Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Brooke Olson, Associate Planner, brooke.olson@slcgov.com or 385-707-6770

Date: October 13, 2021

Re: PLNPCM2021-00698 Planned Development

Planned Development

PROPERTY ADDRESS: 144 S 500 E
PARCEL ID: 16-06-206-036
MASTER PLAN: Central City Community
ZONING DISTRICT: Residential Mixed Use (R-MU)

REQUEST: 144 South Apartments LLC, submitted an application to the City for Planned Development approval to construct a new six story, 110-unit apartment building located at approximately 144 S 500 E. The proposed building will consist of 5 floors over a three-level parking structure with 138 parking spaces. The proposed building will also contain 420 sq. ft. of space for a café, integrated into the entry lobby, and 1,600 sq. ft. of space for a co-working business center. A 3,709 sq. ft. elevated garden area will be located on the first floor and three smaller rooftop garden areas will be located on the fifth floor of the proposed building. Through the Planned Development process, the applicant is requesting the following modifications:

1. Outdoor elevated/rooftop garden areas be included in the open space area requirements of the R MU zone.
2. The project be allowed to increase its parking beyond the maximum parking allowance.
3. Parking lot perimeter landscaping be removed as a requirement.
4. Allowance to exceed rear yard coverage requirements to maintain an existing carport along the west boundary of the property.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed subject to complying with all applicable regulations and the conditions below:

1. Install a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street.

2. The applicant works with staff to increase the safety of onsite pedestrian circulation through the proposed parking area.

ATTACHMENTS:

A. Vicinity & Zoning Maps
B. Narrative Submitted by Applicant
C. Plan Set
D. Property and Vicinity Photos
E. Zoning Standards
F. Planned Development Standards
G. Public Process & Comments
H. Department Review Comments

PROJECT DESCRIPTION:

Quick Facts
Height: 71 FT 11 IN (6 stories)
Ground Floor Uses: Retail and restaurant
Upper Floor Uses: Residential and office (level 2)
Number of Residential Units: 110 units
Exterior Materials: Glass, wood, black corrugated metal, concrete, and light and dark grey stucco.
Parking: 138 parking spaces
Review Process & Standards: Planned Development, R-MU zoning standards, and general zoning standards


EXISTING SITE - VIEW FROM 500 E FACING WEST

The proposed 144 South Apartments project is a six story, mixed-use building containing 53 studio units and 57 one-bedroom apartments. Of the 110-residential units proposed, at least 20% (22 units) will be set aside for renters at 50% of the area median income. The building will also include a café integrated into the entry lobby on the ground floor, a co-working business center, a club house, exercise facility, pet wash station, secure bike parking, and roof top amenities that include an elevated courtyard and balconies. The project includes a small dog run in the southern, rear yard of the building.

The proposed project will consist of five floors, over a three-level parking structure accessed from a proposed drive approach off 500 East, providing 138 parking stalls. 106 parking stalls will be located within the parking structure while 32 surface parking stalls will be located behind the proposed building, in the northern side yard and western rear yard of the property.

Above is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design review and planned development considerations in Attachment B.

BACKGROUND

Previously, the subject site was split into three separate parcels (140 S., 144 S., & 148 S. 500 E.). The northern parcel contained a three-story office building, the southern parcel contained a single-family dwelling with a detached accessory building, while the western parcel contained a parking area with an aluminum carport covering approximately 15 parking stalls along the western rear property line. In June 2018, the three parcels were consolidated into one parcel and in early 2021, the existing buildings on the property were demolished.

The site constitutes approximately .62 acres (27,007 sq. ft.) the majority of which, is baren land. The western parking area, aluminum carport, a 4' tall retaining wall and 6' tall chain-link fence (located in the western portion of the property) were preserved during the demolition of the property. The applicant is proposing to incorporate the remaining structures into the proposed development. Vehicle access to the site is facilitated by two existing drive approaches located along 500 E. To the south, west, and east of the project site are established commercial structures and uses and a six-story apartment building is located directly north.

KEY ISSUES

The key issues listed below have been identified through the analysis of the project and the department review comments:

1. Open Space Requirements
2. Maximum Parking Allowance
3. Perimeter Parking Lot Landscaping
4. Rear Yard Coverage
5. Compliance with Citywide and Community Master Plans

Issue 1: Open Space Requirements

The R-MU Zoning District requires a minimum of 20% of the lot area, be maintained as an open space area in the form of landscape yards, plazas, and courtyards (21A.24.170). Therefore, a minimum of 5,470 sq. ft. of the project site needs to be developed as open space area to meet open space requirements. As noted in the Open Area Plans (pages G1.0-G1.02) 873 sq. ft. of open space is proposed on the ground level, a 3,709 sq. ft. elevated courtyard is proposed on the first floor and three rooftop terraces (1,340 sq. ft. combined) are proposed on the fifth floor of the building.

The applicant is requesting a modification to allow 5,049 sq. ft. of proposed elevated/rooftop garden areas to count towards the open space requirements. The proposal aims to utilize the ground level of the property for an increased building footprint and parking to meet parking requirements to allow for a higher density project so that the project can include affordable housing. In addition, these open spaces create areas where residents can enjoy the outdoors while also allowing more sunlight to get into the residential units.

The project site is located between 200 East and 500 East within an area in the R-MU zone which allows for higher density development as shown in figure 21A.24.170.F.3. Various multifamily buildings within the area and the R-MU zone have been developed with rooftop garden areas and minimal open space located on the ground level. Given the high-density character of the area, incorporating elevated/roof top garden areas into the development, to meet the open space requirements, is in character with the neighborhood and the surrounding developments.

In reviewing the proposal, staff has concerns the site lacks a designated pedestrian access connecting the proposed building to the dog run along the southern side property line. A condition of approval requires the applicant to work with staff to increase the safety of pedestrian circulation through the parking area.

Issue 2: Exceed Maximum Parking Allowance

21A.44.030.H.1 requires that maximum number of parking stalls shall not exceed an additional 25% of the minimum number of parking stalls required. 55 parking stalls are required for the proposed residential dwelling units (.5 stalls/unit), 1 space is required for the proposed retail space (2 spaces/1,000 sq. ft. of retail), and 4 stalls are required for the proposed office space (3 spaces/1,000 sq. ft. of usable office space) which equates to a minimum of 60 parking stalls required for the proposed project. Therefore, the parking for the project is limited to a maximum of 75 spaces.

The applicant is receiving funding from the Department of Housing and Urban Development (HUD) to incorporate affordable housing into the project. Of the 110-units, at least 20% of the units will be set aside for renters at 50% of the area median income. The developer is seeking Low-Income Housing Tax Credits to increase the number of affordable units to 99% (109 total). HUD is requiring a 1:1 parking ratio per unit to obtain its funding. In addition, the applicant has a shared parking agreement to provide 26 parking stalls for Ben Albert Apartments to the North, which has been in place since 2017.

Section 21A.44.050.C.3.b. allows an increase of the maximum number of allowable parking spaces to double the minimum requirement (120 stalls in this case), provided the applicant fulfills at least one of the major transportation demand management strategies and one of the minor transportation demand management strategies. The proposal meets one major demand strategy by providing on premise gym for residents and employees and a minor transportation demand strategy by providing a permanently sheltered and secure facility for bicycle parking. However, this provision only allows the applicant to increase the number of parking stalls allowed to 120 parking stalls. Therefore, the applicant is requesting a modification to exceed the maximum parking allowance and locate 138 parking stalls on the property to meet HUD requirements, satisfy the requirements of the parking agreement, and provide parking for the retail and office uses within the proposed building.

Staff is of the opinion that allowing an excess of 18 parking stalls on the property is a reasonable request given 26 of the proposed parking stalls will be shared between two properties and 110 stalls are required to incorporate affordable housing into the development.

Issue 3: Perimeter Landscaping

Perimeter parking lot landscaping (7' in width, protected by 6-inch curb) is required where a parking lot is located within 20 feet of a property line (21A.48.070.C.1). As mentioned, the proposed building will consist of five floors over a three-level parking structure with 138 parking spaces. 106 of the proposed parking stalls will be located within the parking structure, below the first level of the building. The proposed surface parking areas (located at the rear and northern side of the building) contain the remaining 32 stalls which abut the north, west and southeast property boundaries. The proposed plan set indicates 15 of the 32 proposed surface parking stalls will be covered by the existing carport located along the western, rear property line and 15 will be partially covered by the first-floor building overhang located along the northern, side property line. The remaining 2 proposed surface parking stalls are uncovered and located along the southeast property line.

An existing retaining wall (approximately 10' in height) is located along the western rear property line and a portion of the southern property line. Therefore, the proposed west parking area is elevated approximately 10 feet higher than the neighboring properties to the west and the south. The applicant is asking for a modification to remove the parking lot perimeter landscaping requirements to create the parking needed to meet the HUD parking requirements, and shared parking agreement requirements.

The proposed surface parking areas to the north and west of the building will not be visible from the street since they are located to the rear and northern side of the building. To provide buffering between the parking lot and the neighboring properties, the applicant is proposing to install a 6' tall wooden privacy fence along the northern and western property lines. The applicant is also proposing to locate small synthetic turf dog run (684 sq. ft.) at the southeast corner of the parking area and preserve the existing 6' tall chain link fencing located along the southern and eastern portion of the proposed parking area to separate the parking from the neighboring property to the south.

Perimeter parking lot landscaping is intended to provide a buffer between the parking lot and the adjacent/abutting properties. The proposed 6' tall wooden privacy fence, will provide a buffer between proposed surface parking and the neighboring properties to the north and the west by providing separation between the properties and minimizing the impacts associated with parking areas such as noise, light, and unsightly views. While the existing 6' tall chain link fence and retaining walls provide a separation between the proposed surface parking and the neighboring properties to the south and east, the southeast portion of the parking area will be visible from 500 East. The chain link fencing does not provide a substantial screen to minimize potential negative impacts. A condition of approval requires the installation of the 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the surface parking area from the street.

Issue 4: Accessory Buildings and Rear Yard Coverage

In residential districts, any portion of an accessory building is not allowed to occupy more than 50% of the rear yard (21A.40.050). The rear yard setback area of the project site measures 4,950 sq. ft. An existing 2,846 square foot aluminum carport is located along the western property line within the rear yard setback, covering approximately 57% of the rear yard setback area. The applicant is requesting a modification to exceed the rear yard coverage requirements by 7% to retain the existing carport which will increase covered parking for the building tenants and reduce maintenance issues associated with snow removal in the winter months.

Various multifamily properties in the area have carports which exceed rear yard coverage requirements. The applicant is requesting a minimal modification to reuse an existing structure which will provide covered parking for the residents of the building. The carport has existed along the rear yard of the property for many years therefore, retaining the structure will not present any negative impacts to neighboring properties.

For complete analysis and findings in relation to the Planned Development standards please refer to Attachment F.

Consideration 5 – Compliance with Adopted Master Plans

Central Community Master Plan (2005)

The Central Community Master Plan outlines goals for the Central Community and for the integration of the Central Community area into the larger extent of other Salt Lake City communities. The intent of the Community's Master Plan is to act as a, "*guide towards creating a more livable community*". It seeks to accomplish this by creating an overall vision for the Central Community Master Plan with four fundamental goals:

- Livable communities and neighborhoods;
- Vital and sustainable commerce;
- Unique and active places; and
- Increased pedestrian mobility and accessibility.

The 144 South Apartments project meets the intent and vision goals of the Central Community plan in that it improves the surrounding community's livability by providing affordable, high density housing near downtown, amongst the highly commercial land uses to the south, east, and west of the property. The institution of new and mixed uses provides a collaborative live work environment which encourages employees to work and live in the Central Community. The proposed uses on the site will create interest in the site and provide unique and active places where people can gather, socialize, meet, and recreate. The proposed design and architecture enhance the sense of place while interacting with pedestrians and bicyclists on the street.

Further the proposed project will increase pedestrian interaction and accessibility from the street as the development will be mixed use. With a cafe on the ground floor along the 500 E. façade, offices, and residential on the upper stories of the building, the overall configuration of the building will encourage an active street during all hours of the day.

Citywide Housing Master Plan Growing SLC (2018-2022)

The City recently adopted a citywide housing master plan titled Growing SLC: A Five-Year Housing Plan 2018-2022 that focuses on ways the City can meet its housing needs in the next five years.

GrowingSLC identifies three City Wide goals:

1) Reform City practices to promote a responsive, affordable, high-opportunity housing market.
2) Increase hosing opportunities for cost burdened households.
3) Build a more equitable city.

The plan also includes specific objectives that relate to this development, including:

Goal 1, Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

- *Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.*

Goal 2, Objective 4: Secure and preserve long-term affordability:

- *Downtown also has the densest allowed zoning, the best access to transit, and the greatest number of amenities, making it an ideal location for affordable housing development. However, without tangible preservation tools, existing housing affordability is at risk of being lost amidst one of the greatest construction booms Salt Lake City has seen.*

GrowingSLC speaks to increasing flexibility in zoning regulations to reduce barriers to affordable housing construction that are not necessary for achieving city goals. The proposed project helps achieve the goals and objectives outlined in GrowingSLC by providing affordable housing units in the City, specifically, the downtown area. GrowningSLC states: "*Equity is not only about eliminating discrimination, it is also about increasing access to opportunity*." The proposed project location increases the diversity of housing options in the downtown area and provides cost burden households with the opportunities living downtown provides, including access to transit, employment, recreation, and a variety of amenities which builds a more equitable city.

In addition, the proposal aims to develop a high quality, mixed-use, housing building which provides access to on-site amenities including outdoor areas, pet facilities, a café, a gym, a clubhouse and work/office spaces, where tenants from a variety of income levels can live, work, and interact.

Plan Salt Lake (2015)

Plan Salt Lake also includes vision statements which support the 144 S Apartments proposals. Plan Salt Lake is a Citywide vision for the City for the next 25 years and includes guiding principles for the

development of the City. 144 S Apartments meets the guiding principles and furthers the intent described in Plan Salt Lake. The guiding principles satisfied in this Planned Development are:

- *"Neighborhoods that provide a safe environment, opportunity for social interaction and services needed for the wellbeing of the community therein."*
- *"Growing responsibly, while providing people with choices about where they live, how they live, and how they get around."*

The proposal offers a livable community by providing a variety of onsite amenities and opportunities for residents of various income levels to live, socialize, work, and recreate. The project site is located within walking distance to downtown, and a mix of restaurants, shopping centers, and schools. The design of the building creates a safe environment by providing lighting on the building, and throughout the site and visibility to the street through glazing, rooftop areas and balconies. The ground floor uses, and transparency create an environment that is easily accessed and inviting to the public as the street is visible to patrons of the building during all hours of the day.

The mixed-use nature of the proposal and location of the project site provide residents with a variety of transportation options. The project site is just over two blocks from the 400 South TRAX line and within two blocks of seven bus lines. In addition, a Green Bike station is located within a half block of the property. Bike storage is also available within the building to encourage residents to use bicycles as a form of transportation around the City. The redevelopment of the site also allows for a greater utilization of the existing high frequency transit lines along 500 East and 200 South, while increasing accessibility and mobility by locating new residential units near transit.

Staff Discussion:
The proposed 144 South Apartments development will provide affordable housing that is compatible with the character and scale of the existing neighborhood. The proposed development helps to meet the growth and housing goals of the City's Master Plans and aligns with the development expectations of the neighborhood.

DISCUSSION:

The proposal generally meets the Planned Development standards in complying with the development expectations outlined in the Central Community Master Plan for the area.

As the applicant is generally meeting appliable standards and guidelines for the associated reviews, staff is recommending approval of the proposed development with the suggested conditions noted on the second page of the staff report.

NEXT STEPS:

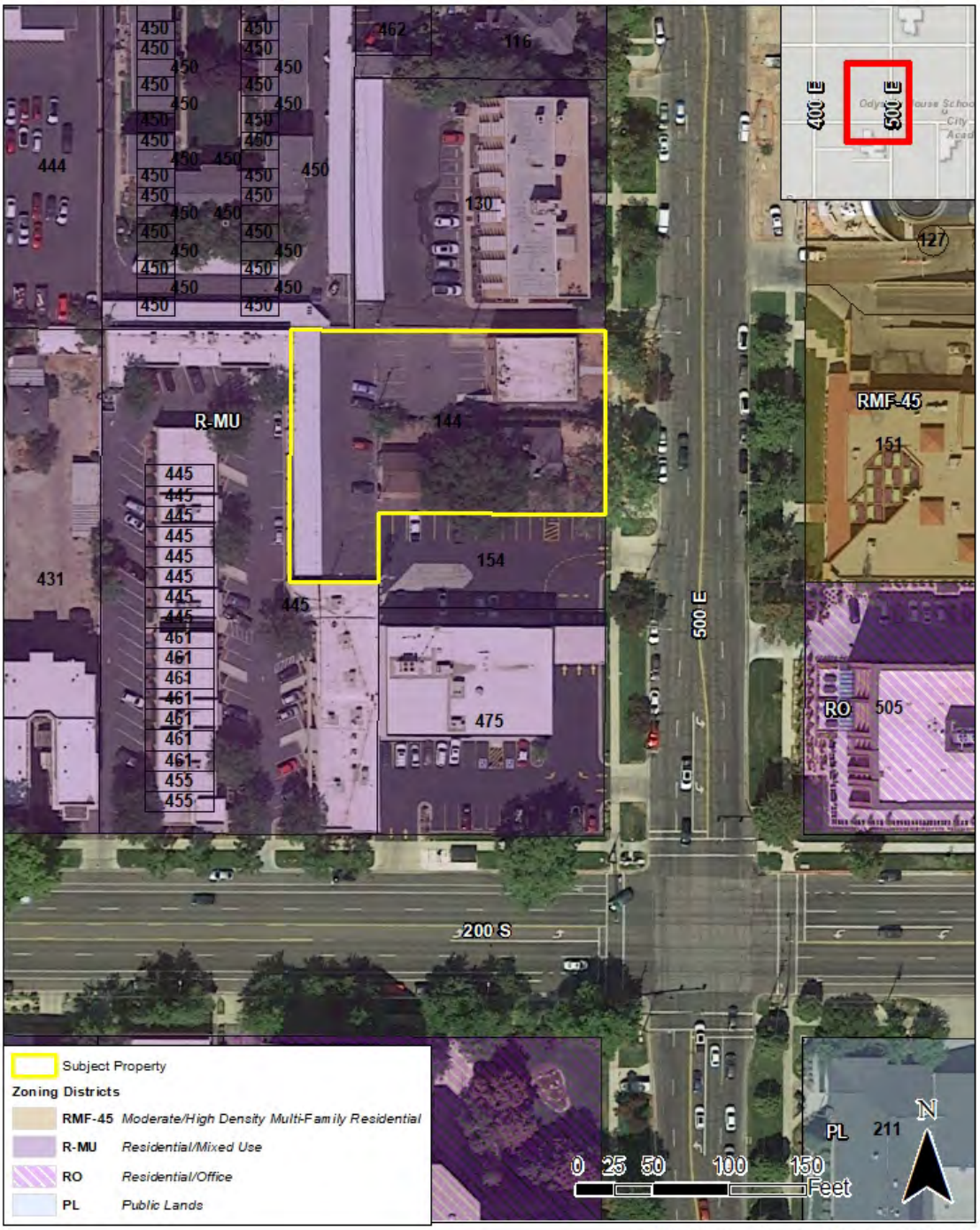
Approval of the Planned Development
If the requests are approved, the applicant will need to comply with any conditions of approval required by other City departments or added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Design Review Request

If the requests are denied, the applicant will still be able to develop the property by right but will need to meet all of the standards of the Zoning Ordinance.

ATTACHMENT A – VICINITY & ZONING MAP

144 S. Apartments - Planned Development - 144 S 500 E



Salt Lake City Planning Division 8/25/2021

ATTACHMENT B – NARRATIVE SUBMITTED BY APPLICANT

PLANNED DEVELOPMENT APPLICATION
INFORMATION SHEET
144 SOUTH PROJECT
144 SOUTH 500 EAST

1. DEVELOPER REQUESTS

The developer, 144 South Apartments, LLC is requesting that 1) the outdoor patio spaces within its proposed new building at 144 South 500 East be allowed as open spaces for the open space requirements of the Residential-Mixed Use (R-MU) zone, 2) the project be allowed to increase its parking beyond that allowed by the maximum parking ratio, 3) parking lot perimeter landscaping be removed as a requirement, and 4) the property can maintain a carport along the west boundary of the property.

The purpose of the R-MU zone is to reinforce the mixed-use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small-scale office uses. This district is appropriate in areas of the city where the applicable master plans support high-density, mixed-use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

Outdoor Patio Spaces
The RMU Zone requires 20% of the lot area as open space in the form of landscape yards or plazas and courtyards. Certain other zones, like the transit-oriented TSA Zones, allow that the open space area requirement can be located on rooftops and terrace gardens. The developer is seeking the same for this project so that it can include affordable housing in its project without construction costs being so excessive that the project is financially infeasible. While this project is not within a TSA zone, the zoning at our site allows a building height (125 feet) and density similar to TSA zones. (Our project is 74' high). In addition, the project is located adjacent to or nearby multiple mass-transit modes of transportation.

Parking
The Department of Housing and Urban Development (HUD) is requiring that this project have a 1:1 parking ratio per unit which is higher than the 0.625 parking ratio allowed by Salt Lake City zoning. We are requesting that the parking ratio be increased to allow up to 139 parking spaces for residential and retail use. There is limited parking on 500 East so that retail customers and tenants living at the building will need off-street parking to accommodate their vehicles. The project is an affordable housing project that will contain between 20% to 99% of the units as affordable, depending on the availability to obtain Low-Income Housing Tax Credits. Allowing this modification will enable us to increase the project density and obtain HUD financing. This meets the purpose of the Planned Development objectives to provide affordable housing and increase the efficiency of land use and public utilities.

Perimeter Landscaping
The developer is also requesting the zoning regulation modification to remove the parking lot perimeter landscaping requirements. The current zoning code (21A.48.070.C.2) requires a 7-foot landscaping perimeter where a parking lot is located next to the property line. The parking is located at the rear of the building and abuts the north, south and west property lines of the neighboring properties. However, the parking areas on the north and south are mostly covered by the building and are essentially extensions of the underground parking. The west parking area is elevated approximately 10 feet higher than the neighboring property. The property parking lots have for many years abutted the neighboring properties without a landscaping perimeter. The proposal is to maintain the status quo. This will allow us to create the needed parking to meet the HUD parking requirements, which in turn increases the efficiency of land use and public utilities by increasing the property density. Fencing will be used to separate the parking from the neighboring property.

Carport
The developer is requesting a reduction in the rear yard coverage calculation (50% maximum) to allow a carport to remain along the west perimeter of the property behind the building. The current carport has existed for decades along the back of the property. This carport will be critical to reduce maintenance issues since the carport can only be accessed through the back of the parking garage. Snow removal will be significantly more difficult without a carport. As mentioned above, the west parking area is about 10 feet higher than the neighboring property,

which has its own parking area located on the other side of our west property line. There will be no detrimental visual effect because of the carport. The carport will also help with rentability of the apartments since tenants prefer to have covered parking.

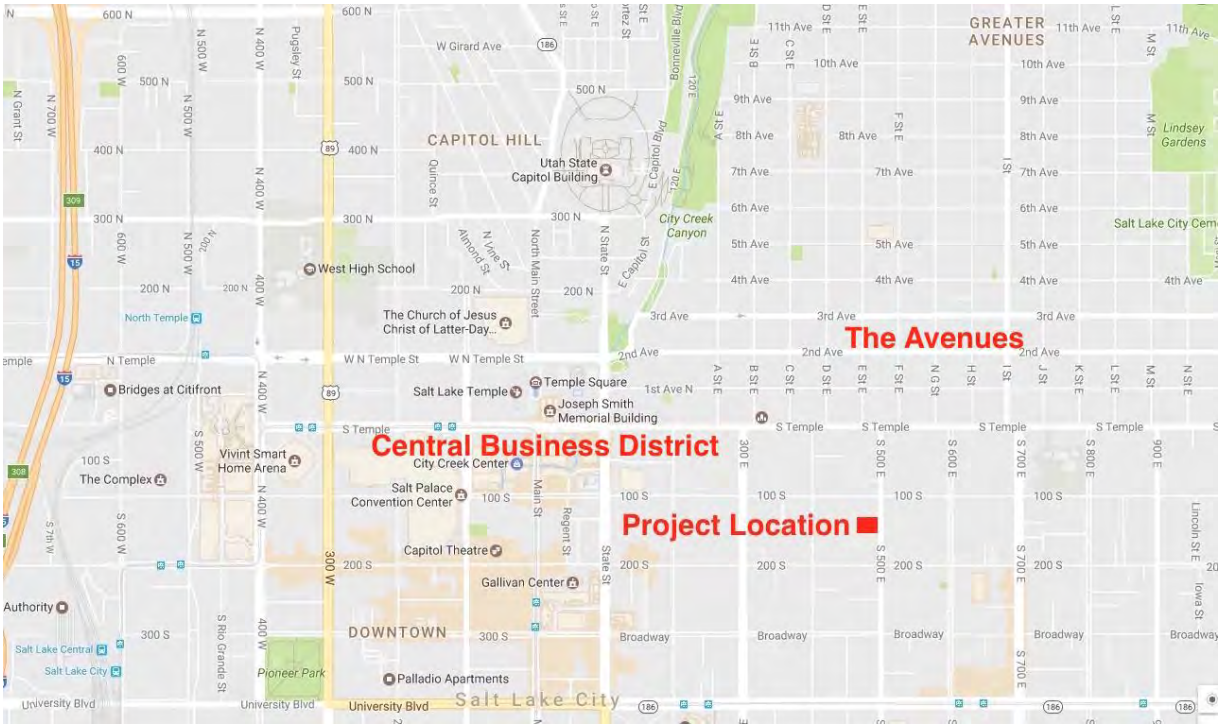
2. PROJECT DESCRIPTION

The developer, 144 South Apartments, LLC, proposes to build the 144 South project, a 6-story, 110-unit apartment building on a 0.62-acre parcel located at 144 S 500 East in Salt Lake City. The project will include a 420 square-foot cafe (or other retail) which is integrated into the entry lobby, a 1,600 sf co-working business center, plus an abundance of amenity spaces including a club house, exercise facility, pet wash, secure bike parking and large outdoor deck. There will be 53 studio units and 57 one-bedroom units.

The building will consist of five floors of wood frame construction over a 3-level concrete parking structure with 117 parking spaces available for tenants. The Department of Housing and Urban Development is requiring at least one-to-one parking for each apartment in order to obtain its funding.

Location

The project is located in the Central City neighborhood near the Central Business District and The Avenues. (See map below). It is anticipated our tenant profile will be a mix of downtown workers and those who simply desire to be proximate to the vitality of the downtown area or the University of Utah. The project is just minutes from the University of Utah by bus or bike, and a 10-minute walk to the heart of downtown.



Affordable Housing

Of the 110-units, at least 20% of the units (22 total) will be set aside for renters at 50% of the area median income. The developer is seeking Low-Income Housing Tax Credits to increase the number of affordable units to 99% (109 total).

Transportation Access

The project is just over two blocks from the 400 South TRAX line and within two blocks of seven bus lines. The Salt Lake City Transit Master Plan lists 500 East and 200 South as Tier 1 routes on the Frequent Transit Network. In addition, a Green Bike station is located within a half block of the property.

Project Amenities

The six-story building will provide great views of downtown Salt Lake City and the surrounding mountains.

The project will include a 420 square foot cafe (or other retail) which is integrated into the entry lobby, an 1,600 sf co-working business center, plus a club house, exercise facility, pet wash, covered bike parking and outdoor decks.

Building Materials

The building façades will contain a mix of materials including tall glass windows, brick, cement block, hard flat siding like Hardie board, and EIFS or stucco-like material. These materials are similar to neighboring buildings. The buildings to the north and south of the property contain brick. The buildings on the east side of 500 East are stucco, glass and brick.

Energy-Efficiency

The building will be an all-electric building and will meet Energy Star and/or other energy-efficiency standards.

Team Members

Architects

The principal architect on the project will be JZW Architects which has designed many multi-family housing projects in Utah including the Salt Flats apartments a block away.

Proposed General Contractor

The developer has met with three well-known local construction firms with significant experience in constructing similar projects in the Salt Lake City area - Rimrock Construction, Pentalon Construction and Kier Construction. Each has submitted their construction cost estimate and schedule, approximately 15 months from ground-breaking to obtaining the Certificate of Occupancy.

Property Managers

Once completed, the property will be professionally managed on a day-to-day basis by the EMG Management which has many years of experience with multi-family affordable housing projects.

Energy Consultant
Provident Energy has created the initial energy-efficiency modeling for the project.

3. PLANNED DEVELOPMENT INFORMATION

Planned Development Purpose and Objectives
The 144 South project meets the Planned Development purpose and objectives as follows:

Master Plan Compatibility
The project is located within the Central City neighborhood of the Central Community. The Central Community Master Plan supports a mix of housing, office and retail uses. The plan calls for "new places where people can gather, meet, socialize, and recreate". Specifically, the goals of the master plan are: 1) Livable communities and neighborhoods; 2) Vital and sustainable commerce; 3) Unique and active places; and 4) Pedestrian mobility and accessibility.

The 144 South project includes all of those elements in one project. It is a unique multi-use building that creates a very livable community for residents who seek a collaborative live-work environment. The residents will be able to work with other tenants in a collaborative co-working space. They will also have a club room, exercise room and small cafe or other retail to serve their needs. Bike storage is available to promote tenants having bicycles to get around the city. The project is walking distance to downtown and many neighborhood amenities including restaurants, banking, and shopping.

Efficient Use of Land
The project tries to make efficient use of the land with over 177 units/acre. This minimizes sprawl but the project density is consistent with the neighborhood density. There are multiple tall, high-density buildings on the block. The neighboring Ben Albert Apartments at 130 South 500 East is a 6-story apartment building, the University of Utah Building Services building is a 10-story office building at 127 S 500 East, and the Alsco Office Building is a 5-story building located at 505 East 200 South.

***Greater Efficiency in Use of Public Utilities*:**
The building is an all-electric building (with the exception of hot tubs) in order to conserve energy, reduce noxious emissions and create a healthier building environment. The project will also have low-flow water fixtures to conserve water.

Innovating Planning and Development
The inclusion of co-working space and small neighborhood retail is at the forefront of the new development patterns starting to be seen in Salt Lake City. The goal of the project is to create a live-work environment where tenants can live upstairs, use the co-working space when they need to work outside of their traditional offices and have a small neighborhood retail space when they need to grab a quick drink or something to eat.

Reinforcing Character of Surrounding Neighborhood

The project reinforces the mixed-use character of the neighborhood by incorporating all the neighborhood uses in one building that includes housing, office and neighborhood retail.

Affordable Housing

The project exceeds the city goal of 20% of the units at 80% area median income. The 144 South project will have at least 20% of the units at 50% area median income and may have additional affordable units if tax credit funding is available.

Mobility

The project location and amenities encourage the use of public transit. The building is just over two blocks from the 400 South TRAX line and within two blocks of seven bus lines. The Salt Lake City Transit Master Plan lists 500 East and 200 South as Tier 1 routes on the Frequent Transit Network. In addition, the building contains bike storage and a Green Bike station is located within a half block of the property. Tenants can also walk to downtown in 10 minutes.

Emergency access is located in front of the building as well as a fire access easement to the north of the proposed building.

Design Standards

Building Façades

The building façade offers ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction.

Ground Floor Transparency and Access

The ground floor glass of the street facing façade exceeds the 40% requirement by 29%. The 69% of ground floor glass creates interest for pedestrians as they pass by the property. The lobby has full height store front windows that span 22 feet across and the retail space has over 10 feet of full height glass. The lobby entrance is the focal point of ground floor with the retail next door. All street facing windows and doors have a visual clearance of more than 5 feet.

Architectural Detailing

The front façade of the building provides an architectural style that emphasizes function and form. The building materials provide a clean look with accents of wood siding and tight ¼" steel corrugated metal. An awning over the glass overhead door and the multiple decorative railings provides architectural features to bring interest to the simple and clean architectural form. The recessed windows create a sense of wall depth and add a shadow accent to the building.

Lighting

The lighting is designed for safety and visual interest while minimizing impacts on surrounding property.

Exterior Lighting
The wall mounted cylindrical lights on the street facing façade provide sufficient light for pedestrian safety while lighting the building façade. These lights produce light downward and upward for maximum efficiency of visual interest in the building. The lights on the west side of the property are ceiling mounted on the carports and on the ceiling of the PT slab. These lights produce light to the spaces directly below while minimizing the impact on surrounding property.

Sustainability
The building meets the Planned Development objective of utilizing green building techniques in the development. The project will be constructed using the Enterprise Green Communities Certification process and/or Energy Star standards. The following items will make the building more sustainable.

All Electric
The all-electric building will reduce building emissions that come from gas furnaces, water heaters and stoves.

Individually Metered
Each unit will be individually metered for both gas and electric to promote conservation by each tenant.

Appliances
The project will contain Energy-Star compliant appliances, as well as low-flow showerheads, toilets and kitchen/bathroom faucets.

Lighting
All LED lighting fixtures will be used inside and outside of the building.

Low VOC
Low VOC sealants, paints and primers will be used.

Landscaping
The landscaping will use native, water-wise plants and trees. A water-wise, drip irrigation system will be used for watering the plants and trees.

Flooring/Surfaces
No carpet or padding will be installed in entryways, laundry rooms, bathrooms, kitchens, utility rooms or any rooms of ground-connected floors. Tile will be used on hard surface areas.

All bathrooms and kitchens will use materials to prevent mold buildup.

Construction Waste

The contractor will set up recycling containers to collect the recycled, salvaged or diverted materials.

Recycling: The building will have separate recycling containers and storage for its tenants.

Renewable Energy: The building will have the roof prepared for solar, and solar will be installed if sufficient funds are available.

Landscaping

The developer intends to maintain two of the trees in the public strip, and include new ornamental grasses and evergreen shrubs with a low-drip irrigation system.

Project Maintenance

The project budget will include a repair and maintenance account, as well adding $300 per unit annually to a property reserve account to take care of long-term capital maintenance needs. The building is close to neighboring properties to the north and south but has setbacks from the property line in addition to an access easement from the property to the north to allow for maintenance.

ATTACHMENT C – PLAN SET

144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

SIGNATURE PANEL

CODE SUMMARY

TYPE IIIB - MIXED-USE BUILDING
TYPE IA - BELOW THE PODIUM

APPLICABLE CODE:
- 2018 INTERNATIONAL BUILDING CODE. (I.B.C.)
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRIC CODE

PROJECT LOCATION:
- ADDRESS: 144 S. 500 E.
- CITY: SALT LAKE CITY, UT
- LOT SIZE: 27,348.75 SF (.628 ACRES)

BUILDING AREAS:

UNDER PODIUM	
LOWER PARKING:	21,255 SF
MIDDLE PARKING:	21,286 SF
UPPER PARKING:	17,304 SF
ABOVE PODIUM	
LEVEL 1:	15,035 SF
LEVEL 2:	14,572 SF
LEVEL 3:	14,572 SF
LEVEL 4:	14,572 SF
LEVEL 5:	13,148 SF
TOTAL:	131,744 SF

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS AND CONDITIONS
- ADDENDA
- MODIFICATIONS AND REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO JZW ARCHITECTS IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE THE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT.

PROJECT DIRECTORY

OWNER
PETER CORROON
144 SOUTH APARTMENTS, LLC
C/O PETER CORROON
(801) 597-7471
PETERCORROON@GMAIL.COM

ARCHITECT
JZW ARCHITECTS
c/o GARY KNAPP
LEE HAUETER
45 E. CENTER ST. STE 202
NORTH SALT LAKE, UT 84054
(801) 936-1343
GARYK@JZW-A.COM

CIVIL ENGINEER
CHRIS POULSEN
BENCHMARK ENGINEERING
9138 SOUTH STATE STREET, SUITE 100
SANDY, UTAH 84070
(801) - 510 - 6567
CHRIS@BENCHMARKCIVIL.COM

STRUCTURAL ENGINEER
BHB ENGINEERS
DALLIN PEDERSON
2766 SOUTH MAIN STREET
SALT LAKE CITY, UT 84115
(801) 355-5656
DALLINPEDERSON@BHBENGINEERS.COM

MECHANICAL ENGINEER
ROYAL ENGINEERING
SAMANTHA KOEPP
1837 S. E BAY BLVD.
PROVO, UT 84606
(801) 375-2228
SAMANTHA.KOEPP@ROYALENG.COM

ELECTRICAL ENGINEER
ROYAL ENGINEERING
JOE HUTCHINGS
1837 S. E BAY BLVD.
PROVO, UT 84606
(801) 375-2228
JOE.HUTCHINGS@ROYALENG.COM

LANDSCAPE ARCHITECTURE
SCOTT BLAKE
STB DESIGN
(801) 554 - 6146
SCOTT@STBDESIGNLLC.COM

APARTMENT COUNT

1-BEDROOM:	57	TOTAL (51.8%)
STUDIO:	53	TOTAL (48.2%)
		110 TOTAL UNITS

PARKING TABLE

LOWER LEVELPARKING	54 STALLS
MID LEVEL PARKING	48 STALLS
UPPER LEVEL PARKING	37 STALLS
	139 TOTAL STALLS

DEFERRED SUBMITTALS

1. PREFABRICATED TRUSSES
2. BUILDING SIGNAGE
3. FIRE SUPPRESSION*
   - A. NOTE: FIRE PERMITS SHALL BE IN ACCORDANCE WITH IFC SECTIONS 105.1.1 THROUGH 105.7.16 THE FOLLOWING ITEMS REQUIRE A SEPARATE FIRE PERMIT:
     - a. FIRE SPRINKLER
     - b. FIRE ALARM
     - c. STAND PIPE
     - d. UNDERGROUND FIRE LINE/FIRE HYDRANT

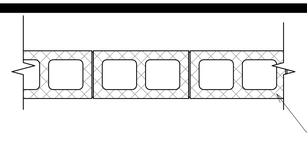
REVISIONS:

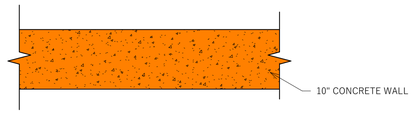
ISSUE DATE:
AUGUST 16, 2021

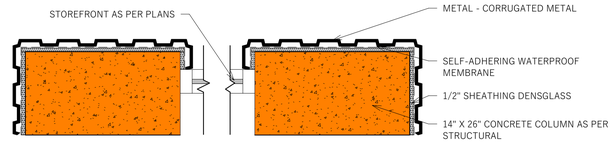
PROJECT NUMBER
20019

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

BELOW PODIUM (TYPE 1A CONSTRUCTION)

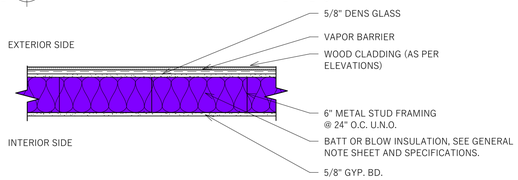






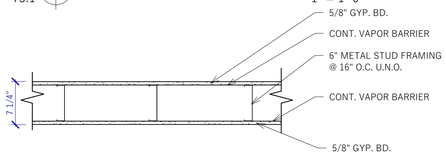
WT 1 - EXT CMU - 8X8X16 BLOCKS

1 T3.1 — 1" = 1'-0"



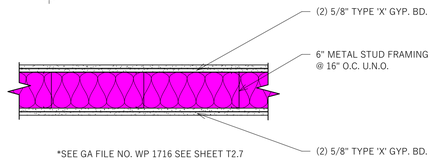
WT 2 - EXT 8" CONCRETE WALL - 3 HR

2 T3.1 — 1" = 1'-0"



WT 3 - EXT 10" CONCRETE WALL - 3 HR

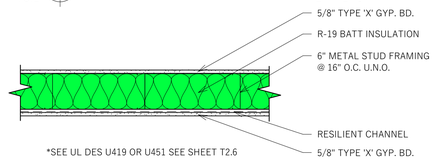
3 T3.1 — 1" = 1'-0"



*SEE GA FILE NO. WP 1716 SEE SHEET T2.7

WT 4 - EXT CONCRETE COLUMN W/ GRAY CORRUGATED METAL

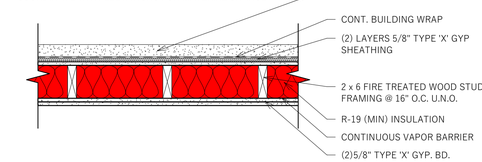
4 T3.1 — 1" = 1'-0"



*SEE UL DES U419 OR U451 SEE SHEET T2.6

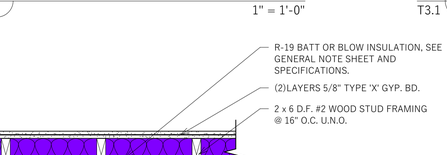
WT 5 - EXT MTL - 6" - WOOD CLADDING

5 T3.1 — 1" = 1'-0"



WT 6 - INT MTL - 6"

6 T3.1 — 1" = 1'-0"

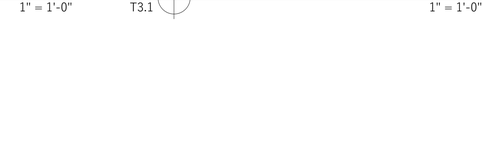


WT 7 - INT MTL - 6" - FIRE BARRIER - 2 HR

7 T3.1 — 1" = 1'-0"

WT 8 - EXT MTL - 6" - FIRE BARRIER - 1 HR

8 T3.1 — 1" = 1'-0"



WT 9 - INT MTL - 4"

9 T3.1 — 1" = 1'-0"

WT 10 - INT MTL - 3 1/2" FURR

10 T3.1 — 1" = 1'-0"

WT 12 - EXT MTL - 6" W/ BLACK CORRUGATED METAL

12 T3.1 — 1" = 1'-0"

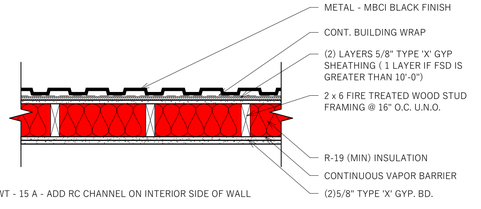
WT 13 - EXT MTL - 1 HR. 6" W/ BLACK CORRUGATED METAL

13 T3.1 — 1" = 1'-0"

WT 14 - EXT MTL - 6" W/ WOOD CLADDING

14 T3.1 — 1" = 1'-0"

ABOVE PODIUM (TYPE IIIB CONSTRUCTION)



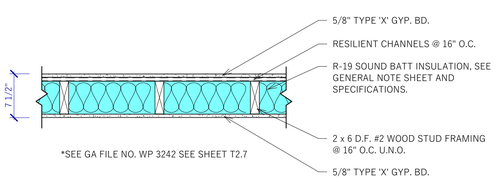
WT - 15 A - ADD RC CHANNEL ON INTERIOR SIDE OF WALL

*SEE GA FILE NO. WP 8415 SEE SHEET T2.7

*COORDINATE WITH ELEVATIONS FOR MATERIAL CHANGE

WT 15 - EXT WD - 2X6 - BLACK CORRUGATED METAL/ WHITE EIFS

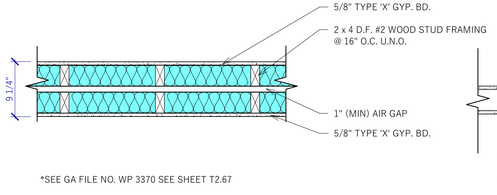
15 T3.1 — 1" = 1'-0"



*SEE GA FILE NO. WP 3242 SEE SHEET T2.7

WT 16 - INT WD - 2X6 1HR - RESILIENT CHANNEL

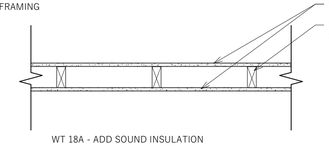
16 T3.1 — 1" = 1'-0"



*SEE GA FILE NO. WP 3370 SEE SHEET T2.67

WT 17 - INT WD - 2X4 PARTITION WALL - 1 HR

17 T3.1 — 1" = 1'-0"

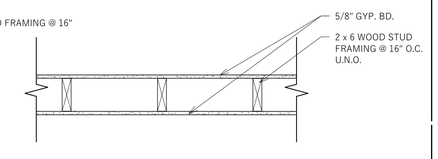


WT 18A - ADD SOUND INSULATION

WT 18B - LUMBER TO BE FIRE TREATED

WT 18 - INT WD - 2X4

18 T3.1 — 1" = 1'-0"



WT 19 - INT WD - 2X6

19 T3.1 — 1" = 1'-0"

*SEE GA FILE NO. WP 4135 SEE SHEET T2.7

WT 20 - INT WD - 2X6 2HR

20 T3.1 — 1" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

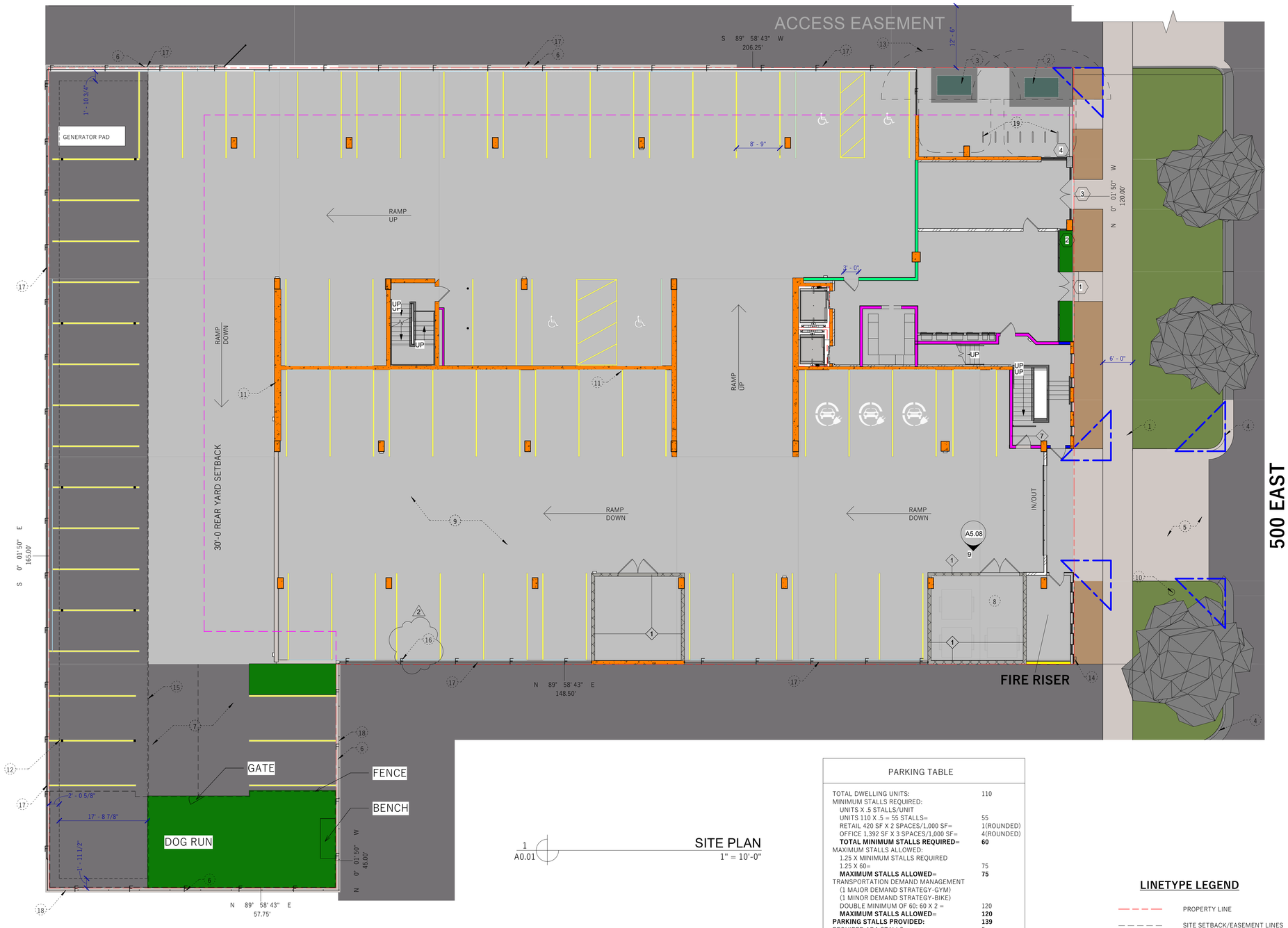
REVISIONS:
No. Date

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

WALL TYPES

T3.1

JZW ARCHITECTS
FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



1 A0.01 SITE PLAN
1" = 10'-0"

REAR LOT COVERAGE:

- REAR SETBACK AREA: 4,950 SF
  2,846 SF

REAR YARD COVERAGE AREA: 57.0%

PARKING TABLE	
TOTAL DWELLING UNITS:	110
MINIMUM STALLS REQUIRED:	
UNITS X .5 STALLS/UNIT	
UNITS 110 X .5 = 55 STALLS=	55
RETAIL 420 SF X 2 SPACES/1,000 SF=	1(ROUNDED)
OFFICE 1,392 SF X 3 SPACES/1,000 SF=	4(ROUNDED)
TOTAL MINIMUM STALLS REQUIRED=	**60**
MAXIMUM STALLS ALLOWED:	
1.25 X MINIMUM STALLS REQUIRED	
1.25 X 60=	75
MAXIMUM STALLS ALLOWED=	**75**
TRANSPORTATION DEMAND MANAGEMENT	
(1 MAJOR DEMAND STRATEGY-GYM)	
(1 MINOR DEMAND STRATEGY-BIKE)	
DOUBLE MINIMUM OF 60: 60 X 2 =	120
MAXIMUM STALLS ALLOWED=	**120**
PARKING STALLS PROVIDED:	**139**
REQUIRED ADA STALLS	5
PROVIDED ADA STALLS	6
BICYCLE PARKING REQUIRED	2
(5% OF THE VEHICULAR PARKING REQ.)	
60 STALLS X .05 =	3
BICYCLE PARKING REQUIRED=	**3**
BICYCLE PARKING PROVIDED=	**14**
ELEC. VEHICLE PARKING	
(1 SPACE FOR EVERY 25 PROVIDED)	
139 / 25 = 6	
ELEC. VEHICLE PARKING REQUIRED=	**6**
ELEC. VEHICLE PARKING PROVIDED=	**6**

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- F F FENCE LINE
- SITE FEATURES
- LEVEL 2 OVERHANG
- 10' - 0" SIGHT TRIANGLES

N

GENERAL NOTES - SITE PLAN

A	SEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
B	CONCRETE TO SLOPE AWAY FROM BUILDING AT 2% SLOPE MIN.
C	GROUND AROUND ENTIRE BUILDING TO SLOPE AWAY FROM BUILDING AT 5% MIN. SLOPE FOR A DISTANCE OF 10'-0" FROM BUILDING.
D	BUILDING MOUNTED FLOOD LIGHTS SHALL BE INSTALLED TO ILLUMINATE ADJACENT PARKING AREA.
E	WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS.
F	ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
G	COORDINATE WITH CIVIL ENGINEERING DRAWINGS AND LANDSCAPE DRAWINGS FOR FINISH FLOOR ELEVATION OF BUILDING AND CUT AND FILL FOR SITE WORK.
H	COORDINATE WITH LANDSCAPE DRAWINGS FOR EXISTING TREES AND TREE GROUPINGS THAT ARE TO REMAIN UNDISTURBED.
I	GRADE LINES AND PROPOSED ELEVATION MARKERS ARE BASED ON OWNER'S DESIRED CONFIGURATION. TERRACING TECHNIQUE SHALL BE DETERMINED BY OWNER AT FINAL GRADING. ANY REQUIRED RETAINING WALLS OR OTHER RETAINING SYSTEMS SHALL BE DESIGNED BY STRUCTURAL OR CIVIL ENGINEER.

KEYED NOTES

1	6' - 0" WIDE SIDEWALKS.
2	SWITCH GEAR. COORDINATE WITH ROCKY MOUNTAIN POWER FOR FINAL LOCATION
3	TRANSFORMER. COORDINATE WITH ROCKY MOUNTAIN POWER FOR FINAL LOCATION.
4	CURB AND GUTTER AS PER CIVIL PLANS
5	CONCRETE DRIVE WAY AS PER CIVIL PLANS
6	EXISTING RETAINING WALL TO REMAIN
7	ASPHALT PARKING LOT AS PER CIVIL ENGINEER.
8	DUMPSTER ENCLOSURE
9	CONCRETE RAMP DOWN.
10	WATER METER. CONFIRM LOCATION WITH CIVIL DRAWINGS.
11	CONCRETE SHEAR WALL, SEE STRUCTURAL.
12	EXISTING STEEL CARPORT POSTS TO REMAIN (TYP).
13	REQUIRED VAULT CLEARANCE AS PER ROCKY MOUNTAIN POWER.
14	FIRE DEPARTMENT CONNECTION.
15	LINES REPRESENT EXISTING CARPORT ABOVE.
16	4'-0" +/- CONCRETE RETAINING WALL. SEE STRUCTURAL DETAILS.
17	6'-0" TALL PRIVACY FENCE. SEE DETAIL 7/A5.08
18	EXISTING 6'-0" CHAIN LINK FENCE.
19	PROVIDE INVERTED "U" BIKE RACK SEE DETAIL 8 ON A5.08

TOTAL UNIT COUNTS:

- 1-BEDROOM: 57 TOTAL (51.8%)
- STUDIO: 53 TOTAL (48.2%)

110 TOTAL UNITS

- 175 UNITS/ACRE

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

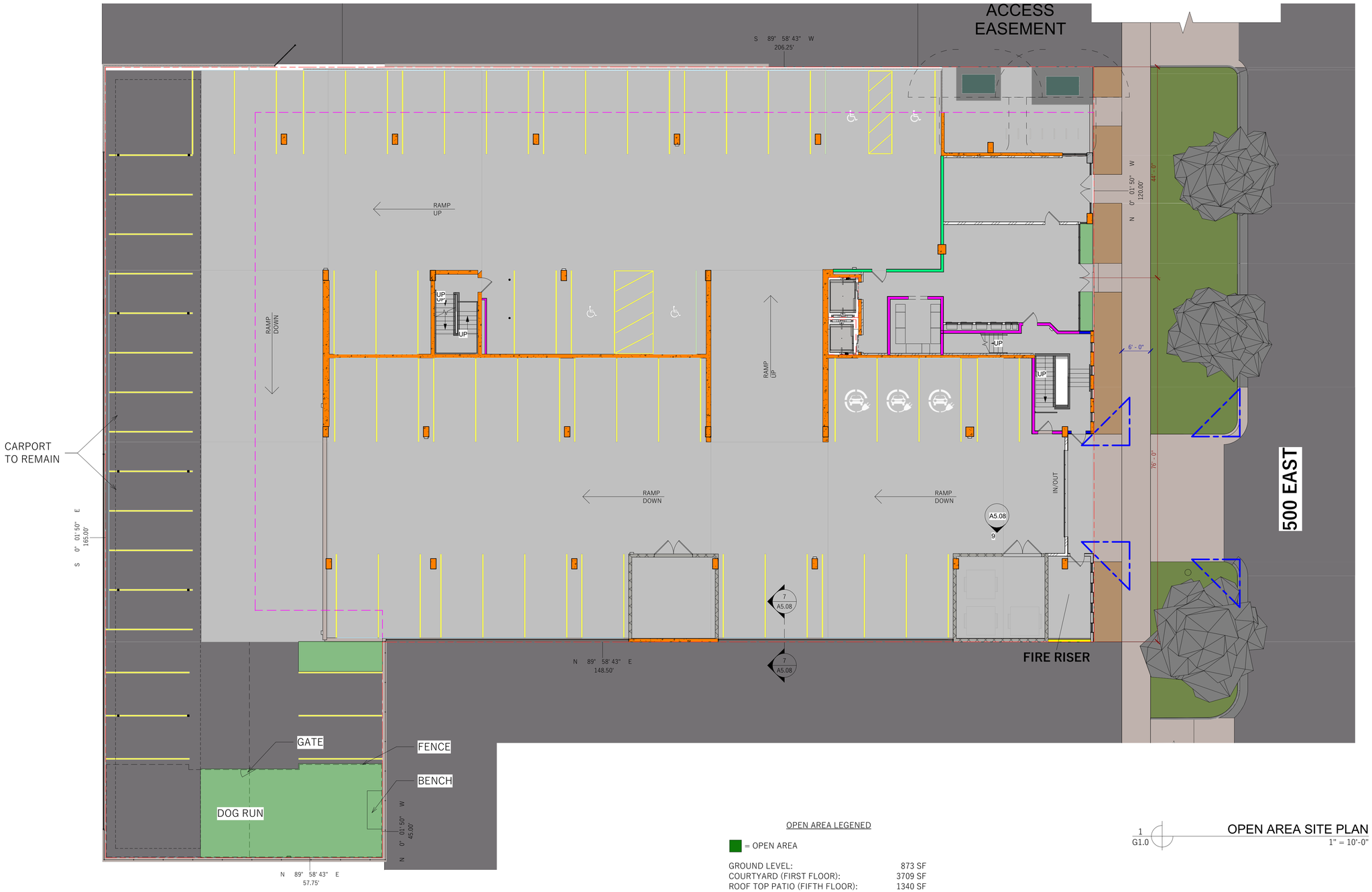
No.	Date
2	7-26-2021

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

ARCHITECTURAL
SITE PLAN

A0.01

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



OPEN AREA LEGENED

= OPEN AREA

GROUND LEVEL:	873 SF
COURTYARD (FIRST FLOOR):	3709 SF
ROOF TOP PATIO (FIFTH FLOOR):	1340 SF
TOTAL OPEN AREA REQUIRED:	5470 SF
TOTAL OPEN AREA PROVIDED:	5922 SF

1 G1.0 OPEN AREA SITE PLAN
1" = 10'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

OPEN AREA SITE PLAN

G1.0

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

OPEN AREA LEGENED

= OPEN AREA

GROUND LEVEL:	873 SF
COURTYARD (FIRST FLOOR):	3709 SF
ROOF TOP PATIO (FIFTH FLOOR):	1340 SF
TOTAL OPEN AREA REQUIRED:	5470 SF
TOTAL OPEN AREA PROVIDED:	5922 SF

1 / G1.1 FIRST FLOOR OPEN AREA PLAN
1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

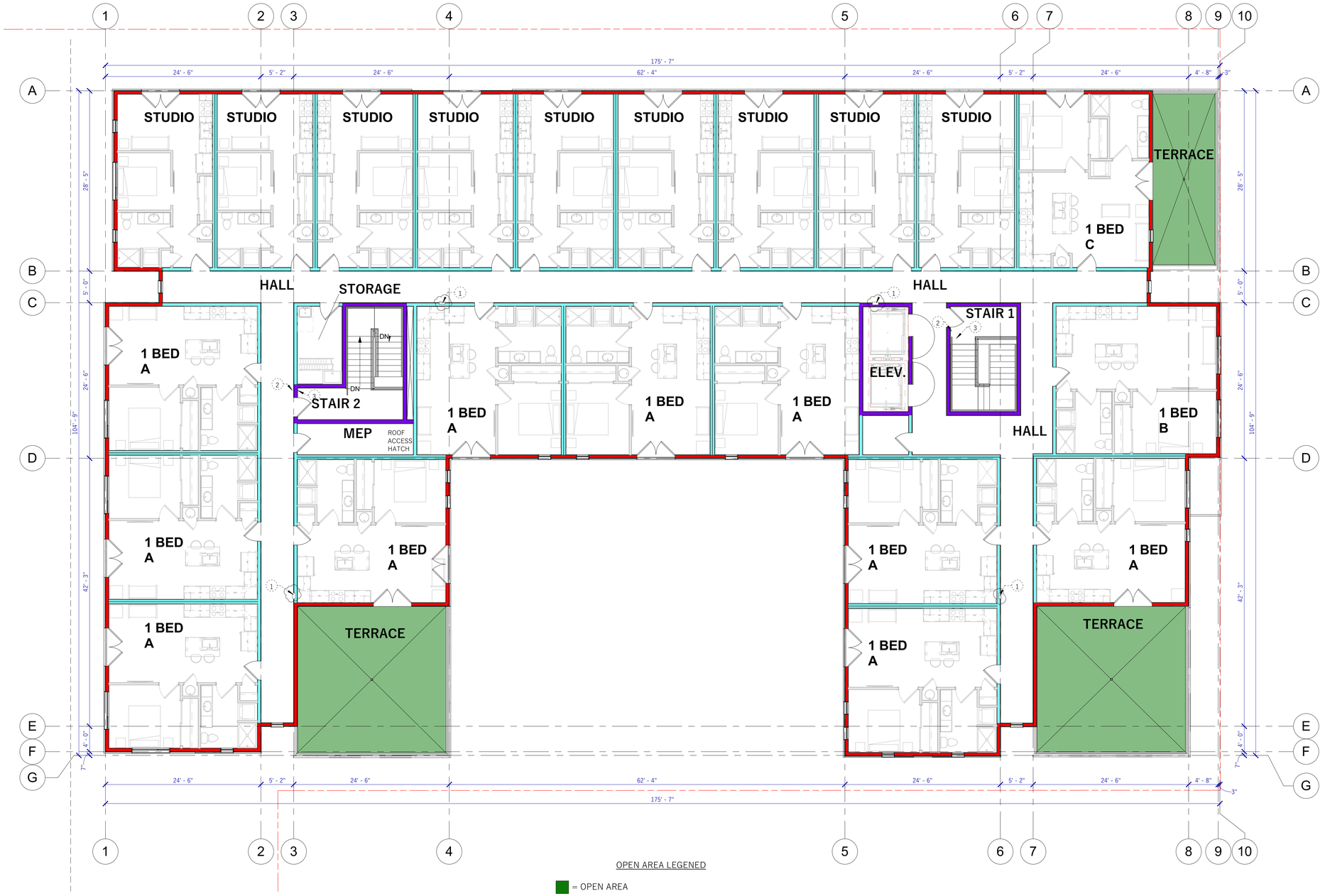
No.	Date
1	Date 1

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

FIRST FLOOR
OPEN AREA PLAN

G1.1

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343



OPEN AREA LEGENED

= OPEN AREA

GROUND LEVEL:	873 SF
COURTYARD (FIRST FLOOR):	3709 SF
ROOF TOP PATIO (FIFTH FLOOR):	1340 SF
TOTAL OPEN AREA REQUIRED:	5470 SF
TOTAL OPEN AREA PROVIDED:	5922 SF

1 G1.2 FIFTH FLOOR OPEN AREA PLAN
1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date
1	Date 1

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

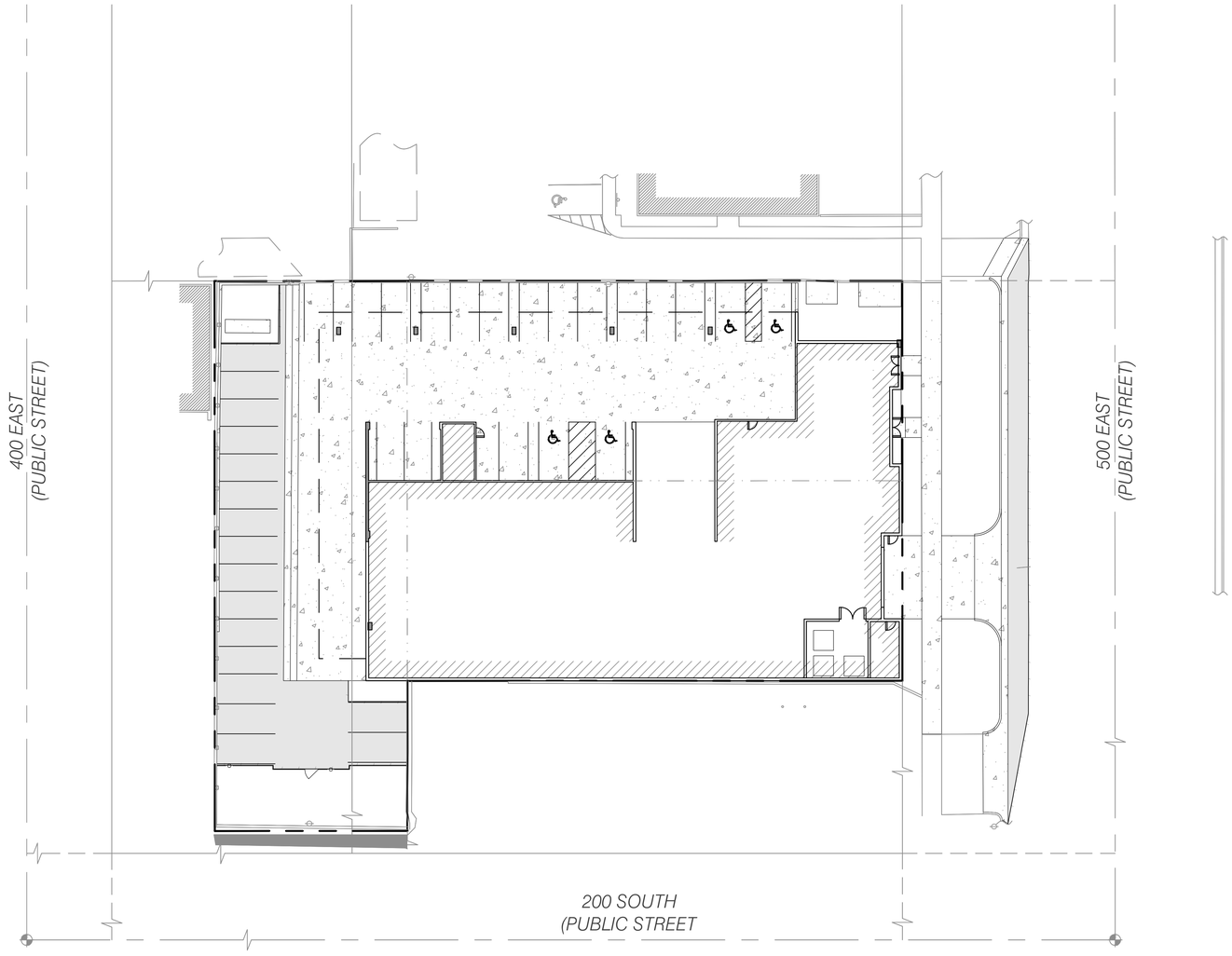
FIFTH FLOOR
OPEN AREA PLAN

G1.2

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

144 SOUTH APARTMENTS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

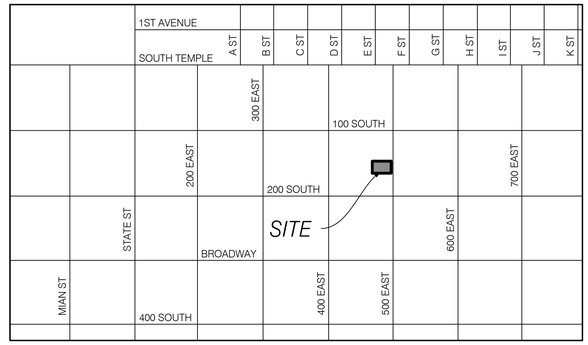


GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

NORTH



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
PETER CORROON
76 NORTH H STREET
SALT LAKE CITY, UT 84103
(801)597-7471
petercorroon@gmail.com

DRAWING INDEX

CIVIL CONSTRUCTION PLANS

BENCHMARK CIVIL

PROFESSIONAL ENGINEER
8/6/21
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

144 SOUTH APARTMENTS (BLD2021-03825)
144 SOUTH 500 EAST
SALT LAKE CITY, UTAH

DRAFT: JJH DATE: 04/03/2020
DESIGN: TJB DATE: 12/02/2020
CHECK: AGA DATE: 12/15/2020

PROJECT NO. 2002037

No.	DATE	DESCRIPTION
1	03/03/21	REVISED UTILITIES PER MECHANICAL ENGINEER
2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER RFI
3	08/06/21	REVISED PER CITY COMMENTS

COVER

1 OF 10

Blue Stakes of UTAH 811 Bluestakes.org

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINETYPES:

NEW / EXISTING

- SECTION LINE
- PROPERTY LINE
- ADJACENT PL or LOT LINES
- RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF ASPHALT
- FENCE / WALL, STONE
- FENCE, BLOCK
- FENCE, BRICK
- FENCE, CHAIN
- FENCE, IRON
- FENCE, VINYL
- FENCE, WIRE (X)
- FENCE, WOOD
- INDEX CONTOUR LINE (4475)
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION (XX.XX TOC)
- SANITARY SEWER LINE (SS)
- STORM DRAIN LINE (SD)
- WATER LINE (W)
- IRRIGATION LINE (IRR)
- OVERHEAD POWER LINE (OHP)
- UNDERGROUND POWER LINE (UG)
- GAS LINE (GAS)
- TELEPHONE LINE (T)
- CABLE TELEVISION LINE (CATV)
- DRAINAGE / DITCH CENTERLINE
- TREE LINE EDGE
- FIBER OPTIC LINE (FO)
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SYMBOLS:

NEW

- POWER POLE & OVERHEAD POWER
- LIGHT POLE
- GUY WIRE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DIRECTION OF DRAINAGE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- GAS MANHOLE
- TREE

ABBREVIATIONS

BC	BAR & CAP	PUE	PUBLIC UTILITY EASEMENT
BOW	BOTTOM OF VISIBLE WALL	R	RADIUS OF CURVE
COR.	SECTION CORNER	RR	RAILROAD
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CF	CUBIC FEET	R/W	RIGHT-OF-WAY
D	DELTA ANGLE	SMH	SEWER MANHOLE
EG	EXISTING GROUND	SD	STORM DRAIN
EOA	EDGE OF ASPHALT	SF	SQUARE FEET
EOC	EDGE OF CONCRETE	TBC	TOP BACK OF CURB
EX	EXISTING	TMH	TELEPHONE MANHOLE
FFE	FINISH FLOOR ELEVATION	TOA	TOP OF ASPHALT
FG	FINISHED GRADE	TOC	TOP OF CONCRETE
FH	FIRE HYDRANT	TOF	TOP OF FOOTING
FL	FLOW LINE	TOE	TOE OF SLOPE
GB	GRADE BREAK	TOG	TOP OF GRATE
GW	GUY WIRE	TOP	TOP OF SLOPE
HW	HEAD WALL	TOW	TOP OF WALL
I.E.	INVERT ELEVATION	TR	TELEPHONE RISER
LIP	LENGTH OF CURVE	UGP	UNDERGROUND POWER
L	LIP OF CURB	VPC	VERTICAL POINT OF CURVATURE
LF	LINEAR FEET	VPI	VERTICAL POINT INTERSECTION
LP	LOW POINT	VPT	VERTICAL POINT OF TANGENCY
M-M	MONUMENT TO MONUMENT	WM	WATER METER
MH	MANHOLE	WV	WATER VALVE
MON.	SURVEY MONUMENT		
OHP	OVERHEAD POWER		
PC	POINT OF CURVATURE		
PI	POINT OF INTERSECTION		
PP	POWER POLE		
PT	POINT OF TANGENCY		

Blue Stakes of UTAH 811
Bluestakes.org

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY- SALT LAKE CITY
WATER UTILITY COMPANY- SALT LAKE CITY PUBLIC UTILITIES (SLC PU)
SEWER- SALT LAKE CITY PUBLIC UTILITIES (SLC PU)
STORM DRAIN/GROUNDWATER- SALT LAKE CITY PUBLIC UTILITIES (SLC PU)
ELECTRICAL- ROCKY MOUNTAIN POWER (RMP)
TELEPHONE- SYRINGA & CENTURY LINK
FIBER OPTIC - AT&T,COMCAST, CENTURY LINK, MCI/VERIZON, SYRINGA, TILSON TECHNOLOGY MANAGEMENT (TTM), UDOT, UTOPIA, ZAYO
NATURAL GAS- DOMINION ENERGY

APPLICABLE STANDARDS: APWA 2017 STANDARDS

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONSTRUCTION STAKING FOR GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE DONE BY THE OWNER'S SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

11. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

12. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

13. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

14. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

15. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

16. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

17. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

18. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

19. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

20. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

21. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

22. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

23. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

24. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

25. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

27. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

28. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

SEWER

29. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

30. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

31. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

32. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

WATER

33. WATERLINES TO BE CLASS 52 DUCTILE IRON. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE)

34. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

35. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

36. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

37. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

38. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

40. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

41. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

42. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

43. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

44. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

45. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY GORDON GEOTECHNICAL ENGINEERING, INC.

46. SOIL INVESTIGATIONS WERE CONDUCTED BY GORDON GEOTECHNICAL ENGINEERING, INC. FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

47. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

48. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

49. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

50. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

51. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY MCNEIL ENGINEERING ON DECEMBER 13, 2017 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

52. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE GEOTECHNICAL STUDY BY GORDON GEOTECHNICAL ENGINEERING, INC. DATED APRIL 7, 2020.

53. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

54. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

55. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

56. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

57. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

58. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

59. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY; PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

60. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

61. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

62. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

63. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

64. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

DEWATERING

65. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

66. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

67. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

68. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

69. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

70. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

71. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

72. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE C0MPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

74. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

75. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

76. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

77. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

78. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

79. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

80. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

81. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

82. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET.CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.

No.	DATE	DESCRIPTION
1	03/03/21	REVISED UTILITIES PER MECHANICAL ENGINEER
2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER RFI
3	08/06/21	REVISED PER CITY COMMENTS

DRAWN BY JJH\TJB
CHECKED BY AGA
FIELD CREW MCNEIL
DATE 12/15/2020
DWG. FILE 200237_SITE

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER
8/6/21
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

BENCHMARK CIVIL

144 SOUTH APARTMENTS

144 SOUTH 500 EAST (BLD2021-03825)
SALT LAKE CITY, UTAH

PROJECT NO. 2002037

GEN. NOTES LEGEND & ABBREV.

CGN.01
2 OF 10

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

1. COMPLIANCE:
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES 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.

2. COORDINATION:
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
STORM WATER - 483-6721

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
TRANSPORTATION - 535-6630

- 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 WAY.

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. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL 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 USED. **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 LAKE CITY ENGINEERING.

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.

7. 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 SALT 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. DEPENDING ON THE LOCATION OF THE PROJECT; CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS (801-468-2028) AND/OR THE SALT LAKE CITY SURVEYOR (801-535-7973) FOR SALT LAKE CITY MONUMENTS 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.

10. SAFETY
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 WORKERS.

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 INSPECTIONS.

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.

C. UTILITY LOCATIONS -
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 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.

D. UTILITY RELOCATIONS -
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 USER.

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.

I. SALVAGE -
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 OPERATING PRESSURE.

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 THE SEWER MAIN 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 ELCTRICAL 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 STREEGHT LIGHTING PROGRAM MANGER 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 OPERATION VALVES.

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 THI 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 LIGHTIN 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

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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JJH/TJB
CHECKED BY: AGA
FIELD CREW: MCNEIL
DATE: 12/15/2020
DWG. FILE: 20037_SITE

PROFESSIONAL ENGINEER
8/6/21
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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BENCHMARK CIVIL

144 SOUTH APARTMENTS
144 SOUTH 500 EAST (BLD2021-03825)
SALT LAKE CITY, UTAH

PROJECT NO. 2002037

SALT LAKE CITY GENERAL NOTES

CGN.02
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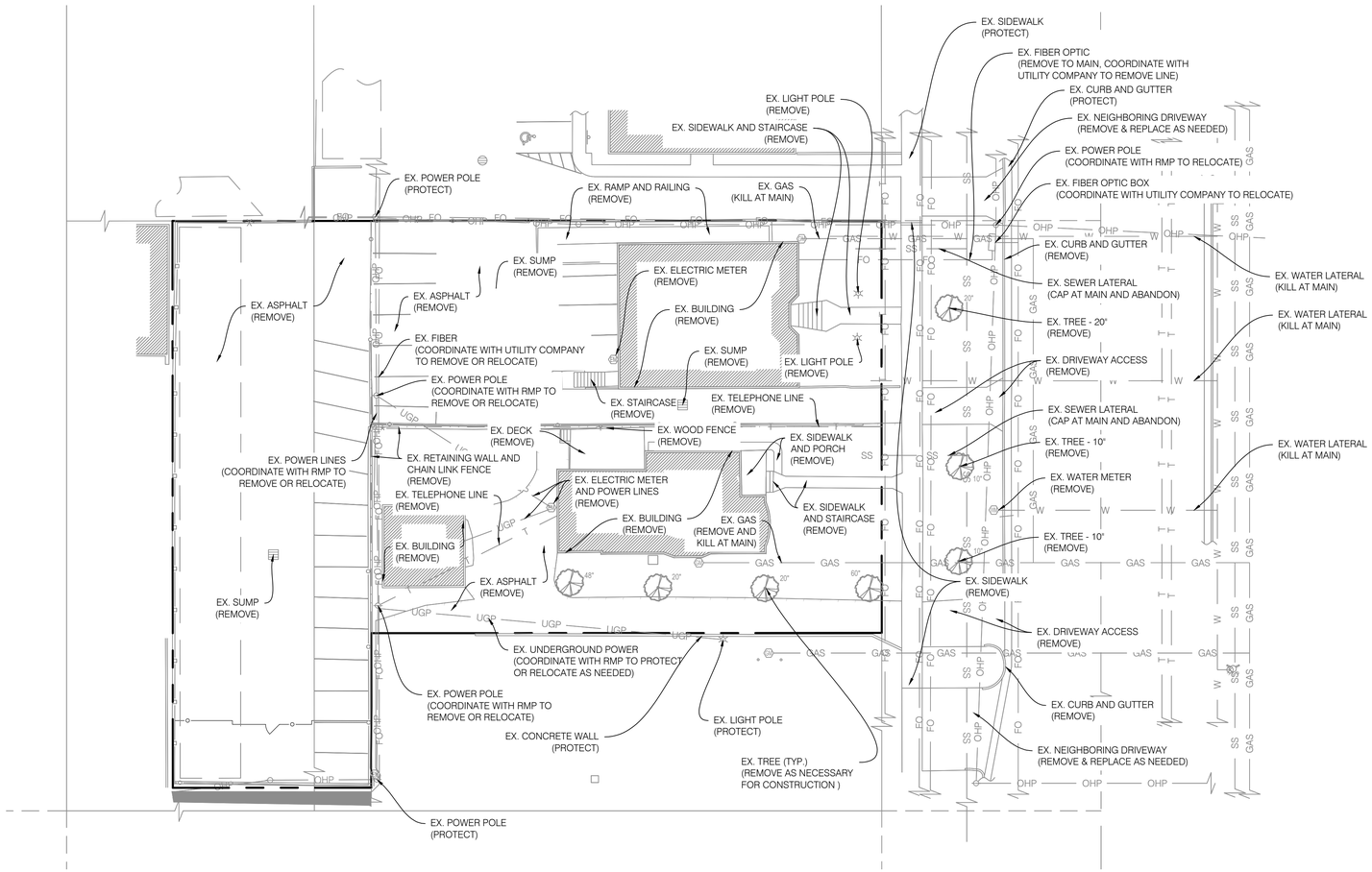

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

NOTE:
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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
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0 0.5 1"

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144 SOUTH APARTMENTS

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DEMO PLAN

CDP.01
5 OF 10

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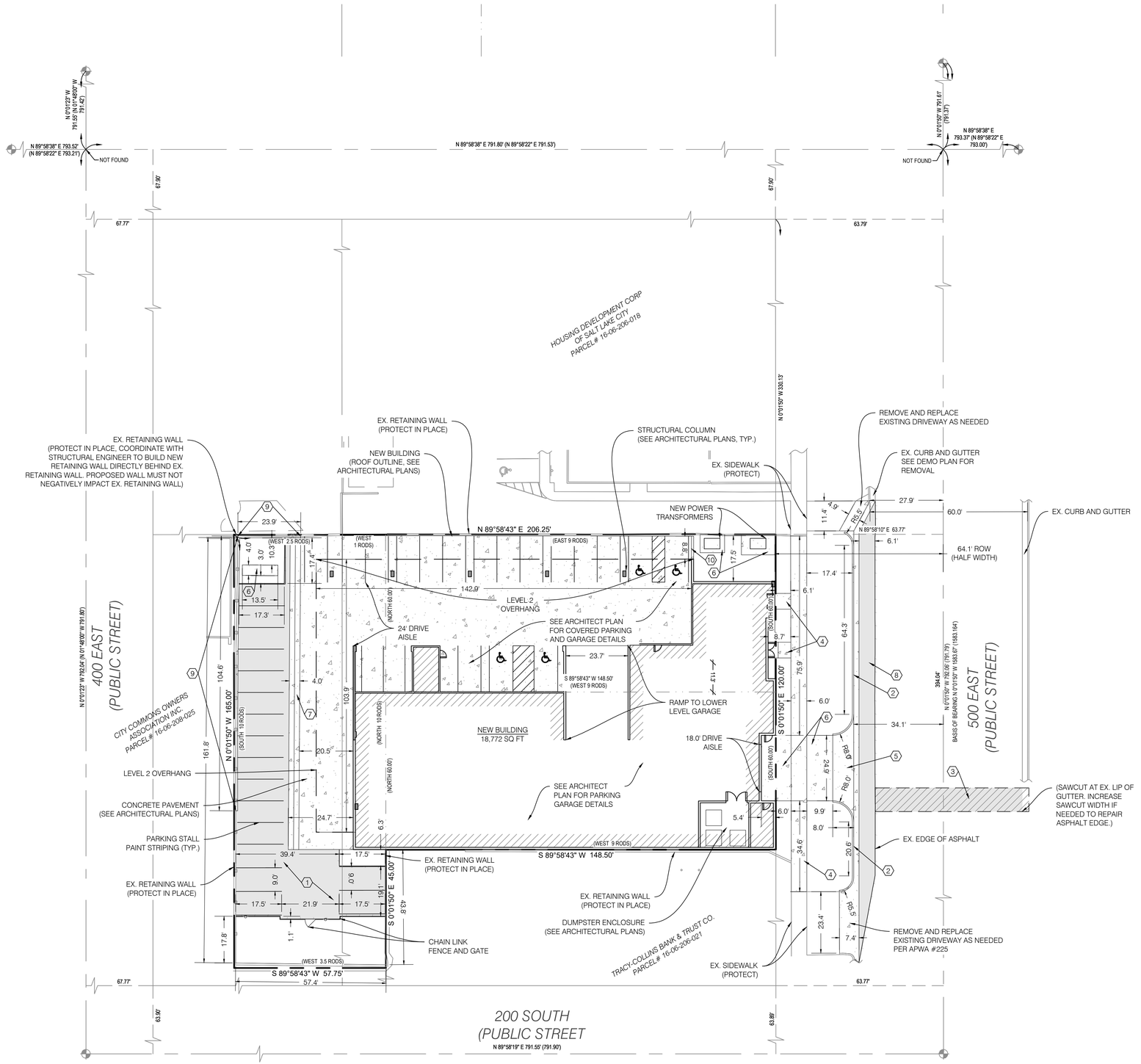

NORTH

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20 0 10 20 40

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CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH AGGREGATE BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	SAWCUT AND REPLACE ASPHALT PER APWA #255	
4	6' SIDEWALK PER APWA #231	
5	OPEN DRIVE APPROACH PER APWA #225. SEE DRIVE APPROACH NOTE.	
6	CONCRETE PAVEMENT WITH AGGREGATE BASE	1/CDT.01
7	4' WATERWAY PER APWA #211	
8	ASPHALT PAVEMENT TIE-IN PER APWA #251	
9	NEW RETAINING WALL(DESIGNED BY OTHERS, SEE STRUCTURAL PLANS)	
10	CONCRETE CURB WALL TYPE 'P' PER APWA #209	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS.

DRIVE APPROACH NOTE:
PROVIDE A 1/2" LIP AT THE FLOW LINE OF THE GUTTER TO THE DRIVEWAY

NOTE:
ENCROACHMENT AGREEMENTS REQUIRED FOR ANY PROPOSED ENCROACHMENTS IN THE RIGHT OF WAY.
ENCROACHMENT APPLICATIONS ARE NOT ALWAYS APPROVED.

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PUBLIC WAY REPLACEMENT AREAS	
PARTICULARS	
NEW ASPHALT PAVEMENT	936 S.F.
ASPHALT REPLACEMENT	539 S.F.
CONCRETE FLATWORK	621 S.F.
CURB AND GUTTER	85 L.F.
CONCRETE SIDEWALK	903 S.F.

UNCOVERED PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	17*	0*
TOTAL	17*	

* SEE ARCHITECTURAL PLANS FOR COVERED PARKING STALL COUNT, INCLUDING ADA STALLS

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	18,772	68.6
HARDSCAPE	6,777	24.8
LANDSCAPE	1,800	6.6
TOTAL	27,349	100

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PROJECT NO. 2002037

SITE PLAN

CSP.01
4 OF 10

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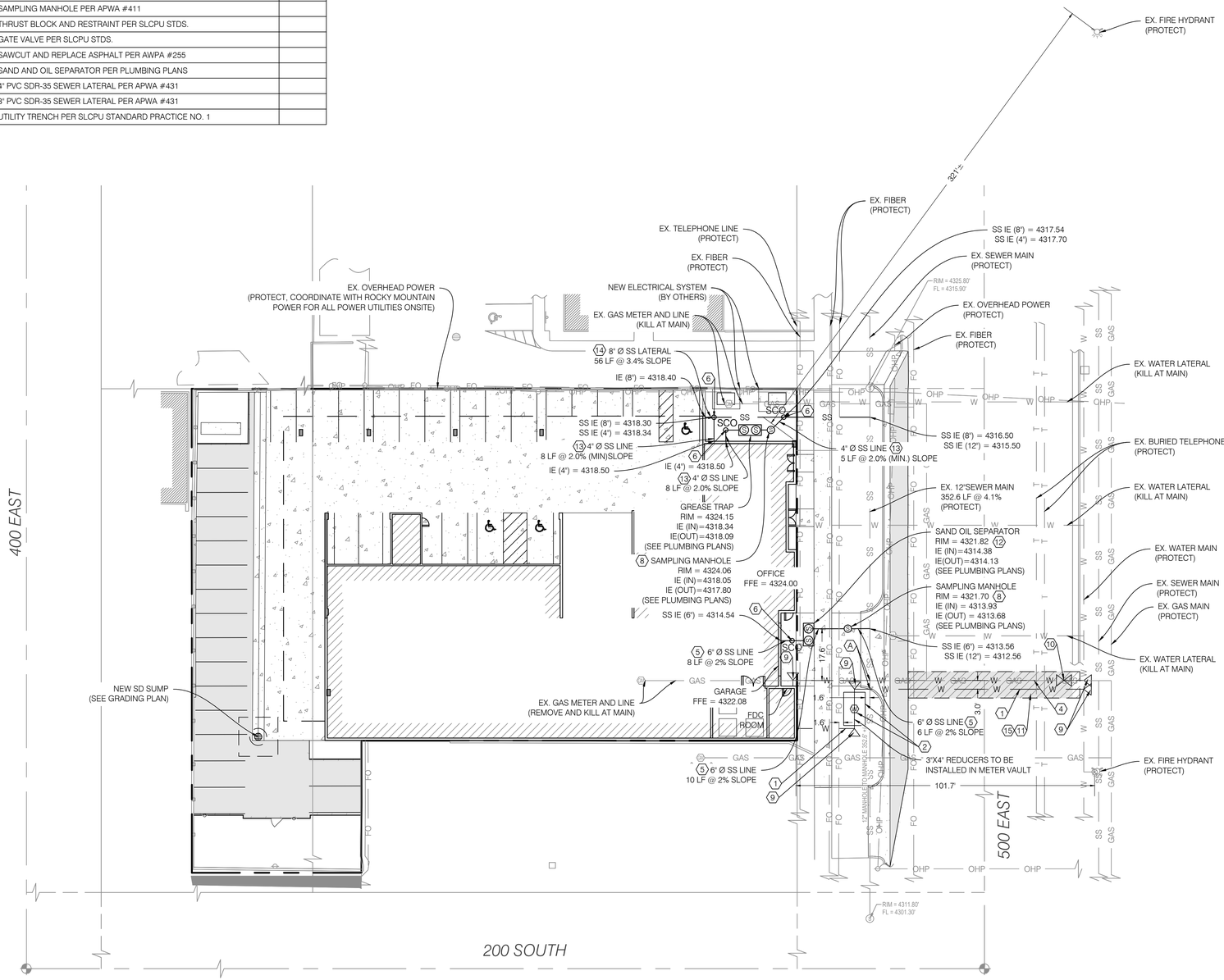
CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	4" CLASS 52 DUCTILE IRON WATER SERVICE LINE	
2	3" WATER METER & VAULT PER APWA #523	
3	NOT USED	
4	6" CLASS 52 DUCTILE IRON FIRELINE	
5	6" PVC SDR-35 SEWER LATERAL PER APWA #431	
6	SEWER CLEAN OUT PER APWA #431	
7	SANITARY SEWER GREASE TRAP PER APWA #441	
8	SAMPLING MANHOLE PER APWA #411	
9	THRUST BLOCK AND RESTRAINT PER SLCPU STDS.	
10	GATE VALVE PER SLCPU STDS.	
11	SAWCUT AND REPLACE ASPHALT PER AWPA #255	
12	SAND AND OIL SEPARATOR PER PLUMBING PLANS	
13	4" PVC SDR-35 SEWER LATERAL PER APWA #431	
14	8" PVC SDR-35 SEWER LATERAL PER APWA #431	
15	UTILITY TRENCH PER SLCPU STANDARD PRACTICE NO. 1	



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE A:
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE:
SIZE OF FIRE SPRINKLER LINE TO BE CONFIRMED WITH FIRE PROTECTION ENGINEER PRIOR TO CONSTRUCTION.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
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WATER NOTES:
1. DEPTH OF BURY FOR MAINS AND LATERALS SHALL BE NO LESS THAN 5 FEET.
2. PIPE BEDDING MATERIAL SHALL BE THE SAME AS REQUIRED BY SALT LAKE CITY PUBLIC WORKS.
3. IN WET CONDITIONS ADDITONAL FABRIC SHALL BE INSTALLED AS REQUIRED BY SALT LAKE CITY PUBLIC UTILITIES.

NOTE:
ALL UTILITY TRENCHING MUST BE PER SLCPU STANDARD PRACTICE NO.1.

NOTE:
POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.

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PROFESSIONAL ENGINEER
8/6/24
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

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PROJECT NO. 2002037

UTILITY PLAN

CUP.01
6 OF 10

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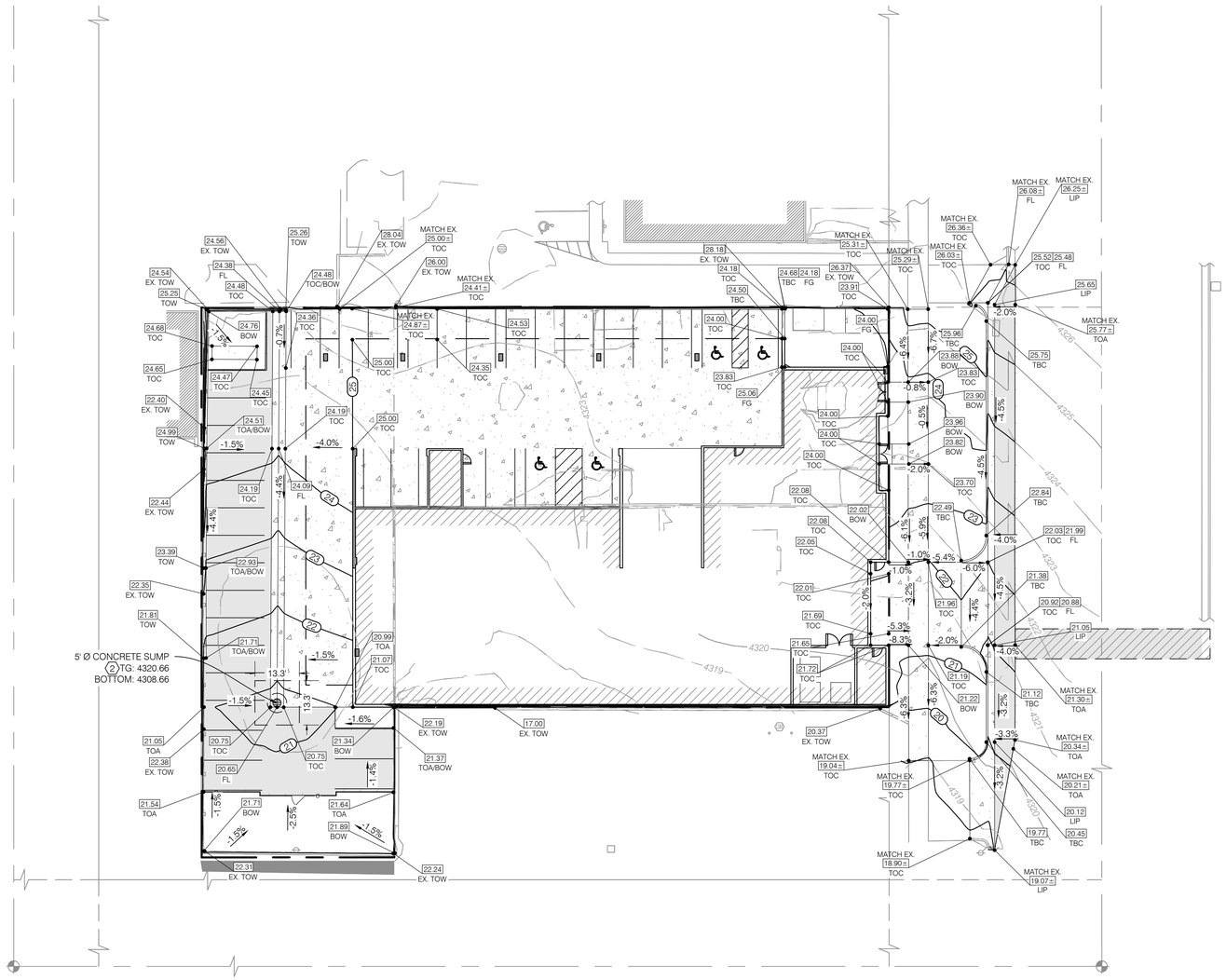

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	5' Ø SUMP WITH 30" GRATE	2/CDT.01

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	0	0.9	0 S.F.
Pavement =	6,900	0.9	6210 S.F.
Landscaping =	0	0.2	0 S.F.
Sum:	6900 S.F.	Sum:	6210 S.F.

NOAA ATLAS 14 (100 YEAR STORM)				Allowable Discharge =	0.01 cfs
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	4.14	1.035	536	9	527
30	2.79	1.395	722	18	704
60	1.73	1.730	895	35	860
120	0.97	1.932	1000	70	930
180	0.66	1.977	1023	105	918
360	0.36	2.160	1118	210	908
720	0.22	2.616	1354	420	**934**
1440	0.12	2.952	1528	840	688

CALCULATED DISCHARGE INTO GROUND: $Q = \frac{S(sf)}{P(sec/ft)}$

Percolation surface area	$S = 2(WH + LH) + WL$	
Concrete sump with rectangular gravel wrap		
Sump inner diameter		5.00 ft
Sump wall thickness		0.42 ft
Sump outer diameter		5.83 ft
Sump inner depth		10.00 ft
Width of gravel wrap		3.75 ft
Length of gravel wrap		3.75 ft
Depth of gravel wrap		2.00 ft
Effective sump width (W)		13.33 ft
Effective sump length (L)		13.33 ft
Effective sump depth (H)		12.42 ft
Percolation surface area per sump (S)		840.00 sf
Sumps provided		1
Total percolation surface area		840.00 sf
Discharge		
Percolation rate (P)		120.00 min/in
Percolation surface area (S)		840.00 sf
Allowed Discharge (Q)		**0.01 cfs**

Sump retention volume	$V = \left(WLH - \frac{\pi D^2}{4}(h+t)\right)e + \frac{\pi d^2}{4}h$		
Sump inner depth (h)		10.00 ft	
Sump inner diameter (d)		5.00 ft	
Sump volume		196.35 cf	
Sump outer diameter (D)		5.83 ft	
Sump wall thickness (t)		0.42 ft	
Wrap width (W)		13.33 ft	
Wrap length (L)		13.33 ft	
Wrap depth (H)		12.42 ft	
Void area (e)		40%	
Wrap gravel volume		771.61 cf	
Total volume per sump (V)		967.96 cf	
Sumps provided		1	
Total sump volume		**968 cf**	
Is there adequate storage?	Storage Provided =	**968 cf**	
	Req. Storage =	**934 cf**	**YES**

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BENCHMARK:
FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 500 EAST AND 200 SOUTH. ELEV = 4307.41 (ASSUMED) SEE ALTA SURVEY BY MCNEIL ENGINEERING.

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1" 0 0.5 1

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GRADING & DRAINAGE PLAN

CGD.01
7 OF 10

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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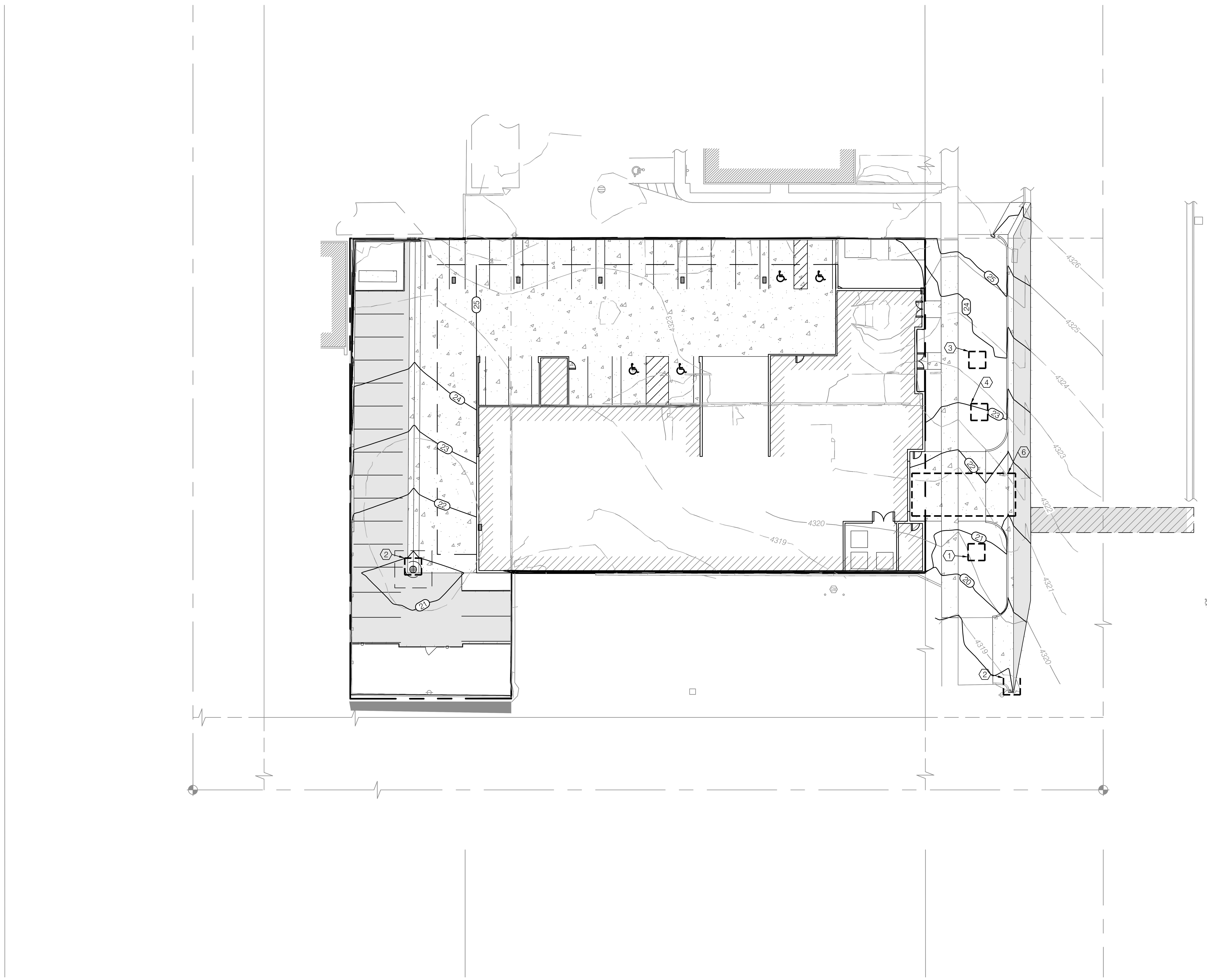

SWPPP KEY NOTES REFERENCE

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

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

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8/6/21
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK CIVIL

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

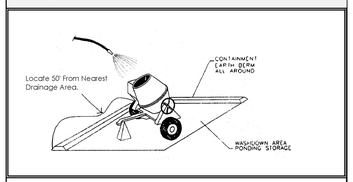
144 SOUTH APARTMENTS

144 SOUTH 500 EAST (BLD2021-03825)
SALT LAKE CITY, UTAH

PROJECT NO. 2002037

EROSION CONTROL PLAN

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

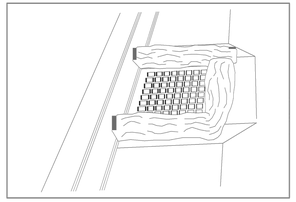
LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

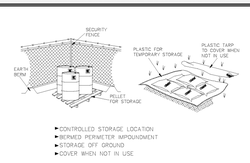
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

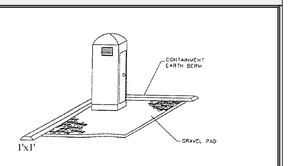
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up

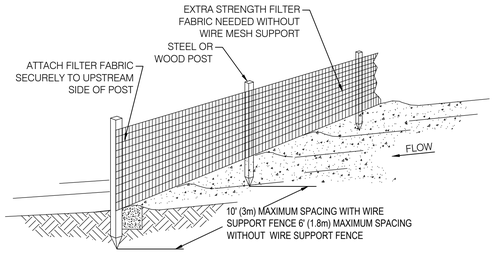
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

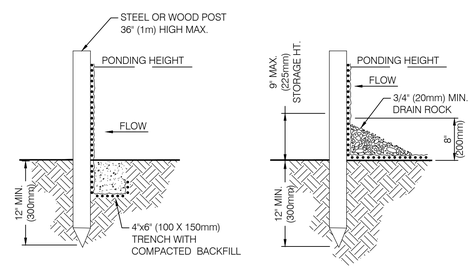
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

SPILL CLEAN UP 5
SCALE: NTS





TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

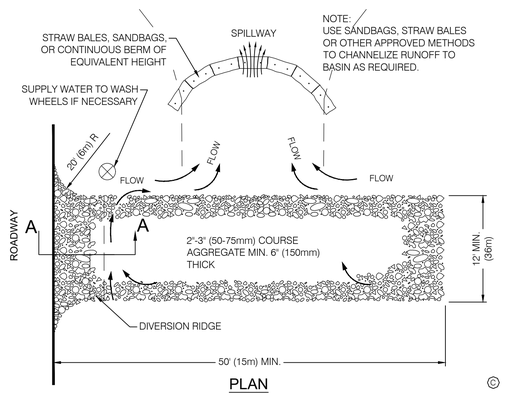
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE 6
SCALE: NTS

SECTION A - A



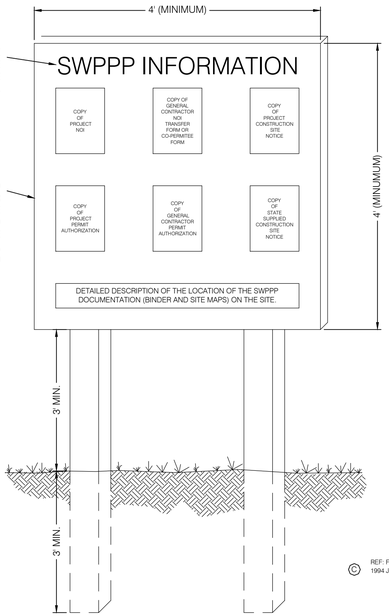
PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION
1	03/03/21	REVISED UTILITIES PER MECHANICAL ENGINEER
2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER RFI
3	08/06/21	REVISED PER CITY COMMENTS

SCALE MEASURES 1/INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JJH/TJB
CHECKED BY: AGA
FIELD CREW: MONEIL
DATE: 12/15/2020
SPEC FILE: 20023? SITE

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
8/6/21

BENCHMARK ENGINEERING & LAND SURVEYING
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144 SOUTH APARTMENTS
144 SOUTH 500 EAST (BLD2021-03825)
SALT LAKE CITY, UTAH

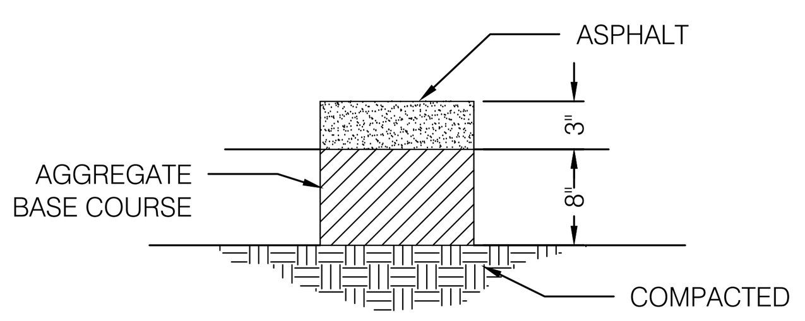
PROJECT NO. 2002037

EROSION CONTROL DETAILS

CEP.02
9 OF 10

Blue Stakes of UTAH 811 Bluestakes.org

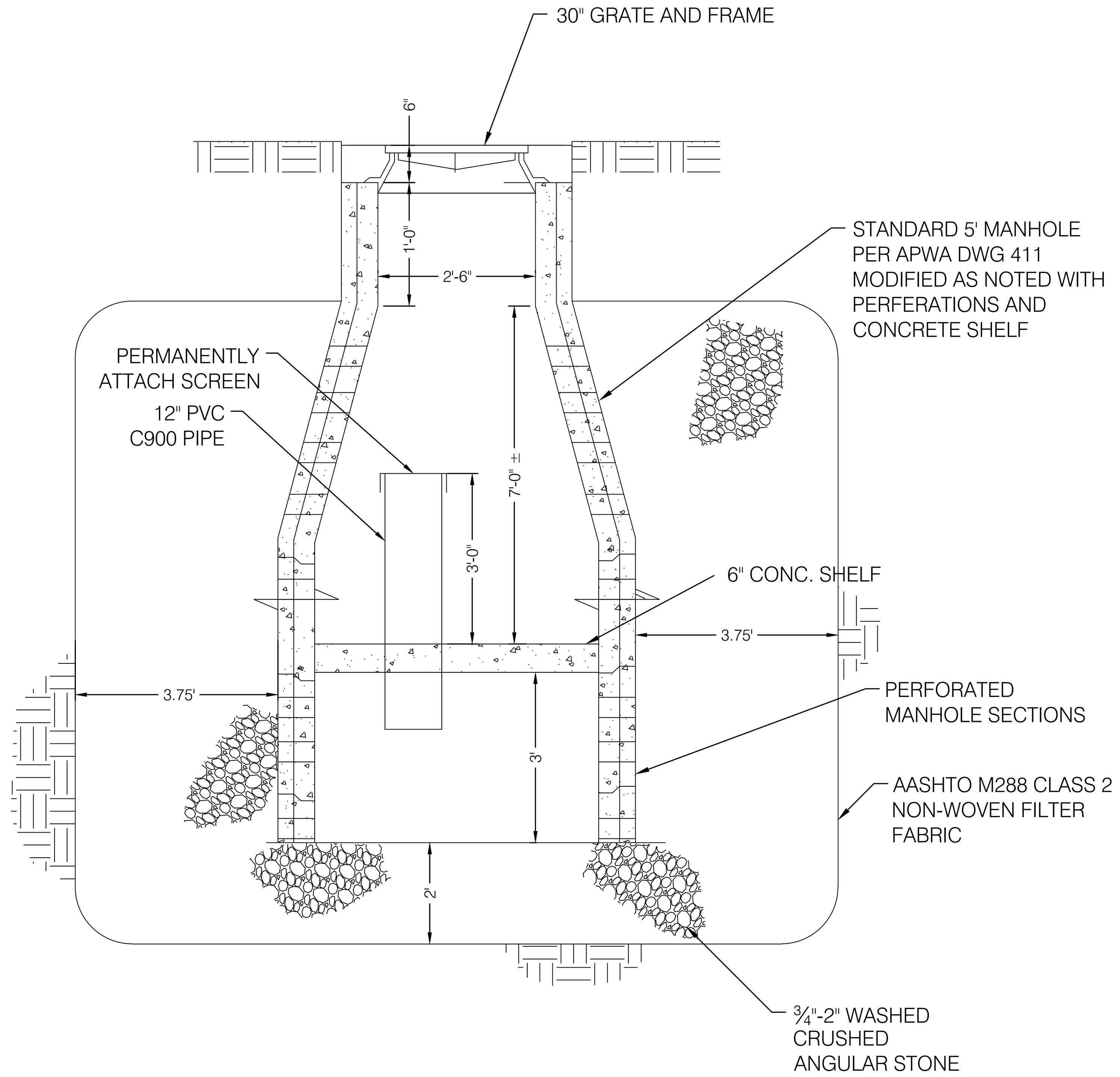
ALTERNATE:	STANDARD
CONCRETE	5"
AGGREGATE BASE	4"



STANDARD DUTY PAVEMENT

NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

PAVEMENT SECTIONS (1)
SCALE: NTS



CONC. SUMP DETAIL (2)
SCALE: N.T.S.

DRAWN BY	JJH\TJB
CHECKED BY	AGA
FIELD CREW	MCNEIL
DATE	12/15/2020
DWG. FILE	200237_SITE

No.	DATE	DESCRIPTION
1	03/03/21	REVISED UTILITIES PER MECHANICAL ENGINEER
2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER RFI
3	08/06/21	REVISED PER CITY COMMENTS

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

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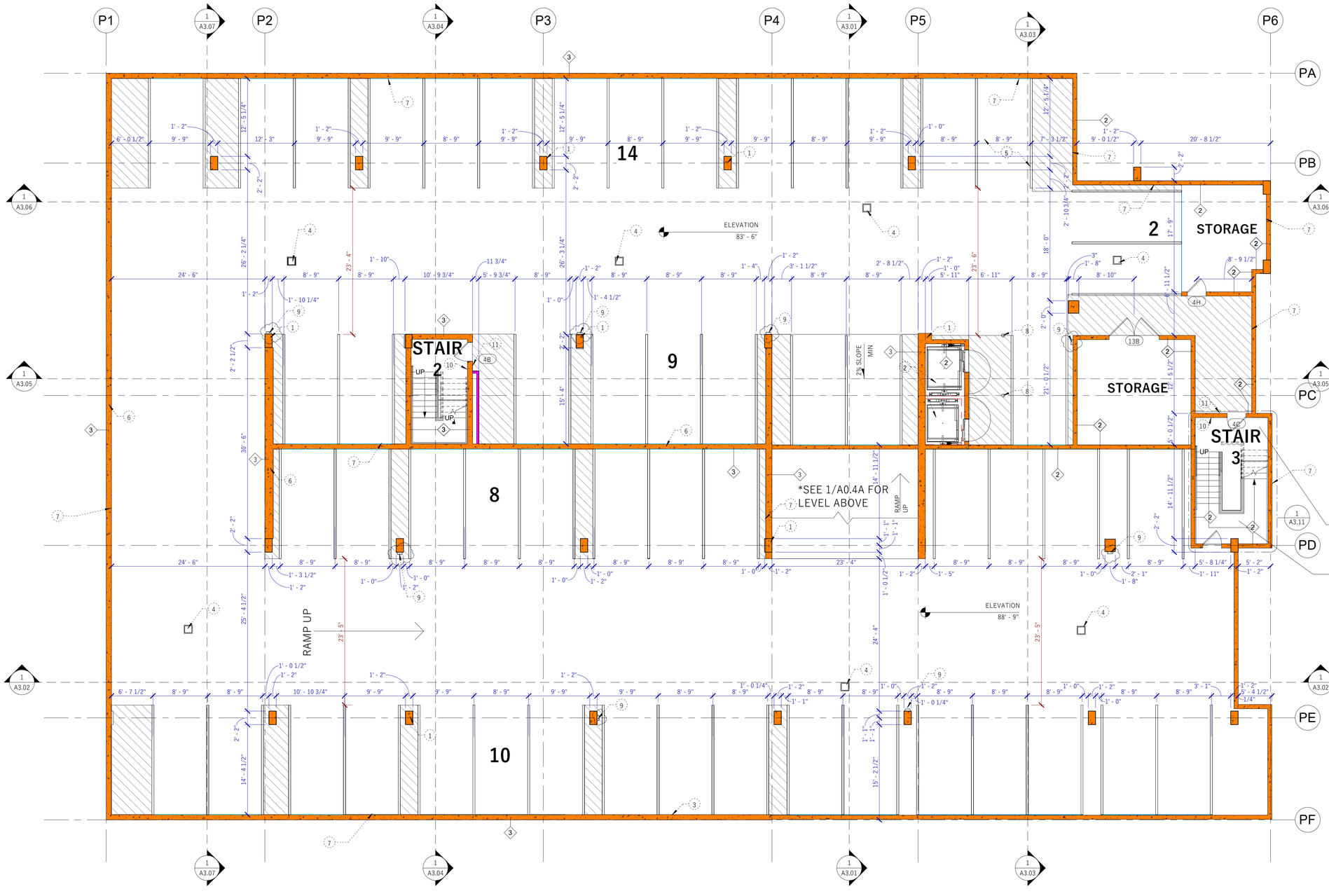
SALT LAKE CITY, UTAH

Blue Stakes of UTAH 811
Bluestakes.org

PROJECT NO. 2002037

DETAIL SHEET

CDT.01
10OF 10



1 A0.03A — LOWER LEVEL PARKING
1/8" = 1'-0"

GENERAL NOTES - PLAN

A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
F	REFER TO ENLARGED UNIT PLANS FOR EACH UNIT TYPE.
G	COORDINATE ALL ELECTRICAL FIXTURES WITH ELECTRICAL PLANS.

KEYED NOTES

1	TYP. CONCRETE COLUMN AS PER STRUCTURAL
2	ELEVATOR EQUIPMENT CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
3	CONCRETE PIER AS PER STRUCTURAL. SEE STRUCTURAL DRAWINGS.
4	FLOOR DRAIN AS PER PLUMBING PLANS
5	ADA ACCESSIBLE VAN PARKING STALL. SEE ARCH DETAIL 2/A5.09
6	CONCRETE SHEAR WALL, SEE STRUCTURAL.
7	LINE HERE TO REPRESENT EDGE OF CONCRETE
8	BOLLARD - CONCRETE-FILLED STEEL PIPE WITH PLASTIC SLEEVE COVER. SEE SITE DETAILS
9	SURFACE MOUNTED FIRE EXTINGUISHER CABINET; MOUNTED AS PER ADA DETAILS TO HOUSE 6A/60 BC RATED FIRE EXTINGUISHERS WITHIN 50-FOOT TRAVEL DISTANCE OF THE GARAGE.
10	LOCATION OF STAIR LEVEL IDENTIFICATION SIGNAGE AS PER ICC A117.1 #504.9
11	PROVIDE TACTILE EXIT SIGNS AT THIS LOCATION AS PER IBC 1013.4

SYMBOL LEGEND

- # — WALL TYPE TAG - SEE WALL TYPE SHEET T3.1
- X — WINDOW TAG - SEE SCHEDULE
- # — DOOR TYPE TAG - SEE SCHEDULE

- NON RATED METAL STUD WALL
- NON RATED WOOD STUD WALL
- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER INT. METAL WALL
- 2 HOUR FIRE BEARING EXT. WALL
- 2 HOUR FIRE BARRIER EXT. METAL WALL
- 3 HOUR FIRE BEARING/ EXTERIOR WALL (TYPE 1A)

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date
1	Date 1

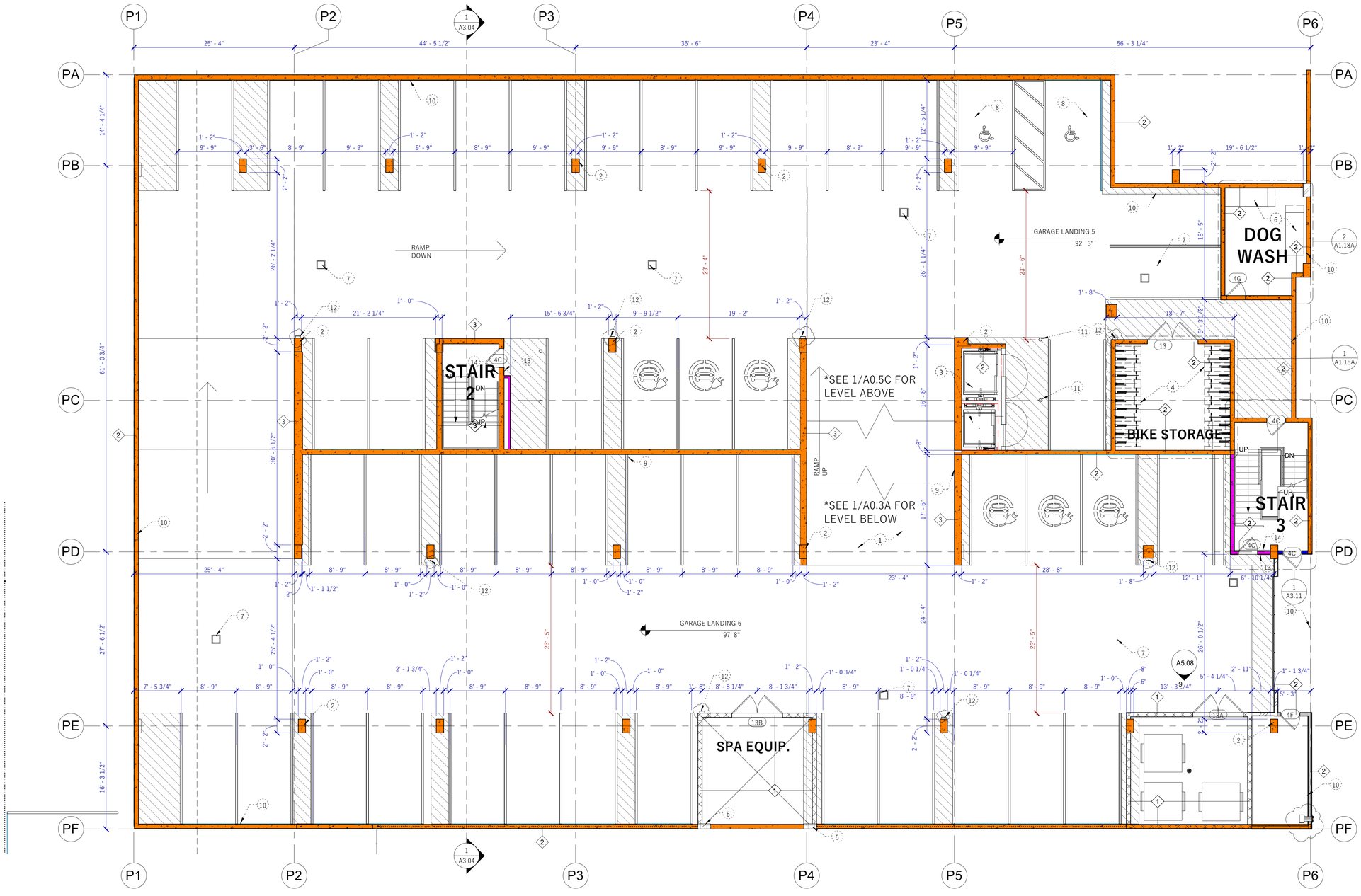
144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

LOWER LEVEL PARKING

A0.03A

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS



1 A0.04A MIDDLE LEVEL PARKING
1/8" = 1'-0"

GENERAL NOTES - PLAN

A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
F	REFER TO ENLARGED UNIT PLANS FOR EACH UNIT TYPE.
G	COORDINATE ALL ELECTRICAL FIXTURES WITH ELECTRICAL PLANS.

KEYED NOTES

1	CONCRETE RAMP AS PER STRUCTURAL
2	TYP. CONCRETE COLUMN AS PER STRUCTURAL
3	ELEVATOR EQUIPMENT CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
4	BIKE RACK AS PER OWNER. CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
5	CONCRETE PIER AS PER STRUCTURAL. SEE STRUCTURAL DRAWINGS.
6	DOG WASH BASINS AS PER OWNER.
7	FLOOR DRAIN AS PER PLUMBING PLANS
8	ADA ACCESSIBLE VAN PARKING STALL. SEE ARCH DETAIL 2/A5.09
9	CONCRETE SHEAR WALL, SEE STRUCTURAL.
10	LINE HERE TO REPRESENT EDGE OF CONCRETE
11	BOLLARD - CONCRETE-FILLED STEEL PIPE WITH PLASTIC SLEEVE COVER. SEE SITE DETAILS
12	SURFACE MOUNTED FIRE EXTINGUISHER CABINET; MOUNTED AS PER ADA DETAILS TO HOUSE 6A:60 BC RATED FIRE EXTINGUISHERS WITHIN 50-FOOT TRAVEL DISTANCE OF THE GARAGE.
13	PROVIDE TACTILE EXIT SIGNS AT THIS LOCATION AS PER IBC 1013.4
14	LOCATION OF STAIR LEVEL IDENTIFICATION SIGNAGE AS PER ICC A117.1 #504.9

SYMBOL LEGEND

- # — WALL TYPE TAG - SEE WALL TYPE SHEET T3.1
- X — WINDOW TAG - SEE SCHEDULE
- # — DOOR TYPE TAG - SEE SCHEDULE

- NON RATED METAL STUD WALL
- NON RATED WOOD STUD WALL
- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER INT. METAL WALL
- 2 HOUR FIRE BEARING EXT. WALL
- 2 HOUR FIRE BARRIER EXT. METAL WALL
- 3 HOUR FIRE BEARING/ EXTERIOR WALL (TYPE 1A)

PROJECT NUMBER
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ISSUE DATE:
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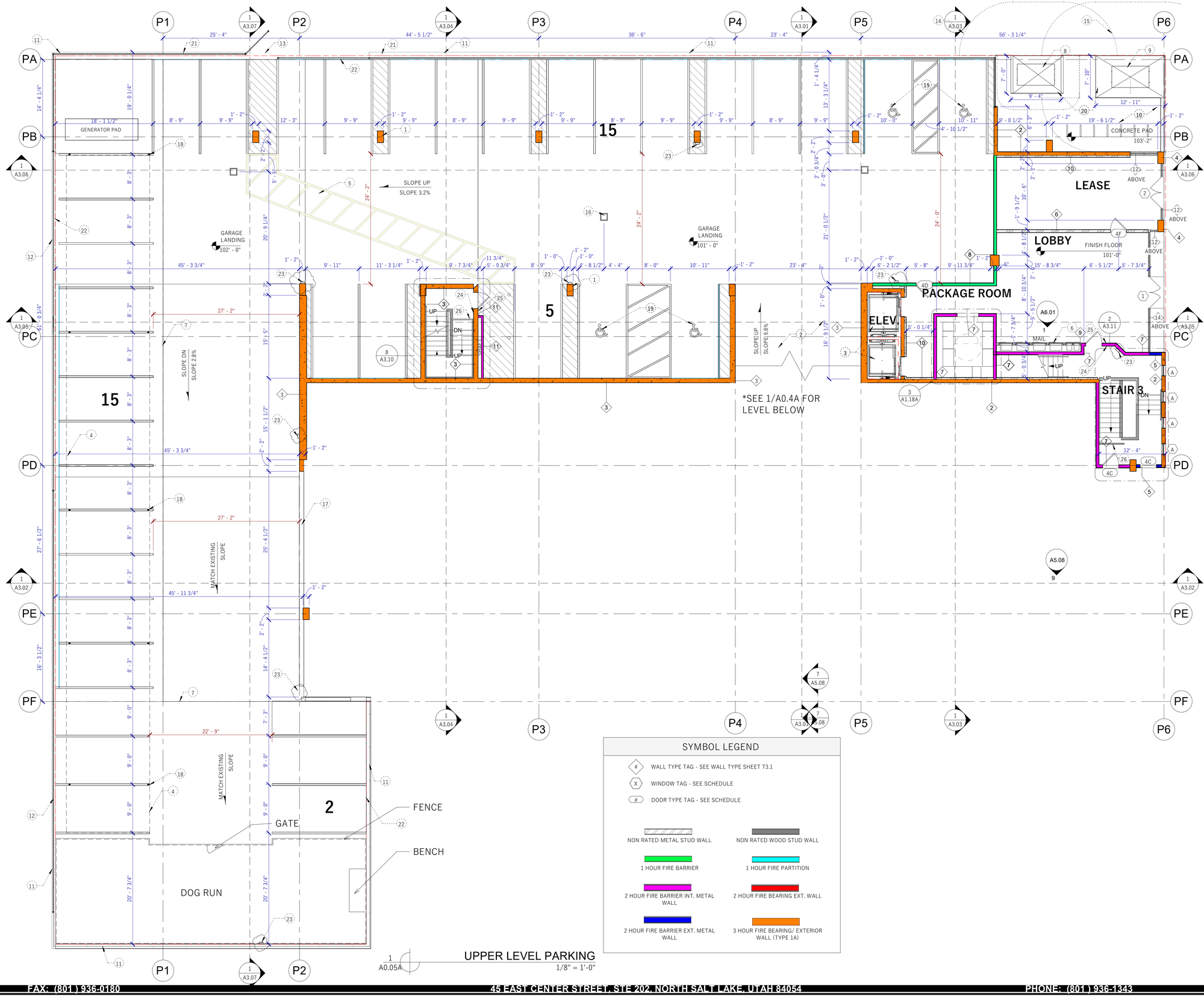
No.	Date
1	Date 1

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

MIDDLE LEVEL PARKING

A0.04A

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS



SYMBOL LEGEND

- # — WALL TYPE TAG - SEE WALL TYPE SHEET T3.1
- X — WINDOW TAG - SEE SCHEDULE
- # — DOOR TYPE TAG - SEE SCHEDULE

- NON RATED METAL STUD WALL
- NON RATED WOOD STUD WALL
- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER INT. METAL WALL
- 2 HOUR FIRE BEARING EXT. WALL
- 2 HOUR FIRE BARRIER EXT. METAL WALL
- 3 HOUR FIRE BEARING/ EXTERIOR WALL (TYPE 1A)

1 A0.05A — UPPER LEVEL PARKING
1/8" = 1'-0"

GENERAL NOTES - UPPER PARKING

A	SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

KEYED NOTES

1	TYP. CONCRETE COLUMN AS PER STRUCTURAL
2	CONCRETE RAMP AS PER STRUCTURAL
3	ELEVATOR EQUIPMENT CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
4	DASHED LINES TO REPRESENT EXISTING CAR PORT ROOF
5	CONTRACTOR TO PROVIDE A DISTINGUISHABLE PATH OF EGRESS TRAVEL TO EXIT ACCESS TO A PUBLIC WAY. EGRESS TRAVEL PATH TO BE PAINTED ON CONCRETE.
6	USPS APPROVED MAIL BOXES AS PER OWNER.
7	LINE TO REPRESENT CHANGE FROM ASPHALT TO CEMENT
8	TRANSFORMER. COORDINATE WITH ROCKY MOUNTAIN POWER FOR FINAL LOCATION.
9	SWITCH GEAR. COORDINATE WITH ROCKY MOUNTAIN POWER FOR FINAL LOCATION
10	ELECTRICAL VAULT AND TRANSFORMER
11	EXISTING RETAINING WALL TO REMAIN
12	RAILING TO BE INSTALLED ON EXISTING CONCRETE WALL AS PER OWNER
13	METAL GATE AS PER OWNER
14	DASHED LINES TO REPRESENT CLEAR FLOOR SPACE NEEDED FOR TRANSFORMER AS PER ROCKY MOUNTAIN POWER.
15	DASHED LINES TO REPRESENT CLEAR FLOOR SPACE NEEDED FOR SWITCH GEAR AS PER ROCKY MOUNTAIN POWER.
16	FLOOR DRAIN AS PER PLUMBING PLANS
17	HALF HEIGHT WALL
18	EXISTING CARPORT STRUCTURAL COLUMN TO REMAIN. TYP.
19	ADA ACCESSIBLE VAN PARKING STALL. SEE ARCH DETAIL 2/A5.09
20	CONCRETE PAD AS PER STRUCTURAL.
21	METAL RAILING TO BE INSTALLED ON CONCRETE WALL AS PER OWNER
22	LINE HERE TO REPRESENT EDGE OF CONCRETE
23	SURFACE MOUNTED FIRE EXTINGUISHER CABINET; MOUNTED AS PER ADA DETAILS TO HOUSE 6A:60 BC RATED FIRE EXTINGUISHERS WITHIN 50-FOOT TRAVEL DISTANCE OF THE GARAGE.
24	LOCATION OF STAIR LEVEL IDENTIFICATION SIGNAGE AS PER ICC A117.1 #504.9
25	PROVIDE TACTILE EXIT SIGNS AT THIS LOCATION AS PER IBC 1013.4
26	STAIRWAY BARRIER AT LEVEL OF EXIT DISCHARGE AS PER IBC SECTION 1023.8

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date
1	Date 1

144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

UPPER LEVEL PARKING

A0.05A

FAX: (801) 936-0180 — 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 — PHONE: (801) 936-1343
JZW ARCHITECTS

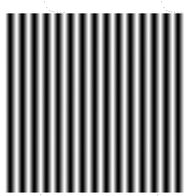
1 A2.01 NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES - ELEVATION

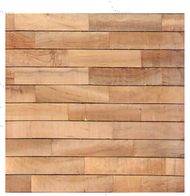
A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	INSTALL VERTICAL SIDING AS PER ELEVATIONS.
D	FINISH ROOF TO BE CHOSEN BY OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES

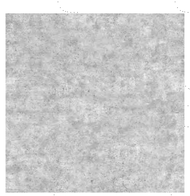
1	ALUMINUM STOREFRONT SYSTEM; OWNER TO SELECT COLOR. SEE STOREFRONT ELEVATIONS AND DETAIL SHEETS
2	DASHED LINE HERE REPRESENTS SEGMENTED ("EYEBROW") ARCHWAY. SEE GENERAL FINISH NOTES FOR CONSTRUCTION.
3	STEEL GUARDRAIL AS PER I.B.C.; SEE DETAILS AND GENERAL NOTES FOR RAILING REQUIREMENTS.
4	SUMMER WHEAT RUSTIC SERIES WOOD SIDING BY WOODTONE
5	STUCCO FINISH, SMOOTH; COLOR: WHITE
6	WINDOW AS PER WINDOW SCHEDULE



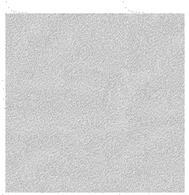
BRIDGERSTEEL 1/4"
CORRUGATED STEEL PANEL
MATTE BLACK



SUMMER WHEAT RUSTIC SERIES
WOOD SIDING BY WOODTONE



CONCRETE WALL



STUCCO SW 7071
GRAY SCREEN

CMU BLOCK WALL

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date

144 SOUTH APARTMENTS

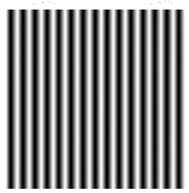
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

NORTH ELEVATION

A2.01

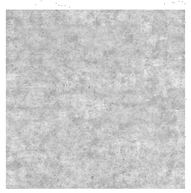
FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

3. A2.02 EAST SIDE ELEVATION
1/8" = 1'-0"



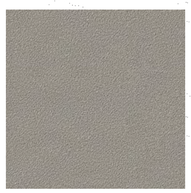
BRIDGERSTEEL 1/4"
CORRUGATED STEEL PANEL
MATTE BLACK

SUMMER WHEAT RUSTIC SERIES
WOOD SIDING BY WOODTONE

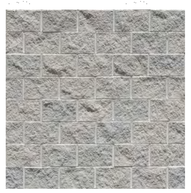


CONCRETE WALL

STUCCO SW 7071
GRAY SCREEN



STUCCO SW 6003
PROPER GRAY



CMU BLOCK WALL

GENERAL NOTES - ELEVATION

A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	INSTALL VERTICAL SIDING AS PER ELEVATIONS.
D	FINISH ROOF TO BE CHOSEN BY OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES

1	DASHED LINE HERE REPRESENTS SEGMENTED ("EYEBROW") ARCHWAY. SEE GENERAL FINISH NOTES FOR CONSTRUCTION.
2	BLACK VERTICAL SIDING FINISH
3	DOOR AS PER DOOR SCHEDULE
4	STUCCO FINISH, SMOOTH; COLOR: WHITE
5	WINDOW AS PER WINDOW SCHEDULE
6	SUMMER WHEAT RUSTIC SERIES WOOD SIDING BY WOODTONE
7	ALUMINUM STOREFRONT SYSTEM; OWNER TO SELECT COLOR. SEE STOREFRONT ELEVATIONS AND DETAIL SHEETS

GROUND FLOOR GLASS CALCULATIONS
WALL COVERAGE (3-8 FEET): 510 SF
GLASS AREA(3-8 FEET): 356 SF
GROUND FLOOR GLASS PERCENTAGE: 69%

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date

144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

EAST ELEVATION

A2.02

JZW ARCHITECTS
FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

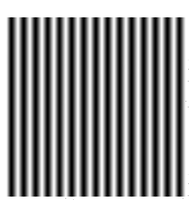
KEYED NOTES

1	STUCCO FINISH, SMOOTH; COLOR: WHITE
2	WINDOW AS PER WINDOW SCHEDULE
3	BLACK VERTICAL SIDING FINISH
4	DOOR AS PER DOOR SCHEDULE
5	STEEL GUARDRAIL AS PER I.B.C.; SEE DETAILS AND GENERAL NOTES FOR RAILING REQUIREMENTS.

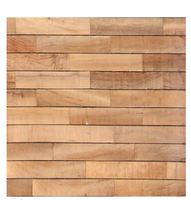
GENERAL NOTES - ELEVATION

A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	INSTALL VERTICAL SIDING AS PER ELEVATIONS.
D	FINISH ROOF TO BE CHOSEN BY OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.

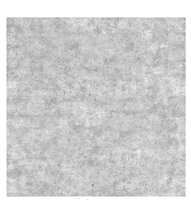
3. A2.03 SOUTH SIDE VIEW ELEVATION
1/8" = 1'-0"



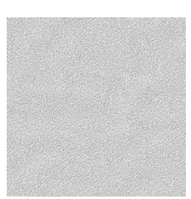
BRIDGERSTEEL 1/4"
CORRUGATED STEEL PANEL
MATTE BLACK



SUMMER WHEAT RUSTIC SERIES
WOOD SIDING BY WOODTONE



CONCRETE WALL



STUCCO SW 7071
GRAY SCREEN

CMU BLOCK WALL

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

SOUTH ELEVATION

A2.03

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

1 A2.04 **WEST ELEVATION**
1/8" = 1'-0"

BRIDGERSTEEL 1/4"
CORRUGATED STEEL PANEL
MATTE BLACK

SUMMER WHEAT RUSTIC SERIES
WOOD SIDING BY WOODTONE

CONCRETE WALL

STUCCO SW 7071
GRAY SCREEN

CMU BLOCK WALL

GENERAL NOTES - ELEVATION

A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	INSTALL VERTICAL SIDING AS PER ELEVATIONS.
D	FINISH ROOF TO BE CHOSEN BY OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES

1	STUCCO FINISH, SMOOTH; COLOR: WHITE
2	WINDOW AS PER WINDOW SCHEDULE
3	SUMMER WHEAT RUSTIC SERIES WOOD SIDING BY WOODTONE
4	<varies>
5	STEEL GUARDRAIL AS PER I.B.C.; SEE DETAILS AND GENERAL NOTES FOR RAILING REQUIREMENTS.

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date

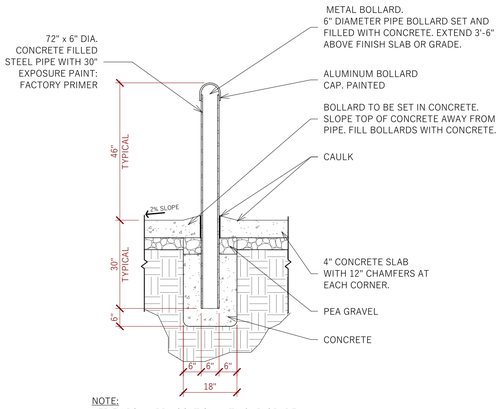
144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

WEST ELEVATION

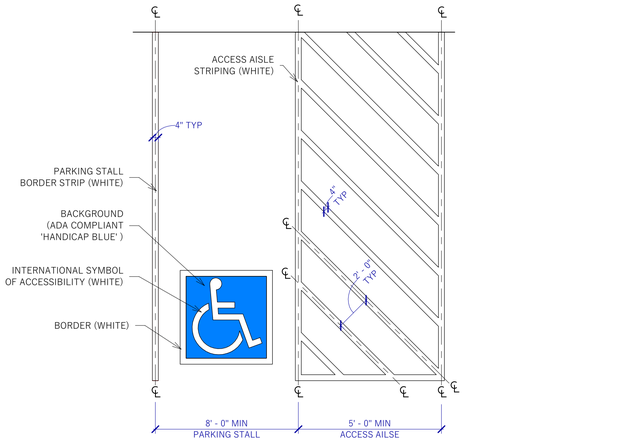
A2.04

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS



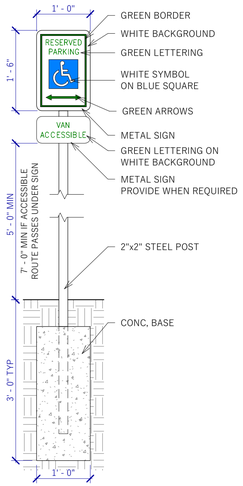
NOTE:
VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY.

1 A5.08 **TYP BOLLARD DETAIL** 1/2" = 1'-0"

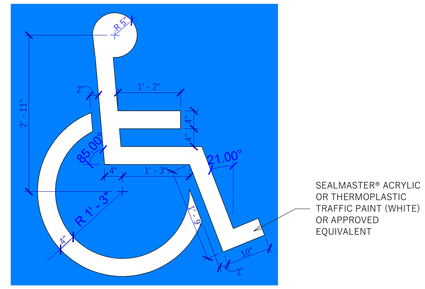


*NOTE: ALL PAINT TO BE SEALMASTER® ACRYLIC OR THERMOPLASTIC TRAFFIC PAINT OR APPROVED EQUIVALENT

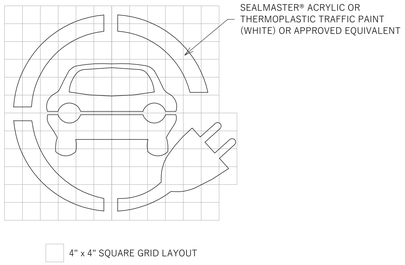
2 A5.08 **ACCESSIBLE PARKING STALL DETAIL** 1/4" = 1'-0"



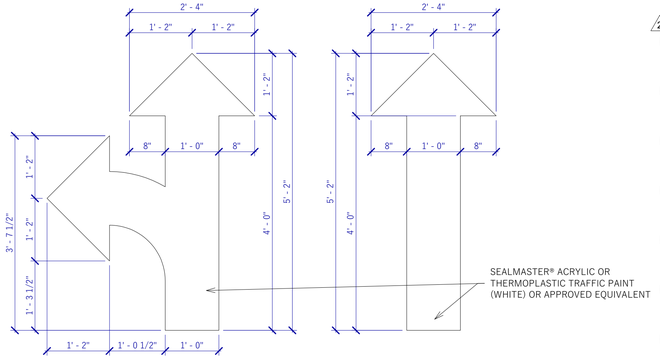
3 A5.08 **ADA PARKING SIGN DETAIL** 3/4" = 1'-0"



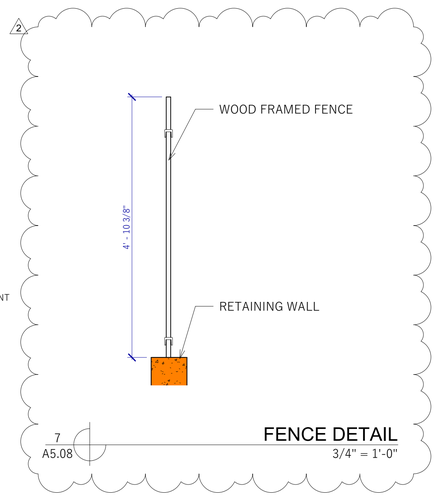
4 A5.08 **ADA PARKING SYMBOL DETAIL** 3/4" = 1'-0"



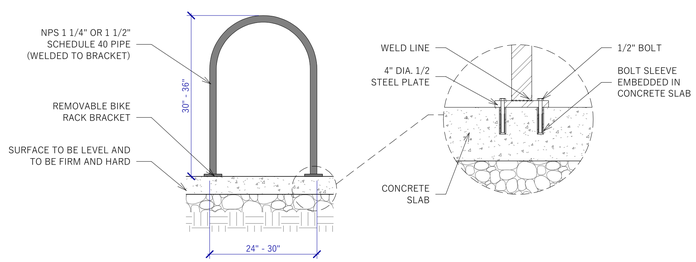
5 A5.08 **EV PARKING SYMBOL DETAIL** 3/4" = 1'-0"



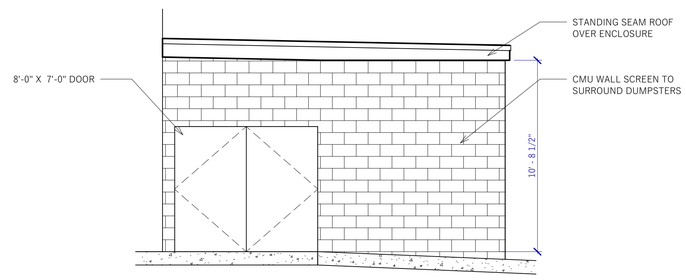
6 A5.08 **DRIVE DIRECTIONAL ARROW DETAILS** 3/4" = 1'-0"



7 A5.08 **FENCE DETAIL** 3/4" = 1'-0"



8 A5.08 **INVERTED "U" (2 BIKE CAPACITY) RACK1** 3/4" = 1'-0"



9 A5.08 **DUMPSTER WALL SCREEN ELEVATION** 1/4" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date
2	7-26-2021

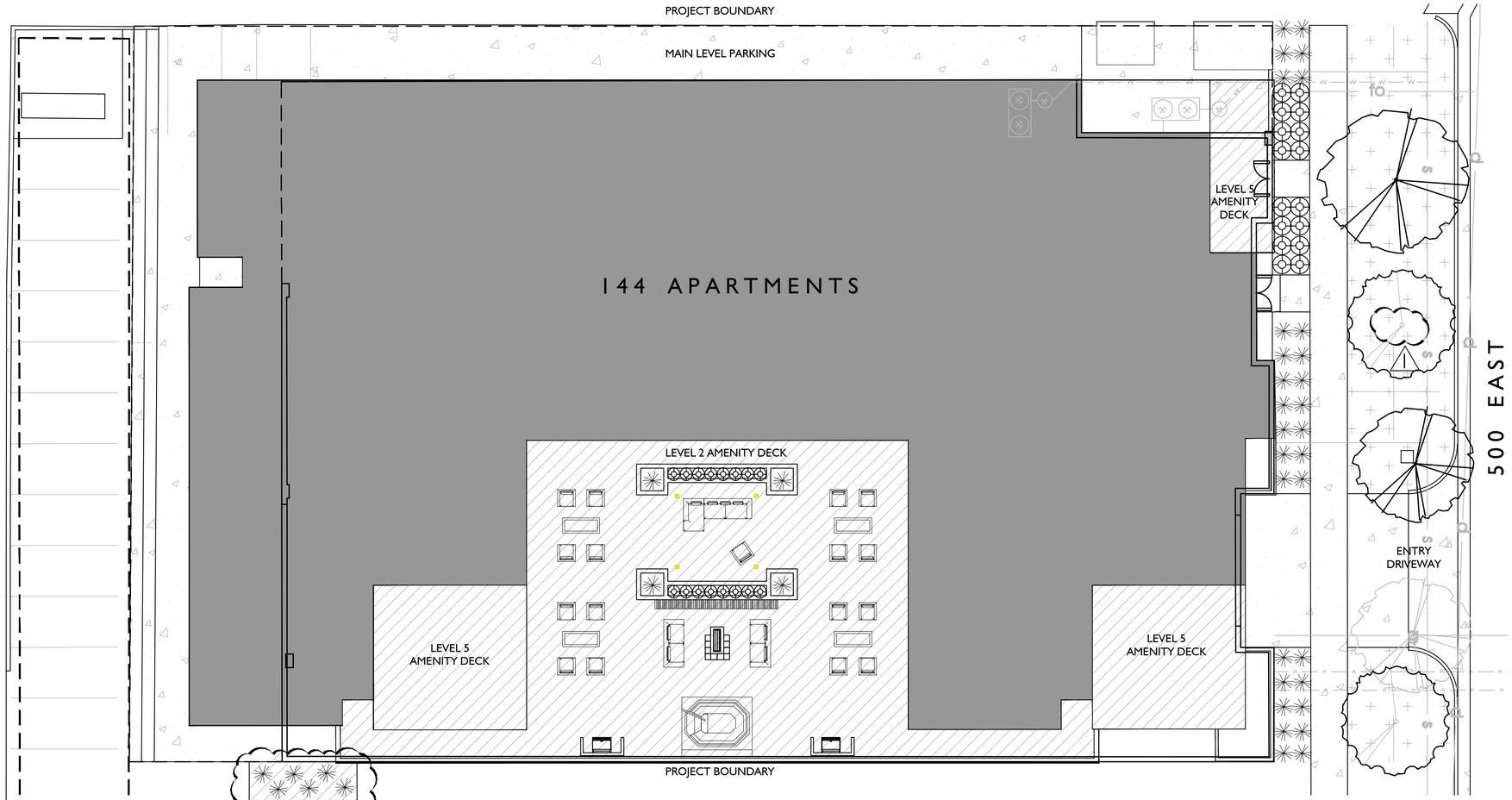
144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

SITE DETAILS

A5.08

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS



A LANDSCAPE PLAN
SCALE: 1"= 10'-0" NORTH

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE	Drought Tolerant*	Hydro Zone **
		DECIDUOUS TREES				
	2	Acer truncatum x A. plat. 'Warrenred'	Pacific Sunset Maple	2" Cal.	Yes	Td3
		EVERGREEN SHRUBS				
	32	Buxus microphylla asiatic 'Winter Gem'	Winter Gem Boxwood	2 Gal.	Yes	Se4
		ORNAMENTAL GRASSES				
	40	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.	Yes	Tw2
		TURF				
	1,607 S.F.	Chanshare Imperial Blue		Sod		
		MULCH				
		Pelican Point, 1" Grey - All Planters		3" Min.		
		OPEN SPACE AREA				

* - Drought Tolerant Plants as Selected from Water Conserving Plants for Salt Lake City
** - Hydrozone as Determined from Salt Lake City Plant List and Hydrozone Schedule or Jordan Valley Conservancy District Conservation Garden Park Waterwise Plant List

GENERAL LANDSCAPE AND IRRIGATION NOTES

1. ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
3. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
5. ALL TURF AREAS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO LAYING OF SOD.
6. ALL SHRUB BEDS TO RECEIVE MINIMUM 9 INCHES (9") OF TOPSOIL PRIOR TO PLANTING.
7. TOPSOIL SHALL MEET THE FOLLOWING ANALYSIS:
   SAND (0.05 - 2.0 mm Dia.) 20 - 70%
   CLAY (0.002 - 0.05 mm Dia.) 20 - 70%
   THE MAX. RETAINED ON A #10 SIEVE WILL BE 15%.
   pH RANGE OFf 5.5 TO 8.2
   MINIMUM OF 4% AND MAX. OF 8% ORGANIC MATTER CONTENT
   FREE OF STONE 3/4" OR LARGER
   SOLUBLE SALTS <2 dS/m or mmho/cm
   SODIUM ABSORPTION RATION (sar) <6.
8. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

LIGHTWEIGHT PLANTING MEDIA FOR RAISED PLANTERS

PART 1: GENERAL
A. Utelite 'Fines' Expanded Shale 40%
B. Sand 20%
C. Approved Organic Matter 40%

PART 2: PRODUCTS
A. Utelite 'Fines' Expanded Shale
   Acceptable Expanded Shale Manufacturer and Supplier:
   Utelite Corporation, Scott Jenson, 801-243-9348, sjenson@utelite.com
   PO Box 387, Coalville, UT 84017
B. Sand
   Root Zone Sand or Equivalent.
C. Approved Organic Matter
   pH 6 – 8
   Soluble Salts <5
   Sodium Adsorption Ratio <10
   Carbon / Nitrogen Ratio <40:1
   Moisture % 25 – 35
   Coarse Material 98% Passing 3/8"

PART 3: BLENDING PROCEDURE
1. To ensure proper soil component distribution, wet the Utelite Fines prior to mixing. Care should also be taken to ensure proper moisture content for the organic matter.
2. Mechanically mix 1 part Sand to 2 parts Approved Organic Matter and 2 parts Utelite. Fines to provide a uniform distribution of the components.
3. When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH SCOTT T. BLAKE No. 11696 REGISTERED LANDSCAPE ARCHITECT

ISSUE	DESCRIP.	DATE
		07.27.2021
1	City Review	09.21.2021

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UTAH

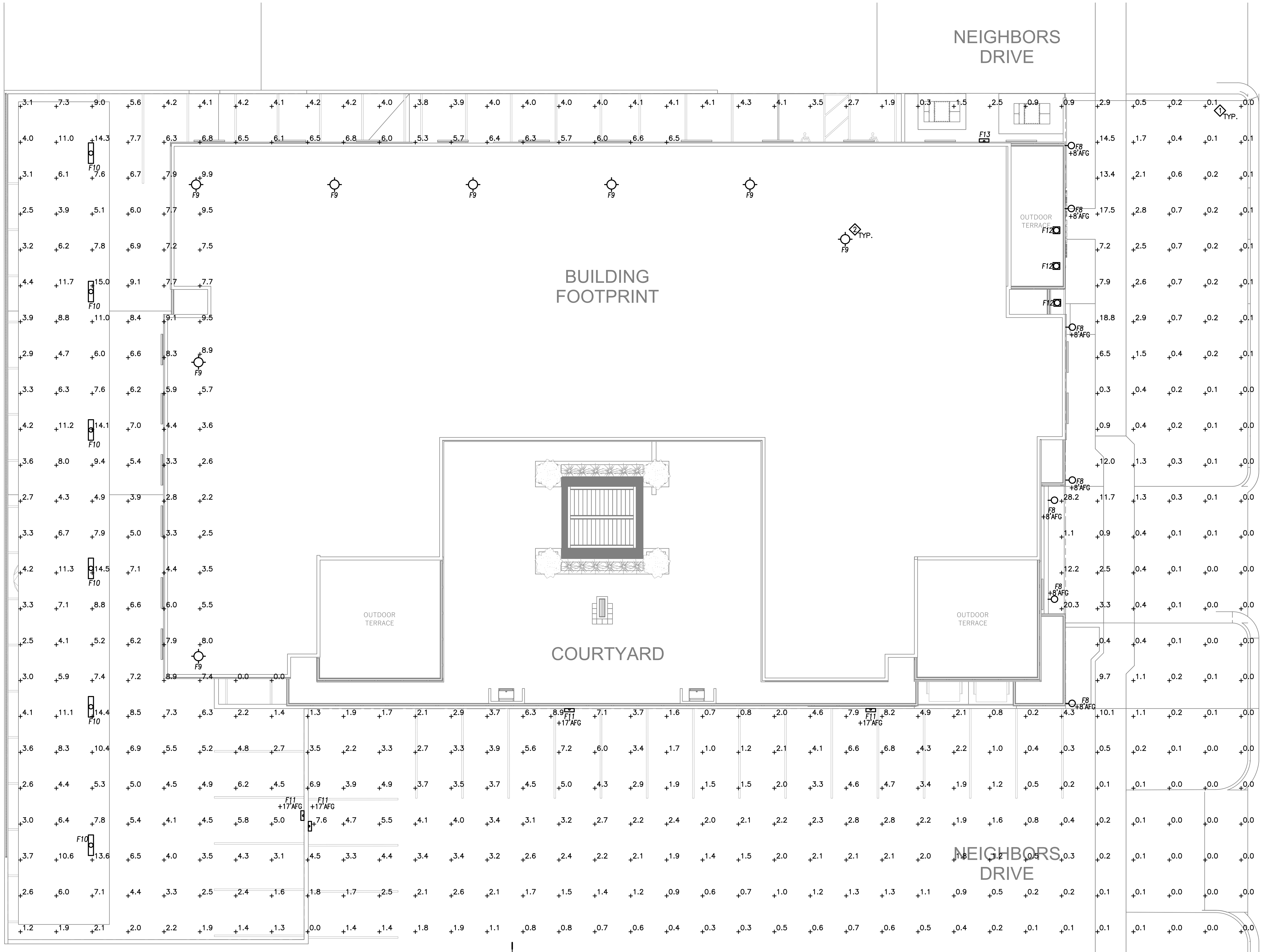
PREPARED FOR:
SENTRY FINANCIAL
201 S. MAIN STREET, SUITE 1400
SALT LAKE CITY, UTAH 84111

LANDSCAPE PLAN

L101

ELECTRICAL KEYED NOTES:

1. ILLUMINENCE IS MEASURED IN FOOTCANDLES (FC).
2. FIXTURES SHOWN ARE FOR LOCATION PURPOSES ONLY. ONLY THE FIXTURES SHOWN ARE CALCULATED IN PHOTOMETRIC PLAN.



SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

PROJECT NUMBER
20019

ISSUE DATE:
June 22, 2021

REVISIONS:
City Comments #1

144 SOUTH APARTMENTS
SALT LAKE CITY, UTAH

SITE PHOTOMETRIC

E0.3

ROYAL ENGINEERING
ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228
MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

JZW ARCHITECTS

FAX: (801) 936-0180 135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS TYPE	LAMPS QTY.	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE MOUNTING	DESCRIPTION	REMARKS
U1	HALO JUNO WESTINGHOUSE PRESCOLITE RAYON	SMD6R6935WH 6RLS 10LM 30K 90CRI 120 FRPC WH 63221 LBS5LEDA10L-35K-8-WH RJL56-12-12-30-W	LED 3500 KELVIN 600 LUMENS 90 CRI	-	120	9.6	SURFACE CEILING	6" ROUND LED FLUSH MOUNTED DISK LIGHT - UNIT GENERAL LIGHTING	
U2	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	2SNLED-LD4-20SL-LW-UNV-L835-CD1-U ZL1N-L24-2500LM-FST-MVOLT-35K-80CRI-WH FSS220L835-UNV-DIM SDL-2-LED-SS-WW-UE LCL2-35ML-EU 2-OC1-LED-2000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 2000 LUMENS 80 CRI	-	120	26	SURFACE WALL	24" WALL MOUNTED LED STRIP LIGHT - LAUNDRY CLOSET	
U3	SUNSET KICHLER THOMAS LIGHTING SEA GULL LIGHTING NUVO	F7633-CBA 8653SC SL8652-18 7505-15 73-127	LED 9W A19	2	120	18	SURFACE WALL	WET LOCATION RATED 6" ROUND LED FLUSH MOUNTED DISK LIGHT - SHOWER & BALCONY	
U4	SUNSET KICHLER SEAGULL LIGHTING MAXIM	F2232-SCBA 624CH 4701-05 4454PC	4-10W GU24 LED 3200 LUMENS	4	120	40	SURFACE WALL	4 LIGHT FIXTURE - BATHROOM VANITY LIGHT	
F1	HALO JUNO LIGHTOLIER WESTINGHOUSE PRESCOLITE SATCO	SMD6R6935WH 6RLS 10LM 30K 90CRI 120 FRPC WH S-5-R-8-35K-10 63221 LBS5LEDA10L-35K-8-WH S9331	LED 3500 KELVIN 600 LUMENS 80 CRI	-	120	16.4	SURFACE	6" ROUND LED FLUSH MOUNTED DISK LIGHT	
F2	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	4WSNLED-LD4-44SL-F-UNV-L835-CD1-U LBL4-4000LM-80CRI-35K-MIN1-ZT-MVOLT OWL-4-50L-835-UNIV-DIM WNA10-LED-HO-WW-UE LWC4-35ML-EDU 4-OIW-LED-4000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 4000 LUMENS 80 CRI	-	120	56	SURFACE	1X4 SURFACE LED	
F3	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	4WSNLED-LD4-44SL-F-UNV-L835-CD1-U LBL4-4000LM-80CRI-35K-MIN1-ZT-MVOLT OWL-4-50L-835-UNIV-DIM WNA10-LED-HO-WW-UE LWC4-35ML-EDU 4-OIW-LED-4000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 4000 LUMENS 80 CRI	-	120	56	SURFACE CEILING	1X4 SURFACE LED	
F4	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	4SNLED-LD4-44SL-LW-UNV-L835-CD1-U ZL1N-L48-5000LM-FST-MVOLT-35K-80CRI-WH FSS455L835-UNV-DIM SDL-4-LED-HO-WW-UE LCL4-35ML-EDU 4-OC1-LED-4000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 4000 LUMENS 80 CRI	-	120	53	SURFACE	48" LED STRIP	
F5	METALUX LITHONIA LA LIGHTING XTRALIGHT COLUMBIA ORACLE	4SWLED-LD4-40SL-LW-UNV-L835-CD1-SVPD2-U WL4-40L-EZ1-LP835-NESPDT7-DIM10 3-WSE201-4K-4L-1DRDM-UNV-1/835 LST-LED-4-02-042-X-T-X-DIM-XX-RL-U-X-W-MLD LBIL4-35ML-EDU 4-OW1B-LED-4000L-DIM10-MVOLT-35K-80-MS-FM105	LED 3500 KELVIN 4000 LUMENS 80 CRI	-	120	53	SURFACE WALL	48" STAIRWELL LED WITH INTEGRAL OCCUPANCY SENSOR	
F6	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	2SNLED-LD4-20SL-LW-UNV-L835-CD1-U ZL1N-L24-2500LM-FST-MVOLT-35K-80CRI-WH FSS220L835-UNV-DIM SDL-2-LED-SS-WW-UE LCL2-35ML-EU 2-OC1-LED-2000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 2000 LUMENS 80 CRI	-	120	26	SURFACE	24" LED STRIP	
F7	ALL GREEN LIGHTING	CANIS-J 40W-2X2-100-UNV-WH-35K-CEILING-DM-120	LED	-	120	40	SURFACE CEILING	DIMMABLE FLAT PANEL	COLOR TO BE SELECTED BY ARCHITECT
F8	LIGMAN	UTA-31882-2X39W-N-T4-W40-CBA-120/277V	LED 4000 KELVIN 80 CRI	-	120	78	SURFACE WALL	CYLINDRICAL UP/DOWNLIGHT WALL SCONCE	COLOR TO BE SELECTED BY ARCHITECT
F9	LSI	EXN-EGLED-10L-T5W-UNV-DIM-40-70CRI-IMSOM2	LED 4000 KELVIN 10000 LUM 70 CRI	1	120	76	SURFACE	LED PARKING GARAGE LUMINAIRE WITH INTEGRAL OCCUPANCY SENSOR AND STEP DIMMING	COLOR TO BE SELECTED BY ARCHITECT
F10	METALUX	4APVTLD-40L840	LED	1	120	39	SURFACE	48" VAPOR TIGHT FIXTURE POOL EQUIPEMENT RM	NON-CORROSIVE FIXTURE POLYCARBONATE WITH INTEGRATED METAL GEAR TRAY WITH HIGH IMPACT OPTICAL LENS WET LOCATION LISTED.
F11	LUMARK LITHONIA VISIONAIRE LEDALUX HUBBELL RAYON	XTOR8B-W OLWX2-LED-90W-50K VSC-1-T3-32LC-3-5K-UNV-WM-SCBA LXT2-WP2-80-U-41K LNC4-36L5K-065-3-U-SCBA T228LED-45-UNI12-50-DL-CBA	LED 5000 KELVIN 4200 LUMENS 80 CRI	-	120	81	SURFACE WALL	LED WALL PACK	
F12	HALO COMMERCIAL LITHONIA LIGHTOLIER ATLANTIC PRESCOLITE MAXILUME	PD620ED020/PDM6A835/61VC LDN6 35/20 LO6AR LSS MVOLT EZ1 P6RD20NZ10UVB W/P6RD835VB W/P6RDCC LED6-DLM20-35K-U-6LED10-SS LF6SL-6LFSL20L35K HH6-LED-2000L-DIM10-MVOLT-MD-35K-90/HH6-6501-CL-WH	LED 3500 KELVIN 2000 LUMENS 80 CRI	-	120	24.8	RECESSED	LED DOWNLIGHT WITH ALZAK TRIM	
F13	LUMARK LITHONIA VISIONAIRE LEDALUX HUBBELL RAYON	XTOR2B-W OLWX1-LED-20W-50K VSC-1-T3-16LC-5-4K-UNV-WM-CBA LXT2-WPC-40-41K LNC4-36L5K-035-3-U-CBA T228LED-30-UNI12-50-DL-CBA	LED 5000 KELVIN 2100 LUMENS 80 CRI	-	120	30	SURFACE WALL	LED WALL PACK	COLOR TO BE SELECTED BY ARCHITECT
F14	BROWNLEE LIGHTING	5172-49-F45-3500K	LED 3500 KELVIN 5500 LUMENS 90 CRI	-	120	45	WALL	BATHROOM SCONCE	FINISH TO BE SELECTED BY ARCHITECT
EG	SURELITE LITHONIA PROLITE LSI DUAL-LITE MAXILUME	SELW25XX AFN-DB-EXT DBEL-ACEM-W-SDT-CW CSN-DB-CT PGZ-HTR ELM-807-BZ	6W XENON INCLUDED	2	120	12	SURFACE WALL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS FINISH SELECTED BY ARCHITECT
EMW	SURELITE	SELDW60-WH-SD	INCLUDED	2	120	5.4	SURFACE WALL	2-HEAD WALL PACK EM WET LOCATION	
EX	SURELITE LITHONIA CHLORIDE LSI DUAL-LITE MAXILUME	CX61 LQC-W-1-G 55L3WG EXC-G-U-LB-WW SESGW ELX-617-G-W-W-1	INCLUDED	2	120	11.2	UNIVERSAL	POWERED SINGLE FACE EXIT	SINGLE FACE EXIT
EXW	SURELITE	UX7-1-WH-SD	INCLUDED	2	120	1.5	UNIVERSAL	SINGLE FACE EXIT WET LOCATION	NICKEL/CADMIUM BATTERY SINGLE FACE EXIT

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SERVICE VOLTS	SERVICE PHASE	DISCONNECT SIZE	DISCONNECT FUSE	STARTER	LOAD HP/TON	LOAD VA	LOAD AMPS	REMARKS
CU 1	FALSE	208 V	1Ø	30A NEMA 3R	-	INTEGRAL		1,893	9.1 A	MOCP 15
CU 1.5	AIR COOLED CONDENSING UNIT	208 V	1Ø	30A NEMA 3R	-	INTEGRAL		2,662	12.8 A	MOCP 15
CU 2	AIR COOLED CONDENSING UNIT	208 V	1Ø	30A NEMA 3R	-	INTEGRAL		3,515	16.9 A	MOCP 20
CU 2.5	AIR COOLED CONDENSING UNIT	208 V	1Ø	30A NEMA 3R	-	INTEGRAL		6,053	29.1 A	MOCP 35
FC 1	FAN COIL - INDOOR UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL		270	1.3 A	PROVIDE CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT (CU-1). MOCP 15
FC 1.5	FAN COIL - INDOOR UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL		270	1.3 A	PROVIDE CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT (CU-1.5). MOCP 15
FC 2	FAN COIL - INDOOR UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL		291	1.4 A	PROVIDE CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT (CU-2). MOCP 15
FC 2.5	FAN COIL - INDOOR UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL		478	2.3 A	PROVIDE CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT (CU-2.5). MOCP 15
CEF 1	CEILING EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-		15	0.1 A	EF CONTROLLED WITH LIGHTING
CEF 2	CEILING EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-		22	0.2 A	EF SHALL OPERATE CONTINUOUSLY
VF 1	PARKING EXHAUST FAN	208 V	1Ø	INTEGRAL PLUG	-	-	2 HP	2,746	13.2 A	EF CONTROLLED BY CO SENSOR
VF 2	PARKING EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-	¼ HP	696	5.8 A	EF CONTROLLED BY CO SENSOR
JVF 1	JET VENT FAN	208 V	1Ø	INTEGRAL PLUG	-	-		541	2.6 A	EF CONTROLLED BY CO SENSOR
IEF 1	INLINE EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-		65	0.5 A	EXHAUST FAN SHALL RUN CONTINUOUSLY 24/7
EWH 1	ELECTRIC WALL HEATER	208 V	1Ø	T-STAT	-	-		2,246	10.8 A	INTEGRAL THERMOSTAT
EWH 2	ELECTRIC WALL HEATER	208 V	1Ø	T-STAT	-	-		2,995	14.4 A	INTEGRAL THERMOSTAT
DBF 1	DRYER BOOSTER FAN	120 V	1Ø	INTEGRAL PLUG	-	-		72	0.6 A	FAN TO RUN CONTINUOUSLY WHILE DRYER IS IN OPERATION.
BP 1	BOOSTER PUMP	208 V	3Ø	30A NEMA 1 COMBO STARTER	-	NEMA 1	5 HP	6,305	17.5 A	
WH 1	WATER HEATER	208 V	1Ø	PLUG/ CORD	-	-		4,500	21.6 A	
RTU 6.5	ROOFTOP UNIT	208 V	3Ø	60A NEMA 3R	-	-		17,365	48.2 A	FACTORY INSTALLED DISCONNECT, RECEPTACLE AND DUCT DETECTOR.
SP 1	SUMP PUMP ELEVATOR PIT	120 V	1Ø	PLUG/ CORD	-	-	1½ HP	2,880	24.0 A	
SP 2	SUMP PUMP PARKING DRAINAGE	120 V	1Ø	PLUG/ CORD	-	-	5 HP	6,420	53.5 A	
CP 1	HOT WATER CIRC PUMP	120 V	1Ø	PLUG/ CORD	-	-	FRAC	25	0.2 A	
EL 1	ELEVATOR	208 V	3Ø	100A NEMA 1	100A	-	20 HP	22,373	62.1 A	PROVIDE DISCONNECT WITH SHUNT-TRIP CONTROL AND AUXILIARY CONTACT.
EL 2	ELEVATOR	208 V	3Ø	100A NEMA 1	100A	-	20 HP	22,373	62.1 A	PROVIDE DISCONNECT WITH SHUNT-TRIP CONTROL AND AUXILIARY CONTACT.

NOTES:

1. VERIFY ALL EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS (i.e. VOLTAGE, PHASE, FLA, ETC.) WITH MECHANICAL DRAWINGS/SUBMITTALS BEFORE FOR ACTUAL EQUIPMENT INSTALLED.
2. ALL FUSES SHALL BE DUAL ELEMENT TIME DELAY. FINAL BREAKER/FUSE & DISCONNECT SIZE SHALL BE DETERMINED BY MANUFACTURER'S RECOMMENDATION FOR ACTUAL EQUIPMENT INSTALLED.
3. MAXIMUM VALUES INDICATED.
4. DISCONNECTING MEANS NOT REQUIRED FOR EQUIPMENT WITHIN SIGHT (AS DEFINED IN NEC) OF BRANCH PANEL SERVING EQUIPMENT. SEE NEC 422.31 (B).
5. DISCONNECTING MEANS NOT REQUIRED FOR APPLIANCES NOT OVER 300 VA. SEE NEC 422.31 (A).

LIGHTING CONTROL PANEL "LCP" SCHEDULE

MOUNTING: SURFACE LOCATION: AT PANEL L2

BRANCH CIRCUIT FOR CONTROL LC1-7

SPACE NUMBER	RELAY AMP	RELAY POLE	SUPPLY	VA	AREA SERVED	LV SWITCH*	AUTOMATION SCHEDULE: Schedule ON / OFF	Manual ON / Auto OFF	Dusk - Dawn	Dusk - Auto OFF	0-10V Dimming	Phase Dimming	Daylight Sensor
1	20	1	EMP-13	651	EXTERIOR LIGHTING		X						
2	20	1	EMP-15	558	EXTERIOR LIGHTING		X						
3	20	1	EM3-12	1,536	EXTERIOR TERRACE LIGHTING		X						
4	20	1		0	SPARE								

* SEE PLAN FOR LOCATION OF LOW VOLTAGE SWITCH

PROJECT NUMBER
20019

ISSUE DATE:
April 9, 2021

REVISIONS:

144 SOUTH APARTMENTS
SALT LAKE CITY, UTAH

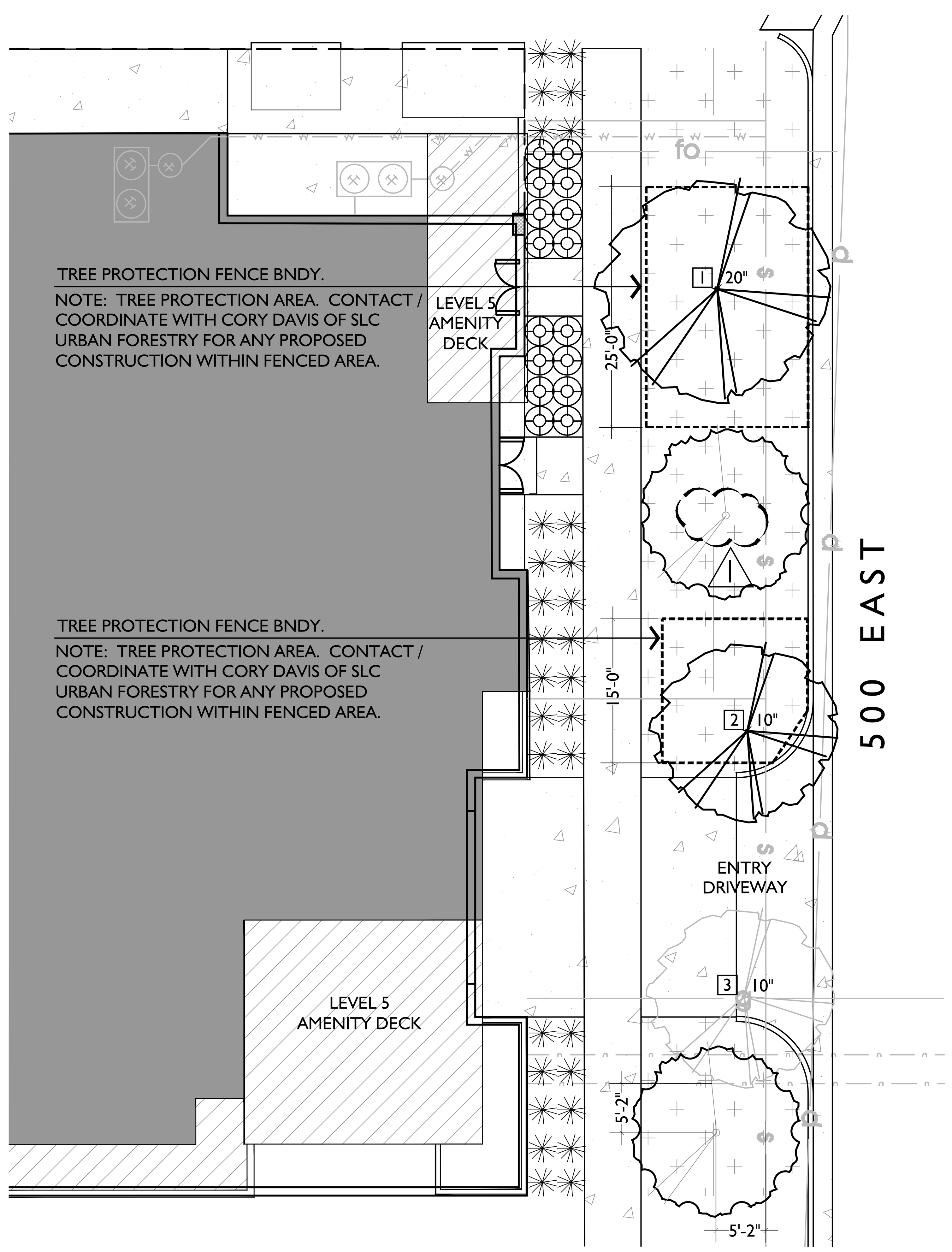
ELECTRICAL SCHEDULES

E6.1

ROYAL ENGINEERING
ELECTRICAL MECHANICAL
1837 S. EAST BAY BLVD. PROVO, UTAH 84606
PHONE: 801.375.2228 FAX: 801.375.2676

COPYRIGHT© JOB# J20091.00 DATE PLOTTED: 04/09/2021

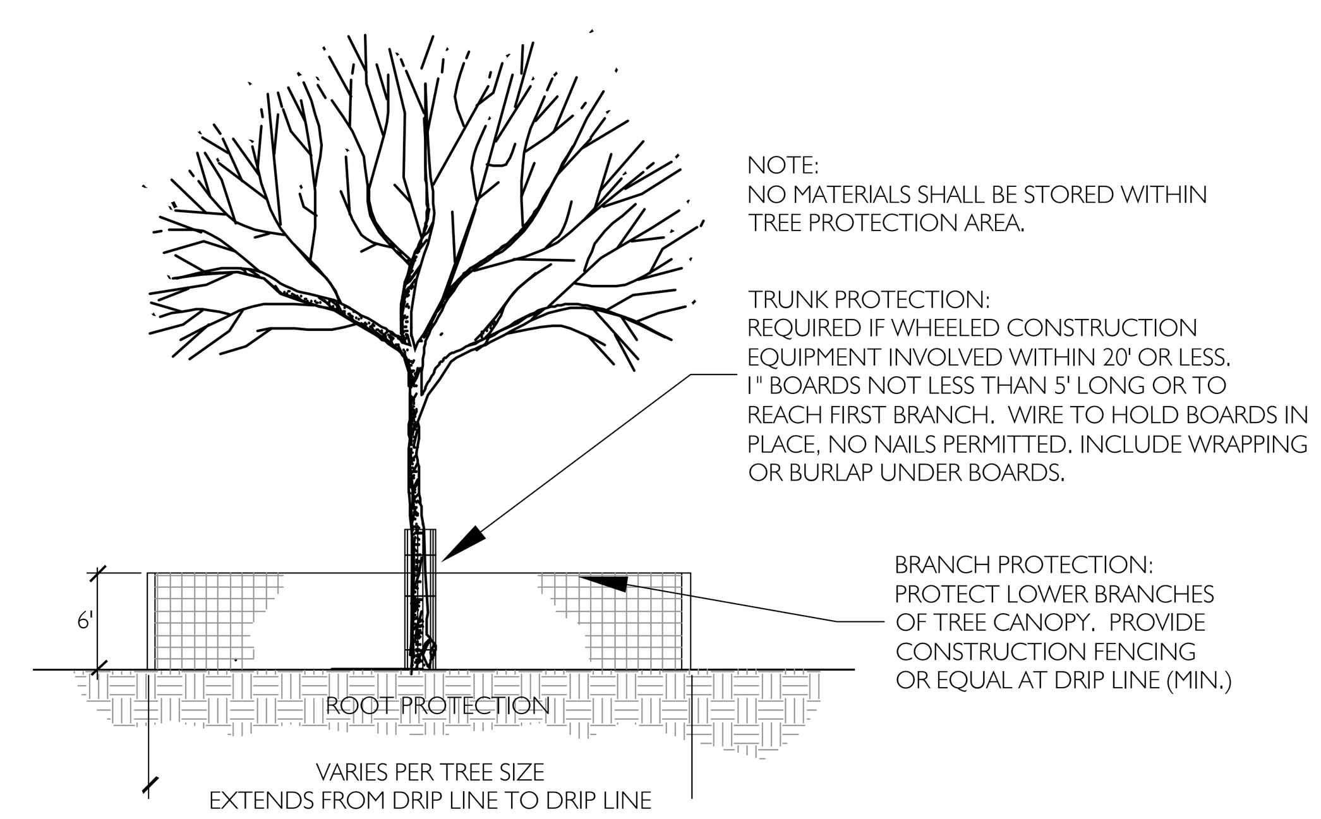
JZW ARCHITECTS



A TREE PROTECTION PLAN
SCALE: 1"=10'-0" NORTH

EXISTING TREE SURVEY

PLANT I.D. #	SPECIES	D.B.H.	COMMENTS	STATUS
1	MAPLE	20"		TO REMAIN
2	RAIN TREE	10"		TO REMAIN
3	SYCAMORE	10"	DRIVEWAY	TO BE REMOVED



SALT LAKE CITY URBAN FORESTRY
TREE PROTECTION AND PRESERVATION POLICY

Tree Protection Guidelines for Construction Sites
Prior to beginning demolition or construction work that is near trees on any property, the following tree protection plan shall be implemented

1. Tree protection practices will include establishing the tree protection zone (herein known as TPZ). The TPZ will be 1 foot radius from the base of the tree's trunk for each 1 inch of the tree's diameter measured at 4.5 feet above grade (referred to as dbh)..

Tree Protection Zone

Tree Diameter	Tree Protection Zone Radius	Total protection zone diameter including trunk
2 inches	2 feet	4+ feet
6 inches	6 feet	13 feet
20 inches	20 feet	42 feet
46 inches	46 feet	96 feet

When trees are on the parkstrip, the TPZ will be the entire length of the parkstrip from curb to sidewalk.
The TPZ will be defined by 6' tall chain link fencing. Fencing will be erected with free standing posts, NOT posts driven into the root system. There shall be appropriate signage posted on each linear span of the fence; example of the signage is included with this document. Signage shall be laminated on 8 ½ x 11" paper. The TPZ fencing and signage will remain until the project is complete or until Urban Forestry has provided written authorization allowing the removal of the fencing. Tree protection fencing must be depicted on the site, demolition and grading & drainage drawings.

There will be no digging, trenching, grading, siltation, masonry set-up or storing of materials or equipment in the TPZ.

2 All trees are to remain protected, unless given approval and permitted for removal by the Urban Forestry Office. If tree removal is permitted a mitigation fee will be required. If trees are damaged or destroyed (above ground or below ground) due to construction activity, the contractor will be assessed the appraised value of the trees payable to Salt Lake City. A permit is required for all removal and pruning of city trees approved and issued by the Salt Lake City Urban Forestry office. (801-972-7818). Tree pruning and removal permits will only be issued to I.S.A. Certified Arborists.

A minimum 48 hours' notice must be given to the Urban Forestry Program prior to any request for onsite meetings.

3 Trees to be preserved during all construction activities shall have a TPZ as shown on all plans. The TPZ shall be clearly marked on the site plan, demo plan, grading plan and landscape plan.

4 Only tunneling or boring will be allowed in the TPZ at a depth of 36 inches minimum. The access pit must be located outside of the TPZ. If this is not feasible, written authorization must be obtained from the Urban Forestry office PRIOR to altering the TPZ.

5 No equipment (except for a sod cutter) shall be allowed inside the tree protection zone. If special provision for excavation is approved by the Urban Forestry Office, it shall be done by hand or a soil vacuum or air spade.

6 Use tunneling or boring for irrigation and utilities. No roots larger than 4" in diameter will be cut. All roots will be cut cleanly with a saw. In situations where a root has been damaged, a clean cut shall be made on the root at the edge of the trench closest to the tree trunk.

7 If replacing the sidewalk, no roots larger than 4" in diameter shall be cut. Other alternatives such as ramping or a radius or arch around the existing trees will be used. Roots will not be ripped out with a back hoe. Cuts on tree roots shall be smooth and clean, made with a saw. Any exposed cut roots will be covered as quickly as possible to prevent them from drying out and the tree should be watered immediately. If tree roots are to remain exposed or more than four to six hours, they must be covered with burlap and kept moist at all times.

8 Tree care contractors providing services to public trees shall be certified arborists with the International Society of Arboriculture, licensed to do business in Salt Lake City and be registered with the Utah Division of Commercial Code, insured against personal injury and property damage. Prior to beginning work on tree(s) the tree care contractor shall contact the City's Urban Forestry Program to obtain appropriate public property tree work permit(s).

9 Trees shall not be used to support any scaffolding, signs, temporary utility, or any other device. Sidewalks and paving levels should be contoured whenever possible to avoid root cutting. If damage occurs to a protected tree, immediate contact shall be made with the City Forester.

10 Do not change the soil grade by cutting or filling in the TPZ

11 Do not do any additional planting within 10' of the trunk.

12 In certain circumstances, the installation of wood chips from the trunk to the dripline at a depth of 2"-4" may be required. For example, if sod is removed under the tree, woodchips would be required.

13 Trees shall be watered according to the following guidelines:
a. Established trees need deep watering once every two weeks with low pressure at the drip line to ensure that the ground is soaked to a depth of at least 8 inches. Generally 5 gallons per inch of trunk diameter at breast height.
b. Young or newly planted trees need to be watered every 3--4 days, depending on temperature.

Underground Utility Work

When given approval by the Urban Forestry office to work in the TPZ to replace or restore underground utilities, use only a soil vacuum or hand dig, leaving roots larger than 4'' in diameter untouched.

1. Where possible when replacing existing utilities such as water or sewer lines very near to preserved trees, abandon the lines and reinstall farther away from the tree.
2. Tunneling or boring will always be done at a minimum depth of 36 ''. This shall be performed in a manner and location least damaging to tree roots.
3. Where large anchorage roots are encountered, hand digging and bridging of roots shall be done, leaving roots intact.
4. When encountering roots over 4" in diameter the Salt Lake City Urban Forestry office will be consulted prior to cutting to find some other course of action. Any cutting of tree roots shall give due consideration to future welfare of the tree. Proper action shall be taken so as to protect, and preserve the roots. Roots will not be ripped out with a back hoe. Cuts on tree roots shall be smooth and clean, made with a saw.

Tree Pruning

1. All Pruning on public trees will be approved by the Urban Forestry with the issuance of a permit. No pruning will be allowed that will compromise the aesthetics or structural integrity of a preserved tree. Tree care contractor providing services to public trees shall be a certified arborist with the International Society of Arboriculture, licensed to do business in Salt Lake City, and be registered with the Utah Division of Commercial Code, insured against personal injury and property damage. Prior to beginning work on trees(s) the tree care contractor shall contact the City's Urban Forestry Division to receive authorizing tree permits.

If any work is required within the TPZ, a call to our office must be made to discuss the specifics of the work and to schedule a site visit if required.

2. Nearing project completion, a call to the Urban Forestry office (801-972-7818) must be made to schedule an inspection before the tree protection fencing can be removed.

SALT LAKE CITY URBAN FORESTRY
PLANTING PERMIT DIRECTIONS

1. **Please sign the permit and <u>return a signed copy</u>** to the Urban Forestry office.
2. Select one of the tree species listed on the permit. If another species is desired consult with the Urban Forestry staff prior to purchase and planting.
3. Each tree must be a minimum of 2 caliper inches.
4. Before choosing the planting location contact Blue Stakes at 801-208-2100 or 1-800-662-4111 for location of underground utilities and water and sewer lines.
5. The site chosen for planting should be no closer than:
   - 5' from water meter and/or utility box
   - 10' from fire hydrant
   - 5-10' from residential driveway
   - 5-10' from property line of adjoining parcel
   - 5-10' from non-traffic conducting signage
   - 5-10' from utility pole and/or light
   - 20' from an unregulated intersection (20' back from intersecting sidewalks)
   - 30' from stop signs
   - 30' from commercial driveway and/or alley
   - 40' from an intersection with traffic lights (40' back from intersecting sidewalks)
   - 15-20' from a tree that is small in size at maturity (less than 30' tall)
   - 20-30' from a tree that is medium in size at maturity (30 to 50' tall)
   - 30-40' from a tree that is large in size at maturity (more than 50' tall)
6. Dig "planting hole" at least twice the width of the rootball.
7. The hole should be no deeper than the depth of the rootball. Add backfill to bottom of hole as needed prior to planting to ensure surface of rootball is at or slightly above finished grade.
8. Orient the tree to keep pruning to a minimum at planting.
9. Remove twine from canopy prior to planting.
10. Handle the rootball with extreme care. Minimize as much as possible crumbling, cracking, and splitting of the rootball.
11. After placing the tree in the hole, remove twine, wire and burlap if stability of the rootball allows. If not, remove only the top one or two rows of wire and an equal amount of burlap. No twine or burlap should remain on or near the surface of the rootball or around the trunk. Cut vertical slits in the burlap that remains. *Do not fold burlap into the hole.*
12. Use the soil removed from the hole to backfill. Minimize air pockets by removing soil clumps, rocks, sod, and burlap.
13. Thoroughly water. Allow water to soak deeply into the site.
14. Place a shallow raised berm around the outer margin of the planting site. Place 3 to 4 inches of mulch over the planting site. Avoid direct contact between mulch and the trunk of the tree.
15. Check moisture content of the backfill *and* rootball weekly to determine how much and how often to water. Soil type, drainage, exposure, weather, tree species, tree size, ground cover, adjoining shelter, and season are a few of the factors that will influence the frequency and amount of water needed. Apply 5 gallons per inch of trunk diameter per application. For the first two years in the landscape water twice per week in spring, 3 times per week in summer and once per week in the fall. Beginning the third year water should be applied further from the stem, deeper into the soil profile, and less frequently.
16. To remove a tree from a container gently lay it down. Push on the sides and bottom of the container to break contact between the rootball and container. Hold the tree near the surface of the soil and push/pull the container away from the rootball. Slide the container off the rootball. Do not pull on the trunk. If the rootball is too large for this process it may be necessary to cut the container off after the tree is placed in the planting site.

....PLEASE DO NOT....

- **Touch directly or indirectly any overhead or buried wire, cable, or power line.**
- **Let the rootball dry out. Exposure to the sun, wind, and heat can damage the rootball and impact the tree's survival.**
- **Damage any irrigation line or emitter system.**
- **Lift or maneuver the tree by the trunk.**
- **Add gravel to the bottom of the hole.**
- **Stake the tree without a good reason. Unless carefully monitored, staking can injure the tree and impair its structural development. There are some circumstances where staking may be warranted. Please consult with the Urban Forestry office prior to staking.**
- **Compact the backfill.**
- **Use grass clippings as mulch.**
- **Prune live branches at planting time.**
- **Over or under water.**
- **Allow grass, flowers, or vines to grow next to the trunk.**
- **Paint or wrap the trunk.**
- **Fertilize during planting.**
- **Forget to watch for people using the street or sidewalk while planting.**

Utah State University Extension Bulletin NR-460, *<u>Selecting and Planting Landscape Trees</u>*, is an excellent reference. Call USU Extension Service at 801-468-3170. For a nominal cost a copy of this bulletin can be picked up at 2100 South State Street in the South Government Building, Room S-1200, Salt Lake City, Utah. You can also request this bulletin by mail. *(Prices are subject to change, please verify with USU Extension Service.)*

Please call the city's Urban Forestry office at 801-972-7818 for any questions about these directions. You may also contact the forestry office at <u>www.slcgov.com/forestry</u> to enter a request for service, ask a question, inquire about tree species by address, evaluate services provided and participate in an interactive survey.

NOTE: PLANTING PERMIT REQUIRED FOR PUBLIC R.O.W. TREE PLANTINGS. - SEE L101

SALT LAKE CITY URBAN FORESTRY DIVISION DATE

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH
SCOTT T. BLAKE
No. 106952
LICENSED LANDSCAPE ARCHITECT

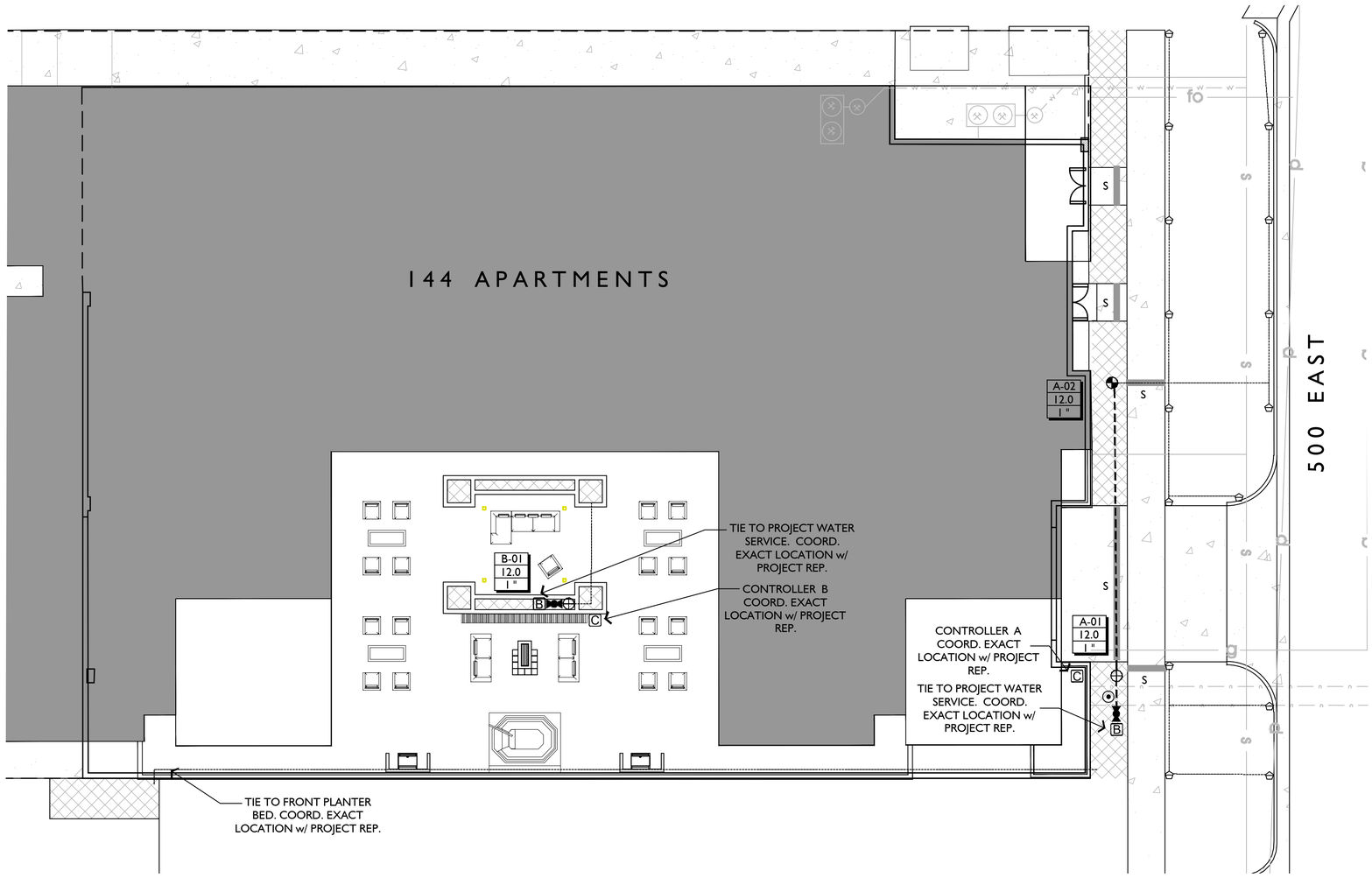
ISSUE DESCRIP.	DATE
	07.27.2021
1 City Review	09.21.2021

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UTAH

PREPARED FOR:
SENTRY FINANCIAL
201 S. MAIN STREET, SUITE 1400
SALT LAKE CITY, UTAH 84111

TREE PROTECTION PLAN

L102



A IRRIGATION PLAN
SCALE: 1"=10'-0" NORTH

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
	Rainbird 1804-PRS-R13-17 (Qtr-Full)	40	0.98	13.0-17.0
	Inline Drip Line - Rainbird XFD-09-18-xxx			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRBCOM			
	Quick Coupling Valve Assembly			
	Stop and Waste - 1"			
B	Backflow Preventer - 1"			
C	Controller - Rainbird TM2-4 Controller - 4 Stations			
	Lateral Pipe - Schedule 40 PVC			
	1" Sch 40 PVC Mainline			
S	Irrigation Sleeving (See Plan)			

A-01 Valve #
12.0 GPM
1" Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM

IRRIGATION GENERAL NOTES

1. Base drawings for irrigation design have been provided by others.
2. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contractor is responsible to verify material counts and square footages. Irrigation table quantities provided as a courtesy. In the event of a discrepancy, plan quantities take precedence over table quantities.
5. Contact the local underground utility services for utility location and identification.
6. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
7. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
8. Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
9. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
10. Sprinklers are placed at various percentages of manufacturers published radii. see Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published 90% overage radius.
11. Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
12. Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
13. Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
14. POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH SCOTT THOMAS BLAKE No. 11696 REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	07.27.2021
1 City Review	09.21.2021

144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UTAH

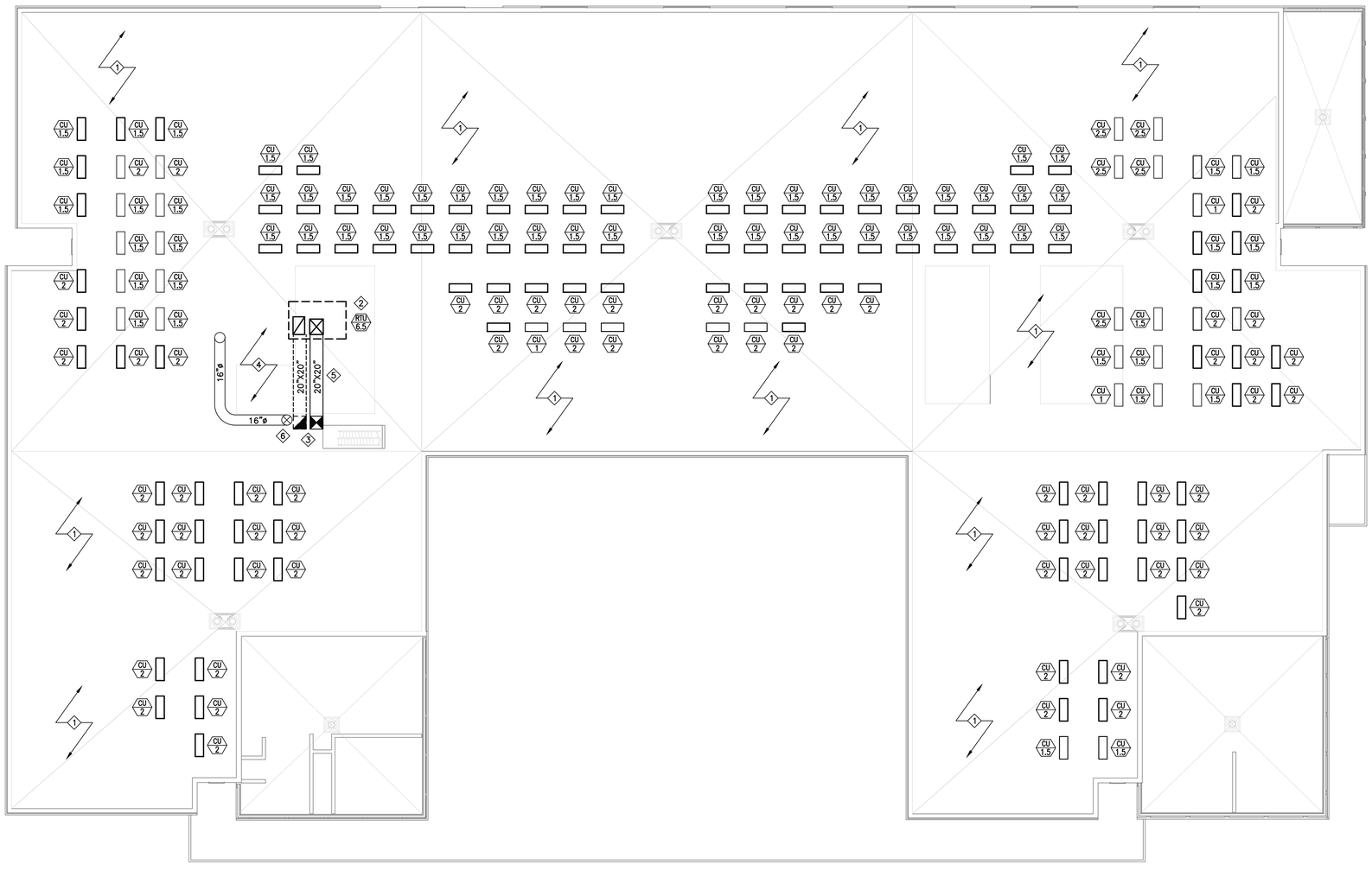
PREPARED FOR:
SENTRY FINANCIAL
201 S. MAIN STREET, SUITE 1400
SALT LAKE CITY, UTAH 84111

IRRIGATION PLAN

L201

MECHANICAL KEYED NOTES:

1. PROPOSED LOCATION OF CONDENSING UNITS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. PROPOSED LOCATION OF ROOF TOP UNIT. FIELD VERIFY EXACT LOCATION WITH STRUCTURE. SEAL ALL PENETRATIONS WEATHER TIGHT. PROVIDE AND INSTALL ROOF CURB PER MANUFACTURERS RECOMMENDATIONS.
3. PROPOSED LOCATION OF 20"X20" SUPPLY AND RETURN DUCTS TO ADJACENT LEVEL. VERIFY LOCATION IN FIELD. SEE FIRST FLOOR PLAN FOR CONTINUATION.
4. ALL EXPOSED DUCTING SHOULD BE EXTERIOR RATED AND INSULATED AS PER 2018 IECC. SEAL WATER TIGHT.
5. MAINTAIN A SUFFICIENT GAP BETWEEN DUCT AND ROOF TO ALLOW PASSAGE OF WATER TO ROOF DRAIN.
6. PROPOSED LOCATION OF 16"ø OUTSIDE AIR DUCT TO ADJACENT LEVEL. VERIFY LOCATION IN FIELD. OUTSIDE AIR DUCT PROVIDES MAKE UP AIR FOR DRYERS IN COMMON LAUNDRY ROOMS. SEE SECOND AND FOURTH FLOOR PLANS FOR CONTINUATION. OUTSIDE AIR DUCT OPENING SHALL BE ABOVE THE MINIMUM SNOW LEVEL. MAINTAIN AT LEAST 10 FEET DISTANCE FROM ANY MECHANICAL EQUIPMENT EXHAUST. PROVIDE ROOF CAP.



DIMENSIONS OF ROOF UNITS = 27" WIDE X 12" DEEP X 22" TALL

N

ROOF MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
April 9, 2021

REVISIONS:

144 SOUTH APARTMENTS
SALT LAKE CITY, UTAH

ROOF MECHANICAL PLAN

M1.9

REGISTERED PROFESSIONAL ENGINEER
MARK L MAKIN
4/9/21
STATE OF UTAH

ROYAL ENGINEERING
ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228
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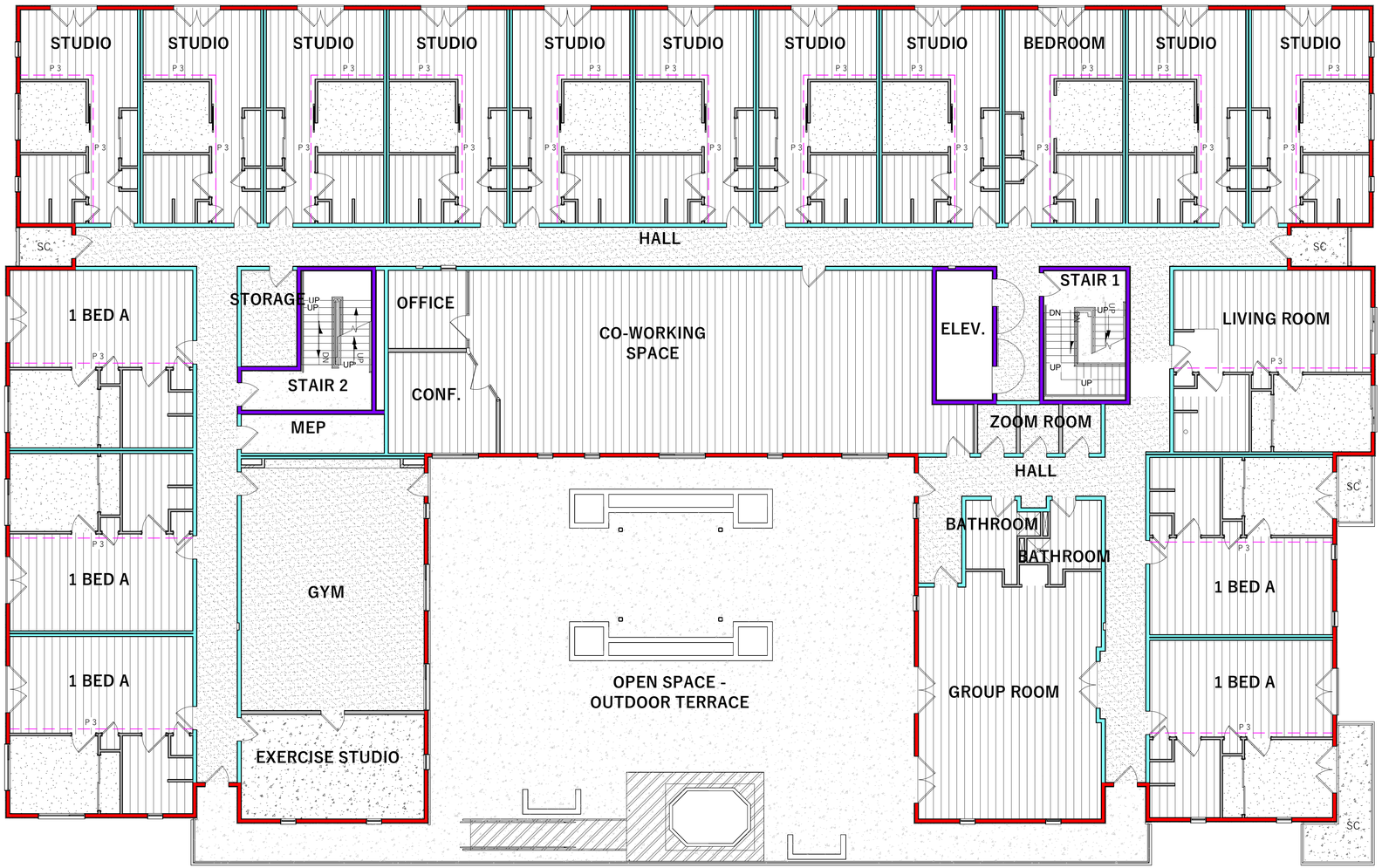
JZW ARCHITECTS
FAX: (801) 936-0180 135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

INTERIOR MATERIAL SCHEDULE

BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				



FIRST FLOOR FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	BASE TYPE	BASE FINISH	CEILING HEIGHT	CEILING FINISH	NOTES
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B (ADA)							
BATHROOM	LVT 1	TILE/PAINT	B 1		9'-0"	P 2	
BED CLOSET	CP 1	P 1	B 2		9'-0"	P 2	
BEDROOM	CP 1	P 1	B 2		9'-0"	P 2	
CLOSET	LVT 1	P 1	B 2		9'-0"	P 2	
KITCHEN	LVT 1	P 1	B 2		9'-0"	P 2	
LIVING ROOM	LVT 1	P 1	B 2		9'-0"	P 2	
MECH.	LVT 1	P 1	B 1		9'-0"	P 2	
COMMON SPACE							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-0"	P 2	
CO-WORKING SPACE	LVT 1	P 1	B 1		9'-0"	P 2	
CONF.	LVT 1	P 1	B 1		9'-0"	P 2	
ELEV.	-	-	-		-	UNFINISHED	
EXERCISE STUDIO	SC	P 1	B 1		9'-0"	P 2	
GROUP ROOM	CP 1 / LVT 1	P 1	B 2		9'-0"	P 2	
GYM	CPT 1	P 1	B 1		9'-0"	P 2	
HALL	CPT 1	P 1	B 1		8'-0"	P 2	
MEP	UNFINISHED	P 1	B 1		9'-0"	P 2	
OFFICE	LVT 1	P 1	B 1		9'-0"	P 2	
OPEN SPACE - OUTDOOR TERRACE	UNFINISHED	-	-	-	-	-	
STORAGE	CPT 1	P 1	B 1		9'-0"	P 2	
ZOOM ROOM	CPT 1	P 1	B 1		9'-0"	P 2	
STAIR							
STAIR 1	UNFINISHED	P 1	B 1		VARIES	P 2	
STAIR 2	UNFINISHED	P 1	B 1		VARIES	P 2	
STUDIO							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		UNDERSIDE OF STRUCTURE	P 2	
STUDIO (ADA)							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	

INTERIOR FINISH SCHEDULE

CP 1	CARPET	
CPT 1	CARPET TILE	
LVT 1	LUXURY VINYL TILE	
LVT 2	LUXURY VINYL TILE	
SC	SEALED CONCRETE	SC
AS	ASPHALT	
UNF.	UNFINISHED	
DD	DURADEK	
CO	CONCRETE	
WALL ACCENT LOCATION		

1 / A4.06 FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date

144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

FIRST LEVEL FINISH PLAN

A4.06

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343

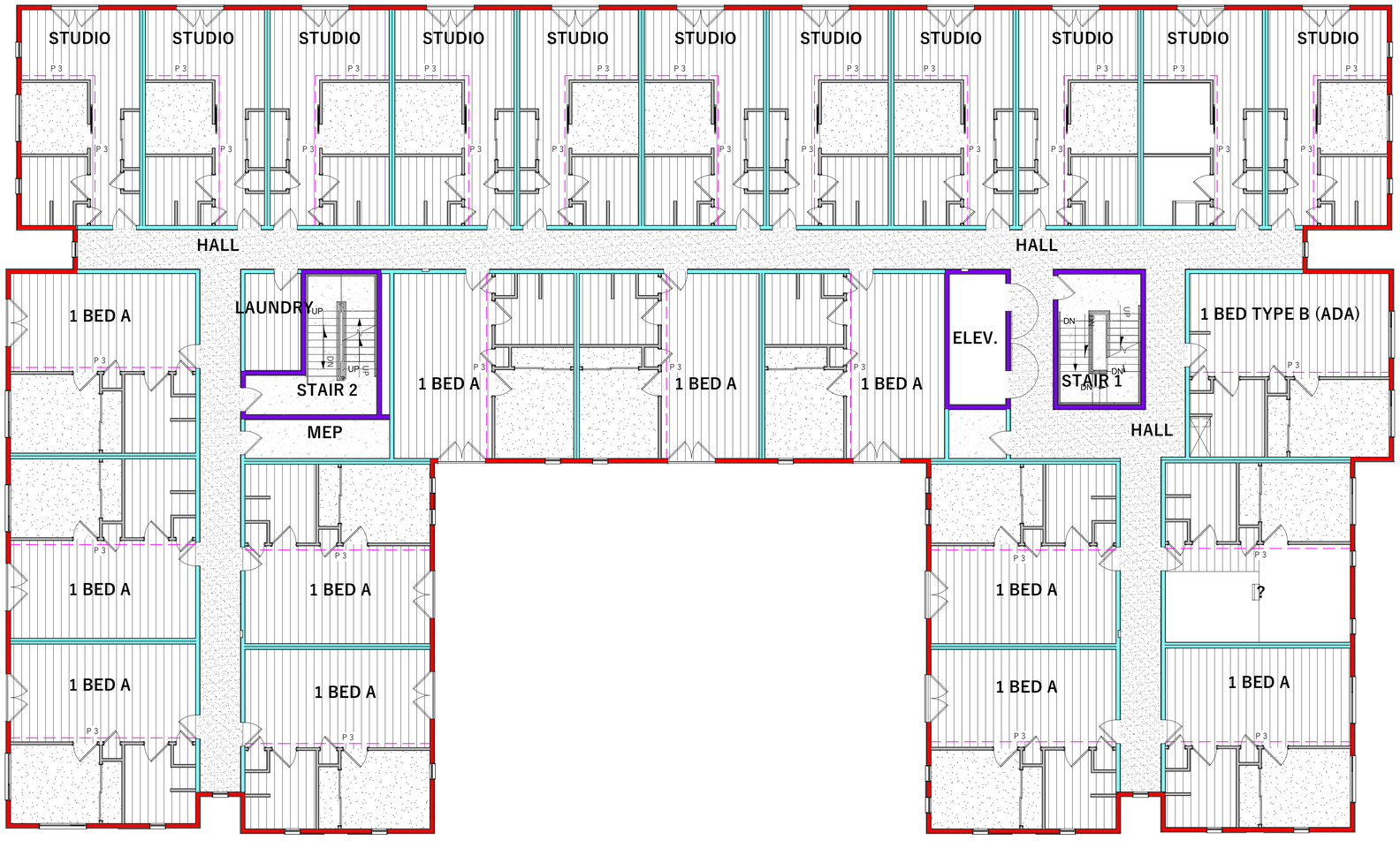
JZW ARCHITECTS

INTERIOR MATERIAL SCHEDULE

BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				

SECOND FLOOR FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	BASE TYPE	BASE FINISH	CEILING HEIGHT	CEILING FINISH	NOTES
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B (ADA)							
BATHROOM	LVT 1	TILE/PAINT	B 1		9'-0"	P 2	
BED CLOSET	CP 1	P 1	B 2		9'-0"	P 2	
BEDROOM	CP 1	P 1	B 2		9'-0"	P 2	
CLOSET	LVT 1	P 1	B 2		9'-0"	P 2	
KITCHEN	LVT 1	P 1	B 2		9'-0"	P 2	
LIVING ROOM	LVT 1	P 1	B 2		9'-0"	P 2	
MECH.	LVT 1	P 1	B 1		9'-0"	P 2	
COMMON SPACE							
ELEV.	-	-	-		-	UNFINISHED	
HALL	CPT 1	P 1	B 1		8'-0"	P 2	
LAUNDRY	LVT 1	P 1	B 1		8'-0"	P 2	
MEP	UNFINISHED	P 1	B 1		9'-0"	P 2	
STAIR							
STAIR 1	UNFINISHED	P 1	B 1		VARIES	P 2	
STAIR 2	UNFINISHED	P 1	B 1		VARIES	P 2	
STUDIO							
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		UNDERSIDE OF STRUCTURE	P 2	



INTERIOR FINISH SCHEDULE

CP 1	CARPET	
CPT 1	CARPET TILE	
LVT 1	LUXURY VINYL TILE	
LVT 2	LUXURY VINYL TILE	
SC	SEALED CONCRETE	SC
AS	ASPHALT	
UNF.	UNFINISHED	
DD	DURADEK	
CO	CONCRETE	
WALL ACCENT LOCATION		

1 A4.07 SECOND FLOOR FINISH PLAN
1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:
No. Date

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

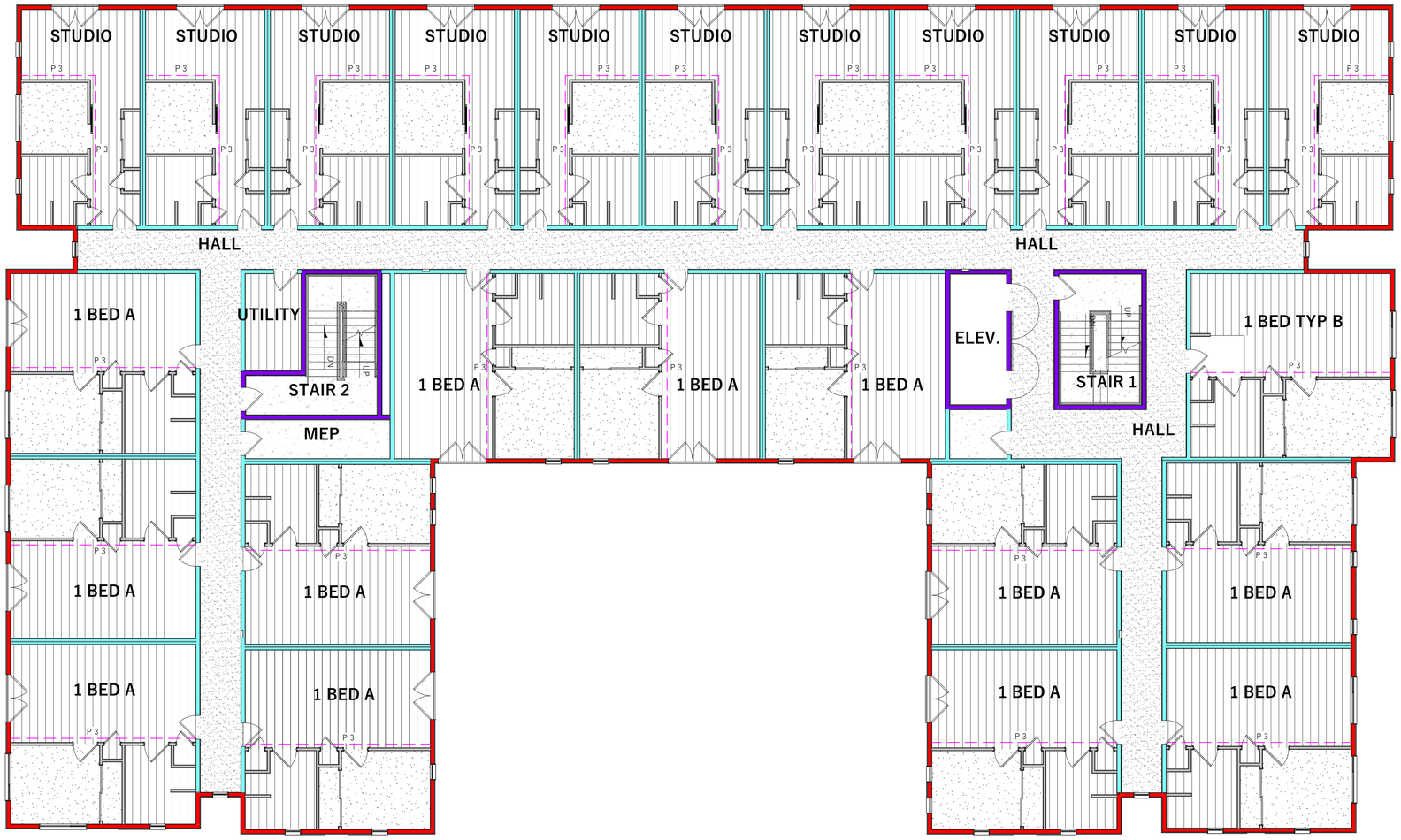
SECOND LEVEL FINISH PLAN

A4.07

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS

INTERIOR MATERIAL SCHEDULE

BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				



THIRD FLOOR FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	BASE TYPE	BASE FINISH	CEILING HEIGHT	CEILING FINISH	NOTES
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
COMMON SPACE							
ELEV.	-	-	-		-	-	
HALL	CPT 1	P 1	B 1		8'-0"	P 2	
STAIR							
STAIR 1	UNFINISHED	P 1	-		VARIES	P 2	
STAIR 2	UNFINISHED	P 1	-		VARIES	P 2	
STUDIO							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-0"	P 2	

INTERIOR FINISH SCHEDULE

CP 1	CARPET	
CPT 1	CARPET TILE	
LVT 1	LUXURY VINYL TILE	
LVT 2	LUXURY VINYL TILE	
SC	SEALED CONCRETE	SC
AS	ASPHALT	
UNF.	UNFINISHED	
DD	DURADEK	
CO	CONCRETE	
WALL ACCENT LOCATION		

1 A4.08 THIRD FLOOR FINISH PLAN
1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
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No.	Date

144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

THIRD LEVEL FINISH PLAN

A4.08

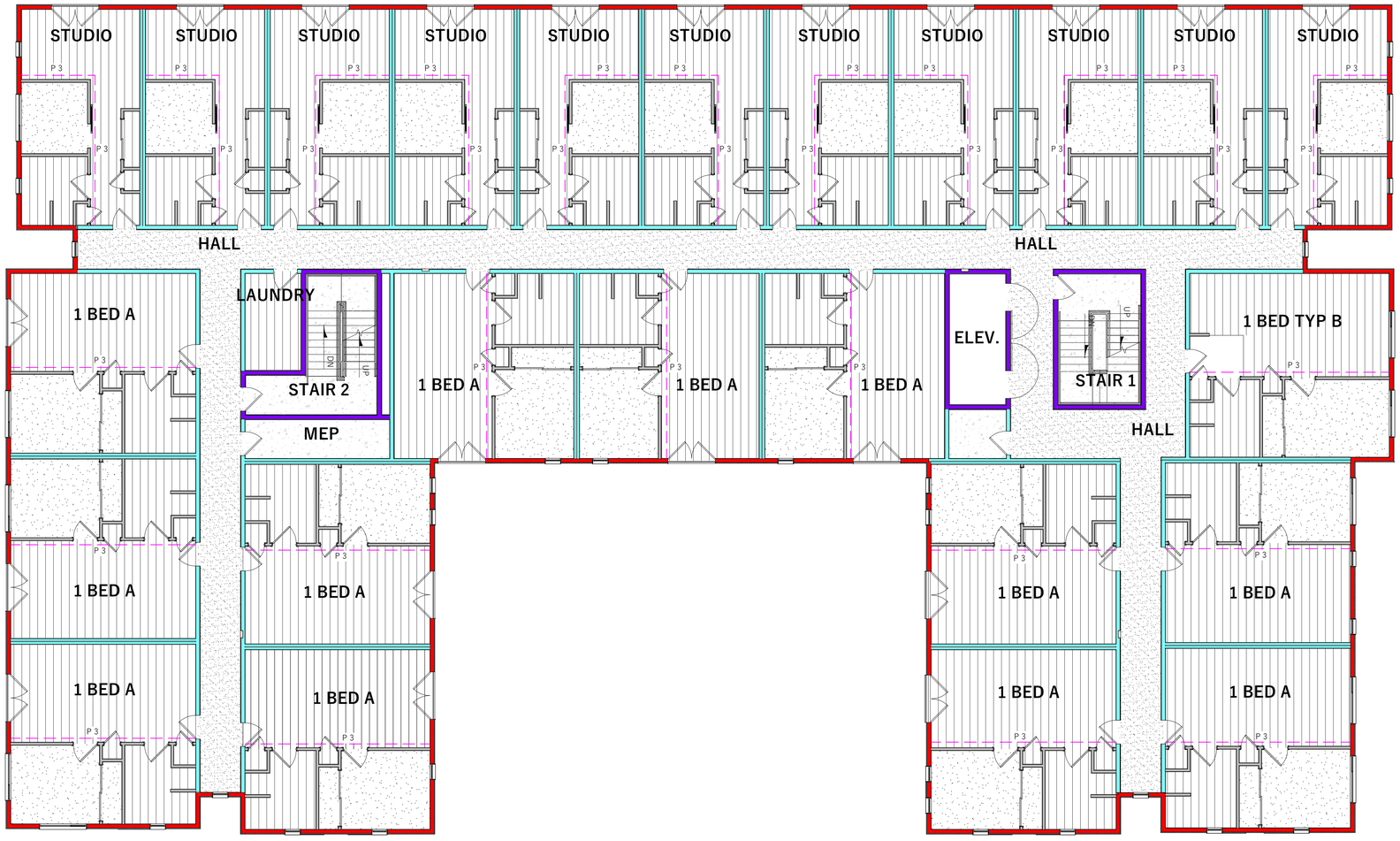
FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS

INTERIOR MATERIAL SCHEDULE

BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				

FOURTH FLOOR FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	BASE TYPE	BASE FINISH	CEILING HEIGHT	CEILING FINISH	NOTES
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
COMMON SPACE							
ELEV.	-	-	-	-	-	-	
HALL	CPT 1	P 1	B 1		8'-0"	P 2	
LAUNDRY	LVT 1	P 1	B 1		8'-0"	P 2	
STAIR							
STAIR 1	UNFINISHED	P 1	B 1		VARIES	P 2	
STAIR 2	UNFINISHED	P 1	B 1		VARIES	P 2	
STUDIO							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	



INTERIOR FINISH SCHEDULE

CP 1	CARPET	
CPT 1	CARPET TILE	
LVT 1	LUXURY VINYL TILE	
LVT 2	LUXURY VINYL TILE	
SC	SEALED CONCRETE	SC
AS	ASPHALT	
UNF.	UNFINISHED	
DD	DURADEK	
CO	CONCRETE	
WALL ACCENT LOCATION		

1 / A4.09 FOURTH FLOOR FINISH PLAN
1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:
No. Date

144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

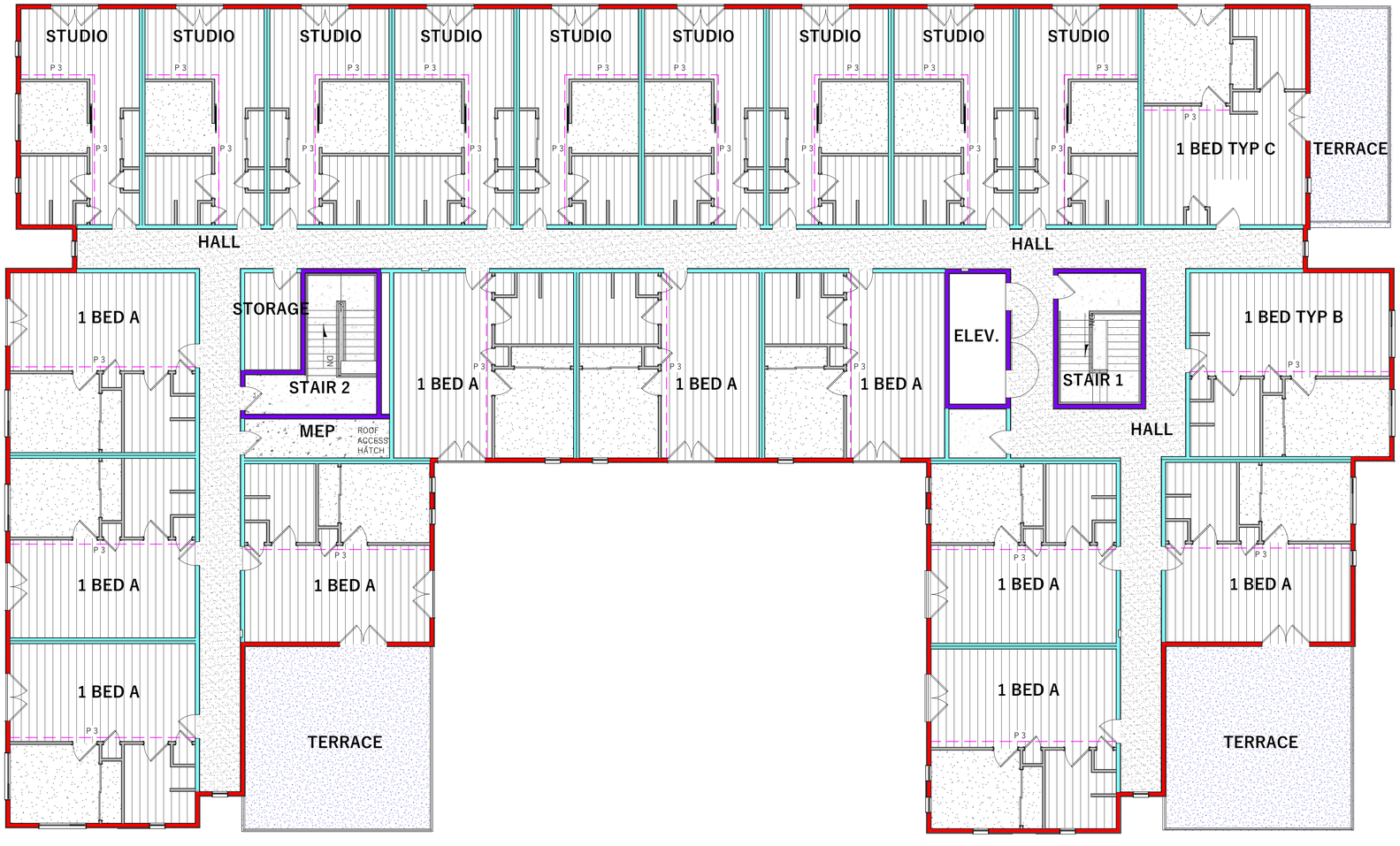
FOURTH LEVEL FINISH PLAN

A4.09

FAX: (801) 936-0180 45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 PHONE: (801) 936-1343
JZW ARCHITECTS

INTERIOR MATERIAL SCHEDULE

BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				



FIFTH FLOOR FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	BASE TYPE	BASE FINISH	CEILING HEIGHT	CEILING FINISH	NOTES
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 3		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B							
BATHROOM	LVT 1	TILE/PAINT	B 3		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP C							
BATHROOM	LVT 1	TILE/PAINT	B 3		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		UNDERSIDE OF STRUCTURE	P 2	
COMMON SPACE							
ELEV.	-	-	-		-	UNFINISHED	
HALL	CPT 1	P 1	B 2		8'-0"	P 2	
MEP	SC	P 1	B 1		9'-0"	P 2	
STORAGE	LVT 1	P 1	B 1		9'-0"	P 2	
STAIR							
STAIR 1	UNFINISHED	P 1	B 2		VARIES	P 2	
STAIR 2	SC	P 1	B 2		VARIES	P 2	
STUDIO							
BATHROOM	LVT 1	TILE/PAINT	B 3		8'-6"	P 2	
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		UNDERSIDE OF STRUCTURE	P 2	

INTERIOR FINISH SCHEDULE

CP 1	CARPET	
CPT 1	CARPET TILE	
LVT 1	LUXURY VINYL TILE	
LVT 2	LUXURY VINYL TILE	
SC	SEALED CONCRETE	SC
AS	ASPHALT	
UNF.	UNFINISHED	
DD	DURADEK	
CO	CONCRETE	
WALL ACCENT LOCATION		

1 / A4.10 FIFTH FLOOR FINISH PLAN
1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:
No. Date

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ATTACHMENT D – PROPERTY AND VICINITY PHOTOS

View of Subject Property from 500 E Facing West

Development South of Subject Property

Development North of Subject Property

Development East of Subject Property

Development West of Subject Property

Development North East of Subject Property

Development South East of Subject Property

Existing Carport and Retaining Walls on Subject Property

Existing Retaining Wall along West Rear Property Line Looking East

Existing Park Strip and Drive Approaches along 500 East

ATTACHMENT E –R-MU ZONING STANDARDS

R-MU Development Standards

Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	None required	Lot Area – 27,000 SF Lot Width – 120 FT	**Complies**
Maximum Height	75'	71' 11"	**Complies**
Front Yard	None required	N/A	**Complies**
Side Yard	None required	N/A	**Complies**
Rear Yard	30 FT	30 FT	**Complies**
Interior Yard	None required	0 FT	**Complies**
Buffer Yard	10 FT when property abuts single family or two family zoning district –	N/A	**Complies**
Open Space Area Requirements	A minimum of 20% of the lot area, be maintained as an open space area in the form of landscape yards, plazas, and courtyards	5,470 sq. ft. of open space required. 873 sq. ft. of open space is proposed on the ground level. Planned Development request to allow 5,049 sq. ft. of proposed elevated/rooftop garden areas to count towards the open space requirements.	**Modification requested through Planned Development process**

ATTACHMENT F – PLANNED DEVELOPMENT STANDARDS

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.	**Complies**	144 S Apartments meets the purpose statement of the Planned Development by complying with Objective C and Objective D. Objective C relates to providing affordable housing: 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. The proposal exceeds the affordable housing objectives by providing 22 affordable housing units (20% of the 110 residential units proposed) at 50% area median income. Objective D relates to the "Mobility" of the site and encourages development which "enhances accessibility and mobility: 1. Improvements that encourage transportation options other than just the automobile. 144 South Apartments meets this standard in that it encourages alternative transportation options. The project site is located within close proximity to the TRAX line and the high frequency bus routes along 500 East and 200 South.

			Encouraging transportation by transit, bicycling, or walking reduces the creation of air pollution in the valley. The project accomplishes this by developing a space with mixed uses providing convenience to the patrons of the building through accessibility to an on-site club room, exercise room, café, and co-working space. The project also provides bike storage and is located within half a block of a Green Bike station. The proposal meets one major and one minor transportation demand management strategies which encourage transportation options other than just the automobile as discussed in Issue 2.
B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.		**Complies**	As discussed in Issue 5 of this Staff Report it has been found that the 144 South Apartments will meet the master plans which are applicable to the site, this includes the *Central Community Master Plan*, *GrowingSLC* and *Plan Salt Lake*. Guiding principles for appropriate mixed-use development and increasing affordable housing options found within these plans support this type of proposal.
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:		**Complies**	The building was designed to be interactive to the street and to be compatible with the established neighborhood surrounding it, while furthering citywide goals of encouraging alternative forms of mobility.
C 1	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	**Complies**	The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. This area of the neighborhood contains a mix of uses and a variety of housing types and density. The proposal is not unique for the zoning district or this neighborhood context. The surrounding properties could be similarly redeveloped.

			The project makes an efficient use of the land with over 177 units/acre which is consistent with the density of the neighborhood. There are various high-density buildings located on the block such as the neighboring Ben Albert Apartments, a six-story apartment building directly north, the University of Utah Building Services Building, a ten-story office building, located on the east side of 500 E. and the Alsco Office, a five story office building, also located on the east side of 500 E. As reviewed in Key Issue 5, the project meets the objectives and intent of the applicable master plans.
C 2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	**Complies**	*Building Orientation* The proposed building will be oriented towards 500 E. The project utilizes the ground floor of the property and is built right up to front and southern side property lines. The primary entrance to the building will be located on the ground level of the street facing façade to facilitate pedestrian interaction and accessibility from the street. The applicant has proposed the intention of designing the building to fit the character of the neighborhood and incorporate exterior materials, similar to those used on surrounding buildings in the area. *Building Materials* Differentiating materials are being used on the exterior façade of the building to create high contrast of foreground and background planes (Light and dark grey Stucco, dark corrugated steel panels, wood, and glazing throughout the building.)
C 3	Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.	**Complies with conditions**	The proposed building will be built to the front and southern side property lines, setback 8' 8" from the northern side property line, and 30' from the western rear property line. The building complies with all required setbacks found in the R-MU zoning

	b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.		district and maintains the visual character of the neighborhood. The rear yard setback allows space to incorporate a dog run at the southeast corner of the property. The applicant has requested a modification through Planned Development process to allow 5,049 sq. ft. of proposed elevated garden areas to count towards the open space requirements. As discussed in Key Issue 1, various multifamily buildings within the area and the R-MU Zoning District have been developed with rooftop garden areas and minimal open space located on the ground level. Given the high-density character of the area, incorporating roof top garden areas to meet the open space requirements is in character with the neighborhood and the surrounding developments. In addition, the applicant has requested a modification through Planned Development process to remove parking lot perimeter landscaping requirements. As discussed in Key Issue 3, a 6' tall screening fence will be located around the perimeter of the surface parking areas in the northern side yards and rear yard of the property to provide buffering between the proposed development and the neighboring properties. A condition of approval requires the installation of a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street. The building is setback 8' 8" from the northern side property line to access the utilities located at the northeast corner of the site. In addition, a 12'6" access easement is located within the boundaries of the neighboring property to the north to

			provide access to the utilities located along the northern side property line.
C 4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	**Complies**	The project will have sufficient ground floor transparency to interact with pedestrians on the street. Additionally, the elevated/rooftop garden areas provide additional pedestrian interest and interaction.
C 5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	**Complies**	The applicant has provided the following information regarding the lighting on site: The wall mounted cylindrical lights on the street facing façade provide sufficient light for pedestrian safety while lighting the building façade. These lights produce light downward and upward for maximum efficiency of visual interest in the building. The lights on the west side of the property are ceiling mounted on the carports and on the ceiling of the PT slab. These lights produce light to the spaces directly below while minimizing the impact on surrounding property. It is found the proposed lighting is designed for safety and visual interest while minimaxing impacts on surrounding properties.
C 6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	**Complies**	Dumpster areas are proposed within a CMU block screening enclosure located in the parking garage and are not visible from the public way.
C 7	Whether parking areas are appropriately buffered from adjacent uses.	**Complies with Conditions**	As discussed in Key Issue 3, a 6' tall screening fence will be located around the perimeter of the surface parking areas in the northern side yards and rear yard of the property to provide buffering between the proposed development and the neighboring properties. A condition of approval requires the installation of a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street.

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:		**Complies**	The landscaping on the site will be improved with the proposed development. The site was demolished spring 2021, therefore, no existing landscaping is located within the boundaries of the property. The applicant is proposing to install planting beds with water wise grasses and shrubs along the front façade of the building. In addition, planters will be located within the rooftop courtyard, on the first level of the building. A water-wise drip irrigation system will be installed to provide water for the proposed planting beds and the street trees. A fenced in, artificial turf dog run will also be located at the southeast corner of the parking area.
D 1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	**Complies**	The only existing mature trees on the site are located in the public right-of-way on 500 E. Two of the three existing trees will be preserved. The applicant is proposing to replace the existing street tree which will be removed and add one additional street tree to the park strip located in front of the building. The proposed trees are water wise, native species. Any proposed modifications or removal of said trees would have to be approved by the city's Urban Forester.
D 2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	**Complies**	As mentioned, the current site does not have any landscaping. However, two existing street trees will be preserved and waterwise landscaping will be installed in areas which are available.
D 3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	**Complies**	Through the redevelopment of the site, new landscaping will be installed in areas which are available. Additionally, a small artificial turf dog run will be located at the southeast corner of the parking area to provide separation between the proposed parking area and neighboring properties to south and the east. 5,049 SF of elevated/rooftop garden areas are included in the proposal. The applicant

			is requesting Planned Development approval to allow the rooftop garden areas to count toward required landscaping.
D 4	Whether proposed landscaping is appropriate for the scale of the development.	**Complies**	Since the applicant is proposing to utilize the ground floor of the site to accommodate parking and a larger building footprint, areas for installing landscaping are limited. As mentioned, the applicant is proposing to incorporate elevated/rooftop garden areas into the design of the building. Various multifamily buildings within the area and the R-MU zone have been developed with rooftop garden areas and minimal open space located on the ground level. Given the high-density character of the area, the proposed open space areas with the addition of the proposed elevated/roof top garden areas are appropriate for the scale of the development and compatible with the surrounding developments.
E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:		**Complies**	With the conditions noted in this Staff Report, Staff is of the opinion the proposed project complies with all mobility considerations related to the Planned Development review.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	**Complies**	Vehicle access to the site will be provided by a new 24' wide drive approach located along 500 East, at the southeast corner of the property. Sight distance triangles have been added to the plans to show driver's vision will not be obstructed while entering and exiting the drive approach, however, 21A.40.120.E.4 requires a site distance triangle (free of structures 8' in height) be within ten feet from the back of the sidewalk. It appears the sight distance triangles shown at the back of the sidewalk are incorrectly placed. The plans will need to be updated to comply with requirements in 21A.40.120.E.4. prior to issuance of building permits.

E2	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;	**Complies with Conditions**	The design and overall layout of the site and the building is accommodating to pedestrians along 500 East and is oriented toward the pedestrian and bicyclists. The location of the project site provides residents with a variety of transportation options. The project site is just over two blocks from the 400 South TRAX line and within two blocks of seven bus lines. In addition, a Green Bike station is located within a half block of the property and bike storage is also available within the building. The redevelopment of the site also allows for a greater utilization of the existing high frequency transit lines along 500 East and 200 South, while increasing accessibility and mobility by locating new residential units near transit. Staff has a concern the site lacks a designated pedestrian access connecting the proposed building to the dog run along the southern side property line. A condition of approval requires the applicant to work with staff to increase the safety of onsite pedestrian circulation through the proposed parking area.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	**Complies**	Access to adjacent uses and amenities is improved for pedestrians, cyclists, and transit riders.
E4	Whether the proposed design provides adequate emergency vehicle access; and	**Complies**	Emergency access is located in front of the building as well as a fire access easement to the north of the proposed building. The development will be required to provide adequate emergency vehicle access and compliance will be ensured during building permit review process. Compliance through the Planned Development review does not guarantee compliance with the International Fire and Building Codes and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.

E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	**Complies**	Mechanical areas and trash enclosures are interior to the development site and accessed from 500 E.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		**Complies**	The current site does not contain any features that significantly contribute to the character of the neighborhood. Two of the three existing mature trees located in the public right of way on 500 E will be preserved and two new trees will be installed.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		**Complies**	Proposal will be required to comply with any requirements from public utilities including any sewer and water main upgrades if applicable. Public Utilities has provided comments for this project, and they are included in Attachment H.

ATTACHMENT G – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public input opportunities related to the proposed project since the applications were submitted:

- August 25, 2021 – The Central City Community Council was sent the 45-day required notice for recognized community organizations. As of the publication of this Staff Report, Staff received no public comments from the Central City Community Council.

- August 25, 2021 – Notices were mailed to property owners and residents within 300 FT of the development to provide early notification of the proposal.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on September 30, 2021
- Public notice posted on City and State websites and Planning Division list serve on September 30, 2021
- Public hearing notice sign posted on the property on September 29, 2021

Public Input:

As of the publication of this Staff Report, Staff has received no public comments.

ATTACHMENT H – DEPARTMENT REVIEW COMMENTS

Fire Code (Edward Itchon at edward.itchon@slcgov.com or 801-535-6636)

1. Two Alternative Means and Methods applications one for IFC503.1.1 to use 0.05GPM/1sq.. ft. automatic fire sprinkler density and smoke detection in the corridors and public spaces and the second for appendix D105.3 aerial access

Public Utility Review (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

1. Location of water meter and other utility infrastructure should be considered with the reduced open space.
2. Public Utilities supports use of rooftop Gardens for stormwater use and treatment.
3. This project will likely need to replace the water main in 500 East to provide fire flow and provide a hydrant within 100 feet of the FDC.
4. Café space sewer must provide grease removal with a sampling location prior to connection to the sewer main.
5. The existing sewer laterals will need to be inspected prior to reuse. Unused sewer and water services must be capped at the main.
6. The sewer lateral for the property to the West goes through this property and must be protected during construction and an easement provided for future maintenance.
7. All improvements must meet SLC Public Utilities standards, policies and ordinance.

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

1. Provide complete parking calculations. The minimum parking requirement for multi-family dwelling units in the R-MU is one half space per unit and the maximum parking allowance is 125% of the minimum.
2. Increase maximum parking allowance by using Transportation Demand Management (TDM) Strategies according to 21A.44.050.C.3.b. which allows an increase of the minimum parking requirement by double which, in turn, increases their maximum parking allowance.
3. Two other things. I noticed there was no bike parking, and that is easily remedied.
4. There are some parking spaces on sheet CSP.01 that are substandard because the aisle width was shown as 21.9 feet, and the minimum aisle width is 22'7" (22.58') from 21A.44.020.

Building Code (Steven Collett at steven.collett@slcgov.com or 801-535-7289)

1. All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those

codes. RE: Title 15A State Construction and Fire Codes Act. Associated permit: BLD2021-03825 - 144 South Apartments

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

1. No objections.

Police Review (Lamar Ewell at lamar.ewell@slcgov.com or 801-799-3260)

1. The police department has no issue with the plan.