

These drawings and specifications and the concepts embodied in them are the original unpublished work of SMH BUILDERS Inc and may not be disclosed or duplicated without written consent of SMH BUILDERS Inc whether the project for which they were made is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.

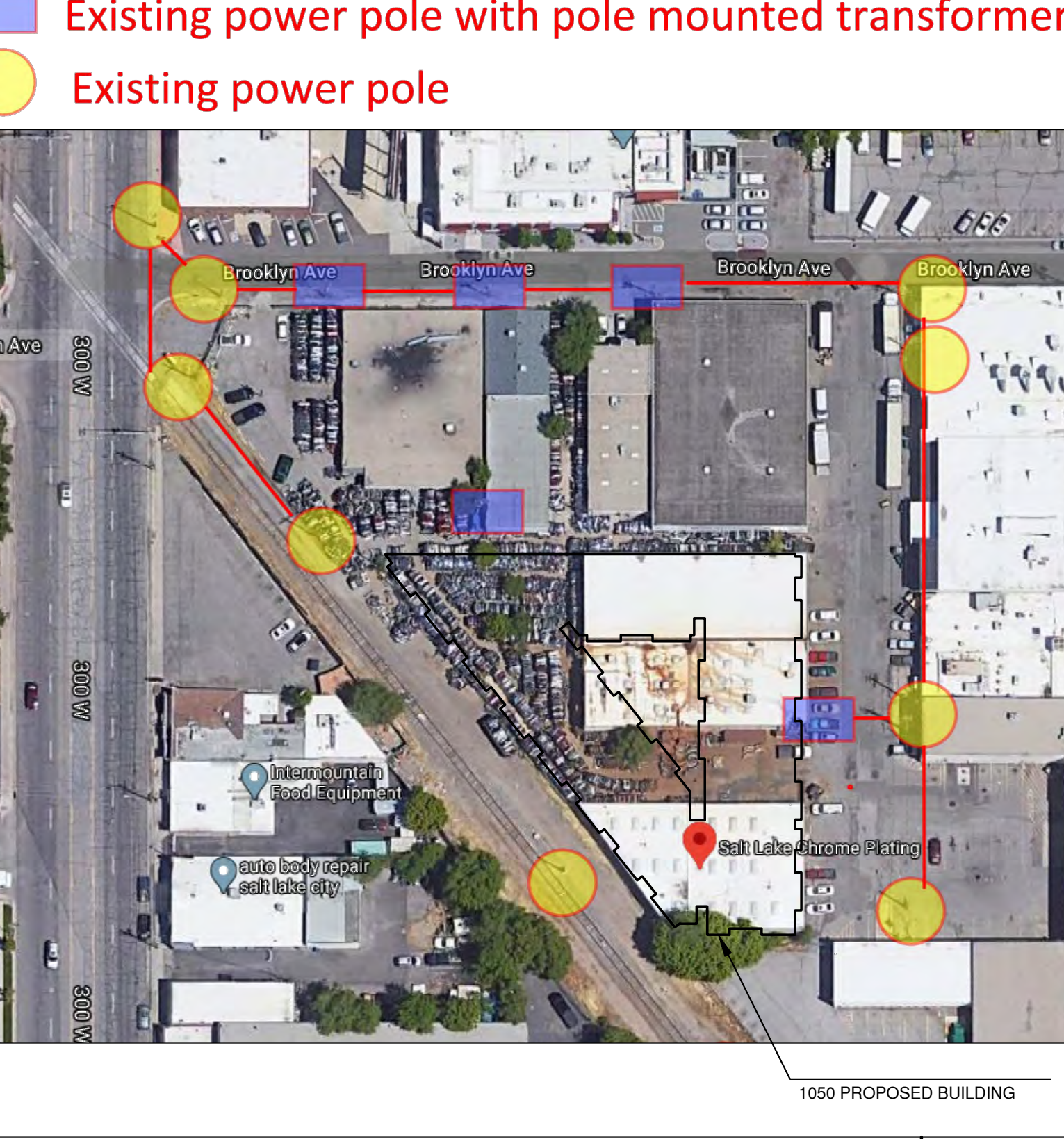
Table with two columns: Abbreviations and their corresponding full names. Includes categories like ARCHITECTURAL, MECHANICAL, ELECTRICAL, and SURVEYOR.

Table with two columns: LANDSCAPING and its corresponding drawing sheet number (LO.1, LO.2).

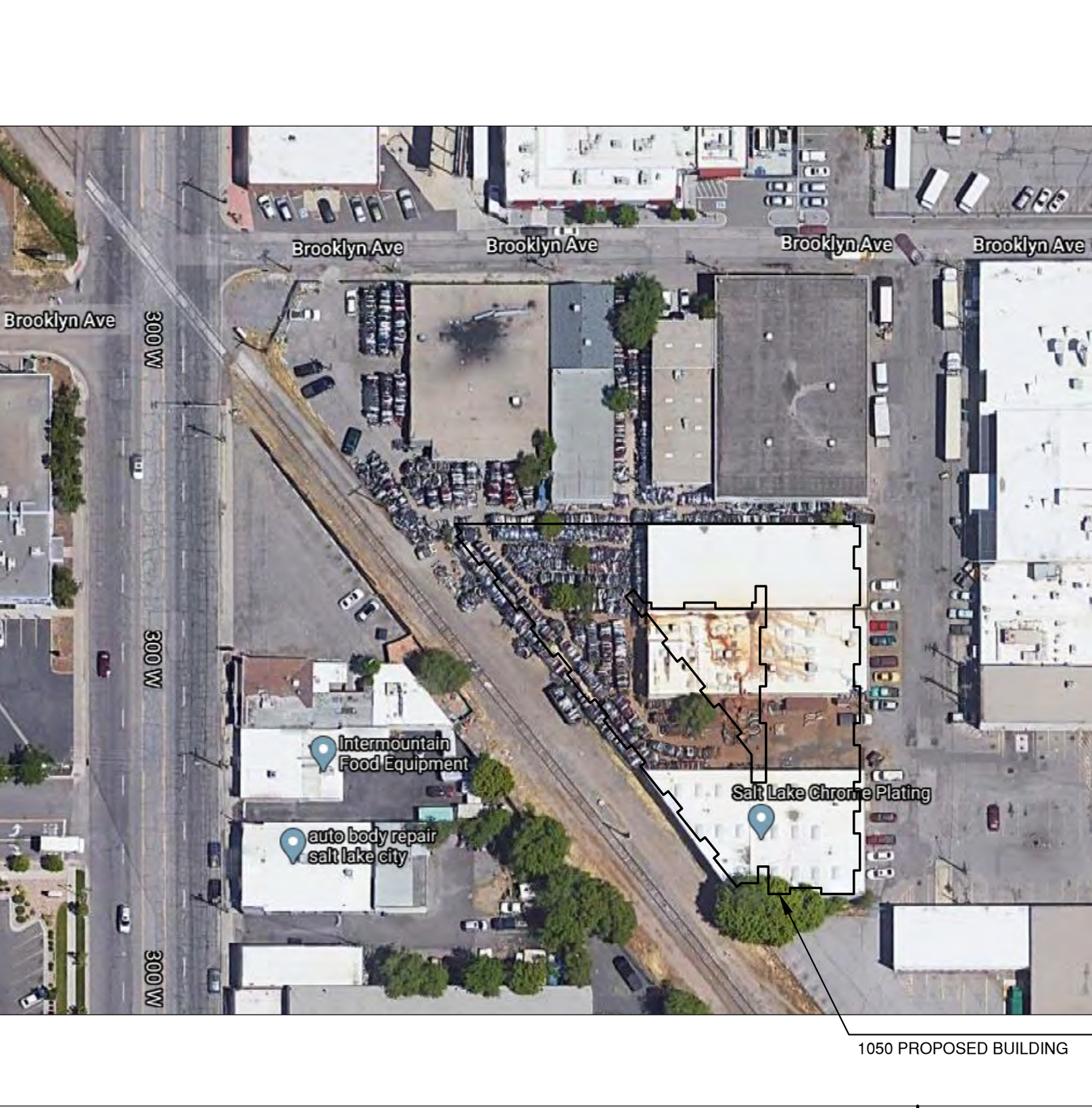
Table with two columns: ABBSREVIATIONS and their corresponding drawing sheet numbers (e.g., 57'-4" HIGH, 6 STORIES).

Table with two columns: BUILDING INFORMATION and its corresponding drawing sheet number (3/A0.0). Includes details like ARCHITECT, CIVIL ENGINEER, and STRUCTURAL ENGINEER.

Table with two columns: PROJECT TEAM and its corresponding drawing sheet number (2/A0.0). Lists names and contact information for various engineering firms.



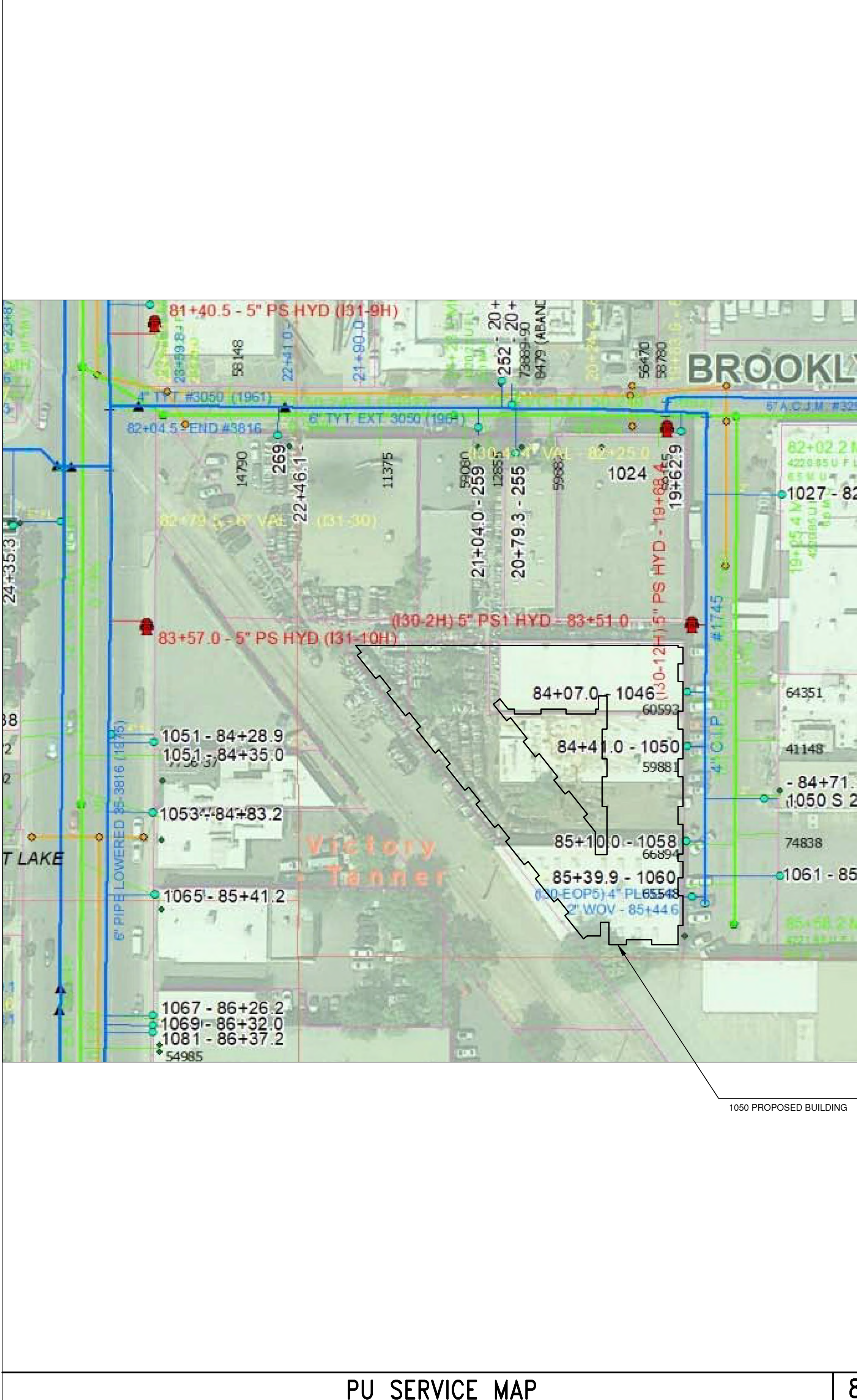
E POWER POLE MAP 6/A0.0



VICINITY MAP 7/A0.0



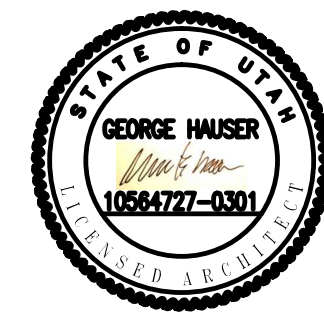
ZONING MAP 9/A0.0



PU SERVICE MAP 8/A0.0

Table titled 'INFORMATION REQUIRED BY ZONING CODE SECTION 21A.58.060: APPLICATION REQUIREMENTS'. It lists requirements A through T, such as 'The Applicant', 'The Owner', 'The boundaries of the subject property', and 'The location, height, type and material of all fences and walls', along with their corresponding drawing sheet numbers.

Table titled 'INFORMATION FOR SUBMITTAL REQUIREMENTS' with columns for requirement letter and drawing sheet number. It lists requirements A through T, such as 'The boundaries of the subject property', 'Topographic survey', and 'The location, height, type and material of all fences and walls', with corresponding sheet numbers like 'See site plan A0.01'.



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1050 S WASHINGTON ST.

SALT LAKE CITY, UT 84101

RELEASES AND REVISIONS DATE

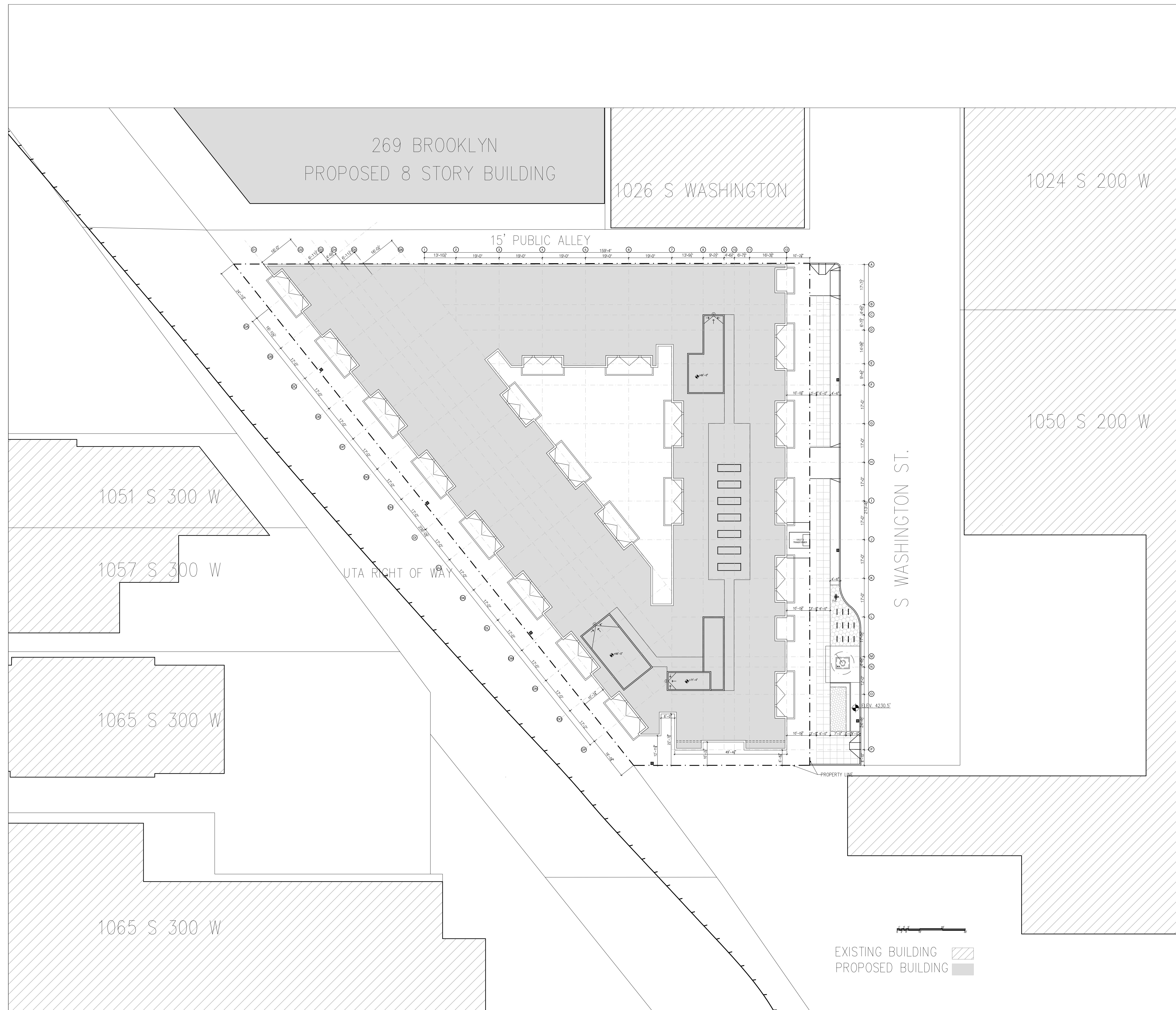
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SHEET TITLE:

SITE PLAN

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

A0.01

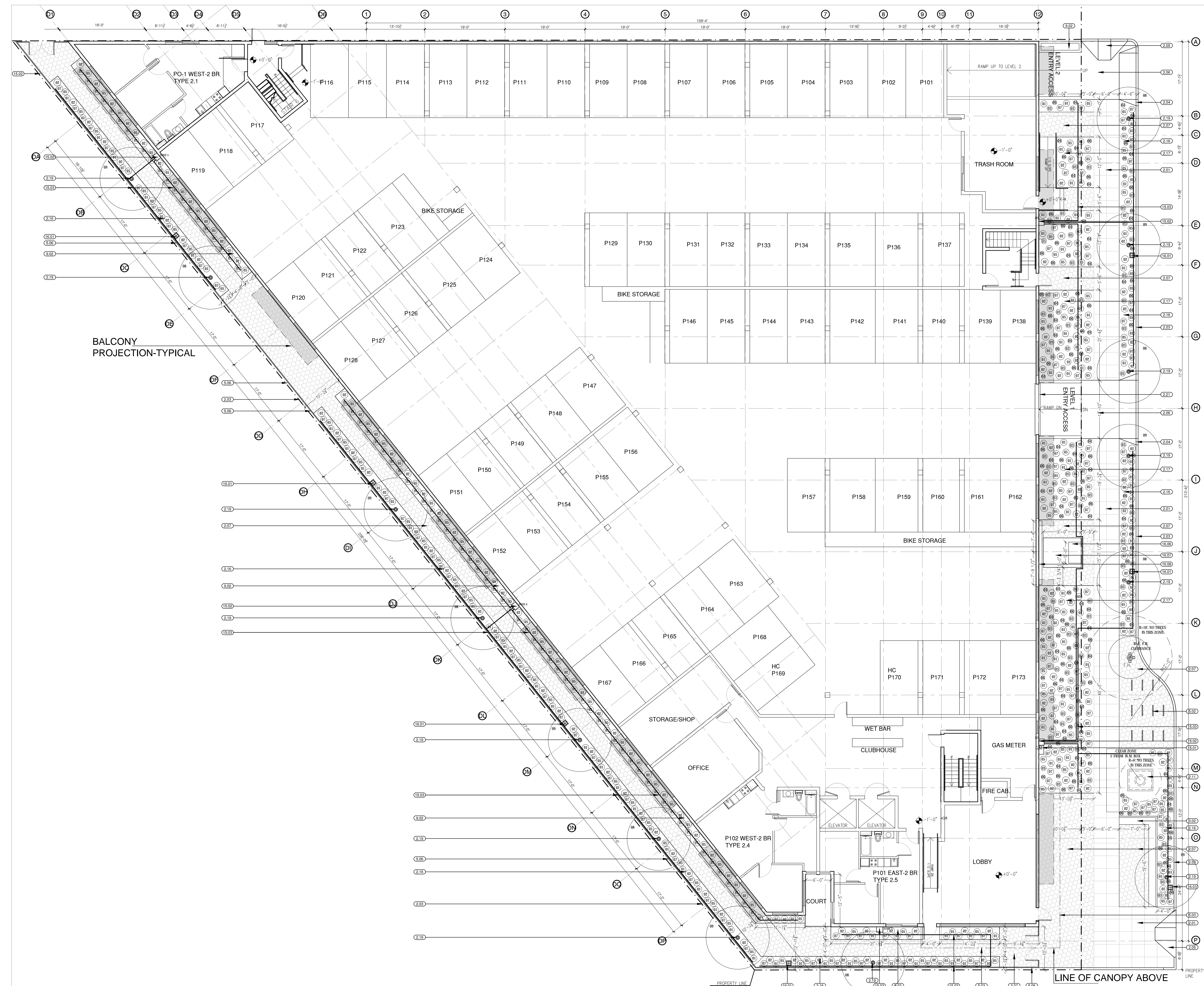


1050 S Washington

SETBACK SCHEDULE	
S WASHINGTON ST.	10' 0-1/2"
SOUTH YARD	10' 2-1/2" - 12' 11-3/4"
UTA ROW	10' 2-1/4"

* SETBACKS FROM PROPERTY LINE TO BUILDING FAÇADE.

- FOR FRONT, REAR & SIDE YARDS AND S WASHINGTON ST ROW IMPROVEMENT, SEE 2/A0.2.
- FOR LANDSCAPING PLAN, SEE L0.1 AND L0.2.
- FOR CODE ANALYSIS, SEE A0.5.



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	ACCESSIBLE CURB RAMP S.C.D.
2.06	PROVIDE CONTRASTING TEXTURE AT DRIVEWAY
2.07	CONCRETE PAVERS SEE CS.3/A9.1.
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	CONCRETE STOOP FLUSH WITH INTERIOR LANDING S.C.D.
2.13	2" DECOMPOSED GRANITE SURFACE BETWEEN THE (E) PAVING AND BUILDING
2.14	CURB OUTLET 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
2.18	TREE SEE 1/L0.1 PLANTING SCHEDULE FOR QTY. OF TREES
2.19	TRENCH DRAIN

DIVISION 3: CONCRETE	
3.01	NOT USED
3.02	CONCRETE BENCH SEE 4/A0.3

DIVISION 5: METALS	
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	
9.01	SIDEWALK STRIPES S.L.D.
9.02	FLUSH PLANTER S.L.D.

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 POSTLITE ENHANCED LED 2 (WSE2) SEE 3/A0.3 SERVICE DISCONNECT & ELECTRICAL METER
16.02	(E) UTILITY POLE TO BE RELOCATED BY RMP
16.03	UTILITY POLE BY RMP
16.04	(E) UTILITY POLE W/CORRA HEAD LIGHT FIXTURE
16.05	TRANSFORMER, 3" X 5"
16.06	UNDERGROUND VAULT, 7' X 9'
16.08	ELECTRICAL SERVICE

SMH BUILDERS

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

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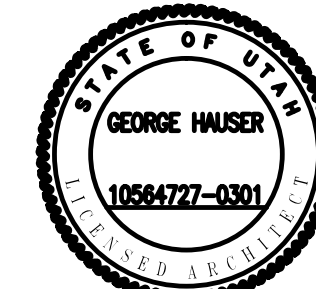
1050 S WASHINGTON ST.
SALT LAKE CITY, UT 84101

RELEASES AND REVISIONS	DATE

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SHEET TITLE:
SIDEWALK IMPROVEMENT

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE: 1/8"=1'-0"
DRAWING NO:
A0.2



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SHEET TITLE:

STREET IMPROVEMENT

PROJECT NO:
DRAWN BY:
DATE: 05/05/20
SCALE:

DRAWING NO.
A0.3

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company

Catalog Number: **WSE2 P50 40K AS BK 5 BK 4 L25 PCS P7 HLA 16 FSJ 10 P07 LAB BK**
Type: Notes:

Hamilton Aluminum Pole
Washington PostLite® Enhanced LED 2 (WSE2)

ANCHORAGE/ORIENTATION PLAN

Specifications
FIXTURE
 Washington PostLite Enhanced LED 2
 • WSE2 P50 40K AS BK 5 BK 4 L25 PCS P7
 Prefix: WSE2
 Performance Package: LED Performance Package 50
 Color Temperature: 4000 Series CCT
 Voltage: Auto-Sensing Voltage (120-277V)
 Finish: Black
 Optics: Symmetric Type V
 Trim Finish: Black
 Decorative Trim: Spike Finial
 Cover: None
 Photocontrol Receptacle: Dimming photocontrol receptacle - 7 PIN
 PreWired Leads: 25ft PreWired Leads
 NEMA Label: None
 Adjustable Output: None
 Dimming: None
 Photocontrols: DTL, Twistlock Photocontrol For Solid-State Lighting 120-277V
 Factory Programmed Driver: None
 RCAM Dimming Controls: None
 House Side Shield Accessory: None
 Luminaire EPA: 2.26
 Luminaire Weight: 90

POLE
 Hamilton Aluminum Pole
 • HLA 16 FSJ 10 P07 LAB BK 1
 Prefix: Hamilton, Aluminum Pole
 Height: 16 feet (Actual Height: 16'-0")
 Shaft Style: FSJ 5 inch diameter Fluted, 25 wall
 Base: 10 inch Round Base
 Tension: 3 X 3 Tension
 Pole Mounting: Less anchor bolts
 Finish: Black Powder Coat
 Base EPA: 3.103126
 Base Weight: 53

Your Assembly Wind Load status: Pass
 Passed for wind speed: 90 MPH
 For further details, review the Structural Analysis Report.

Customer Approval: Job Name: **Product Basket**
 Signature: date Client Name: Date: 27-Feb-19
 Created By: Richard Weight Dwg. #: **HLP-51154** Page: 2 of 2

Catalog #WSE2 P50 40K AS BK 5 BK 4 L25 PCS P7 HLA 16 FSJ 10 P07 LAB BK

STREET BICYCLE RACK SC: 1"=1'-0" **1/A0.3**

PLAN
 Dimensions: 16'-0" width, 6'-5" depth, 2'-0" offset, 4'-8" offset, 3'-0" depth.

ELEVATION
 Dimensions: 16'-0" width, 3'-0" height, 1'-6" offset, 3'-0" depth, 1'-6" offset.

S WASHINGTON ST. - STREET PROFILE SC: 1/4"=1'-0" **5/A0.3**

1950 S WASHINGTON ST. BUILDING

Labels: 5.00, 4.02, 2.01, 4.02, 2.03, 2.02, 16.01

STREET LIGHT CUT SHEET SC: 1/4"=1'-0" **3/A0.3**

KEYED NOTES **1/A0.3**

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 ACCESSIBLE CURB RAMP S.C.D.
 2.06 PROVIDE CONTRASTING TEXTURE AT DRIVEWAY
 2.07 CONCRETE PAVERS SEE CS.3/A9.1.
 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 CONCRETE STOOP, FLUSH WITH INTERIOR LANDING, S.C.D.
 2.13 2" DECOMPOSED GRANITE SURFACE BETWEEN THE (E) PAVING AND BUILDING CURB OUTLET, S.C.D.
 2.14 EXTERIOR EXIT STAIRWAY, SEE 1/A4.4

DIVISION 3: CONCRETE
 3.01 NOT USED
 3.02 CONCRETE BENCH, SEE 4/A0.3

DIVISION 5: METALS
 5.01 METAL PARK BENCH
 5.02 METAL BICYCLE RACK SEE 4/A0.3B
 5.03 METAL AWNING, SEE 13/A4.4
 5.04 6" DIA. GALVANIZED IRON BALLARD FILLED W/ CONCRETE
 5.05 CABLE RAILING, SEE 11/A4.4

DIVISION 9: FINISHES
 9.01 SIDEWALK STRIPES S.L.D.
 9.02 FLUSH PLANTER S.L.D.

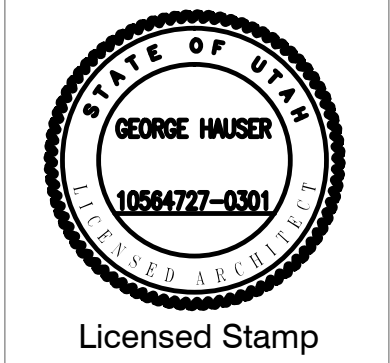
DIVISION 15: MECHANICAL
 15.01 GAS METER
 15.02 IRRIGATION SYSTEM ZONE CABINET WITH CODED LOCK CONTAINING 3/4" WATER LINE, HOSE BIB, 110 DUPLEX OUTLET AND CONTROL S. SEE IRRIGATION SYSTEM DESIGN MANUAL.
 15.03 IRRIGATION SYSTEM PIPING, SEE IRRIGATION SYSTEM DESIGN MANUAL FOR SPEC.

DIVISION 16: ELECTRICAL
 16.01 HAMILTON ALUMINUM POLE WASHINGTON POSTLITE 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

S WASHINGTON ST. - PROPOSED SIDEWALK ELEVATION SC: 1/4"=1'-0" **2/A0.3**

Labels: 2.02, 2.06, 5.03, 2.01, 16.01, 5.02, 5.02, 9.02, 2.07, 16.01

Scale: 0, 2', 4', 10', 20', 30'



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GROSS BUILDING AREA table with columns: Level, Residential, Lobby/Office, Storage/Ldry, Parking, OTB, Subtotal, Total. Totals: 145,855, 1,945, 988, 45,481, 812, 195,081, 195,081.

LOT AREA, DWELLING UNITS/ACRE, GRADE LEVEL PARKING & OPEN SPACE

Table with columns: SF, Acres, Dwelling Units, Open Space, Front Yard, Side Yard, Rear Yard, Subtotal-SF, Subtotal-Acres, % of Lot, Parking (Enclosed), SF, Acres, % of Lot.

ADDITIONAL LANDSCAPING REQUIRED BY DR HEIGHT INCREASE table with columns: ADDITIONAL FLOORS, AREA (SF), 10% (LEVEL 7), 26,699, 2,670. TOTAL: 26,699, 2,670.

ADDITIONAL LANDSCAPING table with columns: Element, REQUIRED (SF), ADDITIONAL (SF). Totals: 2,200, 620.

TOTAL OPEN SPACE table with columns: Element, SF, Subtotal. Totals: 9,812.

NUMBER OF PARKING SPACES table with columns: Level, SF, Total. Total: 145.

GROSS BUILDING AREA 2/A0.5

Minimum Ratings for Building Components

Table with columns: Element, Rating, Fire Barrier, Fire Partition, IBC Section, Relevant Details. Includes rows for Exterior Walls, Exit Access, Interior Exit Stairway, etc.

Occupancy Separations

Table with columns: Element, R-2, B, S-2, U. Includes rows for Occupancy Separations, Walls Between Dwelling Units, etc.

Fire-Resistance Rating Requirements for Building Elements (Hours)

Type I-B Construction

Table with columns: Building Element, Type I-B, Notes. Includes rows for Primary Structural Frame, Bearing Walls-Exterior, etc.

Type V-A Construction

Table with columns: Building Element, Type III-B, Notes. Includes rows for Primary Structural Frame, Bearing Walls-Exterior, etc.

Note 1: The ceiling membrane of 1- and 2-hour rated fire-resistance-rated horizontal assemblies is permitted to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard...

Note 2: See Code Analysis & Floor and Wall Assembly Plans for locations of 1 & 2-hour rated wall & floor construction.

Note 3: See Fire-Resistance Rating Requirements for Non-Bearing Exterior Walls Based on Fire Separation Distance.

Note 4: NA

Note 5: In Type I, fire-retardant-treated wood framing shall be permitted in nonbearing partitions where the fire resistance rating is 2 hours or less.

Note 6: In Type I, fire-retardant-treated wood framing shall be permitted in nonbearing exterior walls where fire resistance rating is not required.

Note 7: In Type I, fire-retardant-treated wood framing shall be permitted in roof construction, including girders, trusses, framing and decking.

Note 8: In Type I, fire-retardant-treated wood framing shall be permitted in balconies, porches, decks and exterior stairways not used as required exits on building three stories or less above grade plane.

Fire-Resistance Rating Requirements for Non Bearing Exterior Walls Based on Fire Separation Distance

Type I-B Construction

Table with columns: Fire Separation Distance, Type of Construction, Occ R, Occ B, Occ S-2, Occ U. Includes rows for Floor Area, Level One, Level Two, etc.

Type V-A Construction

Table with columns: Fire Separation Distance, Type of Construction, Occ R, Occ B, Occ S-2, Occ U. Includes rows for X < 5, 5 <= X < 10, 10 <= X < 30, etc.

Note 1: The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside...

Plumbing Fixture Calculations

Plumbing Fixture Calculations table with columns: Room No., Occupancy Area (SF), Occupancy Group, Occupant Load (SF/Occ.), No. Occupants, WC/Occupant, No. WC's, Lav/Occupant, No. Lav's, No. Drinking Fount's, No. Service Sinks. Includes rows for Level 1 Storage/Shop, Office, Lobby, etc.

Refer to Table 2902.1, Assembly. Provide 1 for standing persons & 1 for disabled persons.

PLUMBING FIXTURE CALCULATION 6/A0.5

Plumbing Fixture Calculation table with columns: Level, Unit or Room No., Studio, 1 BR, 2 BR, Accessible Lav & WC, Accessible Lav, WC & Tub, Accessible Lav, WC & Roll-in Shower, Accessible Laundry. Includes rows for Level 1, 2, 3, 4, 5, 6, 7, Roof.

Exterior Opening Analysis

Exterior Opening Analysis table with columns: Façade, Distance to Property, Area of Exterior Wall-SF, Area of Unprotected Openings-SF, SF Openings/SF Wall, Permitted Ratio. Includes rows for North, South, West, East.

OPENING ANALYSIS 5/A0.5

ACCESSIBILITY BY UNIT 4/A0.5

Allowable Area Analysis

Allowable Area Analysis table with columns: Element, Allowable Area in SF, Notes. Includes rows for Aa, At, NS, If, Sa.

This building consists of non-separated occupancies pursuant to 2018 IBC Section 508.3

Table with columns: Level, Actual Area, Allowable Area, Notes. Includes rows for Level One, Level Two, Level Three, Level Four, Level Five, Level Six, Level Seven, Subtotals, Allowable.

Note 1: Actual Area must not exceed Allowable Area. Note 2: Basements are not required to be considered in calculation of allowable area.

Occupancy & Building Summary

Occupancy & Building Summary table with columns: Type of Construction, Type V-A over Type I, Use Groups, Total Occupants Load, Seismic Risk Category, Floor Area, Level One, Level Two, Type V-A, Levels Three-Seven, Total, Blgd Height, Type I-B Podium, Type V-A Over Podium, Sprinklers.

FLOORS/ROOFS-WOOD JOISTS/RAFTERS table with columns: Type, Location, Required Rating, UL Design, Joist/Rafter, Insulation, Floor/Roof Finish, RC, Ceiling Panels, STC, IIC, Test. Includes rows for WF.1, WF.2, WF.3, WR.1, WR.2.

WALLS-WOOD & METAL STUDS table with columns: Type, Location, Required Rating, UL Design, Stud-Note 1, Insulation, RC, Wall Finish-Each Side, STC, IIC, Test. Includes rows for IW.1, IW.2, IW.3, IW.4.

FLOORS/ROOF & WALL ASSEMBLIES SCHEDULE 9/A0.5

AREA OF OPENINGS PER REQUIREMENTS FOR OPEN GARAGE

Table with columns: Level, Length, Height, Area, East Wall, West Wall, Total, Required. Includes rows for Level 1, Level 2.

GARAGE OPENING ANALYSIS 8/A0.5

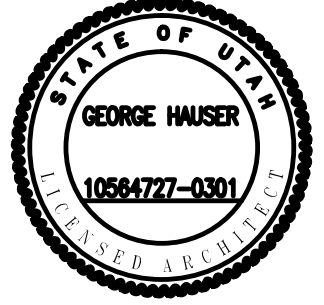
Exiting Analysis

Exiting Analysis table with columns: Level, Unit or Room No., Occupancy Area (SF), Occupancy Group, Studio, 1 BR, 2 BR, Occupant Load (SF/Occ.), No. Occupants, Code Exit Width Per Occupant, Occupant Load x Width, Exit One Location, Exit Two Location, Exit Access Width Code Min (In.), Exit Stair Location Code Min (In.), Min Allowed Exit Separation, Actual Exit Separation, Distance to an Exit, Allowed Longest Travel Distance to Common Path of Travel, Actual Longest Travel Distance to Common Path of Travel, Actual Longest Distance to Common Path of Travel. Includes rows for Level 1, Level 2, Level 3.

EXISTING ANALYSIS 7/A0.5

ALLOWABLE AREA ANALYSIS 3/A0.5

FIRE RESISTANCE 1/A0.5



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RELEASES AND REVISIONS

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SHEET TITLE:

LEVEL 1 PLAN

PROJECT NO:

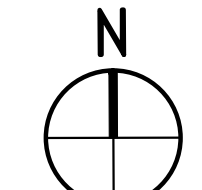
DRAWN BY:

DATE: 05/05/20

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

DRAWING NO:

A2.1A



DIVISION 2: SITE CONSTRUCTION

- (3.01) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS
- (3.02) LEVEL LINE @ ELEVATION -1'-6" ON LEVEL 1, -5'-0" ON LEVEL 2

DIVISION 5: METALS

- (5.01) INTERIOR EXIT STAIRWAY #1 & 2, SEE A4.1
- (5.02) INTERIOR EXIT STAIRWAY #3, SEE A4.1
- (5.03) INTERIOR EXIT STAIRWAY #4, SEE A4.1
- (5.04) INTERIOR EXIT STAIRWAY #5, SEE A4.1
- (5.05) INTERIOR EXIT STAIRWAY #6, SEE A4.2
- (5.06) 1-5/8" DIAM. STEEL HANDRAIL @ 3'-0" A.F.F., SEE 19/A4.3
- (5.07) METAL GUARDRAIL, SEE DETAIL REFERENCED IN NOTE
- (5.08) GALV. METAL AND GLASS AWNING, SEE 17-18/A9.8B
- (5.09) GALV. METAL LADDER
- (5.10) LOBBY RAMP, SEE A4.2
- (5.11) EXTERIOR EXIT STAIRWAY #7, SEE A4.1

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 566/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

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, 1x6 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.
- (7.13) PROVIDE KERDI-MEMBRANE UNDER CONCRETE TOPPING SLAB, WITH WATERPROOF CONNECTION TO FLOOR FRAM. EXTEND MEMBRANE UP WALLS 8" ABOVE FLOOR.

DIVISION 8: DOORS AND WINDOWS

- (8.01) FIRE RATED WINDOW, PROVIDE WS SPRINKLER HEAD, S.F.S.D. 3-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) 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 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

- (13.01) TRACTION ELEVATOR SEE SHEET A4.3, SEE SECS.

DIVISION 15: MECHANICAL

- (15.01) SERVICE SINK
- (15.02) ACCESSIBLE SINK AND WORK SURFACE, SEE 2/A5.3 SIM.
- (15.03) WALL MOUNT BI-LEVEL ACCESSIBLE WATER FOUNTAIN, SEE 28/A4.1D
- (15.04) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE
- (15.05) VTAC UNIT

DIVISION 16: ELECTRICAL

- (16.01) PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB, PROVIDE @ ALL DOOR THRESHOLDS, SEE 2/A2.1A FOR TYPICAL LAYOUT.
- (16.02) PROVIDE 2X LVL CONTINUOUS PLATE AT TOP & BOTT OF CHASES W/ FIRE CALKING AT AIR DUCT VERTICAL PENETRATION, SEE MECHANICAL DRAWINGS AND 10/A9.2
- (16.03) FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2
- (16.04) THE SURROUNDING CONTEXT OUTSIDE OF THE BUILDING PERIMETER IS ON GRADE LEVEL, SEE A0.2

- (16.05) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (16.06) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (16.07) 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

- (16.08) TRACTION ELEVATOR SEE SHEET A4.3, SEE SECS.

- (16.09) SERVICE SINK
- (16.10) ACCESSIBLE SINK AND WORK SURFACE, SEE 2/A5.3 SIM.
- (16.11) WALL MOUNT BI-LEVEL ACCESSIBLE WATER FOUNTAIN, SEE 28/A4.1D
- (16.12) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE
- (16.13) VTAC UNIT

- (16.14) PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB, PROVIDE @ ALL DOOR THRESHOLDS, SEE 2/A2.1A FOR TYPICAL LAYOUT.
- (16.15) PROVIDE 2X LVL CONTINUOUS PLATE AT TOP & BOTT OF CHASES W/ FIRE CALKING AT AIR DUCT VERTICAL PENETRATION, SEE MECHANICAL DRAWINGS AND 10/A9.2
- (16.16) FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2
- (16.17) THE SURROUNDING CONTEXT OUTSIDE OF THE BUILDING PERIMETER IS ON GRADE LEVEL, SEE A0.2

- (16.18) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (16.19) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (16.20) 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

- (16.21) TRACTION ELEVATOR SEE SHEET A4.3, SEE SECS.

- (16.22) SERVICE SINK
- (16.23) ACCESSIBLE SINK AND WORK SURFACE, SEE 2/A5.3 SIM.
- (16.24) WALL MOUNT BI-LEVEL ACCESSIBLE WATER FOUNTAIN, SEE 28/A4.1D
- (16.25) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE
- (16.26) VTAC UNIT

- (16.27) PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB, PROVIDE @ ALL DOOR THRESHOLDS, SEE 2/A2.1A FOR TYPICAL LAYOUT.
- (16.28) PROVIDE 2X LVL CONTINUOUS PLATE AT TOP & BOTT OF CHASES W/ FIRE CALKING AT AIR DUCT VERTICAL PENETRATION, SEE MECHANICAL DRAWINGS AND 10/A9.2
- (16.29) FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2
- (16.30) THE SURROUNDING CONTEXT OUTSIDE OF THE BUILDING PERIMETER IS ON GRADE LEVEL, SEE A0.2

- (16.31) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (16.32) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (16.33) 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

- (16.34) TRACTION ELEVATOR SEE SHEET A4.3, SEE SECS.

- (16.35) SERVICE SINK
- (16.36) ACCESSIBLE SINK AND WORK SURFACE, SEE 2/A5.3 SIM.
- (16.37) WALL MOUNT BI-LEVEL ACCESSIBLE WATER FOUNTAIN, SEE 28/A4.1D
- (16.38) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE
- (16.39) VTAC UNIT

- (16.40) PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB, PROVIDE @ ALL DOOR THRESHOLDS, SEE 2/A2.1A FOR TYPICAL LAYOUT.
- (16.41) PROVIDE 2X LVL CONTINUOUS PLATE AT TOP & BOTT OF CHASES W/ FIRE CALKING AT AIR DUCT VERTICAL PENETRATION, SEE MECHANICAL DRAWINGS AND 10/A9.2
- (16.42) FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2
- (16.43) THE SURROUNDING CONTEXT OUTSIDE OF THE BUILDING PERIMETER IS ON GRADE LEVEL, SEE A0.2

- (16.44) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (16.45) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (16.46) 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

KEYED NOTES | 2/A2.1A

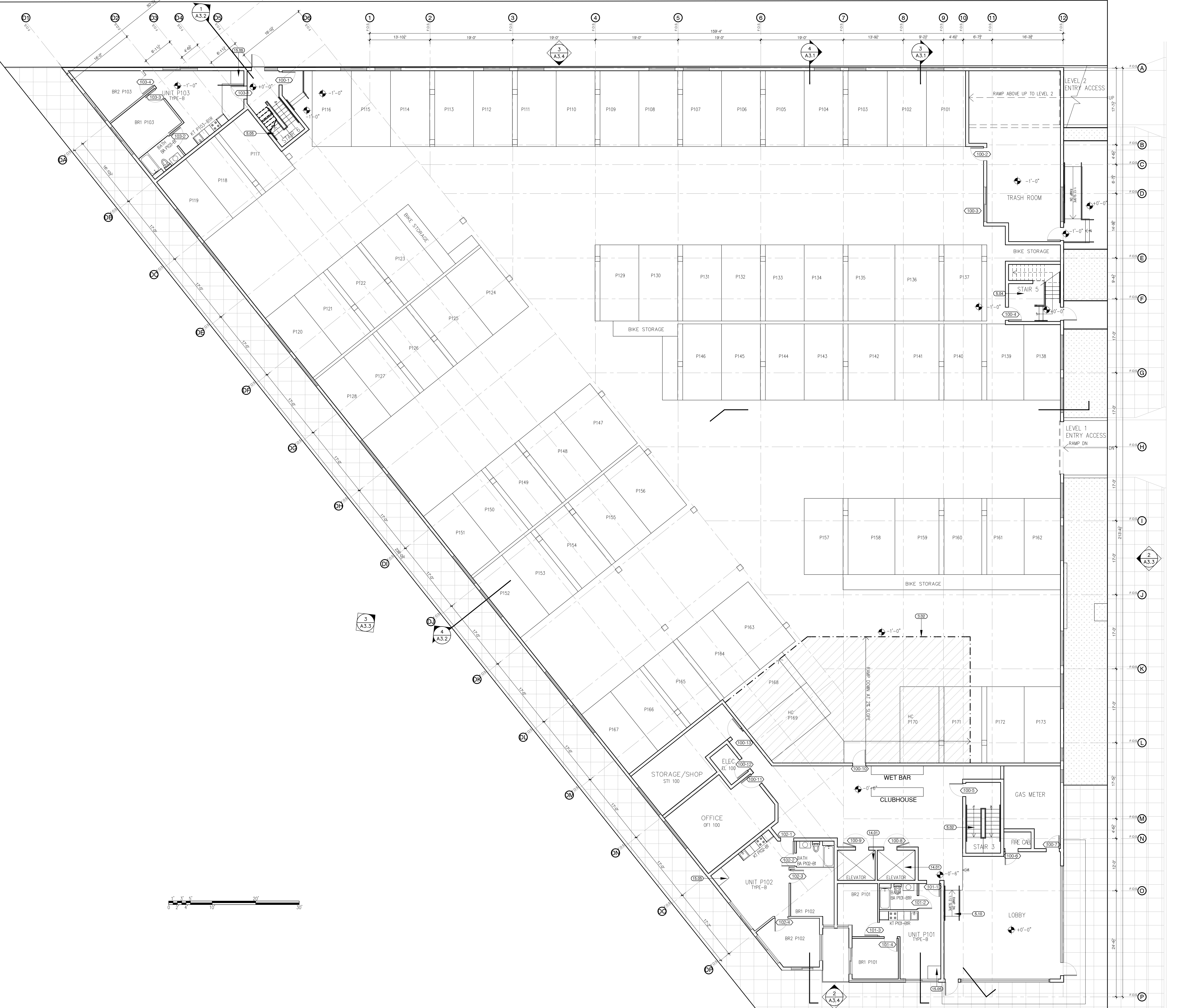
- 1- PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB, PROVIDE @ ALL DOOR THRESHOLDS, SEE 2/A2.1A FOR TYPICAL LAYOUT.
- 2- PROVIDE 2X LVL CONTINUOUS PLATE AT TOP & BOTT OF CHASES W/ FIRE CALKING AT AIR DUCT VERTICAL PENETRATION, SEE MECHANICAL DRAWINGS AND 10/A9.2
- 3- FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2
- 4- THE SURROUNDING CONTEXT OUTSIDE OF THE BUILDING PERIMETER IS ON GRADE LEVEL, SEE A0.2

KITCHEN SCHEDULE

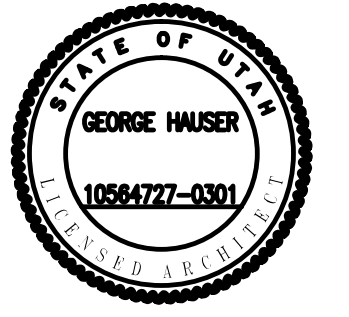
KITCHEN TYPE	DETAIL LOCATION
KT-B1	3/A5.1
KT-B1 MIRROR	4/A5.1
KT-B2	5/A5.1
KT-B2 MIRROR	6/A5.1
KT-AC1	7/A5.1
KT-AC1 MIRROR	8/A5.1
KT-AC2	9/A5.1
KT-AC2 MIRROR	10/A5.1

BATHROOM SCHEDULE

BATH TYPE	DETAIL LOCATION
B1	3/A5.2
B1 MIRROR	4/A5.2
B2	5/A5.2
AC3	6/A5.2
B3	7/A5.2
B3 MIRROR	8/A5.2
B4	9/A5.2
B4 MIRROR	10/A5.2
B5	3/A5.3
B5 MIRROR	4/A5.3
AC1	5/A5.3
AC1 MIRROR	6/A5.3
AC2	7/A5.3
AC2 MIRROR	8/A5.3
AC3	9/A5.3
AC3 MIRROR	10/A5.3



LEVEL 1 PLAN



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RELEASES AND REVISIONS

NO.	REVISIONS	DATE

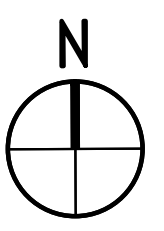
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SHEET TITLE:

LEVEL 2 PLAN

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

A2.2A



DIVISION 2: SITE CONSTRUCTION

- (3.01) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS
- (3.02) LEVEL LINE @ ELEVATION -1'-6" ON LEVEL 1, -8'-0" ON LEVEL 2

DIVISION 5: METALS

- (5.07) INTERIOR EXIT STAIRWAY #1 & 2. SEE A4.1
- (5.02) INTERIOR EXIT STAIRWAY #3. SEE A4.1
- (5.03) INTERIOR EXIT STAIRWAY #4. SEE A4.1
- (5.04) INTERIOR EXIT STAIRWAY #5. SEE A4.1
- (5.05) INTERIOR EXIT STAIRWAY #6. SEE A4.2
- (5.06) 1-8" DIAM. STEEL HANDRAIL @ 3'-0" A.F.F. SEE 19/A4.3
- (5.07) METAL GUARDRAIL. SEE DETAIL REFERENCED IN NOTE
- (5.08) GALV. METAL AND GLASS AWNING. SEE 17-18/A9.8B
- (5.09) GALV. METAL LADDER
- (5.10) LOBBY RAMP. SEE A4.2
- (5.11) EXTERIOR EXIT STAIRWAY #7. SEE A4.1

DIVISION 6: WOOD AND PLASTICS

- (6.07) 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 566/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

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- (7.81) 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, 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.
- (7.13) PROVIDE KERDI-MEMBRANE UNDER CONCRETE TOPPING SLAB, WITH WATERPROOF CONNECTION TO FLOOR FRAM. EXTEND MEMBRANE UP WALLS 8" ABOVE FLOOR.

DIVISION 8: DOORS AND WINDOWS

- (8.07) 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

DIVISION 10: SPECIALTIES

- (10.02) 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

- (12.02) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS. SEE 4/A5.1
- (12.03) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS. SEE 4/A5.1
- (12.04) 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

- (13.02) TRACTION ELEVATOR SEE SHEET A4.3. SEE SPECS.

DIVISION 15: MECHANICAL

- (15.02) SERVICE SINK
- (15.03) ACCESSIBLE SINK AND WORK SURFACE. SEE 2/A5.3 SIM.
- (15.04) WALL MOUNT BI-LEVEL ACCESSIBLE WATER FOUNTAIN. SEE 384/A9.1D
- (15.05) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE
- (15.06) VTAC UNIT

DIVISION 16: ELECTRICAL

- (16.02) PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB. PROVIDE @ ALL DOOR THRESHOLDS. SEE 2/A2.1A FOR TYPICAL LAYOUT.
- (16.03) PROVIDE 2X LVL CONTINUOUS PLATE AT TOP & BOTT OF CHASES W/ FIRE CALKING AT AIR DUCT VERTICAL PENETRATION. SEE MECHANICAL DRAWINGS AND 10/A9.2
- (16.04) FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2
- (16.05) THE SURROUNDING CONTEXT OUTSIDE OF THE BUILDING PERIMETER IS ON GRADE LEVEL. SEE A0.2

KEYED NOTES | 2/A2.2A

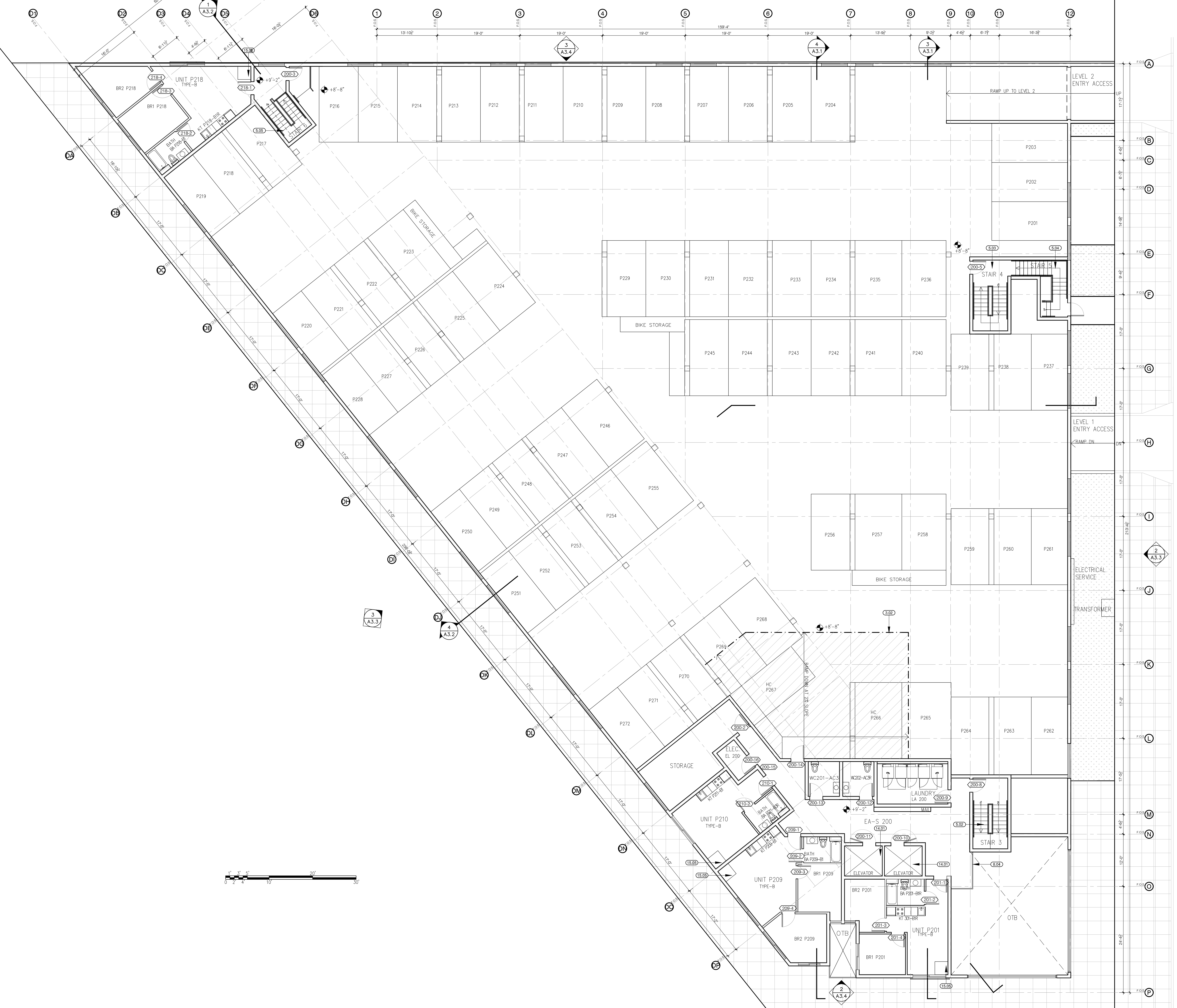
- 1- PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB. PROVIDE @ ALL DOOR THRESHOLDS. SEE 2/A2.1A FOR TYPICAL LAYOUT.
- 2- PROVIDE 2X LVL CONTINUOUS PLATE AT TOP & BOTT OF CHASES W/ FIRE CALKING AT AIR DUCT VERTICAL PENETRATION. SEE MECHANICAL DRAWINGS AND 10/A9.2
- 3- FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2
- 4- THE SURROUNDING CONTEXT OUTSIDE OF THE BUILDING PERIMETER IS ON GRADE LEVEL. SEE A0.2

KITCHEN SCHEDULE

KITCHEN TYPE	DETAIL LOCATION
KT-B1	3/A5.1
KT-B1 MIRROR	4/A5.1
KT-B2	5/A5.1
KT-B2 MIRROR	6/A5.1
KT-AC1	7/A5.1
KT-AC1 MIRROR	8/A5.1
KT-AC2	9/A5.1
KT-AC2 MIRROR	10/A5.1

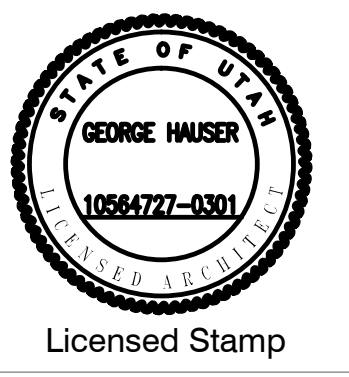
BATHROOM SCHEDULE

BATH TYPE	DETAIL LOCATION
B1	3/A5.2
B1 MIRROR	4/A5.2
B2	5/A5.2
AC3	6/A5.2
B3	7/A5.2
B3 MIRROR	8/A5.2
B4	9/A5.2
B4 MIRROR	10/A5.2
B5	3/A5.3
B5 MIRROR	4/A5.3
AC1	5/A5.3
AC1 MIRROR	6/A5.3
AC2	7/A5.3
AC2 MIRROR	8/A5.3
AC3	9/A5.3
AC3 MIRROR	10/A5.3



LEVEL 2 PLAN

3/A2.2A GENERAL NOTES | 1/A2.2A



NO.	RELEASES AND REVISIONS	DATE
2	A3.3	

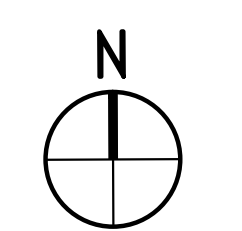
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SHEET TITLE:

LEVEL 3 PLAN

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

A2.3A

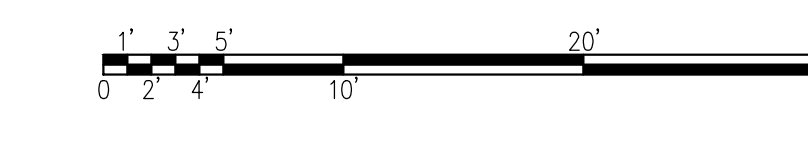
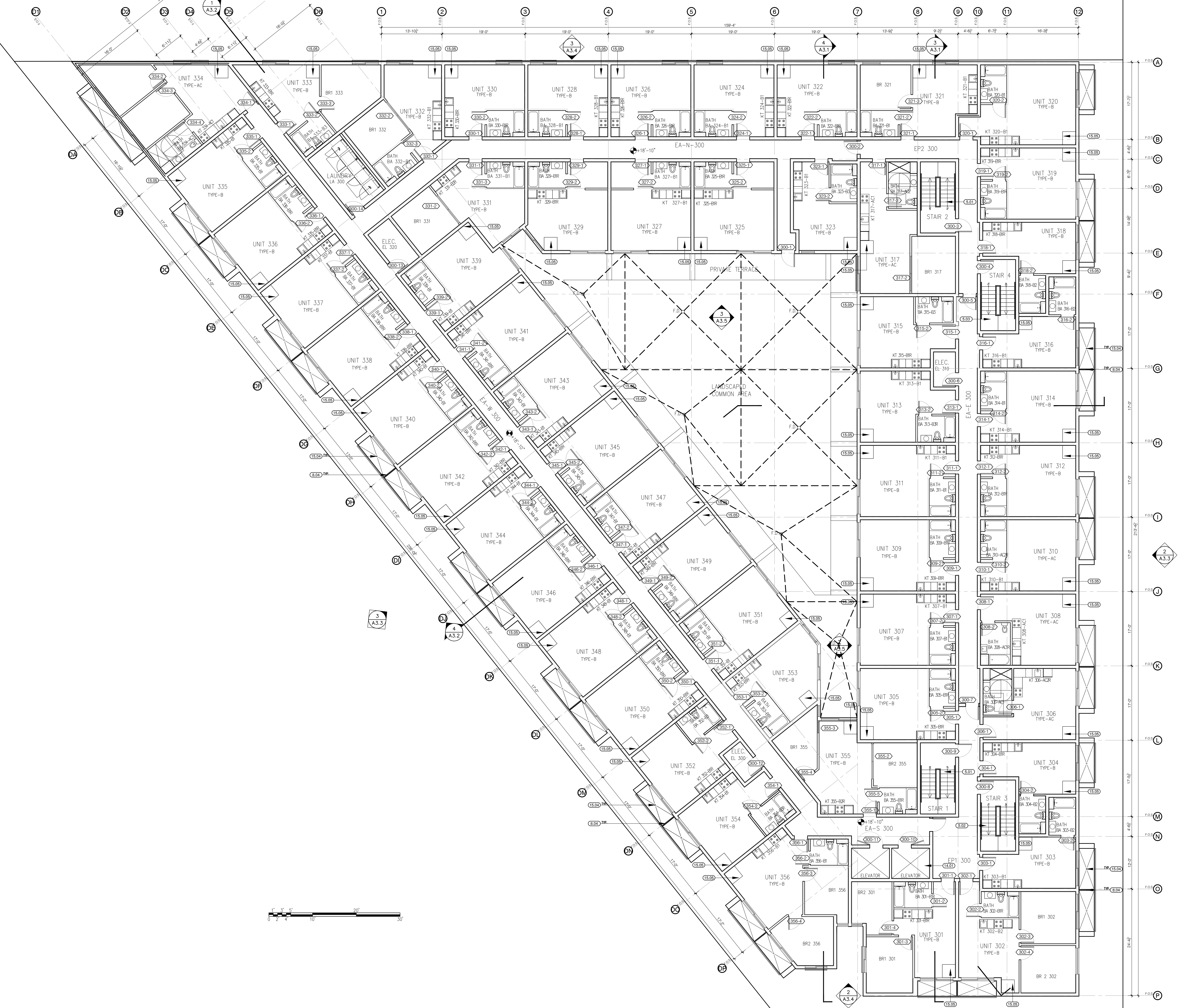


- DIVISION 2: SITE CONSTRUCTION**
- DIVISION 3: CONCRETE**
- (3.07) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS
 - (3.09) LEVEL LINE @ ELEVATION -1'-6" ON LEVEL 1, -4'-0" ON LEVEL 2
- DIVISION 5: METALS**
- (5.07) INTERIOR EXIT STAIRWAY #1 & 2, SEE A4.1
 - (5.09) INTERIOR EXIT STAIRWAY #3, SEE A4.1
 - (5.09) INTERIOR EXIT STAIRWAY #4, SEE A4.1
 - (5.09) INTERIOR EXIT STAIRWAY #5, SEE A4.1
 - (5.09) INTERIOR EXIT STAIRWAY #6, SEE A4.2
 - (5.09) 1-5/8" DIA. STEEL HANDRAIL @ 2'-0" A.F.F., SEE 18/A4.3
 - (5.07) METAL GUARDRAIL, SEE DETAIL REFERENCED IN NOTE
 - (5.09) GALV. METAL AND GLASS AWNING, SEE 17-18/A9.8B
 - (5.09) GALV. METAL LADDER
 - (5.10) LOBBY RAMP, SEE A4.2
 - (5.11) EXTERIOR EXIT STAIRWAY #7, SEE A4.1
- DIVISION 6: WOOD AND PLASTICS**
- (6.07) DROP CEILING @ COMMON HALLWAY @ 8'-0" A.F.F. SEE 5/A3.2
 - (6.07) 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 5/6/A9.5
 - (6.05) HORIZONTAL AIR DUCT FUR CONSTRUCTION SEE 7/8/A9.5
 - (6.06) WLY WOOD CHICKLET TO SLOPE TO DRAIN @ 1/4" : 1'-0" MIN. SEE WRI 42/A9.1
- DIVISION 7: THERMAL AND MOISTURE PROTECTION**
- (7.01) BELOW GRADE WATERPROOF SHEET MEMBRANE AND DRAIN MAT, SEE 11/A9.4
 - (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, TAG EDGE MATCHED W/ 1" RIB HEIGHT
 - (7.11) CORTEN STEEL PARAPET CAP FLASHING, SEE 17-19/A9.4, SIM.
 - (7.13) PROVIDE KERD-MEMBRANE UNDER CONCRETE TOPPING SLAB WITH WATERPROOF CONNECTION TO FLOOR FRAM, EXTEND MEMBRANE UP WALLS 6" ABOVE FLOOR.
- DIVISION 8: DOORS AND WINDOWS**
- (8.07) FIRE RATED WINDOW, PROVIDE WS SPRINKLER HEAD, S.F.S.D.
 - (8.09) 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**
- DIVISION 10: SPECIAL TIES**
- (10.07) 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**
- (12.07) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
 - (12.09) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS, SEE 4/A5.1
 - (12.03) MINIMUM 3% 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**
- (14.07) TRACTION ELEVATOR SEE SHEET A4.3, SEE SPECS.
- DIVISION 15: MECHANICAL**
- (15.07) SERVICE SINK
 - (15.09) ACCESSIBLE SINK AND WORK SURFACE, SEE 2/A5.3 SIM.
 - (15.03) WALL MOUNT B-LEVEL ACCESSIBLE WATER FOUNTAIN, SEE 3/4/A5.1D
 - (15.07) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE
 - (15.09) VTAC UNIT
- DIVISION 16: ELECTRICAL**

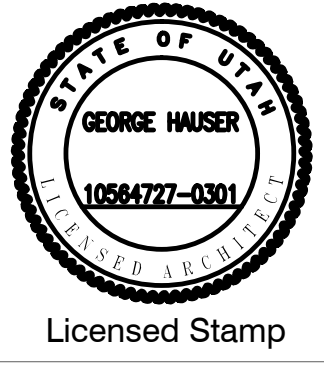
KEYED NOTES 2/A2.3A

- 1- PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB. PROVIDE @ ALL DOOR THRESHOLDS. SEE 2/A2.1A FOR TYPICAL LAYOUT.
- 2- PROVIDE 2X LVL CONTINUES PLATE AT TOP & BOTTOM OF CHASES W/ FIRE CAULKING AT AIR DUCT VERTICAL PENETRATION. SEE MECHANICAL DRAWINGS AND 10/A9.2.
- 3- FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2.

KITCHEN SCHEDULE		BATHROOM SCHEDULE	
KITCHEN TYPE	DETAIL LOCATION	BATH TYPE	DETAIL LOCATION
KT-B1	3/A5.1	B1	3/A5.2
KT-B1 MIRRORED	4/A5.1	B1 MIRRORED	4/A5.2
KT-B2	5/A5.1	B2	5/A5.2
KT-B2 MIRRORED	6/A5.1	AC3	6/A5.2
KT-AC1	7/A5.1	B3	7/A5.2
KT-AC1 MIRRORED	8/A5.1	B3 MIRRORED	8/A5.2
KT-AC2	9/A5.1	B4	9/A5.2
KT-AC2 MIRRORED	10/A5.1	B4 MIRRORED	10/A5.2
		B5	3/A5.3
		B5 MIRRORED	4/A5.3
		AC1	5/A5.3
		AC1 MIRRORED	6/A5.3
		AC2	7/A5.3
		AC2 MIRRORED	8/A5.3
		AC3	9/A5.3
		AC3 MIRRORED	10/A5.3



LEVEL 3 PLAN



1050 S WASHINGTON ST.
 SALT LAKE CITY, UT 84101

RELEASES AND REVISIONS DATE

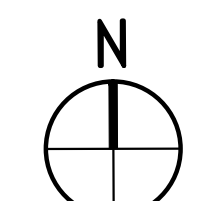
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SHEET TITLE:

LEVEL 4 to 7 PLAN

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

A2.4A



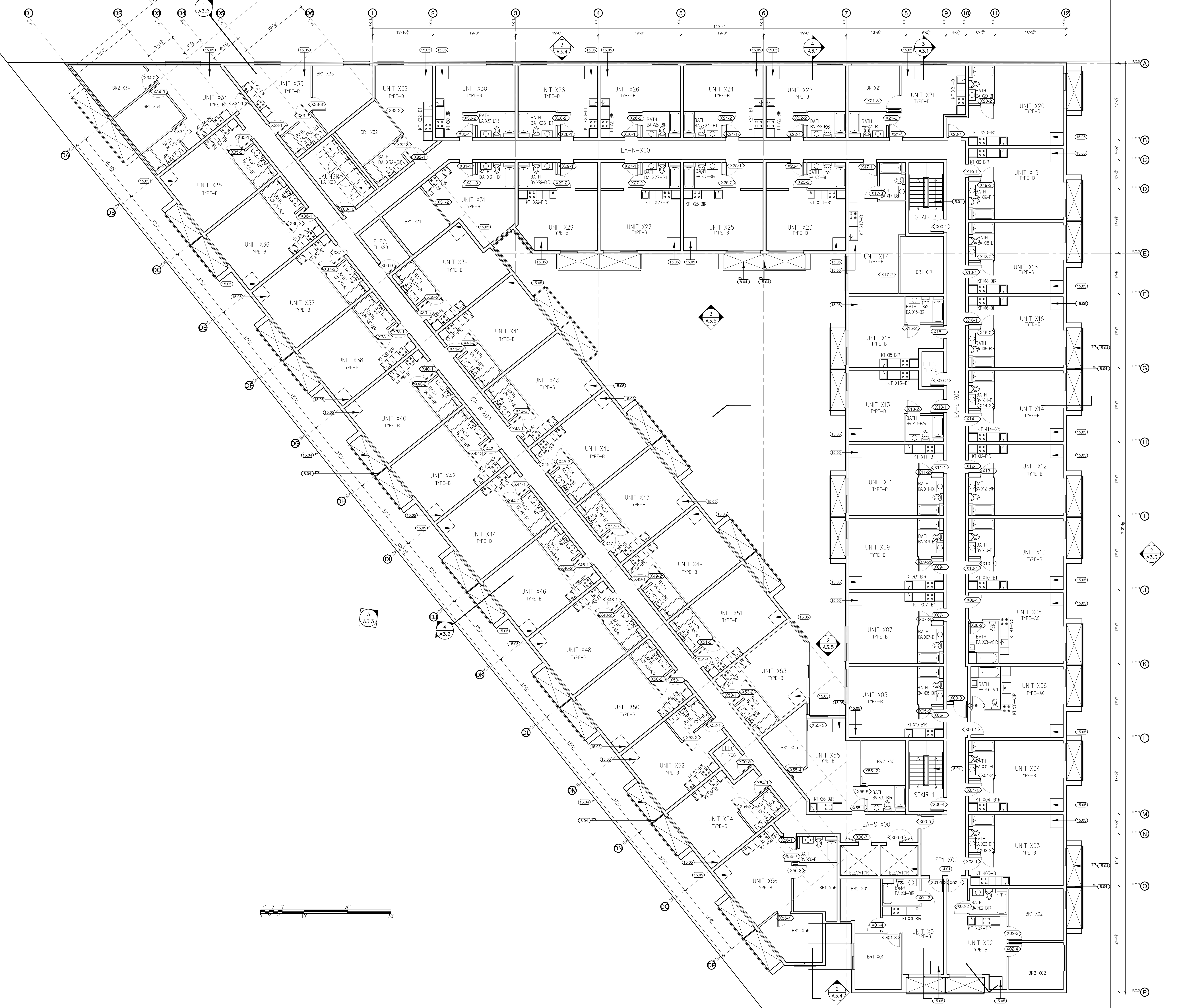
- DIVISION 2: SITE CONSTRUCTION**
- DIVISION 3: CONCRETE**
- (3.01) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS
 - (3.02) LEVEL LINE @ ELEVATION -1'-6" ON LEVEL 1, -5'-0" ON LEVEL 2
- DIVISION 5: METALS**
- (5.07) INTERIOR EXIT STAIRWAY #1 & 2. SEE A4.1
 - (5.08) INTERIOR EXIT STAIRWAY #3. SEE A4.1
 - (5.09) INTERIOR EXIT STAIRWAY #4. SEE A4.1
 - (5.10) INTERIOR EXIT STAIRWAY #5. SEE A4.1
 - (5.11) INTERIOR EXIT STAIRWAY #6. SEE A4.2
 - (5.12) INTERIOR EXIT STAIRWAY #7. SEE A4.1
 - (5.13) 1-5/8" DIAM. STEEL HANDRAIL @ 3'-0" A.F.F. SEE 11/A9.3
 - (5.14) METAL GUARDRAIL. SEE DETAIL REFERENCED IN NOTE
 - (5.15) LOBBY RAMP. SEE A4.2
 - (5.16) GALV. METAL AND GLASS AWNING. SEE 17-18/A9.8B
 - (5.17) GALV. METAL LADDER
 - (5.18) EXTERIOR EXIT STAIRWAY #7. SEE A4.1
- DIVISION 6: WOOD AND PLASTICS**
- (6.07) DROP CEILING @ COMMON HALLWAY @ 8'-0" A.F.F. SEE 5/A3.2
 - (6.08) DROP CEILING @ UNIT HALLWAY @ 8'-0" A.F.F.
 - (6.09) DROP CEILING @ UNIT BATHROOM @ 7'-0" A.F.F.
 - (6.10) VERTICAL AIR DUCT FUR CONSTRUCTION SEE 5/A9.5
 - (6.11) HORIZONTAL AIR DUCT FUR CONSTRUCTION SEE 7/A9.5
 - (6.12) PLYWOOD CRICKET TO SLOPE TO DRAIN @ 1/4" : 1'-0" MIN. SEE WR1 & 2/A9.1
- DIVISION 7: THERMAL AND MOISTURE PROTECTION**
- (7.81) BELOW GRADE WATERPROOF SHEET MEMBRANE AND DRAIN MAT. SEE 11/A9.5
 - (7.82) 26GA CORRUGATED METAL SIDING. SEE WALL ASSY. SHEET A9.1
 - (7.83) CEMENT STUCCO. SEE WALL ASSY. SHEET A9.1
 - (7.84) FIBER REINFORCED CEMENT SIDING. SEE WALL ASSY. SHEET A9.1
 - (7.85) GSM PARAPET CAP FLASHING. SEE 17-19/A9.4
 - (7.86) GALV. METAL OVERFLOW SCUPPER. SEE 9/A9.4
 - (7.87) GALV. METAL SCUPPER AND DOWNSPOUT TO DAYLIGHT TO ROOF. SEE 10-11/A9.4
 - (7.88) FOUNDATION DRAIN W/ CLEAN OUT @ EA. CORNER. SEE 11/A9.5
 - (7.89) FUSED BAMBOO 1x6 SHIP LAP SIDING. TAG EDGE MATCHED
 - (7.90) CORTEN STEEL SIDING- FLAT PROFILE 22 GA. 18" WIDE PANELS W/ 1" RIB HEIGHT
 - (7.91) CORTEN STEEL PARAPET CAP FLASHING. SEE 17-19/A9.4. SIM.
 - (7.92) PROVIDE KERDI-MEMBRANE UNDER CONCRETE TOPPING SLAB. WITH WATERPROOF CONNECTION TO FLOOR FRAM. EXTEND MEMBRANE UP WALLS 8" ABOVE FLOOR.
- DIVISION 8: DOORS AND WINDOWS**
- (8.07) FIRE RATED WINDOW. PROVIDE W/ SPRINKLER HEAD, S.F.S.D.
 - (8.08) 3'-6" HIGH 5/8" TEMPERED GLASS GUARDRAIL MOUNTED ON S.S. STANDOFF.
 - (8.09) 5/8" TEMPERED GLASS FRAMELESS DOOR AND SIDE PANEL
 - (8.10) 5/8" TEMPERED GLASS FRAMELESS PARTITION
- DIVISION 9: FINISHES**
- DIVISION 10: SPECIALTIES**
- (10.07) 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**
- (12.07) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS. SEE 4/A5.1
 - (12.08) TYPICAL KITCHEN MIRROR W/ BASE AND UPPER CABINETS. SEE 4/A5.1
 - (12.09) MINIMUM 2% 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**
- (14.07) TRACTION ELEVATOR SEE SHEET A4.3. SEE SECS.
- DIVISION 15: MECHANICAL**
- (15.07) SERVICE SINK
 - (15.08) ACCESSIBLE SINK AND WORK SURFACE. SEE 2/A5.3 SIM.
 - (15.09) WALL MOUNT BI-LEVEL ACCESSIBLE WATER FOUNTAIN. SEE 18/A4.1D
 - (15.10) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE
 - (15.11) VTAC UNIT
- DIVISION 16: ELECTRICAL**

KEYED NOTES | 2/A2.4A

- 1- PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB. PROVIDE @ ALL DOOR THRESHOLDS. SEE 2/A2.1A FOR TYPICAL LAYOUT.
- 2- PROVIDE 2X LVL CONTINUES PLATE AT TOP & BOTT OF CHASES W/ FIRE CALKING AT AIR DUCT VERTICAL PENETRATION. SEE MECHANICAL DRAWINGS AND 10/A9.2
- 3- FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2.
- 4- UNIT XXX IS COMMON TO LEVEL 4, 5 AND 6

KITCHEN SCHEDULE		BATHROOM SCHEDULE	
KITCHEN TYPE	DETAIL LOCATION	BATH TYPE	DETAIL LOCATION
KT-B1	3/A5.1	B1	3/A5.2
KT-B1 MIRROR	4/A5.1	B1 MIRROR	4/A5.2
KT-B2	5/A5.1	B2	5/A5.2
KT-B2 MIRROR	6/A5.1	B3	6/A5.2
KT-AC1	7/A5.1	B3 MIRROR	7/A5.2
KT-AC1 MIRROR	8/A5.1	B4	8/A5.2
KT-AC2	9/A5.1	B4 MIRROR	10/A5.2
KT-AC2 MIRROR	10/A5.1	B5	3/A5.3
		B5 MIRROR	4/A5.3
		AC1	5/A5.3
		AC1 MIRROR	6/A5.3
		AC2	7/A5.3
		AC2 MIRROR	8/A5.3
		AC3	9/A5.3
		AC3 MIRROR	10/A5.3

FLOOR ELEVATION SCHEDULE	
FLOOR	ELEVATION
LEVEL 4	+28'-4"
LEVEL 5	+37'-10"
LEVEL 6	+47'-4"
LEVEL 7	+56'-10"



LEVEL 4 TO 7 PLAN

3/A2.4A GENERAL NOTES | 1/A2.4A



Licensed Stamp

1050 S WASHINGTON ST.
 SALT LAKE CITY, UT 84101

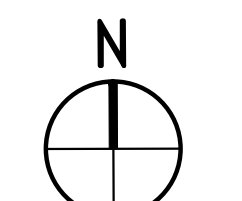
RELEASES AND REVISIONS DATE

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SHEET TITLE:

LOWER ROOF PLAN

PROJECT NO:
 DRAWN BY:
 DATE: 05/05/20
 SCALE: 1/8"=1'-0"
 DRAWING NO:
A2.7



- DIVISION 2: SITE CONSTRUCTION**
- DIVISION 3: CONCRETE**
- (3.01) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS
- (3.02) LEVEL LINE @ ELEVATION -1'-6" ON LEVEL 1, -5'-0" ON LEVEL 2
- DIVISION 5: METALS**
- (5.01) INTERIOR EXIT STAIRWAY #1 & 2, SEE A4.1
- (5.02) INTERIOR EXIT STAIRWAY #3, SEE A4.1
- (5.03) INTERIOR EXIT STAIRWAY #4, SEE A4.1
- (5.04) INTERIOR EXIT STAIRWAY #5, SEE A4.1
- (5.05) INTERIOR EXIT STAIRWAY #6, SEE A4.2
- (5.06) 1-5/8" DIAM. STEEL HANDRAIL @ 3'-0" A.F.F., SEE 10/A4.3
- (5.07) METAL GUARDRAIL, SEE DETAIL REFERENCED IN NOTE
- (5.08) GALV. METAL AND GLASS AWNING, SEE 17-18/A9.8B
- (5.09) GALV. METAL LADDER
- (5.10) LOBBY RAMP, SEE A4.2
- (5.11) EXTERIOR EXIT STAIRWAY #7, SEE A4.1
- 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 5/6/A9.5
- (6.05) HORIZONTAL AIR DUCT FUR CONSTRUCTION SEE 7/8/A9.5
- (6.06) PLYWOOD CRICKET TO SLOPE TO DRAIN @ 1/4":1'-0" MIN. SEE WR1 & 2/A9.1
- 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 1x8 SHIP LAP 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.
- (7.13) PROVIDE KERDI-MEMBRANE UNDER CONCRETE TOPPING SLAB, WITH WATERPROOF CONNECTION TO FLOOR FRAM. EXTEND MEMBRANE UP WALLS 8" ABOVE FLOOR.
- DIVISION 8: DOORS AND WINDOWS**
- (8.01) FIRE RATED WINDOW, PROVIDE W/ SPRINKLER HEAD, S.F.S.D.
- (8.02) 3'-6" HIGH 5/8" TEMPERED GLASS GUARDRAIL MOUNTED ON 3/8" STANDOFF
- (8.03) 5/8" TEMPERED GLASS FRAMELESS DOOR AND SIDE PANEL
- (8.04) 5/8" TEMPERED GLASS FRAMELESS PARTITION
- DIVISION 9: FINISHES**
- 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 A4.3, SEE SPECS.
- DIVISION 15: MECHANICAL**
- (15.01) SERVICE SINK
- (15.02) ACCESSIBLE SINK AND WORK SURFACE, SEE 2/A5.3 SIM.
- (15.03) WALL MOUNT BI-LEVEL ACCESSIBLE WATER FOUNTAIN, SEE 18/A4.1D
- (15.04) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE
- (15.05) VTAC UNIT
- DIVISION 16: ELECTRICAL**

KEYED NOTES 2/A2.7

- XX.X — INDICATES WALL COMPONENTS
- XX.X — INDICATES FLOOR COMPONENTS
- 1 — INDICATES TILE/CONC. STAIN COMBINATION. SEE TILE/CONC. STAIN SCHEDULE BELOW.
- TONE INDICATES AREA OPEN TO BELOW, NO FLOOR ASSEMBLY.
- TONE INDICATES SOFFIT. SEE ARCHITECTURAL DETAILS.
- TONE INDICATES AREA OF NON-COMBUSTIBLE LEVEL DECK SUPPORTED ON PEDESTALS OVER ROOF ASSEMBLY WR.1
- TONE INDICATES AREA OF JOIST CHANNEL, S.M.D. & 11/A9.2.
- TONE INDICATES AREA OF JOIST CHANNEL OVER SOFFIT, SIM.D.

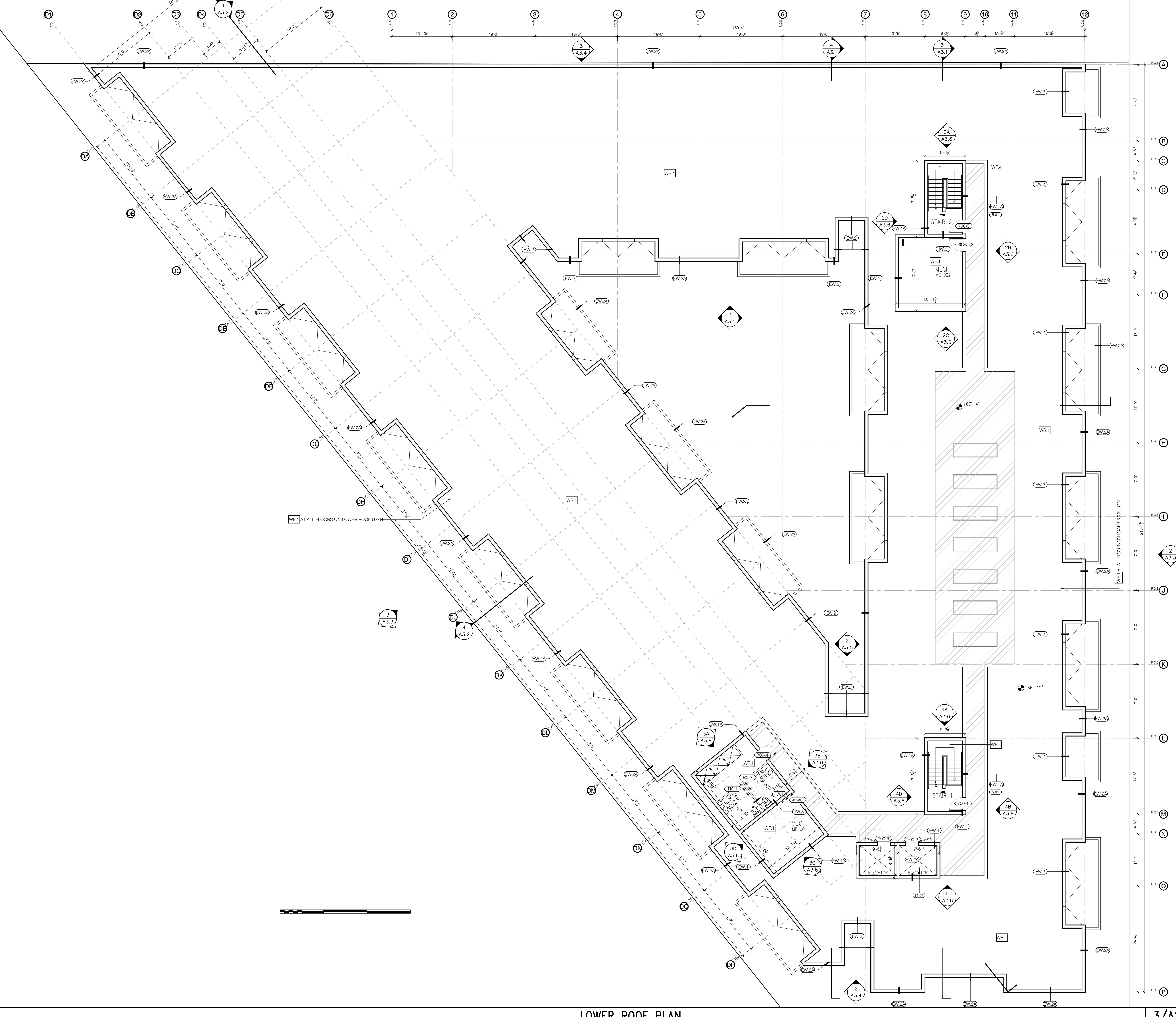
LEGEND 4/A2.7

- SEE A9.1 FOR WALL AND FLOOR ASSEMBLY DETAILS.
- (CS.1) FLOOR LEVEL 1 COMMON CORRIDOR
- (CS.2) FLOOR-GARAGE
- (CS.4) AT ALL FLOORS ON LEVEL 3 U.O.N
- (CS.5) FLOOR-COMMON CORRIDOR
- (CS.6) FLOOR-LANDSCAPED COURT
- (WF.1) WD FRAME W/TILE OR LAMINATE 1-HR
- (WF.2) WD FRAME W/TILE OR LAMINATE 2-HR
- (WF.4) STAIR INTERMEDIATE LANDING
- (WR.3) AT ALL BALCONIES ON LEVEL 3 U.O.N
- (W.1) TYPICAL @ UNIT, 1-HR
- (W.2) STAIR/ELEVATOR WALL, 2-HR
- (W.2) UNIT/UNIT, 2-HR
- (EW.1A) INTERIOR / EXTERIOR WALL, 1-HR
- (EW.2A) EXTERIOR / EXTERIOR WALL, 1-HR
- (WR.1) RETAINING EX/TINT WALL, 1-HR
- (CW.1) CONCRETE WALL, MIN. 2-HR
- NOTE: ALL WALL ASSEMBLIES SHALL HAVE A MIN. FIRE-RESISTIVE RATING OF 1 HOUR, U.O.N.

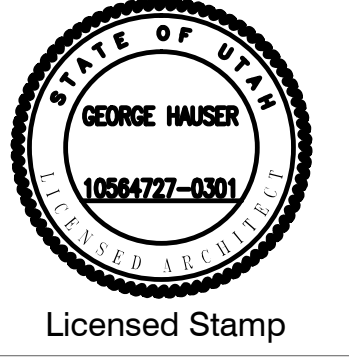
FLOOR/WALL ASSEMBLY LEGEND 5/A2.7

- 1- PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB. PROVIDE @ ALL DOOR THRESHOLDS. SEE 2/A2.1A FOR TYPICAL LAYOUT
- 2- PROVIDE 2X LVL CONTINUES PLATE AT TOP & BOTT OF CHASES W/ FIRE CAULKING AT AIR DUCT VERTICAL PENETRATION. SEE MECHANICAL DRAWINGS AND 10/A9.2
- 3- FOR LOCATIONS OF GYPSUM BOARD LINE JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2

GENERAL NOTES 1/A2.7



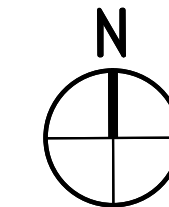
LOWER ROOF PLAN



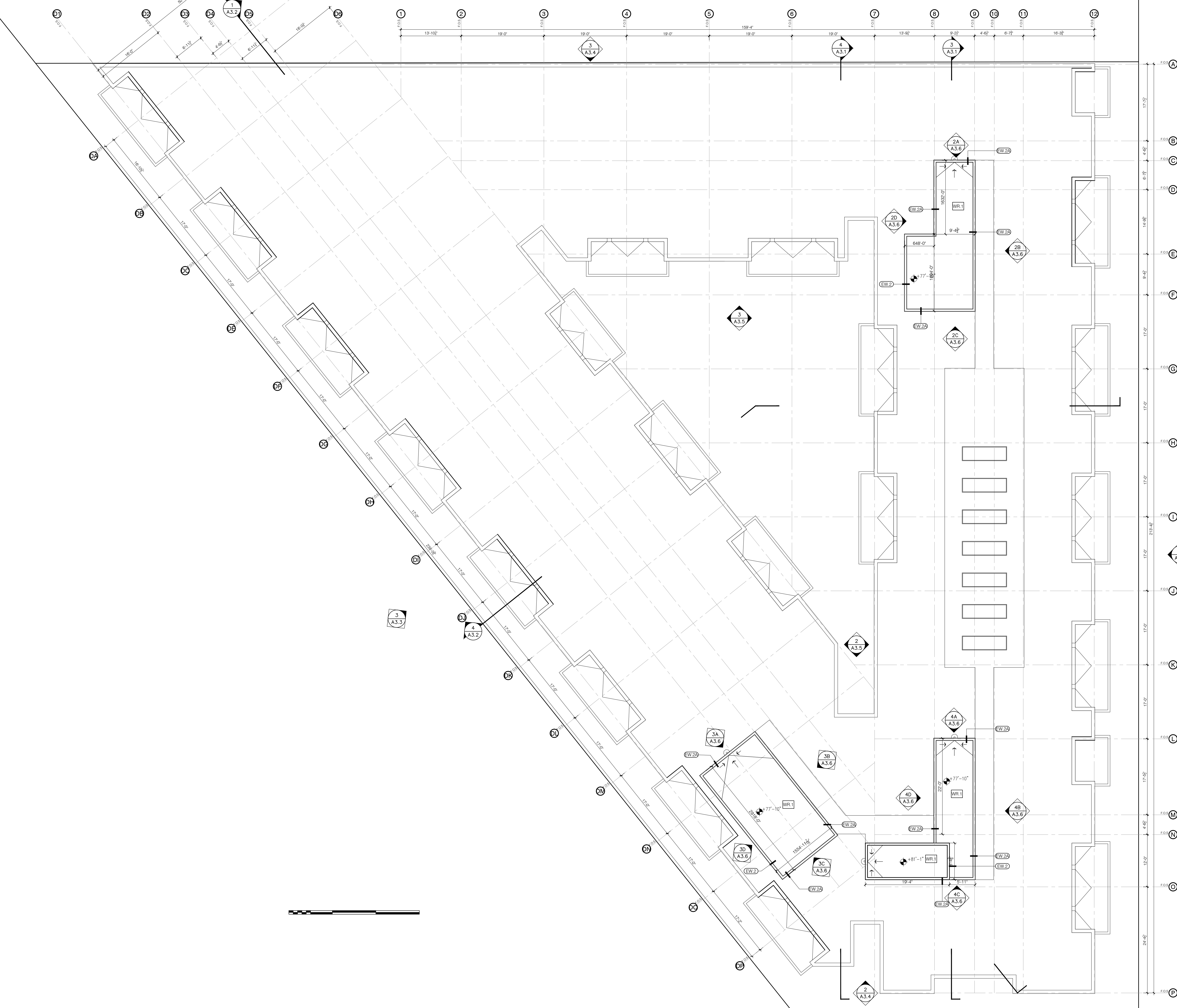
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SHEET TITLE:
UPPER ROOF PLAN

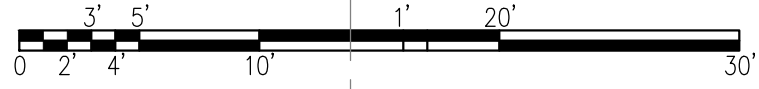
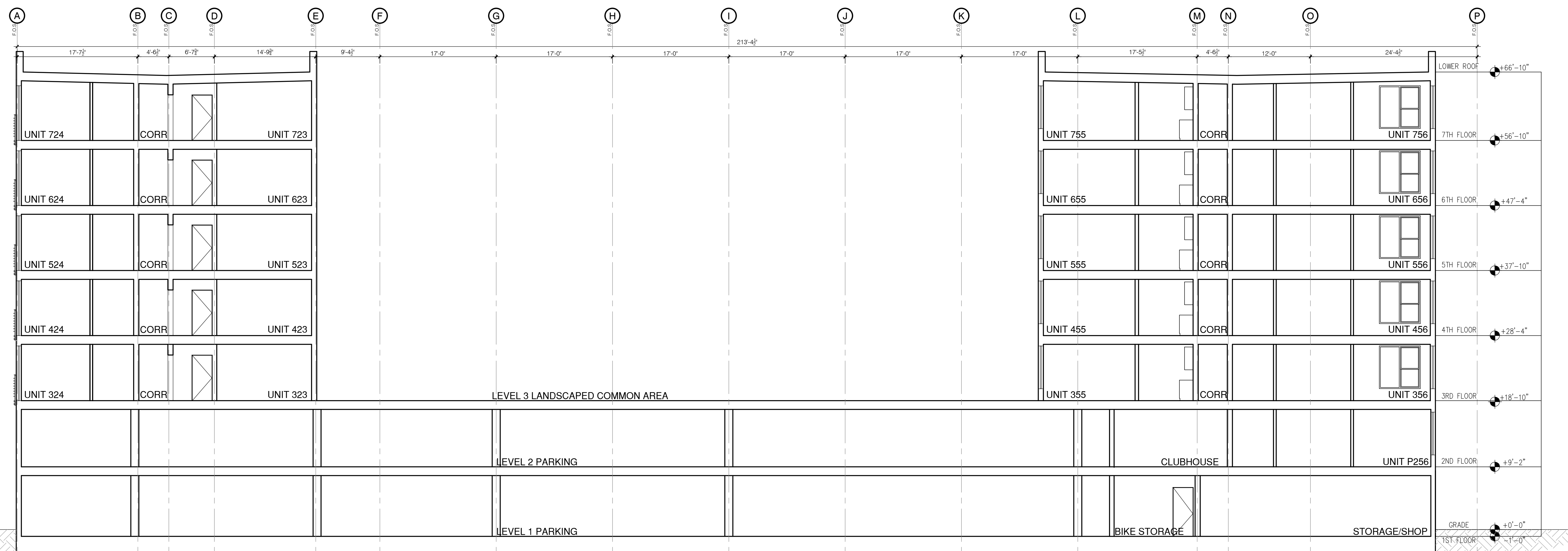
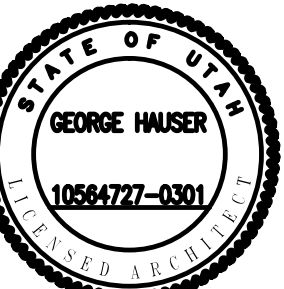
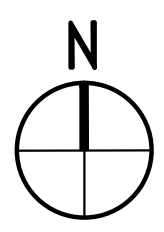
PROJECT NO:
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A2.8



DIVISION 2: SITE CONSTRUCTION	
DIVISION 3: CONCRETE	
(3.01) SAWCUT CONC. CONTROL JOINT, PROVIDE @ ALL DOOR THRESHOLDS	
(3.02) LEVEL LINE @ ELEVATION -1'-6" ON LEVEL 1, -8'-0" ON LEVEL 2	
DIVISION 5: METALS	
(5.01) INTERIOR EXIT STAIRWAY #1 & 2. SEE A4.1	
(5.02) INTERIOR EXIT STAIRWAY #3. SEE A4.1	
(5.03) INTERIOR EXIT STAIRWAY #4. SEE A4.1	
(5.04) INTERIOR EXIT STAIRWAY #5. SEE A4.1	
(5.05) INTERIOR EXIT STAIRWAY #6. SEE A4.2	
(5.06) 1-8" DIAM. STEEL HANDRAIL @ 3'-0" A.F.F. SEE 18/A4.3	
(5.07) METAL GUARDRAIL. SEE DETAIL REFERENCED IN NOTE	
(5.08) GALV. METAL AND GLASS AWNING. SEE 17-18/A9.8B	
(5.09) GALV. METAL LADDER	
(5.10) LOBBY RAMP. SEE A4.2	
(5.11) EXTERIOR EXIT STAIRWAY #7. SEE A4.1	
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 566/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	
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 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 1/8" SHIP LAP 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.	
(7.13) PROVIDE KERDI-MEMBRANE UNDER CONCRETE TOPPING SLAB. WITH WATERPROOF CONNECTION TO FLOOR FRAM. EXTEND MEMBRANE UP WALLS 6" ABOVE FLOOR.	
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	
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 2% 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 A4.3. SEE SPECS.	
DIVISION 15: MECHANICAL	
(15.01) SERVICE SINK	
(15.02) ACCESSIBLE SINK AND WORK SURFACE. SEE 2/A5.3 SIM.	
(15.03) WALL MOUNT BI-LEVEL ACCESSIBLE WATER FOUNTAIN. SEE 284/A4.1D	
(15.04) TERRACE DRAIN DAY LIGHT @ 4" FROM FACE OF TERRACE	
(15.05) VTAC UNIT	
DIVISION 16: ELECTRICAL	
KEYED NOTES	2/A2.8
<p>XX.X — INDICATES WALL COMPONENTS</p> <p>XX.X — INDICATES FLOOR COMPONENTS</p> <p>1 — INDICATES TILE/CONC. STAIN COMBINATION. SEE TILE/CONC. STAIN SCHEDULE BELOW.</p> <p>— TONE INDICATES AREA OPEN TO BELOW. NO FLOOR ASSEMBLY.</p> <p>— TONE INDICATES SOFFIT. SEE ARCHITECTURAL DETAILS.</p> <p>— TONE INDICATES AREA OF NON-COMBUSTIBLE LEVEL DECK SUPPORTED ON PEDESTALS OVER ROOF ASSEMBLY WR.1</p> <p>— TONE INDICATES AREA OF JOIST CHANNEL. S.M.D. & 11/A9.2.</p> <p>— TONE INDICATES AREA OF JOIST CHANNEL OVER SOFFIT. S.M.D.</p>	
LEGEND	4/A2.8
SEE A9.1 FOR WALL AND FLOOR ASSEMBLY DETAILS.	
[CS.1] FLOOR LEVEL 1 COMMON CORRIDOR	
[CS.2] FLOOR-GARAGE	
[CS.4] AT ALL FLOORS ON LEVEL 3 U.O.N	
[CS.5] FLOOR-COMMON CORRIDOR	
[CS.6] FLOOR-LANDSCAPED COURTYARD	
[WF.1] WD FRAME W/TILE OR LAMINATE 1-HR.	
[WF.2] WD FRAME W/TILE OR LAMINATE 2-HR.	
[WF.4] STAIR INTERMEDIATE LANDING	
[WR.3] AT ALL BALCONIES ON LEVEL 3 U.O.N	
[WR.1] TYPICAL @ UNIT. 1-HR	
[WR.2] STAIR/ELEVATOR WALL. 2-HR	
[WR.4] UNIT/UNIT. 2-HR	
[EW.19] INTERIOR / EXTERIOR WALL. 1-HR	
[EW.20] EXTERIOR / EXTERIOR WALL. 1-HR	
[WR.1] RETAINING EXTERIOR WALL. 1-HR	
[CW.1] CONCRETE WALL. MIN. 2-HR	
NOTE: ALL WALL ASSEMBLIES SHALL HAVE A MIN. FIRE-RESISTIVE RATING OF 1 HOUR. U.O.N.	
FLOOR/WALL ASSEMBLY LEGEND	5/A2.8
1- PROVIDE CONTROL JOINTS ON CONCRETE TOPPING SLAB. PROVIDE @ ALL DOOR THRESHOLDS. SEE 2/A2.1A FOR TYPICAL LAYOUT.	
2- PROVIDE 2X LVL CONTINUOUS PLATE AT TOP & BOTTOM OF CHASES W/ FIRE CAULKING AT AIR DUCT VERTICAL PENETRATION. SEE MECHANICAL DRAWINGS AND 10/A9.2.	
3- FOR LOCATIONS OF GYPSUM BOARD LINED JOIST CHANNELS FOR MECHANICAL DUCTS SEE MECHANICAL DRAWINGS AND 11/A9.2.	
GENERAL NOTES	1/A2.8



UPPER ROOF PLAN

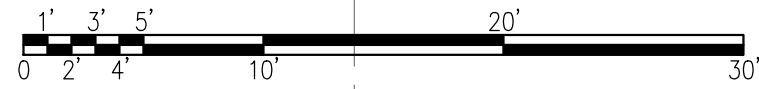
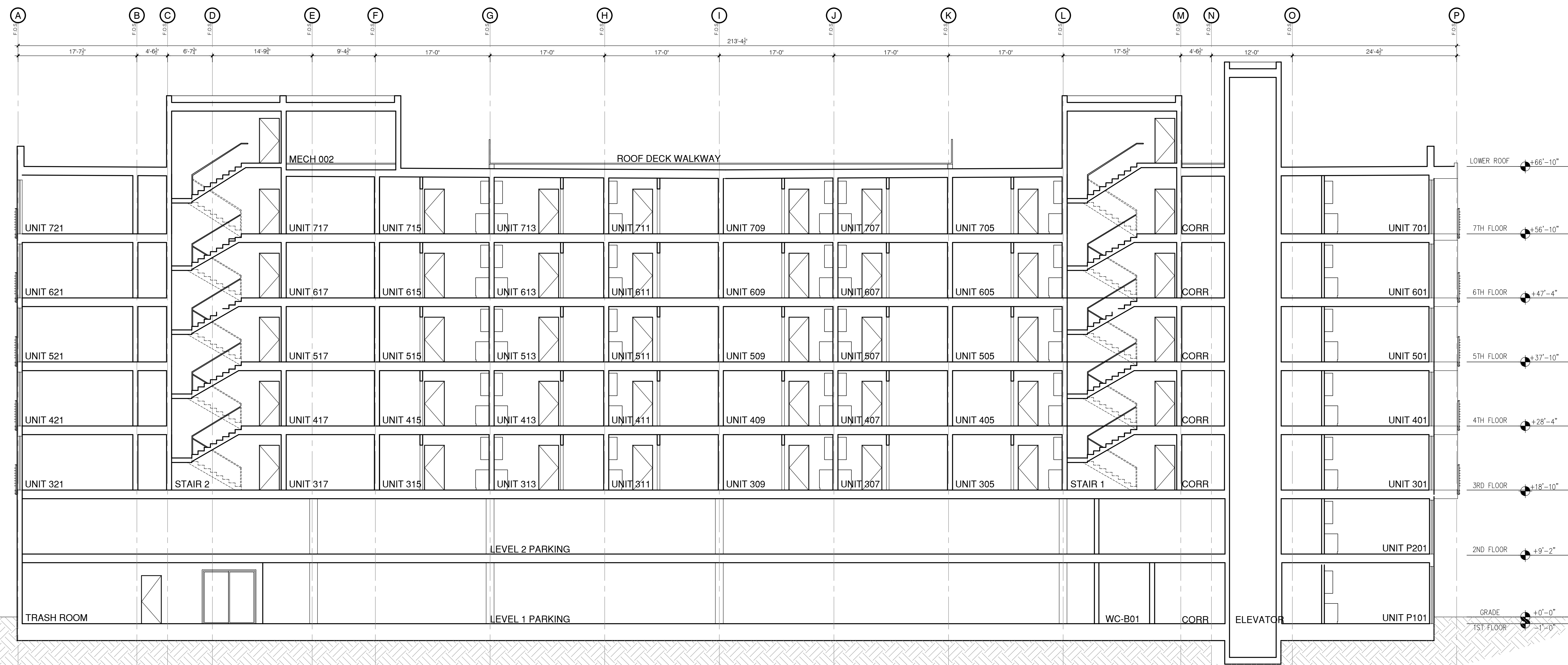


SECTION @ GRIDLINE 6.5

4/A3.1

KEYED NOTES

2/A3.1



SECTION @ GRIDLINE 8.2

3/A3.1

GENERAL NOTES

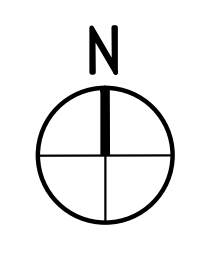
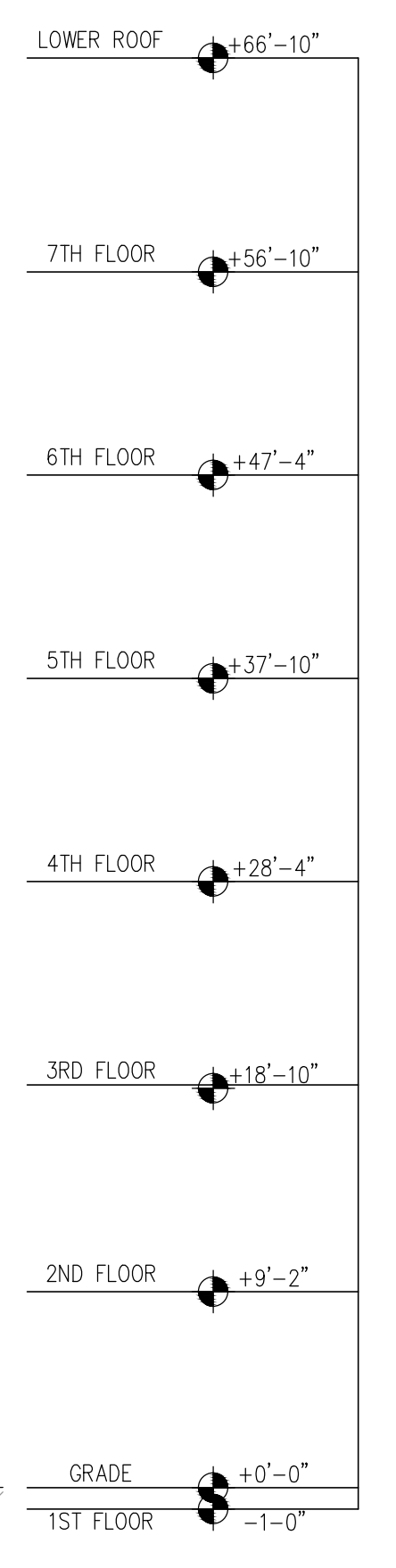
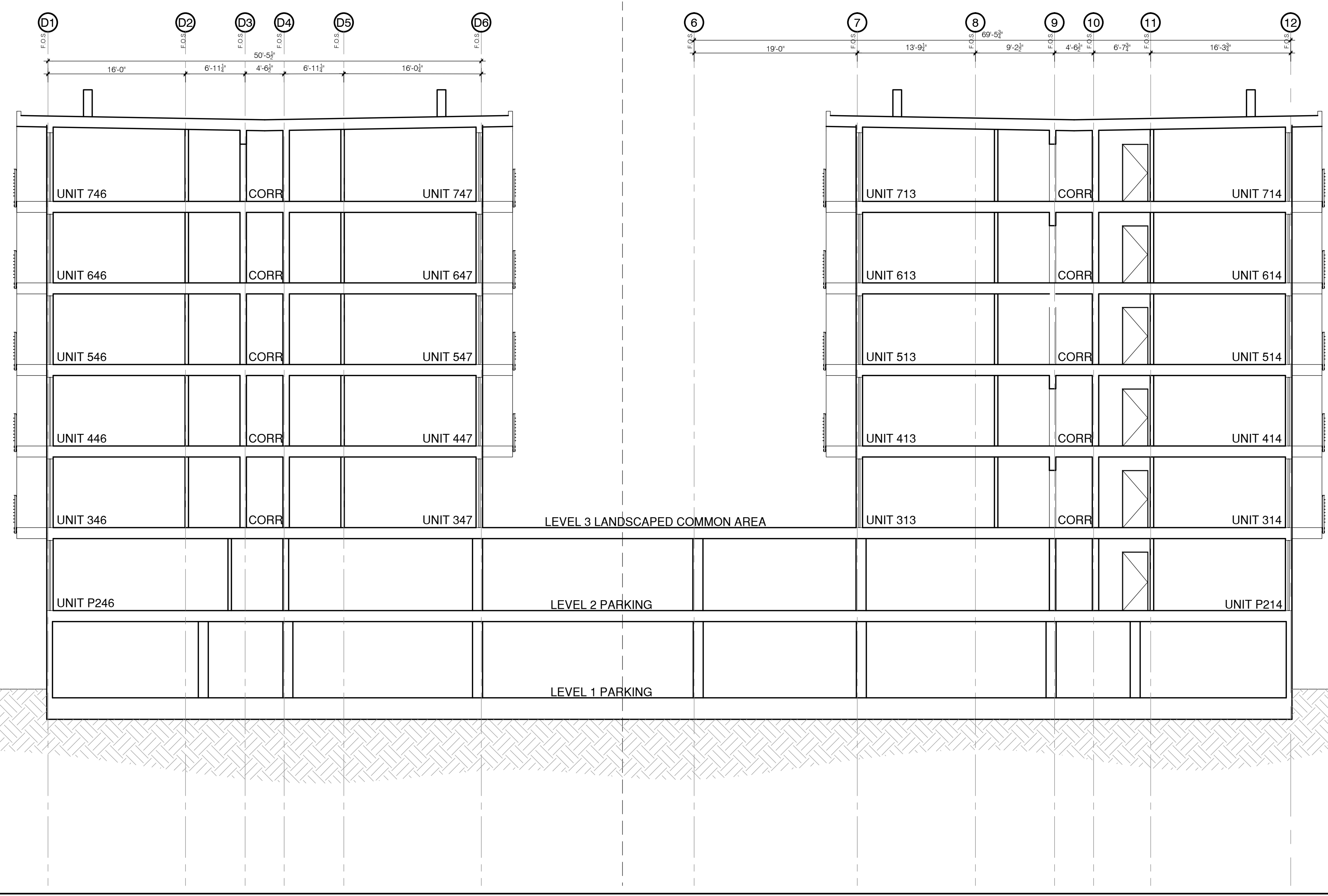
1/A3.1

NO.	RELEASES AND REVISIONS	DATE

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SHEET TITLE:
BUILDING SECTION

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

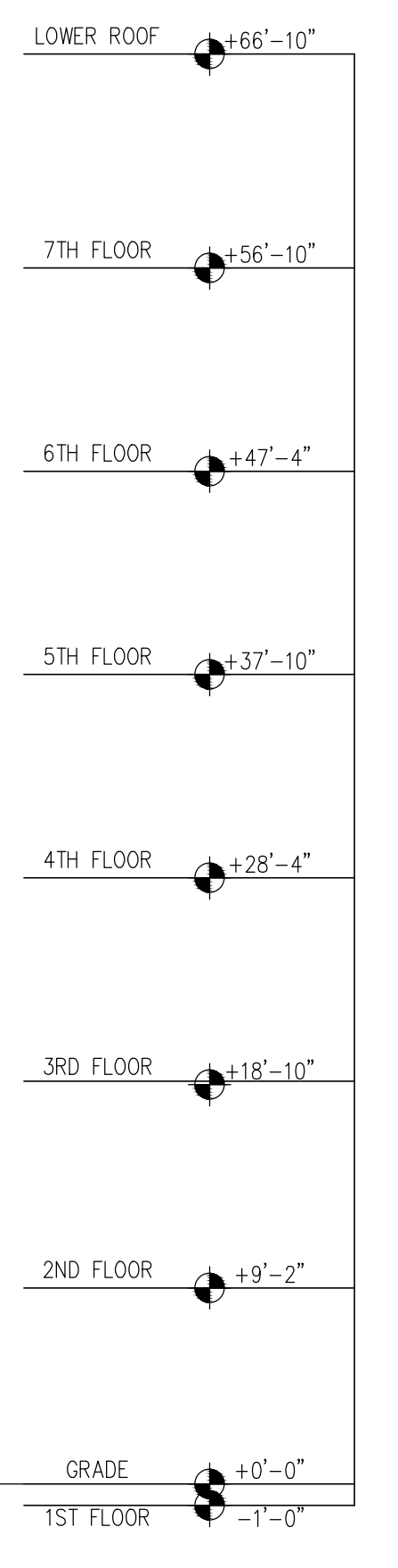
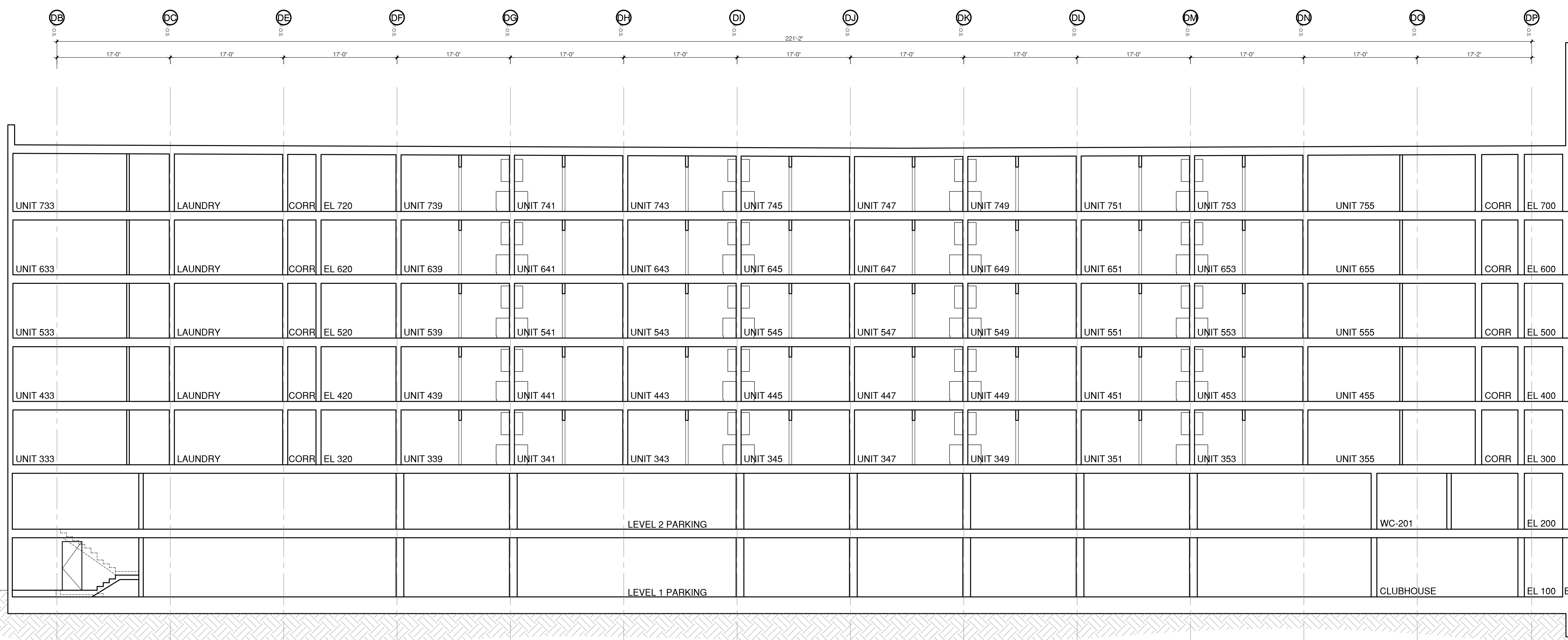


SECTION @ GRIDLINE DJ.2 & G.5

4/A3.2

KEYED NOTES

2/A3.2



SECTION @ GRIDLINE D4.8

1/A3.2

SMH BUILDERS

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

Licensed Stamp

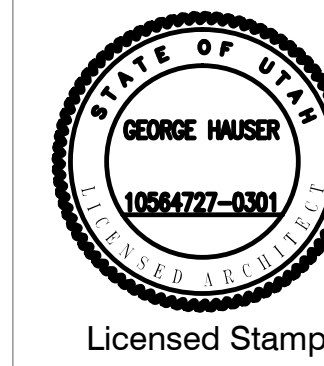
1050 S WASHINGTON ST.
 SALT LAKE CITY, UT 84101

NO.	RELEASES AND REVISIONS	DATE

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SHEET TITLE:
BUILDING SECTION

PROJECT NO:
 DRAWN BY:
 DATE: 05/05/20
 SCALE: 1/8"=1'-0"
 DRAWING NO:
A3.2



1050 S WASHINGTON ST.
SALT LAKE CITY, UT 84101

RELEASES AND REVISIONS

NO. REVISIONS DATE

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SHEET TITLE:

BUILDING ELEVATION EAST & WEST

PROJECT NO:

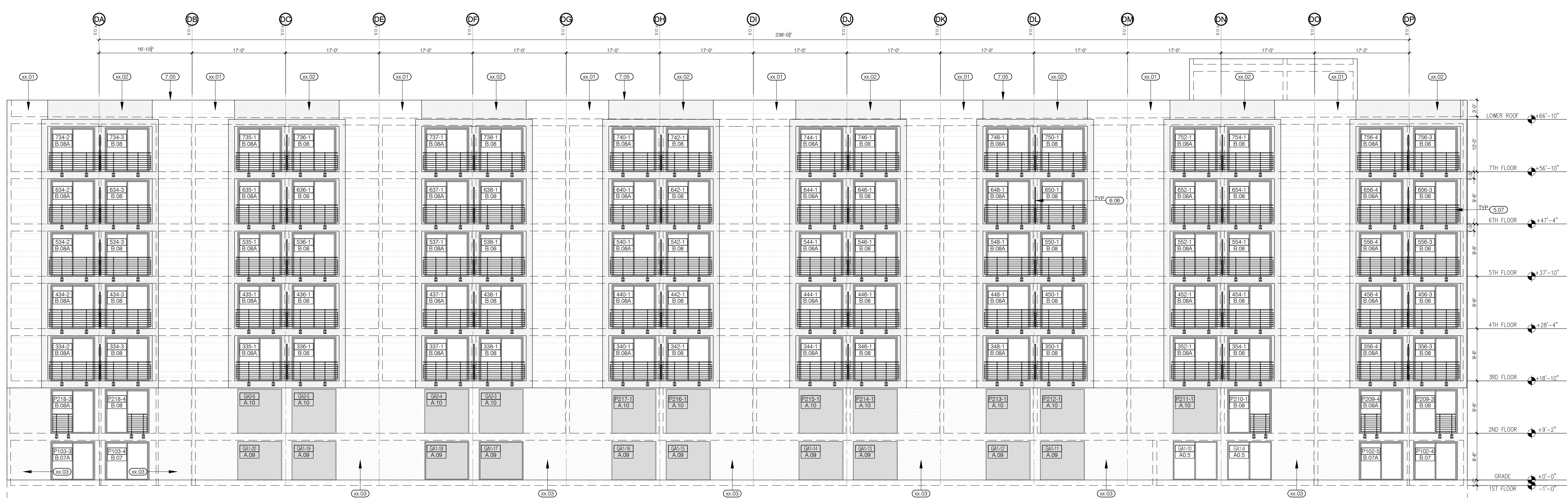
DRAWN BY:

DATE: 05/05/20

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

DRAWING NO:

A3.3



WEST ELEVATION

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

3/A3.3



EAST ELEVATION

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

2/A3.3

KEYED NOTES

1/A3.3

DIVISION 2: SITE CONSTRUCTION

DIVISION 3: CONCRETE

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

DIVISION 5: METALS

- (5.07) TYPICAL UNIT STAIR, SEE 6/A4.3
- (5.02) STAIR UNIT 112, SEE 1/A4.2
- (5.03) INTERIOR EXIT STAIRWAY #1 & 2, SEE 1/88 /A4.1
- (5.04) INTERIOR EXIT STAIRWAY #3, SEE 12/A4.2
- (5.05) INTERIOR EXIT STAIRWAY #4, SEE 1/A4.2
- (5.06) 1-5/8" 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.BB
- (5.09) GALV. METAL LADDER

DIVISION 6: WOOD AND PLASTICS

- (6.07) DROP CEILING @ COMMON HALLWAY @ 8'-0" A.F.F., SEE 5/A3.2
- (6.03) DROP CEILING @ UNIT HALLWAY @ 8'-0" A.F.F.
- (6.04) DROP CEILING @ UNIT BATHROOM @ 7'-0" A.F.F.
- (6.05) VERTICAL AIR DUCT FUR CONSTRUCTION SEE 5/6 /A9.5
- (6.06) HORIZONTAL AIR DUCT FUR CONSTRUCTION SEE 7/8 /A9.5
- (6.09) PLYWOOD CRACKET TO SLOPE TO DRAIN @ 1/4" 1'-0" MIN, SEE WR1 82/A9.1
- (6.08) 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, TAG EDGE MATCHED
- (7.11) CORTEN STEEL SIDING- FLAT PROFILE 22 GA. 10" WIDE PANELS W/ 1" RIB HEIGHT
- (7.12) CORTEN STEEL PARAPET CAP FLASHING, SEE 17-19 /A9.4, SIM.

DIVISION 8: DOORS AND WINDOWS

- (8.07) FIRE RATED WINDOW, PROVIDE W/ SPRINKLER HEAD, S.F.S.D.
- (8.02) 3'-4" HIGH 1/2" 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

- xx.01 -
- xx.02 -
- xx.03 -

DIVISION 10: SPECIAL TIES

- (10.07) 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

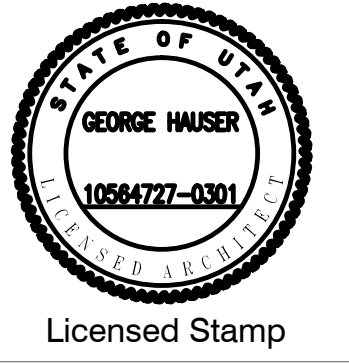
- (12.01) TYPICAL KITCHEN W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (12.02) TYPICAL KITCHEN MIRRORED W/ BASE AND UPPER CABINETS, SEE 4/A5.1
- (12.03) MINIMUM 5% OF THE BEDS IN THE ACCESSIBLE UNITS SHALL BE ACCESSIBLE WITH A CLEAR FLOOR SPACE ON EACH SIDE OF THE BED, ACCESSIBLE BEDS ARE REQUIRED TO BE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

DIVISION 13: SPECIAL CONSTRUCTION

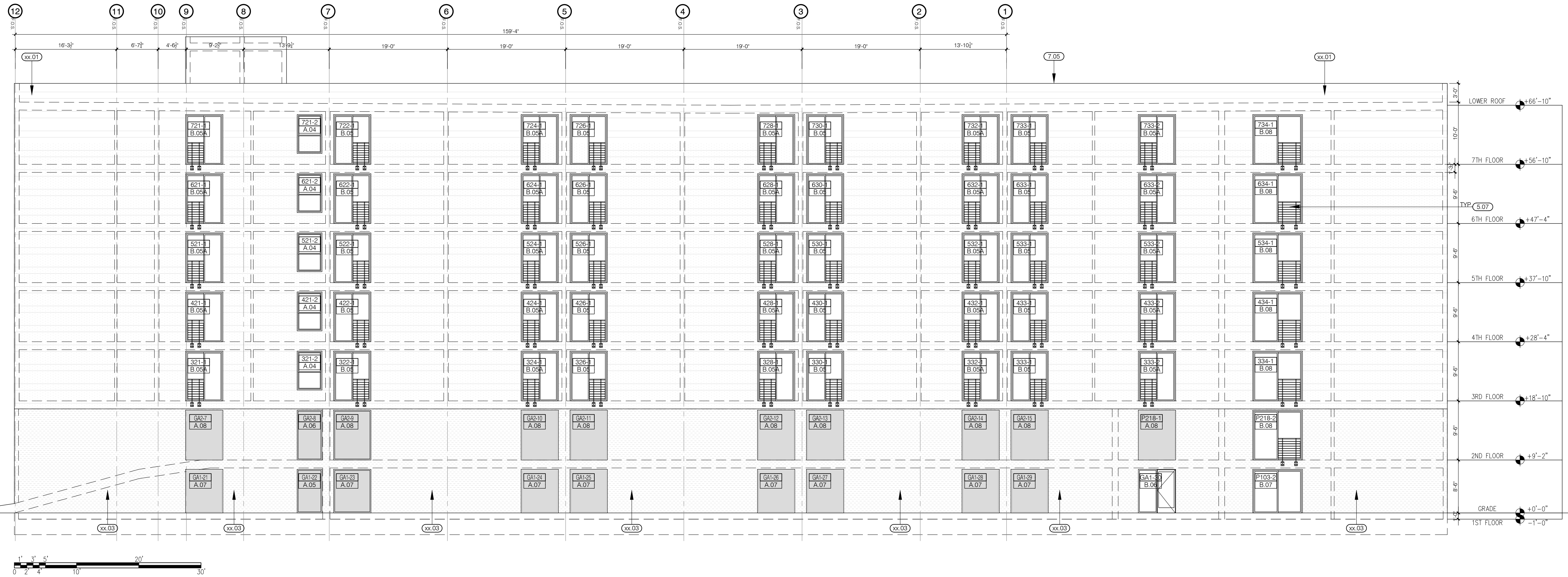
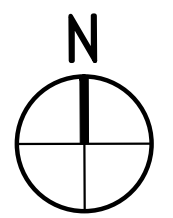
- (13.07) TRACTION ELEVATOR SEE SHEET A4.4, SEE SPECS.

DIVISION 15: MECHANICAL

DIVISION 16: ELECTRICAL

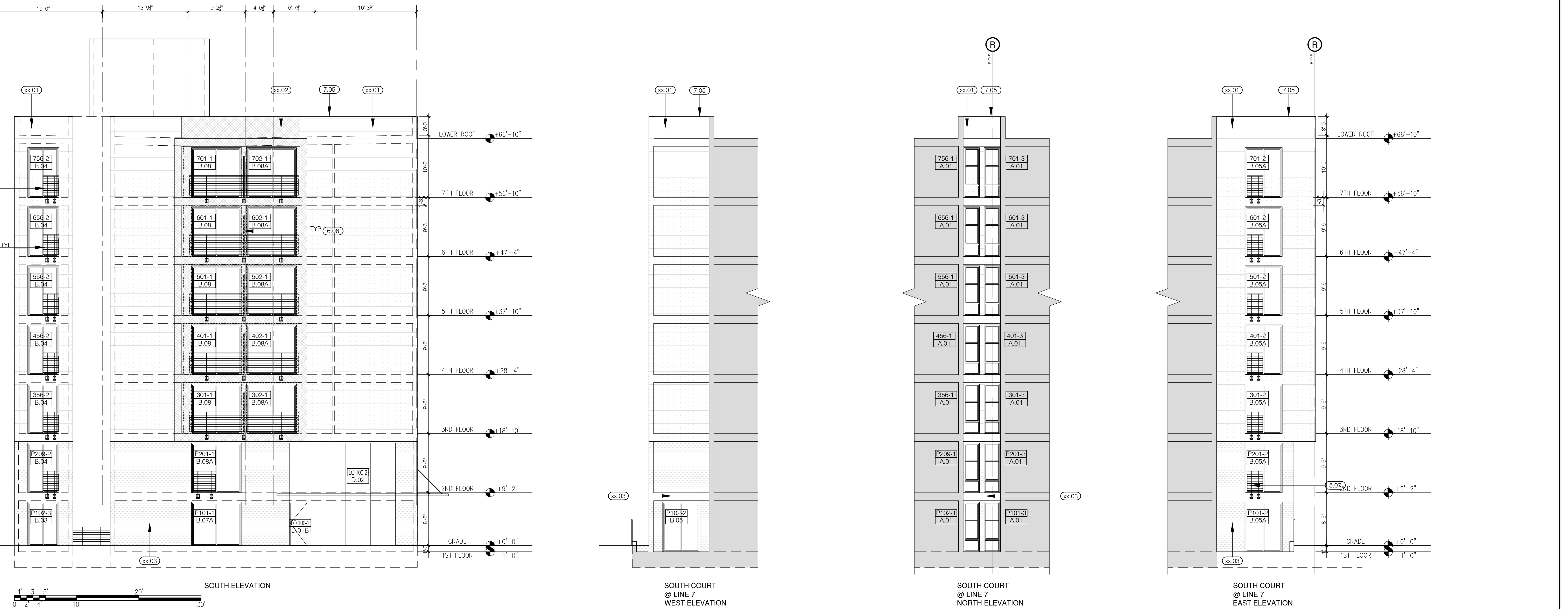


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NORTH ELEVATION

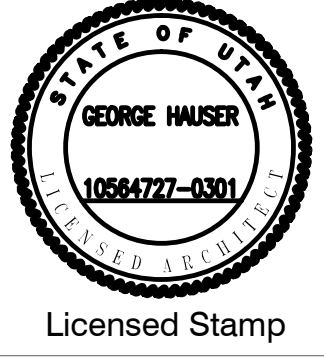
SC: 1/8"=1'-0" 3/A3.4



SOUTH ELEVATION

SC: 1/8"=1'-0" 2/A3.4

- 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 1/88 /A4.1
 - (5.04) INTERIOR EXIT STAIRWAY #3, SEE 12/A4.2
 - (5.05) INTERIOR EXIT STAIRWAY #4, SEE 1/A4.2
 - (5.06) 1-5/8" 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.BB
 - (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 @ 9'-0" A.F.F.
 - (6.03) DROP CEILING @ UNIT BATHROOM @ 7'-0" A.F.F.
 - (6.04) VERTICAL AIR DUCT FUR CONSTRUCTION SEE 5/6 /A9.5
 - (6.05) HORIZONTAL AIR DUCT FUR CONSTRUCTION SEE 7/8 /A9.5
 - (6.06) FLYWOOD CRACKET TO SLOPE TO DRAIN @ 1/4" 1'-0" MIN. SEE WR1 82/A9.1
 - (6.08) 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 @ 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. 10" 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 1/8" 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) -
 - (9.02) -
 - (9.03) -
- DIVISION 10: SPECIAL TIES**
- (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 MIRRORED 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**



1050 S WASHINGTON ST.
SALT LAKE CITY, UT 84101

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SHEET TITLE:

BUILDING ELEVATION COURTYARD

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

DIVISION 2: SITE CONSTRUCTION

DIVISION 3: CONCRETE

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&8 /A4.1
- 5.04 INTERIOR EXIT STAIRWAY #3, SEE 12/A4.2
- 5.05 INTERIOR EXIT STAIRWAY #4, SEE 1/A4.2
- 5.06 1-5/8" 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 3&6 /A9.5
- 6.05 HORIZONTAL AIR DUCT FUR CONSTRUCTION SEE 2&8 /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 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 G3M PARAPET CAP FLASHING, SEE 17-18/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 1/4" SHIP LAP SIDING, TAG 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 W/ 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 ---
- 9.02 ---
- 9.03 ---

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 9/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

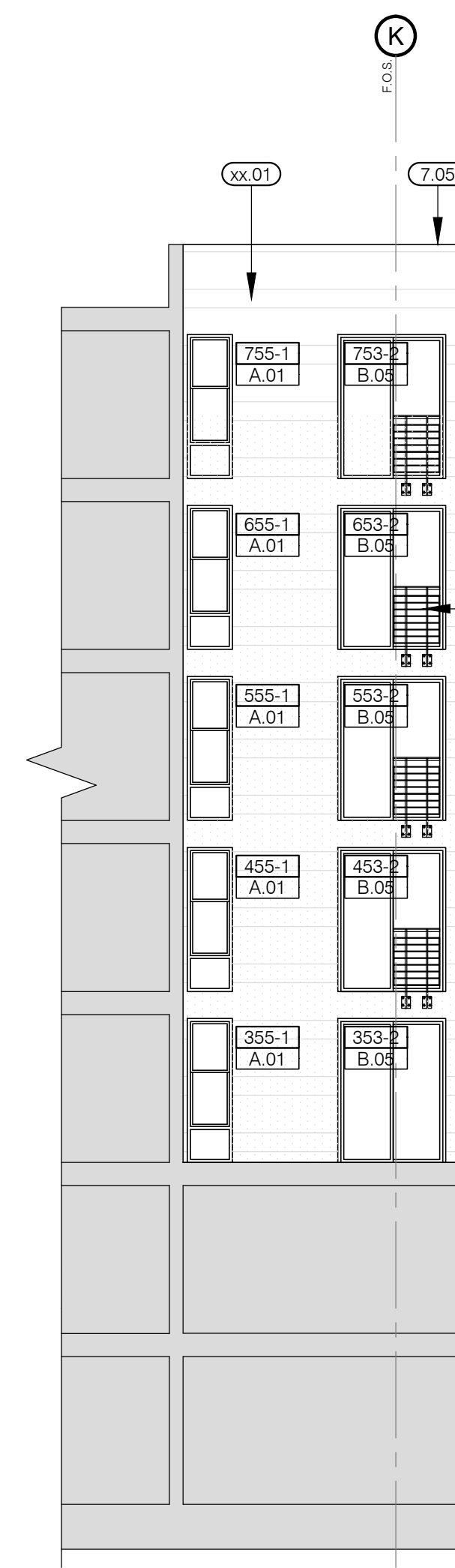
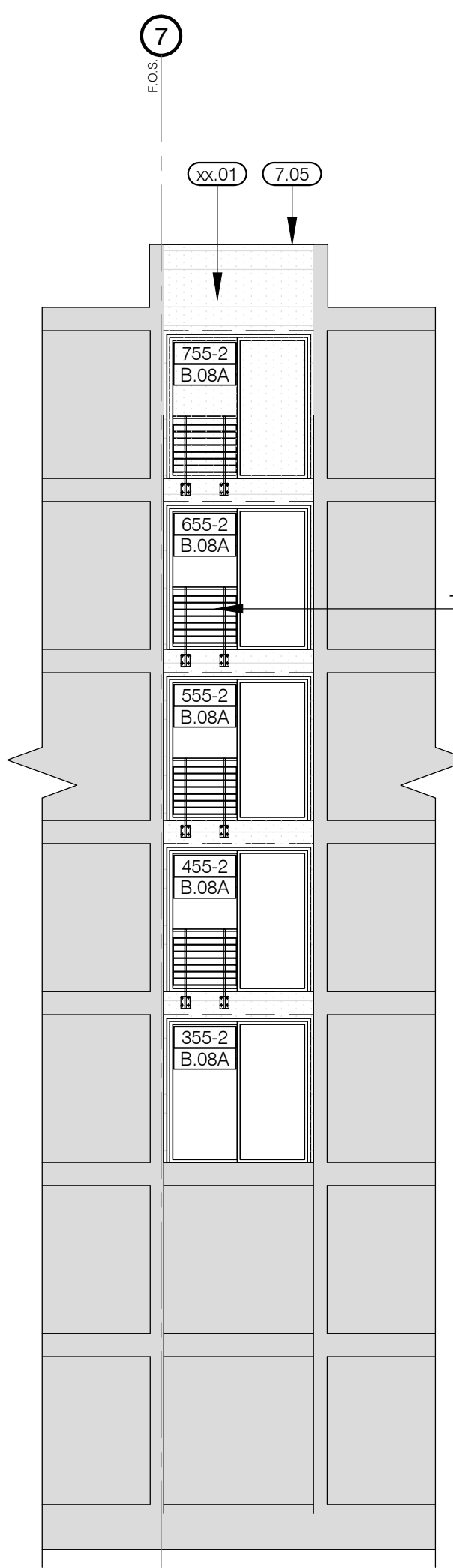
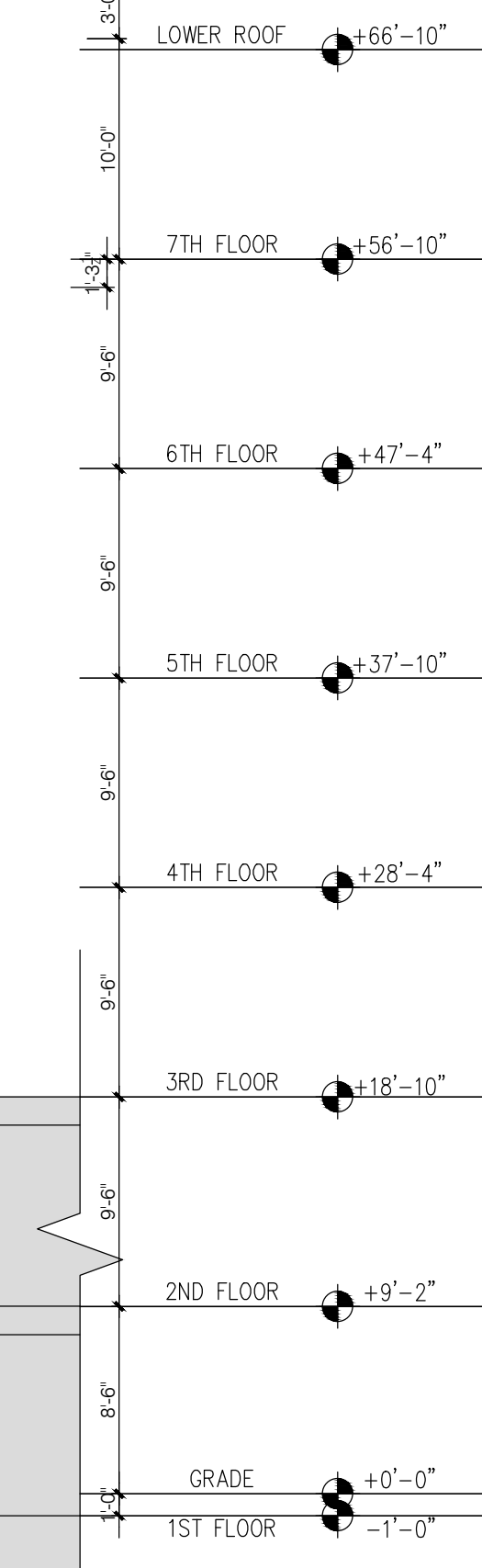
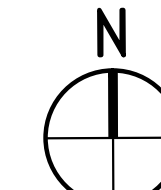
DIVISION 13: SPECIAL CONSTRUCTION

DIVISION 14: CONVEYING

- 14.01 TRACTION ELEVATOR SEE SHEET A4.4, SEE SPECS.

DIVISION 15: MECHANICAL

DIVISION 16: ELECTRICAL

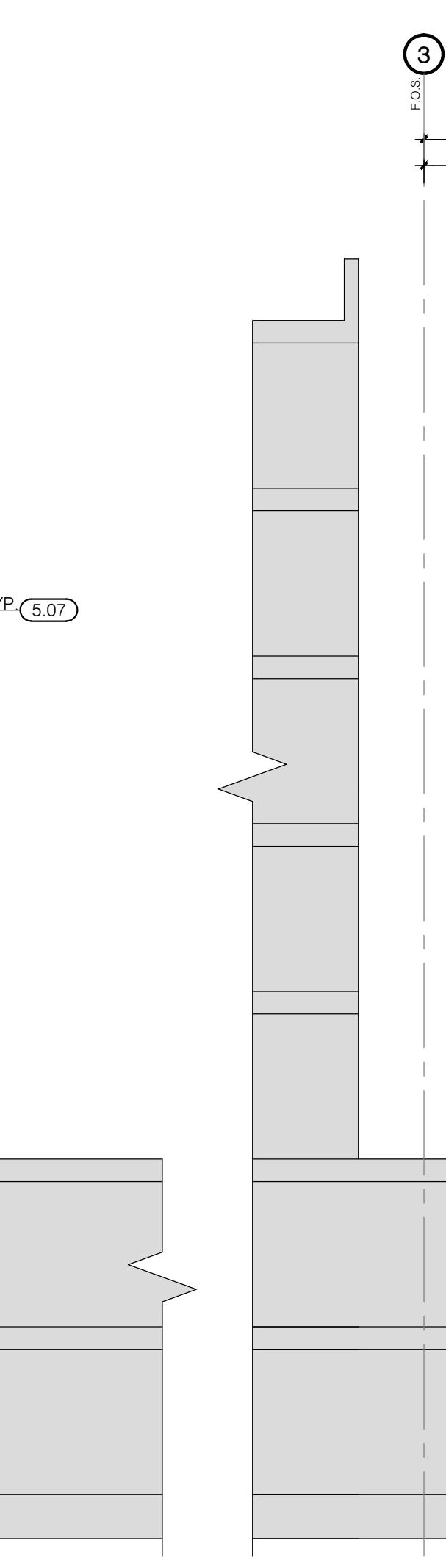
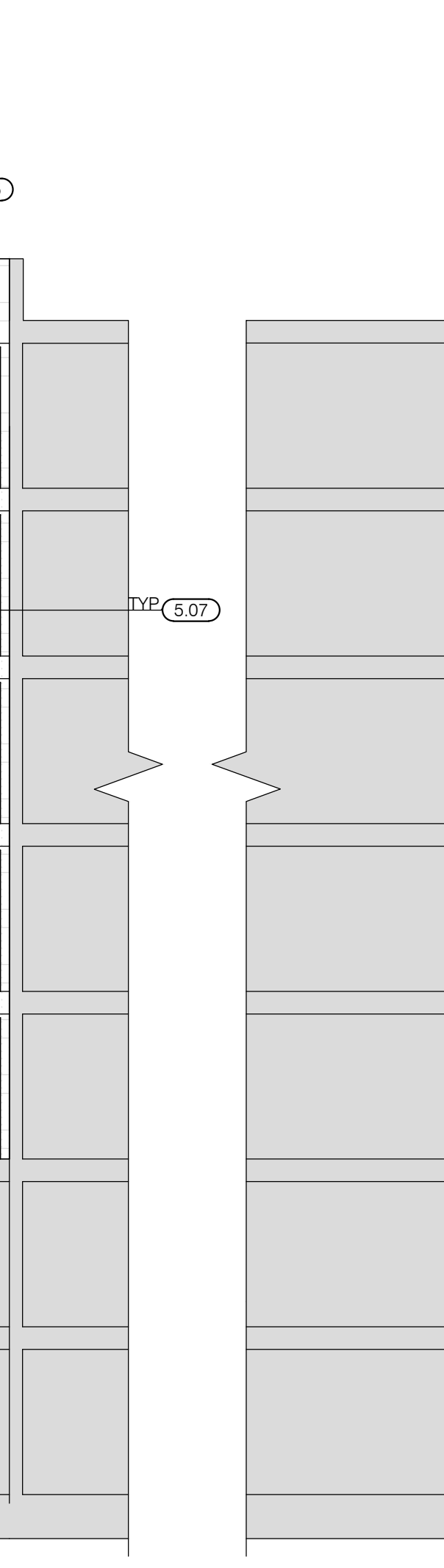


CENTRAL COURT EAST & SOUTH ELEVATION

SC: 1/8"=1'-0" 2/A3.5

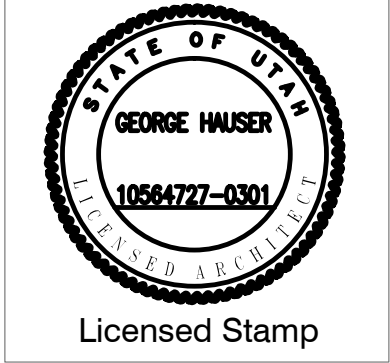
KEYED NOTES

1/A3.5



CENTRAL COURT WEST & NORTH ELEVATION

3/A3.5



1050 S WASHINGTON ST.
SALT LAKE CITY, UT 84101

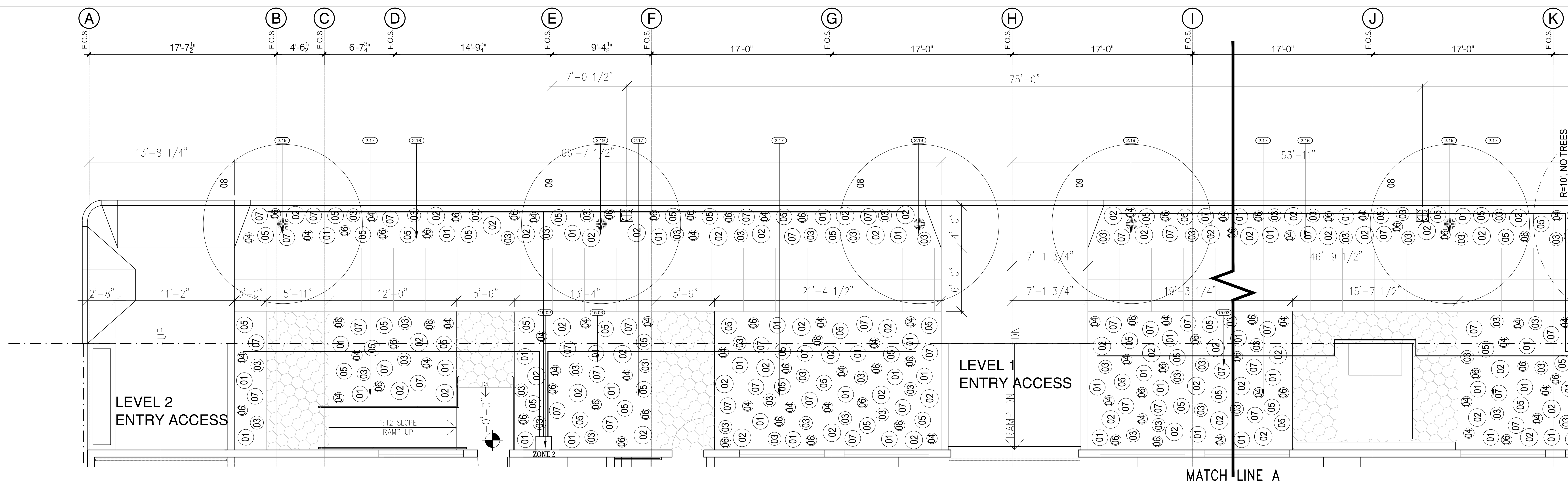
RELEASES AND REVISIONS DATE

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SHEET TITLE:
LANDSCAPING PLAN

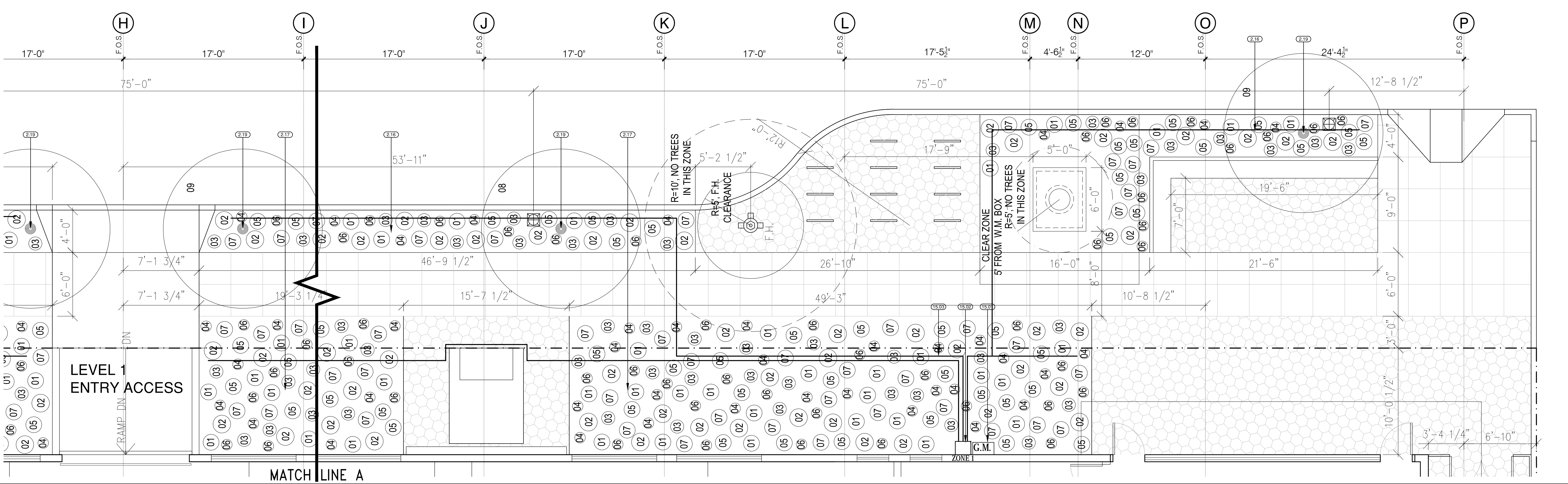
PROJECT NO:
DATE: 05/05/20
SCALE: 1/8"=1'-0"
DRAWING NO.

L.O.1



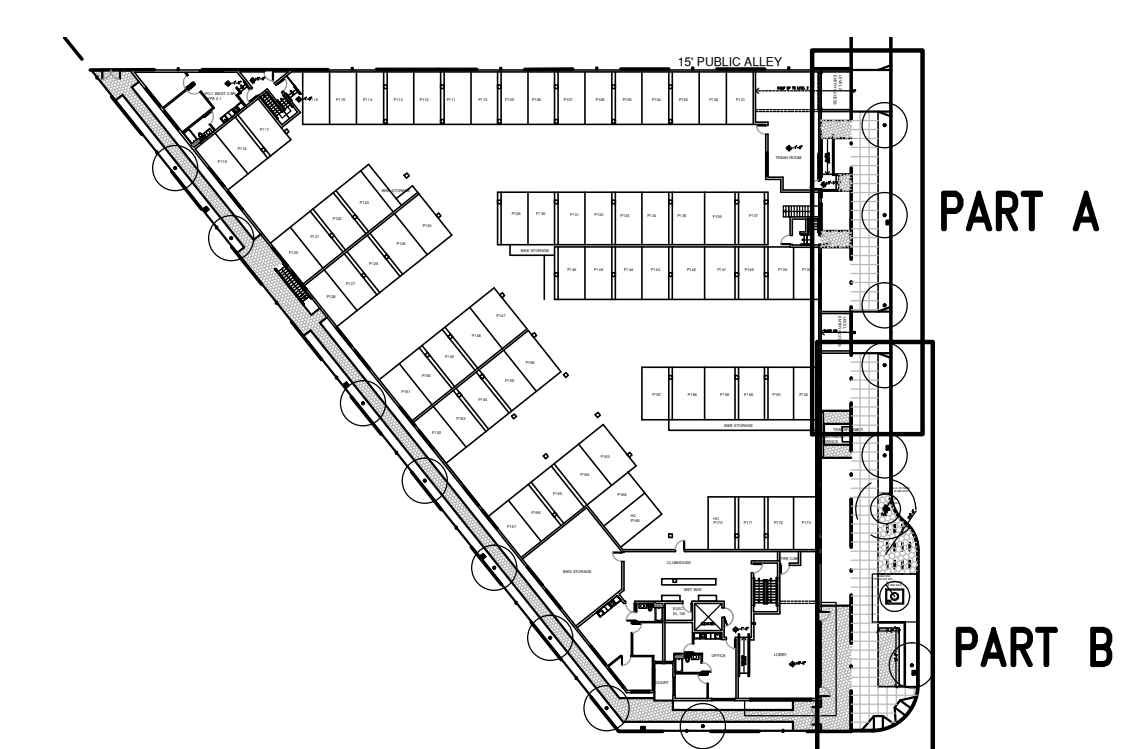
LANDSCAPING PLAN-PART A

4/L.O.1



LANDSCAPING PLAN-PART B

3/L.O.1



1050 S Washington-LANDSCAPING AREA TABLE

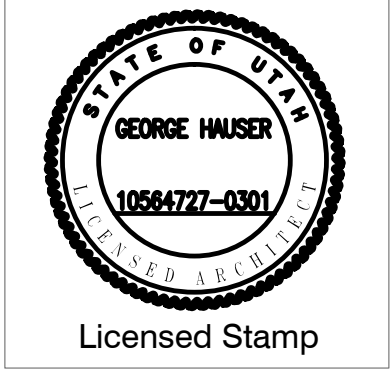
Street	Frontage	Trees		Park Strip				Front Yard			
		Required	Provided	Vegetation		Paving, gravel, rocks		Area		Vegetation	
	LF	No.	No.	Min SF	Max SF	Min SF	Max SF	Min SF	Max SF	Min SF	Max SF
S Washington	220	7	7	1220	407	424	817	722	2405	802	825

- DIVISION 2: SITE CONSTRUCTION**
 (2.16) LANDSCAPED PARK STRIP. SEE 1/L.O.1 FOR QTY. OF PLANTS
 (2.17) PLANTING BED. SEE 1/L.O.1 PLANTING SCHEDULE FOR QTY. OF PLANTS
 (2.18) TREE. SEE 1/L.O.1 PLANTING SCHEDULE FOR QTY. OF TREES.
- DIVISION 9: FINISHES**
 (9.02) SIDEWALK STRIPES S.L.D.
 (9.03) FLUSH PLANTER S.L.D.
- 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.

1050 S Washington St
PLANT SCHEDULE

PLANT NUMBER	PLANT NAME	TYPE	COLOR IN SUMMER	MATURE HEIGHT (IN.)	MATURE SPREAD (IN.)	HYDROZONE	PARK STRIP			FRONT YARD			
							AREA VALUE (SF)	QTY	TOTAL AREA (SF)	PLANT %	AREA VALUE (SF)	QTY	TOTAL AREA (SF)
01	BOTANICAL COMMON GREEK YARROW	PERENNIAL	WHITE	4	18 01		1.75	15	26	5.2%	1.75	50	88
02	CALYLOPHUS HARTWEGII	PERENNIAL	YELLOW	12	36 01		7.00	30	210	49.6%	7.00	50	350
03	ACHILLEA SERBICA	PERENNIAL	WHITE	4	15 01		1.00	30	30	7.1%	1.00	50	50
04	BERLANDIERIA LYRATA	PERENNIAL	YELLOW	18	12 01		1.00	15	15	3.5%	1.00	50	50
05	HELIANTHEMUM NUMMULARIUM	PERENNIAL	WHITE	6	18 01		1.75	30	53	12.4%	1.75	50	88
06	ONEOTHERA BERLANDIERI 'SISKIYOU'	PERENNIAL	PINK	12	12 01		1.00	30	30	7.1%	1.00	50	50
07	MUHLENBERGIA MONTANA	TURF GRASS	GREEN	30	24 01		3.00	20	60		3.00	50	150
08	ACER GRANDIDENTATUM	TREE	GREEN	20'-25'	15'-25'								
09	PRUNUS 'KANZAN'	TREE	GREEN	20'-25'	15'-20'								
TOTAL AREA PROVIDED										424	85.8%		825
TOTAL AREA REQUIRED										407			802

PLANT HEIGHT LIMITATIONS
 PARK STRIP
 FRONT YARD
 MAXIMUM 22" H EXCEPT FOR 36" ACCENT PLANTS NOT TO EXCEED 20% OF PLANT AREA
 NO LIMITATION



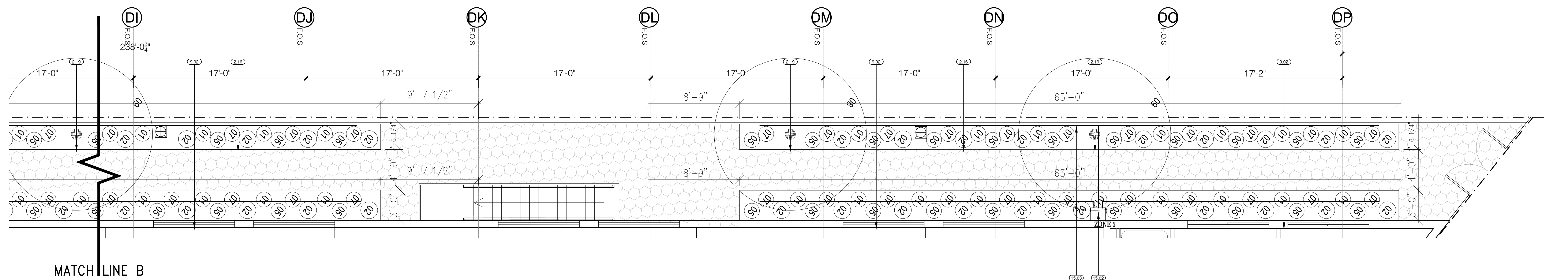
1050 S WASHINGTON ST.
SALT LAKE CITY, UT 84101

RELEASES AND REVISIONS

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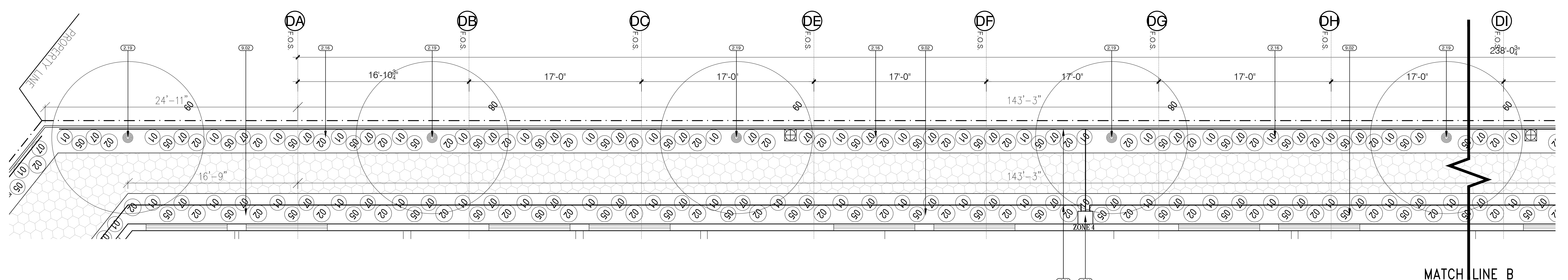
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LANDSCAPING PLAN

PROJECT NO:
DATE: 05/05/20
SCALE: 1/8"=1'-0"
DRAWING NO:
L0.2



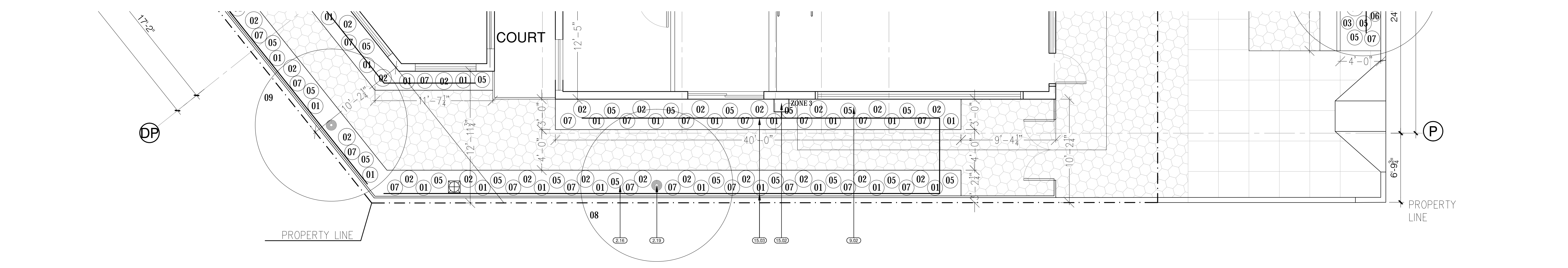
LANDSCAPING PLAN-PART C

4/L0.2



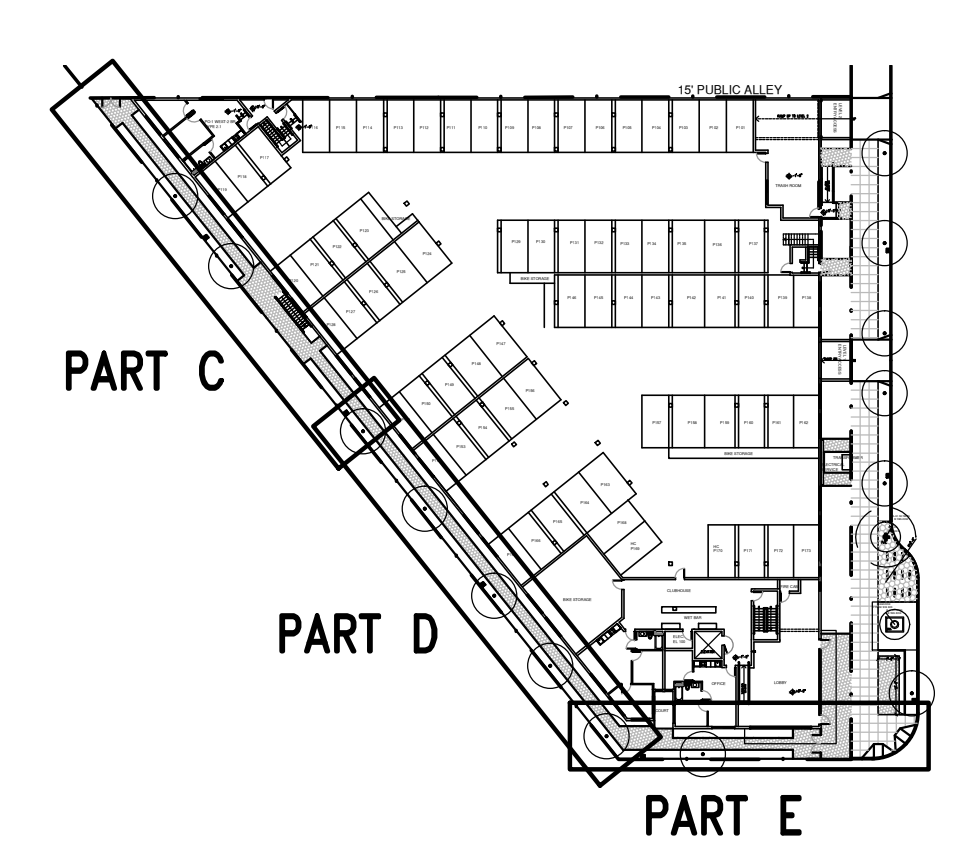
LANDSCAPING PLAN-PART D

4/L0.2



LANDSCAPING PLAN-PART E

3/L0.2



LANDSCAPING KEY PLAN sc: 1/84"=1'-0" 2/L0.2

1050 S Washington-LANDSCAPING AREA TABLE

Street	Frontage	Trees		Park Strip				Front Yard		
		Required	Provided	Vegetation		Paving, gravel, rocks	Area	Vegetation		
		No.	No.	Min	Max	Min	Max	Min	Max	
S Washington	220	7	7	SF	SF	SF	SF	SF	SF	
				407	424	817	722	2405	802	825

DIVISION 2: SITE CONSTRUCTION
 (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
 (2.18) TREE. SEE 1.L0.1 PLANTING SCHEDULE FOR QTY. OF TREES.

DIVISION 3: FINISHES
 (3.02) SIDEWALK STRIPES S.L.D.
 (3.03) FLUSH PLANTER S.L.D.

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.

1050 S Washington St PLANT SCHEDULE

PLANT NUMBER	BOTANICAL	PLANT NAME	COMMON	TYPE	COLOR IN SUMMER	MATURE HEIGHT (IN.)	MATURE SPREAD (IN.)	HYDROZO NE	PARK STRIP			FRONT YARD		
									AREA VALUE (SF)	QTY	TOTAL AREA (SF)	PLANT < 22"/TOTAL	AREA VALUE (SF)	QTY
01	ACHILLEA AGERATIFOLIA	GREEK YARROW	PERENNIAL	WHITE	4	18	01	1.75	15	26	6.2%	1.75	50	88
02	CALYLOPHIS HARTWEGII	FENDLER'S SUNDROPS	PERENNIAL	YELLOW	12	36	01	7.00	30	210	49.6%	7.00	50	350
03	ACHILLEA SERBICA	SERBIAN YARROW	PERENNIAL	WHITE	4	15	01	1.00	30	30	7.1%	1.00	50	50
04	BERLANDIERA LYRATA	CHOCOLATE FLOWER	PERENNIAL	YELLOW	18	12	01	1.00	15	15	3.5%	1.00	50	50
05	HELIANTHEMUM NUMMULARIUM	ROCKROSE	PERENNIAL	WHITE	6	18	01	1.75	30	53	12.4%	1.75	50	88
06	ONEOTHEA BERLANDIERI 'SISKIYOU'	SISKIYOU PINK MEXICAN PRIMROSE	PERENNIAL	PINK	12	12	01	1.00	30	30	7.1%	1.00	50	50
07	MUHLENBERGIA MONTANA	MOUNTAIN MUHLY	TURF GRASS	GREEN	30	24	01	3.00	20	60		3.00	50	150
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									424	85.8%			825	
TOTAL AREA REQUIRED									407				802	

PLANT HEIGHT LIMITATIONS
 PARK STRIP: MAXIMUM 22" H EXCEPT FOR 36" ACCENT PLANTS NOT TO EXCEED 20% OF PLANT AREA
 FRONT YARD: NO LIMITATION

LANDSCAPING PLANT TABLE & KEYED NOTES 1/L0.2



1050 S WASHINGTON
BUMPER HOUSE
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PUBLIC ART - SCREEN MURAL
S WASHINGTON FACADE

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