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# SOHI APARTMENTS

927 SOUTH 400 WEST  
SALT LAKE CITY, UTAH 84101  
SITE PLAN REVIEW

PROJECT IMAGE



beecheerwalker  
Architecture/Interiors

ARCHITECT	OWNER
<b>BEECHER, WALKER &amp; ASSOCIATES</b>	<b>DAY DEVELOPMENT</b>
3115 EAST LION LANE, SUITE 200 HOLLADAY, UTAH 84121 B: 801.438.9500 M: ###	???? ???? B: (801) 558-9966 M: ###
CONTACT: ????? EMAIL: ?????	CONTACT: RICH DAY, MARK GARZA EMAIL: RDAY@RICHDAY.MARK@TLGCOMPANY.COM
<b>CONTRACTOR</b>	<b>CIVIL ENGINEER</b>
?????	<b>PEPG</b>
???? ???? B: ### M: ###	9270 SOUTH 300 WEST, SUITE A-2 SANDY, UTAH 84070 B: (801) 562-2521 M: (801) 870-8814
CONTACT: ???? EMAIL: ???? LANDSCAPE ARCHITECT	CONTACT: RYAN KITCHEN EMAIL: RYAN@PEPG.NET
????	<b>STRUCTURAL ENGINEER</b>
???? ???? B: ### M: ###	<b>BHB STRUCTURAL</b>
CONTACT: ???? EMAIL: ???? MECHANICAL ENGINEER	2766 SOUTH MAIN STREET SALT LAKE CITY, UTAH 84115 B: (801) 355-5656 M: (801) 718-0063
<b>CCI MECHANICAL</b>	<b>ELECTRICAL ENGINEER</b>
2365 CCI WAY SALT LAKE CITY, UTAH 84119 B: (801) 973-1211 M: (385) 272-0689	<b>HUNT</b>
CONTACT: ZACH MOUW EMAIL: ZMOUW@CCIMECHANICAL.COM	1863 WEST ALEXANDER STREET SALT LAKE CITY, UTAH 84119 B: (801) 975-8844 M: (801) 891-5436
	CONTACT: DARRIN SANDERS EMAIL: DSANDERS@HUNTELECTRIC.COM

APPROVALS		DEFERRED SUBMITTALS	
NAME	DATE	NAME	DATE
NAME	DATE	NAME	DATE
NAME	DATE	NAME	DATE
NAME	DATE	NAME	DATE

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
SI	SCHEMATIC DESIGN	10/17/2020	
2	SITE PLAN REVIEW	8-11-2020	

SOHI APARTMENTS  
927 SOUTH 400 WEST  
SALT LAKE CITY, UTAH 84101

beecheerwalker  
Architecture/Interiors  
3115 EAST LION LANE #200  
HOLLADAY, UTAH 84121  
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PROJECT NUMBER  
462-1905  
DWN BY: Author  
CHKD BY: Checker  
SITE PLAN REVIEW  
TITLE SHEET  
DRAWING NUMBER  
**G001**

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C:\Users\jmalabala\Documents\BWA - SOHI APARTMENTS\_ (2) OPTION 3\_ (malabala@beecherwalker.com.rvt

D

C

B

A

MATERIALS LEGEND

- CONCRETE MASONRY UNIT
FACE BRICK OR STONE
CONCRETE (CAST IN PLACE)
GYPSUM BOARD OR SETTING BEDS
INSULATION (BATT & BLANKET)
INSULATION (RIGID/ SEMI-RIGID)
PLYWOOD
WOOD FRAMING (CONTINUOUS)
WOOD (BLOCKING)
WOOD (FINISH)
STEEL AND OTHER METALS
GRAVEL
NATURAL UNDISTURBED EARTH
COMPACTED STRUCTURAL FILL
QUARRY/CERAMIC TILE

SYMBOL LEGEND

- GRID LINES AND BUBBLES
DETAIL SYMBOL
WALL SECTION SYMBOL
BUILDING SECTION SYMBOL
EXTERIOR ELEVATION SYMBOL
INTERIOR ELEVATION SYMBOL
ROOM SYMBOL
CEILING SYMBOL
LEVEL SYMBOL
WINDOW OR STOREFRONT NUMBER
DOOR NUMBER
WALL TYPE REFERENCE
KEYNOTE REFERENCES
FIRE EXTINGUISHER CABINET, SEE REFERENCED DETAIL
CURTAIN WALL PANEL TYPE
SPECIALTY EQUIPMENT OR PLUMBING FIXTURE

VICINITY MAP



KEY PLAN

GENERAL CONSTRUCTION NOTES

- A. INTERIOR EXIT STAIRWAYS, RAMP AND EXIT PASSAGEWAYS SHALL BE NOT LESS THAN A CLASS 'B' RATING. SEE IBC TABLE 803.13. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP SHALL NOT BE LESS THAN A CLASS 'C' RATING. SEE IBC TABLE 803.13. IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMP, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS SHALL NOT BE LESS THAN CLASS II. SEE IBC 804.4.2.
B. ALL CONSTRUCTION SHALL MEET THE CONSTRUCTION STANDARDS FOR A TYPE II A, SPRINKLED BUILDING IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE 2018 EDITION. CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR THE CITY OF SANDY, STATE OF UTAH.
C. CONTRACTOR TO MAINTAIN A COMPLETE, TOP QUALITY, 'AS BUILT' DRAWINGS FOR SUBMITTAL TO ARCHITECT UPON COMPLETION OF CONSTRUCTION.
D. WOOD AND COMBUSTIBLE MATERIALS IN CEILING AND CONCEALED SPACES FOR TYPES I AND II CONSTRUCTION IS TO BE CONSTRUCTED PER IBC 803.
E. NO VINYL, ASBESTOS OR OTHER HAZARDOUS MATERIALS SHALL BE INSTALLED AS PART OF THIS WORK. ALL STRICTLY REGULATED MATERIALS SHALL MEET ALL STATE AND FEDERAL REGULATIONS.
F. ALL FURRING AND BLOCKING SHALL MEET THE REQUIREMENTS OF IBC 718.2.
G. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. EACH TRADE SHALL EXAMINE THE PREMISES PRIOR TO COMMENCING HIS WORK TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS. CONSULT THE ARCHITECT IF DISCREPANCIES OCCUR AND WHERE THERE IS A CONFLICT THE MOST EXPENSIVE PRODUCT/METHOD SHALL GOVERN, BUT WITH PRIOR APPROVAL FROM THE ARCHITECT.
H. COORDINATE ALL DIMENSIONS, CONDITIONS AND DETAILS WITH STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION DRAWINGS AND MATERIAL SUPPLIERS. CONSULT THE ARCHITECT IF DISCREPANCIES OCCUR AND WHERE THERE IS A CONFLICT THE MOST EXPENSIVE PRODUCT/METHOD SHALL GOVERN, BUT WITH PRIOR APPROVAL FROM THE ARCHITECT.
I. ALL SECURITY DEVICES MUST BE PHYSICALLY INTEGRATED. FREESTANDING PEDESTALS OR HANGING DEVICES CONTAINING SENSOR EQUIPMENT ARE PROHIBITED.
J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE INTERNATIONAL BUILDING CODE, HANDICAPPED-ACCESSIBILITY CODE, AND ALL APPLICABLE ORDINANCES INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
K. THE CONTRACTOR SHALL CONFIRM IN WRITING, APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AND MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DELAYS AFFECTING OCCUPANCY.
L. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT AND OWNER.
M. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, TELEPHONE AND LIGHTING (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
N. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE. THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITIES. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
O. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY THEMSELVES OR BY THEIR SUB-CONTRACTORS.
P. THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP, AND SUBMIT TO THE ARCHITECT, WITH REASONABLE PROMPTNESS, AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
Q. BY APPROVING, STAMPING, AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT THEY HAVE DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT THEY HAVE CHECKED AND COORDINATED THE INFORMATION WITH SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
R. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES.
S. THE CONTRACTOR SHALL ASSIST IN THE COORDINATION OF 'NOT IN CONTRACT' (NIC) ITEMS INCLUDING FURNITURE INSTALLATION, EQUIPMENT INSTALLATION, TELEPHONE WORK, ETC... (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
U. THE CONTRACTOR SHALL PROVIDE METAL BACKING PLATES, OR FIRE TREATED WOOD BLOCKING, AS REQUIRED IN WALLS BEHIND ALL WALL MOUNTED ITEMS OF CASEWORK, ACCESSORIES, ETC... AS ALLOWED BY THE TYPE OF CONSTRUCTION.
V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD DIMENSIONS INDICATED BY 'VERIFY' IN THE CONTRACT DOCUMENTS AND SHALL REVIEW ANY DISCREPANCIES WITH THE ARCHITECT BEFORE PROCEEDING.
W. ALL 'CLEAR' (CLR.) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL.
X. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS, ENGINEERING DRAWINGS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. Y. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWING. DRAWINGS SHOULD NOT BE SCALED WITHOUT APPROVAL OF THE ARCHITECT.
Z. ALL TOILET ROOMS AND ELEVATIONS SHALL BE IN COMPLIANCE WITH CURRENT APPLICABLE CODES AS PER THESE DRAWINGS.
AA. ALL DRAWINGS, NOTES, AND SPECIFICATIONS ARE CONSIDERED COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE BINDING TO ALL. ANY WORK SHOWN OR REFERRED TO, IS BINDING TO ALL. CONSULT THE ARCHITECT IF DISCREPANCIES OCCUR AND WHERE THERE IS A CONFLICT THE MOST EXPENSIVE PRODUCT/METHOD SHALL GOVERN, BUT WITH PRIOR APPROVAL FROM THE ARCHITECT.
BB. ARCHITECT SHALL NOT BE LIABLE FOR WORK, REGARDING THE IDENTIFICATION, REPAIR, REMOVAL OR ENCAPSULATION OF ASBESTOS OR OTHER HAZARDOUS MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IF ANY MATERIALS ENCOUNTERED REQUIRING TESTING OR ABATEMENT. ALL ASBESTOS IDENTIFICATION AND REMOVAL IS TO BE COMPLETED UNDER SEPARATE CONTRACT AND PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR REMODELING WORK DESCRIBED IN OUR DOCUMENTS.

MANUALLY CHANGE CITY, STATE AND ZIP CODE IN THE 'CODE INFORMATION' AND 'GENERAL CONSTRUCTION NOTES'. AREAS OF THIS SHEET DELETE THIS NOTE WHEN THIS IS COMPLETED.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes AB (ANCHOR BOLT), ARCH (ARCHITECTURAL ARCHITECT), CMU (CONCRETE MASONRY UNIT), etc.

CODE INFORMATION

JURISDICTION: 927 SOUTH 400 WEST SALT LAKE CITY, UTAH 84101
GENERAL: TYPE OF CONSTRUCTION: TYPE III B OVER TYPE I A BUSINESS (R-2) AND STORAGE (S-1), SEPARATED BETWEEN R-2 AND S-1
FIRE SPRINKLERS: YES, THROUGHOUT (NFPA-13)
NUMBER OF STORES: 5 STORES ABOVE GRADE
PROPERTY LINE SETBACK REQUIREMENTS: MINIMUM PROVIDED
FIRE RESISTANCE RATINGS: TYPE IA MINIMUM TYPE IIB MINIMUM
BEARING WALLS: EXTERIOR: 3 HR INTERIOR: 3 HR CORRIDOR: N/A UNIT DEMISING: N/A NON-BEARING WALLS: INTERIOR: 0HR FLOOR - OTHER: 2HR FLOOR - UNITS: N/A ROOF: 3HR PRIMARY STRUCTURAL FRAME: 0HR

PLUMBING FIXTURE CALCULATIONS (CC)

Table with columns: OCCUPANT LOAD SUMMARY, TOTAL OCC. LOAD, WATER CLOSETS, LAVATORIES, BATHTUBS/SHOWERS, DRINKING FOUNTAINS, SERVICE SINKS.

OCCUPANT LOAD CALCULATIONS (CC)

Table with columns: OCCUPANT LOAD SUMMARY, OCC. CLASS, SQ. FTG., OCC. LOAD.

ACTUAL BUILDING HEIGHT & AREA (R-2): BUILDING AREA: LEVEL 1 (R-2): 17,530 SF LEVEL 2 (R-2): 15,553 SF TOA: 15,553 SF LEVEL 4 (R-2): 15,553 SF LEVEL 5 (R-2): 15,553 SF
TOTAL ACTUAL BUILDING AREA: 78,743 SF
TOTAL ACTUAL BUILDING HEIGHT: 6 STORES / 59'-10" ABOVE GRADE TOP OF ROOF
TOP FLOOR FINISH ELEVATION: 49'-8"

ALLOWABLE BUILDING HEIGHT & AREA (IBC TABLES 504.4 AND 506.2): BASIC ALLOWABLE BUILDING AREA (B): 9,500 SF
AREA INCREASE DUE TO FRONTAGE (B): A1 = (100'-0" - 25) \* 20 / 30 = 50
ALLOWABLE AREA PER FLOOR (B): A2 = [ 69,000 + ( 23,000 x 50 ) ] = 80,500 SF
BASIC ALLOWABLE HEIGHT: 4 STORES / 75'-0"
TOTAL ALLOWABLE BUILDING AREA: 80,500 SF, A2 < S2=1
75,000 ACTUAL SF < 80,500 ALLOWABLE SF

ALLOWABLE BUILDING HEIGHT & AREA (IBC TABLES 504.4 AND 506.2): BASIC ALLOWABLE BUILDING AREA (S-1): 70,000 SF
AREA INCREASE DUE TO FRONTAGE (S-1): A1 = (100'-0" - 25) \* 20 / 30 = 50
ALLOWABLE AREA PER FLOOR (S-1): A2 = [ 70,000 + ( 17,500 x 50 ) ] = 78,750 SF
BASIC ALLOWABLE HEIGHT: 3 STORES / 75'-0"
TOTAL ALLOWABLE BUILDING AREA: 78,750 SF, A2 < S2=1
5,000 ACTUAL SF < 78,750 ALLOWABLE SF

PLUMBING FIXTURE ANALYSIS (IBC TABLE 2902.1):

Table with columns: MARK, ISSUE DESCRIPTION, ISS. DATE, REV. DATE, #, REV. DESCRIPTION. Includes SITE PLAN REVIEW 8/15/2020.

SOHI APARTMENTS
927 SOUTH 400 WEST
SALT LAKE CITY, UTAH 84101

beecherwalker Architecture/Interiors logo and contact information: 3115 EAST LONN LANE #200, HOLLADAY, UTAH 84121.

Table with columns: PROJECT NUMBER (462-1905), DWN BY (Author), CHKD BY (Checker), SITE PLAN REVIEW, CODE COMPLIANCE AND GENERAL INFORMATION.

DRAWING NUMBER: G002



**TITLE REPORT EXCEPTIONS**

Fidelity National Title Insurance Company and Metro National Title  
 Commitment Number: 68844  
 Commitment Date: October 8, 2019  
 Parcel Number: 15-12-180-017

**SCHEDULE B - SECTION II EXCEPTIONS**

1.-9. {Not a survey matter}

10. Salt Lake City Ordinance No. 70 of 2005  
 Dated: November 01, 2005  
 Recorded: November 22, 2005  
 Entry No.: 9560336 Book/Page: 9220/4101  
 An Ordinance adopting the Central Community Master Plan, pursuant to Petition No. 400-01-36. {Affects subject parcel - Blanket in nature}

(1) Reservations in favor of the Grantor as shown in that certain Warranty Deed:

Grantor: George B. Blair and Eva Pearce Blair, his wife  
 Dated: November 29, 1974  
 Recorded: December 3, 1974  
 Entry No.: 2669008  
 Book/Page: 3735 / 414  
 Reserving: A perpetual right of way over the following: Commencing at the Southwest corner of Lot 15, said Block 3; and running thence North 2 feet; thence East 75 feet; thence South 2 feet; thence West 75 feet to the place of beginning.  
 {Affects subject parcel as shown hereon}

12. {Not a survey matter}

13. Subject, but not limited, to the following items, as disclosed by a survey prepared by PEPG Consulting LLC, having been certified under the date of January 1, 2019, by Robert Law, a Registered Land Surveyor holding License No. 9679988, as Job No. 1408.1910/DWG, including but not limited to the following:  
 a. Fence lines do not match deed lines  
 b. Power poles  
 c. Overhead electric lines  
 {said survey is basis for this survey and is prepared by same surveyor}

**RECORD DESCRIPTION**

PARCEL NUMBER: 15-12-180-017  
 Lots 13 through 19, Block 3, AMENDED PLAT OF COATES & CORUM'S SOUTH GALE ADDITION, according to the official plat thereof, filed in the office of the Salt Lake County Recorder.

**SURVEY DESCRIPTION**

All of Lots 13-19 of Block 3, Amended Plat of Coates & Corum's South Gale Addition, a subdivision part of Block 24, 5-Acre Plat A;

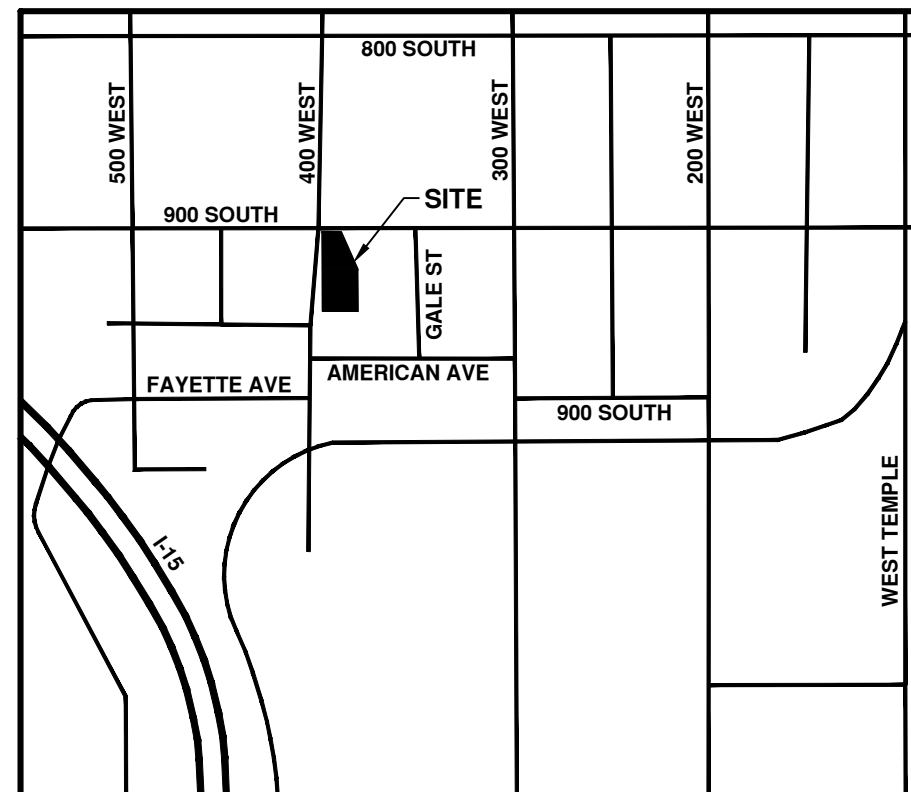
being more particularly described as follows:

Beginning at the Northwest Corner of Lot 19, Block 3, Amended Plat of Coates & Corum's South Gale Addition, a subdivision part of Block 24, 5-Acre Plat A; said point being South 89°56'40" West, along the monument line, 6.56 feet and South 0°03'20" East, 174.10 feet from a street monument locate at 900 South 400 West; said point also being on the east right-of-way line of 400 West Street; and running thence North 89°56'40" East, 113.94 feet to a point on the west line of the Union Pacific Railroad; thence South 23°54'19" East, along said west line of the Union Pacific Railroad, 27.33 feet; thence South 0°02'07" East, 150.00 feet; thence South 89°56'40" West, 125.00 feet to a point on the east right-of-way line of 400 West Street; thence North 0°02'07" West, along said east right-of-way line of 400 West Street, 175.00 feet to the point of beginning.

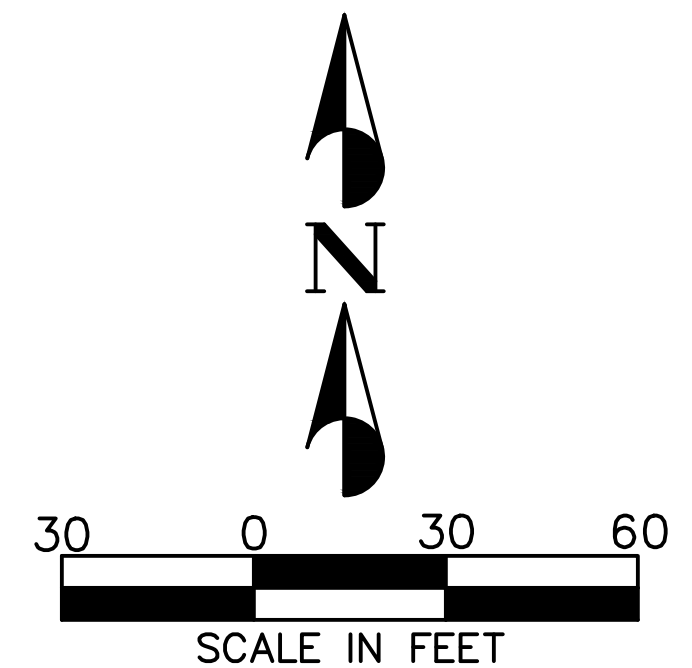
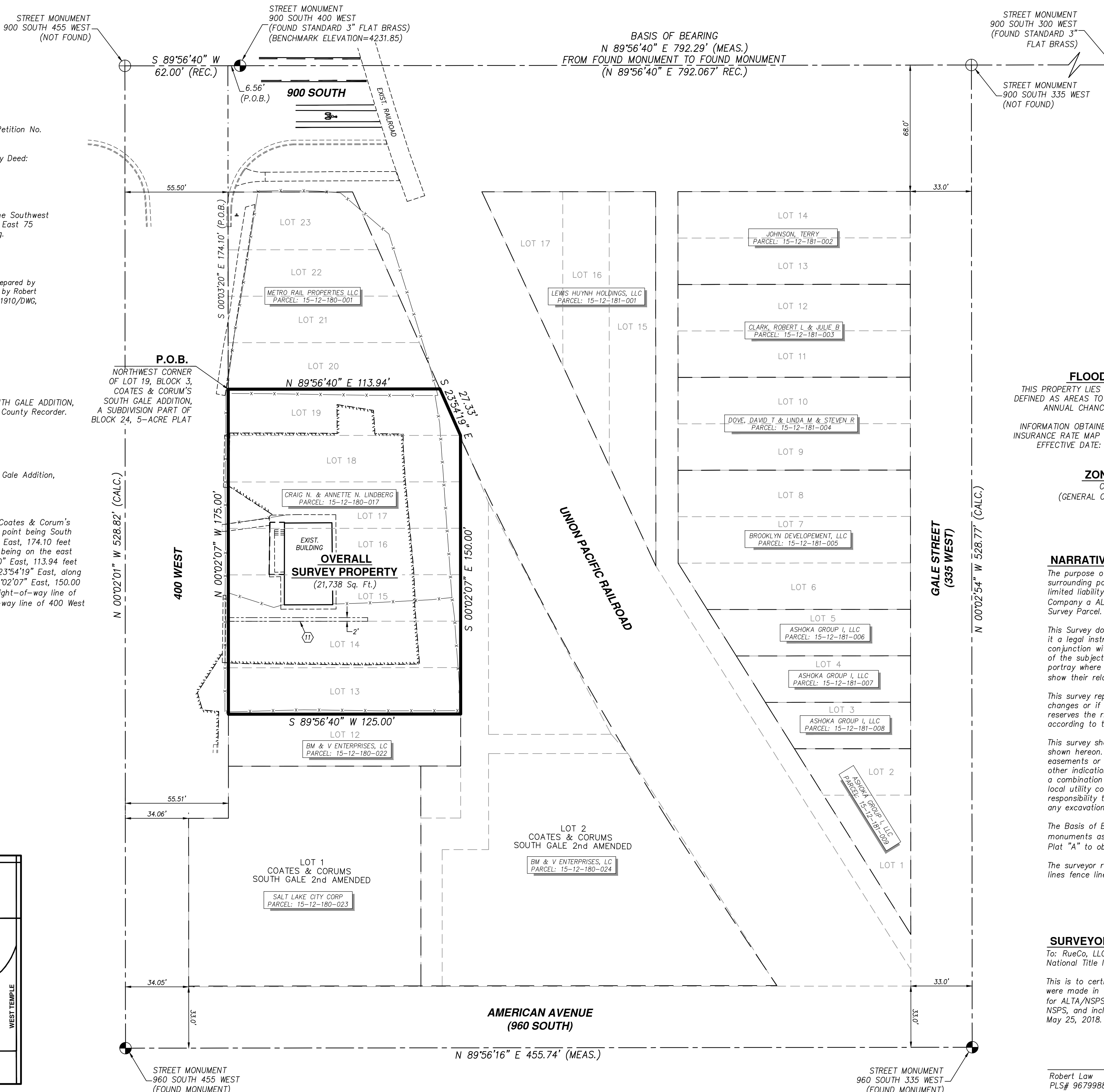
Contains: 21,738 Sq. Ft. (or 0.50 Acres)

**REFERENCE DOCUMENTS**

- Coates & Corum's South Gale 2nd Amended Plat  
 Recorded #: 12131573  
 Book: 2015P Page: 215
- (Salt Lake City ATLAS)  
 Plat 3, Plat "A"
- (Salt Lake City ATLAS)  
 Block 24, 5-Acre Plat "A"



VICINITY MAP



**LEGEND**

---	SUBJECT PROPERTY LINE
- - - -	MONUMENT LINE
---	EXISTING PARCELS
---	EXISTING LOTS
---	TITLE EXCEPTION
Ⓢ	TITLE EXCEPTION NUMBER
---	EXISTING CURB & GUTTER
---	EXISTING EDGE OF ASPHALT
---	EXISTING FENCE LINE

**FLOOD ZONE**  
 THIS PROPERTY LIES WITHIN FLOOD ZONE X DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.  
 INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 49035C0282H, EFFECTIVE DATE: AUGUST 2, 2012

**BENCHMARK**  
 MONUMENT FOUND AT THE INTERSECTION OF 900 SOUTH AND 400 WEST ELEVATION=4231.85 (STANDARD 3" FLAT BRASS)

**LOCATION**  
 NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

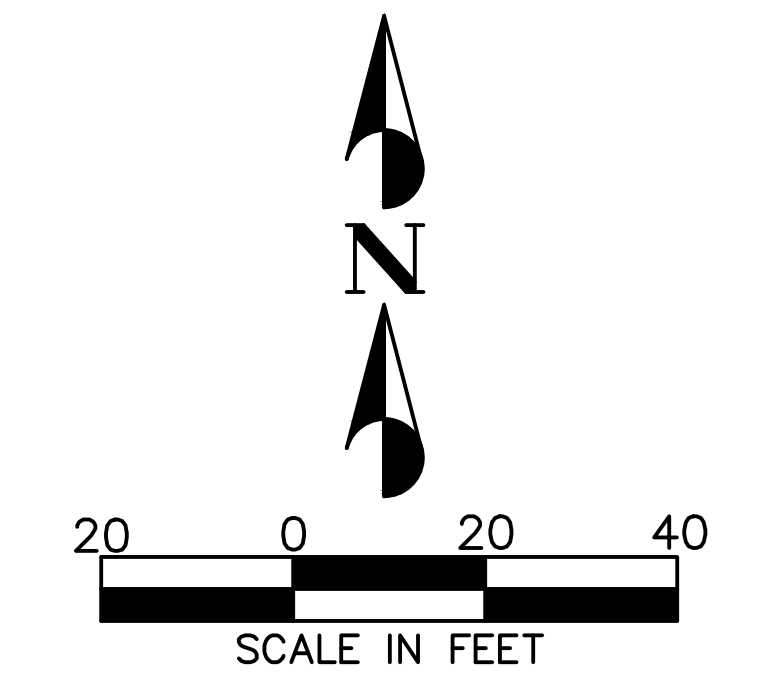
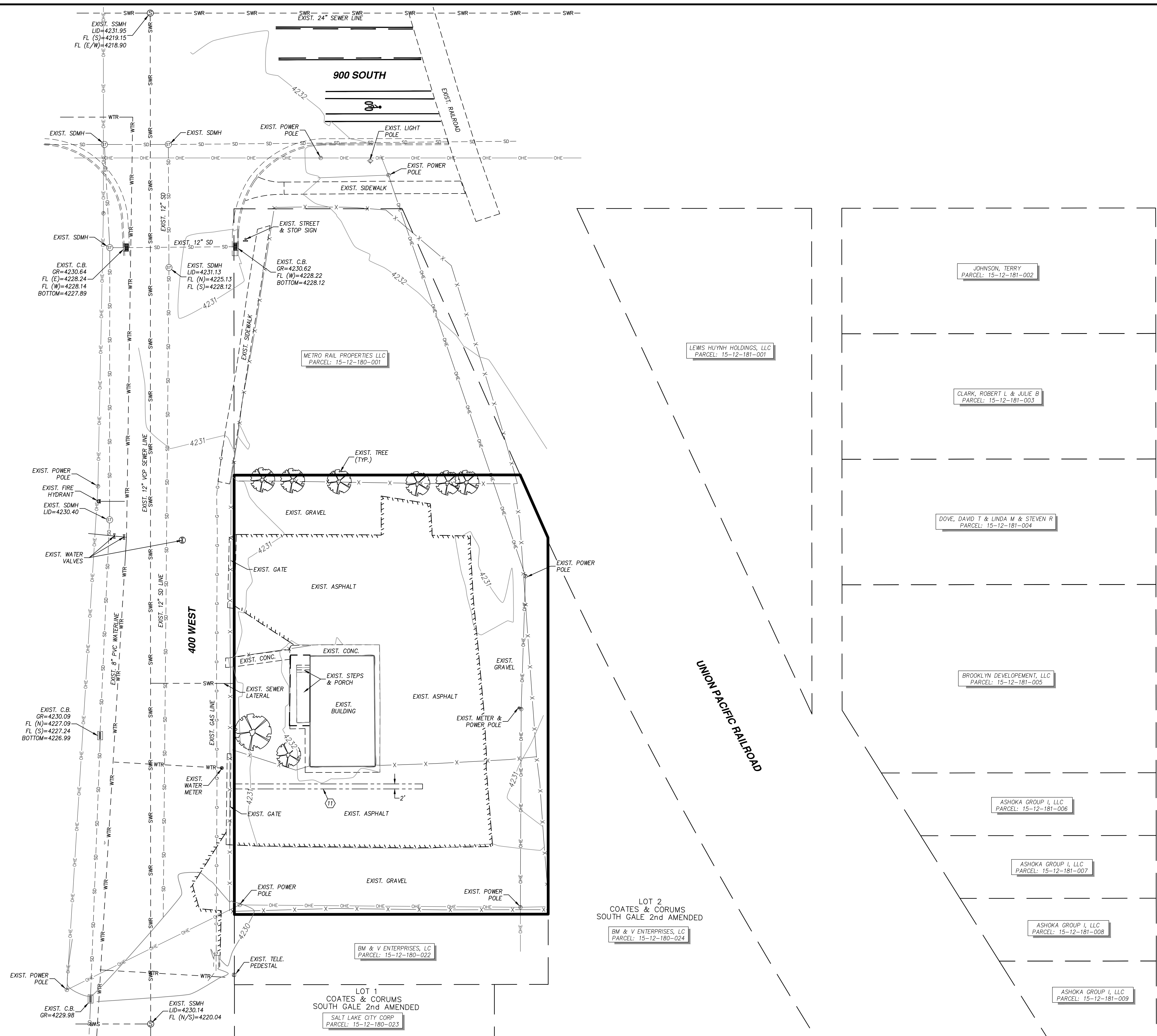
**ZONING**  
 CG (GENERAL COMMERCIAL)

**NARRATIVE**  
 The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide RueCo, LLC, a Utah limited liability company, Metro National Title and Fidelity National Title Insurance Company a ALTA/NSPS survey for their use in evaluating the financing of Survey Parcel.  
 This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its adjoiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.  
 This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.  
 This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.  
 The Basis of Bearing for this survey was established using the two found monuments as shown hereon and Atlas Plat 3, Plat "A" and Block 24, 5-Acre Plat "A" to obtain the record monument line rotation bearing as shown hereon.  
 The surveyor recognizes several discrepancies between title lines and occupation lines fence lines as shown hereon.

**SURVEYORS CERTIFICATE**  
 To: RueCo, LLC, a Utah limited liability company, Metro National Title and Fidelity National Title Insurance Company.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The field work was completed on May 25, 2018.

Robert Law  
 PLS# 9679988  
 ROBERT LAW  
 10-21-2019  
 STATE OF UTAH

<p><b>PEPG CONSULTING LLC</b>                  927 SOUTH 300 WEST • SANDY UT 84070                  PHONE: (801) 562-2521 • FAX: (801) 562-2551</p> <p>CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT                  GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS</p>	<p>DATE: _____                  APP'D: _____</p>
<p><b>RUECO, LLC</b>                  ALTA/NSPS SURVEY                  927 SOUTH 400 WEST                  SALT LAKE CITY, UTAH 84101</p> <p>OCTOBER 21, 2019                  LAST REVISED _____                  PROJECT NUMBER 1408.1910/DWG                  ALTA-01                  DRAWING FILE _____</p>	<p>NO. _____                  DESCRIPTION _____                  SCALE: 1"=30'</p>
<p>DATE: OCTOBER 2019                  SURVEY BY: PEPG CREW                  DRAWN BY: BCB                  DESIGNED BY:                  CHECKED BY: RSL                  SCALE: 1"=30'</p>	<p>SHEET NO. <b>1/2</b></p>



- LEGEND**
- SUBJECT PROPERTY LINE
  - MONUMENT LINE
  - EXISTING PARCELS
  - EXISTING CURB & GUTTER
  - EXISTING EDGE OF ASPHALT
  - EXISTING FENCE LINE
  - EXISTING CONTOURS
  - EXISTING SEWER LINE
  - EXISTING WATER LINE
  - EXISTING STORM DRAIN
  - EXISTING OVERHEAD ELEC
  - EXISTING GAS LINE

NO.	DESCRIPTION	DATE	APPD.

1"=20'

ORIG. DATE: OCTOBER 2019	SURVEY BY: PEG CREW	BCB
DRAWN BY: [blank]	DESIGNED BY: [blank]	PSL
CHECKED BY: [blank]	SCALE: 1"=20'	[blank]

**PEPG CONSULTING LLC**

9270 SOUTH 300 WEST • SANDY, UT 84070  
PHONE: (801) 562-2521 • FAX: (801) 562-2551

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT  
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

**RUECO, LLC**

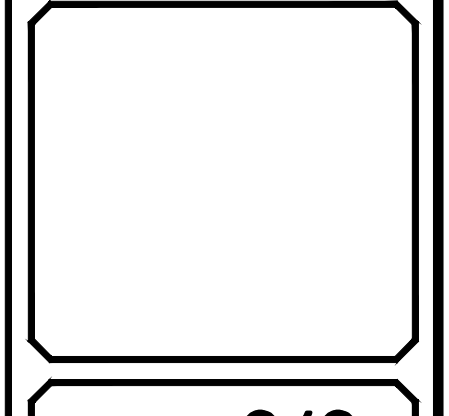
**ALTA/NSPS SURVEY**

927 SOUTH 400 WEST  
SALT LAKE CITY, UTAH 84101

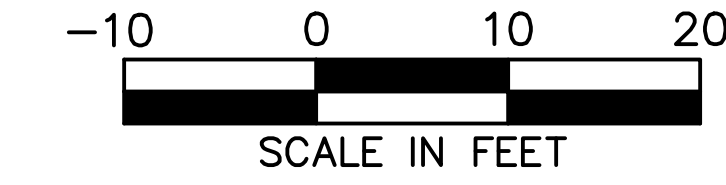
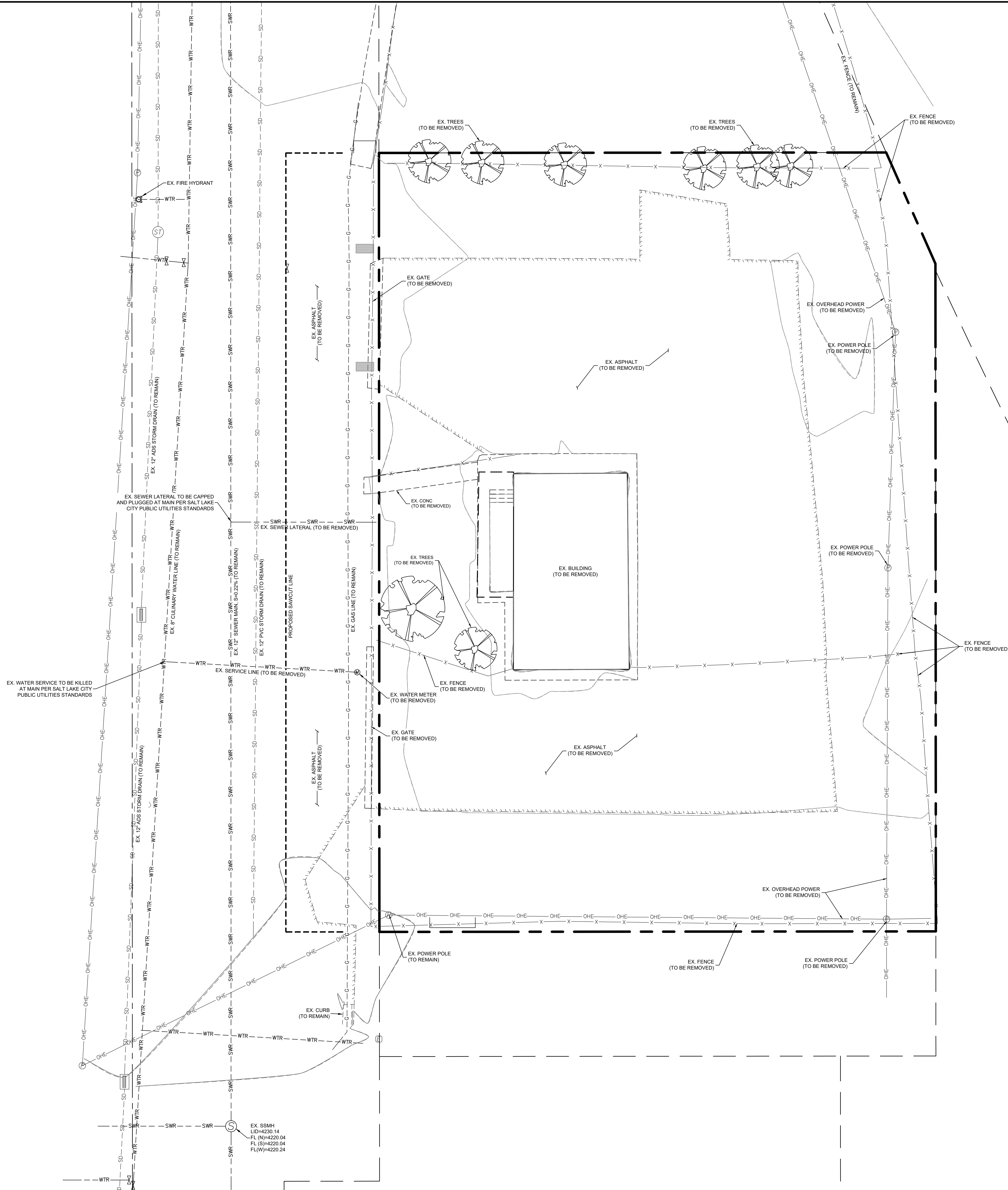
OCTOBER 21, 2018  
LAST REVISED

1408.1910.DWG  
PROJECT NUMBER  
ALTA-02  
DRAWING FILE

SALT LAKE CITY







(Dashed line)	PROPOSED BOUNDARY
(Solid line)	EXISTING BUILDING
(Dashed line)	EXISTING CURB & GUTTER
(Dashed line)	EXISTING SIDEWALK
(Dashed line)	EXISTING EDGE OF ASPHALT
(Dashed line)	EXISTING FENCE
(Line with 'WTR')	EXISTING WATER LINE
(Line with 'SWR')	EXISTING SEWER LINE
(Line with 'SD')	EXISTING STORM DRAIN LINE
(Line with 'OHE')	EXISTING OVERHEAD ELECTRIC
(Line with 'T')	EXISTING TELECOM LINE
(Line with 'G')	EXISTING GAS LINE
(Dashed line)	PROPOSED SAWCUT LINE

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
6. CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
7. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES). THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
8. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
9. ALL TREE REMOVAL AND PLANTING IN THE PUBLIC RIGHT OF WAY REQUIRES A PERMIT AND SHALL COMPLY WITH SALT LAKE CITY URBAN FORESTRY TREE PROTECTION AND PRESERVATION POLICY.
10. TREES ARE TO REMAIN UNLESS NOTED OTHERWISE.
11. PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW APWA STANDARD PLANS.
12. REPAIR ALL STREET CUTS PER APWA PLAN #256 (SEE DETAIL-T ON SHEET C107).
13. CONTRACTOR TO APPLY FOR PUBLIC UTILITIES DEMOLITION PERMIT THROUGH THE PUBLIC UTILITIES CONTRACTS OFFICE. THIS PERMIT IS SEPARATE FROM THE BUILDING DEMOLITION PERMIT.
14. THE SWPPP BOOK AND UPDES PERMIT SHALL BE PROVIDED BY THE CONTRACTOR.
15. COORDINATE WITH ROCKY MOUNTAIN POWER FOR ELECTRICAL SERVICE REMOVAL.
16. COORDINATE WITH DOMINION ENERGY FOR GAS SERVICE LINE REMOVAL.

**BENCHMARK**  
FOUND STREET MONUMENT (FLAT BRASS)  
900 SOUTH & 400 W INTERSECTION  
ELEVATION=4231.85  
(NAVD88)



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	4/20	DATE:	
SUPV. BY:	TRC	DATE:	
DRAWN BY:	TRC	DATE:	
DESIGNED BY:	TRC	DATE:	
CHECKED BY:	RAK	DATE:	
SCALE:	1"=10'	DATE:	

**PEPG CONSULTING LLC**  
8270 SOUTH 300 WEST • SANDY, UT 84070  
PHONE: (801) 562-2521 • FAX: (801) 562-2551

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**SOHI APARTMENTS**  
**927 SOUTH 400 WEST**  
EXISTING CONDITIONS & DEMOLITION  
PLAN

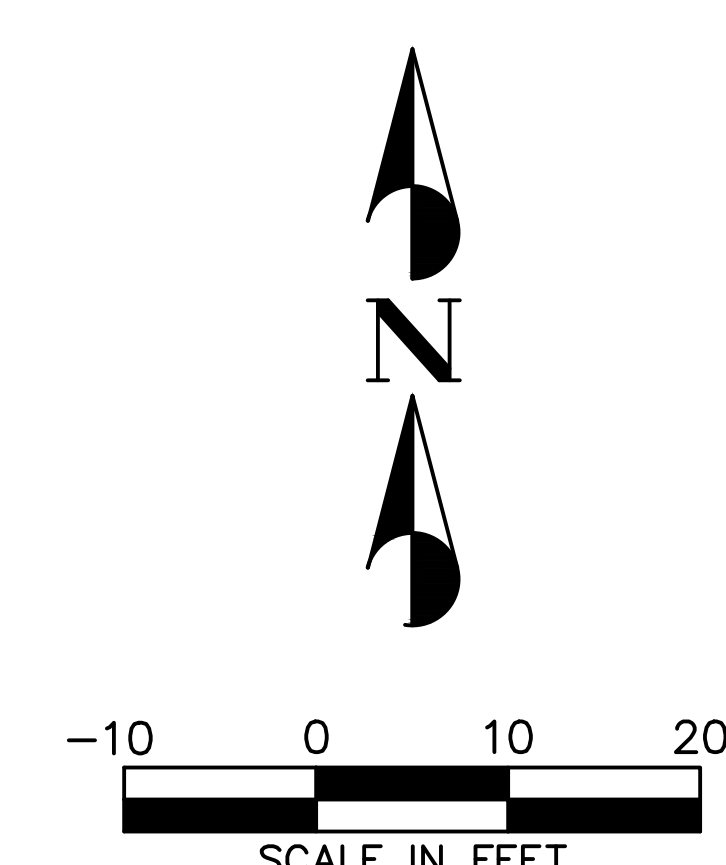
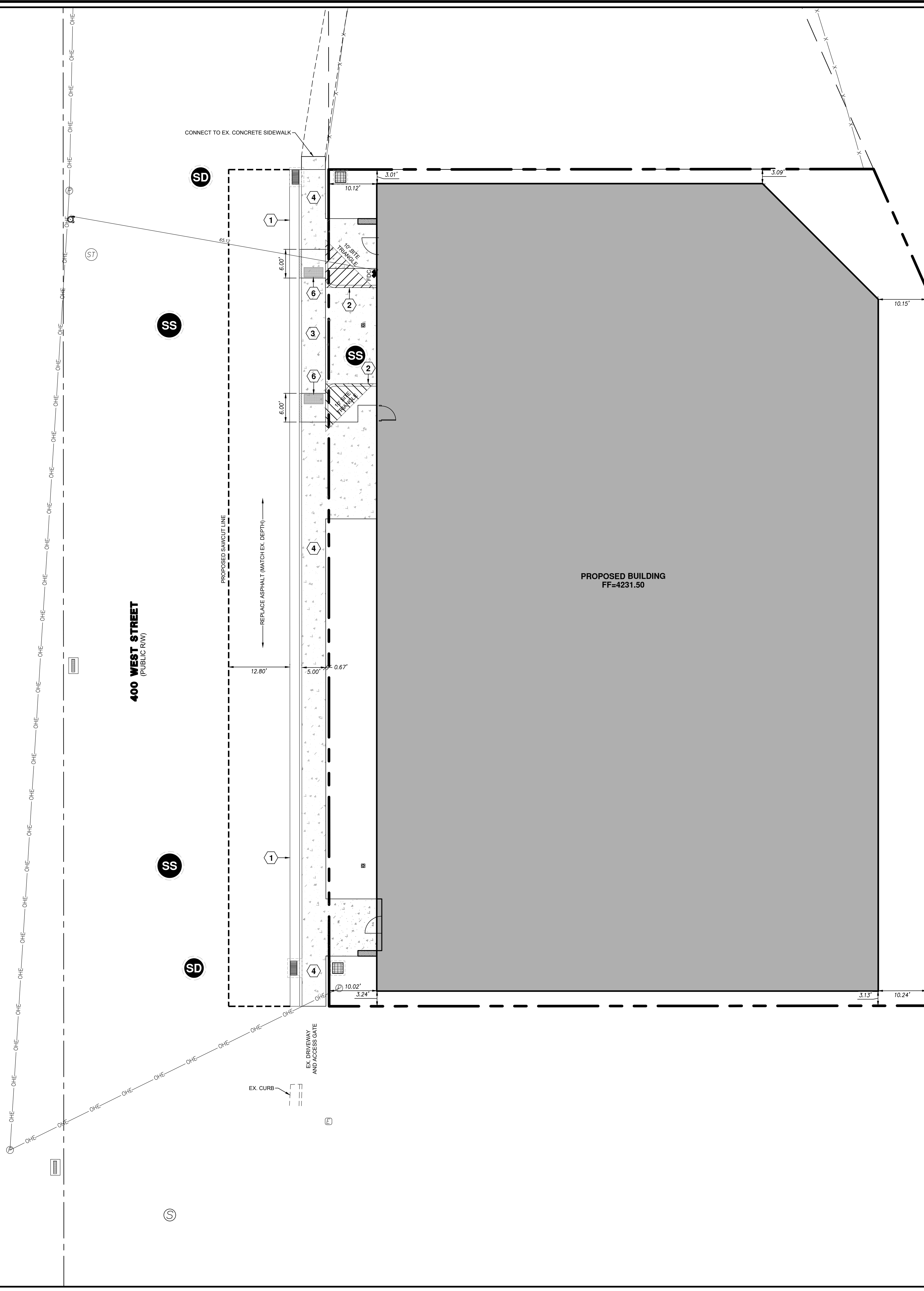
14.08.1910  
PROJECT NUMBER  
DWG/01-DEM-01  
DRAWING FILE

AUGUST 10, 2020  
LAST REVISED

SALT LAKE CITY

PRELIMINARY  
NOT FOR  
CONSTRUCTION





**LEGEND**

---	PROPOSED BOUNDARY
---	EXISTING BUILDING
---	EXISTING CURB & GUTTER
---	EXISTING SIDEWALK
---	EXISTING EDGE OF ASPHALT
---	EXISTING FENCE
---	PROPOSED BUILDING
---	PROPOSED CURB & GUTTER
---	PROPOSED SIDEWALK
---	PROPOSED FENCE
---	PROPOSED SAWCUT LINE

- NOTES**
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - ALL WORK SHALL ALSO COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
  - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR LANDSCAPING DETAILS.
  - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS, AND STRUCTURES, WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DOCUMENTS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON PLANS.
  - THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
  - PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY, A LICENSED, INSURED AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW APWA STANDARD PLANS AND SPECIFICATIONS.
  - ALL TREE REMOVAL AND PLANTING IN THE PUBLIC RIGHT OF WAY REQUIRES A PERMIT AND SHALL COMPLY WITH SALT LAKE CITY URBAN FORESTRY TREE PROTECTION AND PRESERVATION POLICY.
  - ALL GROUND MOUNTED UTILITY BOX LOCATIONS SHALL COMPLY WITH SLC STANDARDS, SPECIFICATIONS AND ORDINANCES. COORDINATE WITH UTILITY SERVICE COMPANIES FOR LOCATIONS.

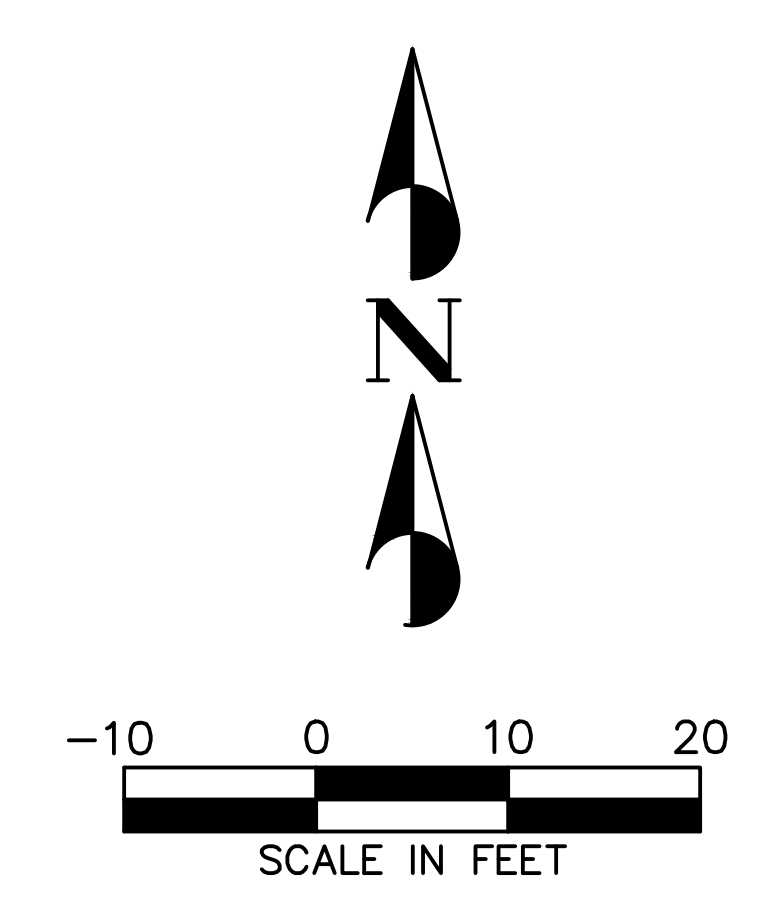
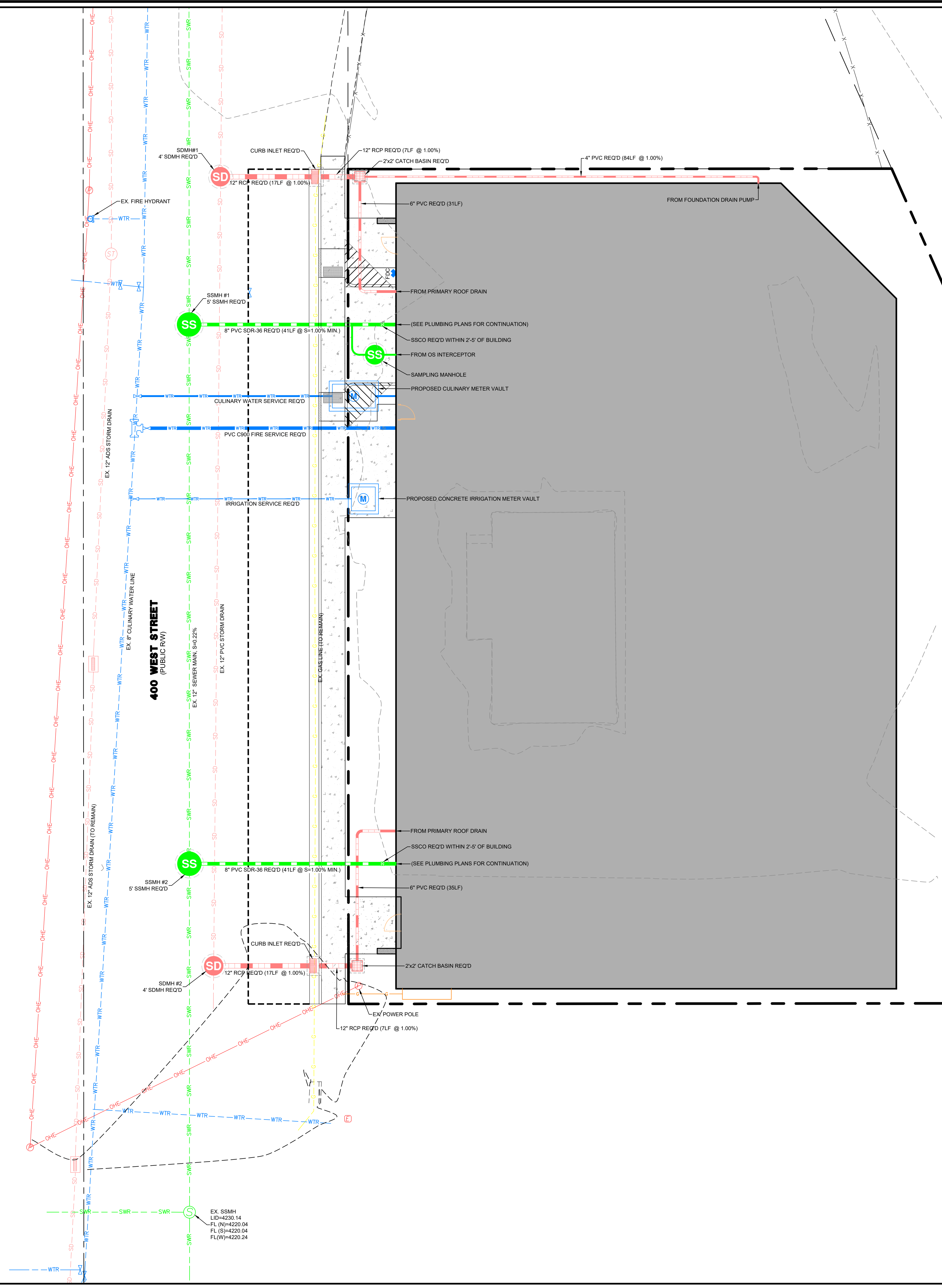
- KEYNOTE LEGEND**
- TYPE A, 30" HIGH BACK CURB & GUTTER PER APWA PLAN #205.1 REQ'D (SEE DETAIL B ON SHEET C107)
  - TYPE P, 6" HIGH BACK CURB PER APWA PLAN #209 REQ'D (SEE DETAIL B ON SHEET C107)
  - DIP DRIVEWAY APPROACH PER APWA PLAN #215 REQ'D (SEE DETAIL C ON SHEET C107)
  - 5" CONCRETE SIDEWALK PER APWA PLAN #231 REQ'D (SEE DETAIL D ON SHEET C107)
  - DETECTABLE WARNING SURFACE PER APWA PLAN #238 REQ'D (SEE DETAIL F ON SHEET C107)
  - 8" CONCRETE AT DUMPSTER DRIVEWAY, SIDEWALK, AND APPROACH APRON REQ'D (SEE DETAIL A & DETAIL C ON SHEET C107)
  - REPAIR ASPHALT PER APWA PLAN #255 REQ'D (SEE DETAIL G ON SHEET C107)

**BENCHMARK**  
 FOUND STREET MONUMENT (FLAT BRASS)  
 900 SOUTH & 400 W INTERSECTION  
 ELEVATION=4231.85  
 (NAVD88)



<p><b>SOHI APARTMENTS</b>  <b>927 SOUTH 400 WEST</b>          SITE PLAN</p> <p>14.08.1910          PROJECT NUMBER</p> <p>DWG./D2 - SITE-01          DRAWING FILE</p>	<p>ORIG. DATE: 4/20          SUPERVISEUR: PEP          DRAWN BY: TRC          DESIGNED BY: TRC          CHECKED BY: RAK          SCALE: 1"=10'</p> <p>NO. DESCRIPTION          DATE</p>
<p><b>SALT LAKE CITY</b></p>	
<p>PRELIMINARY          NOT FOR          CONSTRUCTION</p>	
<p>SHEET NO. <b>C102</b></p>	

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**LEGEND**

- PROPOSED BOUNDARY
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELECOM LINE
- EXISTING GAS LINE
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SAWCUT LINE

ENSURE UTILITIES ARE SEPARATED AS NOTED IN THE TABLE BELOW

UTILITY 1	UTILITY 2	MINIMUM HORIZONTAL CLEARANCE	MINIMUM VERTICAL CLEARANCE
CULINARY WATER	FIRE WATER	3 FEET	12 INCHES
CULINARY WATER	STORM DRAIN	3 FEET	12 INCHES
CULINARY WATER	SEWER	10 FEET	18 INCHES
CULINARY WATER	CULINARY WATER	3 FEET	12 INCHES
FIRE WATER	STORM DRAIN	3 FEET	12 INCHES
FIRE WATER	SEWER	10 FEET	18 INCHES
STORM DRAIN	SEWER	5 FEET	12 INCHES
SEWER	SEWER	3 FEET	12 INCHES

**BENCHMARK**  
 FOUND STREET MONUMENT (FLAT BRASS)  
 900 SOUTH & 400 W INTERSECTION  
 ELEVATION=4231.85  
 (NAVD88)



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 4/20	DESIGNED BY: TRC	CHECKED BY: RAK	SCALE: 1"=10'
SUPERVISOR: PFC	DRAWN BY: TRC	DATE: 11/20/20	PROJECT NUMBER: 14081910

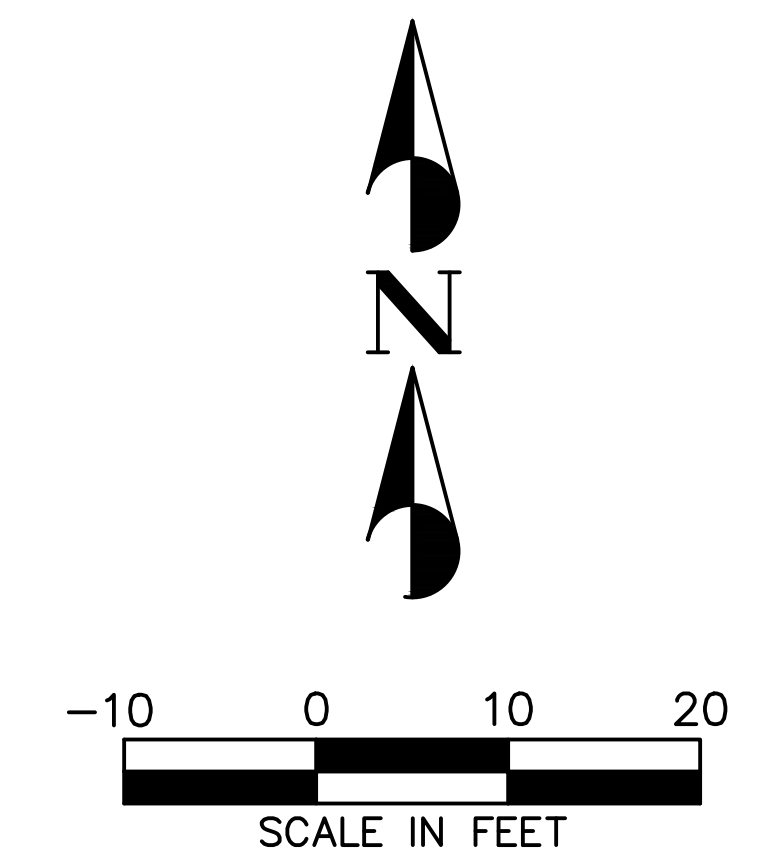
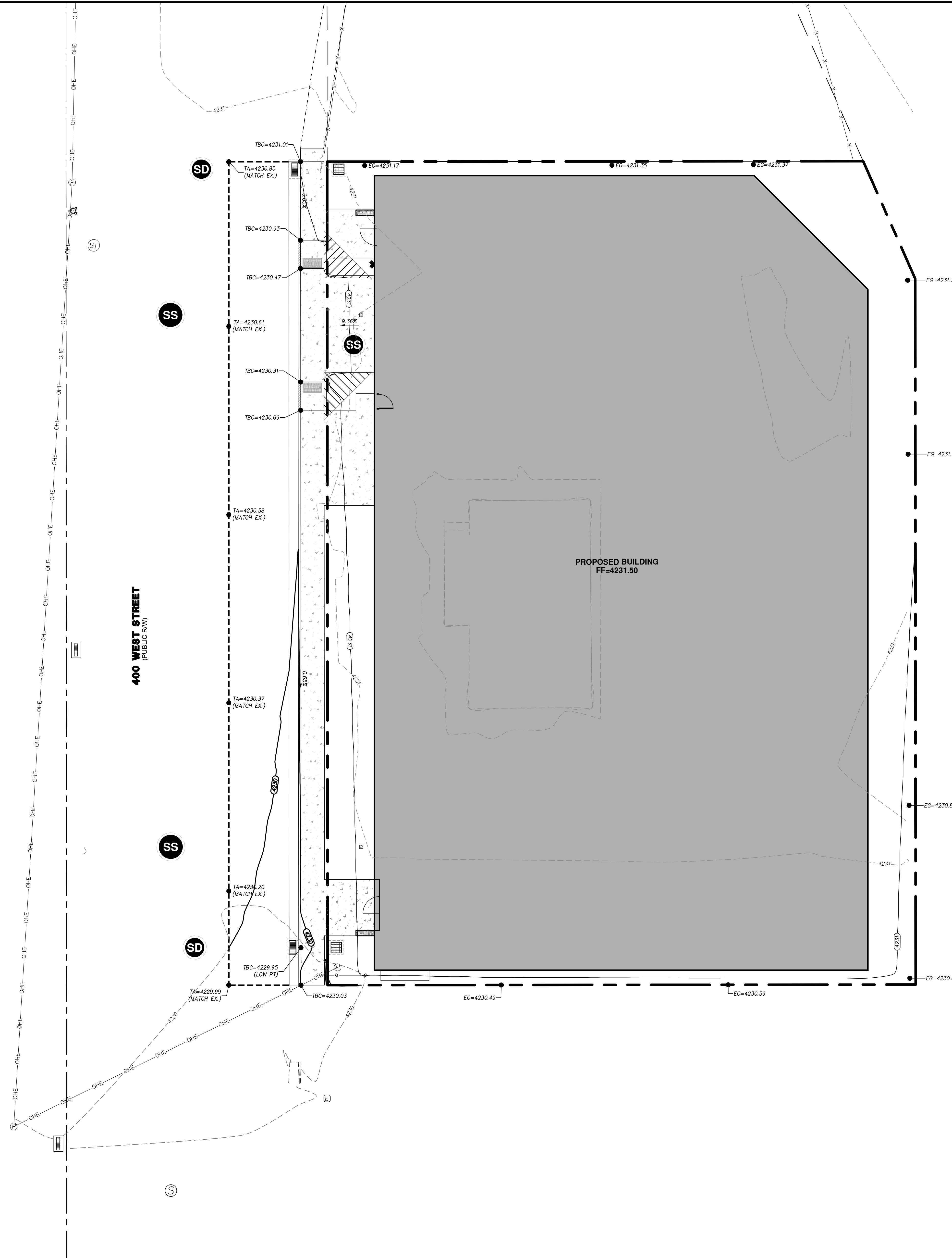
**PEPG CONSULTING LLC**  
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**SOHI APARTMENTS**  
**927 SOUTH 400 WEST**  
 UTILITY PLAN  
 AUGUST 10, 2020  
 PROJECT NUMBER: 14081910  
 DRAWING FILE: DWG\03-UTIL-01

SALT LAKE CITY

PRELIMINARY  
 NOT FOR CONSTRUCTION





**LEGEND**

	PROPOSED BOUNDARY
	EXISTING BUILDING
	EXISTING CURB & GUTTER
	EXISTING EDGE OF ASPHALT
	EXISTING SIDEWALK
	EXISTING FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED SAWCUT LINE

**BENCHMARK**  
 FOUND STREET MONUMENT (FLAT BRASS)  
 900 SOUTH & 400 W INTERSECTION  
 ELEVATION=4231.85  
 (NAVD88)



NO.	DESCRIPTION	DATE	APP'D.

ORIG. DATE:	4/20
SUPPLIER:	PEPG CREW
DRAWN BY:	TRC
DESIGNED BY:	TRC
CHECKED BY:	RAK
SCALE:	1"=10'

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**SOHI APARTMENTS**  
**927 SOUTH 400 WEST**  
 GRADING PLAN  
 14.08.1910  
 PROJECT NUMBER  
 DWG./CS-GRADING-01  
 DRAWING FILE

SALT LAKE CITY

PRELIMINARY  
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SHEET NO. **C105**



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D

**PLANT SCHEDULE**

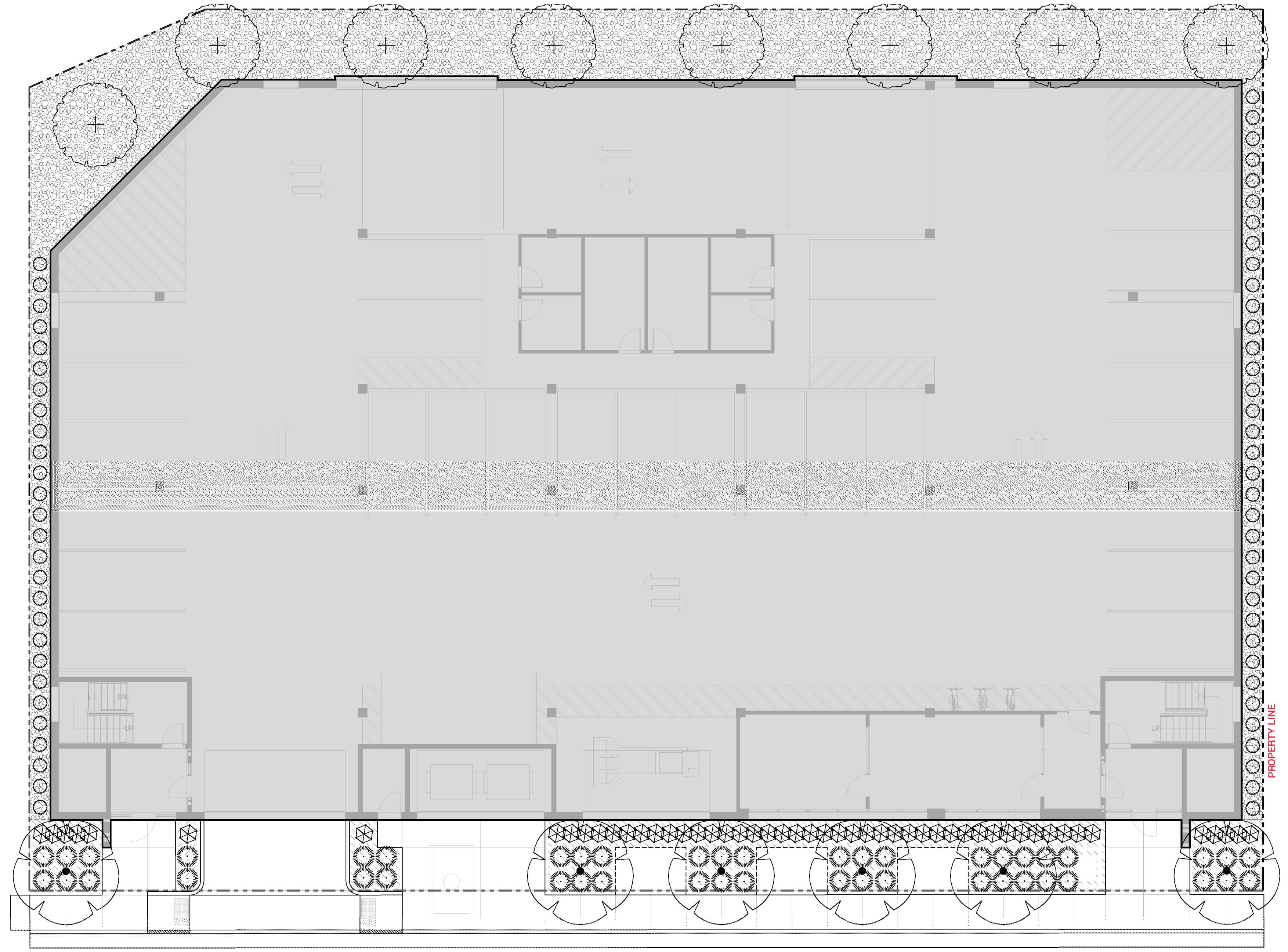
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	HZONE	QTY
	QUERCUS BICOLOR 'BONNIE AND MIKE' TM / BEACON OAK	2" CAL.	B&B	TD4	8
	ZELKOVA SERRATA 'CITY SPRITE' / CITY SPRITE ZELKOVA	2" CAL.	B&B	TD4	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	ARONIA MELANOCARPA 'UCONNAM166' TM / LOW SCAPE HEDGER CHOKEBERRY	5 GAL.	SD3	51	
	LIGUSTRUM VULGARE 'SWIFT' STRAIGHT TALK / SWIFT STRAIGHT TALK PRIVET	5 GAL.	SD2	62	
	PENNISETUM ALOPECUROIDES 'KARLEY ROSE' / KARLEY ROSE GRASS	1 GAL.	TW2	46	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	1-2" GREY COBBLE	ROCK MULCH	N/A		2,498 SF
ROCK MULCH	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	1" PERMABARK	ROCK MULCH	N/A		947 SF

**SUMMARY DATA**

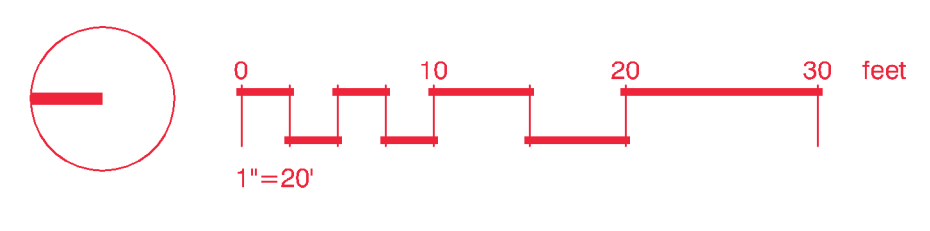
TOTAL SITE: 21,719 SF  
 OPEN SPACE AREA: 6,235 SF  
 TOTAL VEGETATED AREA: 978 SF

DROUGHT TOLERANT TREES AND SHRUBS(80% MINIMUM):  
 TREES: 100% PROVIDED - NOTE HYDROZONES ON PLANTING SCHEDULE  
 SHRUBS: 100% PROVIDED - NOTE HYDROZONES ON PLANTING SCHEDULE

PLEASE NOTE: TREE REMOVAL OR TREE PLANTING IN  
 THE PUBLIC WAY REQUIRES APPROVAL FROM  
 THE SLC URBAN FORESTRY (972-7818)



400 WEST STREET



A

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
F	SCHEMATIC DESIGN	08.03.2020			

D

SOHI APARTMENTS  
 927 SOUTH 400 WEST  
 SALT LAKE CITY, UTAH 84101

**beecherwalker**  
 Architecture/Interiors  
 3115 EAST LION LANE #200 | HOLLADAY, UTAH 84121  
 P. 801.438.8500 | F. 801.438.8501 | WWW.BEECHERWALKER.COM

PROJECT NUMBER: 462-1905  
 DWN BY: KCF | CHKD BY: BAR  
 SCHEMATIC

LANDSCAPE PLAN

DRAWING NUMBER  
**L101**

PRINTED AT



10/10/2020 10:00 AM

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C

B

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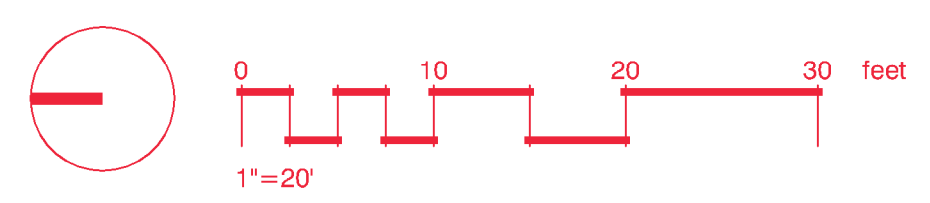
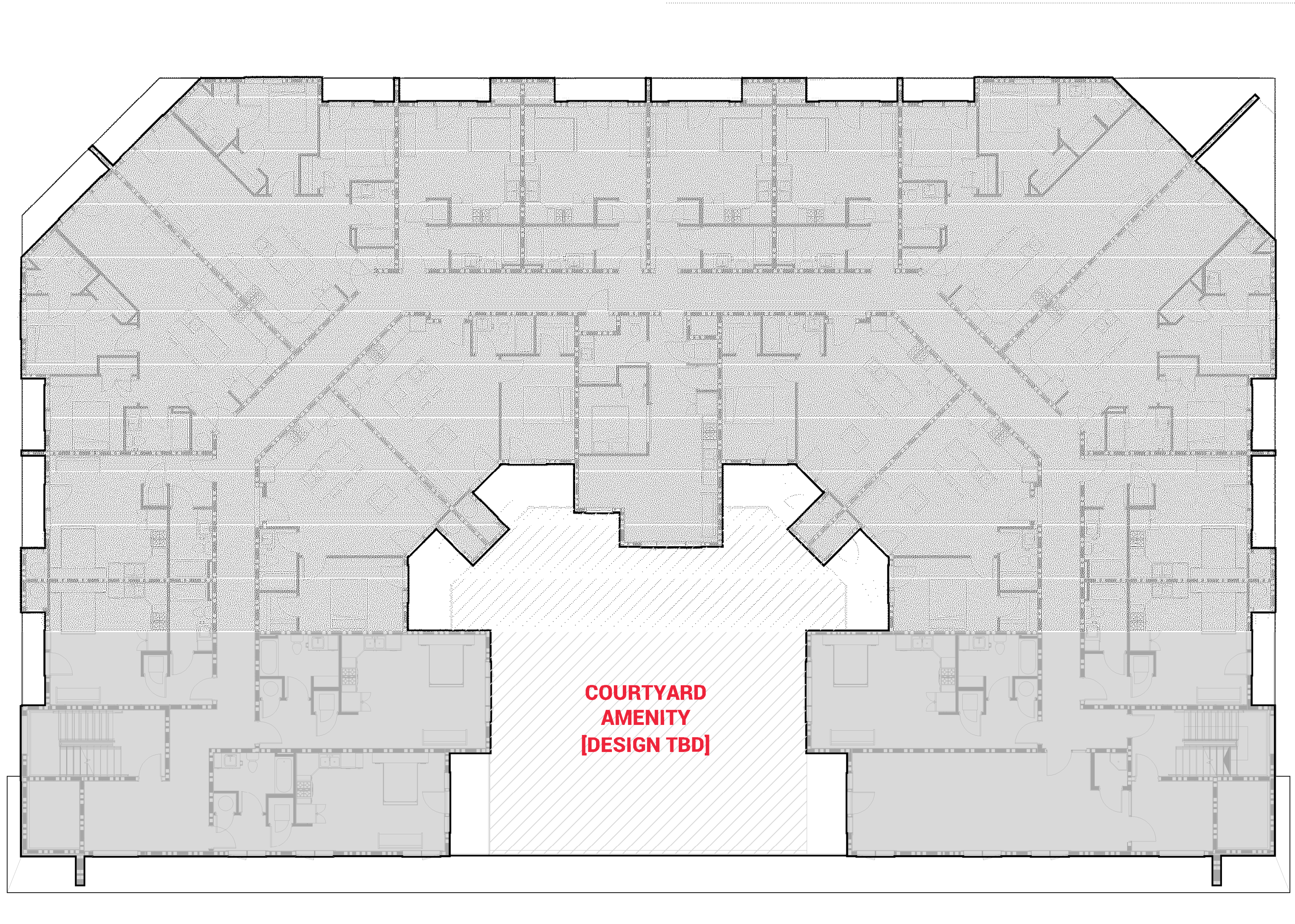
**SUMMARY DATA**

TOTAL SITE: 21,719 SF  
 OPEN SPACE AREA: 6,235 SF

TOTAL VEGETATED AREA: 978 SF

**DROUGHT TOLERANT TREES AND SHRUBS(80% MINIMUM):**  
 TREES: 100% PROVIDED - NOTE HYDROZONES ON PLANTING SCHEDULE  
 SHRUBS: 100% PROVIDED - NOTE HYDROZONES ON PLANTING SCHEDULE

**PLEASE NOTE: TREE REMOVAL OR TREE PLANTING IN THE PUBLIC WAY REQUIRES APPROVAL FROM THE SLC URBAN FORESTRY (972-7818)**



MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
F	SCHEMATIC DESIGN	08/03/2020			

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**SOHI APARTMENTS**  
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 SALT LAKE CITY, UTAH 84101

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PROJECT NUMBER  
 452 1905

DWN BY: KCF | CHKD BY: BAR

SCHEMATIC

LANDSCAPE PLAN

DRAWING NUMBER  
**L102**

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PRINTED AT

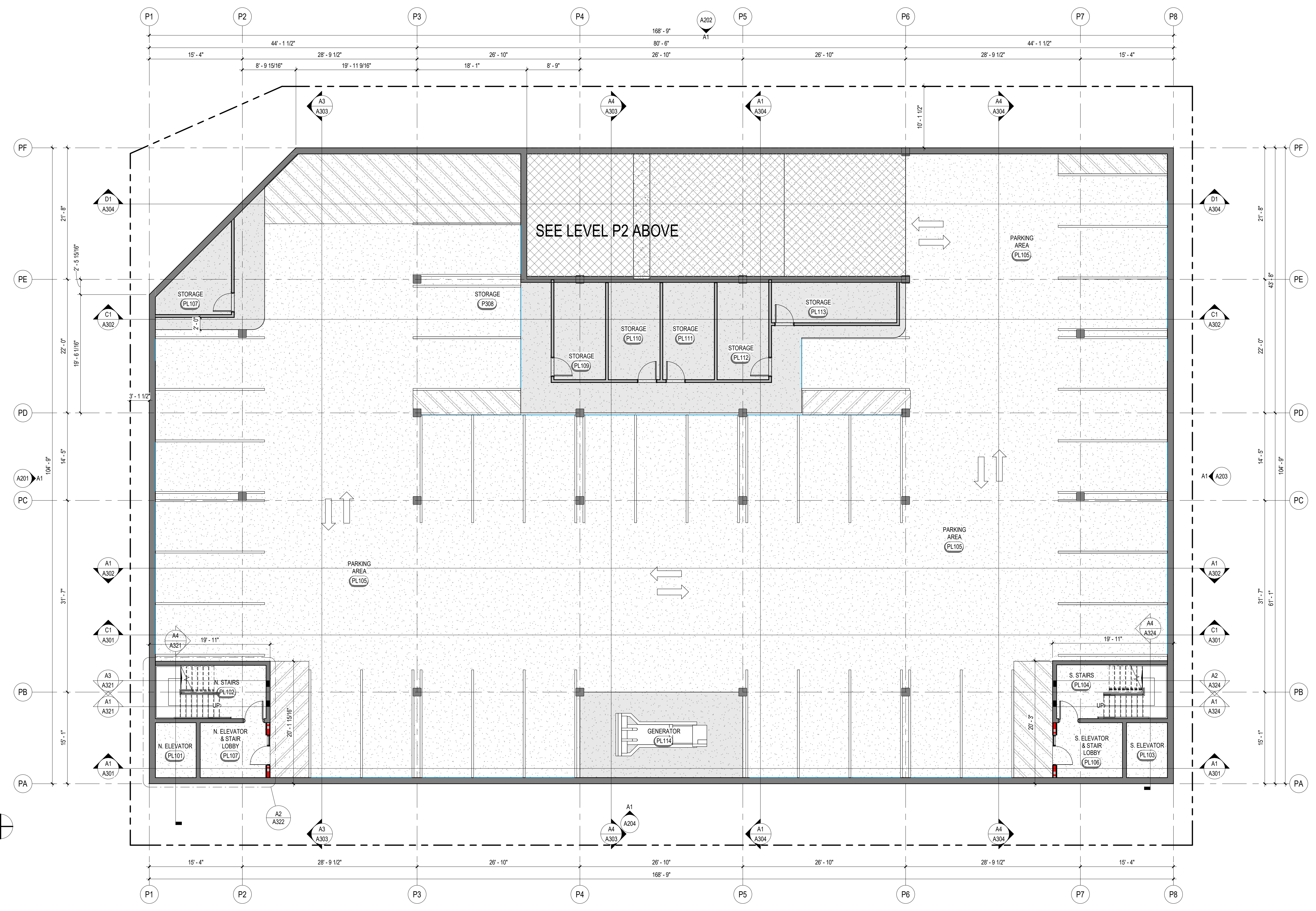


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PARKING SCHEDULE - SPEED RAMPS		
LEVEL	TYPE	AMOUNT
LEVEL-PL	8'6" x 17'9" - 90 deg	23
	8'6" x 18' - 90 deg	15
		38
LEVEL-PG	8'6" x 17'9" - 90 deg	13
	8'6" x 18' - 90 deg	14
	22' x 10'0" - 0 deg	1
		28
LEVEL-PU	8'6" x 17'9" - 90 deg	26
	8'6" x 18' - 90 deg ADA	2
	8'6" x 18' (8'6" Avail) ADA	2
	8'6" x 18' - 90 deg	8
		38
TOTAL		104



A1 LEVEL PL FLOOR PLAN - SPEED RAMPS  
 A988 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
1	SCHEMATIC DESIGN	10/12/2019	
2	SITE PLAN REVIEW	8/11/2020	

**SOHI APARTMENTS**  
 927 SOUTH 400 WEST  
 SALT LAKE CITY, UTAH 84101

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 Architecture/Interiors  
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PROJECT NUMBER: 462-1905  
 DRAWN BY: Author CHKD BY: Checker  
**A SITE PLAN REVIEW**  
 LEVEL PL FLOOR PLAN  
 DRAWING NUMBER:  
**A098**

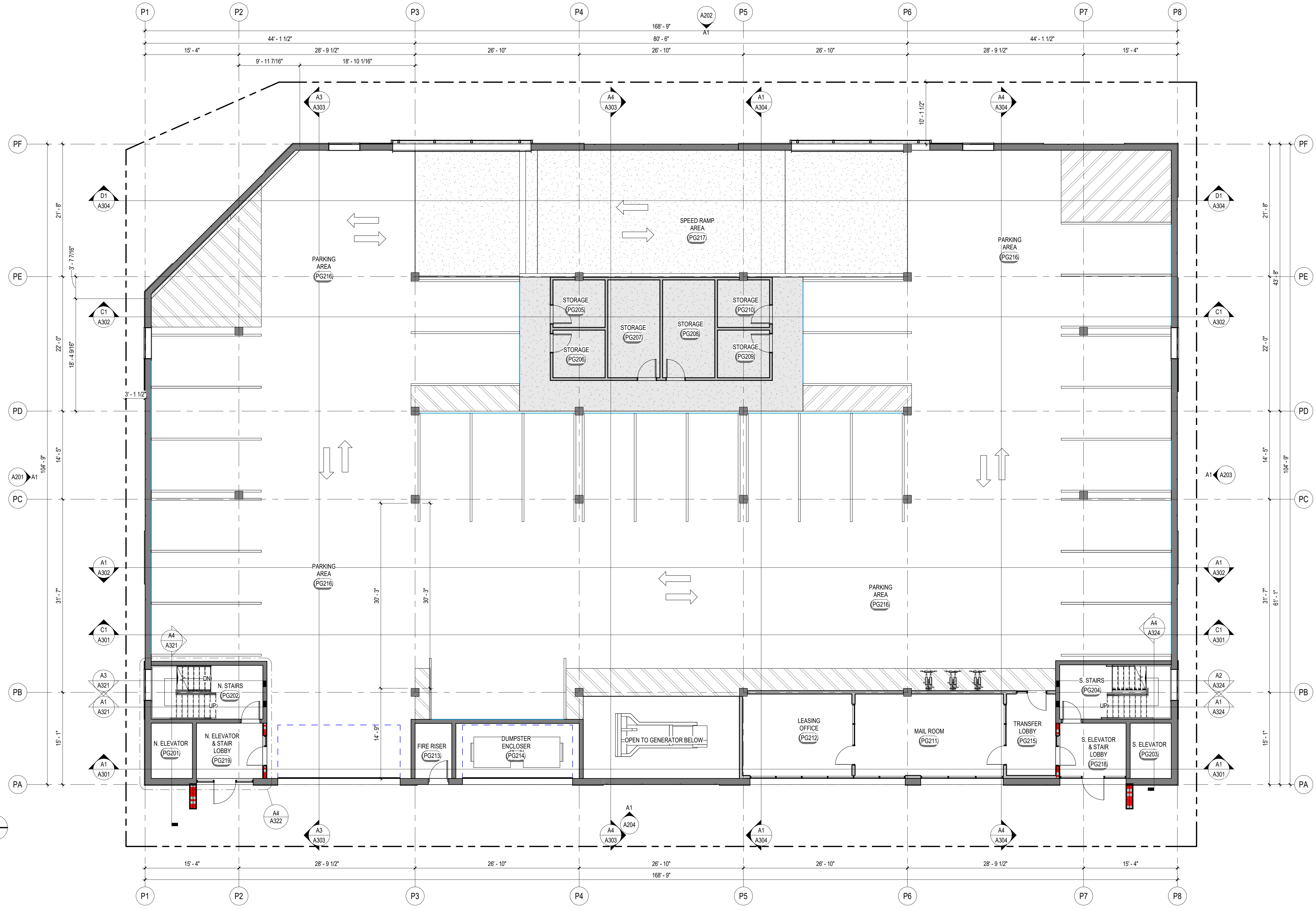


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PARKING SCHEDULE - SPEED RAMPS	
TYPE	AMOUNT
<b>LEVEL-PL</b>	
8' 6" x 17' 9" - 90 deg	23
8' 6" x 18' - 90 deg	15
	38
<b>LEVEL-PC</b>	
8' 6" x 17' 9" - 90 deg	13
8' 6" x 18' - 90 deg	14
22' x 10' 0" - 0 deg	1
	28
<b>LEVEL-PJ</b>	
8' 6" x 17' 9" - 90 deg	26
8' 6" x 18' - 90 deg ADA	2
8' 6" x 18' (8' 6" Aisle) ADA	2
8' 6" x 18' - 90 deg	8
	38
<b>TOTAL</b>	<b>104</b>



A1 LEVEL PG FLOOR PLAN - SPEED RAMPS  
A099 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
1	SCHEMATIC DESIGN	10/12/2019	
2	SITE PLAN REVIEW	8-15-2020	

**SOHI APARTMENTS**  
927 SOUTH 400 WEST  
SALT LAKE CITY, UTAH 84101

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PROJECT NUMBER: 462-1905  
DRAWN BY: Author  
CHKD BY: Checker  
**A SITE PLAN REVIEW**

LEVEL PG FLOOR PLAN

DRAWING NUMBER  
**A099**



**PARKING SCHEDULE - SPEED RAMPS**

TYPE	AMOUNT
LEVEL-PL	
8' 6" x 17' 0" - 90 deg	23
8' 6" x 18' - 90 deg	15
	38
LEVEL-PO	
8' 6" x 17' 0" - 90 deg	13
8' 6" x 18' - 90 deg	14
22' x 10' 0" - 0 deg	1
	28
LEVEL-PU	
8' 6" x 17' 0" - 90 deg	26
8' 6" x 18' - 90 deg ADA	2
8' 6" x 18' (8' 6" Aisle) ADA	2
8' 6" x 18' - 90 deg	8
	38
<b>TOTAL</b>	<b>104</b>

**KEYNOTE LEGEND**

**FLOOR PLAN GENERAL NOTES:**

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF EXTERIOR STRUCTURAL SHEATHING, INTERIOR WALL STUD CENTER LINE, FACE OF MASONRY AND CONCRETE OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
- EXTERIOR GRIDS ARE FACE OF CONCRETE OR EXTERIOR WALL STRUCTURAL SHEATHING UNLESS OTHERWISE NOTED.
- INTERIOR GRIDS AT DEMISING WALLS ARE CENTER LINE OF WALL STUD UNLESS OTHERWISE NOTED.
- INTERIOR GRIDS AT CORRIDOR ARE ON STUD FACE, CORRIDOR SIDE OF WALL.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR.
- SEE SHEET A610 FOR WALL TYPES.
- SEE SHEET A601 FOR DOOR AND WINDOW TYPES.
- SEE DETAIL S6A04 FOR FIRE EXTINGUISHER CABINET.
- FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OF ONE THICKNESS OF 0.75-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATTIS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS IN SUCH A MANNER AS TO BE SECURELY SET AGAINST EACH OTHER IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
- FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
  - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
  - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
- FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, DUCT CEILINGS AND SIMILAR LOCATIONS.
- FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 101 AND 127.
- DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
- DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTURAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BATTIS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
- DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
- AA DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE 2018 IRC.
- BB DRAFTSTOPPING - OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
- CC DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
- DD DRAFTSTOPS MUST BE PLACED INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
- EE ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- FF IN ALL UNITS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC. ARE TO BE LOCATED AS PER ENLARGED UNIT SHEETS.
- GG APPE-ROCK RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED AS PER ENLARGED UNIT SHEETS.
- HH ALL DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANS1 A117.1-2017 (SEE SHEET G6002).
- II ALL EXTERIOR BALCONIES ARE NOT RATED, BUT WILL BE PROVIDED WITH SPRINKLER PROTECTION TO THOSE AREAS AS DIRECTED BY IRC 1408.3 EXCEPTION 3.
- JJ FIRE DEPARTMENT STAIRPIPE EQUIPMENT IS NOT TO ENCLOSED INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- KK DRYER EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2018 IRC.
- LL MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NON-LOAD-BEARING WALL MORE THAN TWO STOREYS HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

**FLOOR PLAN GENERAL NOTES:**

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF STUD, INTERIOR WALL TO FACE OF GYPSUM BOARD, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
- ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATION OF 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR ON CIVIL DRAWINGS.
- SEE SHEET A610 FOR WALL TYPES.
- SEE SHEET A601 FOR DOOR AND WINDOW TYPE ELEVATIONS.
- MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NON-LOAD-BEARING WALL MORE THAN TWO STOREYS HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING. SEE SHEET G6003.
- GENERAL CONTRACTOR SHALL COORDINATE THE SIZE, THICKNESS AND LOCATION OF CONCRETE HOUSEKEEPING PADS WITH MECHANICAL AND ELECTRICAL EQUIPMENT SUPPLIERS.
- FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENT PIPES AND DUCTS AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

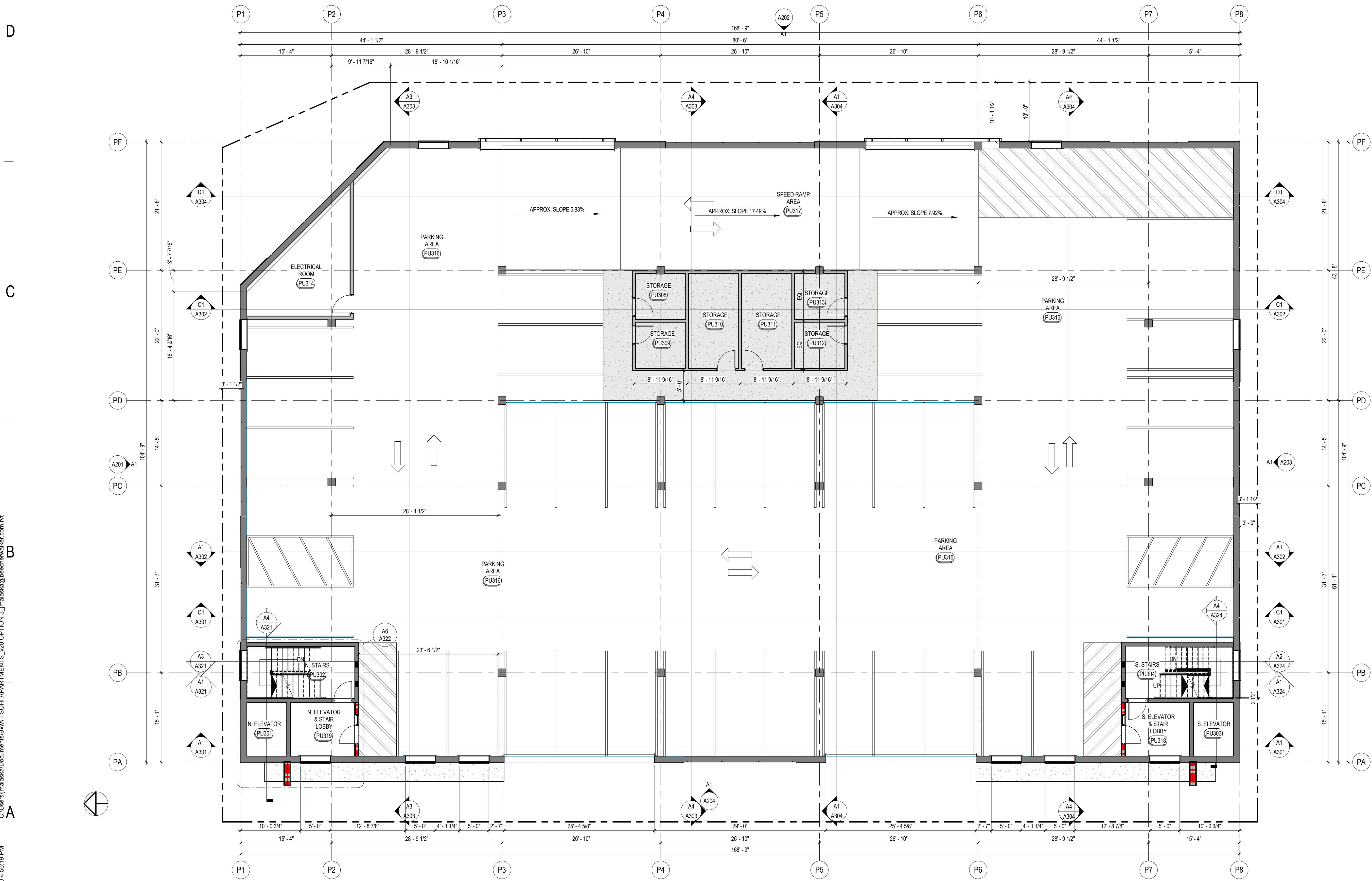
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PROJECT NUMBER  
462-1905  
DWN BY  
Author  
CHKD BY  
Checker  
**SITE PLAN REVIEW**

LEVEL PU FLOOR  
PLAN

DRAWING NUMBER  
**A100**



**A1 LEVEL PU FLOOR PLAN - SPEED RAMPS**  
1/8" = 1'-0"



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1 2 3 4 5 6 7

- ### ELEVATION GENERAL NOTES:
- A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
  - B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
  - C. USE IMPACT RESISTANT EIFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.
- ### ELEVATION GENERAL NOTES:
- A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
  - B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
  - C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
  - D. STUCCO CONTROL JOINTS TO BE PLACED AS SHOWN ON ELEVATIONS BUT NO LENGTH SHOULD BE GREATER THAN 18 FT. IN EITHER DIRECTION BETWEEN JOINTS.
  - E. NO STUCCO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATION.
  - F. NO STUCCO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.
  - G. NO STUCCO PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2:1 IN A GIVEN PANEL.
  - H. A STUCCO CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE FRAMING CHANGE.

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
F	SCHEMATIC DESIGN	18/12/2020	
2	SITE PLAN REVIEW	8/11/2020	

- ### GLAZING LEGEND
- 01 1" INSULATED CLEAR GLAZING
  - 02 1" INSULATED CLEAR TEMPERED GLAZING
  - 03 SPANDREL GLAZING PANEL
  - 04 1/2" CLEAR BUTT GLAZING
  - 05 1/2" INSULATED CLEAR TEMPERED BUTT GLAZING

### EXTERIOR MATERIALS (BASIS-OF-DESIGN)

ID	MANUF.	MODEL
AIR WEATHER BARRIER		
CONCRETE - CAST IN PLACE		
CONCRETE - CAST IN PLACE SHEAR WALL & COLUMNS (PARKING GARAGE)		
CONCRETE - CAST IN PLACE SIDEWALK		
CONCRETE - CAST IN PLACE TOPPING SLAB		
DECK COATING		
DOOR & WINDOW - EXTERIOR		
GLASS - 1" CLEAR INSULATED		
GLASS - 1" TEMPERED INSULATED		
MASONRY - THIN BRICK SYSTEM - STACKING 4X16		
METAL - DECK SOFFIT		
RIGID INSULATION		
ROOFING - COVER BOARD		
ROOFING - TPO		
SIDING - HORIZONTAL METAL		
SIDING - LRG VERTICAL		
SIDING - SM VERTICAL		
Stucco Systems		
STUCCO SYSTEM - COLOR 1		



A1 A201 NORTH ELEVATION 3/16" = 1'-0"

1 2 3 4 5 6 7

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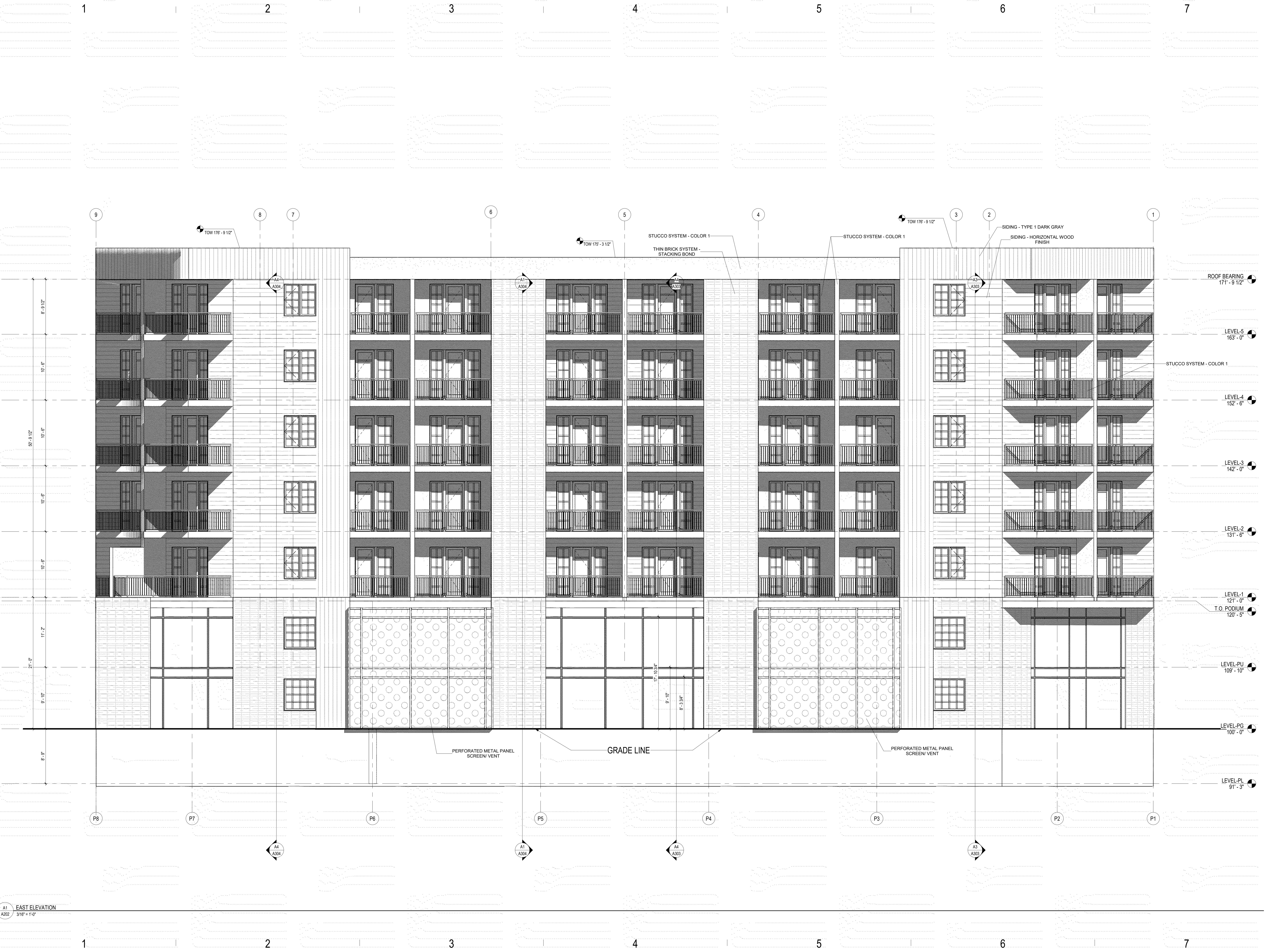
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EXTERIOR ELEVATIONS  
DRAWING NUMBER: A201



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A1  
 A202 EAST ELEVATION  
 3/16" = 1'-0"

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1	SCHEMATIC DESIGN	10/12/2019		
2	SITE PLAN REVIEW	8/11/2020		

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EXTERIOR ELEVATIONS  
 DRAWING NUMBER  
**A202**



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1 2 3 4 5 6 7



A1 SOUTH ELEVATION  
A203 3/16" = 1'-0"

1 2 3 4 5 6 7

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F	SCHEMATIC DESIGN	10/12/2019	
2	SITE PLAN REVIEW	8-11-2020	

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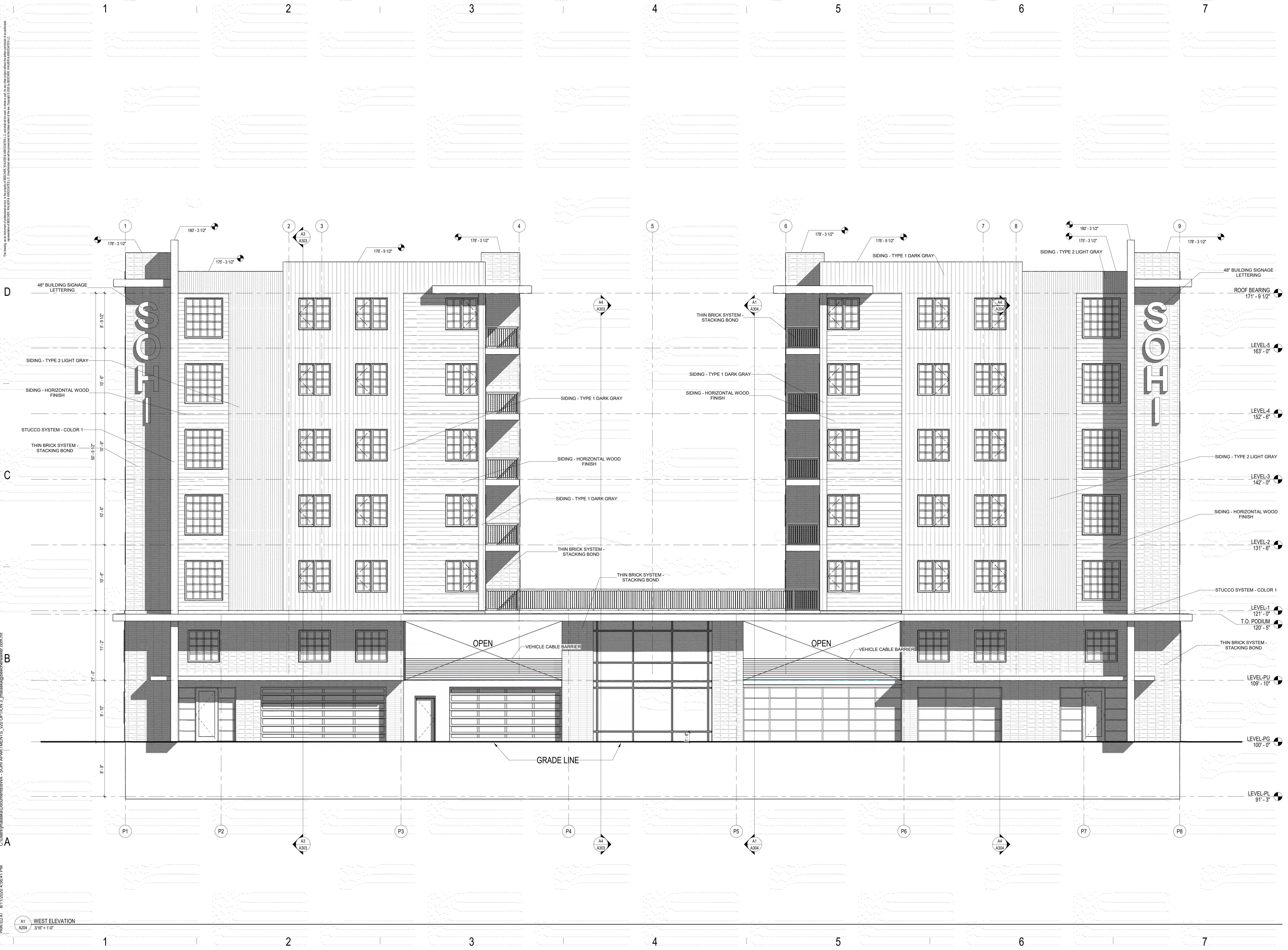
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EXTERIOR ELEVATIONS

DRAWING NUMBER  
A203





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1	SCHEMATIC DESIGN	10/17/2019		
2	SITE PLAN REVIEW	8/11/2020		

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PROJECT NUMBER: 462-1905  
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**A SITE PLAN REVIEW**

EXTERIOR ELEVATIONS

DRAWING NUMBER  
**A204**



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A1  
 A205  
 COURTYARD ELEVATION - NORTH  
 3/16" = 1'-0"

A3  
 A205  
 COURTYARD ELEVATION - EAST  
 3/16" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
1	SCHEMATIC DESIGN	10/17/2020	
2	SITE PLAN REVIEW	6/15/2021	

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**A** SITE PLAN REVIEW

EXTERIOR  
 COURTYARD  
 ELEVATIONS

DRAWING NUMBER  
**A205**

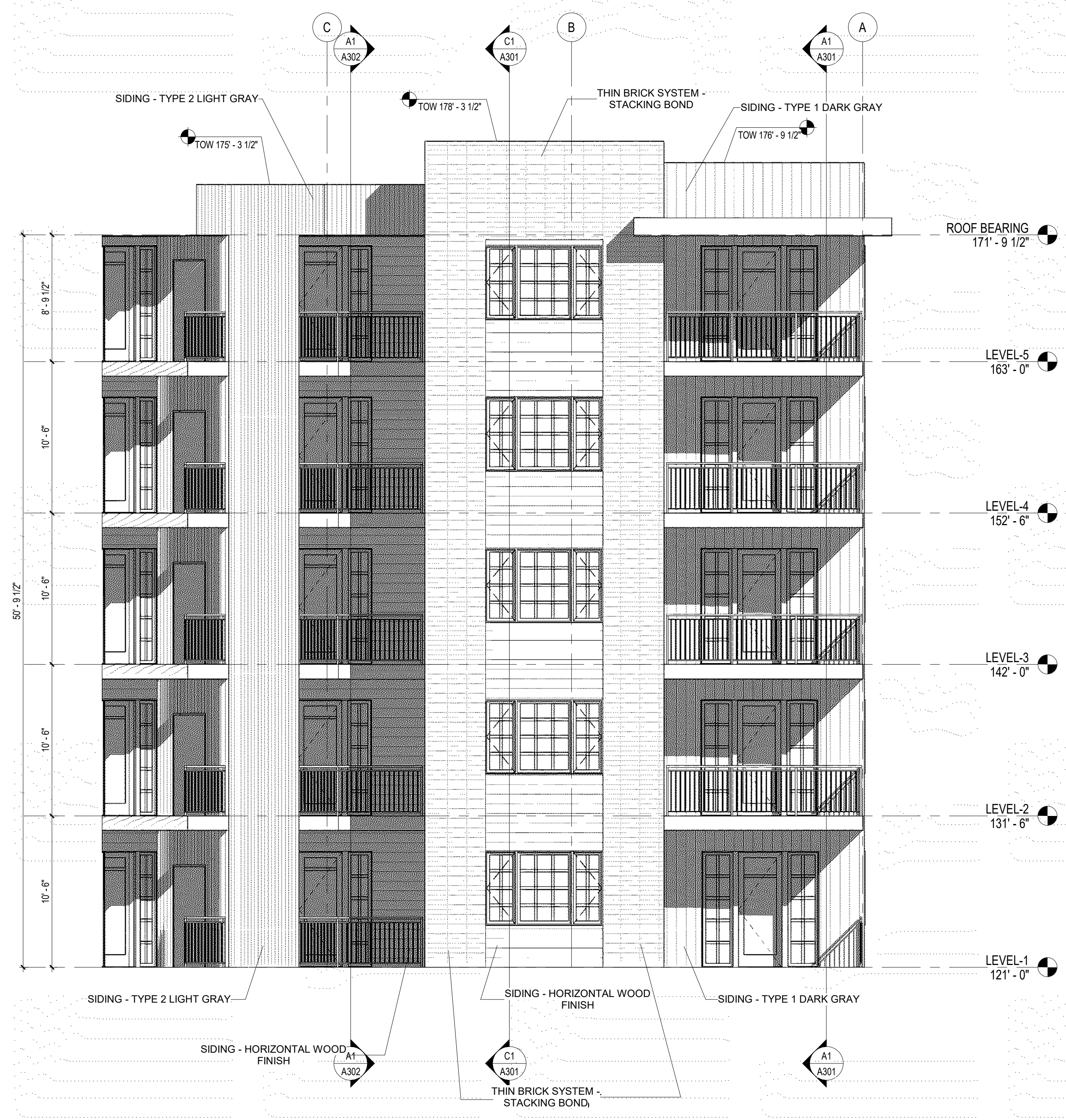


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A206 COURTYARD ELEVATION - SOUTH  
3/16" = 1'-0"



MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
S01	SCHEMATIC DESIGN	10/17/2023	
2	SITE PLAN REVIEW	8-11-2023	

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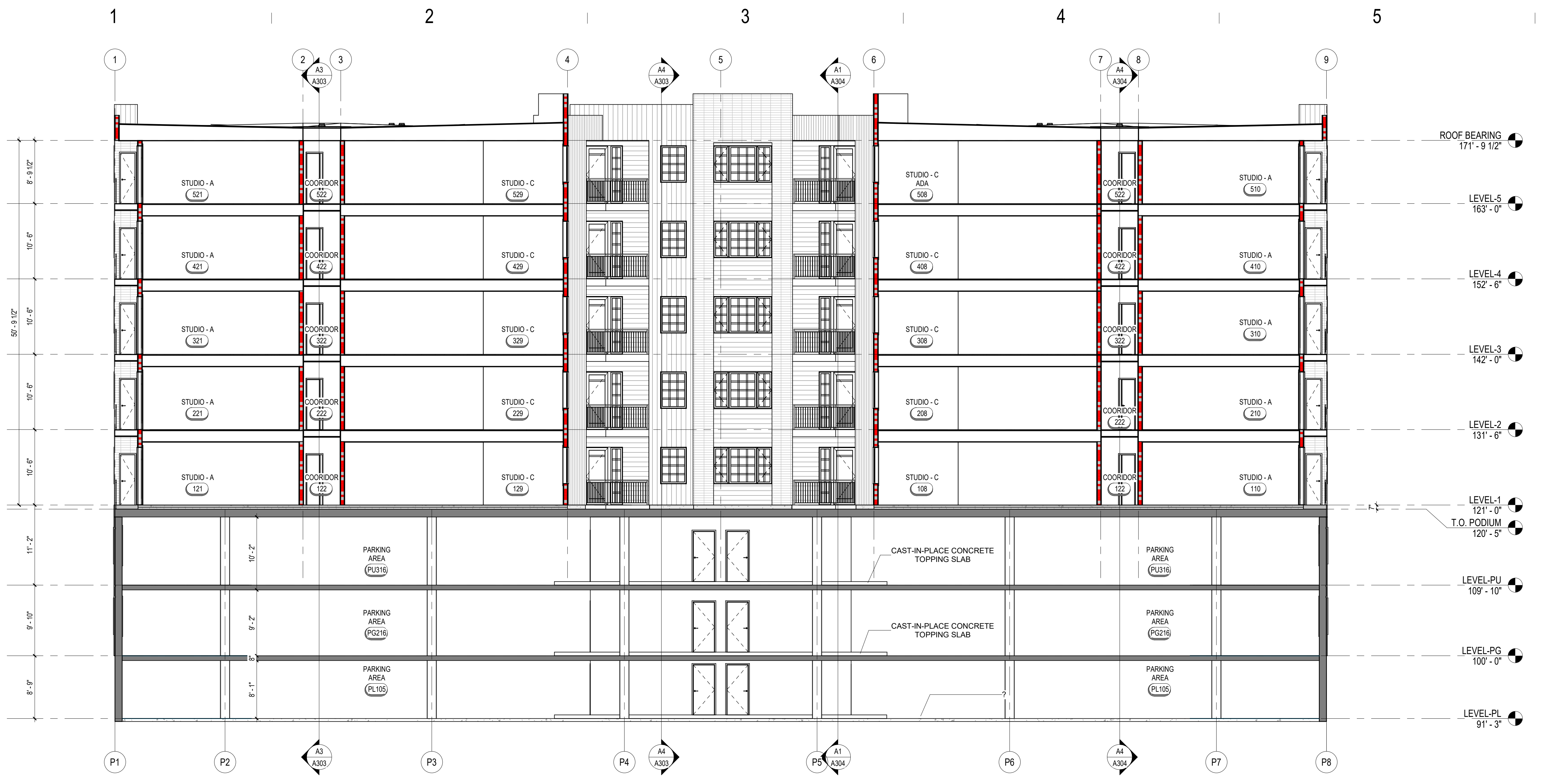
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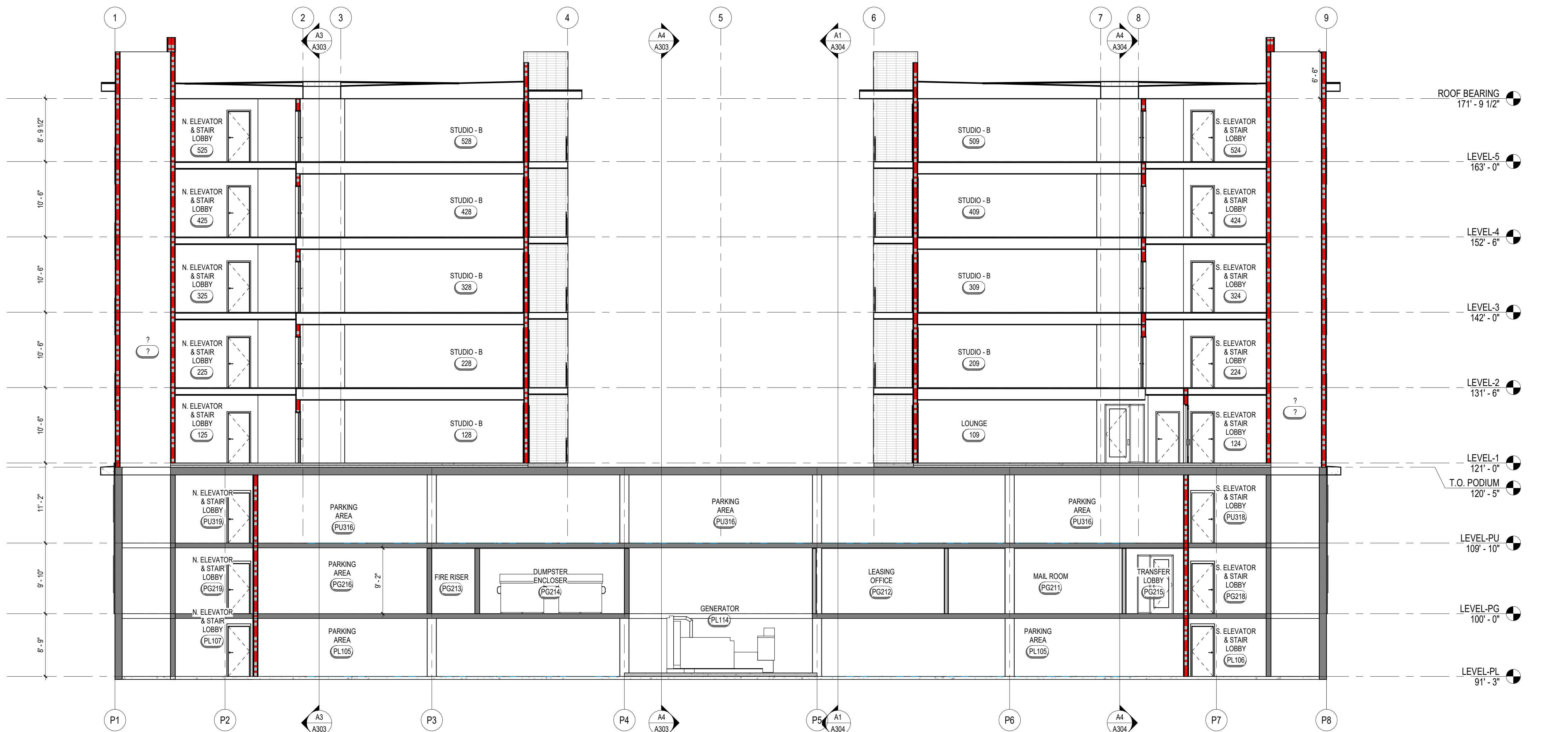
EXTERIOR COURTYARD ELEVATIONS

DRAWING NUMBER  
**A206**





C1 BUILDING SECTION - NORTH TO SOUTH NEAR GRID B  
1/8" = 1'-0"



A1 BUILDING SECTION - NORTH TO SOUTH NEAR GRID A  
1/8" = 1'-0"

SECTION GENERAL NOTES:

- A. CLASS "B" ROOF FIRE CLASSIFICATION FOR ROOF MEMBRANE.
- B. STC (SOUND TRANSMISSION CLASS) RATING FOR TRANSMISSION OF AIR BORN NOISE THROUGH WALLS, CEILING/FLOOR ASSEMBLIES AND PUBLIC SPACES ARE TO BE 50 STC MINIMUM.
- C. IC (IMPACT ISOLATION CLASS) RATING FOR TRANSMISSION OF STRUCTURE BORN NOISE BETWEEN DWELLINGS AND FLOOR/CEILING ASSEMBLIES TO BE 50 IC MINIMUM.
- D. CONTRACTOR TO PROVIDE ATTIC VENTILATION WITH A NET FREE VENTILATING AREA NOT TO BE LESS THAN 1/150 OF THE SPACE VENTILATED, WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE. THE SPACE MUST BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE AND/OR CORNICE VENTS.

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE	REV. DESCRIPTION
1	SCHEMATIC DESIGN	10/12/2020		
2	SITE PLAN REVIEW	8/15/2021		

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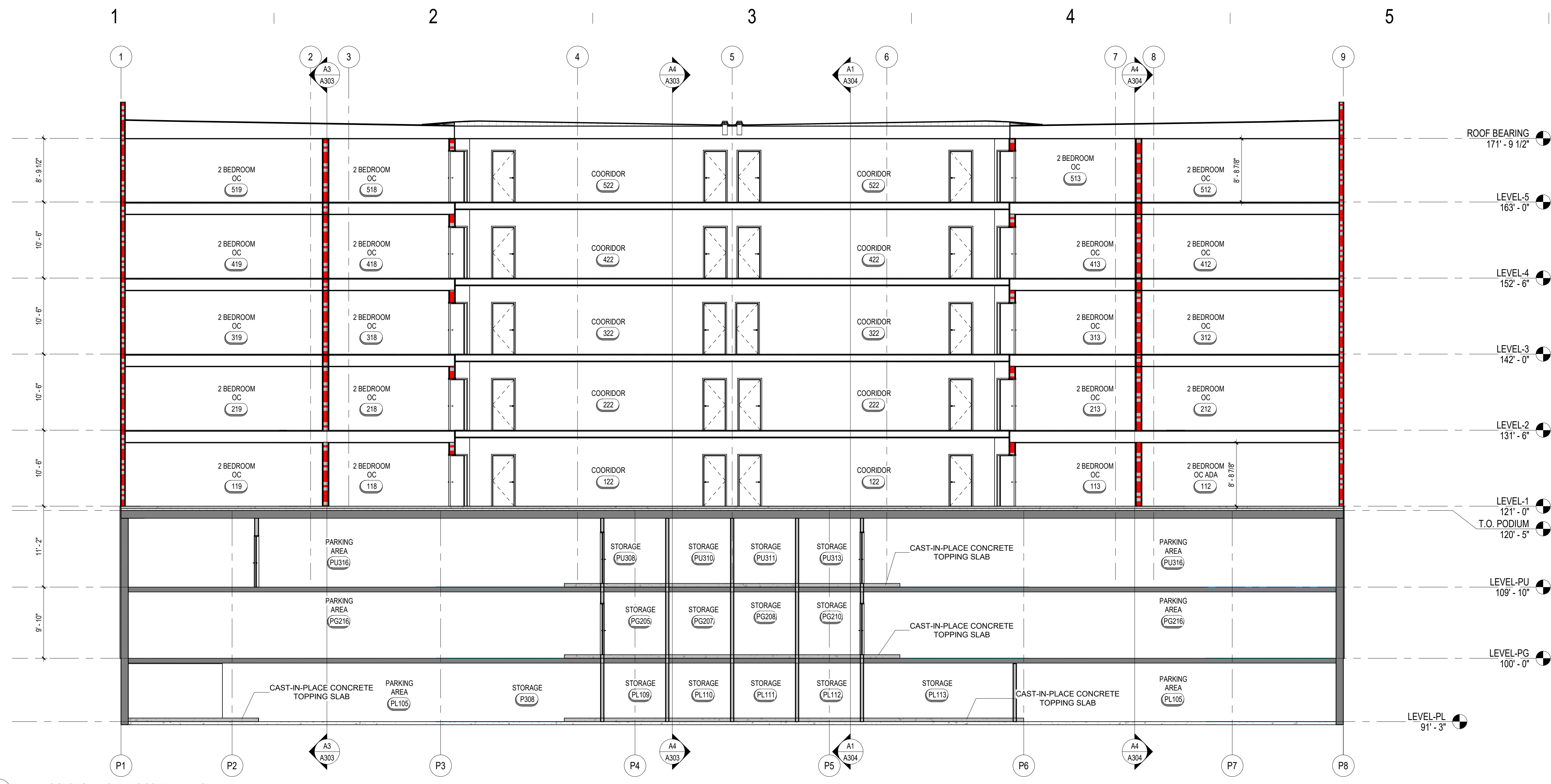
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SITE PLAN REVIEW

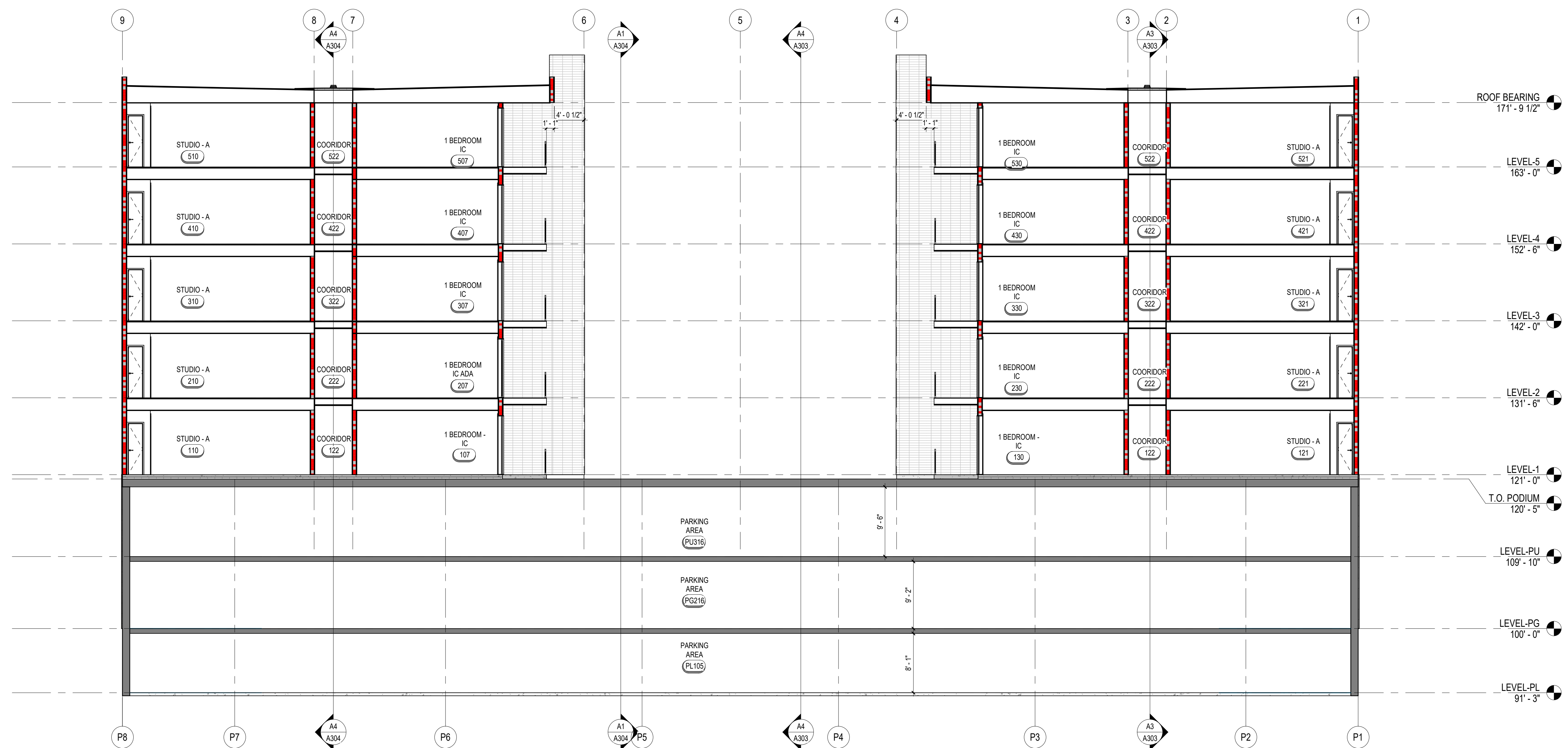
BUILDING SECTIONS

DRAWING NUMBER  
**A301**





C1 BUILDING SECTION - NORTH TO SOUTH NEAR GRID D  
A302 1/8" = 1'-0"



A1 BUILDING SECTION - NORTH TO SOUTH NEAR GRID C  
A302 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
M	SCHEMATIC DESIGN	10/17/2020	
2	SITE PLAN REVIEW	8-15-2020	

SOHI APARTMENTS  
927 SOUTH 400 WEST  
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PROJECT NUMBER: 462-1905  
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BUILDING SECTIONS

DRAWING NUMBER  
**A302**

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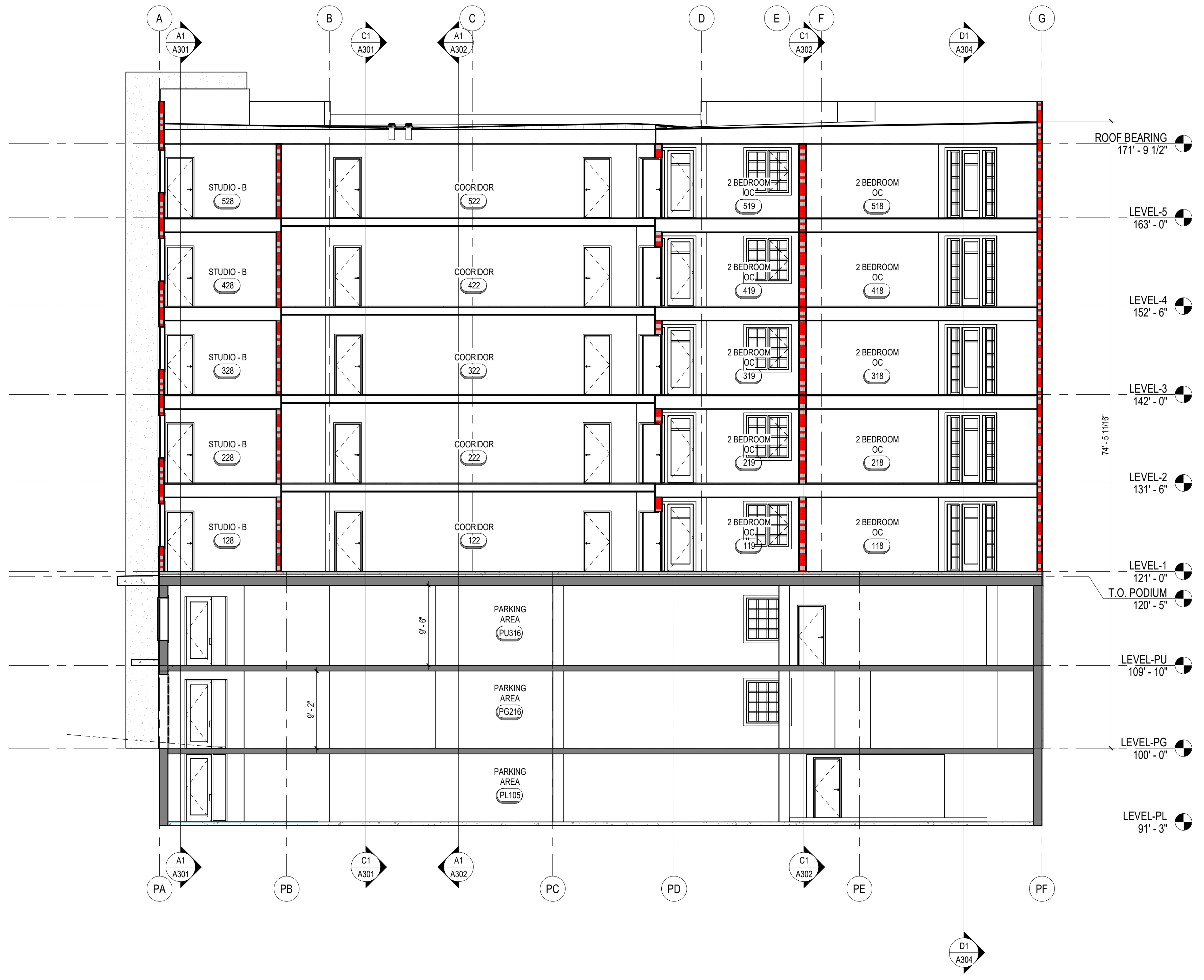
1 | 2 | 3 | 4 | 5 | 6 | 7

D

C

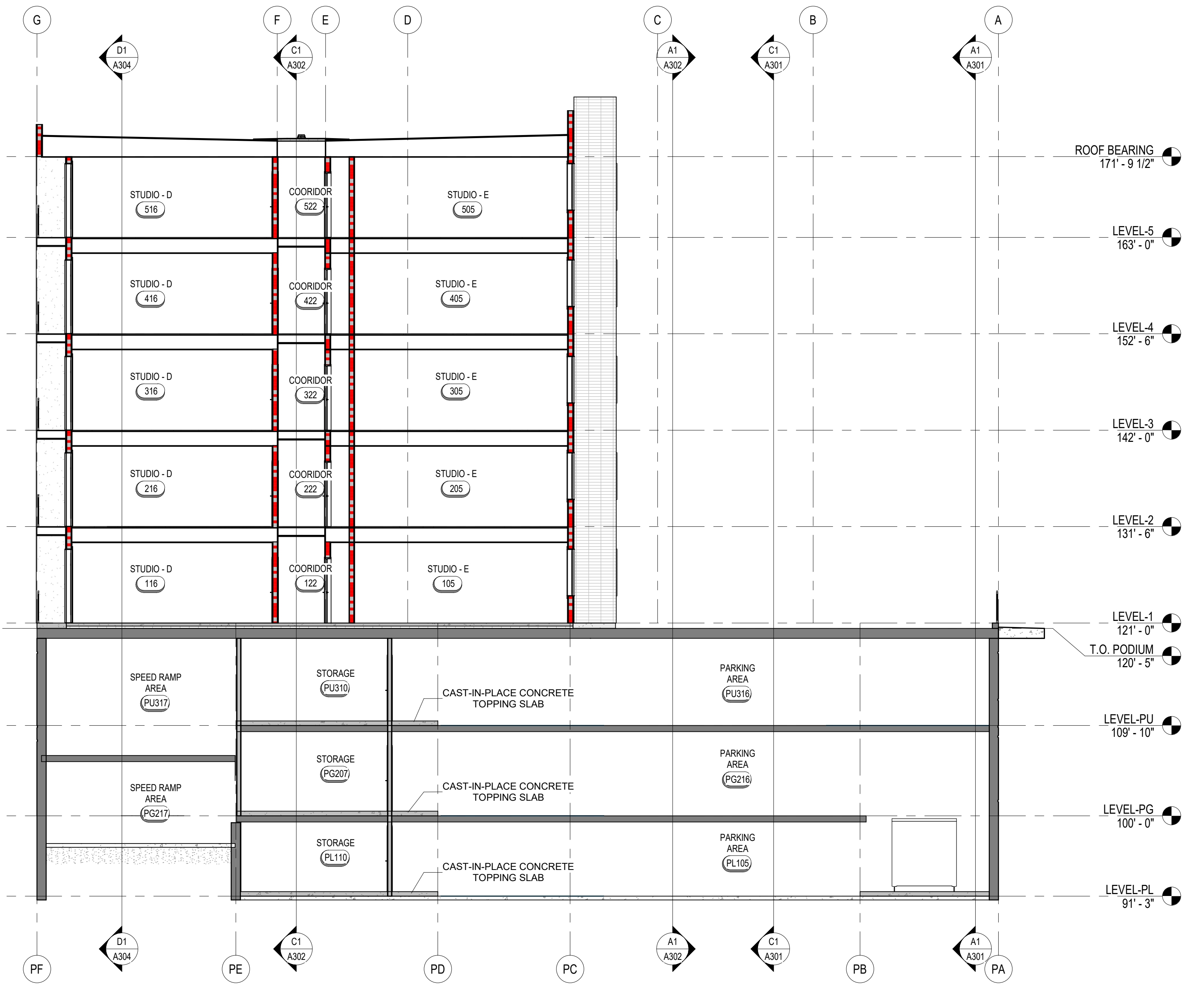
B

A



**A3**  
**A303** BUILDING SECTION - WEST TO EAST NEAR GRID 2  
 1/8" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7



**A4**  
**A303** BUILDING SECTION - WEST TO EAST NEAR GRID 5  
 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
1	SCHEMATIC DESIGN	10/17/2019	
2	SITE PLAN REVIEW	8-11-2020	

D

C

B

A

**SOHI APARTMENTS**  
 927 SOUTH 400 WEST  
 SALT LAKE CITY, UTAH 84101

**becherwalker**  
 Architecture/Interiors  
 3115 EAST LION LANE #200  
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PROJECT NUMBER  
 462-1905  
 DWN BY: Author  
 CHD BY: Checker

BUILDING SECTIONS

DRAWING NUMBER

**A303**

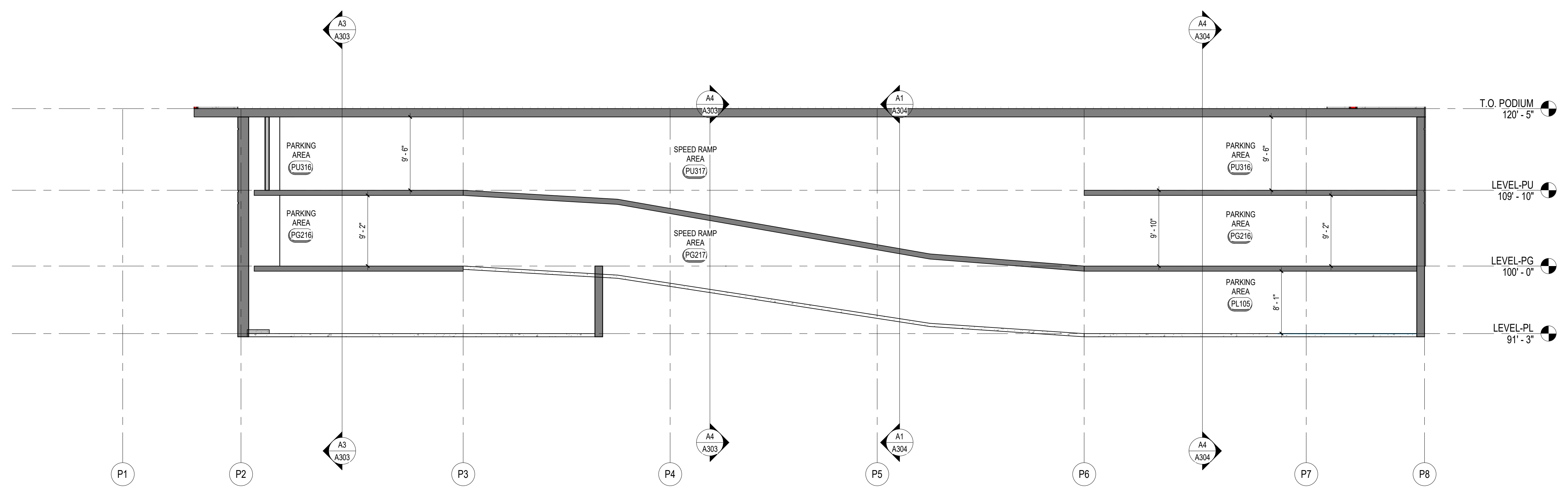
SITE PLAN REVIEW



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D

D1 BUILDING SECTION - NORTH TO SOUTH @ SPEED RAMP  
1/8" = 1'-0"

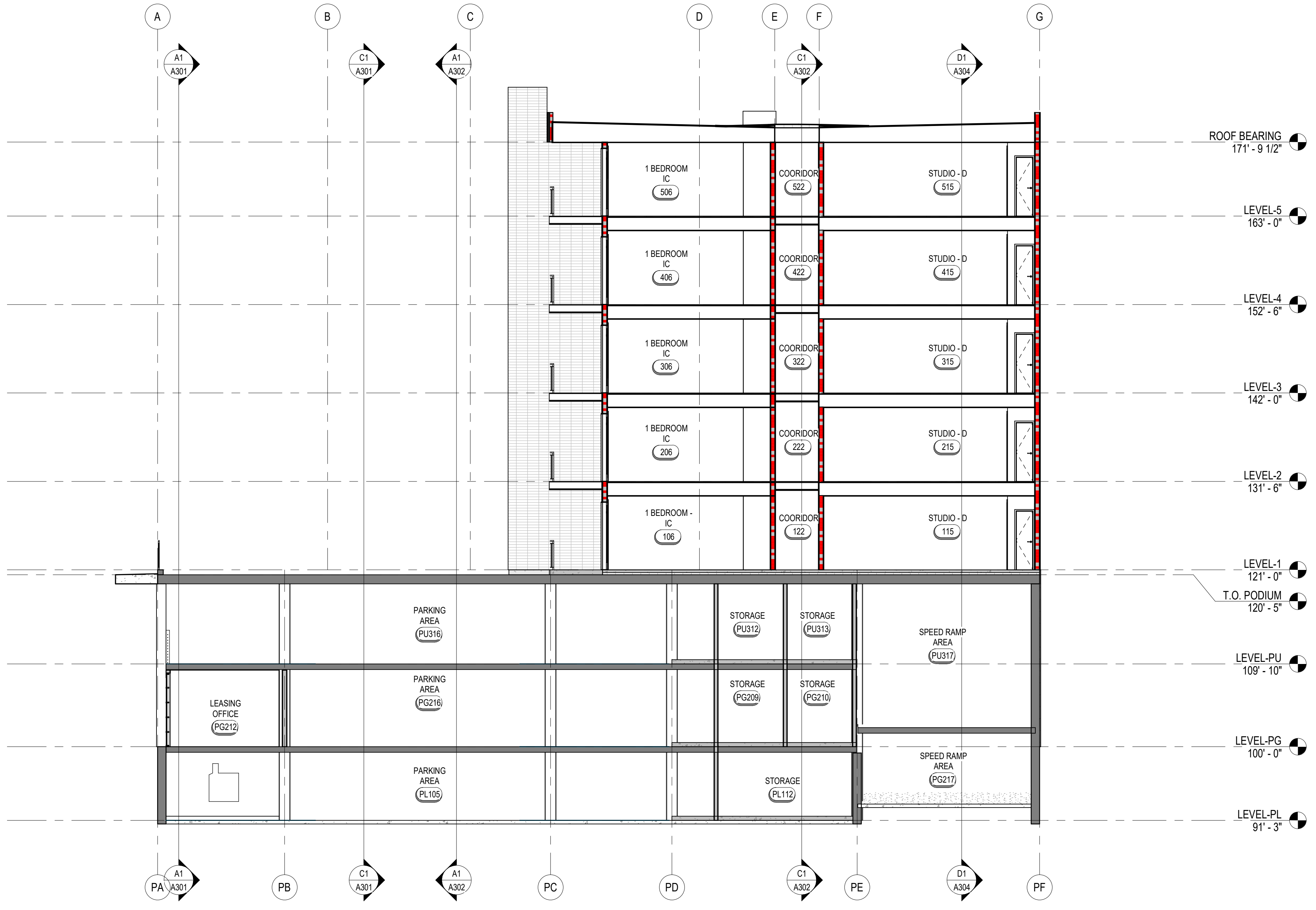


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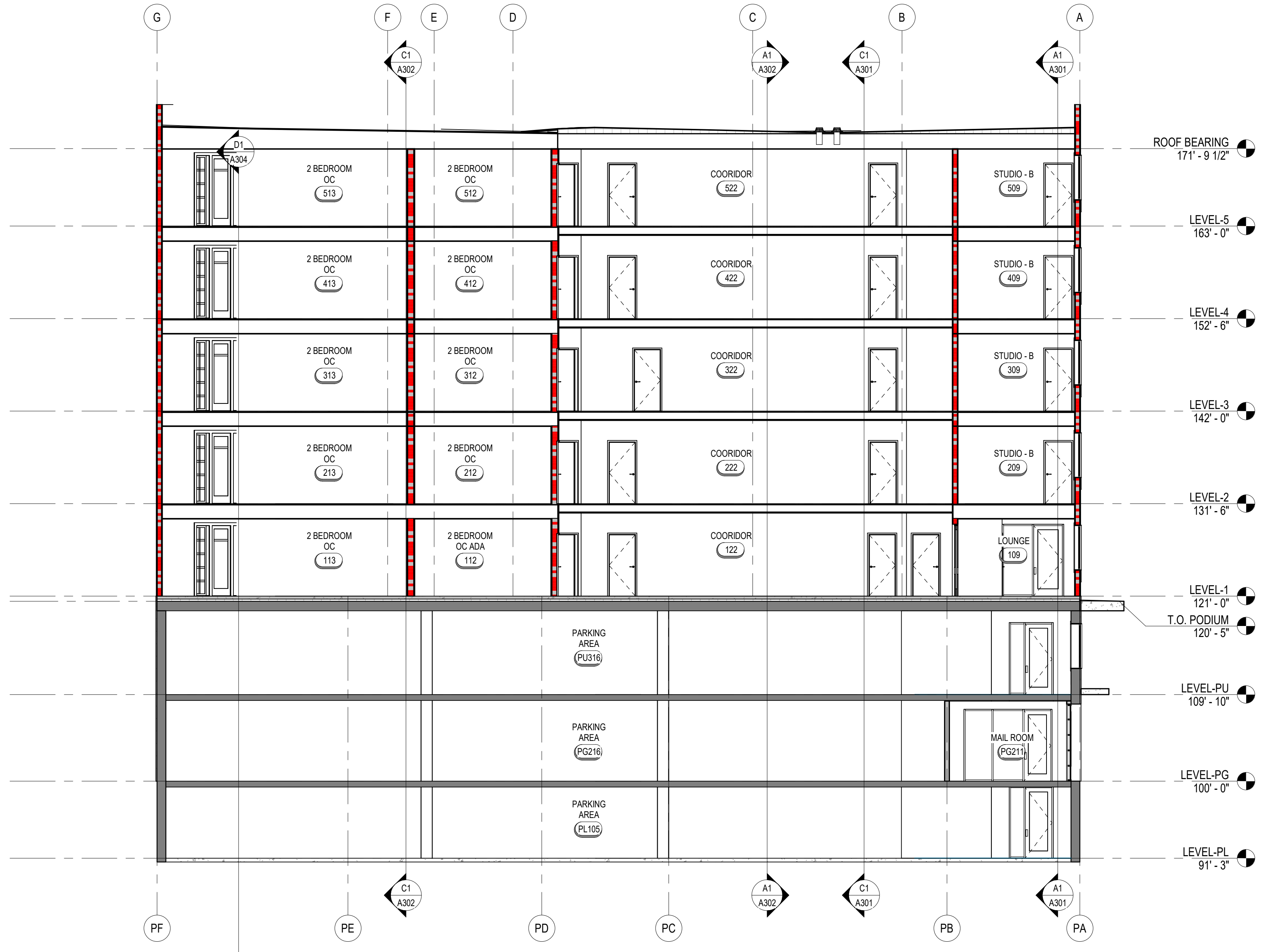
B

A

A1 BUILDING SECTION - WEST TO EAST NEAR GRID 6  
1/8" = 1'-0"



A4 BUILDING SECTION - WEST TO EAST NEAR GRID 7  
1/8" = 1'-0"



MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
1	SCHEMATIC DESIGN	10/17/2020		
2	SITE PLAN REVIEW	8-11-2021		

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BUILDING SECTIONS

DRAWING NUMBER

**A304**

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1 | 2 | 3 | 4 | 5 | 6 | 7



C1 PERSPECTIVE VIEW - NE CORNER

C4 PERSPECTIVE VIEW - SE CORNER



A1 PERSPECTIVE VIEW - NW CORNER

A4 PERSPECTIVE VIEW - SW CORNER

1 | 2 | 3 | 4 | 5 | 6 | 7

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
S0	SCHEMATIC DESIGN	10/17/2020	
2	SITE PLAN REVIEW	8-15-2021	

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PERSPECTIVE VIEWS

DRAWING NUMBER

**A901**

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