

Staff Report

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner - 801-535-6107 - david.gellner@slcgov.com

Date: March 11, 2020 (Revised Narrative of 03-06-2020 included in report)

Re: PLNPCM2020-00009 - Design Review - Gillmor Hall Building Addition to the Jewett

Center for Performing Arts at Westminster College

Design Review

PROPERTY ADDRESS: 1840 South 1300 East (Main campus address) – Project located at

approximately 1230 E 1720 S in the interior of the Westminster Campus

MASTER PLAN: Sugar House Master Plan (2005) **ZONING DISTRICT:** I – Institutional Zoning District

REQUEST: Derek Payne of VCBO Architecture, is requesting Design Review approval on behalf of Westminster College for a proposed addition to the existing Jewett Center for the Performing Arts which is located south of 1700 S at approximately 1230 E on the Westminster College campus in the I – Institutional zoning district.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the Design Review application. In order to comply with the applicable standards, the following conditions of approval shall apply:

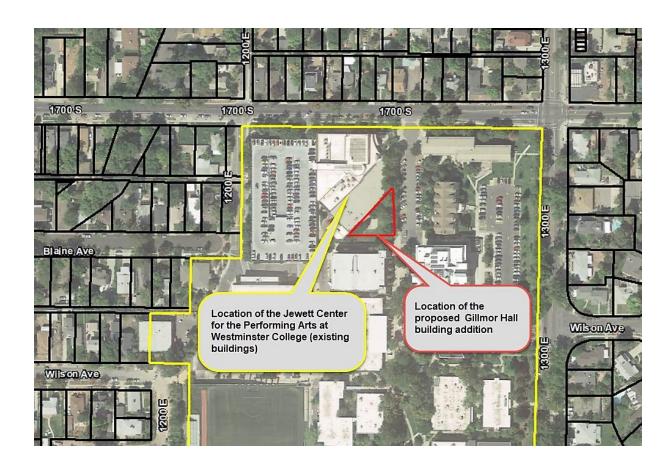
1. Applicant shall comply with all other department/division requirements.

ATTACHMENTS:

- A. Area Location & Zoning Map
- **B.** Property Context Photos
- C. Applicant's Narrative
- **D.** Plans, Elevations & Renderings
- E. Existing Conditions & Zoning Ordinance Requirements
- F. Analysis of Standards Design Review
- **G.** Public Process and Comments
- H. Department Review Comments

PROJECT DESCRIPTION:

The proposed building addition to be known as Gillmor Hall will be a 100-person recital hall and dance performance studio housed in a triangular-shaped building located on the south-east side of the existing Jewett Center. The footprint of the addition is approximately 9,000 square feet in size. It is three (3) stories tall and will encompass approximately 27,000 square feet of total space. The I – Institutional Zoning district limits buildings to 35-feet in height. In the Institutional zoning district, buildings taller than 35-feet but less than 75-feet in height may be authorized through the Design Review process. The proposed building will be 45-feet in height and will be located within the interior of the campus. The applicant is going through the Design Review process to request an additional 10-feet of building height for the proposed addition.





KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

Consideration 1: Neighborhood Compatibility and Anticipated Impacts

The proposed building addition will be located within the interior of the Westminster Campus. It will be located on the southeast corner of the Jewett Center for the Performing Arts which sits south of 1700 S. The closest corner of the building addition to 1700 S will be located approximately 200-feet away from that street.

The Design Review ordinance (Chapter 21A.59) includes standards for applications. In the case of an application for additional height, Standards D and G must be met. The text of those standards is included in <u>Attachment F – Analysis of Standards for Design Review</u>.

The intent of the Design Review process as it relates to building height is to encourage design with an emphasis on human scale and to mitigate any negative impacts. The proposed building incorporates material changes and both ground and upper floor transparency as outlined in the applicant's narrative found in Attachment C. The applicant's narrative demonstrates how the design elements of the building relate to the scale and context of existing buildings and how these elements address the human scale of the building and its interface with the overall campus. These elements address the Design Review standards related to additional building height as codified in 21A.59.050.D and G.

The proposed building height is compatible with heights of adjacent buildings on the Westminster campus. The Meldrum Science Center to the southeast is approximately 60-feet tall. Foster Hall to the immediate east is approximately 45 feet tall. There are also buildings of comparable or greater height elsewhere on the campus. Given the location of the building on the interior of the campus away from adjacent residential uses, the nature of the institutional uses on campus and the presence of buildings of equal or greater height on the campus, the proposed use will not be out of character for the area and will not introduce any new or significant impacts beyond those of the current use and other uses in the vicinity.

Consideration 2: Master Plan Compliance

Sugar House Master Plan (2005)

The Sugar House Master Plan (2005) includes Westminster College within the plan area boundaries. The Plan recognizes the College as a significant feature in the Sugar House community, providing both higher education and cultural activities for the community. The College is also an economic asset for the City and helps to provide a population base for the Sugar House downtown area. The future land use map in the Master Plan anticipates this use continuing into the future. While the issue of expansions and additions to the campus are not specifically addressed in the Master Plan, it is reasonable to assume that Westminster College, as with any higher-learning institution, will make programmatic changes over time to adapt to current educational, societal and program needs and that these changes may require new, expanded or replacement facilities on the campus. As such, the use is in concert with the Sugar House Master Plan and anticipated changes to the area over time.

Plan Salt Lake (2015)

Plan Salt Lake is a citywide master plan that can be applied to this application. It is composed of Guiding Principles that are further defined by Initiatives. The initiatives in the *Arts & Culture* section are relevant to this application and include the following:

- 1. Support opportunities for vibrant expression of cultural diversity.
- 2. Promote and support Salt Lake City as a regional entertainment, artistic, and cultural center and destination.
- 3. Promote and support Salt Lake City as an international tourism destination.
- 4. Ensure access to, and support for, a diversity of cultural facilities citywide.
- 5. Support and encourage public art.
- 6. See partnerships to enhance the arts.

The proposed facility itself will help to expand the music, dance and theater offerings at the College and provide a benefit to the surrounding community through increased opportunities to attend performance events.

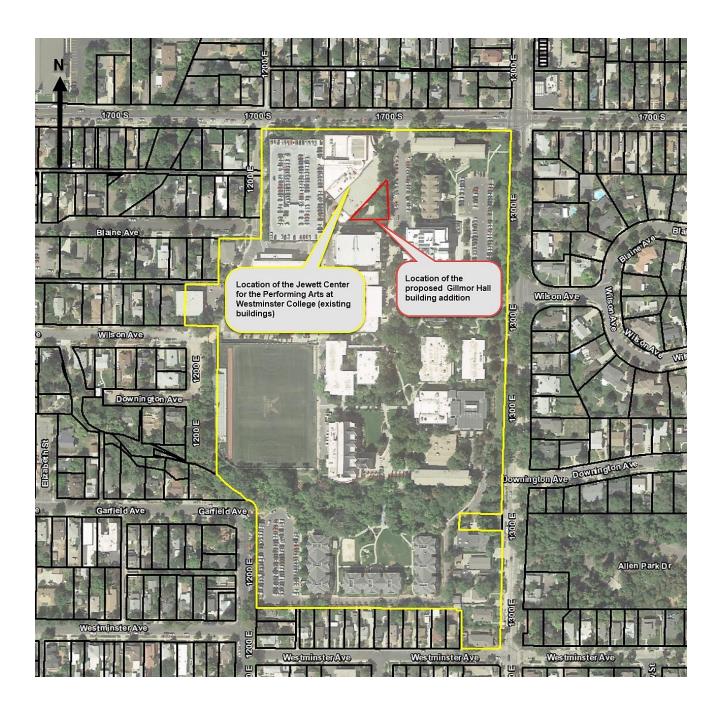
DISCUSSION:

The applicant is proposing a use that is allowed in the zoning district and that is in concert with the established nature of the area. The applicant's narrative is included in <u>Attachment C</u> of this report. Staff recommends that the Design Review application be approved by the Planning Commission.

NEXT STEPS:

If the Design Review application is approved, the applicant will be required to comply with all other department and division requirements and obtain all necessary building permits for the proposed project.

ATTACHMENT A: AREA LOCATION & ZONING MAPS





ATTACHMENT B: PROPERTY CONTEXT PHOTOS



Former amphitheater location where the building addition will be located.



Former amphitheater location where the building addition will be located.



Entrance to the Jewett Center looking north toward 1700 S

ATTACHMENT C: APPLICANT'S NARRATIVE

The detailed narrative found on the following pages was submitted by the applicant.

Westminster College - Gillmor Hall Design Review Planning Narrative Updated 03-06-2020

Architect: VCBO Architecture

Contact: Derek Payne, dpayne@vcbo.com

Architectural Narrative:

The proposed, new Florence J. Gillmor Building is a 27,850 square foot addition to the existing performing arts building that is 'modest in size,' but highly impactful in providing greatly needed performance spaces. Where once there was an under-utilized, outdoor amphitheater that was too steep to hold events, there will be a small triangular-shaped powerhouse of a building with the primary entrance facing the existing public sidewalk with similar architectural language to the existing adjacent building. The exterior is planned to be clad with brick masonry, metal panel, and curtain wall glazing which evokes the material language already present on campus. The current scheme includes exterior glazing which accounts for thirteen percent of the new building envelope. Although the overall building length will only be increased by about 9' in total, the addition features massing, material, and plane changes to induce interest and intrigue.

This new addition to the Jewett Center for the Performing Arts will include a recital hall with 102 audience seats and a dance performance studio that will invigorate the music, dance and theatre programs at the College and is situated due south of the existing performing arts building.

To create a truly successful recital hall and dance studio and interest surrounding these spaces, height and volume in these spaces are necessary. Westminster College is asking the City to grant a request to add ten feet to the zoning baseline of allowable height (35 feet) to be able to achieve successful proportions for these performance spaces. This will allow the recital hall to become a performance space that will be visible from the pedestrian walkway and parking area to the east and allow it to achieve the desired acoustical properties of the space. This increase in height will also allow the performance studio located on the main floor to be visible from and connect to the pedestrian sidewalk and parking area. Currently on the campus there are taller buildings than the proposed forty-five (45') height of the Gillmor Building, and those buildings front major city streets. This new building will be internal to the campus and will have no impact on the surrounding neighborhoods.

The total parking count for the campus exceeds the required number of stalls as defined in Title 21A, and the existing open space for the campus is nearly 20% higher than what is defined in Salt Lake's zoning requirements.

Providing additional performance venues at the College is a win-win, and will be a tremendous asset not only to Westminster, but also to the surrounding community.

Revisions and Additional Information – 03-06-2020

The first level of this building is characterized by extensive glass. There is a large opening into the Performance (Dance) Studio with large doors that open onto the plaza (future phase) with outdoor seating. There is also a large window into the Recital Hall (on the second level). When performances are happening in the building these large apertures will act as lanterns and beckon people to join the fun.

The second level of the building on the east façade is articulated by the shaping of the Recital Hall acoustical design. This accordion-like rhythm to the façade adds a dynamism and important counterpoint to the more regular masonry base of the building.

Westminster College is lucky to have a truly iconic building (Converse Hall). Gillmor Hall, as many other buildings on campus, are support players to the lead actor. This building does, however, take several cues from Converse Hall. The brick (color, size and texture) will complement the Converse brick, and will include horizontal masonry banding similar to the Converse Hall patterns. Even the apparent geometry of the sweeping arc of the roof element of Gillmor Hall is influenced by the arched windows of Converse Hall.

Brick - The brick veneer masonry will be a blend of two red brick colors that are found in many of the buildings on campus. Since it is literally impossible to match brick from different time periods exactly, this strategy of including a blend of two common colors will tend to complement many of the existing brick buildings on campus (except Foster Hall which is a yellow/gold brick color).

Metal - The metal panel will be in two colors — the first color is a dark grey which will be similar to the zinc panel that is on several buildings on campus. The second metal panel color is a lighter grey (almost silver) which will be similar to metal window systems on the campus.

Contrast - The Recital Hall is definitely the prominent feature of this new building. The iconic Recital Hall is proudly held up by the robust brick base of the building. The Hall's form is highlighted by the highly articulated panels with two colors of metal panel being used which will set up a significant contrast in this element. The hope is that the metal form will be visually read as a solid/void or shadow/light interplay.

Lighting - As stated, the openings into the Performance Studio, Recital Hall, and the Lobby will act as lanterns at night to draw patrons to the activities within the building. In addition, there are integrated linear lights over the doors of the Lobby to feature the entry but to also provide adequate light at this important juncture of the building.

Salt Lake City Zoning Requirements:

21A.32.080: I INSTITUTIONAL DISTRICT:

A. Purpose Statement: The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development. N/A.

- B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.
 - 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).
 - 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. N/A.
 - 3. Parking shall be located within, behind, or to the side of buildings. N/A; the parking is existing and is adjacent to the building and exists on the east and west sides of the building.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. Provided

- 1. Locate active ground floor uses at or near the public sidewalk.
- 2. Maximize transparency of ground floor facades.
- 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.

- 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.
- D. Large building masses shall be divided into heights and sizes that relate to human scale.

This building is a relatively small-scaled building on the campus at only two stories high. The second level of the building is horizontally separated from the lower level by a continuous masonry band that encircles the entire footprint. The second level is formed as a kind of sculpted musical instrument that is form-driven by the acoustics of the Recital Hall.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.

The horizontal masonry banding (mentioned above) is a common element in many of the buildings on this historic Utah campus. This building is an addition to the Jewett Center and borrows the language of large square columns that march down the building's east façade.

- 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
- 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.

The Recital Hall on the second level overhangs the first level to provide weather protection

- 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.
- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: Understood; the addition will add less than 9' of length to the overall building
 - 1. Changes in vertical plane (breaks in facade);
 - 2. Material changes; and
 - 3. Massing changes.
- F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:
 - 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); There is existing benches/ seating areas adjacent to the site.
 - 2. A mixture of areas that provide seasonal shade; There is existing trees adjacent to the site.

- 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; there is existing trees adjacent to the site. This building will be an infill of an existing grass landscaped area.
- 4. Water features or public art; There will be art located within the building.
- 5. Outdoor dining areas; and n/a
- 6. Other amenities not listed above that provide a public benefit.
- G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:

- a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
- b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. n/a

2. Negative impacts:

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. n/a
- b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. n/a
- c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. n/a

3. Cornices and rooflines:

- a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. Proportion of new building entrance pays homage to the existing building language.
- b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.

Although the gently sweeping arc of the building's roofline is not the prevalent roof form on the campus, it is not without precedent. The campus' flagship building (Converse Hall) has arched windows from which the curve of this building was inspired. Gillmor Hall's most prominent exterior material is brick veneer masonry. All of the building's on Westminster's campus are mainly composed of brick, each in a different variety of red (or in some cases gold/yellow). The red chosen for Gillmor Hall is a blend of reds that will draw from several surrounding buildings.

- c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system. n/a
- H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway. n/a; existing infrastructure
- I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.) n/a; existing infrastructure
- J. Signage shall emphasize the pedestrian/mass transit orientation.
 - 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. Understood; refer to rendering on main cover to see signage planned for the building
 - 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. n/a
 - 3. Coordinate sign location with landscaping to avoid conflicts. n/a
- K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.
 - 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. n/a existing site lighting will remain
 - 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. Understood; design will comply
 - 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. Understood; design will comply
- L. Streetscape improvements shall be provided as follows: n/a
 - 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.
 - 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:
 - a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
 - b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
 - c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).

- d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
- e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
- f. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)

21A.32.080: I INSTITUTIONAL DISTRICT:

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B. Uses: Uses in the I Institutional District as specified in section <u>21A.33.070</u>, "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section <u>21A.32.010</u> of this chapter and this section.

C. Minimum Lot Size: The following minimum lot size requirements shall apply to authorized permitted uses. Lot size requirements for conditional uses shall be determined for each conditional use.

Land Use	Minimum Lot Area	Minimum Lot Width
Places of worship	2 acres	100 feet
Other uses	20,000 square feet	100 feet

D. Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').

E. Minimum Open Space Area: The minimum open space area for any use shall not be less than forty percent (40%) of the lot area.

- F. Minimum Yard Requirements:
- 1. Front Yard: Twenty feet (20').
- 2. Corner Side Yard: Twenty feet (20').
- 3. Interior Side Yard: Twenty feet (20').
- 4. Rear Yard: Twenty five feet (25').
- 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section <u>21A.36.020</u>, table <u>21A.36.020</u>B of this title.

G. Landscape Yard Requirements: Landscape yards, as specified below, shall be required for each use in the I Institutional District and shall be improved in conformance with the requirements of chapter 21A.48 of this title.

1. Front Yard: Twenty feet (20').

2. Corner Side Yard: Twenty feet (20').

3. Interior Side Yard: Eight feet (8').

4. Rear Yard: Eight feet (8').

H. Landscape Buffers: Landscape buffers shall be provided where a use in the I Institutional District abuts a lot in a Residential District, as specified in chapter 21A.48 of this title.

I. Traffic And Parking Impact: The traffic and parking characteristics of institutional uses can have a significant impact on the nearby residential neighborhoods. To ensure that these characteristics do not impair the safety or enjoyment of property in nearby areas, a traffic and parking study shall be submitted to the City in conjunction with the site plan review provisions of this title whenever an expansion of an existing use or an expansion of the mapped district is proposed. New institutional uses or expansions/intensifications of existing institutional uses shall not be permitted unless the traffic and parking study provides clear and convincing evidence that no significant impacts will occur. The Zoning Administrator may, upon recommendation of the development review team waive the requirement for a traffic and parking study if site conditions clearly indicate that no impact would result from the proposed development.

J. Lighting: All uses and developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to minimize light spillover onto adjacent properties.

ATTACHMENT D: PLANS & ELEVATIONS

The floors plans, elevations and renderings found on the following pages were submitted by the applicant.







GILLMOR HALL

ARCHITECTURE

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SALT LAKE CITY, UT 84102
801.575.8800 | VCBO.COM

WESTMINSTER COLLEGE 1840 SOUTH 1300 EAST, SALT LAKE CITY, UT 84105

DESIGN REVIEW SUBMITTAL



PROJECT TEAM

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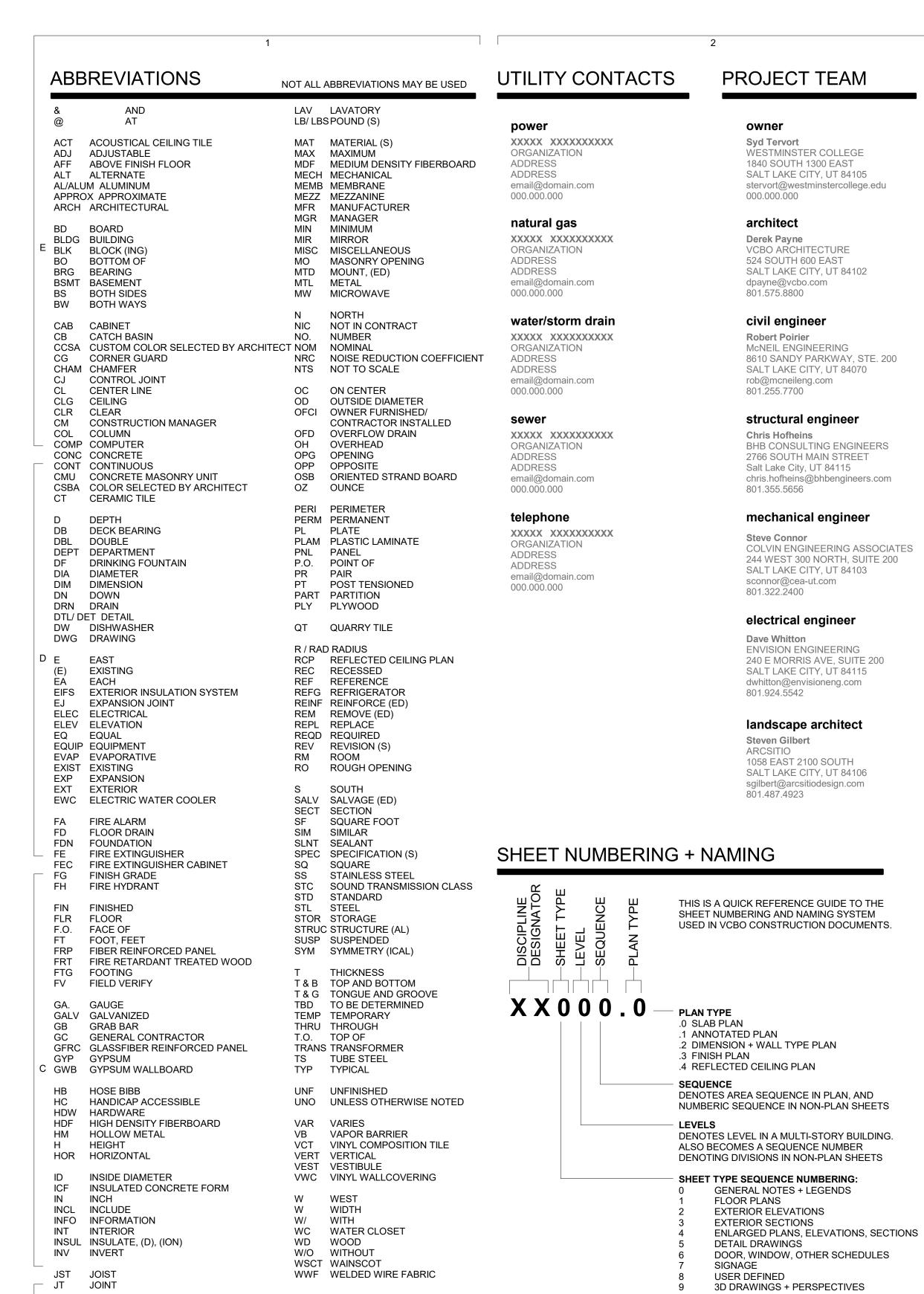
commissioning agent

envelope consultant

DESIGN REVIEW SUBMITTAL DESIGN DEVELOPMENT 2020 JAN 03

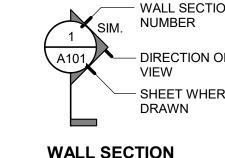
architect	civil engineer	structural engineer	mechanical engineer	electrical engineer	landscape architect
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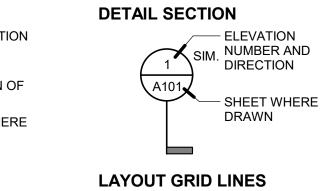
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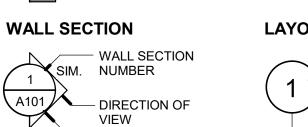


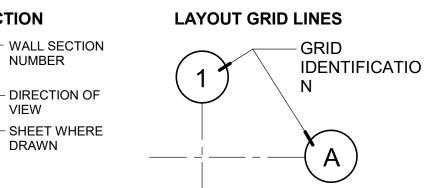
REFERENCE SYMBOL LEGEND

BUILDING SECTION / WALL SECTION SIM NUMBER A101 DIRECTION OF VIEW SHEET WHERE DRAWN

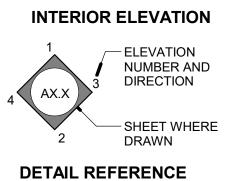




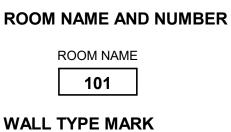




LEVEL LINE



DRAWN



SECOND LEVEL

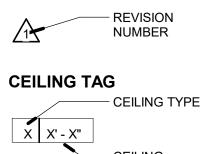
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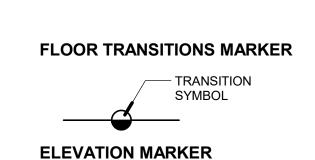
WALL TYPE MARK NUMBER CONSTRUCTION - SHEET WHEN TYPE - BY CSI DIVISION DRAWN, HYPEN WALL TYPE INDICATES 5A6 - 1 DETAIL ON SAME SHEET — FIRE RATING NOMINAL SIZE SEE WALL TYPE SHEET FOR ADDITIONAL INFORMATION

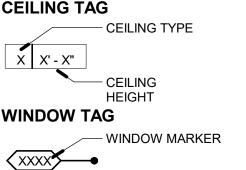
DRAWING TAGS

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REVISIONS TAG



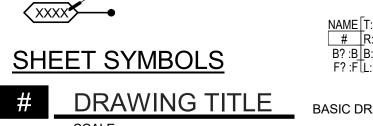


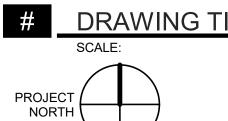
















GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.

AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS, THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE FARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT.

THE ARCHITECTURAL DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL THE TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES. QUANTITIES ARE TO BE PROVIDED AS SHOWN ON DRAWINGS OF OTHER DISCIPLINES BUT LOCATIONS SHOWN ON OTHER DRAWINGS ARE SCHEMATIC, UNLESS OTHERWISE NOTED ON THE

ARCHITECTURAL DRAWINGS. THE ARCHITECTURAL DRAWINGS TAKE 4. PRECEDENCE FOR THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL PARTS OF THE WORK. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN; DO NOT SCALE DRAWINGS FOR

SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES . AND SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE

DIMENSIONAL INFORMATION, ALL ELEMENTS OF THE DRAWINGS MAY

NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE

CONTRACTOR TO FOLLOW CURRENT ANSI 117-1 STANDARDS AS REPRESENTED ON SHEET G301, GENERAL ACCESSIBILITY GUIDELINES. NOTIFY ARCHITECT IF THE DESIGN DRAWINGS CONFLICT WITH THIS

NOTES TO BIDDERS

- 1. THIS SHEET CONTAINS A LIST OF DRAWINGS WHICH COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY OR ENTITY ELECTS TO SUBMIT BIDS FOR ANY PORTION, OR ALL, OF THIS PROJECT, THAT PERSON, PARTY OR ENTITY SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED.
- 2. THESE DOCUMENTS SHOW THE DESIGN INTENT. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE EVERYTHING SHOWN ON THE DRAWINGS OR SPECIFIED REGARDLESS OF WHERE IT IS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS. FOR EXAMPLE; SOME MILLWORK DETAILS HAVE STEEL FRAMES WHICH MAY BE PROVIDED BY DIVISION 05 OR WITH THE MILLWORK AT THE CONTRACTOR'S DISCRETION, BUT IT SHALL BE PROVIDED AS PART OF THE CONTRACT.
- . EVERYTHING CALLED FOR IN THESE DOCUMENTS SHALL BE "NEW" AND PROVIDED BY THE CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING (EXIST), NOT IN CONTRACT (NIC) OR FOR REFERENCE ONLY. FURNISHINGS SHOWN DASHED SHALL BE FOR REFERENCE ONLY.

DEFERRED SUBMITTALS

ELECTRICAL SEISMIC RESTRAINTS

CONTRACTOR IS RESPONSIBLE TO SUBMIT DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107.3.4.2. AS PART OF THE SUBMITTAL PROCESS. THE CONTRACTOR IS TO SUBMIT ALL ICC ERS REPORTS FOR ITEMS NOTED. WORK RELATED TO THE DEFERRED SUBMITTALS IS NOT TO COMMENCE LINTIL THE BLUI DING OFFICIAL HAS APPROVED THE DEFERRED SUBMITTA

UN	TIL THE BUILDING OFFICIAL HAS APPROVED THE DEFER	KRED SUBMITTA
IN	ITS ENTIRETY.	
	SUBMITTAL	DUE DATE
•	OPEN WEB STEEL ROOF JOISTS AND GIRDERS	//
•	METAL FABRICATIONS (LADDERS)	//
•	ROOFING MATERIALS	//
•	CURTAIN WALL SYSTEMS	//
•	SUSPENDED CEILING SYSTEMS	//
•	MECHANICAL SEISMIC RESTRAINTS	//
•	FIRE PROTECTION PER 107.2.2	//
•	FIRE ALARM SYSTEMS	//

DOCUMENTS REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED:

 A CODE INSPECTION REPORT RECOMMENDING THAT A CERTIFICATE OF OCCUPANCY BE ISSUED FINAL REPORT FROM THE SPECIAL INSPECTION AGENCY CERTIFICATE OF FIRE CLEARANCE FROM THE STATE FIRE MARSHAL

ENGINEER WHEN STRUCTURAL OBSERVATION IS REQUIRED BY IBC 1710. AN NFRC CERTIFICATE FOR FENESTRATION WITHOUT THE NFRC LABEL.

 FINAL APPROVAL FROM THE STATE ELEVATOR INSPECTOR, IF APPLICABLE.

 A CERTIFICATE OF COMPLIANCE FROM THE APPROVED STEEL FABRICATOR, IF APPLICABLE. IBC 1704.2.2 A STAMPED AND SIGNED FINAL REPORT FROM THE STRUCTURAL

 FINAL APPROVAL FROM THE STATE BOILER INSPECTOR. REPORT OF THE disinfection of the potable water system. IPC 610

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524 SOUTH 600 EAST 801.575.8800 SALT LAKE CITY, UT 84102 VCBO.COM

REV DATE DESCRIPTION

VCBO NUMBER: CLIENT NUMBER:

2019 NOV 13 DATE:



1. COMPLIANCE ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENT AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS. APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. AND SLO PUBLIC LITILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.

THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES: BACKFLOW PREVENTION - 483-6795 DEVELOPMENT REVIEW ENGINEERING - 483-6781 INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727

PRETREATMENT - 799-4002

TRANSPORTATION - 535-6630

STORM WATER - 483-6751 SLC DEPARTMENTS: ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248

ENGINEERING - SUBDIVISIONS - 535-6159 FIRE DEPARTMENT - 535-6636 PERMITS AND LICENSING (BLDG SERVICES) - 535-7752 PLANNING AND ZONING - 535-7700

ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS

APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS - BLUESTAKES LOCATING SERVICES - 532-5000 COUNTY FIRE DEPARTMENT - 743-7231 COUNTY FLOOD CONTROL - 468-2779

COUNTY HEALTH DEPARTMENT - 385-468-3913

- COUNTY PUBLIC WAY PERMITS - 468-2241 HOLLADAY CITY - 272-9450 - SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156 THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626

UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405

UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800

- UTAH STATE ENGINEER - 538-7240 3. SCHEDULE PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY

ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC 4. PERMITS, FEES AND AGREEMENTS CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE

LICENSED TO WORK ON CITY UTILITY MAINS CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE. 5. ASPHALT AND SOIL TESTING THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE.

NGINEERING LIDOT, SALT LAKE COLINTY OR OTHER GOVERNING ENTITY, TRENCH BACKEILL MATERIA AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS. SECTION 330520. BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE JSED. NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE. THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT

CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY

6. TRAFFIC CONTROL AND HAUL ROUTES TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

SURVEY CONTROL CONTRACTOR MUST PROVDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SAL' LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING. MAINTAINING. OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR (468-2028) FOR MONUMENT LOCATIONS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. ASPHALT GUARANTEE THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS

REQUIRED BY THE GOVERNING ENTITY. 9. TEMPORARY ASPHALT

IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF

11. DUST CONTROL THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.

12. DEWATERING ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL

SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL. 13. PROJECT LIMITS THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED

PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

14. WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES A. INSPECTIONS IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE

B. DAMAGE TO EXISTING UTILITIES THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE. CAUSED BY ANY CONDITION INCLUDING SETTLEMENT. TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILTIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION. DEPTH. SIZE. MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300-FEET AHEAD OF

SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

> FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR

> E. FIELD CHANGES -NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY-FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL. SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS, ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. WATER AND SEWER SEPARATION -IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILTIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILTIES (483-6762) AND CONNECTED AT A MANHOLE. INSIDE DROPS IN MANHOLES ARE NOT ALLOWED. A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UN-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE I ON PAGE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS, A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS. ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT, AMENDMENT TO SECTION C600 SECTION 4.1.1: DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXS WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS. CATCH BASINS. CLEANOUT BOXES. MANHOLES. DOUBLE CHECK VALVE DETECTOR ASSEMBLIES. REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS, REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES CLEANOUT BOXES. CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE. CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE. CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."

M. STREETLIGHTS-ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELECTRICAL CODE). A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREET LIGHTING PROGRAM MANAGER OR HIS/HER REPRESENTATIVE.

STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE

STREETLIGHTS AND STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET FROM ANY TREE. UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE STREET LIGHTING PROGRAM MANAGER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.

STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY. ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS

APPROVED IN WRITING BY THE STREET LIGHTING PROGRAM MANAGER IF APPROVED PLANS REQUIRE REMOVAL OF STREETLIGHT POLES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POLES WHILE THEY ARE DOWN. THE POLES SHALL BE STORED IN A SECURE LOCATION AND RAISED OFF THE GROUND. PICTURES SHALL BE TAKEN BEFORE THE POLES ARE REMOVED TO DOCUMENT THE CONDITION OF THE POLES BEFORE THEY WERE REMOVED. PICTURES SHALL BE SENT TO THE CITY. CONTRACTOR SHALL ENSURE THE POLES

ARE IN SIMILAR CONDITION WHEN RESTORED TO THEIR ORIGINAL LOCATIONS.

IF APPROVED PLANS REQUIRE PERMANENT REMOVAL OF STREETLIGHT POLES THE CONTRACTOR SHALL COORDINATE SALVAGE AND/OR DISPOSAL OF POLES, FIXTURES, AND LIGHTS WITH THE STREET LIGHTING PROGRAM MANAGER.

ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO THE FACE OF THE STREETLIGHT POLE ON ALL SIDES.

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS 2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY

GUIDELINES. 3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS 1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION. 3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION 1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT

BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. 2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED 3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC.,

NOT SHOWN ON CIVIL PLANS. 4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY, FOR TELEPHONE. CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION 1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, 2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA 3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC. 4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT

HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED. PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS. 7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL

CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". LATEST EDITION. 8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS. 9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY

10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATE RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED. 11. WORK IN PUBLIC STREETS. ONCE BEGUN. SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. 12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS

BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. 13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY. 14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE

EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS . SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION A SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL

INTERVALS NOT TO EXCEED 50 FEET. B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET. C. UNLESS OTHERWISE NOTED, ALL SLABS-0N-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.

D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE. E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN". F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).

2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE. UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01 A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.

C. AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION. D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED 3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. 4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED

SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. 5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. 6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS

GENERAL NOTES: CONTINUED

1.7 UTILITIES 1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. 2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS. 4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION

TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE. REQUIRING FIELD VERIFICATION. 5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS. 6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL

7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY

8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS. 9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX. 10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY

GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.

HAVING JURISDICTION OVER THAT UTILITY. 11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION. 1.8 SURVEY CONTROL 1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND

GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES. 3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL

1.9 AMERICAN DISABILITIES ACT 1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS: *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE. *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE. *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.

MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE 3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

EXISTING MONUMENT LINE SECTION CORNER (FOUND) _____ CENTER LINE _----SUBJECT PROPERTY LINE SECTION CORNER (NOT FOUND) ADJACENT PROPERTY LINE STREET MONUMENT EASEMENT LINE _____ BRASS CAP MONUMENT DITCH FLOWLINE -··-·-POWER POLE FENCE LINE ----- ATMS -----ATMS CABLE _____ atms ____ **GUY ANCHOR** CABLE TV LINE POWER TRANSFORMER COMMUNICATIONS LINE TRAFFIC SIGNAL CABINET fo FIBER-OPTIC CABLE LIGHT POLE TELEPHONE RISER IRRIGATION LINE ------IRR ------TELEPHONE MANHOLE NATURAL GAS LINE TRAFFIC SIGNAL BOX OVERHEAD COMMUNICATIONS WATER MANHOLE ----- ohp ----- OVERHEAD POWER LINE WATER VALVE OVERHEAD TELEPHONE LINE WATER METER ----- ohtv ----- OVERHEAD TELEVISION LINE FIRE HYDRANT SANITARY SEWER MANHOLE POWER/COMMUNICATIONS LINE SANITARY SEWER CLEANOUT POWER/TELEPHONE LINE STORM DRAIN MANHOLE POWER/TELE/COMM LINE STORM DRAIN CURB INLET ROOF DRAIN LINE STORM DRAIN CATCH BASIN SECONDARY WATER LINE STORM DRAIN CLEANOUT SANITARY SEWER LINE STORM DRAIN COMBO BOX MAILBOX STORM DRAIN LINE SIGN TELEPHONE LINE FLOW DIRECTION ----- t/c ----- TELEPHONE/COMM LINE SPOT ELEVATION ----- ugc ----- UNDERGROUND COMMUNICATIONS **CONIFEROUS TREE** ——— ugt ——— UNDERGROUND TELEPHONE LINE DECIDUOUS TREE — ugtv — UNDERGROUND TELEVISION

ABBREVIATIONS

POWER BOX

POINT OF CURVATURE

PARKING METER

POINT OF COMPOUND CURVE

POINT OF INTERSECTION

HIGH DENSITY POLYETHYLENE

- _ _4572 - CONTOUR LINE

CURB & GUTTER (OUTFALL)

AMERICANS WITH DISABILITIES ACT EB ELECTRIC BOX ADVANCED TRAFFIC MGMT. SYSTEM EGL ENERGY GRADE LINE BAR & CAP FI EVATION BUILDING CORNER **ELECTRIC METER** BLUE STAKED ELECTRIC ELECTRIC MANHOLE BLUE STAKED FIBER OPTIC EDGE OF ASPHALT BLUE STAKED NATURAL GAS EDGE OF CONCRETE BLUE STAKED IRRIGATION EDGE OF GRAVEL BLUE STAKED STORM DRAIN EDGE OF LAWN BLUE STAKED SANITARY SEWER EX or EXIST EXISTING BLUE STAKED TELEPHONE BLUE STAKED WATER FOUNDATION CORNER BOTTOM OF BOX FIRE DEPT. CONNECTION FOUND MONUMENT BLOW-OFF VALVE FOUND SECTION CORNER FINISHED FLOOR ELEVATION FINISHED GRADE BOTTOM OF WALL FIRE HYDRANT CENTERLINE FLOW LINE CABLE TELEVISION CONCRETE BARRIER CHAIN LINK FENCE CURB CUT FNCIRN IRON FENCE COLUMN FNCVYL VINYI FENCE COMMUNICATIONS FNCWD WOOD FENCE CONCRETE FNCWR CONSTRUCTION FIBER OPTIC CORRUGATED METAL PIPE FRONT OF WALL NATURAL GAS CUBIC FOOT GARAGE CUBIC YARD GRADE BREAK DELINEATOR GROUND LIGHT DIAMETER

GAS METER

GAS MANHOLE

GUY WIRE

BLUIRR

CP CTREE CUFT CUYD DEL

DIA or Ø DIP DTREE DYL

DUCTILE IRON PIP

DECIDUOUS TREE

DOUBLE YELLOW LINE

HEADGATE HYDRAULIC GRADE LINE HEADWALL or HIGH WATER IRRIGATION CLEANOUT IRRIGATION CONTROL VALVE INVERT ELEVATION IRRIGATION LINEAR FEFT LIP OF GUTTER LOW POINT or LIGHT POLE MAXIMUM MONUMENT MONITORING WELL NATURAL GROUND NG AT RETAINING WAL NAIL & RIBBON NAIL & WASHER NOT TO SCALE ORIGINAL GROUND OVERHEAD COMMUNICATIONS SSMH OVERHEAD POWER OVERHEAD TELEPHONE **OVERHEAD TELEVISION** STM PROPERTY LINE

REINFORCED CONCRETE PIPE ROOF DRAIN REVISION RIGHT-OF-WAY RAILROAD SEE ARCHITECTURAL DRAWINGS STORM DRAIN STORM DRAIN CATCH BASIN STORM DRAIN CLEOUNOUT BOX STORM DRAIN MANHOLE SECTION SPECIFICATIONS SALT LAKE BASE & MERIDIAN SQUARE FEET SOLIARE YARD SANITARY SEWER SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE STATION STANDARD STORM SOLID YELLOW LINE

SOLID WHITE LINE

TOP BACK OF CURB

TOWNSHIP

TELEPHONE

POINT OF REVERSE CURVE

POINT OF CONNECTION

POLYVINYL CHLORIDE PIPE

POINT OF TANGENCY

PARKING STRIPE

TOP OF WALK TELEPHONE RISER TOP OF WALL TRANSFORMER TRAFFIC SIGNAL POLE TRAFFIC SIGNAL BOX UNDERDRAIN UNDERGROUND COMMUNICATIONS UNDERGROUND POWER UNDERGROUND TELEPHONE UNDERGROUND TELEVISION UNLESS NOTED OTHERWISE UTILITY POLE VITRIFIED CLAY PIPE VERTICAL PIPE WEST or WATER WATER METER WATER MANHOLE WATER SURFACE WATER VALVE WW

TOP FACE OF CURB

TELEPHONE MANHOLE

TOP OF ASPHALT

TOE OF SLOPE

TOP OF CONCRETE

TOP OF SLOPE or TOP OF PIPE

TREE LINE

GILLMOR

GENERAL NOTES, **ABBREVIATIONS** C0.01

REV DATE DESCRIPTION

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SANDY, UTAH 84070

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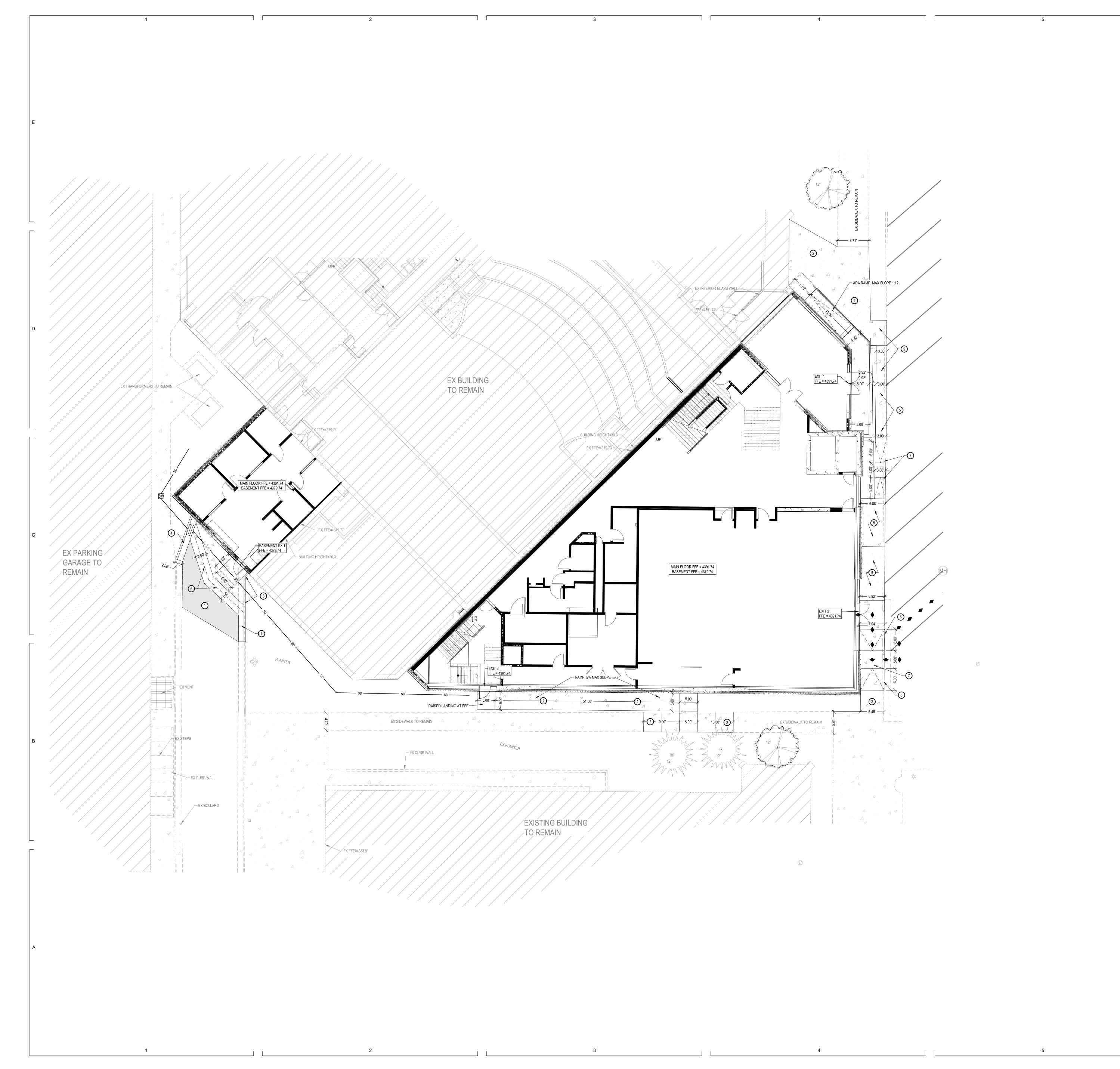
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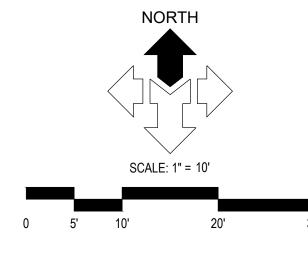
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GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET

CONCRETE SIDEWALK, PER APWA PLAN NO. 231. 3 CONCRETE CURB WALL. SEE DETAIL 'A1', SHEET C5.01.

4) 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'A3', SHEET C5.01. 5) INTEGRAL WALK AND CURB PER DETAIL 'A2', SHEET C5.01.

6) 36" WIDE CONCRETE WATERWAY. SEE DETAIL 'A4', SHEET C5.01.

ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.

8 VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'A5', SHEET C5.01.

9 PAINTED ADA SYMBOL. SEE DETAIL 'A6', SHEET C5.01.

4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.

◆ ◆ AÇCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

ARCHITECTURE

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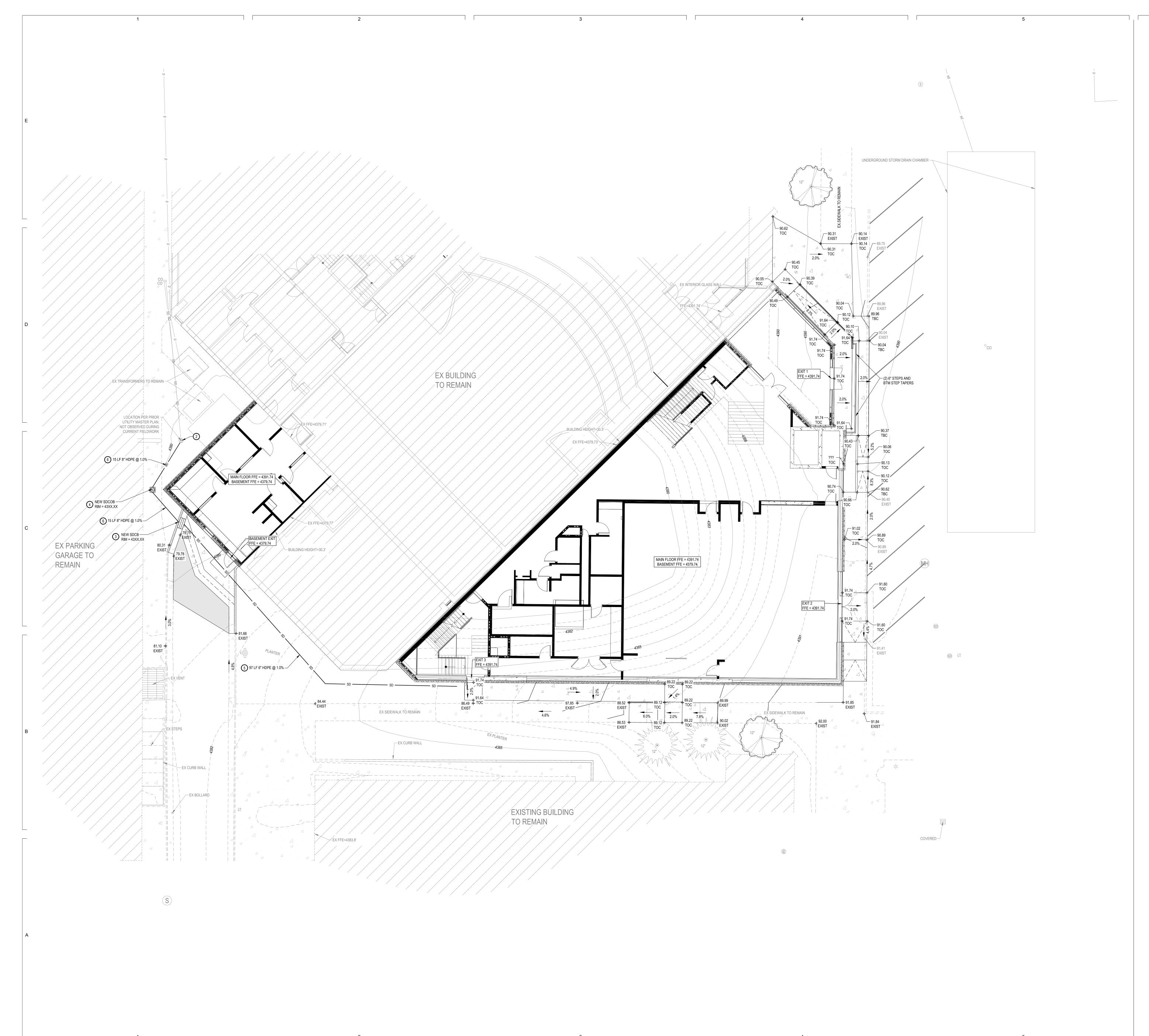
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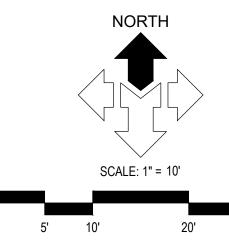
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NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.





GENERAL NOTES: SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE

RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

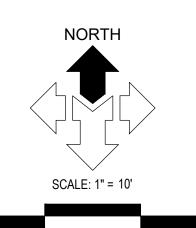
ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

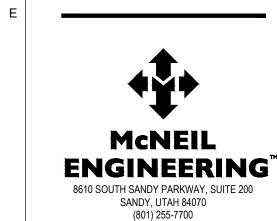
KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- (1) GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- (2) CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE. 3 STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A5', SHEET C5.02.
- 4) STORM DRAIN CLEANOUT BOX WITH PEDESTRIAN SAFE LID. SEE DETAIL 'A5', SHEET C5.02.
- 6 8" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

6" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

7 CONNECT 4" DIAMETER HDPE ROOF DRAINS TO STORM DRAIN LINE AT 2.0% MIN SLOPE.





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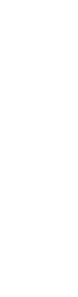
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COMMON GRADING ABBREVIATIONS:

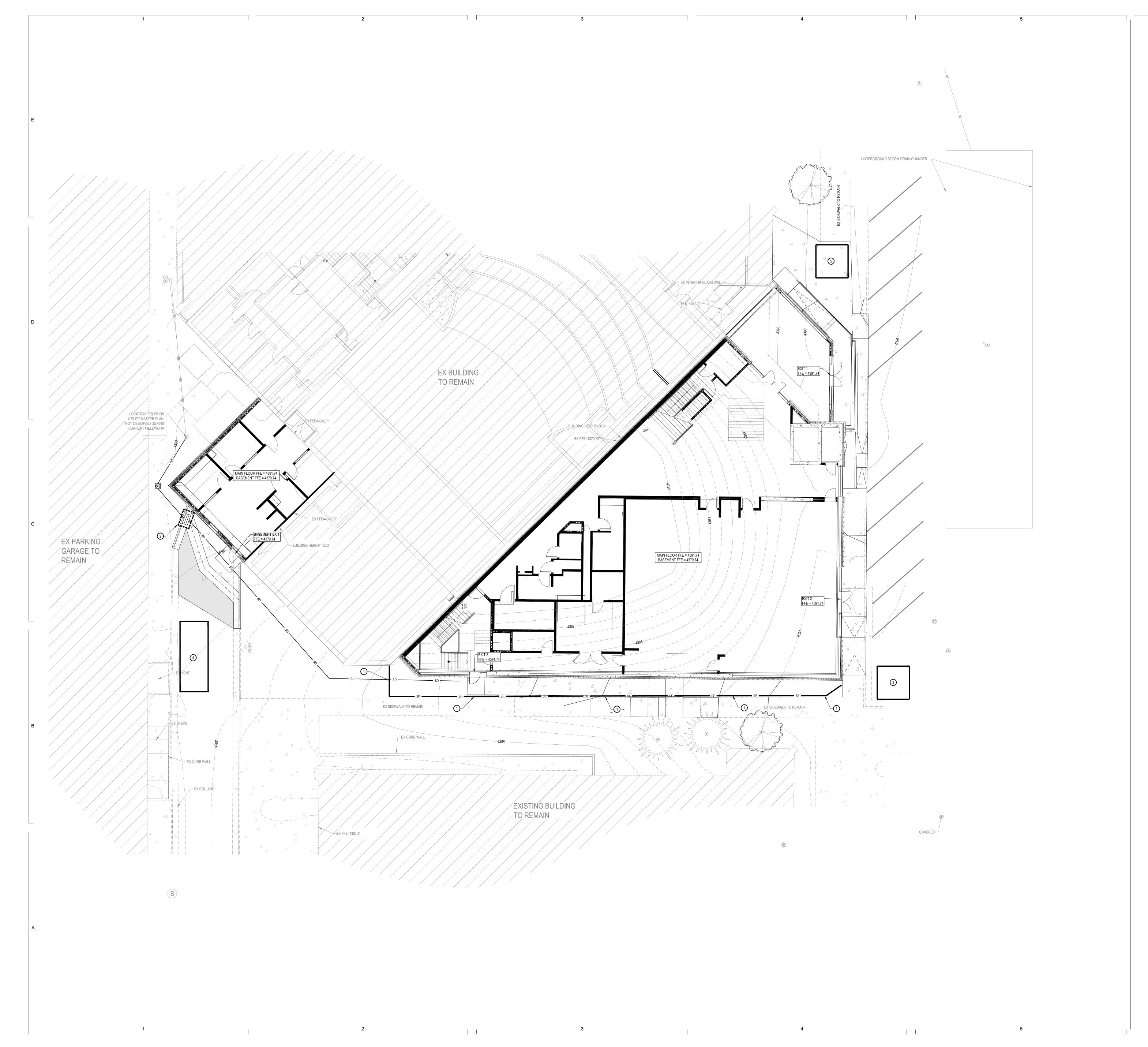
FINISH GRADE AT BOTTOM OF WALL EDGE OF ASPHALT EDGE OF CONCRETE FINISH FLOOR ELEVATION FINISH GRADE FLOW LINE GRADE BREAK HIGH POINT LOW POINT NATURAL GROUND STORM DRAIN CATCH BASIN STORM DRAIN CLEANOUT BOX STORM DRAIN DRAIN BASIN STORM DRAIN MANHOLE TOP BACK OF CURB TOP OF CONCRETE TOP OF GRATE TOP OF WALL FINISH GRADE AT TOP OF WALL

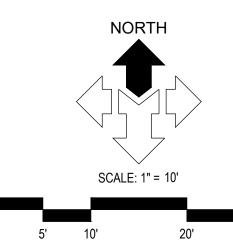


NOTICE!

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RESPONSIBLE FOR THE LOCATION,
PROTECTION, AND RESTORATION
OF ALL BURIED OR ABOVE
GROUND UTILITIES, SHOWN OR
NOT SHOWN ON THE PLANS.

GRADING AND DRAINAGE PLAN C2.01





GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE: THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO

DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR

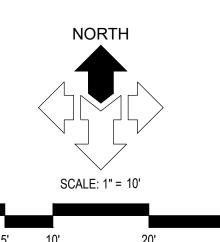
REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1) SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
- 2 INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'B1', SHEET C5.01.
- ONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

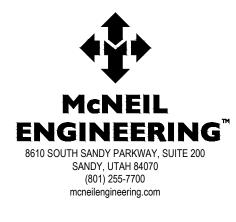
PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING.

- CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY.

 LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS







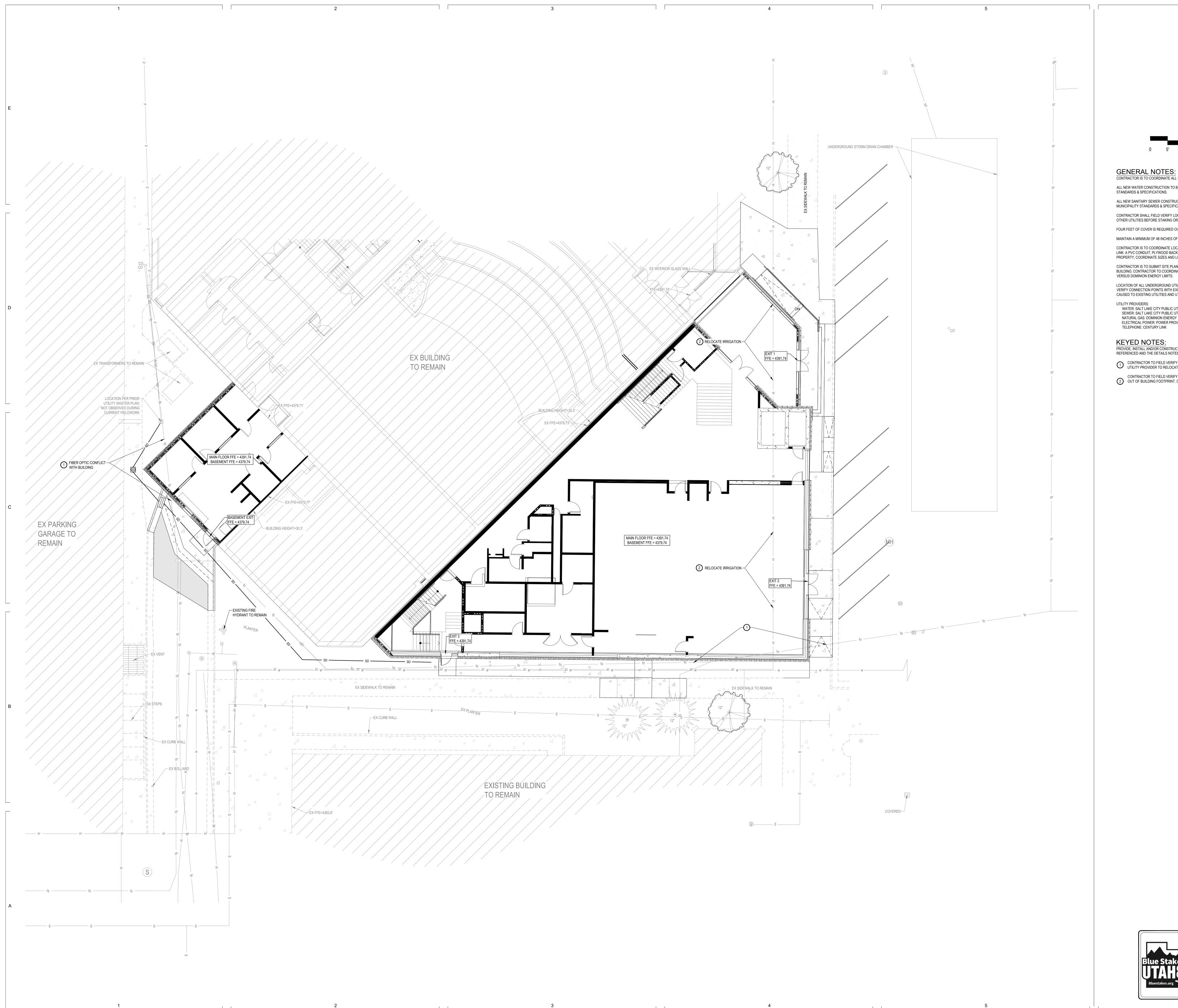
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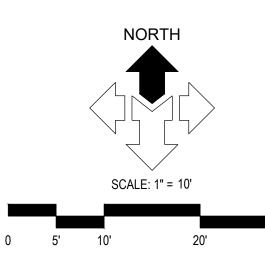
CLIENT NUMBER:

EROSION CONTROL PLAN C2.10

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.





GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS. ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES. MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH

PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK. CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS: WATER: SALT LAKE CITY PUBLIC UTILITIES SEWER: SALT LAKE CITY PUBLIC UTILITIES NATURAL GAS: DOMINION ENERGY ELECTRICAL POWER: POWER PROVIDER TELEPHONE: CENTURY LINK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING FIBER OPTIC LINE AND COORDINATE WITH UTILITY PROVIDER TO RELOCATE SERVICE LINE OUT OF THE PROPOSED BUILDING FOOTPRINT. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING IRRIGATION LINES AND RELOCATE UTILITY OUT OF BUILDING FOOTPRINT. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS.

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SITE UTILITY PLAN

NOTICE! THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS. EXISTING CONDITIONS: TOTAL SITE: 1,166,285 SQ. FT. = 26.77 ACRES BUILDING AREA: 327,449 SQ. FT. = 28% HARD SURFACE: 112,322 SQ. FT. = 10%

OPEN SPACE: 726,514 SQ. FT. = 62%

REQUIRED OPEN SPACE FOR INSTITUTIONAL ZONING: 40% CAMPUS WIDE PARKING: 1,020 PARKING STALLS

TOTAL STALLS ADDED FOR THIS PROJECT: 0 TOTAL STALLS REMOVED FOR THIS PROJECT: 0 TOTAL PARKING STALLS PRIOR TO CONSTRUCTION: 1,010 TOTAL PARKING STALLS POST CONSTRUCTION: 1,010

TOTAL REQUIRED BY 'SCHEDULE OF SHARED PARKING': 871 STALLS (REFER TO SCHEDULE BELOW)

SUMMARY OF PARKING LOT WEST OF FOSTERS PARKING GARAGE BENEATH SOCCER FIELD 368 LOT SOUTH OF PARKING STRUCTURE LOT EAST OF HOGLE LOT WEST OF HEALTH AND WELLNESS PARKING GARAGE WEST OF ECCLES TOTAL PARKING STALLS

BUILDING AREA: 335,606.7 SQ. FT. = 28.77%

HARD SURFACE: 112,322 SQ. FT. = 9.63%

OPEN SPACE: 718,356.26 SQ. FT = 61.59%

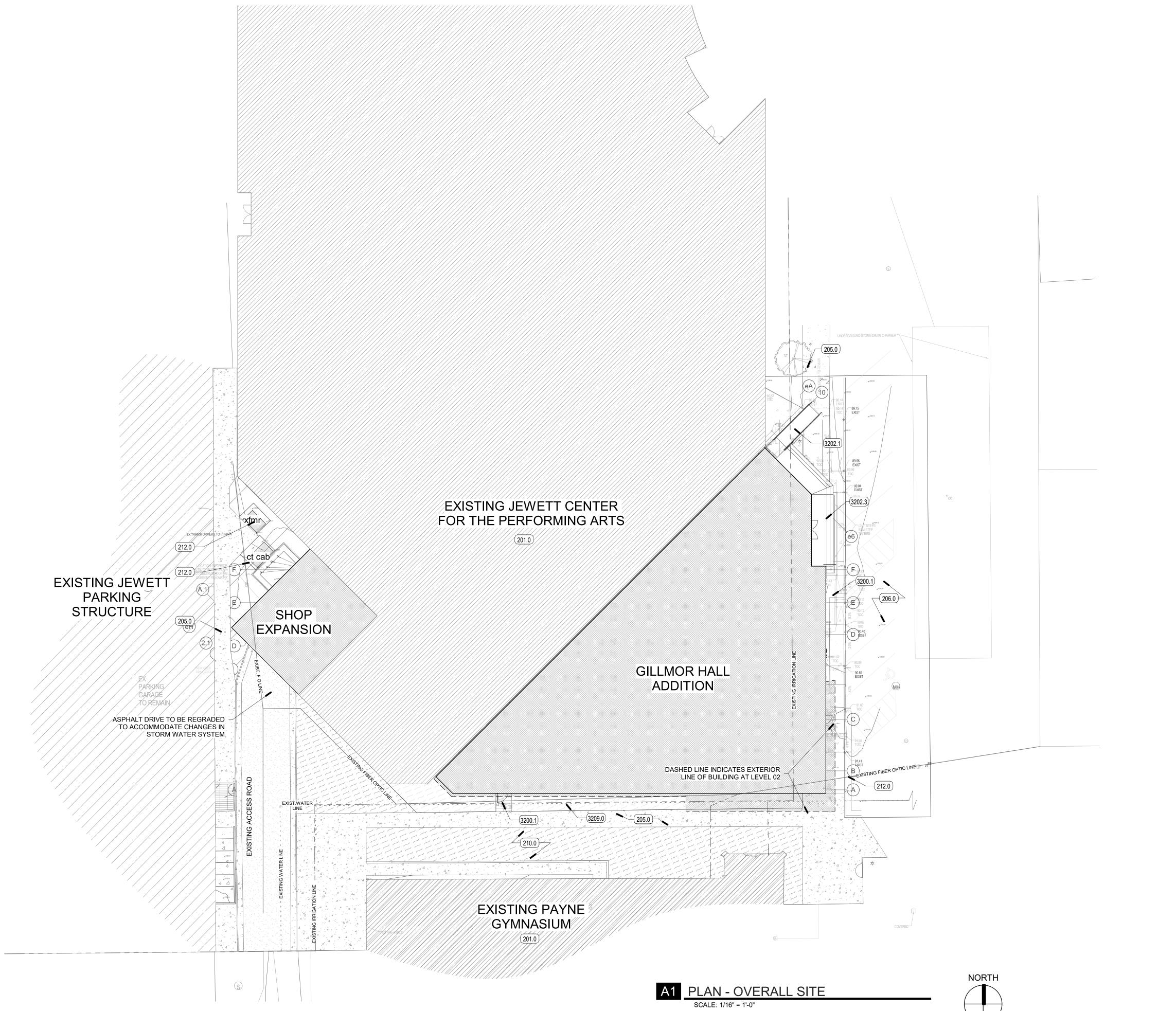
POST CONSTRUCTION OF GILLMOR HALL BUILDING TOTAL SITE: 1,166,285 SQ. FT. = 26.77 ACRES

TABLE 21.A.44.040B SCHEDULE OF SHARED PARKING

WHERE MULTIPLE USES ON ONE LOT SHARE THE SAME OFF STREET PARKING FACILITIES, REDUCED TOTAL DEMAND FOR PARKING SPACES MAY RESULT DUE TO DIFFERENCES IN PARKING DEMAND FOR EACH USE DURING THE COURSE OF THE DAY. THE FOLLOWING WORKSHEET IS PROVIDED. PROJECT NAME: WESTMINSTER GILLMOR HALL ZONING CLASSIFICATION: INSTITUTIONAL PROJECT ADDRESS: 1840 SOUTH 1300 EAST, SLC, UTAH

GENERAL LAND USE CLASS	REQUIRED PARKING	WEEKDAY 12AM-7AM	WEEKDAY 7AM-6PM	WEEKDAY 6PM-12AM	WEEKEND 12AM-7AM	WEEKEND 7AM-6PM	WEEKEND 6PM-12AM
STUDENT	260	0	260	130	13	130	130
(2600) 1 PER 10		0%	100%	50%	5%	50%	50%
FACULTY/EMP.	95	5	95	5	0	5	0
(284) 1 PER 3		5%	100%	5%	0%	5%	0%
RESIDENTIAL	250	250	125	200	250	188	188
(500) 1 PER 2		100%	50%	80%	100%	75%	75%
THEATER	176	9	71	176	7	132	175
(700) 1 PER 5		5%	40%	100%	5%	75%	100%
ATHLETICS	360	18	144	360	18	180	360
(3600) 1 PER 10		5%	40%	100%	5%	50%	100%
TOTALS	1141	282	695	871	288	635	854

TOTAL PARKING STALLS PROVIDED: 1,010



GENERAL SITE PLAN NOTES

- 1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0", UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2012 SECTION 1804.3
- 2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO. (8" FOR DFCM PROJECT, ALSO REVIEW IBC 2012 SECTION 1808)
- 3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY

STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.

- 4 ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
- 5. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE.
- 6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
- 7. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
- 8. 12" X 4" X CONTINUOUS MINIMUM CONCRETE MOW STRIP, TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE
- 9. LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE, BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL B3/A0.02. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY

SIDEWALKS OR PLANTERS OCCUR, TYP, SEE DETAIL A4/A0.02.

- 10. LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
- 11. REMOTE FDC TO HAVE VAULT FOR DRAINAGE, SEE DETAIL XX/ASXX.
- 12. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

TREE PRESERVATION **GUIDELINES AND NOTES**

INSTALLATION.

- 1. FENCES WILL BE ERECTED TO PROTECT TREES TO BE PRESERVED. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCE TO BE AT A MINIMUM OF 20' FROM TRUNK OR AT DRIP LINE OF TREE, WHICHEVER IS GREATER. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING ARBORIST OR THE ARCHITECT.
- 2. INSIDE ALL PROTECTED TREE FENCE AREAS, CONTRACTOR TO PROVIDE WOOD CHIPS, MINIMUM 4" DEEP.
- 3. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
- 4. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE(S).
- 5. NO MATERIALS, EQUIPMENT, SPOIL OR WASTE OR WASHOUT WATER MAY BE
- 6. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE OR TREE HEALTH DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
- 7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE. ANY PESTICIDES USED ON SITE MUST BE TREE-SAFE AND NOT EASILY WASHED OFF SITE, CAUSING POLLUTION.
- 8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
- 9. ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS MUST BE MONITORED BY THE CONSULTING ARBORIST/LANDSCAPE ARCHITECT. ALL TREES NOT BEING REMOVED AS INDICATED ON LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED / MONITORED.
- 10. IRRIGATION WATER TO THE TREES AND SHRUBS TO REMAIN SHOULD BE AT LEAST 1 INCH A WEEK DURING GROWING SEASON UNTIL PROJECT COMPLETION (MAY - OCT) THIS WILL BE APPLIED WITH SPRINKLERS EVENLY OVER THE WHOLE ROOT SYSTEM, TWICE A WEEK TWO DAYS APART WITH 1/2 INCH OF WATER DELIVERED EACH WATERING CYCLE. NEWLY PLANTED PLANTS THAT HAVE NOT BECOME ESTABLISHED (2 YEARS OR LESS) WILL ALSO NEED IRRIGATION TO ENSURE THEIR SURVIVAL. IT IS RECOMMENDED THAT A TEMPORARY IRRIGATION SYSTEM BE DESIGNED ACCORDING TO THE VOLUME AND FLOW OF THE WATER SOURCE TO WATER THE PLANT MATERIAL.
- 11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS, BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND OR EROSION WITHIN THE TREE PROTECTION ZONE.
- 12. ANY ROOTS DAMAGED DURING GRADING, TRENCHING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST OR LANDSCAPE ARCHITECT OBSERVE THIS
- 13. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROADBED OF 6 INCHES OF COURSE WOOD CHIP MULCH SHALL BE CREATED TO PROTECT THE SOIL AND ROOTS. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH. UNDER NO CIRCUMSTANCES SHALL SUCH ACCESS ROADS BE USED ON A FREQUENT BASIS.
- 14. SOIL OR SUBSOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
- 15. MONITORING ONCE A MONTH SHALL OCCUR NOW AND FOR AT LEAST ONE YEAR AFTER CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST PERFORM THIS TASK.
- 16. A SOIL SAMPLE SHALL BE SENT TO USU SOILS LAB TO DETERMINE IF ANY NUTRIENTS CAN BE ADDED TO HELP RELIEVE SOME STRESS TO THE TREES.

KEYED NOTES

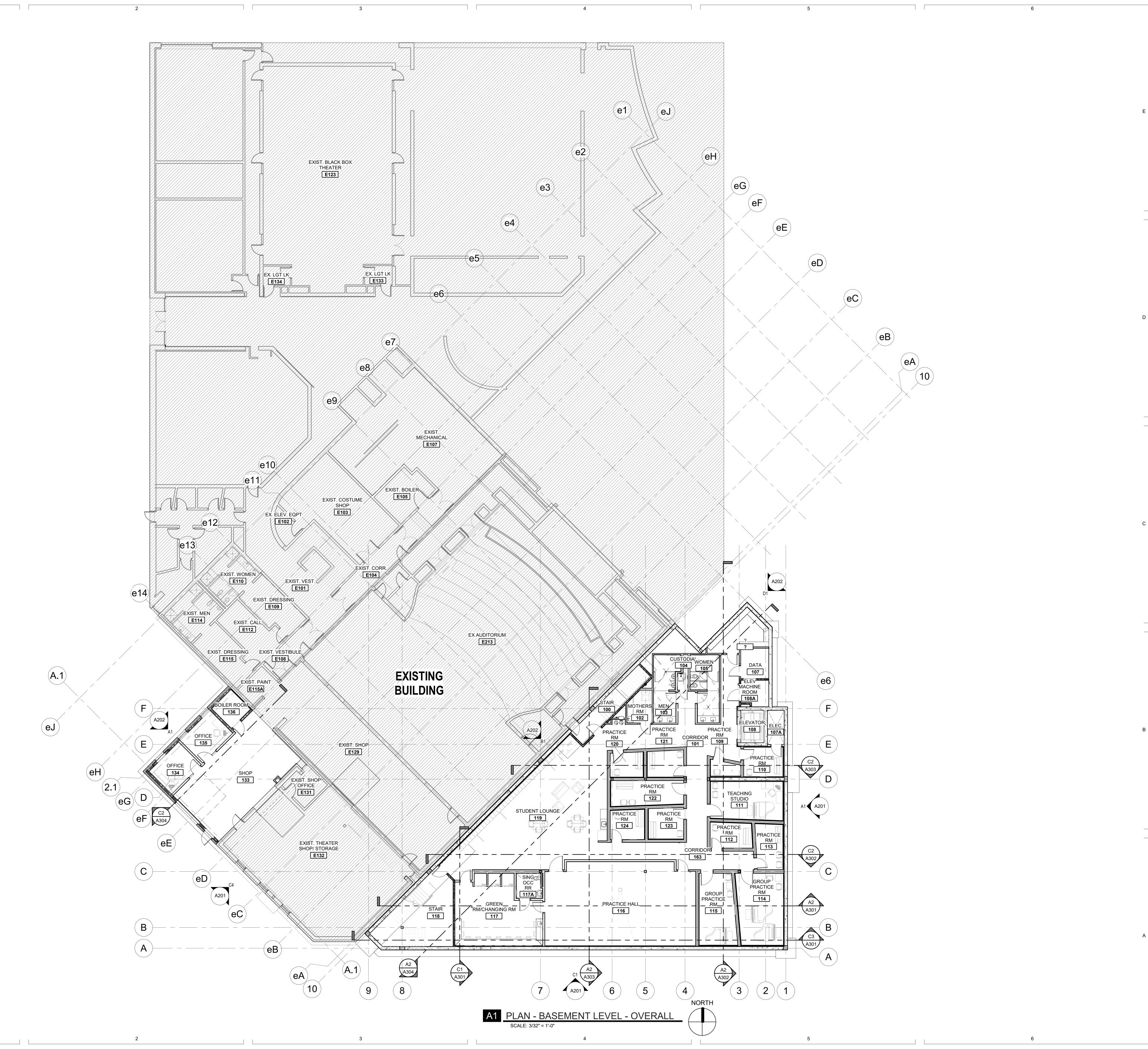
- EXISTING BUILDING, PROTECT AS NECESSARY, REPAIR AS REQUIRED EXISTING CONCRETE SIDEWALK, PROTECT AS NECESSARY, REPAIR AS REQUIRED
- EXISTING ASPHALT/CONCRETE PAVING, PROTECT AS NECESSARY, REPAIR AS REQUIRED EXISTING LANDSCAPING, PROTECT AS NECESSARY, REPAIR AS
- EXISTING UTILITIES, PROTECT AS NECESSARY, REPAIR AS REQUIRED
- 4" THICK CONCRETE SIDEWALK WITH SUBBASE ACCESSIBLE RAMP
- CONCRETE STAIRS AND RAILINGS 3202.3 LANDSCAPING

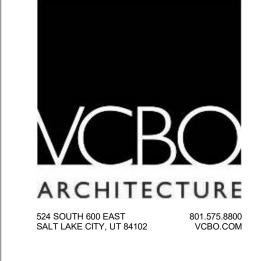
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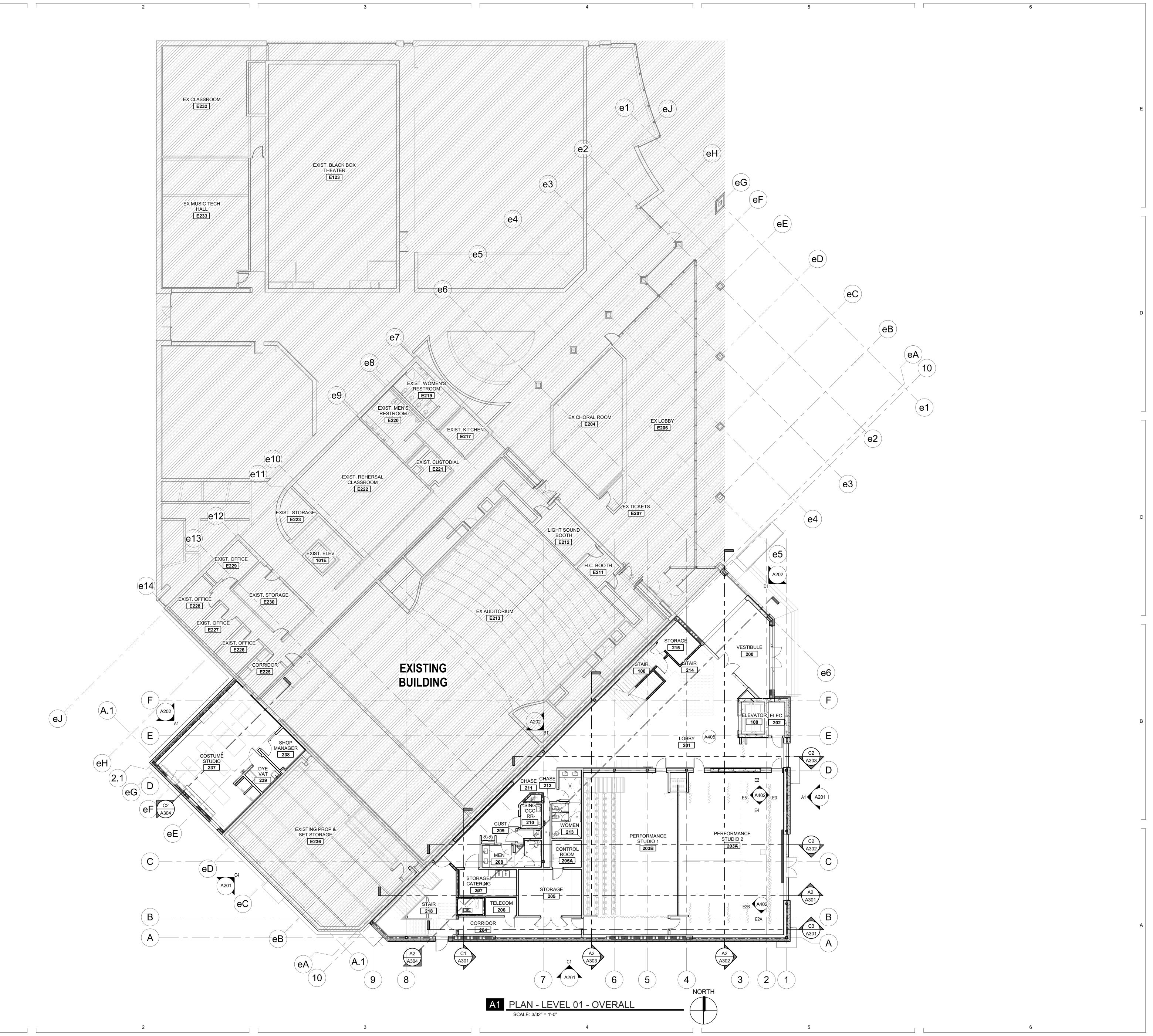
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CLIENT NUMBER:

2020 JAN 8



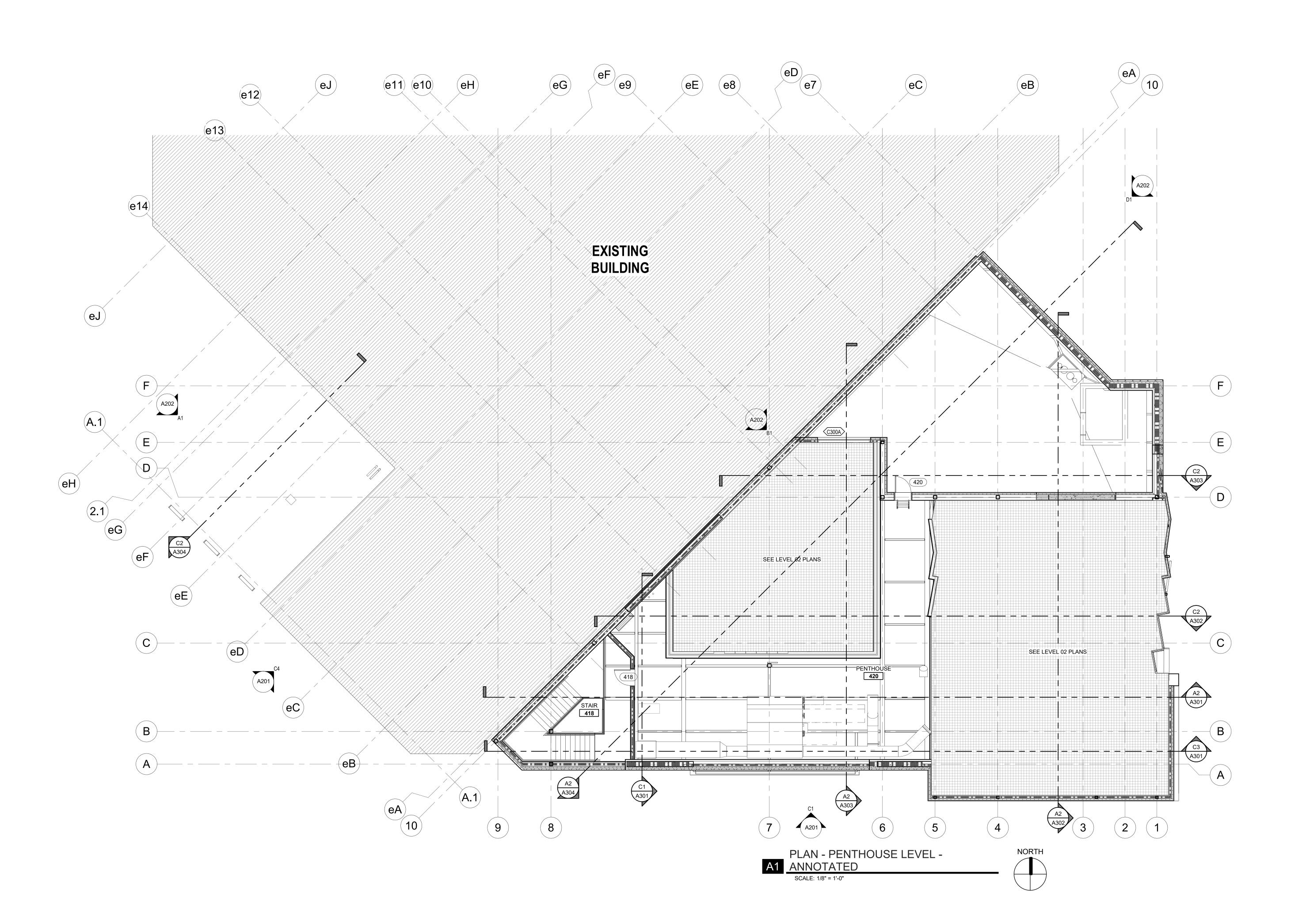


CLIENT NUMBER: 2020 JAN 8 DATE:

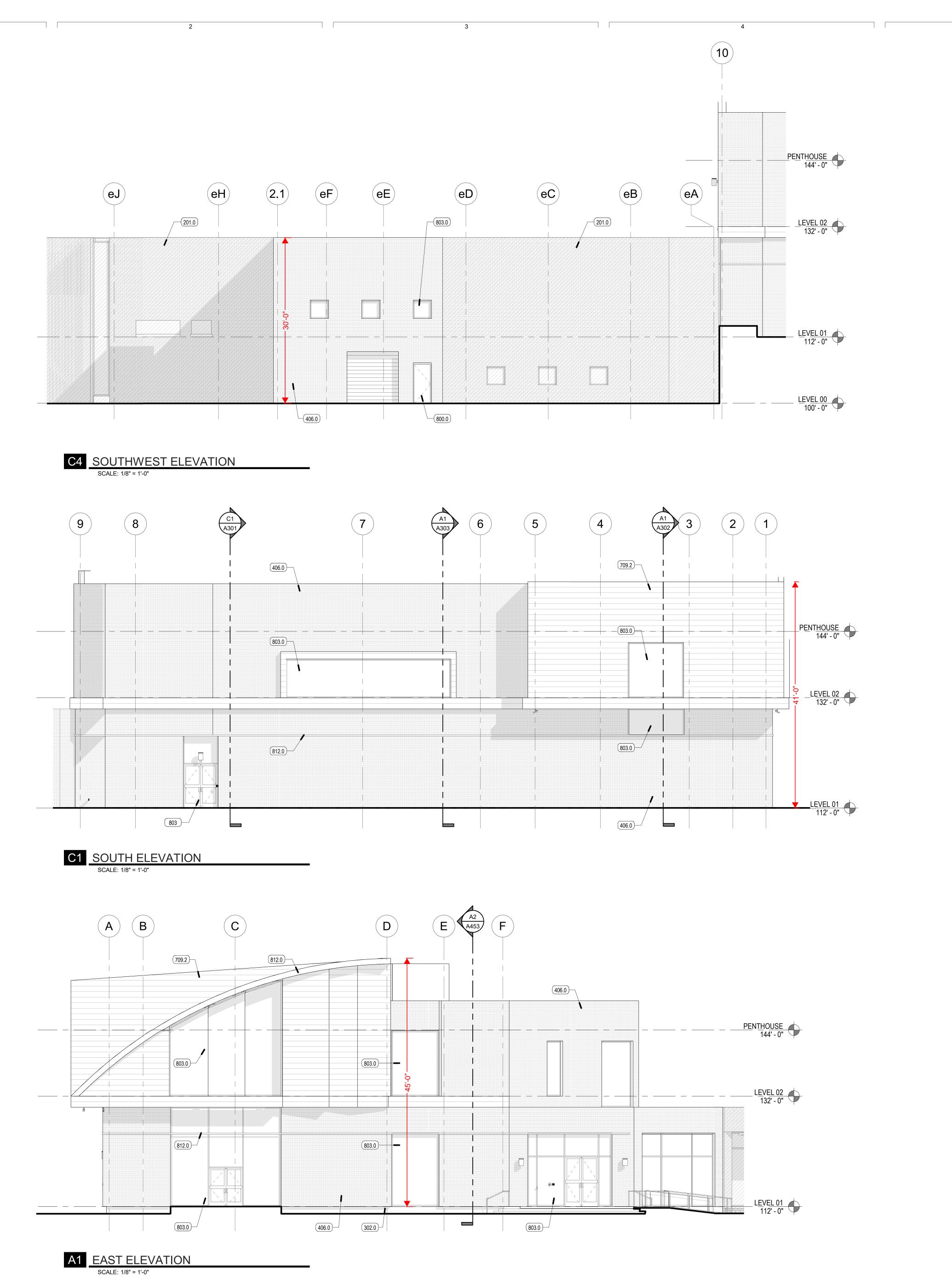


2020 JAN 8





2020 JAN 8



KEYED NOTES

201.0 EXISTING BUILDING, PROTECT AS NECESSARY, REPAIR AS REQUIRED REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED

VENEER ASSEMBLY PRE-FINISHED INSULATED METAL PANEL

DOOR AND FRAME

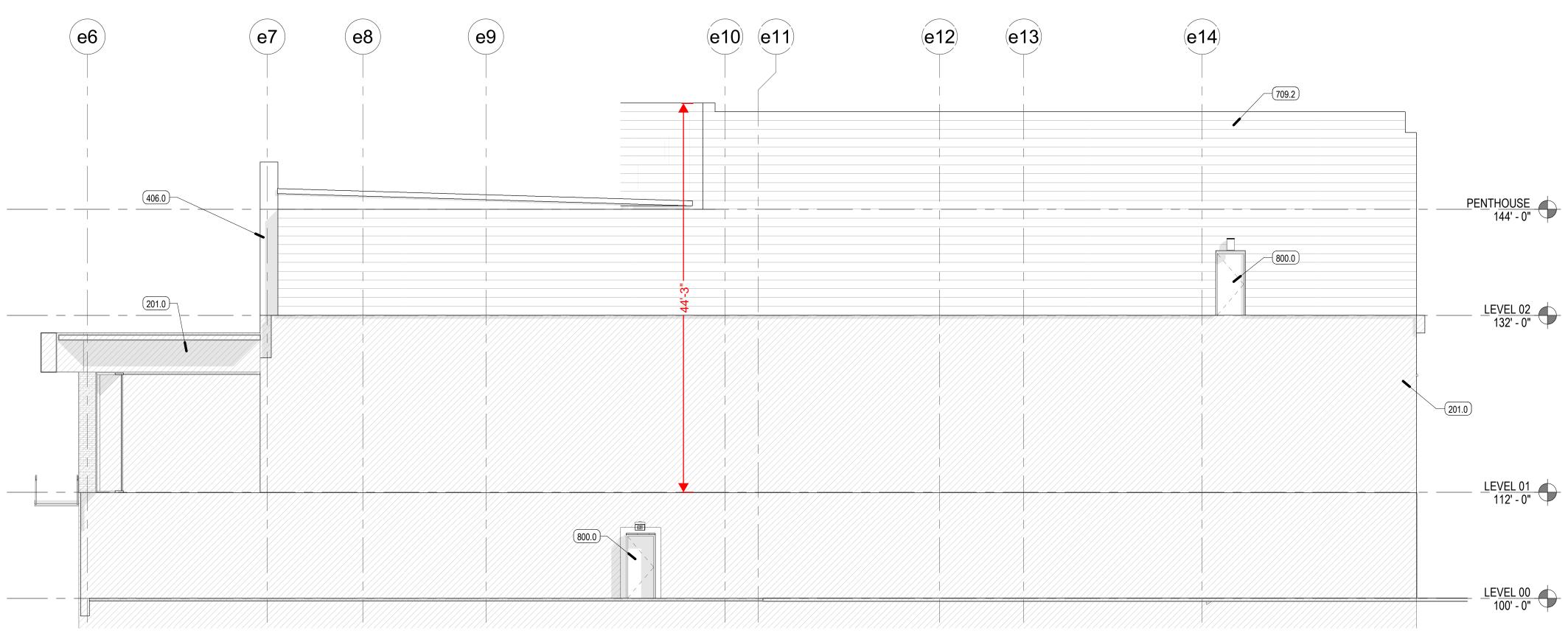
CURTAINWALL SYSTEM 812.0 SOLAR SHADE, VERTICAL/HORIZONTAL ARCHITECTURE 524 SOUTH 600 EAST 801.575.8800 SALT LAKE CITY, UT 84102 VCBO.COM

REV DATE DESCRIPTION

(10)(eA) 406.0 PENTHOUSE 144' - 0" 803.0 LEVEL 02 132' - 0" LEVEL 01 112' - 0"

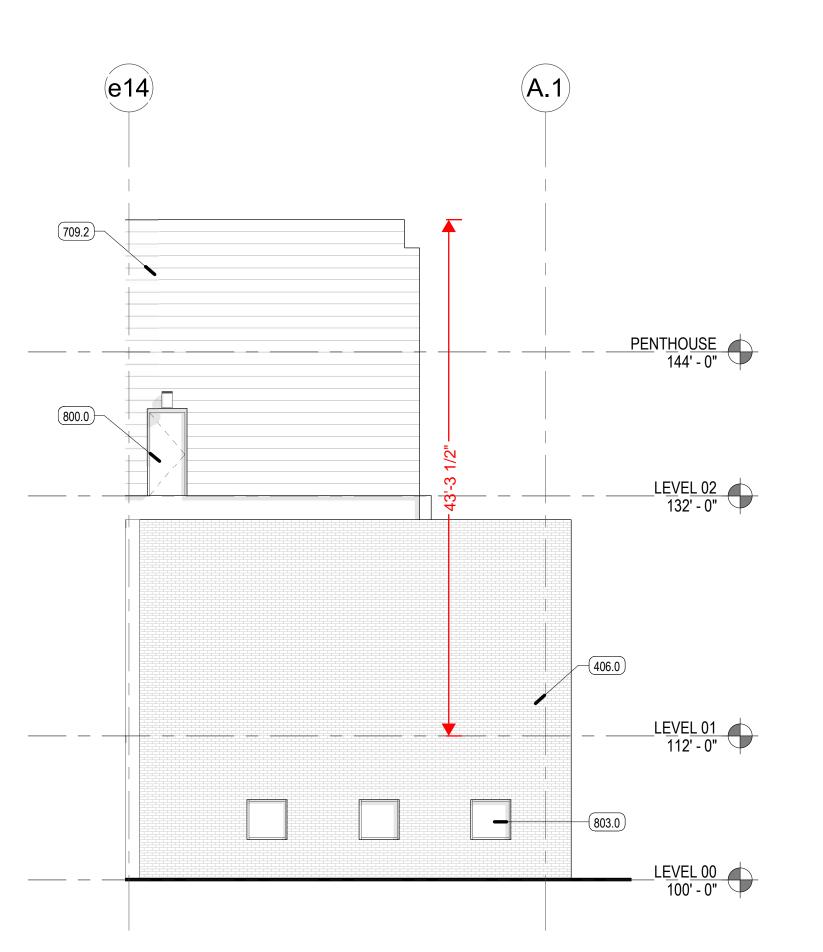
NORTH ELEVATION

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



B1 WEST ELEVATION

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



A1 WEST ELEVATION

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

KEYED NOTES

201.0 EXISTING BUILDING, PROTECT AS NECESSARY, REPAIR AS REQUIRED

406.0 VENEER ASSEMBLY

709.2 PRE-FINISHED INSULATED METAL PANEL

800.0 DOOR AND FRAME

803.0 CURTAINWALL SYSTEM

812.0 SOLAR SHADE, VERTICAL/HORIZONTAL

REV DATE DESCRIPTION

ARCHITECTURE

524 SOUTH 600 EAST 801.575.8800 SALT LAKE CITY, UT 84102 VCBO.COM

2019 NOV 13

ATTACHMENT E: EXISTING CONDITIONS & ZONING ORDINANCE REQUIREMENTS

The subject property is located within the I – Institutional zoning district. The purpose of the I zoning district is described as follows:

The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

ADJACENT LAND USES and ZONING – see Area Zoning Map in Attachment A for more details.

The land uses on all sides of the Westminster Campus are residential. This includes areas that are R-1/5000 and R-1/7000 – Single-Family Residential as well as areas zoned RMF-30 – Low Density Multi-Family Residential. The campus was established on the present location in 1911 and neighborhoods have grown up around it. Properties on all sides of the campus have been developed for a variety of residential uses.

The proposed addition is located within the interior of the campus to the south of 1700 S. Parking will be accommodated in the existing parking structure located to the east of the Jewett Center.

SALT LAKE CITY ZONING ORDINANCE PROVISIONS

Current Zoning Requirements - Chapter 21A.32.080: I - Institutional District

Zoning Standard	Regulation Requirements and Proposed	Status
Maximum Building Height	Maximum – 35 feet. Building heights in excess of thirty-five feet (35') but not more than seventy-five feet (75') may be approved through the design review process. For each foot of height over thirty-five feet (35'), each required yard shall be increased one foot (1').	Complies with Design Review approval
Yard Requirements	Front: 20-feet Corner Side: 20-feet Interior Side: 20-feet Rear Yard: 25-feet	Complies – this is on the interior of campus well in excess of the requirements.
Parking Spaces	Parking requirements for a college/university in general are 1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students.	Complies – Parking is available in front of the Jewett Center as well as in the structured parking immediately to the west. The parking on the overall campus is sufficient to meet the

project.

ATTACHMENT F: ANALYSIS OF STANDARDS

DESIGN REVIEW STANDARDS

21A.59.050: Standards for Design Review: The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

Standard	Finding	Rationale
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	Complies	The purpose of the I- Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use. The proposed use is permitted in the I zoning district and the height of the proposed addition is appropriate and reasonable given the context of the use among taller buildings as well as its location on the interior of the campus. The proposed use complies with the applicable master plans as discussed in the Key Considerations section of this report found on Page 2.
 B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	Complies	The primary entrance to the proposed addition will face an existing sidewalk within the interior of the campus. The campus has both public street presence and interior courtyard type space. The orientation toward the campus interior makes sense in the context of the campus layout and purpose of the building. The architecture will be similar to the adjacent existing building.

		There is existing parking to the east of the Jewett Center. This will remain. Additional parking is located to the west (behind) Jewett in an existing parking structure.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.	Complies	The building addition is oriented toward the existing sidewalk within the campus interior. The addition is not oriented toward a public street. The Design Standards found in Chapter 21A.37 do not specify a ground floor glass percentage requirement in the Institutional zoning district. However, the current design scheme includes exterior glazing which accounts for thirteen percent (13%) of the new building envelope. This will provide visual interaction between the building and interior of campus and vice versa. One additional element that the applicant mentions in their narrative is that the planned performance space and main floor performance studio to be visible to the public outside of the building from the pedestrian walkway.
 D. Large building masses shall be divided into heights and sizes that relate to human scale. 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. 	Complies	The proposed exterior will be clad with brick masonry, metal panel, and curtain wall glazing which evokes the material language already present on campus and create variations in texture and patterning on the building addition as part of the design The brick veneer masonry will be a blend of two red brick colors that are found in many of the buildings on campus. The metal panels will be in two colors – the first color is a dark grey which will be similar to the zinc panel that is on several buildings on campus. The second metal panel color is a lighter grey (almost silver) which will be similar to metal window systems on the campus. The addition features massing, material, and plane changes to induce interest and intrigue. The design meets this standard. Additional information about the design is included in the applicant's narrative found in

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F. If provided, privately-owned public spaces shall	Complies	There are existing benches/ seating areas
include at least three (3) of the six (6) following		adjacent to the site as well as a mixture of
elements:		trees to provide shade. There will be art
1. Sitting space of at least one sitting space for		located within the building
each two hundred fifty (250) square feet shall		
be included in the plaza. Seating shall be a		
minimum of sixteen inches (16") in height and		
thirty inches (30") in width. Ledge benches		
shall have a minimum depth of thirty inches		
(30");		
2. A mixture of areas that provide seasonal		
shade;		
3. Trees in proportion to the space at a minimum		
of one tree per eight hundred (800) square		
feet, at least two inch (2") caliper when		
planted;		
4. Water features or public art;		
5. Outdoor dining areas; and		
6. Other amenities not listed above that provide a		
public benefit.		
G. Building height shall be modified to relate to	Complies	The proposed building incorporates
human scale and minimize negative impacts. In		material changes and both ground and
downtown and in the CSHBD Sugar House		
Description of District Incident 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		upper floor transparency as outlined in
Business District, building height shall contribute		the applicant's narrative. These elements
to a distinctive City skyline.		address the human scale of the building
1. Human scale:		and its interface with the overall campus.
a. Utilize stepbacks to design a building that		According to the applicant's narrative
relate to the height and scale of adjacent		found in Attachment C of this report, the
and nearby buildings, or where identified,		following items address this standard:
		following items address this standard.
goals for future scale defined in adopted		
master plans.		 Proportion of new building
b. For buildings more than three (3) stories or		entrance pays homage to the
buildings with vertical mixed use, compose		existing building language.
the design of a building with distinct base,		Chieffing building language.
middle and top sections to reduce the sense		A101 1 01 11 1
		Although the gently sweeping arc
of apparent height.		of the building's roofline is not
2. Negative impacts:		the prevalent roof form on the
a. Modulate taller buildings vertically and		campus, it is not without
horizontally so that it steps up or down to		precedent. The campus' flagship
its neighbors.		building (Converse Hall) has
b. Minimize shadow impacts of building		
		arched windows from which the
height on the public realm and semi-public		curve of this building was
spaces by varying building massing.		inspired.
Demonstrate impact from shadows due to		
building height for the portions of the		The proposed building height is
building that are subject to the request for		compatible with heights of adjacent
additional height.		
		buildings on the campus. The Meldrum
c. Modify tall buildings to minimize wind		Science Center to the southeast is
impacts on public and private spaces, such		approximately 60-feet tall. Foster Hall to
as the inclusion of a wind break above the		the immediate east is approximately 45
first level of the building.		feet tall. There are also buildings of
3. Cornices and rooflines:		comparable or greater height elsewhere on
a. Cohesiveness: Shape and define rooflines to		the campus.
be cohesive with the building's overall form		the campus.
		m 11''' C
and composition.		The addition features massing, material,
b. Complement Surrounding Buildings:		and plane changes to induce interest and
Include roof forms that complement the		intrigue. The design meets this standard.
rooflines of surrounding buildings.		Additional information about the design is
c. Green Roof And Roof Deck: Include a green		included in the applicant's narrative found
roof and/or accessible roof deck to support		
		in Attachment C of this report and
a more visually compelling roof landscape		addressed in the analysis of Standard D
and reduce solar gain, air pollution, and the		found above.
	·	

amount of water entering the stormwater system.		
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	Not Applicable	The parking facilities are existing and the addition in on the interior of campus where car circulation is limited, and the emphasis is on pedestrian circulation.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)	Complies	Not applicable – existing infrastructure associated with the Jewett Center.
J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.	Complies	Signage will consist of a small building name sign (typical on the overall campus) on the building itself and possible some small way-finding signs that are also typical on campus.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Complies	Existing lighting will remain for sidewalks etc. Additional building lighting will comply with architecture and campus safety requirements. In their review, the Salt Lake City Police Department noted the following concerns in regard to lighting and safety: "We recommend they ensure the sidewalk south of the add-on be well lit and the landscaping allow for a clear field of vision. The sidewalk and building are very close to the parking structure and is away from main pedestrian areas. There are minimal windows on the structure from the south, and not a lot of windows on the add-on facing this alleyway. Making it an area where criminal elements may feel more comfortable to operate freely. Current shrubs provide a lot of hiding and ambush points." Due consideration should be given to these concerns and staff is including a condition of compliance with other department requirements with a notation that lighting must comply with the requirements and also provide adequately for safety as noted.

L. Streetscape improvements shall be provided as	Not	The addition is oriented toward the
follows:	Applicable	interior of campus and not the street.
1. One street tree chosen from the street tree list	PP	
consistent with the City's urban forestry		
guidelines and with the approval of the City's		
Urban Forester shall be placed for each thirty		
feet (30') of property frontage on a street.		
Existing street trees removed as the result of a		
development project shall be replaced by the		
developer with trees approved by the City's		
Urban Forester.		
2. Hardscape (paving material) shall be utilized		
to differentiate privately-owned public spaces		
from public spaces. Hardscape for public		
sidewalks shall follow applicable design		
standards. Permitted materials for privately-		
owned public spaces shall meet the following		
standards:		
a. Use materials that are durable		
(withstand wear, pressure, damage),		
require a minimum of maintenance, and		
are easily repairable or replaceable		
should damage or defacement occur.		
b. Where practical, as in lower-traffic		
areas, use materials that allow rainwater		
to infiltrate into the ground and		
recharge the water table.		
c. Limit contribution to urban heat island		
effect by limiting use of dark materials		
and incorporating materials with a high		
Solar-Reflective Index (SRI).		
d. Utilize materials and designs that have		
an identifiable relationship to the		
character of the site, the neighborhood,		
or Salt Lake City.		
e. Use materials (like textured ground		
surfaces) and features (like ramps and		
seating at key resting points) to support		
access and comfort for people of all		
abilities.		
f. Asphalt shall be limited to vehicle drive		
aisles.		

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

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

- Notice of the project and request for comments sent to the Chairs of the Sugar House and Wasatch Hollow Community Councils, and East Liberty Park Organization on January 21, 2020
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on January 23, 2020 providing notice about the project and information on how to give public input on the project.

 (Note: As the Westminster College campus is located on a single parcel, this notice was sent to all property owners and residents within 300-feet of the edge of the entire campus.)
- Staff held an Open House for the project at the Jewett Center on the Westminster campus to solicit comments on February 18, 2020. No comments were submitted in relation to the proposal.
- As of the date of this report, no public or recognized organization comments have been received.
- The 45-day recognized organization comment period expired on March 9, 2020.
- A Public Hearing with the Planning Commission was scheduled for March 11, 2020.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed: February 28, 2020
- Public hearing notice sign posted on property: February 28, 2020
- Public notice posted on City and State websites & Planning Division list serve: February 28, 2020

Public Input:

As of the date of this report, no public comments or comments from Recognized Organizations have been received by staff.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

PUBLIC UTILITIES COMMENTS

No comments provided.

ENGINEERING COMMENTS

proposed building addition is within the interior of the campus. SLC Engineering has no review comments on this.

POLICE REVIEW COMMENTS

Review from SLCPD Crime Prevention through Environmental Design:

We recommend they ensure the sidewalk south of the add-on be well lit and the landscaping allow for a clear field of vision. The sidewalk and building are very close to the parking structure and is away from main pedestrian areas. There are minimal windows on the structure from the south, and not a lot of windows on the add-on facing this alleyway. Making it an area where criminal elements may feel more comfortable to operate freely. Current shrubs provide a lot of hiding and ambush points.

TRANSPORTATION COMMENTS

The applicant should provide parking calculations and show the parking provided on site. This can be done at the building permit review phase.

ZONING REVIEW COMMENTS

No zoning review issues noted with proposal to exceed 35 foot height limit of zone as won't be exceeding maximum height of 75' (compared to average elevation of finished grade at each face of proposed building, per 21A.62.040 HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS). And, proposed building location is well within parcel with I zone designation so is likely meeting requirement to increase minimum setbacks by one foot for each one foot over 35-foot height.

FIRE REVIEW COMMENTS

This structure is over 30 feet in height which requires one aerial apparatus access road. This aerial access road shall be provided with the following features: a. 26-foot clear width that extends the full length of one side of the structure. b. The above road measurement shall not be closer than 15 feet nor further than 30 feet. This measurement shall be at right angle of the building. c. No overhead obstructions are permitted between the access road and building or over the aerial access road. d. The required turning radius of a fire apparatus access road shall be 20 feet inside and 45 feet outside per IFC 503.2.4. e. The angles of grade, approach & departure shall be no greater than 10 percent, in accordance with IFC 503.2.7 and 503.2.8 angles of approach and departure shall not be greater than 8°. f. When a fire department access road has a dead end that is 150 feet in length or greater it shall be provided with a fire department turn-around.