

ZONING & PARKING REQUIREMENTS	
ZONING	R-1-7000
SIZE OF PARCEL	1.09 ACRES
MAXIMUM BUILDING HEIGHT	28'
MAXIMUM BUILDING COVERAGE	40%
ACTUAL BUILDING COVERAGE	40%
PRIMARY STRUCTURES	
FRONT YARD (AVG. OF EXISTING BUILDINGS)	19'-8"
SIDE YARD (AVG. OF EXISTING BUILDINGS)	16'-8"
REAR YARD (PRIMARY BUILDING ONLY)	25'
CORNER LOT CONDITION	YES
PARKING	
BUILDING USE	LIBRARY
BUILDING AREA	19,010 SF
REQUIRED PARKING LOT LANDSCAPING	5.0%
PROVIDED PARKING LOT LANDSCAPING	5.0%
STANDARD SPACES	
MINIMUM REQUIRED	20
SPACES REQUIRED RATIO	1/1000 SF
SPACES PROVIDED	26
STREET SPACES	
1400 SOUTH	TBD
CONCORD STREET	TBD
SPACES PROVIDED	TBD
ACCESSIBLE SPACES	
SPACES ALLOWED RATIO	26-50
SPACES REQUIRED	2
SPACES PROVIDED	2
OTHER PRIORITY PARKING SPACES	
FUEL-EFFICIENT VEHICLE (0 REQUIRED)	2
BICYCLE PARKING (5% = 2 REQUIRED)	20

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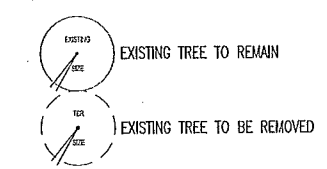
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SITE PLAN GENERAL NOTES:

- FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- DO NOT SCALE DRAWINGS.
- PROPOSED PLANT MATERIAL WILL BE A COMBINATION OF NATIVE AND UTAH WATER WISE FRIENDLY PLANT MATERIAL WITH SIMILAR CROP COEFFICIENTS CONFORMING TO PLANT HARDINESS ZONE 5 AND WILL BE VISUALLY AND AESTHETICALLY COMPATIBLE WITH SURROUNDING CONDITIONS. SHRUB BEDS WILL BE COVERED WITH GRAVEL MULCH.
- ALL LANDSCAPING TO BE IRRIGATED WITH FULLY AUTOMATED IRRIGATION SYSTEM CAPABLE OF RUNNING ON AN INDEPENDENT STATIONED CONTROLLER THAT CAN BE AUTOMATICALLY ADJUSTED FOR REAL TIME DAY TO DAY WEATHER CONDITIONS AND DAILY REFERENCE EVAPOTRANSPIRATION, CAPABLE OF BEING AUTOMATICALLY SHUT-OFF IN THE EVENT OF AN IRRIGATION PIPE BREAK, SEASONAL RAINFALL OR SIGNIFICANT WIND EVENT.

SITE DEMOLITION PLAN GENERAL NOTES:

- DIMENSIONS ARE TO THE FACE OF EXISTING FINISH, NEW SUBSTRATE OR GRIDLINE.
- INFORMATION PROVIDED IS BASED ON SURVEY INFORMATION OBTAINED THROUGH THE OWNER. FIELD VERIFY ALL EXISTING CONDITIONS, THEIR LOCATIONS AND QUANTITIES, AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- DO NOT SCALE DRAWINGS.
- SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- SEE SITE CIVIL DEMOLITION PLAN, SITE ELECTRICAL DEMOLITION PLAN, SITE MECHANICAL DEMOLITION PLAN, LANDSCAPE DEMOLITION PLAN AND IRRIGATION DEMOLITION PLAN FOR MORE INFORMATION AND COORDINATION.
- DEMOLITION REFERS TO COMPLETE REMOVAL OF ALL PARTS, CONNECTIONS, FOUNDATIONS, STUMPS, ETC. ASSOCIATED WITH EACH ITEM, BOTH ABOVE AND BELOW GRADE. IT WILL INCLUDE LEGALLY AND LAWFULLY DISPOSING OF ALL DEMOLISHED MATERIALS OFF SITE. TRANSPORTATION FEES AND DISPOSAL FEES FOR DEMOLISHED MATERIALS SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND CONTRACT.
- ANY DAMAGE TO MATERIALS INTENDED TO REMAIN IN PLACE ARE TO BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.



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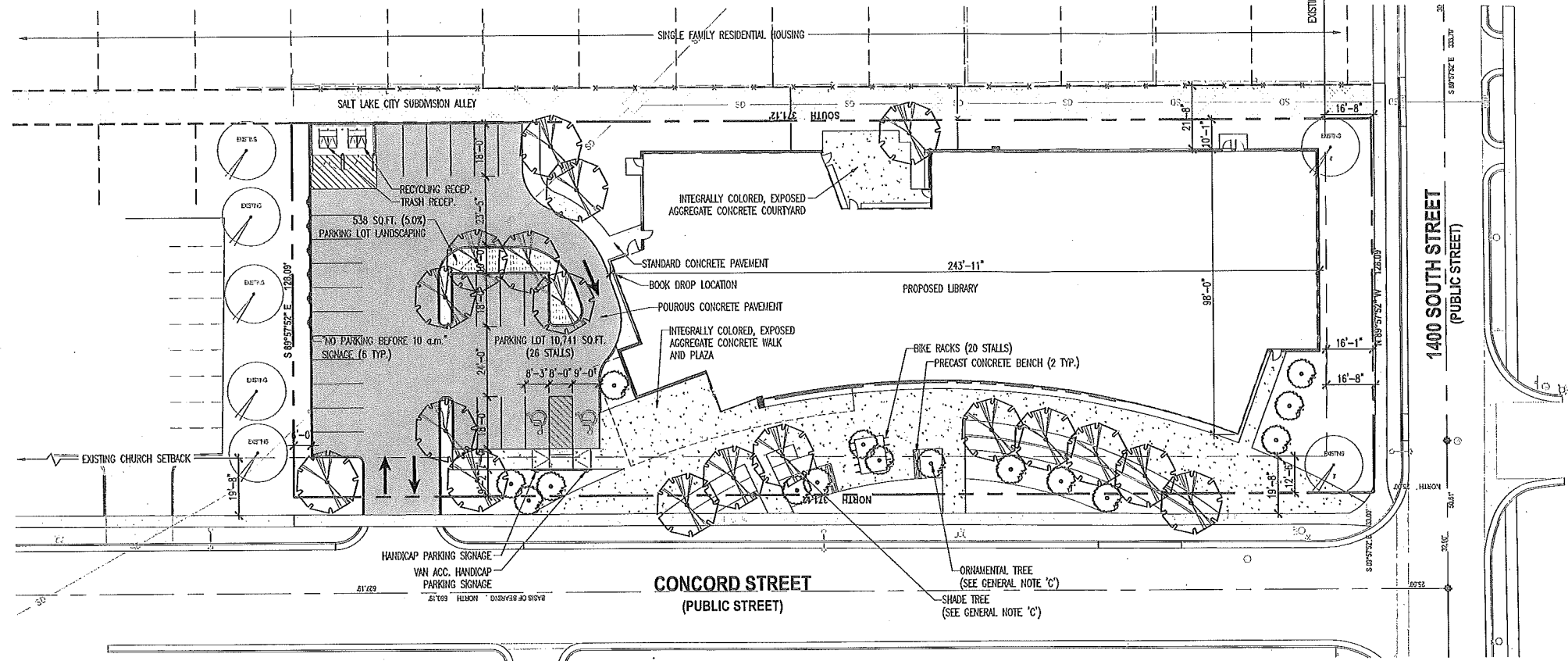


REVISIONS	

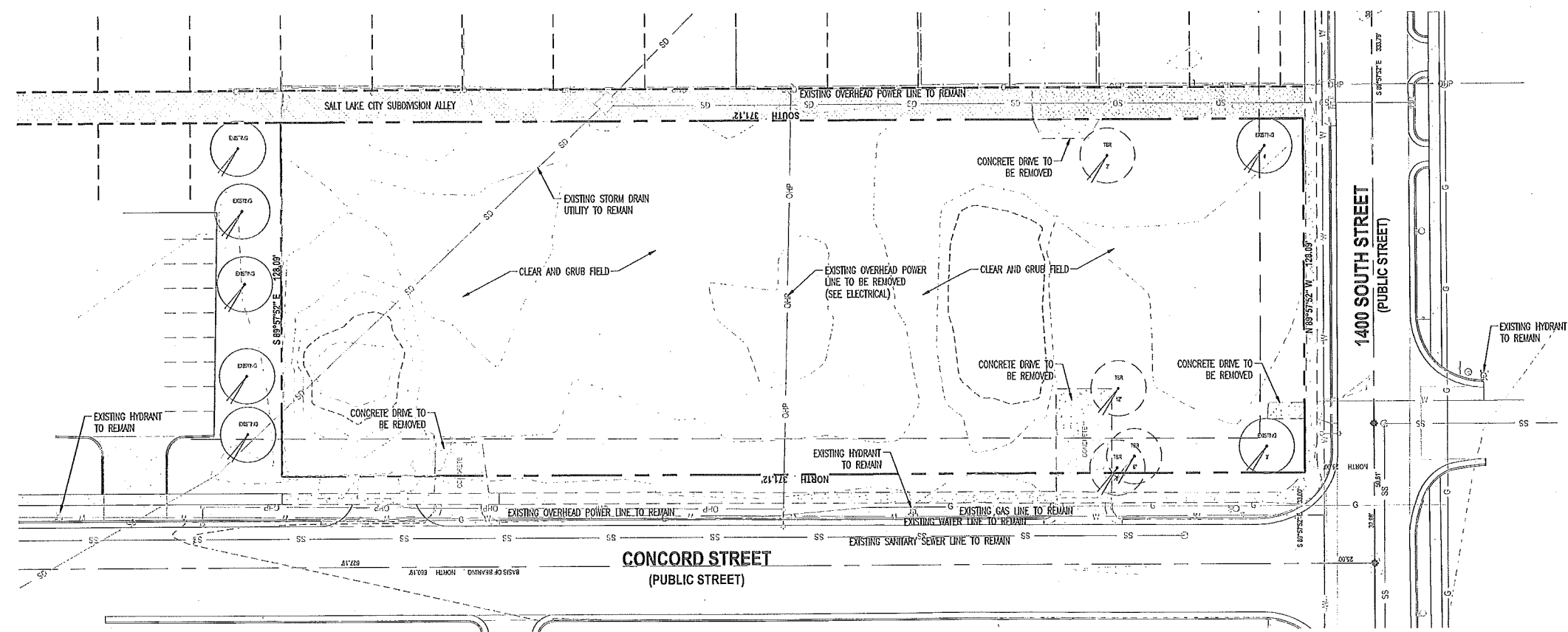
NEXUS PROJECT #: 12059
CHECKED BY: AGC
DRAWN BY: ADO
CURRENT BID DATE: 09/05/2012

SHEET CONTENTS
ARCHITECTURAL SITE
AND DEMOLITION
PLANS

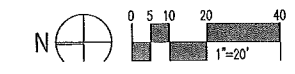
AS101



Architectural Site Plan
SCALE: 1" = 20'



Demolition Plan
SCALE: 1" = 20'



E

D

C

B

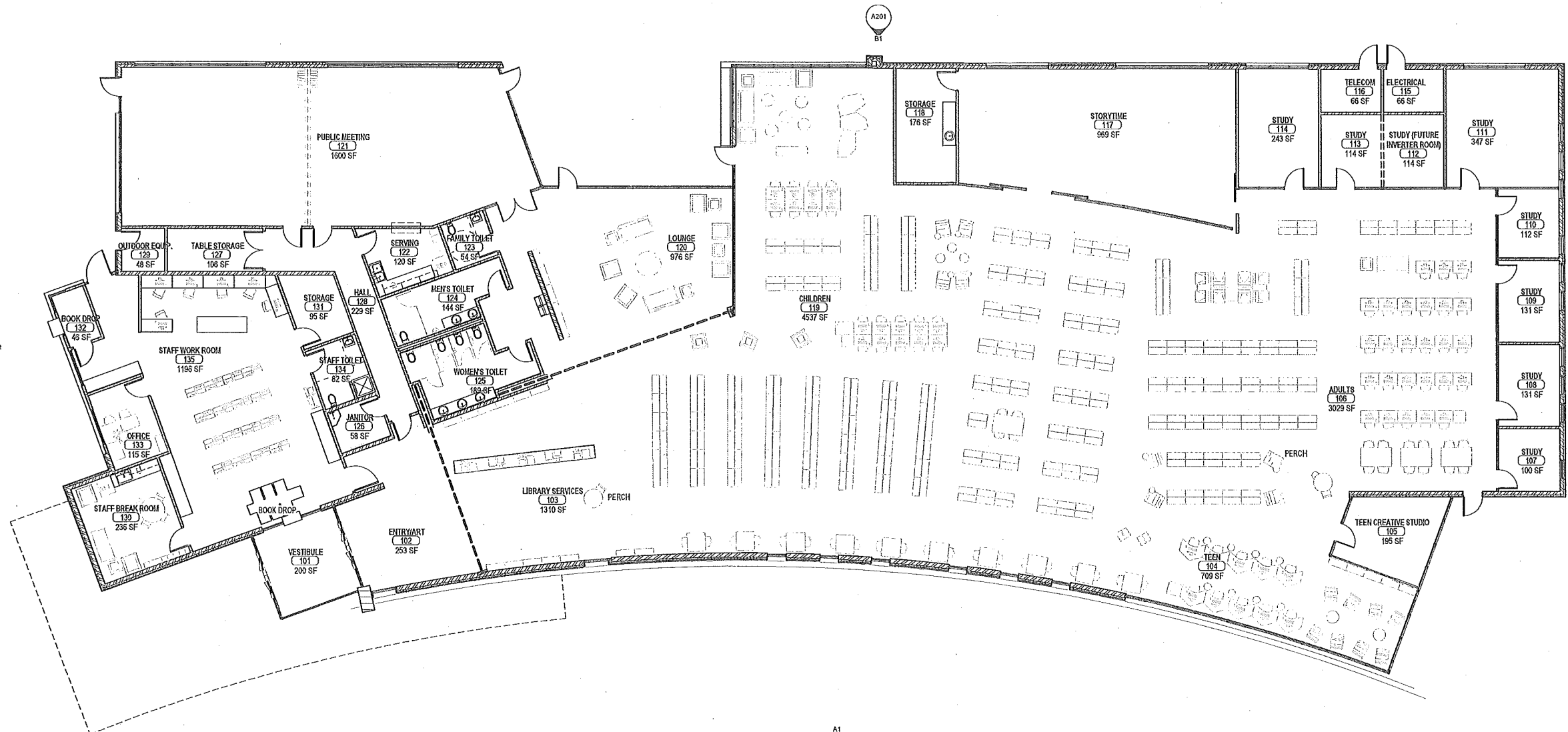
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- GENERAL NOTES - FLOOR PLAN**
- A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
 - B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
 - C. DO NOT SCALE DRAWINGS.
 - D. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
 - E. SEE SHEET CS01 FOR WALL TYPES AND SHEET CS01 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.
 - F. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL XXV6501

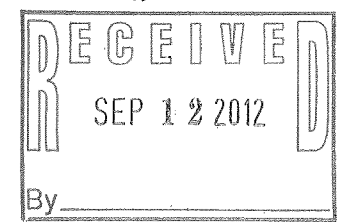
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KEYNOTES - FLOOR PLAN

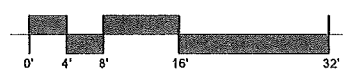
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A1 LEVEL 01 FLOOR PLAN
A101 1/8" = 1'-0"



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SIGN DEVELOPMENT

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DATE:	4 SEPTEMBER 2012

SHEET CONTENTS:
FLOOR PLAN

A101

9/6/2012 8:33:59 AM

GENERAL NOTE - BUILDING ELEVATION

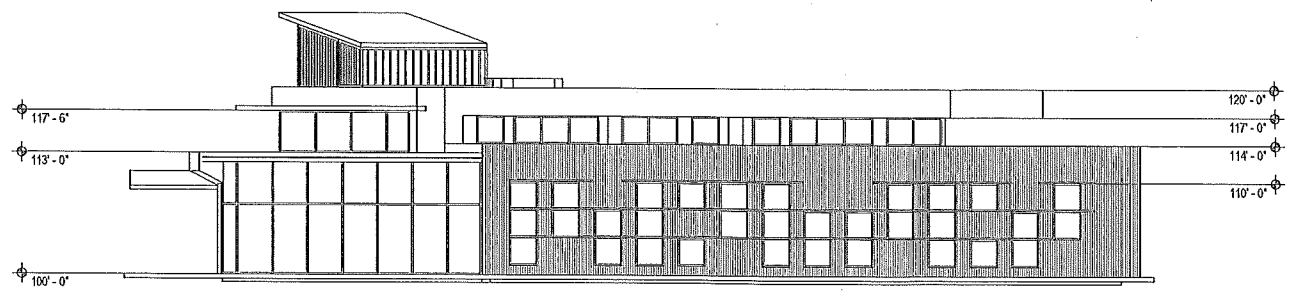
- A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL.
- B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN.
- C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES.

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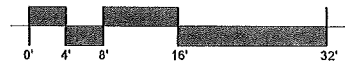
KEYNOTES - BUILDING ELEVATIONS

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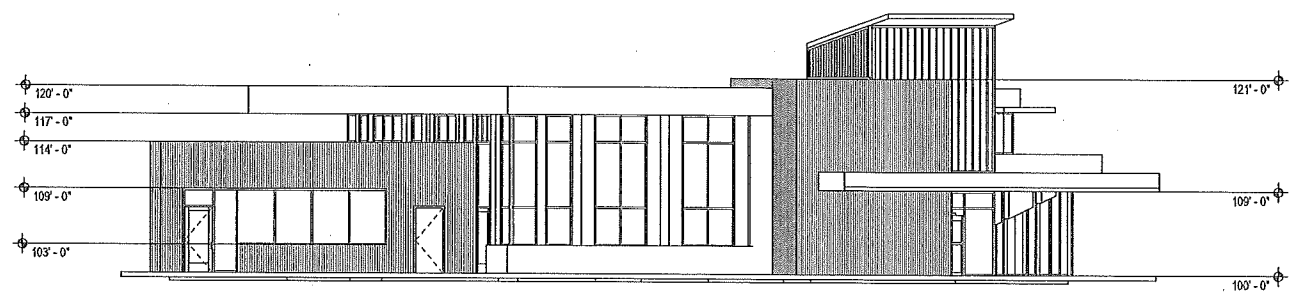
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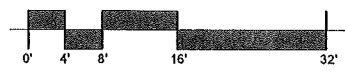
D2 SOUTH ELEVATION
A201 1/8" = 1'-0"



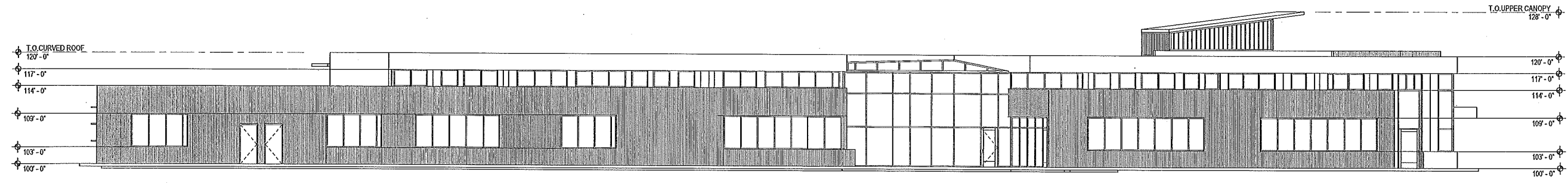
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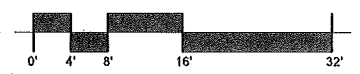
C2 NORTH ELEVATION
A201 1/8" = 1'-0"



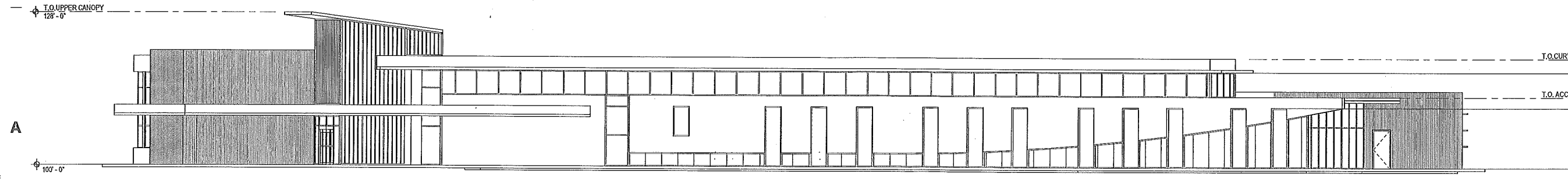
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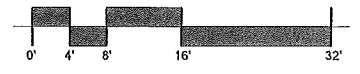
B1 EAST ELEVATION
A201 1/8" = 1'-0"



B

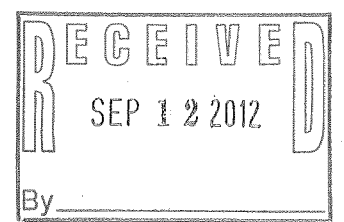


A1 WEST ELEVATION
A201 1/8" = 1'-0"



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SHEET CONTENTS:
BUILDING ELEVATION

A201