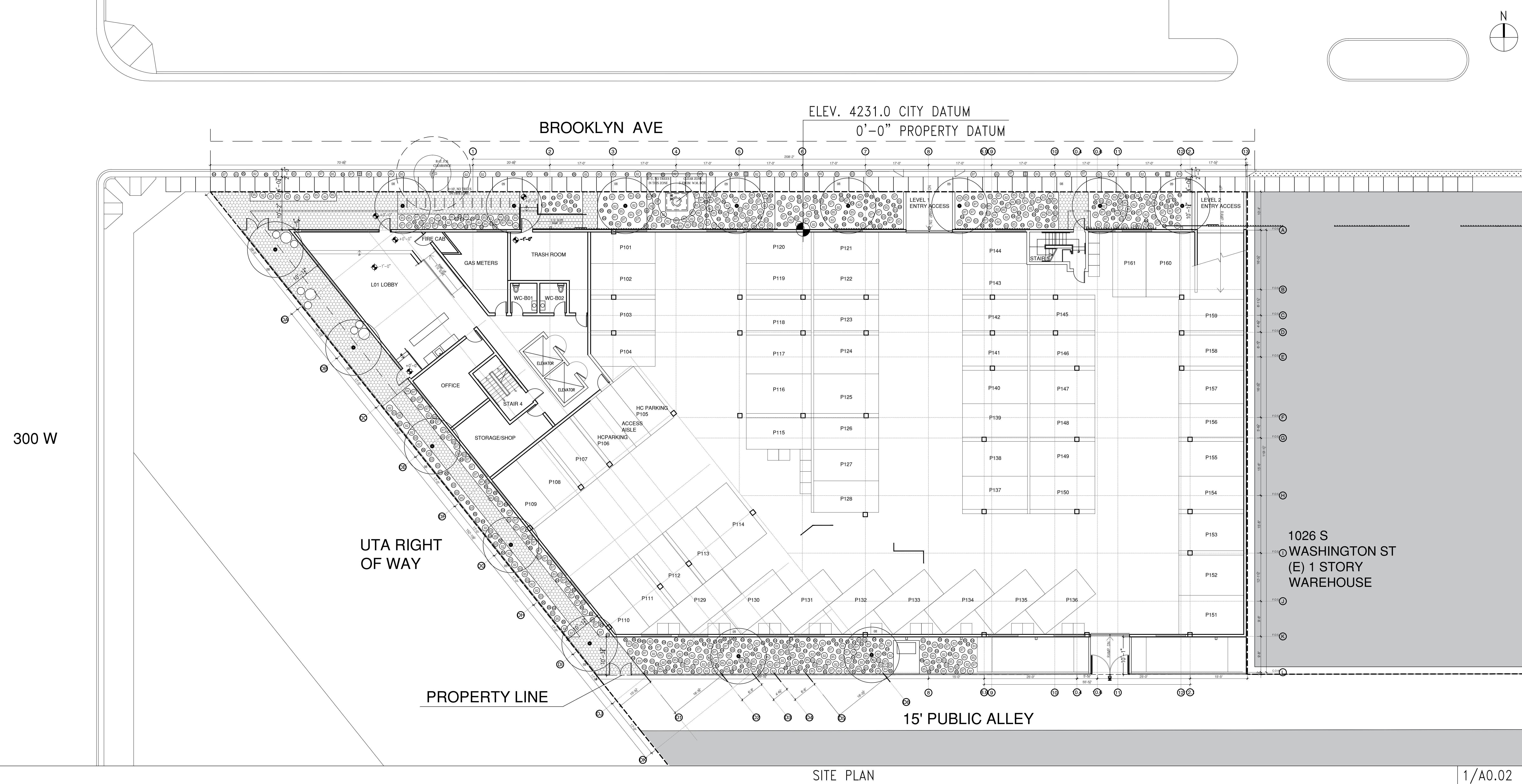
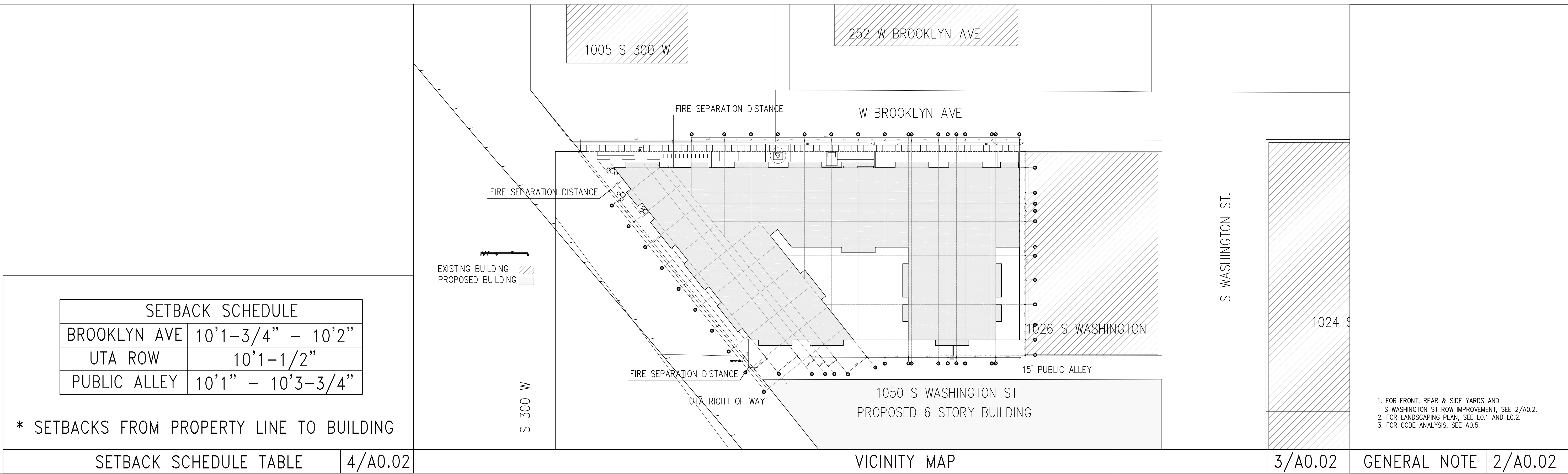
NO.	RELEASES AND REVISIONS	DATE
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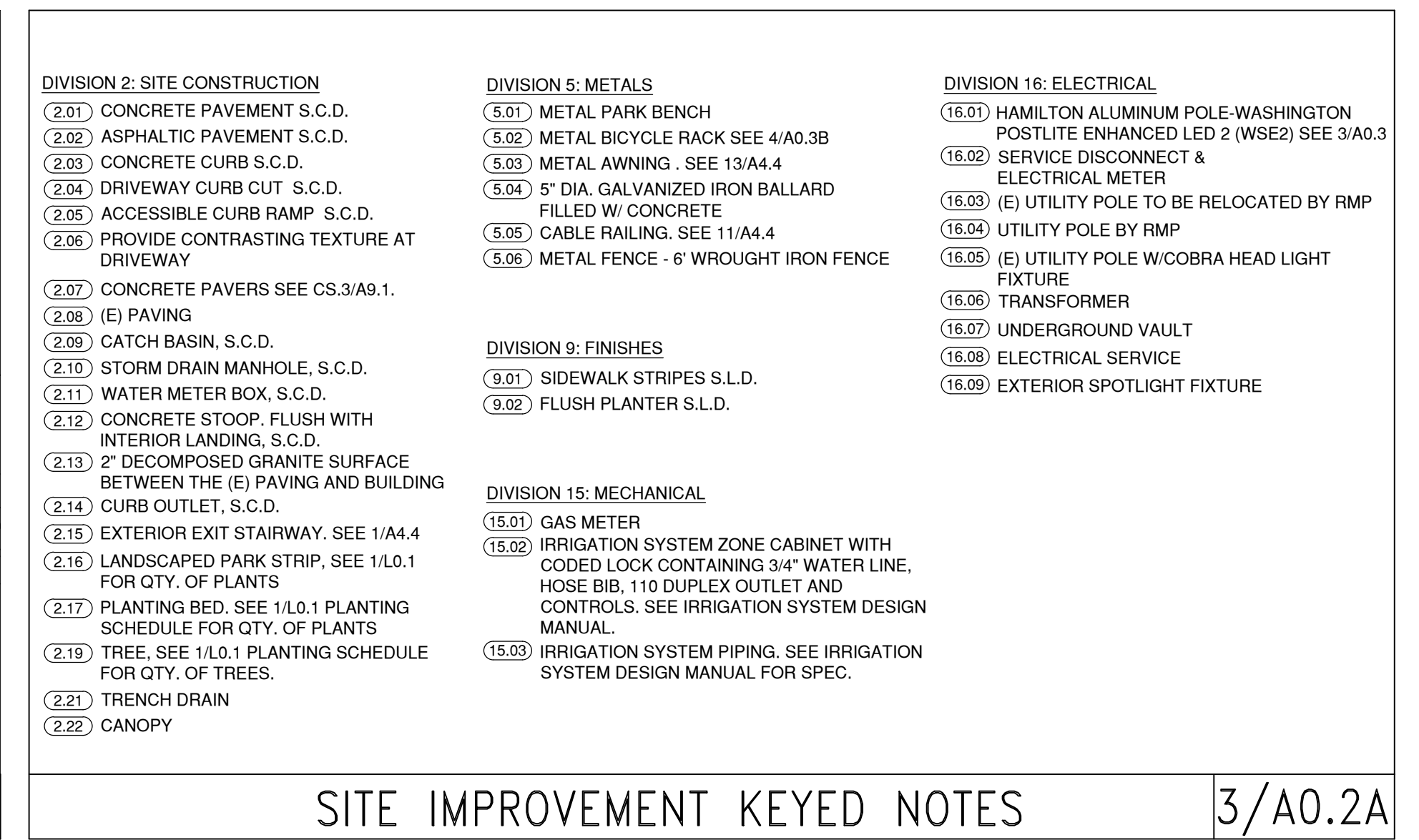
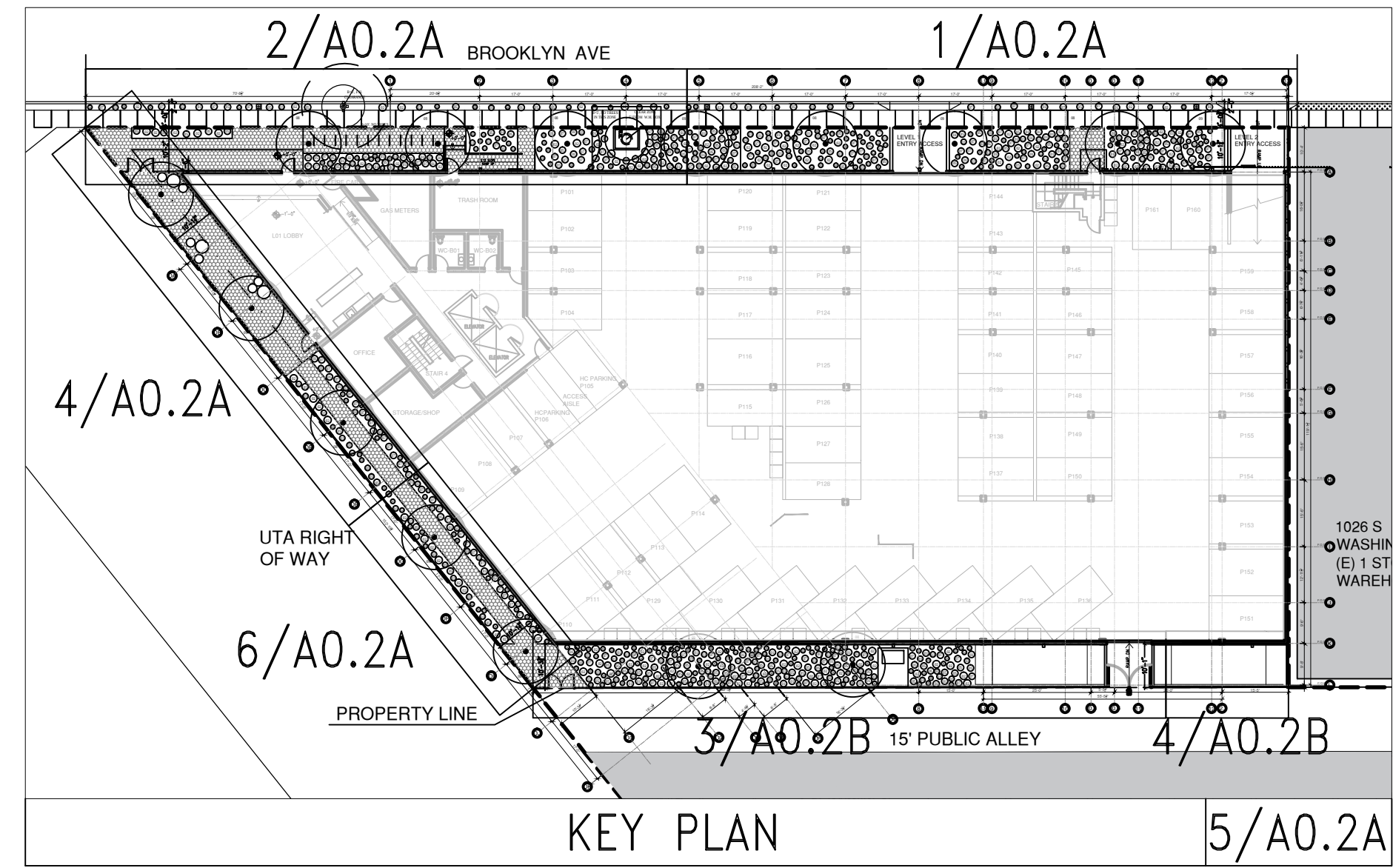
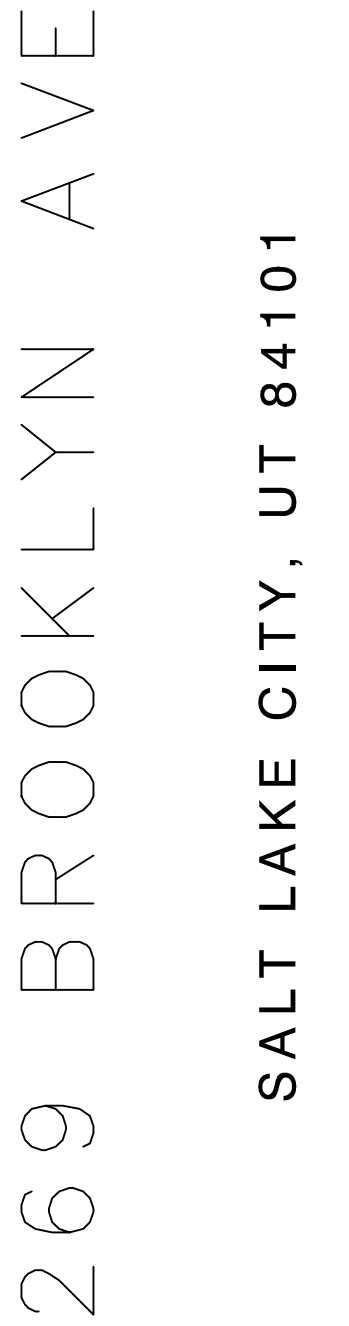
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SITE PLAN

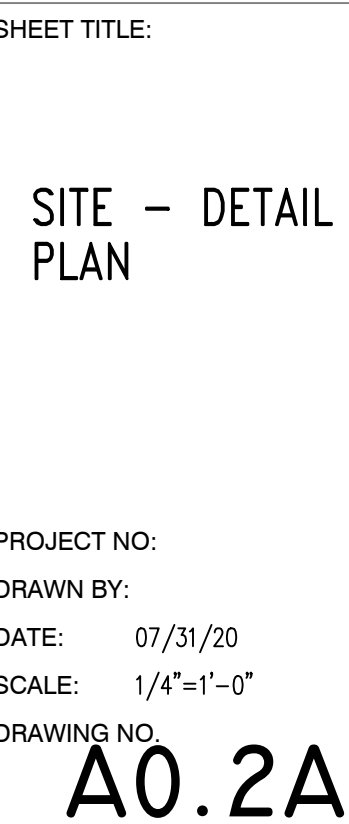
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DATE: 07/31/20
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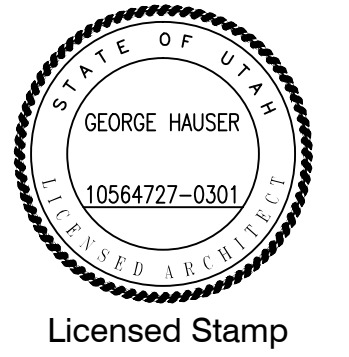
A0.02





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269 BROOKLYN AVE
SALT LAKE CITY, UT 84101

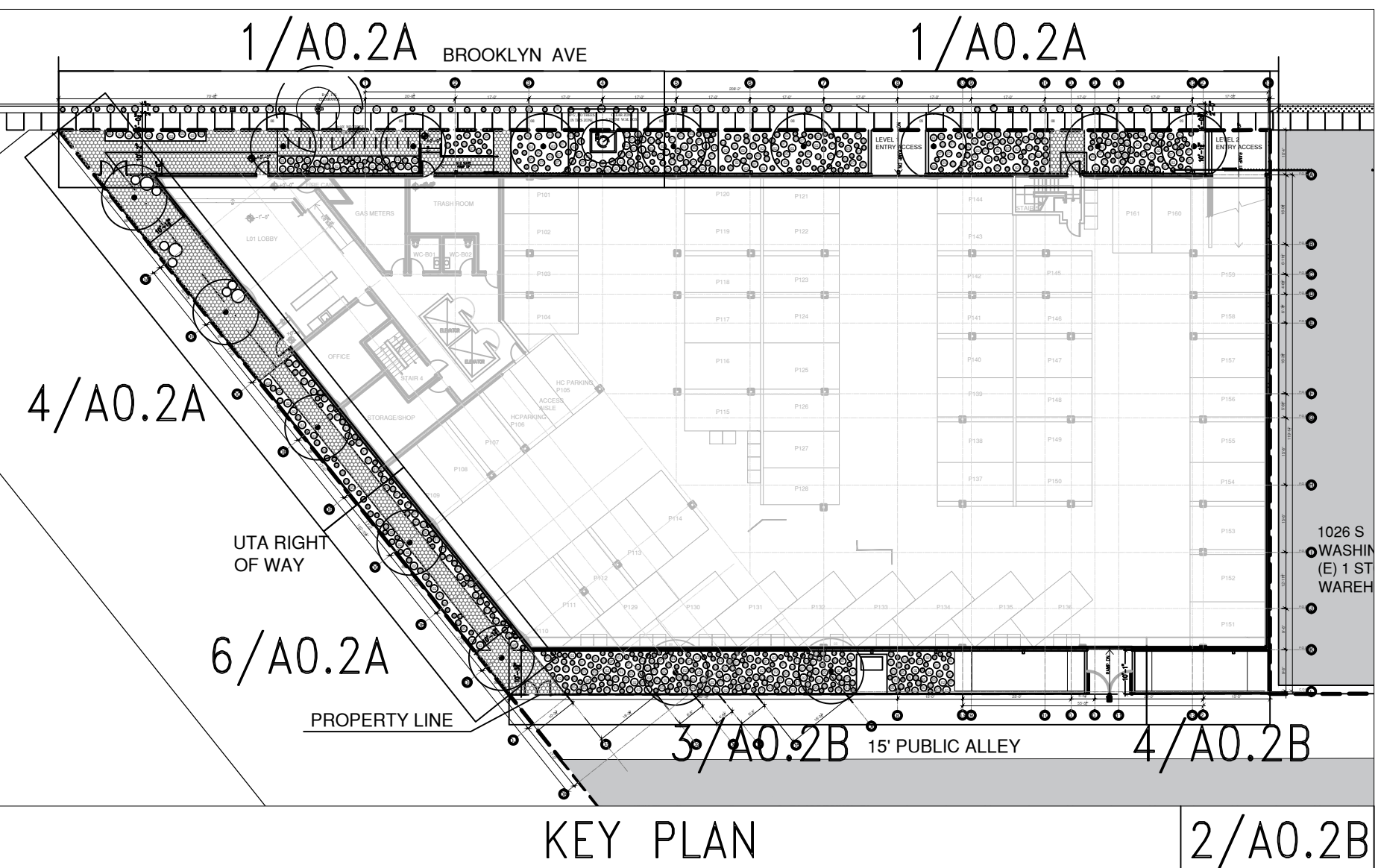
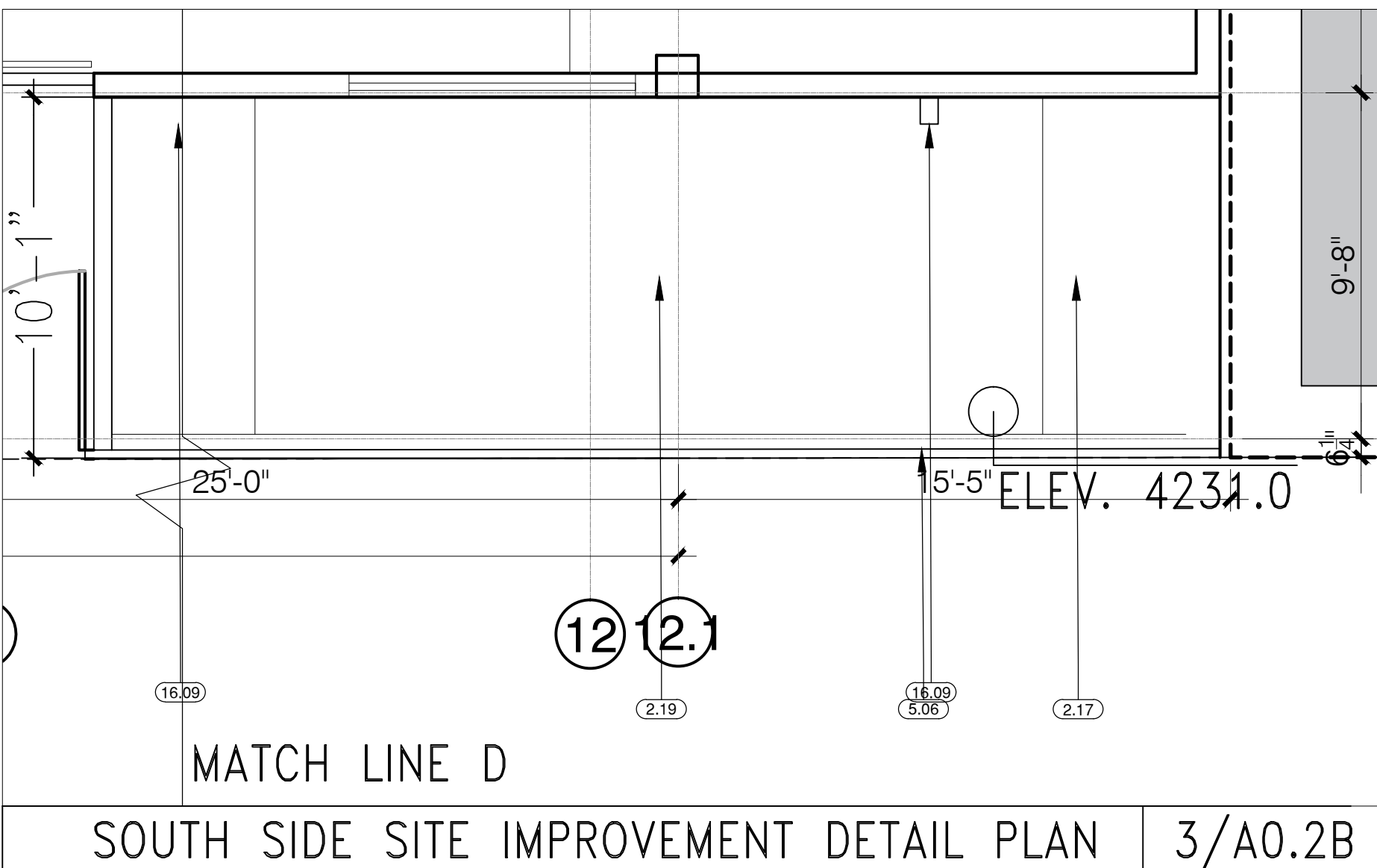
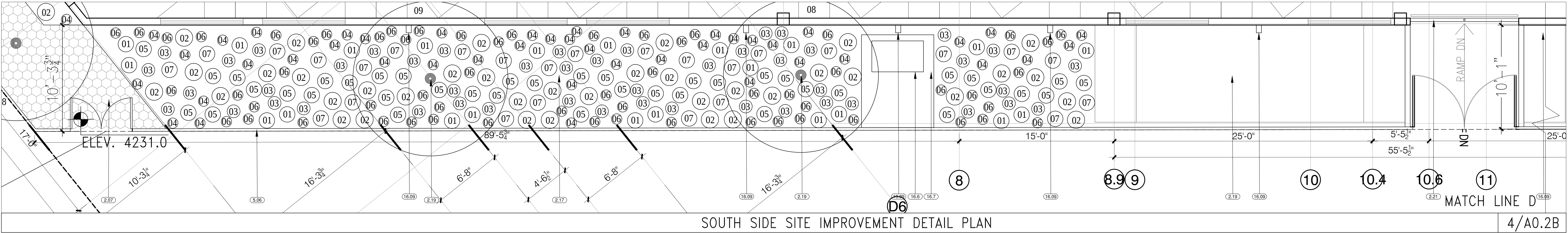
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SHEET TITLE:

SITE - DETAIL
PLAN

PROJECT NO:
DRAWN BY:
DATE: 07/31/20
SCALE: 1/4"=1'-0"
DRAWING NO.
A0 2B



DIVISION 2: SITE CONSTRUCTION

2.01 CONCRETE PAVEMENT S.C.D.

2.02 ASPHALTIC PAVEMENT S.C.D.

2.03 CONCRETE CURB S.C.D.

2.04 DRIVEWAY CURB CUT S.C.D.

2.05 ACCESSORY DRIVEWAY CURB CUT S.C.D.

2.06 PROVIDE CONTRASTING TEXTURE AT DRIVEWAY

2.07 CONCRETE PAVERS SEE CS.3/9.1.

2.08 (E) PAVING

2.09 CATCH BASIN, S.C.D.

2.10 STORM DRAIN MANHOLE, S.C.D.

2.11 WATER METER BOX, S.C.D.

2.12 GROUND SURF, FLUSH WITH INTERIOR LANDING, S.C.D.

2.13 2" COMPOSED GRANITE SURFACE BETWEEN THE (E) PAVING AND LANDSCAPE

2.14 GROUND SURF, FLUSH WITH INTERIOR LANDING, S.C.D.

2.15 EXTERIOR EXIT STAIRWAY, SEE 1/A4.4

2.16 LANDSCAPED PARK STRIP, SEE 1/L0.1 FOR QTY. OF PLANTS

2.17 PLANTING BED. SEE 1/L0.1 PLANTING SCHEDULE FOR QTY. OF PLANTS

2.19 TREE, SEE 1/L0.1 PLANTING SCHEDULE FOR QTY. OF TREES.

2.21 TRENCH DRAIN

- (5.01) METAL PARK BENCH
- (5.02) METAL BICYCLE RACK SEE 4/A0.3B
- (5.03) METAL AWNING . SEE 13/A4.4
- (5.04) 5" DIA. GALVANIZED IRON BALLARD
FILLED W/ CONCRETE
- (5.05) CABLE RAILING. SEE 11/A4.4
- (5.06) METAL FENCE

DIVISION 9: FINISHES

DIVISION 15: MECHANICAL

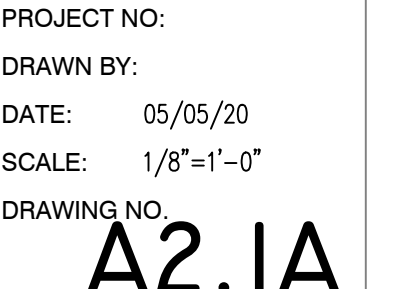
- (15.01) GAS METER**
- (15.02) IRRIGATION SYSTEM ZONE CABINET WITH CODED LOCK CONTAINING 3/4" WATER LINE, HOSE BIB, 110 DUPLEX OUTLET AND CONTROLS. SEE IRRIGATION SYSTEM DESIGN MANUAL.**
- (15.03) IRRIGATION SYSTEM PIPING. SEE IRRIGATION SYSTEM DESIGN MANUAL FOR SPEC.**

DIVISION 16: ELECTRICAL

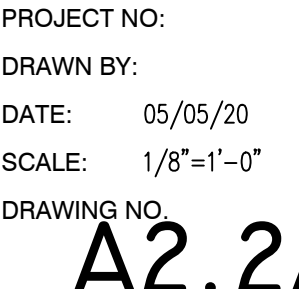
- (16.01)** HAMILTON ALUMINUM POLE-WASHINGTON
POST/STILE ENHANCED LED 2 (WSE2) SEE 3/A0.3
- (16.02)** SERVICE DISCONNECT &
ELECTRICAL METER
- (16.03)** (E) UTILITY POLE TO BE RELOCATED BY RMP
- (16.04)** UTILITY POLE BY RMP
- (16.05)** (E) UTILITY POLE W/COBRA HEAD LIGHT
FIXTURE
- (16.06)** TRANSFORMER
- (16.07)** UNDERGROUND VAULT
- (16.08)** ELECTRICAL SERVICE
- (16.09)** EXTERIOR SPOTLIGHT FIXTURE

SITE IMPROVEMENT KEYED NOTES

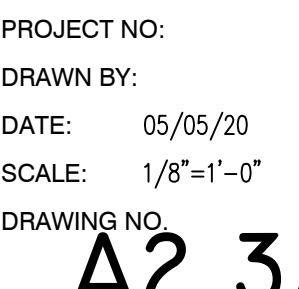
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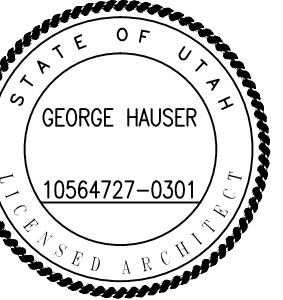
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1/A2.3A



3578 S 1950 W
UNIT #7,
WEST VALLEY CITY
UTAH 84119
415-519-5398
FAX 415-889-6026



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SALT LAKE CITY, UT 84101

NO.	RELEASES AND REVISIONS	DATE
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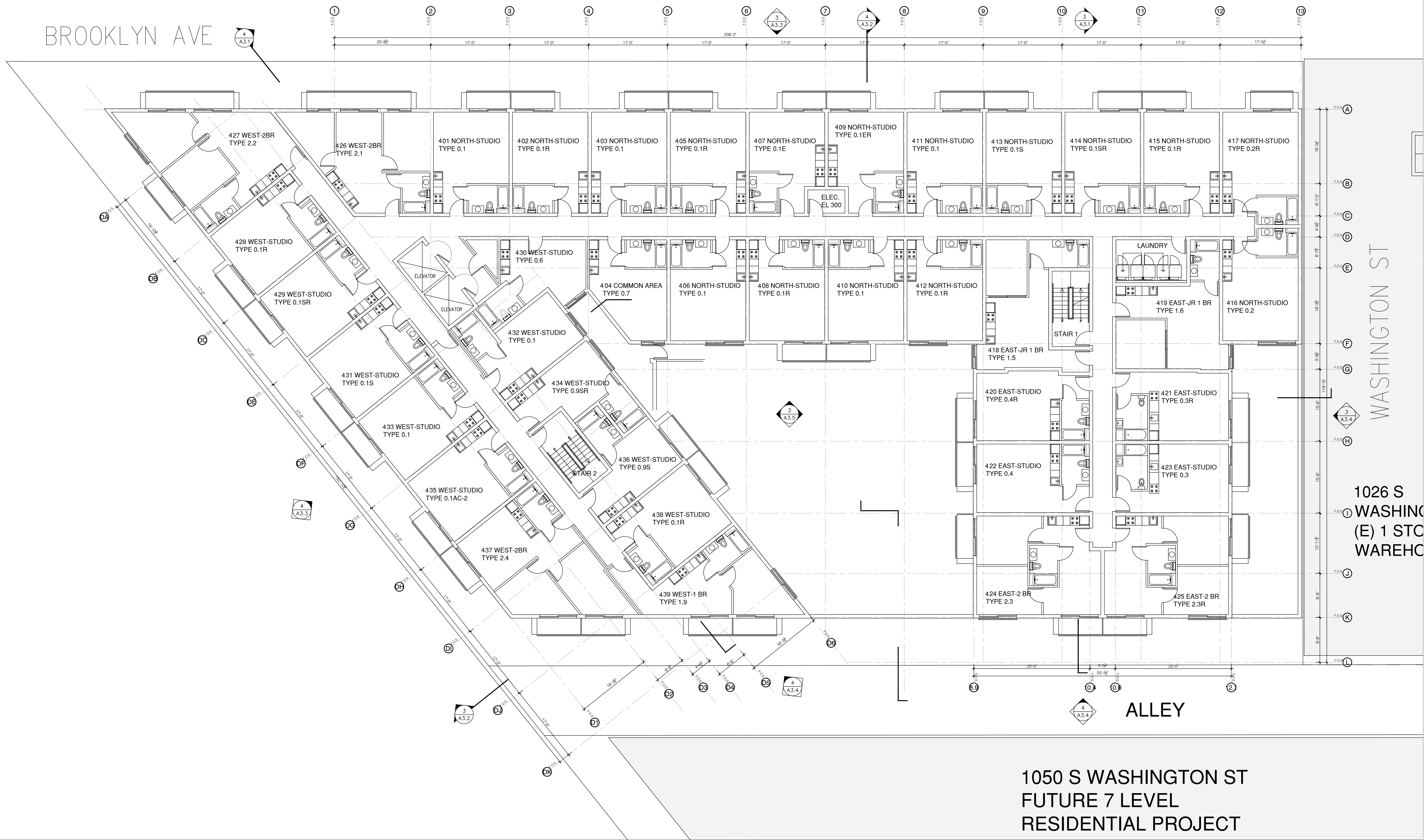
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SHEET TITLE:

LEVEL 4
PLAN

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"
DRAWING NO:

A2.4A



LEVEL 4 PLAN

3/A2.4A

— TONE INDICATES AREA OF PEDESTRIAN WALKWAY

— TONE INDICATES AREA OF LANDSCAPING

LEGEND

KEYED NOTES

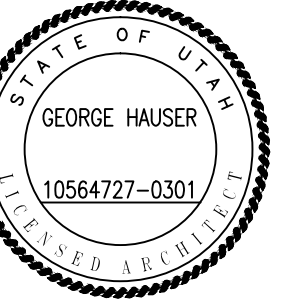
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GENERAL NOTES

1/A2.4A



3578 S 1950 W
UNIT #7,
WEST VALLEY CITY
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415-519-5398
FAX 415-889-6026



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269 BROOKLYN AVE

SALT LAKE CITY, UT 84101

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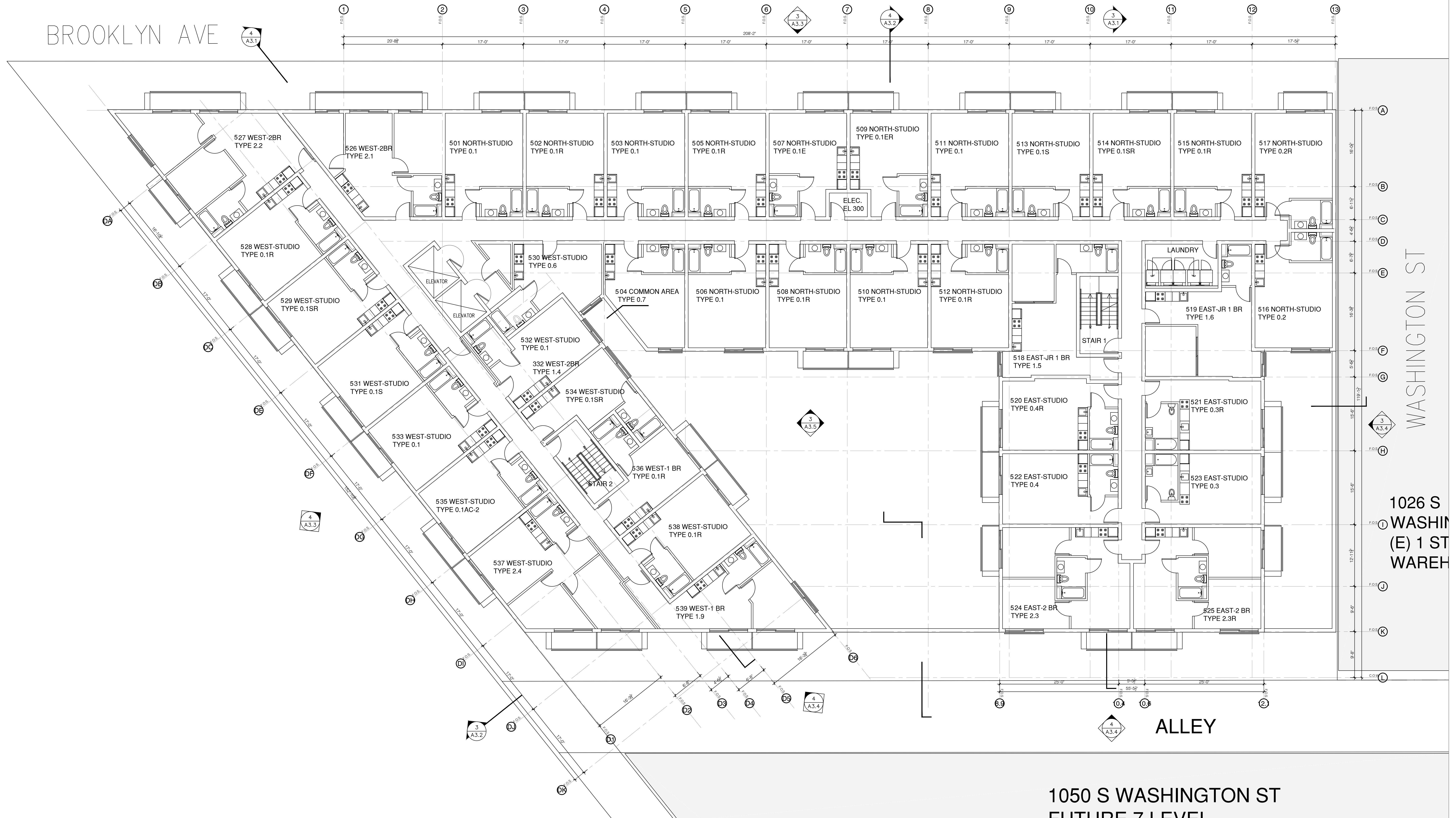
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SHEET TITLE:

LEVEL 5
PLAN

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"

ING NO.
A2.5A



LEVEL 5 PLAN

3/A2.5A

— TONE INDICATES AREA OF PEDESTRIAN WALKWAY

— TONE INDICATES AREA OF LANDSCAPING

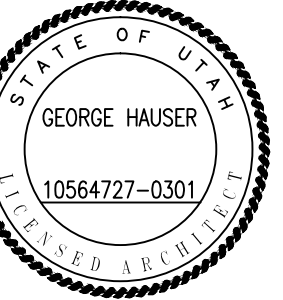
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KEYED NOTES

2/A2.5A

GENERAL NOTES

1/A2.5A



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269 BROOKLYN AVE

SALT LAKE CITY, UT 84101

[illegible]

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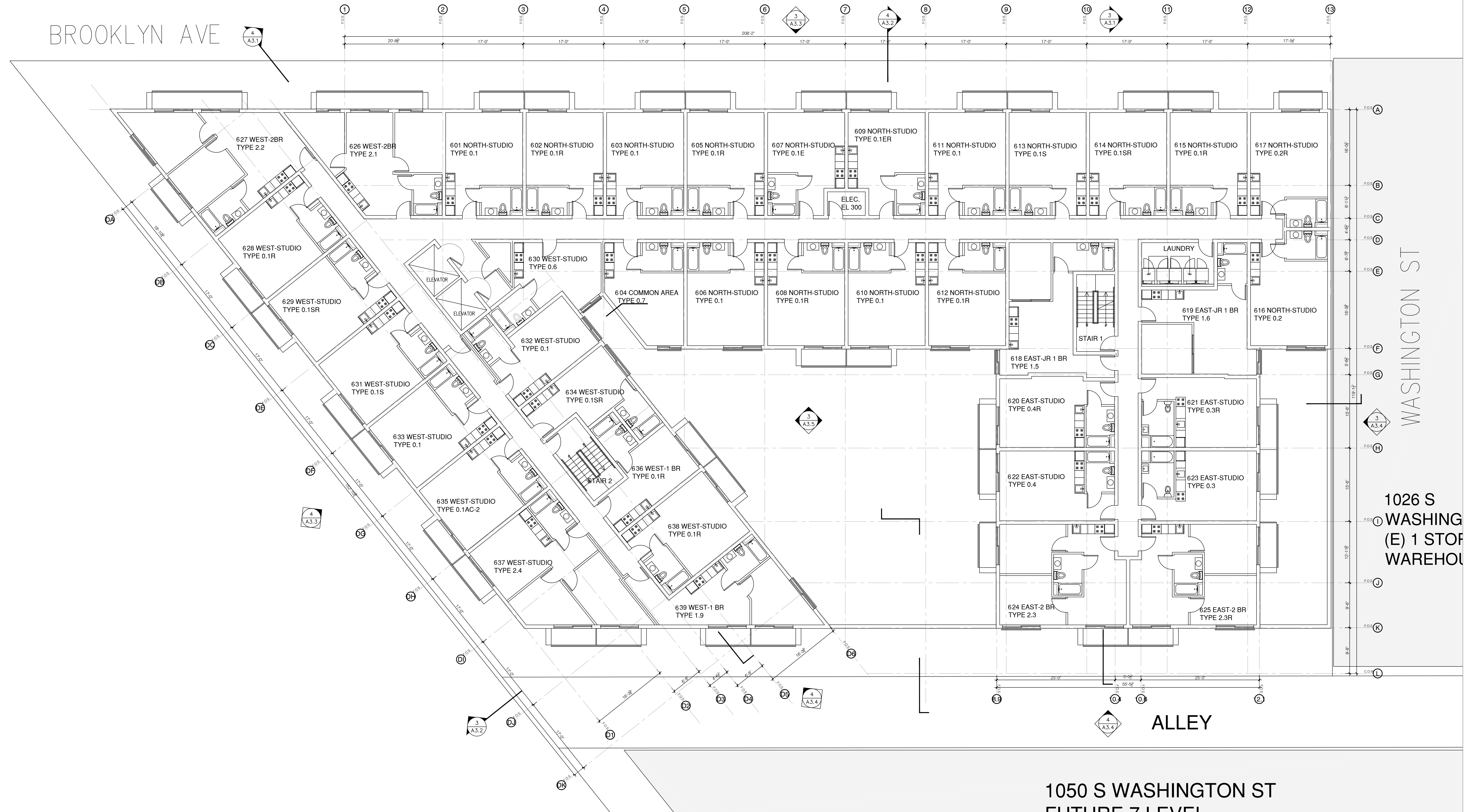
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LEVEL 6
PLAN

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
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NG NO.
A2.6A

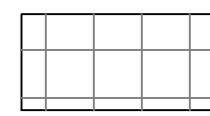
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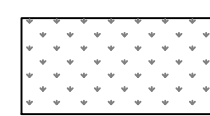
LEVEL 6 PLAN

1050 S WASHINGTON ST
ELEVIDE 7 LEVEL

3/A2.6A



— TONE INDICATES AREA OF PEDESTRIAN WALKWAY



— TONE INDICATES AREA OF LANDSCAPING

LEGEND

KEYED NOTES

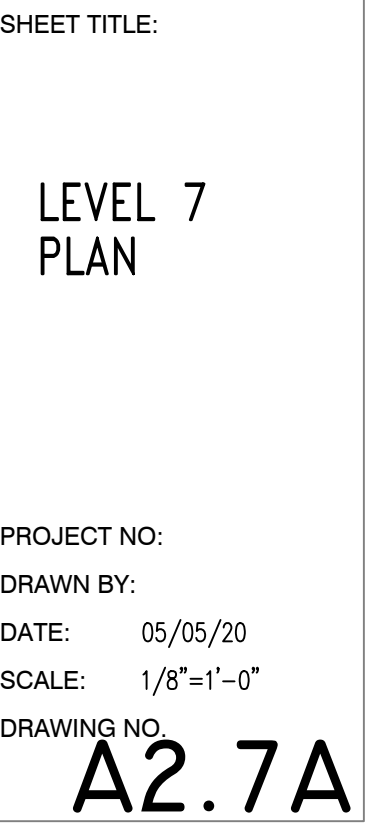
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GENERAL NOTES

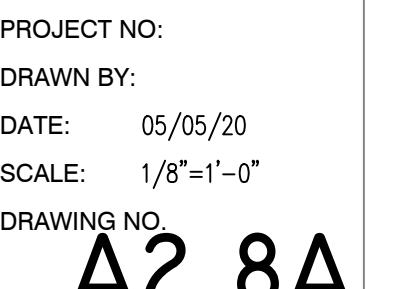
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PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"

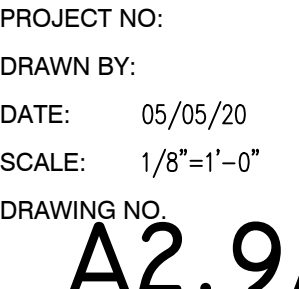
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1/A2.7A

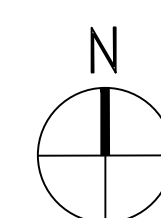


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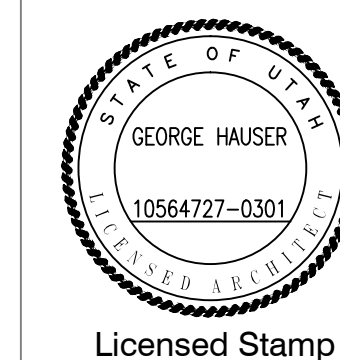
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SMH
BUILDERS

3578 S 1950 W
UNIT #7,
WEST VALLEY CITY
UTAH 84119
415-519-5398
FAX 415-889-6026



269 BROOKLYN AVE

SALT LAKE CITY, UT 84101

4/A3.1

2/A3.1



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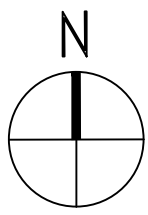
BUILDING
SECTION

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"

WING NO.
A3.1

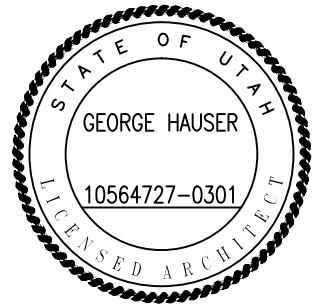
3/A3.1

1 / A3.1



SMH
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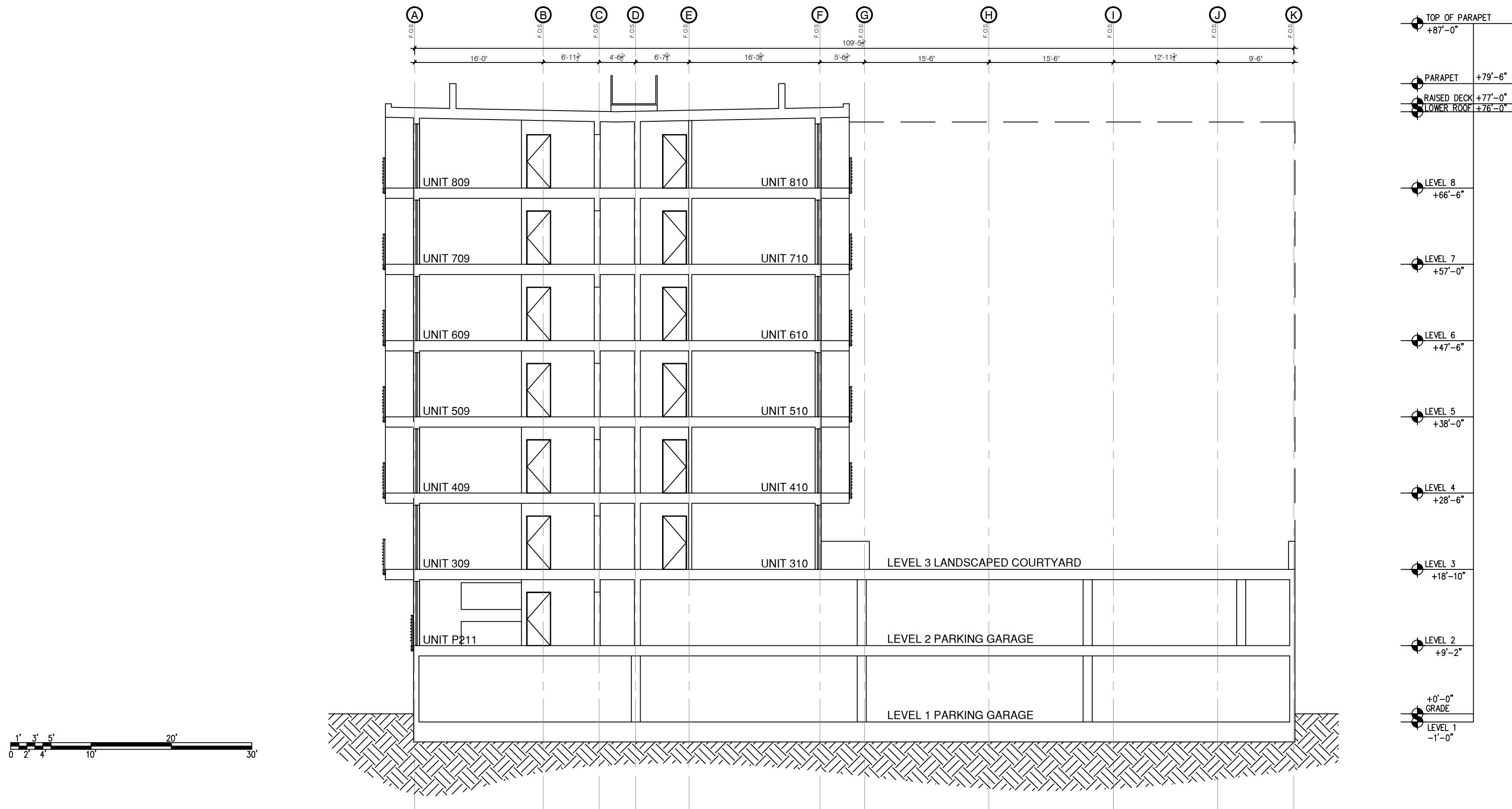
3578 S 1950 W
UNIT #7,
WEST VALLEY CITY
UTAH 84119
415-519-5398
FAX 415-889-6026



Licensed Stamp

269 BROOKLYN AVE

SALT LAKE CITY, UT 84101



SECTION @ GRIDLINE 7.5

4/A3.2

KEYED NOTES

2/A3.2

RELEASES AND
NO. REVISIONS DATE

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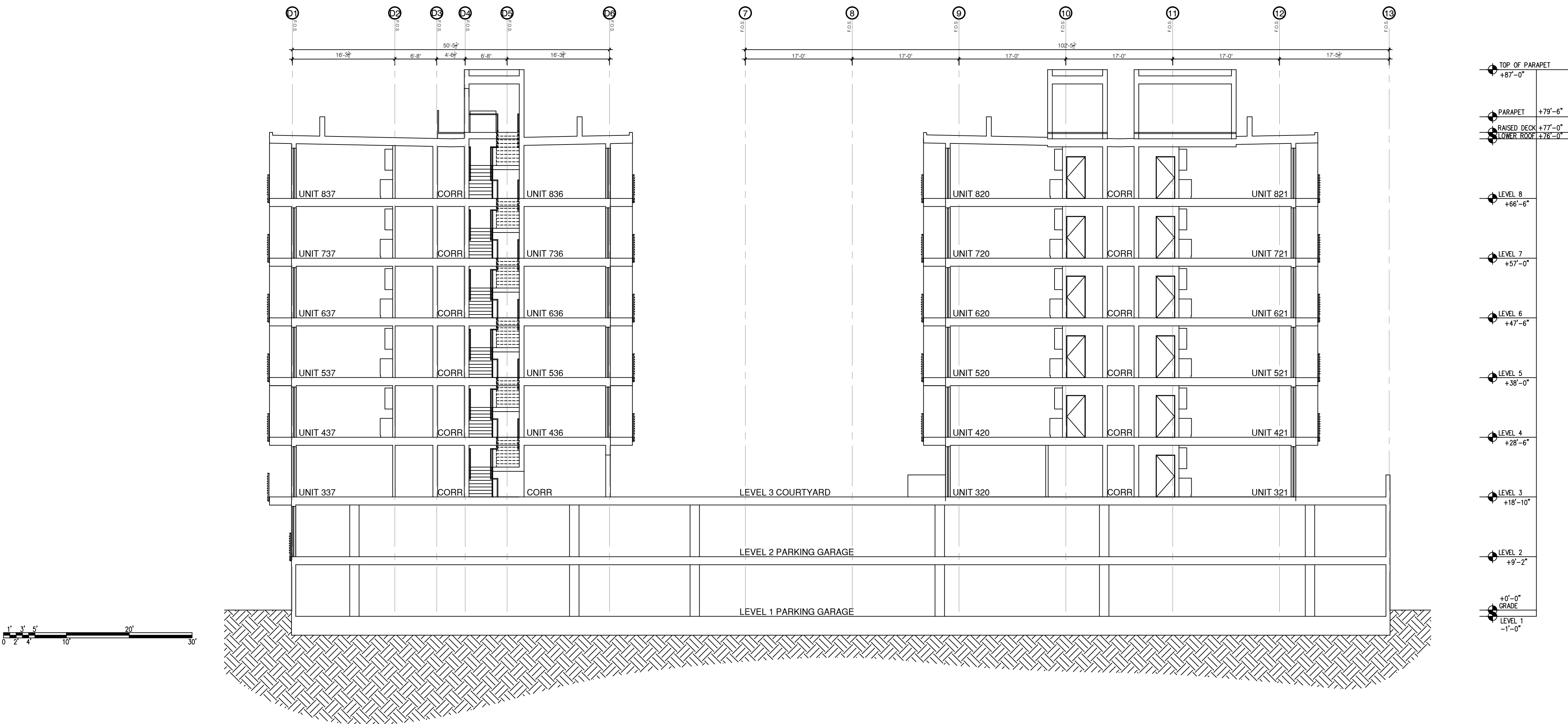
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BUILDING
SECTION

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"

DRAWING NO.

A3.2

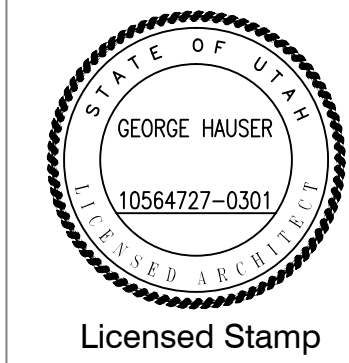


SECTION @ GRIDLINE D1.8 & H.5

3/A3.2

GENERAL NOTES

1/A3.2



1050 S WASHINGTON ST.
SALT LAKE CITY, UT 84101

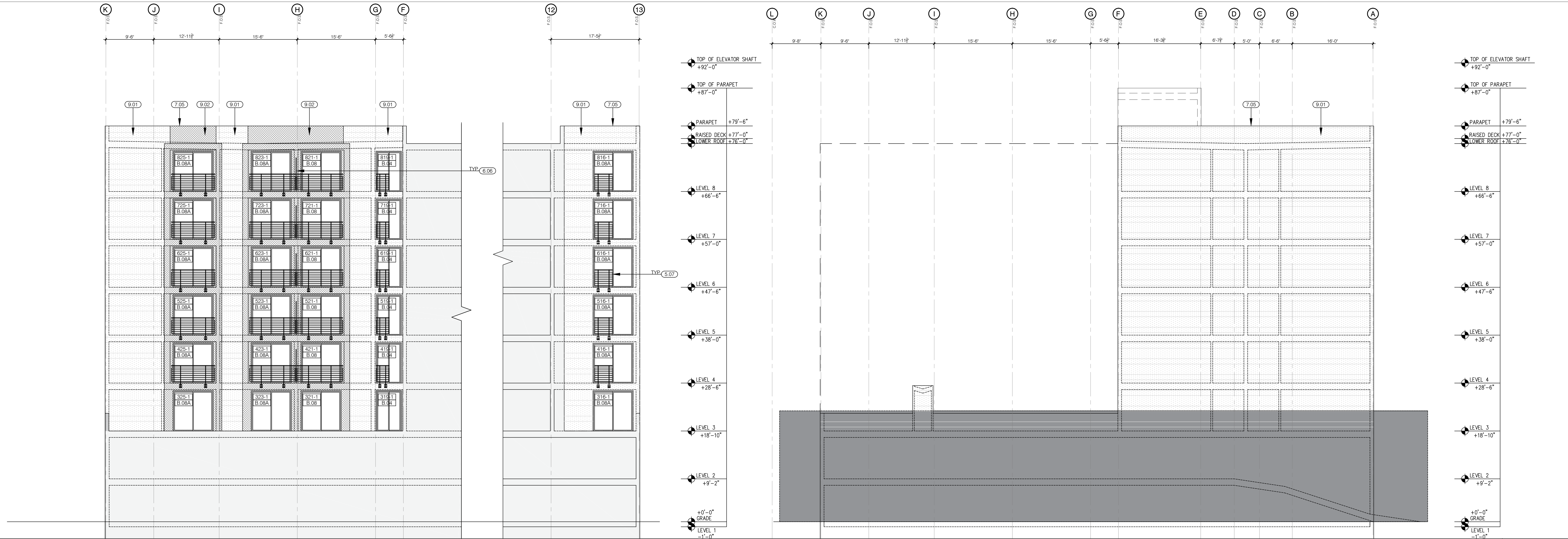
RELEASES AND REVISIONS DATE

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SHEET TITLE:

BUILDING ELEVATION EAST & SOUTH

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"
DRAWING NO: A3.3



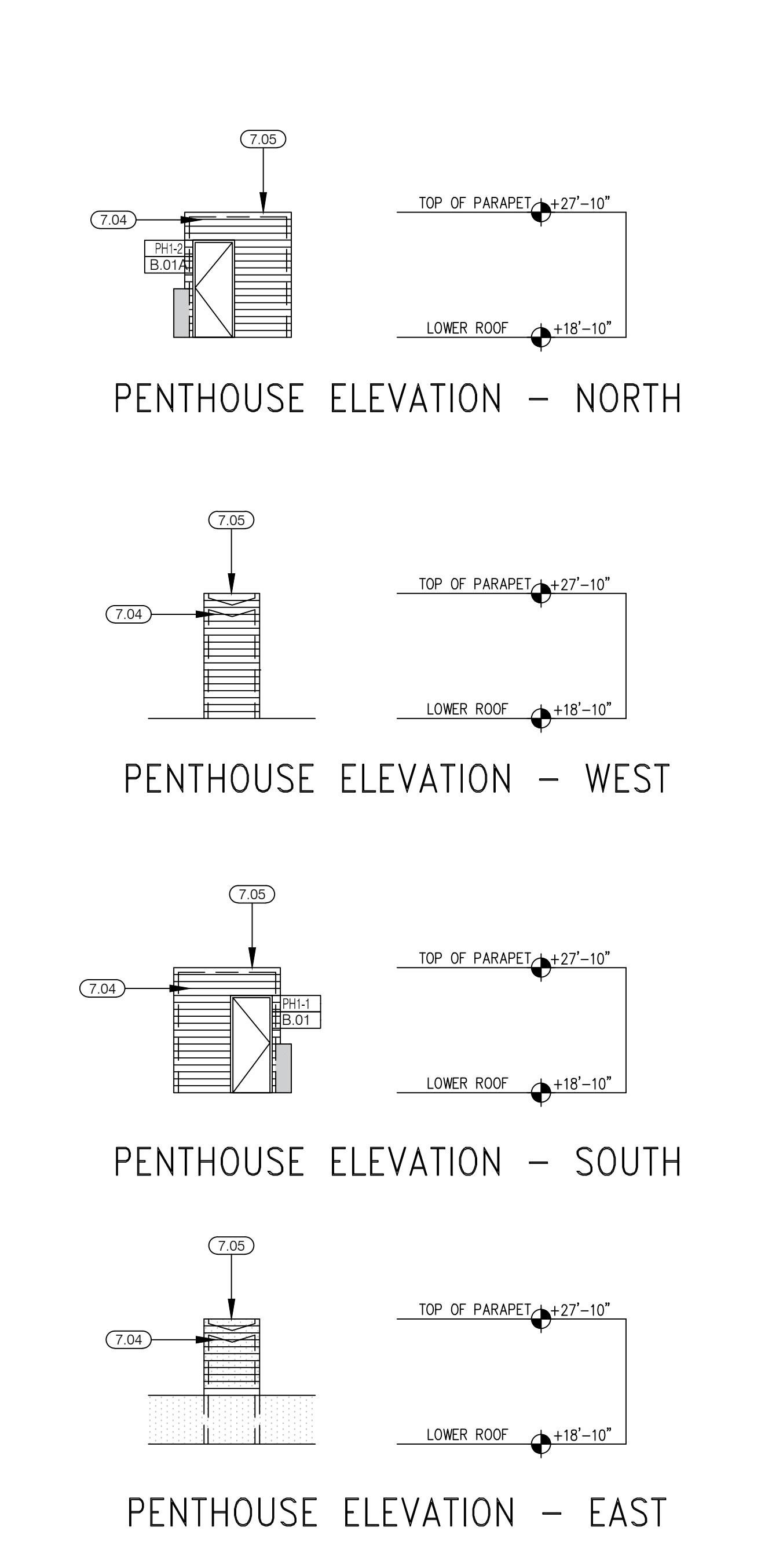
EAST ELEVATION

4/A3.3



SOUTH ELEVATION

3/A3.3



PENTHOUSE ELEVATION - NORTH

PENTHOUSE ELEVATION - WEST

PENTHOUSE ELEVATION - SOUTH

PENTHOUSE ELEVATION - EAST

DIVISION 2: SITE CONSTRUCTION

DIVISION 3: CONCRETE
(3.01) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS

DIVISION 5: METALS
(5.01) TYPICAL UNIT STAIR, SEE 6/A4.3
(5.02) STAIR UNIT 112, SEE 1/A4.2
(5.03) INTERIOR EXIT STAIRWAY #1 & 2, SEE 18B/A4.1
(5.04) INTERIOR EXIT STAIRWAY #3, SEE 12/A4.2
(5.05) INTERIOR EXIT STAIRWAY #4, SEE 1/A4.2
(5.06) 1/2" DIA. STEEL HANDRAIL @ 3'-0" A.F.F., SEE 18/A4.3
(5.07) METAL GUARDRAIL, SEE 6/A4.5
(5.08) GALV. METAL AND GLASS AWNING, SEE 17-18/A9.8B
(5.09) GALV. METAL LADDER

DIVISION 6: WOOD AND PLASTICS
(6.01) DROP CEILING @ COMMON HALLWAY @ 8'-0" A.F.F. SEE 5/A3.2
(6.02) DROP CEILING @ UNIT HALLWAY @ 8'-0" A.F.F.
(6.03) DROP CEILING @ UNIT BATHROOM @ 7'-0" A.F.F.
(6.04) VERTICAL AIR DUCT FUR CONSTRUCTION SEE 5A6/A9.5
(6.05) HORIZONTAL AIR DUCT FUR CONSTRUCTION SEE 788/A9.5
(6.06) PLYWOOD CRICKET TO SLOPE TO DRAIN @ 1/4" 1'-0" MIN. SEE WR1 & 2/A9.1
(6.07) CORRUGATED CLEAR POLYCARBONATE PARTITION SEE 4/A4.5
DIVISION 7: THERMAL AND MOISTURE PROTECTION
(7.01) BELOW GRADE WATERPROOF SHEET MEMBRANE AND DRAIN MAT, SEE 11/A9.5
(7.02) 16GA CORRUGATED METAL SIDING, SEE WALL ASSY. SHEET A9.1
(7.03) CEMENT STUCCO, SEE WALL ASSY. SHEET A9.1
(7.04) FIBER REINFORCED CEMENT SIDING, SEE WALL ASSY. SHEET A9.1
(7.05) GSM PARAPET CAP FLASHING, SEE 17-19/A9.4
(7.06) GALV. METAL OVERFLOW SCUPPER, SEE 9/A9.4
(7.07) GALV. METAL SCUPPER AND DOWNSPOUT TO DAYLIGHT TO ROOF, SEE 10-11/A9.4
(7.08) FOUNDATION DRAIN W/ CLEAN OUT @ EA. CORNER, SEE 11/A9.5
(7.09) FUSED BAMBOO 14S SHIPLAP SIDING, T&G EDGE MATCHED
(7.10) CORTEN STEEL SIDING- FLAT PROFILE 22 GA. 18" WIDE PANELS W/ 1" RIB HEIGHT
(7.11) CORTEN STEEL PARAPET CAP FLASHING, SEE 17 - 19/ A9.4, SIM.

DIVISION 8: DOORS AND WINDOWS
(8.01) FIRE RATED WINDOW, PROVIDE WS SPRINKLER HEAD, S.F.S.D.
(8.02) 3'-6" HIGH 5/8" TEMPERED GLASS GUARDRAIL MOUNTED ON S.S. STANDOFF.
(8.03) 5/8" TEMPERED GLASS FRAMELESS DOOR AND SIDE PANEL
(8.04) 5/8" TEMPERED GLASS FRAMELESS PARTITION

DIVISION 9: FINISHES
(9.01) MINERAL FIBER PANEL
(9.02) STUCCO
(9.03) TILE
(9.04) EVERGREEN CLEMATIS
(9.05) WOOD AND STEEL RIBS STRUCTURE

DIVISION 10: SPECIALTIES
(10.01) FIRE EXTINGUISHER CABINET W/ 2A-10-BC FIRE EXTINGUISHER, MOUNT CENTER OF CABINET DOOR HANDLE @ 4'-0" A.F.F. SEE 8/A9.2

DIVISION 12: FURNISHINGS
(12.01) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
(12.02) TYPICAL KITCHEN MIRRORRED W/ BASE AND UPPER CABINETS, SEE 4/A5.1
(12.03) MINIMUM 5% OF THE BEDS IN THE ACCESSIBLE UNITS SHALL BE ACCESSIBLE WITH A CLEAR FLOOR SPACE ON EACH SIDE OF THE BED. ACCESSIBLE BEDS ARE REQUIRED TO BE OPEN FRAME

DIVISION 13: SPECIAL CONSTRUCTION

DIVISION 14: CONVEYING
(14.01) TRACTION ELEVATOR SEE SHEET A4.4, SEE SPECS.

DIVISION 15: MECHANICAL

DIVISION 16: ELECTRICAL

KEYED NOTES

1/A3.3



DIVISION 2: SITE CONSTRUCTION

DIVISION 3: CONCRETE

(3.01) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS

DIVISION 5: METALS

(5.01) TYPICAL UNIT STAIR, SEE 6/A4.3
(5.02) STAIR UNIT 112, SEE 1/A4.2
(5.03) INTERIOR EXIT STAIRWAY #1 & 2, SEE 18/A4.1
(5.04) INTERIOR EXIT STAIRWAY #3, SEE 12/A4.2
(5.05) INTERIOR EXIT STAIRWAY #4, SEE 14/A4.2
(5.06) 1-5/8" DIAM. STEEL HANDRAIL @ 3'-0" A.F.F., SEE 18/A4.3
(5.07) METAL GUARDRAIL, SEE 6/A4.5
(5.08) GALV. METAL AND GLASS AWNING, SEE 17-18/A9.8B
(5.09) GALV. METAL LADDER

DIVISION 6: WOOD AND PLASTICS

(6.01) DROP CEILING @ COMMON HALLWAY @ 8'-0" A.F.F. SEE 5/A3.2
(6.02) DROP CEILING @ UNIT HALLWAY @ 8'-0" A.F.F.
(6.03) DROP CEILING @ UNIT BATHROOM @ 7'-0" A.F.F.
(6.04) VERTICAL AIR DUCT PUR CONSTRUCTION SEE 846/A9.5
(6.05) HORIZONTAL AIR DUCT PUR CONSTRUCTION SEE 748/A9.5
(6.06) PLYWOOD CRICKET TO SLOPE TO DRAIN @ 1/4" 1'-0" MIN. SEE WR1 82/A9.1
(6.06) CORRUGATED CLEAR POLYCARBONATE PARTITION SEE 4/A4.5

DIVISION 7: THERMAL AND MOISTURE PROTECTION

(7.01) BELOW GRADE WATERPROOF SHEET MEMBRANE AND DRAIN MAT, SEE 11/A9.5
(7.02) 26GA CORRUGATED METAL SIDING, SEE WALL ASSY. SHEET A9.1
(7.03) CEMENT STUCCO, SEE WALL ASSY. SHEET A9.1
(7.04) FIBER REINFORCED CEMENT SIDING, SEE WALL ASSY. SHEET A9.1
(7.05) GSM PARAPET CAP FLASHING, SEE 17-19/A9.4
(7.07) GALV. METAL OVERFLOW SCUPPER, SEE 9/A9.4
(7.08) GALV. METAL SCUPPER AND DOWNSPOUT TO DAYLIGHT TO ROOF, SEE 10-11/A9.4
(7.09) FOUNDATION DRAIN W/ CLEAN OUT @ EA. CORNER, SEE 11/A9.5
(7.10) FUSED BAMBOO 1x6 SHIP LAP SIDING, T&G EDGE MATCHED
(7.11) CORTEN STEEL SIDING-FLAT PROFILE 22 GA, 16" WIDE PANELS W/ 1" RIB HEIGHT
(7.12) CORTEN STEEL PARAPET CAP FLASHING, SEE 17-19/A9.4, SIM.

DIVISION 8: DOORS AND WINDOWS

(8.01) FIRE RATED WINDOW, PROVIDE WS SPRINKLER HEAD, S.F.S.D.
(8.02) 3'-0" HIGH 5/8" TEMPERED GLASS GUARDRAIL MOUNTED ON S.S. STANDOFF.
(8.03) 5/8" TEMPERED GLASS FRAMELESS DOOR AND SIDE PANEL
(8.04) 5/8" TEMPERED GLASS FRAMELESS PARTITION

DIVISION 9: FINISHES

(9.01) MINERAL FIBER PANEL
(9.02) STUCCO
(9.03) TILE
(9.04) METAL MESH SCREEN

DIVISION 10: SPECIALTIES

(10.01) FIRE EXTINGUISHER CABINET W/ 2A-10-BC FIRE EXTINGUISHER, MOUNT CENTER OF CABINET DOOR HANDLE @ 4'-0" A.F.F. SEE 8/A9.2

DIVISION 12: FURNISHINGS

(12.01) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
(12.02) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS, SEE 4/A5.1
(12.03) MINIMUM 5% OF THE BEDS IN THE ACCESSIBLE UNITS SHALL BE ACCESSIBLE WITH A CLEAR FLOOR SPACE ON EACH SIDE OF THE BED. ACCESSIBLE BEDS ARE REQUIRED TO BE OPEN FRAME

DIVISION 13: SPECIAL CONSTRUCTION

DIVISION 14: CONVEYING

(14.01) TRACTION ELEVATOR SEE SHEET A4.4, SEE SPECS.

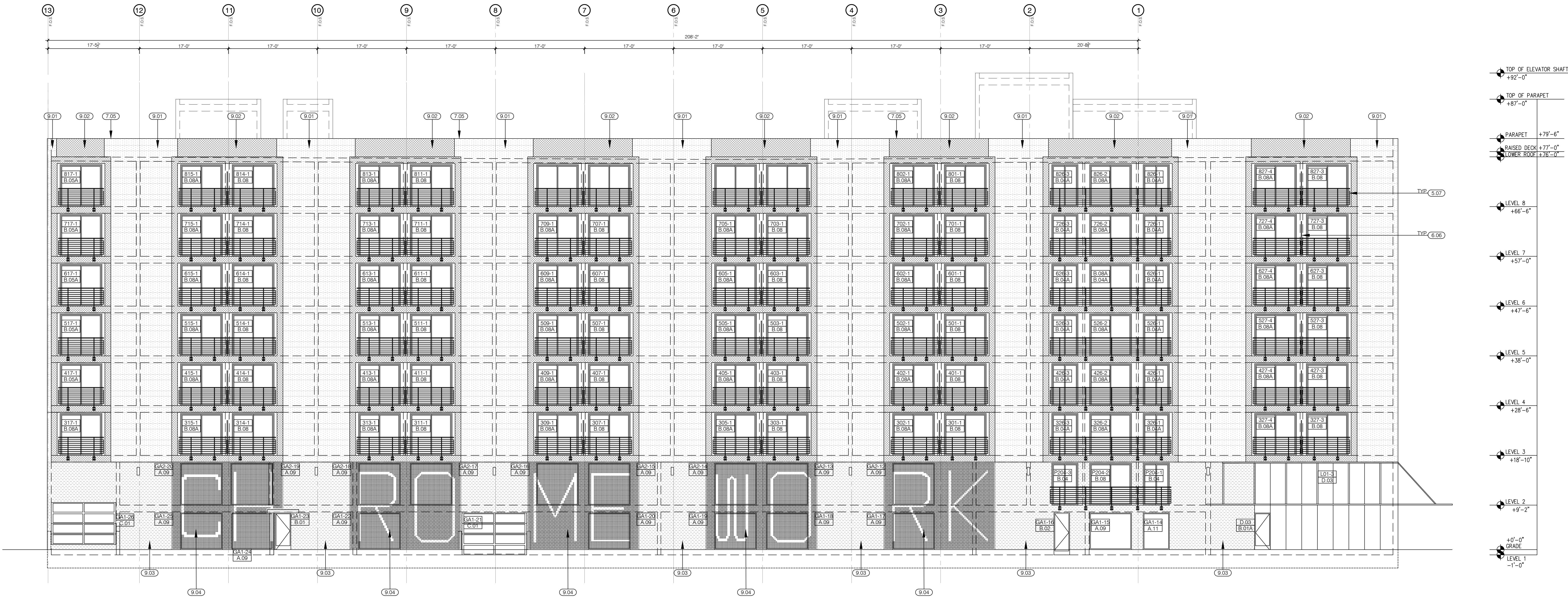
DIVISION 15: MECHANICAL

DIVISION 16: ELECTRICAL

3/A3.3

KEYED NOTES

2/A3.3

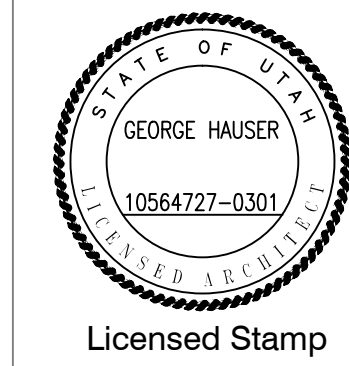


NORTH ELEVATION

1/A3.3

SMH BUILDERS

3578 S 1950 W
UNIT #7,
WEST VALLEY CITY
UTAH 84119
415-519-5398
FAX 415-889-6026



1050 S WASHINGTON ST.
SALT LAKE CITY, UT 84101

RELEASES AND REVISIONS DATE

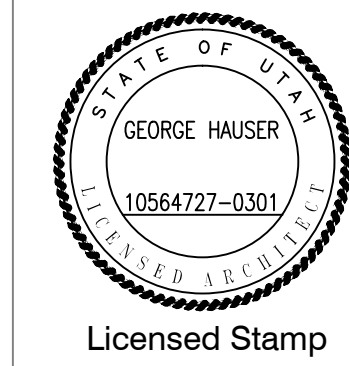
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SHEET TITLE:

BUILDING ELEVATION WEST & NORTH

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"
DRAWING NO:

A3.4



1050 S WASHINGTON ST.
SALT LAKE CITY, UT 84101

RELEASES AND REVISIONS DATE

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SHEET TITLE:

BUILDING ELEVATION COURTYARD

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"
DRAWING NO:

A3.5

DIVISION 2: SITE CONSTRUCTION

DIVISION 3: CONCRETE

(3.01) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS

DIVISION 5: METALS

(5.01) TYPICAL UNIT STAIR - SEE 6/A4.3
(5.02) STAIR UNIT 112, SEE 1/A4.2
(5.03) INTERIOR EXIT STAIRWAY #1 & 2, SEE 1/A8 /A4.1
(5.04) INTERIOR EXIT STAIRWAY #3, SEE 12/A4.2
(5.05) INTERIOR EXIT STAIRWAY #4, SEE 1/A4.2
(5.06) 1'-0" DIA. STEEL HANDRAIL @ 3'-0" A.F.F., SEE 18/A4.3
(5.07) METAL GUARDRAIL, SEE 6/A4.5
(5.08) GALV. METAL AND GLASS AWNING, SEE 17-18/A9.8B
(5.09) GALV. METAL LADDER

DIVISION 6: WOOD AND PLASTICS

(6.01) DROP CEILING @ COMMON HALLWAY @ 8'-0" A.F.F. SEE 5/A3.2
(6.02) DROP CEILING @ UNIT HALLWAY @ 8'-0" A.F.F.
(6.03) DROP CEILING @ UNIT BATHROOM @ 7'-0" A.F.F.
(6.04) VERTICAL AIR DUCT FUR CONSTRUCTION SEE 5/8 /A9.5
(6.04) HORIZONTAL AIR DUCT FUR CONSTRUCTION SEE 7/8 /A9.5
(6.05) PLYWOOD CRICKET TO SLOPE TO DRAIN @ 1/4" 1'-0" MIN. SEE WR1 &2/A9.1
(6.06) CORRUGATED CLEAR POLYCARBONATE PARTITION SEE 4/A4.5

DIVISION 7: THERMAL AND MOISTURE PROTECTION

(7.01) BELOW GRADE WATERPROOF SHEET MEMBRANE AND DRAIN MAT, SEE 11/A9.5
(7.02) 26GA CORRUGATED METAL SIDING, SEE WALL ASS'Y. SHEET A9.1
(7.03) CEMENT STUCCO, SEE WALL ASS'Y. SHEET A9.1
(7.04) FIBER REINFORCED CEMENT SIDING, SEE WALL ASS'Y SHEET A9.1
(7.05) GSM PARAPET CAP FLASHING, SEE 17-19/A9.4
(7.07) GALV. METAL OVERFLOW SCUPPER, SEE 9/A9.4
(7.08) GALV. METAL SCUPPER AND DOWNSPOUT TO DAYLIGHT TO ROOF, SEE 10-11/A9.4
(7.09) FOUNDATION DRAIN W/ CLEAN OUT @ E.A. CORNER, SEE 11/A9.5
(7.10) FUSED BAMBOO 1x6 SHIPLAP SIDING, TAG EDGE MATCHED
(7.11) CORTEN STEEL SIDING- FLAT PROFILE 22 GA, 18" WIDE PANELS W/ 1" RIB HEIGHT
(7.12) CORTEN STEEL PARAPET CAP FLASHING, SEE 17-19 /A9.4, SIM.

DIVISION 8: DOORS AND WINDOWS

(8.01) FIRE RATED WINDOW, PROVIDE WS SPRINKLER HEAD, S.F.S.D.
(8.02) 3'-6" HIGH 5/8" TEMPERED GLASS GUARDRAIL MOUNTED ON S.S. STANDOFF.
(8.03) 5/8" TEMPERED GLASS FRAMELESS DOOR AND SIDE PANEL
(8.04) 5/8" TEMPERED GLASS FRAMELESS PARTITION

DIVISION 9: FINISHES

(9.01) MINERAL FIBER PANEL
(9.02) STUCCO
(9.03) TILE
(9.04) EVERGREEN CLEMATIS
(9.05) WOOD AND STEEL RIBS STRUCTURE

DIVISION 10: SPECIALTIES

(10.01) FIRE EXTINGUISHER CABINET W/ 2A-10-BC FIRE EXTINGUISHER, MOUNT CENTER OF CABINET DOOR HANDLE @ 4'-0" A.F.F. SEE 8/A9.2

DIVISION 12: FURNISHINGS

(12.01) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
(12.02) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS, SEE 4/A5.1
(12.03) MINIMUM 5% OF THE BEDS IN THE ACCESSIBLE UNITS SHALL BE ACCESSIBLE WITH A CLEAR FLOOR SPACE ON EACH SIDE OF THE BED. ACCESSIBLE BEDS ARE REQUIRED TO BE OPEN FRAME

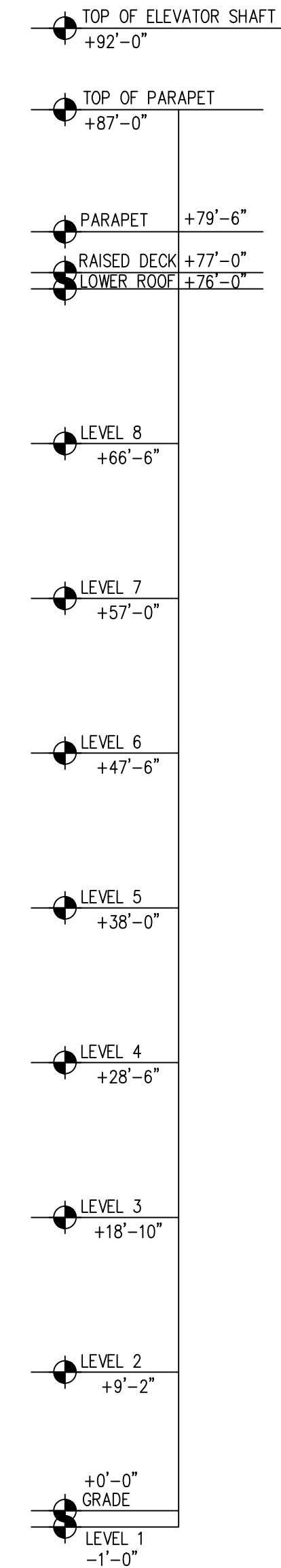
DIVISION 13: SPECIAL CONSTRUCTION

DIVISION 14: CONVEYING

(14.01) TRACTION ELEVATOR SEE SHEET A4.4, SEE SPECS.

DIVISION 15: MECHANICAL

DIVISION 16: ELECTRICAL

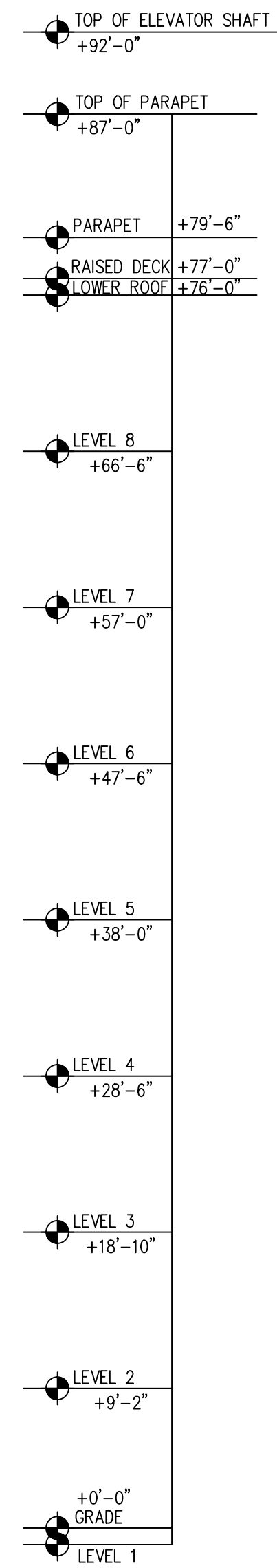


COURTYARD ELEVATIONS - WEST

4/A3.5

KEYED NOTES

3/A3.5



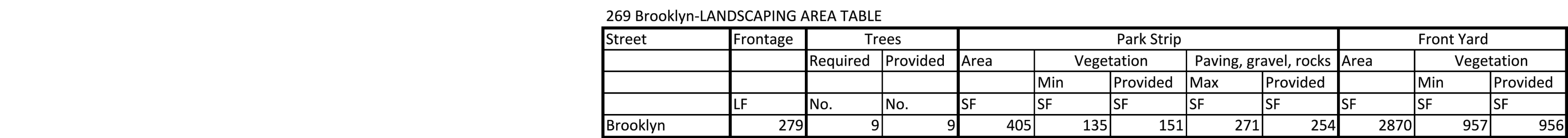
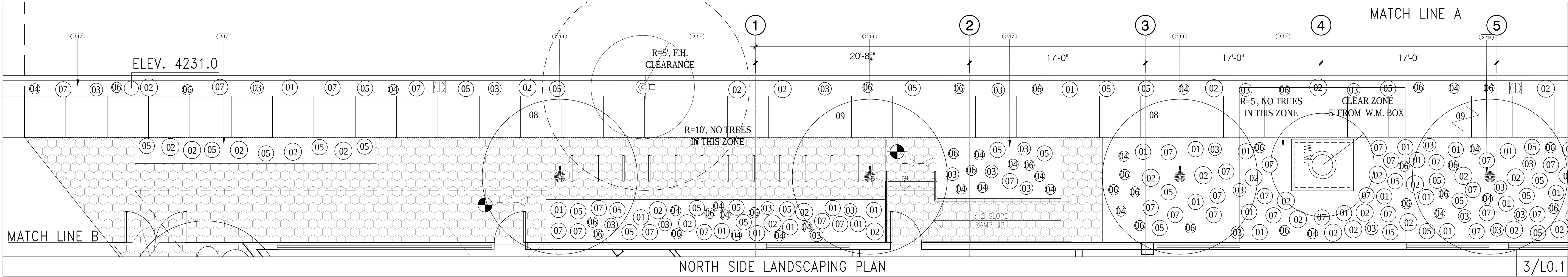
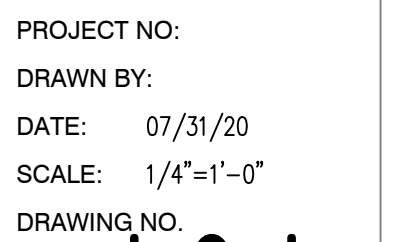
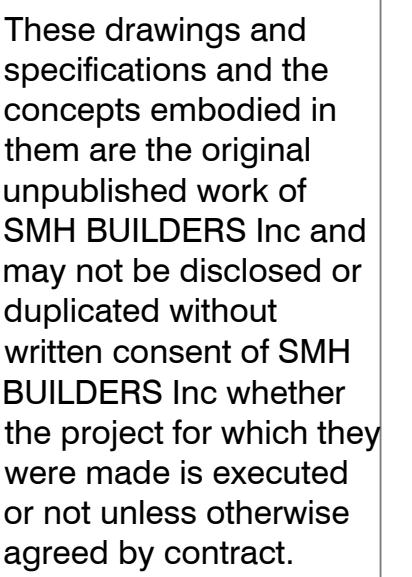
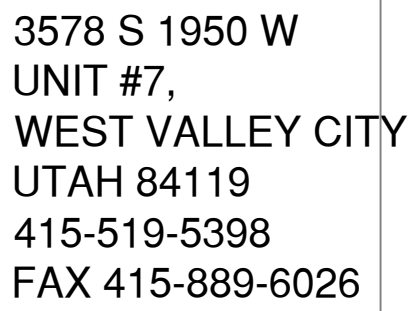
COURTYARD ELEVATIONS - NORTH

2/A3.5

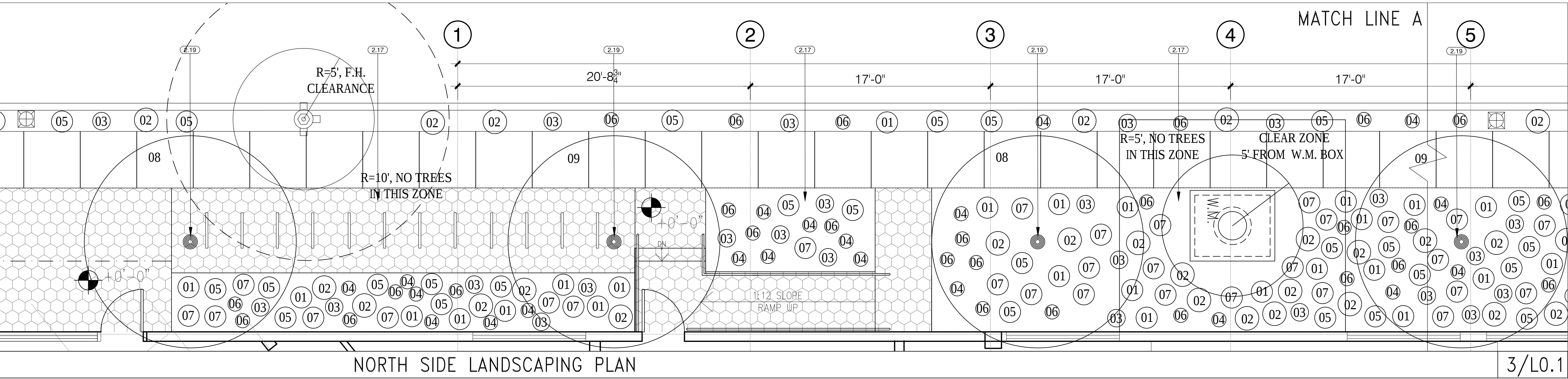


COURTYARD ELEVATIONS - EAST

1/A3.5



Street	Frontage	Trees		Park Strip				Front Yard			
		Required	Provided	Area	Vegetation		Paving, gravel, rocks		Area	Vegetation	
					Min	Provided	Max	Provided		Min	Provided
	LF	No.	No.	SF	SF	SF	SF	SF	SF	SF	SF
Brooklyn	279	9	9	405	135	151	271	254	2870	957	956



MAXIMUM 22" H EXCEPT FOR 36" ACCENT PLANTS NOT TO EXCEED 20% OF PLANT AREA
AND PLANTED SO AS TO NOT CREATE A VISUAL BARRIER BETWEEN THE STREET AND THE
SIDEWALK.
NO LIMITATION

NO LIMITATION

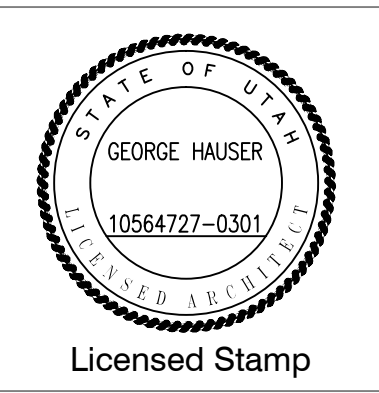
1 / L0.1

(2.16) LANDSCAPED PARK STRIP
(2.17) PLANTING BED. SEE 1/L0.1 PLANTING SCHEDULE FOR QTY. OF PLANTS
(2.18) MOVEABLE PLANTERS
(2.19) TREE

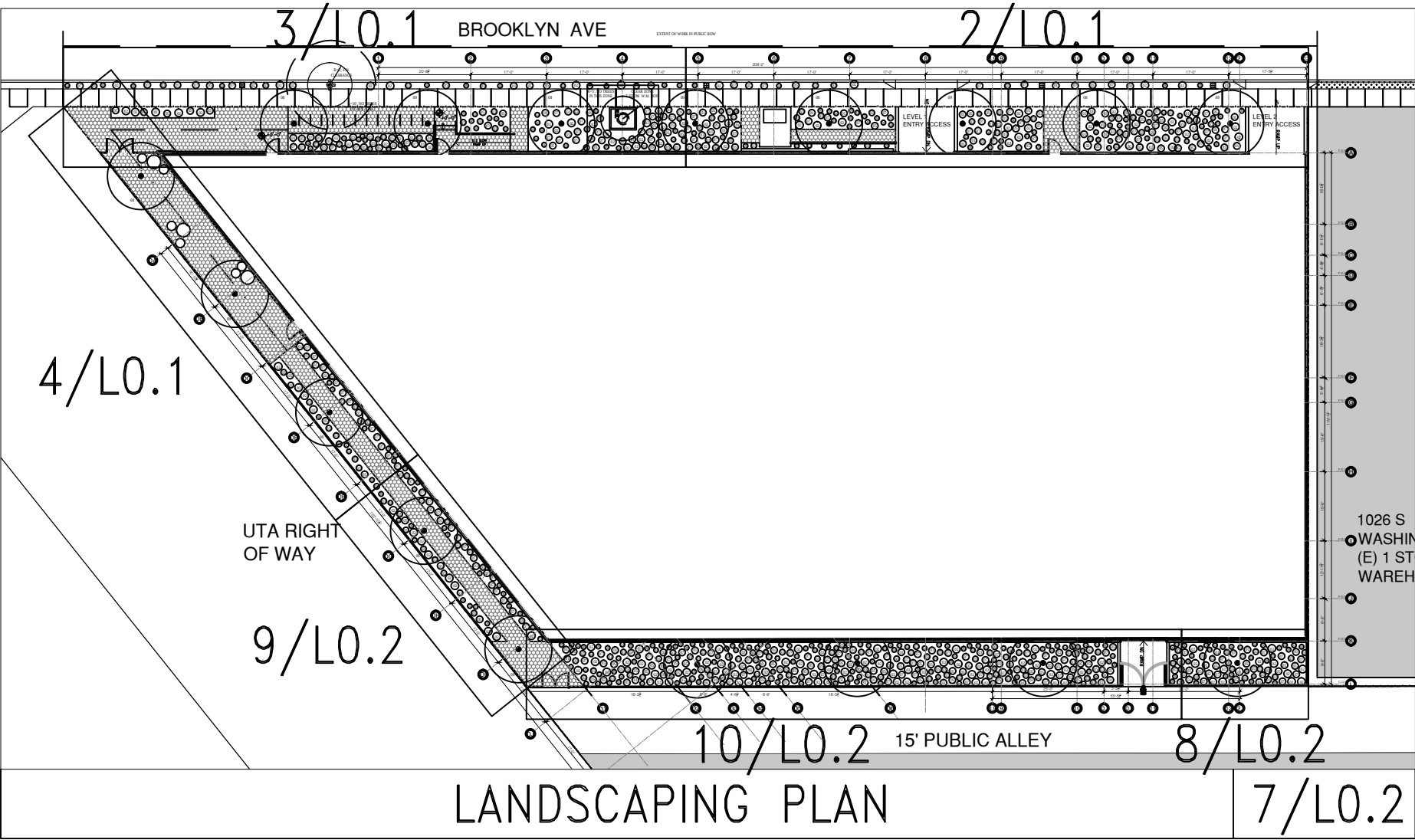
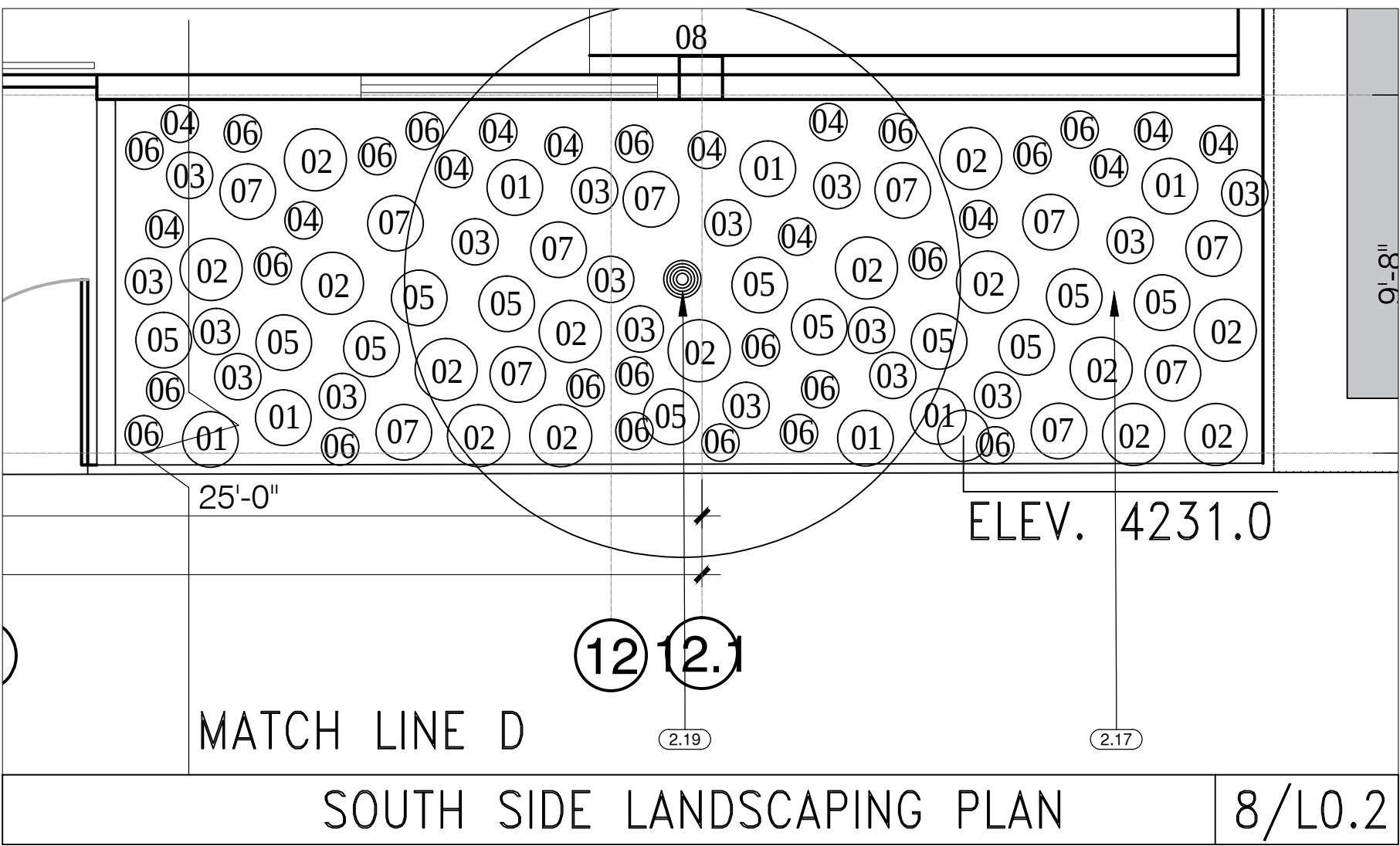
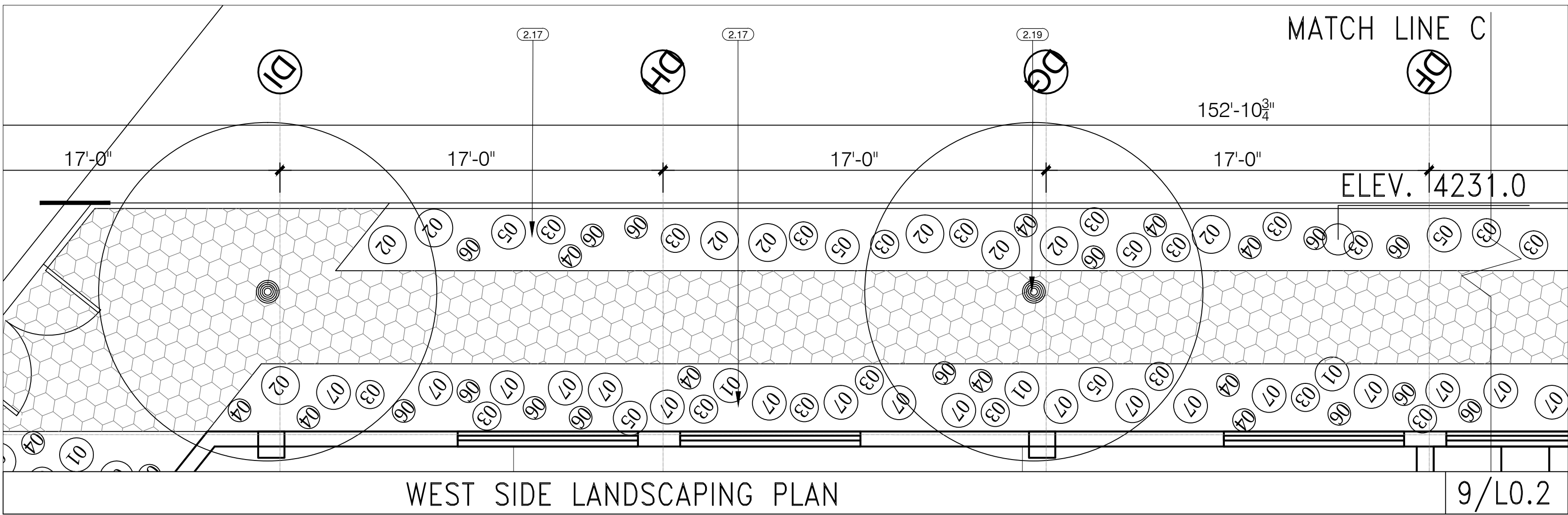
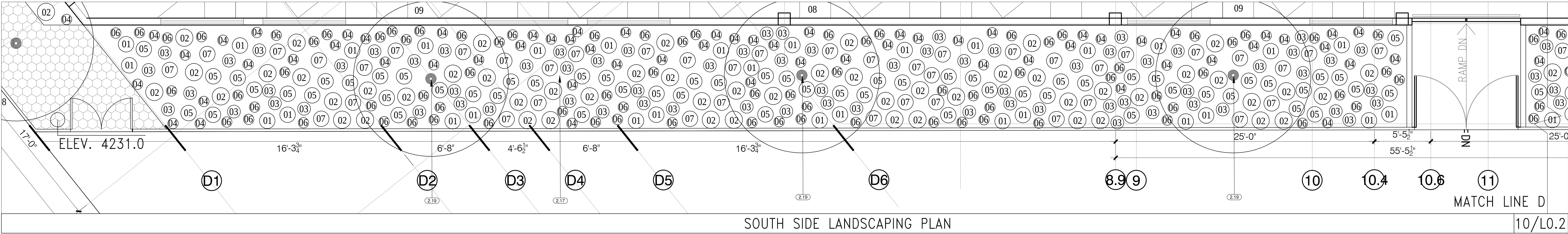
15.01 GAS METER

15.02 IRRIGATION SYSTEM ZONE CABINET WITH CODED LOCK CONTAINING 3/4" WATER LINE, HOSE BIB, 110 DUPLEX OUTLET AND CONTROLS. SEE IRRIGATION SYSTEM DESIGN MANUAL.

15.03 IRRIGATION SYSTEM PIPING. SEE IRRIGATION SYSTEM DESIGN MANUAL FOR SPEC.



269 BROOKLYN AVE
SALT LAKE CITY, UT 84101



269 Brooklyn-LANDSCAPING AREA TABLE												
Street	Frontage	Trees		Park Strip						Front Yard		
		Required	Provided	Area	Min	Vegetation	Max	Provided	Area	Min	Vegetation	Provided
	LF	No.	No.	SF	SF	SF	SF	SF	SF	SF	SF	SF
Brooklyn	279	9	9	405	135	151	271	254	2870	957	956	

- DIVISION 2: SITE CONSTRUCTION
- (2.16) LANDSCAPED PARK STRIP
 - (2.17) PLANTING BED. SEE 14.0.1 PLANTING SCHEDULE FOR QTY. OF PLANTS
 - (2.18) MOVEABLE PLANTERS
 - (2.19) TREE
- DIVISION 15: MECHANICAL
- (15.07) GAS METER
 - (15.09) IRRIGATION SYSTEM ZONE CABINET WITH CODED LOCK CONTAINING 3/4" WATER LINE, HOSE BIB, 110 DUPLEX OUTLET AND CONTROLS. SEE IRRIGATION SYSTEM DESIGN MANUAL.
 - (15.09) IRRIGATION SYSTEM PIPING. SEE IRRIGATION SYSTEM DESIGN MANUAL FOR SPEC.

269 Brooklyn														
PLANT SCHEDULE														
PLANT NUMBER	PLANT NAME		TYPE	COLOR IN SUMMER	MATURE HEIGHT (IN.)	MATURE SPREAD (IN.)	HYDROZO NE	PARK STRIP				FRONT YARD		
	BOTANICAL	COMMON						AREA VALUE (SF)	QTY	TOTAL AREA (SF)	PLANT < 22"/TOTAL	AREA VALUE (SF)	QTY	TOTAL AREA (SF)
01	ACHILLEA AGERATIFOLIA	GREEK YARROW	PERENNIAL	WHITE	4	18	01	1.75	5	9	5.8%	1.75	60	105
02	CALYLOPHUS HARTWEGII	FENDLER'S SUNDROPS	PERENNIAL	YELLOW	12	36	01	7.00	10	70	46.3%	7.00	60	420
03	ACHILLEA SERBICA	SERBIAN YARROW	PERENNIAL	WHITE	4	15	01	1.00	10	10	6.6%	1.00	60	60
04	BERLANDIERA LYRATA	CHOCOLATE FLOWER	PERENNIAL	YELLOW	18	12	01	1.00	5	5	3.3%	1.00	55	55
05	HELIANTHEMUM NUMMULARIUM	ROCKROSE	PERENNIAL	WHITE	6	18	01	1.75	10	18	11.6%	1.75	55	96
06	ONEOTHERA BERLANDIERI 'SISKIYOU'	SISKIYOU PINK MEXICAN PRIMROSE	PERENNIAL	PINK	12	12	01	1.00	10	10	6.6%	1.00	55	55
07	MUHLENBERGIA MONTANA	MOUNTAIN MUHLY	TURF GRASS	GREEN	30	24	01	3.00	10	30		3.00	55	165
08	ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	TREE	GREEN	20'-25'	15'-25'								
09	PRUNUS 'KANZAN'	FLOWERING CHERRY, KWANZAN	TREE	GREEN	20'-25'	15'-20'								
	TOTAL AREA PROVIDED									151	80.2%			956
	TOTAL AREA REQUIRED									135				957

PLANT HEIGHT LIMITATIONS
PARK STRIP

MAXIMUM 22" H EXCEPT FOR 36" ACCENT PLANTS NOT TO EXCEED 20% OF PLANT AREA AND PLANTED SO AS TO NOT CREATE A VISUAL BARRIER BETWEEN THE STREET AND THE SIDEWALK.

FRONT YARD

NO LIMITATION

RELEASES AND NO.	REVISIONS	DATE
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These drawings and specifications and the concepts embodied in them are the original unpublished work of SMH BUILDERS Inc and may not be disclosed or duplicated without written consent of SMH BUILDERS Inc whether the project for which they were made is executed or not unless otherwise agreed by contract.

SHEET TITLE:

LANDSCAPING –
DETAIL PLAN

PROJECT NO:
DRAWN BY:
DATE: 07/31/20
SCALE: 1/4"=1'-0"
DRAWING NO: