PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
June 13, 2024

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

1. REGULAR AGENDA - 12:00PM

1.A. **1300 Snow Creek Drive - Administrative Permit -** The Applicant Proposes to Construct 34 Additional Parking Spaces at the Snow Creek Master Planned Development. PL-24-6120
(A) Public Hearing; (B) Continuation to a Date Uncertain

1.B. **1234 Rothwell Road - Historic District Design Review Modification -** The Applicant Proposes to Construct an Addition on a Single-Family Dwelling in the Recreation Commercial Zoning District. PL-24-06112.
(A) Public Hearing; (B) Continuation to a Date Uncertain

1.C. **1053 Iron Horse Drive/1616 Short Line Road – Administrative Permit** – The Applicant Requests an Administrative Permit to Install an Overhead Pantograph Electric Charger for Public Transit Buses in the General Commercial Zoning District. PL-24-06146
(A) Public Hearing; (B) Action

1.D. **2279 Samuel Colt Court - Administrative Conditional Use Permit -** The Applicant Proposes an Internal Accessory Dwelling Unit in an Existing Single-Family Dwelling in the Single-Family Zoning District. PL-24-06115
(A) Public Hearing; (B) Action

1.E. **3981 Kearns Boulevard – Administrative Conditional Use Permit –** The Applicant Proposes Phase I of the Studio Crossing Master Planned Development. PL-23-05958
(A) Public Hearing; (B) Action

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

Planning Department
Staff Report

Subject: **1300 Snow Creek Drive**
Application: **PL-24-06120**
Author: **Virgil Lund, Planner I**
Date: **June 13, 2024**
Type of Item: **Administrative Permit**

Recommendation

(I) Open a Public Hearing; and (II) continue the public hearing and consideration of the Administrative Permit at 1300 Snow Creek Drive to a date uncertain.

Description

Applicant:	Kent Gibson
Location:	1300 Snow Creek Drive
Zoning District:	Residential Development – Medium Density Regional Commercial Overlay Snow Creek Crossing Master Planned Development
Adjacent Land Uses:	Commercial, Open Space
Reason for Review:	The Planning Director reviews minor modifications to Master Planned Developments, holds a public hearing, and takes Final Action.[1]

[1] LMC § 15-6-4(K)

Planning Department
Staff Report

Subject: **1234 Rothwell Road**
Application: **PL-24-06112**
Author: **Lillian Zollinger, Planner II**
Date: **June 13, 2024**
Type of Item: **Historic District Design Review Modification**

Recommendation

(I) Open a public hearing for the modification to a Historic District Design Review (HDDR) at 1234 Rothwell Road, and (II) continue to a date uncertain.

Description

Applicant:	Christopher Tancill, represented by Charles Pearlman
Location:	1234 Rothwell Road
Zoning District:	Recreation Commercial King's Crown Master Planned Development
Adjacent Land Uses:	Residential, Open Space, Commercial
Reason for Review:	The Planning Director reviews and takes Final Action on HDDR Modifications[1]

[1] LMC Section 15-2.1-6(B)

Planning Commission
Staff Report

Subject: **1053 Iron Horse Drive**
1616 Short Line Road
Application: **PL-24-06146**
Author: **Planning Team**
Date: **June 13, 2024**
Type of Item: **Administrative Permit**

Recommendation

(I) Review the Administrative Permit to install an overhead pantograph electric charger for public transit buses at 1053 Iron Horse Drive/1616 Short Line Road in the General Commercial Zoning District, (II) conduct a public hearing, and (III) consider approving the Administrative Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Park City Municipal Corporation Transportation Department
Location:	1053 Iron Horse Drive/1616 Short Line Road Park City Public Works
Zoning District:	General Commercial
Adjacent Land Uses:	Commercial, Office, and Transit Housing
Reason for Review:	Public Transit Amenity Areas require an Administrative Permit (Land Management Code Section 15-4-24).

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

1053 Iron Horse/1616 Short Line Road is Lot 1 of the Park City Public Works Subdivision, a 5.11-acre corner Lot with access on Iron Horse Drive and Short Line Road. The Applicant was awarded $43 million in grant funding for charging infrastructure and expansion of the City's electric bus fleet. The Applicant proposes installing:

- A reinforced concrete pad for the bus charging area.
- An overhead pantograph electric charger for public transit buses within the bus pull-out on Short Line Road and associated electrical equipment.

The bus pull-out on Short Line Road is not a transit stop for the public but is rather where transit drivers stop for a break or shift change. Therefore, the location is an opportunity to charge the City's electric buses while stopped at this location.

Analysis

(I) The proposal to install an overhead pantograph electric charger and associated electrical equipment complies with the requirements of the General Commercial Zoning District.

The overhead pantograph charger is a Public Transit Amenity. Land Management Code (LMC) Section 15-15-1 defines Public Transit Amenity Areas:

> *Structures, infrastructure, and equipment necessary to operate public transit and public multi-modal transportation, including but not limited to items of comfort, convenience, and safety that are available to the general riding public, including bus pull-outs, bus shelters, bus electric charging equipment, benches, signage, and bike racks.*

LMC Section 15-2.18-2(A)(33) establishes Public Transit Amenity Areas as an Allowed Use in the General Commercial Zoning District subject to an Administrative Permit and compliance with LMC Section 15-4-24. Generally, corner lots have two Front Setbacks. However, LMC Section 15-2.18-3(B)(8) establishes Public Transit Amenity Areas as an exception to Front Setback requirements because these amenities often straddle property and rights-of-way. The overhead pantograph electric charger will straddle property and Short Line Road.

(II) The proposal to install an overhead pantograph electric charger and associated electrical equipment complies with the requirements of Land Management Code Section 15-4-24 *Public Transit Amenity Areas*.

LMC Section 15-4-24 outlines the following requirements for Public Transit Amenity Areas:

- An Administrative Permit is required with approval by the Planning Director and City Engineer. Please see Exhibit C outlining the City Engineer's determination. The City Engineer requires a Condition of Approval:
    - Prior to issuance of a building permit, the Applicant must meet with the Engineering Department to address the proposed modifications to change the crown of the roadway and flatten the cross slope. The modifications must be revised to meet City standards.
- Courtesy notice provided pursuant to Sections 15-1-12 and 15-1-21.
    - On May 29, 2024, Planning staff mailed post cards to adjacent property owners and posted notice to the property. Staff posted notice to the City website and to City Hall.
- The Applicant must submit information regarding construction timeline, materials, lighting, signs, landscaping, and structures.

    - Please see Exhibit B. No lighting or signs are proposed to be installed.
- The Applicant must submit a site plan including the location of the installation, elevations, encroachments into the right-of-way, significant vegetation, and snow storage areas.
    - Please see Exhibit B.
- The Applicant must provide written notice of the Property Owner's permission.
    - Please see Exhibit B, signed by Park City's Transportation Director.
- The installation shall not impede pedestrian circulation, emergency access, or public safety.
    - On June 4, 2024, the Development Review Committee evaluated the proposal and found it complies with their requirements.
- Trash and recycling shall be provided and shall be screened from neighboring properties and the right-of-way.
    - Please see Condition of Approval 2.
- Structures shall not exceed 20 feet in height from Existing Grade.
    - The proposed overhead charger is approximately 18 feet from Existing Grade. Please see Condition of Approval 3.
- The Planning Department shall determine the Limits of Disturbance and shall require mitigation for loss of Significant Vegetation.
    - The existing conditions note significant vegetation near the area proposed to accommodate electrical equipment. Condition of Approval 4 requires protection of significant vegetation during and after construction.

(III) The Development Review Committee reviewed the proposal on June 4, 2024 and does not require Conditions of Approval.[1]

Department Review
The Planning Department reviewed this report.

Notice
Staff published notice on the City's website posted notice to the property on May 29, 2024. Staff mailed courtesy notice to adjacent property owners May 29, 2024.[2]

Public Input
Staff did not receive any public input at the time this report was published.

Alternatives
- The Planning Director may approve the Administrative Permit.
- The Planning Director may deny the Administrative Permit and direct staff to make Findings for the denial.

[1] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[2] LMC § 15-1-21

- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Proposed Plans
Exhibit C: City Engineer's Determination

Planning Department

June 13, 2024

Transportation Planning
Park City Municipal Corporation

CC: Timothy Sanderson and Sara Rush-Mabry

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	1053 Iron Horse Drive 1616 Short Line Road
Zoning District:	General Commercial
Application:	Administrative Permit
Project Number:	PL-24-06146
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	June 13, 2024
Project Summary:	The Applicant proposes installing an overhead pantograph electric charger and electrical equipment for public transit buses in the General Commercial Zoning District.

Action Taken

On June 13, 2024, the Planning Director conducted a public hearing and approved the Administrative Permit for Public Transit Amenities according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 1053 Iron Horse/1616 Short Line Road is Lot 1 of the Park City Public Works Subdivision, a 5.11-acre corner lot with access on Short Line Road and Iron Horse Drive.
2. The Applicant was awarded $43 million in grant funding for charging infrastructure and expansion of the City's electric bus fleet. The Applicant proposes installing:

a. A reinforced concrete pad for the bus charging area.
b. An overhead pantograph electric charger for public transit buses within the bus pull-out on Short Line Road and associated electrical equipment.

3. The overhead pantograph electric charger is a Public Transit Amenity. Land Management Code (LMC) Section 15-15-1 defines Public Transit Amenity Areas: *Structures, infrastructure, and equipment necessary to operate public transit and public multi-modal transportation, including but not limited to items of comfort, convenience, and safety that are available to the general riding public, including bus pull-outs, bus shelters, bus electric charging equipment, benches, signage, and bike racks.*
4. LMC Section 15-2.18-2(A)(33) establishes Public Transit Amenity Areas as an Allowed Use in the General Commercial Zoning District subject to an Administrative Permit and compliance with LMC Section 15-4-24.
5. The overhead pantograph electric charger will straddle property and Short Line Road and will encroach into the Front Setback. LMC Section 15-2.18-3(B)(8) establishes Public Transit Amenity Areas as an exception to Front Setback requirements.
6. LMC Section 15-4-24 outlines the following requirements for Public Transit Amenity Areas:
    a. An Administrative Permit is required with approval by the Planning Director and City Engineer. The City Engineer's Determination is Attachment 1 to this Final Action Letter.
    b. Courtesy notice must be provided pursuant to LMC Sections 15-1-12 and 15-1-21.
        i. On May 29, 2024, Planning staff mailed post cards to adjacent property owners and posted notice to the property. Staff posted notice to the City website and to City Hall.
    c. The installation shall not impede pedestrian circulation, emergency access, or public safety.
        i. On June 4, 2024, the Development Review Committee evaluated the proposal and found it complies with their requirements.
        ii. 1616 Short Line Road is not a public transit stop at this time but is rather a bus pull-out area where drivers may park for a break or change shifts. If the location becomes a public transit stop, trash and recycling shall be provided and shall be screened from neighboring properties and the right-of-way.
        iii. Structures shall not exceed 20 feet in height from Existing Grade. The proposed overhead charger is approximately 18 feet from Existing Grade.

iv. The Planning Department shall determine the Limits of Disturbance and shall require mitigation for loss of Significant Vegetation. The existing conditions note significant vegetation is near the area proposed to accommodate electrical equipment. A Condition of Approval requires protection of significant vegetation during and after construction.

Conclusions of Law

1. The proposal complies with LMC Chapter 15-2.18 *General Commercial Zoning District*.
2. The proposal complies with LMC Section 15-4-24 *Public Transit Amenity Areas*.

Conditions of Approval

1. If the location becomes a public transit stop, the Applicant shall install sufficient screened trash and recycling facilities for the Public Transit Amenity Area.
2. At the building permit stage, the Applicant shall verify through a roof over topography exhibit that the maximum height of the overhead charger from Existing Grade does not exceed 20 feet.
3. The Applicant shall protect significant vegetation during and after construction.
4. Signs and outdoor lighting are not approved as part of this Administrative Permit. Any future sign or outdoor lighting installations require Planning Department review and approval prior to installation.
5. Prior to issuance of a building permit, the Applicant must meet with the Engineering Department to address the proposed modifications to change the crown of the roadway and flatten the cross slope. The modifications must be revised to meet City standards.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

Park City Municipal Corporation
Planning Commission
445 Marsac Ave
P.O. Box 1480
Park City, Utah 84060

Land Management Code Amendment Request for Transit Amenities

Over the past 45 years, Park City Transit has provided fare-free, safe, efficient, and reliable public transit for the residents and visitors of Park City by offering service up to 21 hours a day, 365 days a year. Over the past five years, we have averaged 21.6 passengers per hour and 1,500,000 million passenger trips per year.

Since 2016, City staff has worked diligently to become a national example of sustainable public transportation and resource management. Together with our regional funding partners, Summit County and the Federal Transit Administration ("FTA") rural formula funding administered by the Utah Department of Transportation's ("UDOT") Public Transportation Team ("PTT"), we are proud to have been approved for over $43,000,000 in grant funding to install charging infrastructure and expand our fleet of electric buses. With the City's sustainability initiatives, the Transit Department will continue to apply for future grants where applicable.

During the 2024 summer construction season, the Transit Department plans to use a portion of this federal funding to add an overhead electric bus charger on the western boundary of the Public Works Campus at 1053 Iron Horse Drive/1616 Shortline Road. This charger is located in the property setback and extends over the right-of-way to service our growing fleet of electric buses. We have included rough models to help visualize this installation. Transit anticipates future projects to include additional overhead charging stations at Transit End of Line ("EOL") locations, such as future resort redevelopments, park-and-rides, transit centers, and transit stops throughout the city. The charger installation on Shortline Drive will be similar in design to many future projects, facilitating the need for a formal amendment request.

While electric bus charging infrastructure was an important catalyst for this amendment request, we wish to include all transit amenities, as defined by the FTA, in the updated code to facilitate warranted improvements across our transit system. Our passengers' experience and the success of our service depend on the amenities used throughout our system, and these amendments will assist in allowing Park City Transit to respond quickly to passenger needs. We hope that you may consider this amendment as a step towards a more sustainable and comfortable future for Park City Transit.

Sincerely,

Timothy Sanderson
Transportation Director
Park City Municipal Corporation
o: 435.615.5373 | c: 435.659.4090

GENERAL NOTES

1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE FOLLOWING PLANS
   A. UDOT AND PARK CITY DESIGN STANDARDS, CONSTRUCTION DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DRAWINGS, LATEST EDITION.
   B. SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (S.B.W.R.D.) DEVELOPMENT PROCEDURES, DESIGN STANDARDS, AND CONSTRUCTION SPECIFICATIONS, OCTOBER 16, 2023 OR LATEST EDITION.
   C. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES 2003 EDITION, REVISION #1 NOVEMBER 2004, REVISION #2 DECEMBER 2007.
   D. APPROVED CONSTRUCTION PLANS AND DETAILS.

2. CONTRACTOR/BIDDER SHALL OBTAIN A COPY OF SPECIFICATIONS, AT HIS COST. COPIES OF SPECIFICATIONS, SHALL BE KEPT AT THE JOB SITE BY THE CONTRACTOR AND BE AVAILABLE FOR THE CONTRACTOR, SUBCONTRACTOR, OWNER OR HIS AGENT, DESIGN ENGINEER, S.B.W.R.D. ENGINEER, SUMMIT COUNTY WATER DISTRIBUTION CO, AND THEIR DESIGNATED REPRESENTATIVES AND INSPECTORS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GROUND AND SURFACE WATER CONTROL DURING CONSTRUCTION. THIS REQUIREMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE INSTALLATION OF UTILITIES, MANHOLES, VAULTS, CATCH BASINS, EARTHWORK OPERATIONS, AND ROAD CONSTRUCTION.

4. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF AS-BUILT CONDITIONS OF ALL UNDERGROUND WORK. THE AS-BUILTS SHALL BE TIED TO EASILY DEFINE MONUMENTS AND/OR SURFACE IMPROVEMENTS OR AS REQUIRED BY ACCURACY FOR THE "AS-BUILT" CONDITIONS. THE AS-BUILT INFORMATION SHALL BE GIVEN TO THE OWNER AND BE INCORPORATED IN THE FINAL AS-BUILT DRAWINGS. SPECIAL AS-BUILT REQUIREMENTS FOR HDPE SEWER MAINS ARE REQUIRED PER AS OUTLINED ON THE DRAWINGS.

5. PRIOR TO ANY EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, AND PROTECTING THE UTILITIES DURING CONSTRUCTION. IF EXISTING UTILITY LINES CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ORDER TO RESOLVE THE CONFLICT.

6. THE CONTRACTOR SHALL HAVE A QUALIFIED REPRESENTATIVE TO HANDLE GRADE DETERMINATION, DRAINAGE FLOW, AND CONNECTIONS TO EXISTING FEATURES USING PROPER GRADE SETTING TECHNIQUES SUCH AS, BUT NOT LIMITED TO, STRING-LINE, ROD AND LEVEL, GPS, OR OTHER SURVEYING MEANS.

7. ALL WORK PERFORMED SHALL BE GUARANTEED BY THE CONTRACTOR AND/OR HIS SURETY AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE PROJECT OWNER.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND DESIGN ENGINEER OF APPROVAL.

9. COMPACTION TESTING SHALL BE AN INTEGRAL PART OF THE PROJECT. COMPACTION TESTING SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO EARTHWORK, TRENCH BACK-FILL, BASE COURSE, AND ASPHALT/CONCRETE PAVEMENT. COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED, INDEPENDENT TESTING COMPANY RETAINED BY THE CONTRACTOR.

GENERAL SCOPE OF WORK

A NEW BATTERY CHARGING SYSTEM SHALL BE BUILT TO ALLOW THE CHARGING OF CITY BUSES FROM AN OVERHEAD PANTOGRAPH. INSTALL A NEW 4" UNDERGROUND CONDUIT FOR AN ELECTRICAL CONDUCTOR. IT SHALL BE INSTALLED FROM THE EXISTING ELECTRICAL BOX TO THE AREA OF BUS CHARGING.

DEMOLITION:
THIS PROJECT WILL INVOLVE THE DEMOLISHING OF:
1. THE EXISTING CONCRETE WATERWAY
2. THE REMOVAL OF VARIOUS SECTIONS OF CONCRETE IN AND AROUND THE BUS STOP AREA AND THE ELECTRICAL BOX (POINT OF CONNECTION) FOR THE INSTALLATION OF THE NEW ELECTRICAL CONDUIT, EQUIPMENT, MAST, AND PANTOGRAPH.
3. ASPHALT WITHIN THE BUS PULL-OFF AREA AND WITHIN THE EAST LANE OF SHORTLINE ROAD AND PARTIALLY THE WEST LANE (FOR TRANSITIONING FROM NEW SURFACE TO EXISTING SURFACE) AS SHOWN ON THE PLANS.
4. ALL NATIVE MATERIAL EXCAVATED SHALL BE DISPOSED OF IN OWNER PROVIDED DUMPSTERS.

NEW CONCRETE:
1. A NEW REINFORCED CONCRETE PAD TO SUPPORT THE BUS WHILE CHARGING (SEE DETAILS).
2. A NEW REINFORCED CONCRETE WATERWAY SHALL BE INSTALLED ACROSS THE DRIVEWAY OF THE TRANSIT YARD, AS SHOWN (SEE DETAILS).
3. INSTALLATION OF VARIOUS SECTIONS OF CONCRETE IN AND AROUND THE BUS STOP AND THE EXISTING ELECTRICAL BOX (POINT OF CONNECTION) THAT WERE REMOVED FOR THE INSTALLATION OF THE NEW 4" CONDUIT AND ELECTRICAL EQUIPMENT (SEE DETAILS). PART OF THE DRIVEWAY RAMP SHALL BE REBUILT WITH THE NEW WATERWAY FOR A SMOOTH TRANSITION..

NEW ASPHALT:
1. NEW ASPHALT SHALL BE INSTALLED WHERE THE EXISTING ASPHALT WAS REMOVED, EXCEPT THOSE AREAS WHERE NEW CONCRETE WILL BE PLACED (SEE DETAILS).

BENCHMARK: SANITARY SEWER MANHOLE, ELEVATION: 6849.75

PARK CITY BATTERY ELECTRIC BUS CHARGER INFRASTRUCTURE PARK CITY, UTAH

PREPARED FOR

SPECTRUM ENGINEERS
SALT LAKE CITY, UT 84111

SHEET INDEX

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C003	DEMOLITION PLAN
C004	UTILITY PLAN
C005	PLAN & PROFILE
C006	GRADING PLAN
C007	DETAILS
C008	DETAILS

CIVIL ENGINEER

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CONSULTANTS

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LICENSED PROFESSIONAL ENGINEER
No. 318889
RICHARD SCOTT STEPHENS
3/12/2024
STATE OF UTAH

PARK CITY BATTERY ELECTRIC BUS CHARGER & EV CHARGER INFRASTRUCTURE

Shortline Rd & Iron Horse Dr.,
Park City, UT 84060

Mark:	Date:	Description:

ISSUE: CONSTRUCTION DOCUMENTS
DATE: 3/12/24

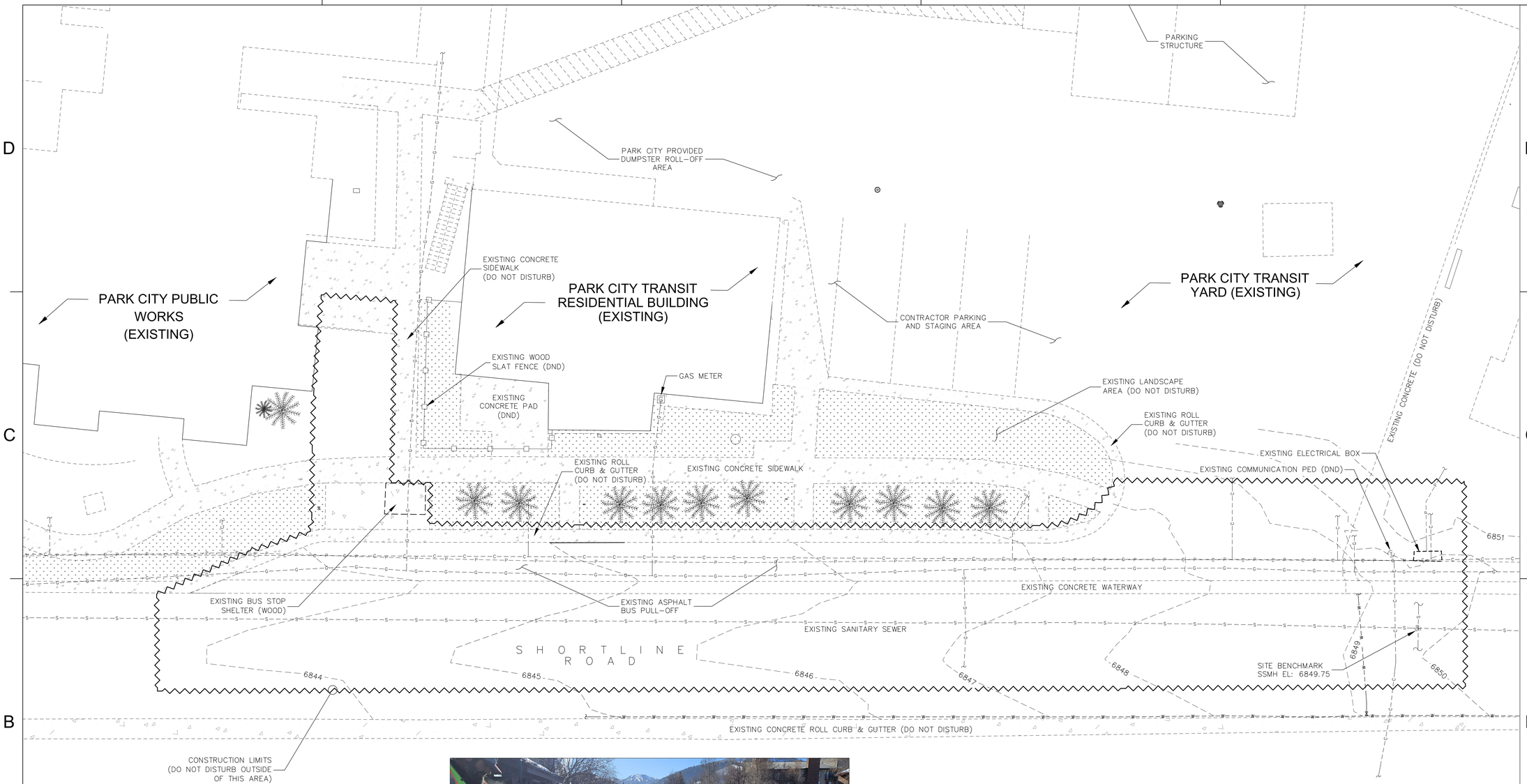
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CHECKED BY:	LSK
DESIGNED BY:	LSK
RECORD DRAWING DATE:	
SIGNATURE:	

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SHEET TITLE

GENERAL NOTES

C000



EXISTING CONDITIONS NOTES:

1. CONTRACTOR SHALL PROVIDE ALL PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION. IT IS ANTICIPATED THAT BOTH LANES WILL STAY OPEN FOR THE ENTIRE DURATION OF CONSTRUCTION. DO NOT COMPLETELY OR PARTIALLY CLOSE SHORTLINE ROAD WITHOUT PRIOR APPROVAL FROM PARK CITY.
2. THIS PROJECT WILL INVOLVE THE REMOVAL OF EXISTING CONCRETE AND ASPHALT WITHIN THE EXISTING BUS PULL-OFF AREA AND THE EAST SIDE OF SHORTLINE AS NOTED ON THESE PLANS. IT IS RECOMMENDED TO PERFORM ASPHALT ROTO-MILLING WITHIN THE EXISTING BUS PULL-OFF AREA AT THE START OF CONSTRUCTION AND PERFORM ROTO-MILLING IN THE SHORTLINE ROAD LANES TOWARDS THE END OF CONSTRUCTION. THIS SHOULD HELP KEEP DUST AND DRIVER DISTURBANCE AT A MINIMUM DURING CONSTRUCTION.
3. CONTRACTOR MAY USE THE AREA NOTED, WITHIN THE TRANSIT YARD, FOR CONTRACTOR STAGING/PARKING AREA.
4. NATIVE SOIL FROM TRENCHING SHALL BE REMOVED FROM THIS PROJECT BY PLACING IN PARK CITY PROVIDED DUMPSTERS. THE DUMPSTERS MAY BE LOCATED AS SHOWN ON THIS SHEET.
5. CONTRACTOR MAY USE THE RESTROOMS LOCATED INSIDE THE PARK CITY TRANSIT BUILDING.



PHOTO 1: LOOKING SOUTH ON THE BUS PULL-OFF AREA. EXISTING CONCRETE WATERWAY IS ON THE RIGHT AND THE BUS STOP SHELTER IS ON THE LEFT.

LEGEND

- EXTG WATER LINE
- EXTG SEWER LINE
- EXTG POWER (UNDERGROUND)
- EXTG COMMUNICATION (UNDERGROUND)
- EXTG GAS LINE
- EXTG FENCE LINE
- CONSTRUCTION LIMITS
- G — GAS METER
- S — EXTG SEWER MANHOLE
- EXTG WATER GATE VALVE
- EXTG FIRE HYDRANT
- T — EXTG COMM PED
- EXTG MINOR CONTOUR
- EXTG MAJOR CONTOUR

10' 0 10' 20'

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ALLIANCE ENGINEERING 1978

LICENSED PROFESSIONAL ENGINEER
No. 318889
RICHARD SCOTT STEPHENS
3/12/2024
STATE OF UTAH

PARK CITY BATTERY ELECTRIC BUS CHARGER & EV CHARGER INFRASTRUCTURE

Shortline Rd & Iron Horse Dr.,
Park City, UT 84060

Mark:	Date:	Description:

ISSUE: CONSTRUCTION DOCUMENTS
DATE: 3/12/24

PROJECT NO:	220184
DRAWN BY:	RSS
CHECKED BY:	LSK
DESIGNED BY:	LSK
RECORD DRAWING DATE:	
SIGNATURE:	

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SHEET TITLE

EXISTING CONDITIONS

C001

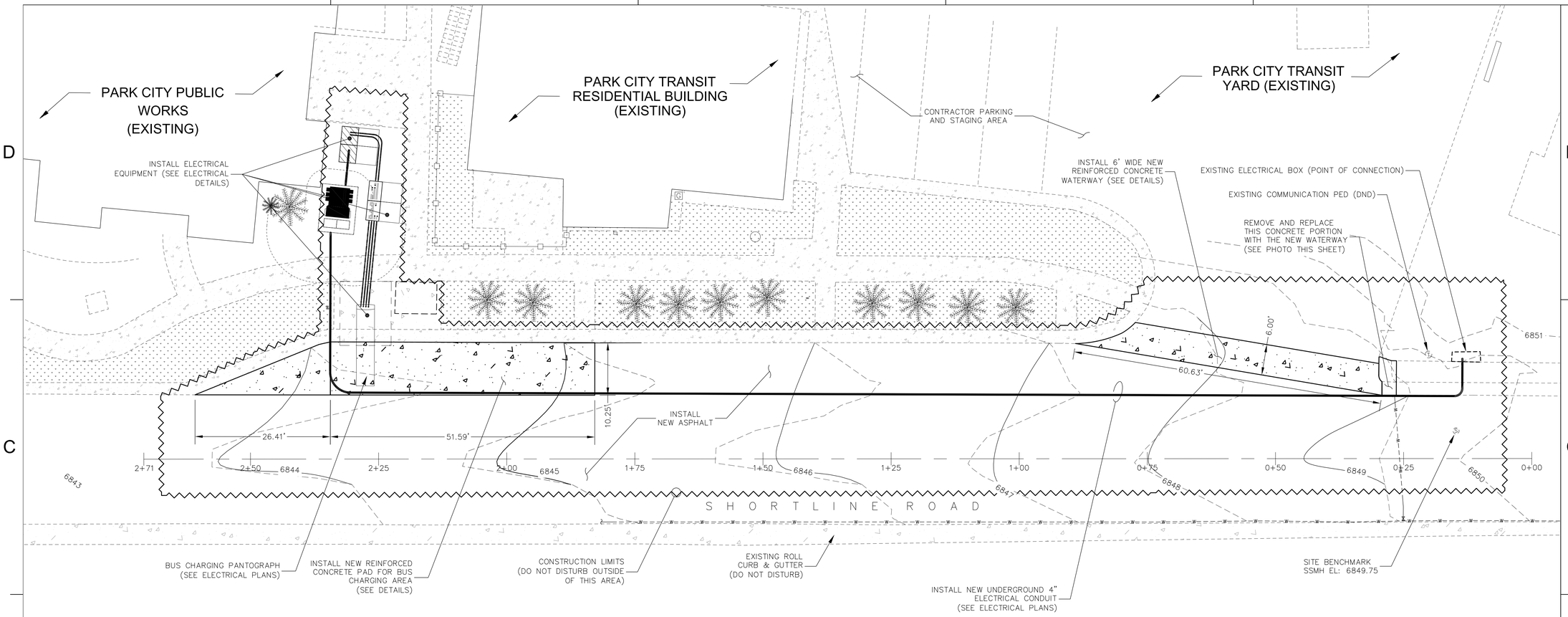




PHOTO 2: EXISTING CURB AND GUTTER & SIDEWALK SHOWN CRACKED. REPLACE THIS SECTION WITH THE CONCRETE WATERWAY.

LEGEND

- EXTG WATER LINE
- EXTG SEWER LINE
- EXTG POWER (UNDERGROUND)
- EXTG COMMUNICATION (UNDERGROUND)
- EXTG GAS LINE
- EXTG FENCE LINE
- NEW 4" CONDUIT FOR POWER
- NEW POWER LINE
- CONSTRUCTION LIMITS
- GAS METER
- EXTG SEWER MANHOLE
- EXTG WATER GATE VALVE
- EXTG FIRE HYDRANT
- EXTG COMM PED
- EXTG MINOR CONTOUR
- EXTG MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR

10' 0 10' 20'

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CONSULTANTS

ALLIANCE ENGINEERING 1978

LICENSED PROFESSIONAL ENGINEER No. 318889 RICHARD SCOTT STEPHENS 3/12/2024 STATE OF UTAH

PARK CITY BATTERY ELECTRIC BUS CHARGER & EV CHARGER INFRASTRUCTURE

Shortline Rd & Iron Horse Dr.,
Park City, UT 84060

Mark:	Date:	Description:

ISSUE: CONSTRUCTION DOCUMENTS
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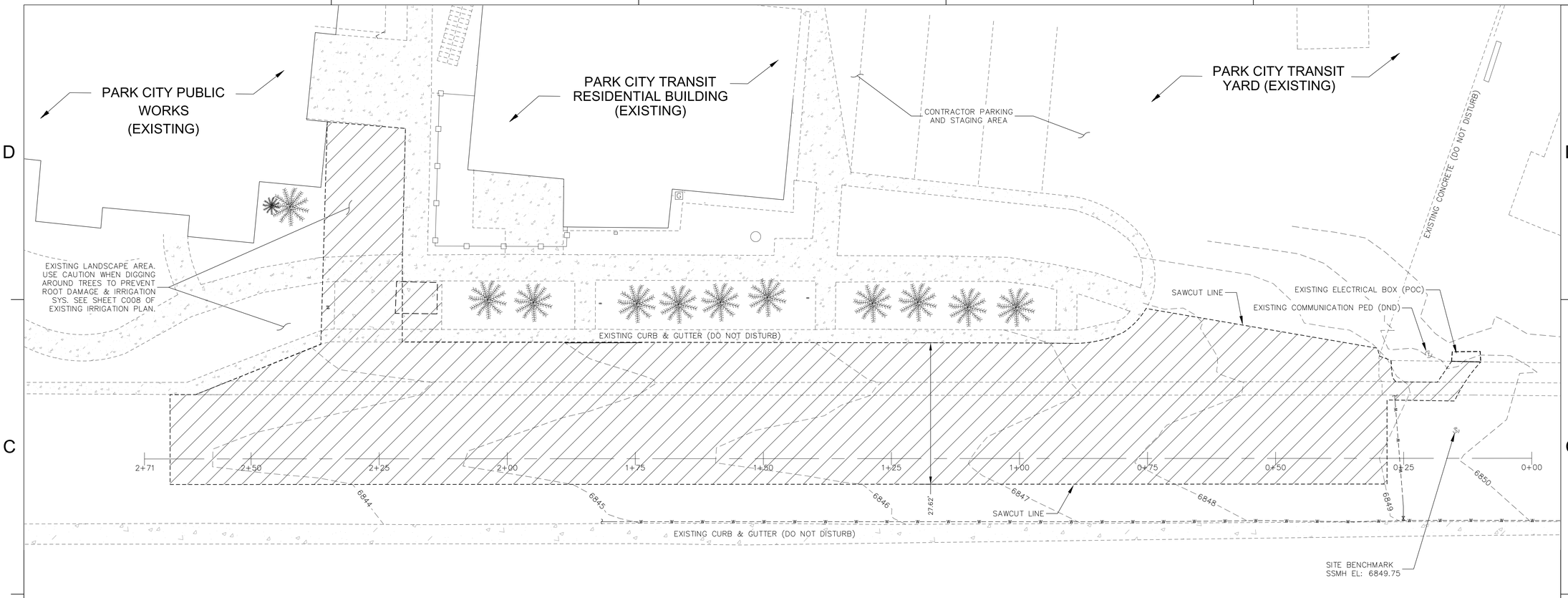
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CHECKED BY:	LSK
DESIGNED BY:	LSK
RECORD DRAWING DATE:	
SIGNATURE:	

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SHEET TITLE

SITE LAYOUT PLAN

C002

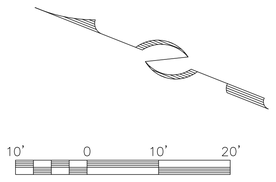


DEMOLITION NOTES:

1. CONTRACTOR SHALL PROVIDE ALL PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION. IT IS ANTICIPATED THAT BOTH LANES WILL STAY OPEN FOR THE ENTIRE DURATION OF CONSTRUCTION. DO NOT COMPLETELY OR PARTIALLY CLOSE SHORTLINE ROAD WITHOUT PRIOR APPROVAL FROM PARK CITY.
2. TEMPORARILY REMOVE AND STORE THE EXISTING BUS STOP SHELTER UNTIL IT CAN BE REINSTALLED BY CONTRACTOR.
3. DEMO THE EXISTING CONCRETE WATERWAY AND THE EXISTING CONCRETE SLABS NECESSARY FOR THE INSTALLATION OF THE 4" ELECTRICAL CONDUIT AND ELECTRICAL EQUIPMENT
4. MILL THE EXISTING ASPHALT ROAD AND REMOVE EXISTING CONCRETE AS SHOWN IN THE HATCHED AREA ON THIS SHEET. MOST OF THIS AREA WILL BE RE-PAVED AFTER THE NEW REINFORCED CONCRETE WATERWAY AND REINFORCED CONCRETE BUS CHARGING PAD HAVE BEEN INSTALLED. NOTE THAT SLIGHT GRADING ADJUSTMENTS WILL BE MADE TO THE EXISTING ASPHALT ROAD IN ORDER TO ACCOMMODATE THE NEW BUS CHARGING PAD.
5. WHEN DIGGING IN AND AROUND EXISTING TREES, USE CAUTION TO AVOID DAMAGING MAJOR ROOT SYSTEMS OF THE TREES.

LEGEND

- ROTO-MILL AND CONCRETE REMOVAL AREA
- EXTG WATER LINE
- EXTG SEWER LINE
- EXTG POWER (UNDERGROUND)
- EXTG COMMUNICATION (UNDERGROUND)
- EXTG GAS LINE
- EXTG FENCE LINE
- NEW 4" CONDUIT FOR POWER
- NEW POWER LINE
- CONSTRUCTION LIMITS
- GAS METER
- EXTG SEWER MANHOLE
- EXTG WATER GATE VALVE
- EXTG FIRE HYDRANT
- EXTG COMM PED
- EXTG MINOR CONTOUR
- EXTG MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR



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CONSULTANTS

ALLIANCE ENGINEERING 1978

LICENSED PROFESSIONAL ENGINEER
No. 318889
RICHARD SCOTT STEPHENS
3/12/2024
STATE OF UTAH

PARK CITY BATTERY ELECTRIC BUS CHARGER & EV CHARGER INFRASTRUCTURE

Shortline Rd & Iron Horse Dr.,
Park City, UT 84060

Mark:	Date:	Description:

ISSUE: CONSTRUCTION DOCUMENTS
DATE: 3/12/24

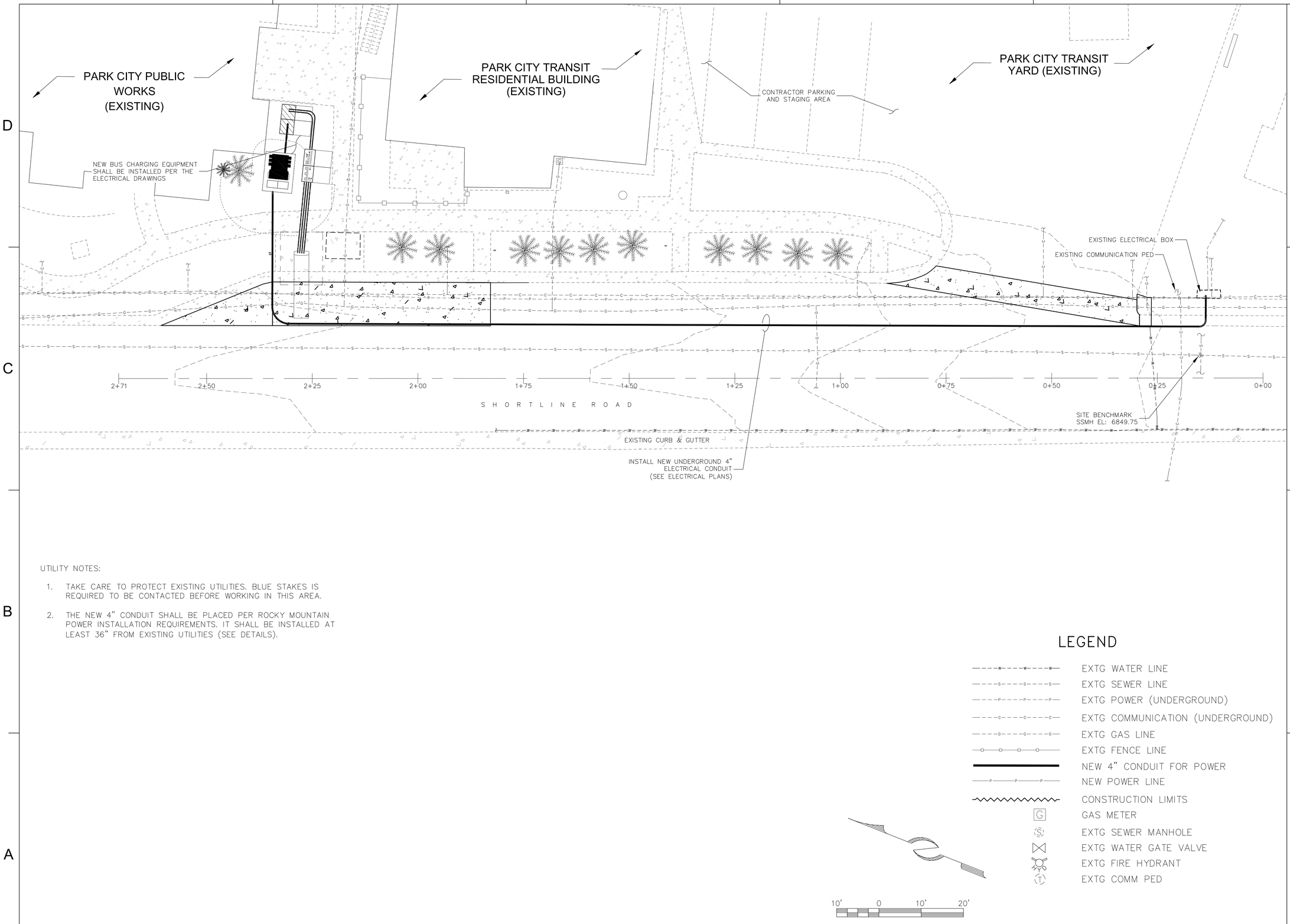
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SHEET TITLE

DEMOLITION PLAN

C003



UTILITY NOTES:

1. TAKE CARE TO PROTECT EXISTING UTILITIES. BLUE STAKES IS REQUIRED TO BE CONTACTED BEFORE WORKING IN THIS AREA.
2. THE NEW 4" CONDUIT SHALL BE PLACED PER ROCKY MOUNTAIN POWER INSTALLATION REQUIREMENTS. IT SHALL BE INSTALLED AT LEAST 36" FROM EXISTING UTILITIES (SEE DETAILS).

LEGEND

- EXTG WATER LINE
- EXTG SEWER LINE
- EXTG POWER (UNDERGROUND)
- EXTG COMMUNICATION (UNDERGROUND)
- EXTG GAS LINE
- EXTG FENCE LINE
- NEW 4" CONDUIT FOR POWER
- NEW POWER LINE
- CONSTRUCTION LIMITS
- GAS METER
- EXTG SEWER MANHOLE
- EXTG WATER GATE VALVE
- EXTG FIRE HYDRANT
- EXTG COMM PED

10' 0 10' 20'

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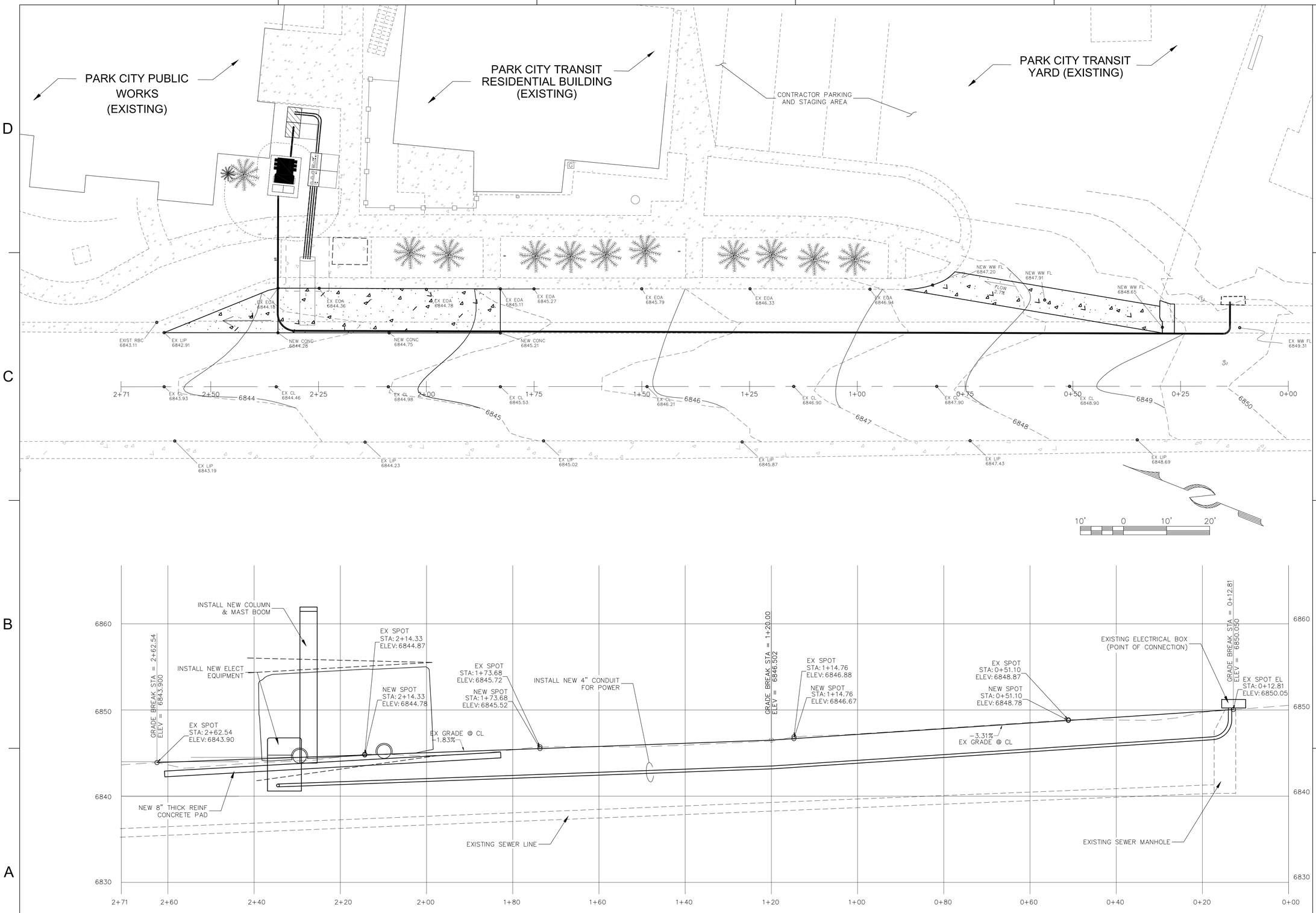
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SHEET TITLE

UTILITY SHEET

C004



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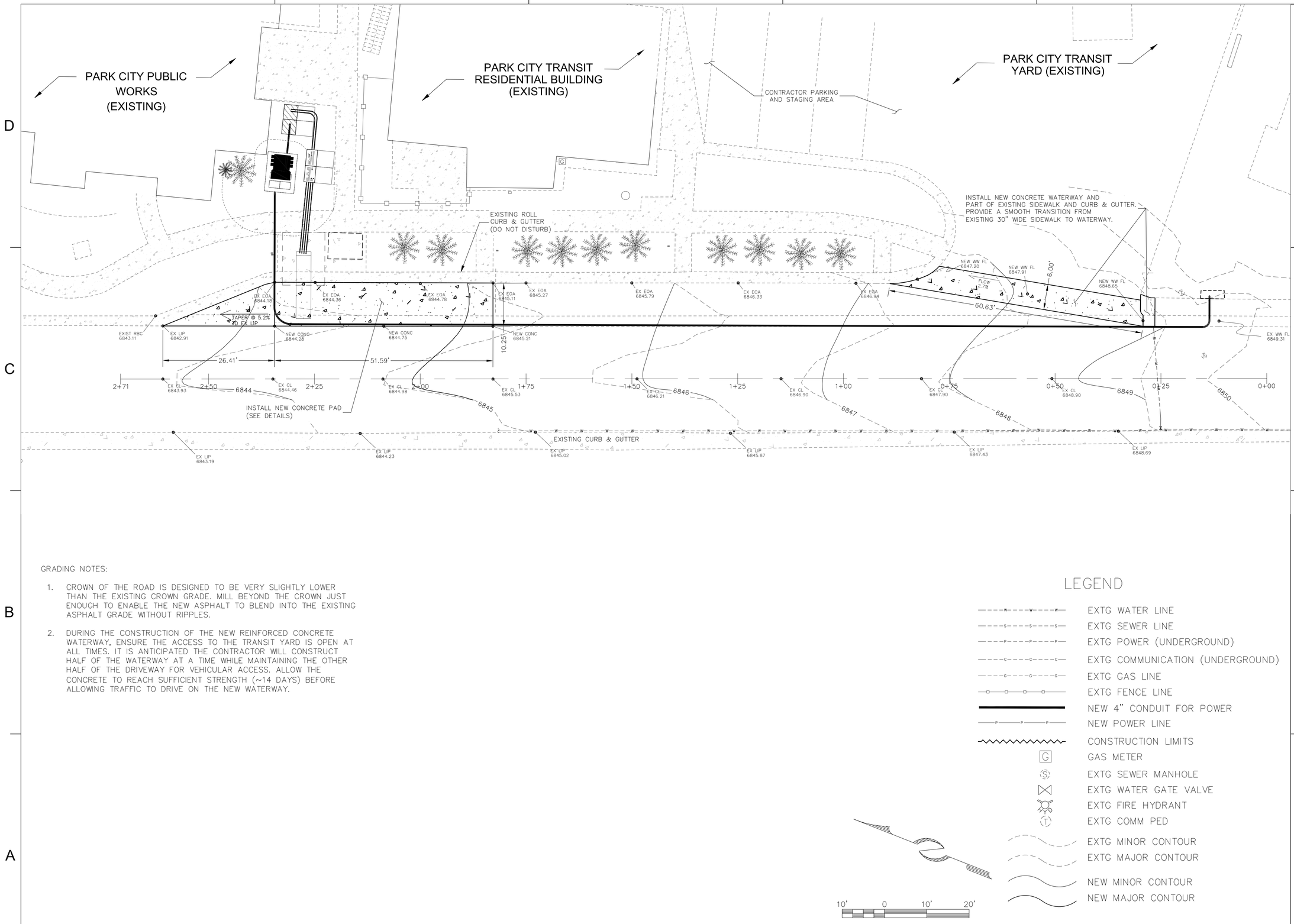
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SHEET TITLE

PLAN & PROFILE

C005



GRADING NOTES:

1. CROWN OF THE ROAD IS DESIGNED TO BE VERY SLIGHTLY LOWER THAN THE EXISTING CROWN GRADE. MILL BEYOND THE CROWN JUST ENOUGH TO ENABLE THE NEW ASPHALT TO BLEND INTO THE EXISTING ASPHALT GRADE WITHOUT RIPPLES.
2. DURING THE CONSTRUCTION OF THE NEW REINFORCED CONCRETE WATERWAY, ENSURE THE ACCESS TO THE TRANSIT YARD IS OPEN AT ALL TIMES. IT IS ANTICIPATED THE CONTRACTOR WILL CONSTRUCT HALF OF THE WATERWAY AT A TIME WHILE MAINTAINING THE OTHER HALF OF THE DRIVEWAY FOR VEHICULAR ACCESS. ALLOW THE CONCRETE TO REACH SUFFICIENT STRENGTH (~14 DAYS) BEFORE ALLOWING TRAFFIC TO DRIVE ON THE NEW WATERWAY.

LEGEND

- EXTG WATER LINE
- EXTG SEWER LINE
- EXTG POWER (UNDERGROUND)
- EXTG COMMUNICATION (UNDERGROUND)
- EXTG GAS LINE
- EXTG FENCE LINE
- NEW 4" CONDUIT FOR POWER
- NEW POWER LINE
- CONSTRUCTION LIMITS
- GAS METER
- EXTG SEWER MANHOLE
- EXTG WATER GATE VALVE
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- EXTG COMM PED
- EXTG MINOR CONTOUR
- EXTG MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR

10' 0 10' 20'

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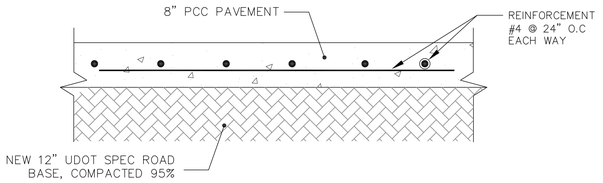
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SHEET TITLE

GRADING PLAN

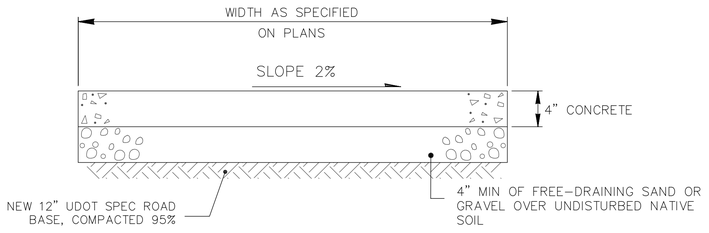
C006



NOTE:
1. MATERIALS & CONSTRUCTION CALLED FOR IN THIS DETAIL SHALL CONFORM TO UDOT STD. SPECS. FOR HWY. & BRIDGE CONSTRUCTION

CONCRETE PAVEMENT SECTION
SCALE: NONE SOURCE: KIMBALL JCT TRANSIT PLANS

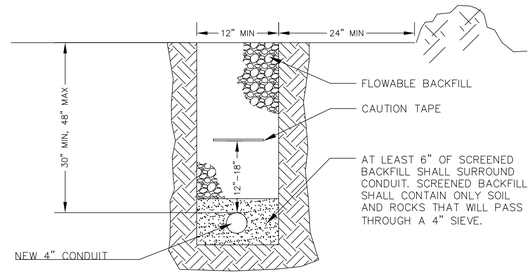
NOTE: SPOILS EXCAVATED FROM TRENCHING OR DEMOLITION SHALL BE PLACED IN OWNER PROVIDED DUMPSTERS.



NOTE: CONTROL JOINTS 6'-0" O.C. MAX.

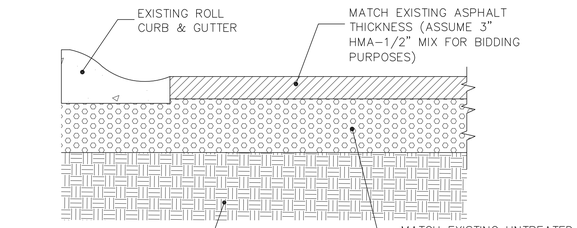
CONCRETE SIDEWALK SECTION
SCALE: NONE SOURCE: APWA PLAN 231

NOTE: SPOILS EXCAVATED FROM TRENCHING OR DEMOLITION SHALL BE PLACED IN OWNER PROVIDED DUMPSTERS.



TRENCH DETAIL
SCALE: NONE SOURCE: RMP

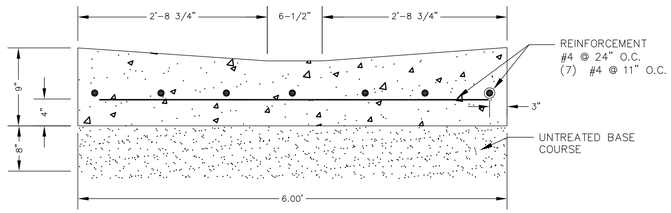
NOTE: SPOILS EXCAVATED FROM TRENCHING OR DEMOLITION SHALL BE PLACED IN OWNER PROVIDED DUMPSTERS.



NOTE:
1. MATERIALS & CONSTRUCTION CALLED FOR IN THIS DETAIL SHALL CONFORM TO UDOT STD. SPECS. FOR HWY. & BRIDGE CONSTRUCTION

ASPHALT PAVEMENT SECTION
SCALE: NONE SOURCE: KIMBALL JCT TRANSIT PLANS

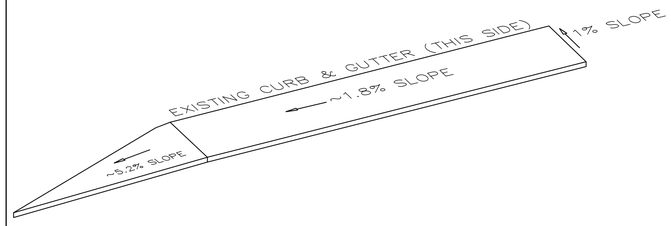
NOTE: SPOILS EXCAVATED FROM TRENCHING OR DEMOLITION SHALL BE PLACED IN OWNER PROVIDED DUMPSTERS.



CONCRETE AREA = 4.16 SQFT

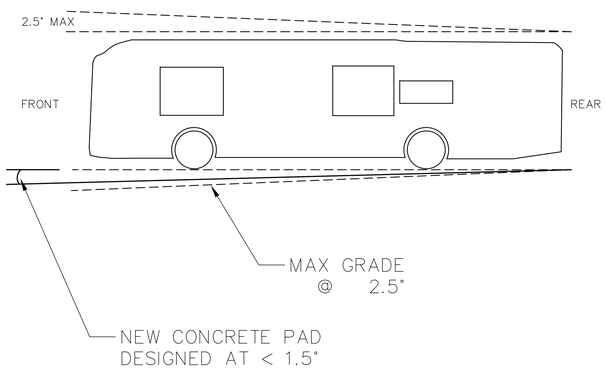
6 FT CONCRETE WATERWAY
SCALE: NONE SOURCE: APWA PLAN 211

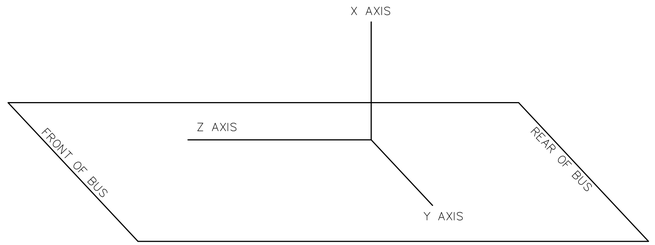
NOTE: SPOILS EXCAVATED FROM TRENCHING OR DEMOLITION SHALL BE PLACED IN OWNER PROVIDED DUMPSTERS.



NOTE: SEE PLAN FOR ELEVATION TAGS

CONCRETE BUS PAD FOR CHARGING
SCALE: NONE





CONCRETE PAD SLOPE
SCALE: NONE SOURCE: HVC-PD-E-BUS CHARGER INSTALLATION GUIDE

NOTE FROM THE MANUFACTURER:
IT IS IMPORTANT THAT THE POLE HAS THE GOOD POSITION IN RELATION WITH THE BUS, SO THAT THE PANTOGRAPH CAN MAKE PHYSICAL CONTACT WITH THE CHARGE INTERFACE RAILS ON THE ROOF OF THE BUS. IN GENERAL THE BUS HAS A CERTAIN FREEDOM DEGREE TO POSITION UNDER THE PANTOGRAPH:

Z-AXIS = 23.62 (±11.81) INCH → LONGITUDINAL AXIS;
Y-AXIS = 19.69 (±9.84) INCH → TRANSVERSAL AXIS;
X-AXIS = 45.28 INCH → VERTICAL AXIS;

WHEN THE ROAD IS HORIZONTAL AND THE TOP OF ROAD (TOR) IS FLAT (NO WEAR); COMPENSATION OF ANGLES:
X-AXIS ≤ 3.5°, Z-AXIS ≤ 2.5°.

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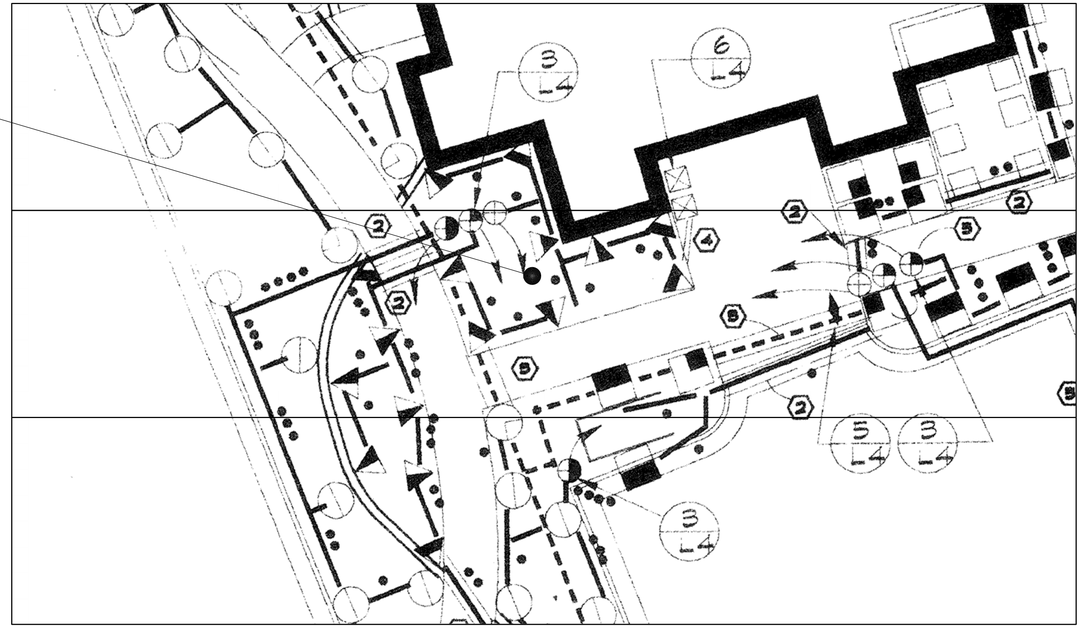
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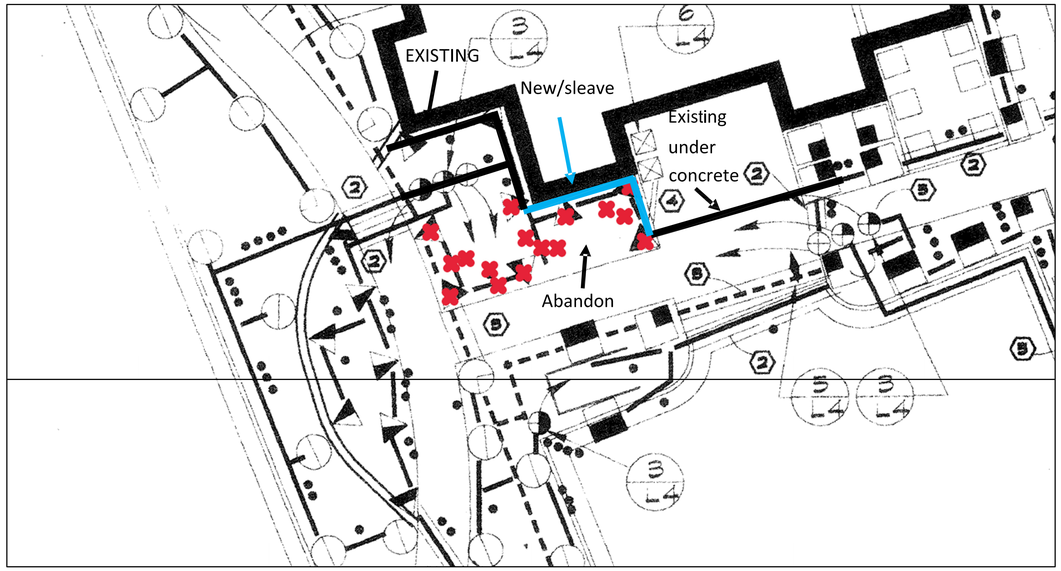
SHEET TITLE
DETAILS

C007

THESE DRAWINGS SHOW THE EXISTING IRRIGATION LINES IN THEIR APPROX LOCATION. USE CAUTION WHEN EXCAVATING IN THIS AREA TO PREVENT DAMAGE TO IRRIGATION SYSTEM. CONTRACTOR TO ENSURE IRRIGATION SYSTEM FUNCTIONS NORMALLY AFTER INSTALLATION OF ELECTRICAL EQUIP.



ORIGINAL IRRIGATION DESIGN (SOURCE: PCMC)



1996 REMODEL (SLEEVES ADDED) (SOURCE: PCMC)

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	RAINBIRD 1804-PRS-15F
	RAINBIRD 1804-PRS-15TQ
	RAINBIRD 1804-PRS-15H
	RAINBIRD 1804-PRS-15Q
	RAINBIRD 1804-PRS-15SST
	RAINBIRD 1804-PRS-15EST
	RAINBIRD 1812-PRS-12H
	RAINBIRD 1812-PRS-12Q
	RAINBIRD 1812-PRS-15SST
	RAINBIRD 1812-PRS-15EST
	LATERAL LINE - TLDL-9-18 @ .06" O.D.
	AIR/VACUUM RELIEF VALVE - TORO TLAVRV
	DISC FILTER - TORO DF-075-120.
	LINE FLUSHING VALVE - TORO
	RAINBIRD 100-PESB ELECTRIC REMOTE CONTROL SCRUBBER VALVE
	RAINBIRD 100-PESB ELECTRIC REMOTE CONTROL SCRUBBER VALVE
	RAINBIRD 100-PESB ELECTRIC REMOTE CONTROL SCRUBBER VALVE
	LATERAL LINE - PVC SCH 40, S.A.S 12" BURY. 1", 1 1/4", 1 1/2", 2".
	MAIN LINE - 2" & 4" PVC SCH 40 PIPE. 18" BURY. PROVIDE THRUST BLOCKS AT ALL CHANGES IN DIRECTION. NOTE: ALL FITTINGS ON MAINLINE SHALL BE CAST IRON BY: HARCO IND. NO EXCEPTIONS.
	14 GAGE U.F. DIRECT BURIAL WIRE RED-LAWN,BLUE-SHRUBS,WHITE-GROUND CONNECT TO CONTROLLERS AS INDICATED ON THE DRAWINGS. AT ALL LOCATIONS WHERE CONTROL WIRES LEAVE THE MAIN LINE TRENCH, INSTALL WIRES IN A 2" PVC SCH 40 CONDUIT.
	QUICK COUPLER--RAINBIRD 44 LRC. INSTALL INSIDE VALVE BOX ON UPSTREAM SIDE OF MANIFOLD.
	CONTROLLER--TORO SCORPIO X/ 8 STATION EXPANSION BOARD. 2 CONTROLLERS REQUIRED.
	SLEEVES - 4" PVC SCH 40 PIPE. GLUE JOINTS AS REQUIRED.
	BACKFLOW PREVENTER - CONBRACO 2" MODEL # 40-100

NOTES:

1. POINT OF CONNECTION.
2. BURY 4" DIA LAT. LINE SLEEVE @ 12" DEPTH TO FLOWLINE.
3. BURY 4" DIA MAIN LINE SLEEVE @ 18" DEPTH TO FLOWLINE.
4. EMPTY SLEEVE FOR CONTROL WIRES TO CONTROLLER.
5. LOCATE IN LANDSCAPED AREA

IRRIGATION SYSTEM (EXISTING)
SCALE: NONE SOURCE: PCMC

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SHEET TITLE

DETAILS

C008

INTERNAL MEMO

June 7, 2024

Subject: Installation of an overhead charger on Shortline Road across City Right of Way (ROW)

Engineering has reviewed the application and submitted drawings. Most of the construction for required infrastructure to have a fully functional charger will be outside of the ROW. Several conduits for power connections will be installed within the ROW to provide power. All conduits are underground and do not impede pedestrians from walking on the adjacent sidewalk to the bus stop or destinations beyond.

The structure containing the connection to the bus for charging is within the ROW but not within the sidewalk area, so I do not see any issues impeding pedestrians or impacting ADA access. This area is used for layovers and charging. Passengers will board a bus a little to the south of the structure.

Any disturbed city-owned infrastructure (sidewalk and cut in the road-to-place conduit) will be replaced according to the most current applicable city standards. Two concerns related to roadway modifications will need to be addressed prior to the issuance of a building permit. The proposed modifications appear to change the crown of the roadway and flatten the cross slope to substandard conditions. A meeting with Engineering is required to address these concerns prior to the issuance of a building permit.

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435-615-5073 | engineering_submittals@partcity.org | www.parkcity.org

Planning Department
Staff Report

Subject: **2279 Samuel Colt Court**
Application: **PL-24-06115**
Author: **Lillian Zollinger, Planner II**
Date: **June 13, 2024**
Type of Item: **Administrative Permit**

Recommendation

(I) Review the requested Internal Accessory Dwelling Unit, (II) conduct a public hearing, and (III) consider approving the Administrative Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (see Exhibit A).

Description

Applicant:	Richard Hoeft
Location:	2279 Samuel Colt Court
Zoning District:	Single Family
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director reviews and takes Final Action on Administrative Permits[1]

IADU	Internal Accessory Dwelling Unit
LMC	Land Management Code
SF	Single-Family
SFD	Single-Family Dwelling

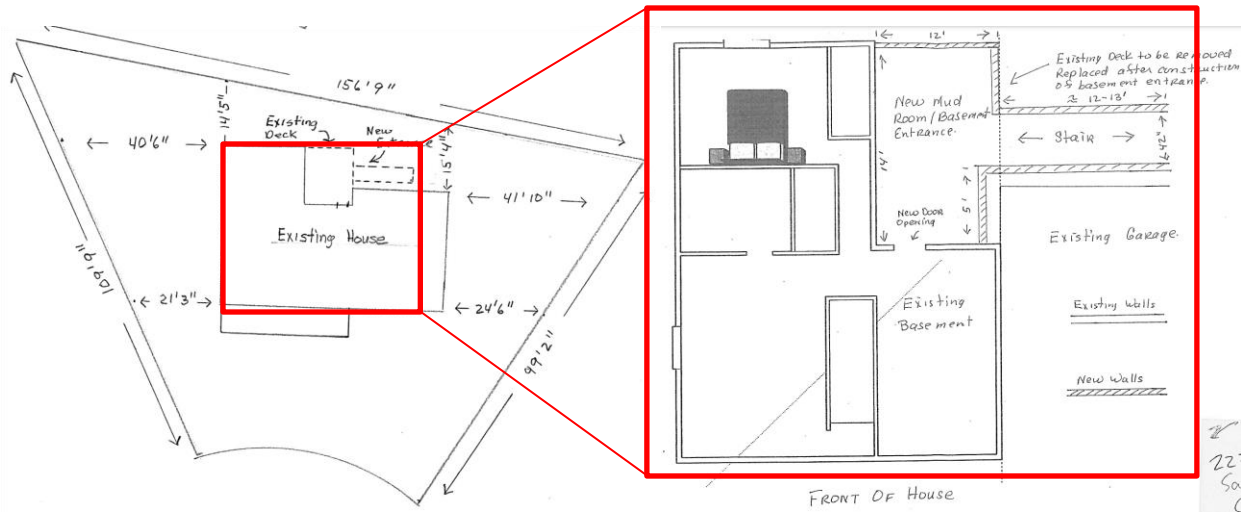
Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

2279 Samuel Colt Court is an existing Single-Family Dwelling (SFD) in the Single-Family (SF) Zoning District constructed in 1979. The Applicant proposes to create an Internal Accessory Dwelling Unit (IADU) in the basement of the SFD.



[1] LMC § 15-1-8(E).



The Lot is approximately 9,147 square feet and has additional parking space on the driveway set back more than 25 feet from the Property Line.

The Development Review Committee reviewed the proposal on June 4, 2024, and confirmed the proposal complies with their required standards.[2]

Please see Exhibit A, the draft Final Action Letter for the Administrative Permit analysis.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 30, 2024. Staff mailed courtesy notice to adjacent property owners on May 30, 2024.[3]

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans

[2] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[3] LMC § 15-1-21

Planning Department

June 13, 2024

Richard Hoeft
2279 Samual Colt Court
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	2279 Samuel Colt Court
Zoning District:	Single Family
Application:	Administrative Permit
Project Number:	PL-23-05972
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	June 13, 2024
Project Summary:	The Applicant Proposes an Internal Accessory Dwelling Unit in an Existing Single-Family Dwelling

Action Taken

On June 13, 2024, the Planning Director conducted a public hearing and approved an Internal Accessory Dwelling Unit, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 2279 Samuel Colt Court is in the Single Family (SF) Zoning District and has an existing Single-Family Dwelling (SFD) on the Site that was constructed in 1979.
2. Pursuant to Land Management Code (LMC) § 15-2.11-2, a SFD is an Allowed Use in the SF Zoning District.
3. Pursuant to LMC § 15-2.11-2, an Internal Accessory Dwelling Unit (IADU) is an Allowed Use in the SF Zoning District, subject to Administrative Permit approval.
4. IADUs are subject to LMC § 15-4-7.1(B), which requires an Administrative Permit.
5. The Planning Department evaluates an Administrative Permit for an IADU as outlined in LMC § 15-4-7.1:

Requirement	Analysis
Size – 6,000 square foot (sq. ft.) Lot with one SFD	**Complies:** 9,147 sq. ft. Lot with one SFD.
Parking – One parking space per IADU. May be provided in tandem if existing driveway exceeds 35' from the Property Line	**Complies:** One parking space is proposed more than 25' back from the property line on the existing driveway.
Ownership - The Single-Family Dwelling shall be occupied by the Owner and the Internal Accessory Dwelling Unit shall not be sold separately.	**See Condition of Approval 3**
Deed restriction- A deed restriction "notice to purchaser" must be filed with the county recorder, which shall state, "A permit for an Internal Accessory Dwelling Unit was issued to _____, the current Owner of this Property on _____. This permit runs with the land and is automatically transferred to the new owner by the sale or transfer of this Property, provided however, if the Use by the new Owner does not continue to comply with the conditions of approval, the permit may be invalidated by the Planning Department pursuant to Section 15-4-7.1(C). Prospective purchasers should be advised that only one (1) unit on the Property may be rented; the other must be occupied by the Owner. The Owner shall strictly adhere to all the conditions of approval and the prohibition of the rental of either Dwelling Unit for short term rentals of less than thirty (30) days."	**See Condition of Approval 4**
Nightly Rentals - Neither the Single-Family Dwelling or Internal Accessory Apartment may be rented for periods of time less than thirty (30) days.	**See Condition of Approval 5**
Homeowners Association Notification - All Internal Accessory Dwelling Units shall be subject to the Homeowners Association notification requirements established in Section 15-1-12(F).	**Complies:** The Applicant noticed the HOA on May 23, 2024.

6. The Development Review Committee reviewed the proposal on June 4, 2024,

and confirmed the proposal complies with their required standards.

7. Planning Staff published public notice to the City website and posted notice to City Hall, the Post Office, and the property on May 30, 2024. Staff mailed courtesy notices to the adjacent property owners on May 30, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.11, *Single Family (SF) District* and Section 15-4-7.1, *Internal Accessory Dwelling Units*.

Conditions of Approval

1. Final plans and details shall reflect substantial compliance with the plans reviewed June 13, 2024, by the Planning Department. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning, Building, and Engineering Departments may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department of any changes, modifications, or deviations from the approved scope of work. Any modifications shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
3. The Single-Family Dwelling shall be occupied by the Owner and the Internal Accessory Dwelling Unit shall not be sold separately.
4. A deed restriction "Notice to Purchaser" in a form approved by the City Attorney's Office must be filed with the County Recorder for the property before a Building Permit may be issued for the IADU.
5. The property owner shall live full-time in the Single-Family Dwelling. The Internal Accessory Apartment may not be rented for periods less than thirty (30) days.
6. The parking space for the IADU shall be on the driveway of 2279 Samuel Colt Court.
7. Trash and recycling receptacles shall be stored on site and placed for trash and recycling pickup according to the Municipal Code of Park City § 6-1-11.

DRAFT

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Project Planner

DRAFT

Prospector Park Subdivision Phase I

A Subdivision located in the Northwest Quarter of Section 10 Township 2 South, Range 4 East, Salt Lake Base & Meridian.

Northwest Corner Section 10, Township 2 South, Range 4 East, Salt Lake Base & Meridian

North ¼ Corner Section 10 Township 2 South, Range 4 East Salt Lake Base & Meridian

State Hwy. U 248

N 71° 04' 16" E 753.01

75' Wide Buffer Zone

Legend
- Fire hydrants
- Monuments
- 10' non-exclusive utilities easement
- 5' non-exclusive utilities easement

Doc Holiday Drive

Samuel Colt Court

Sidewinder Drive

Buffalo Bill Drive

Scale 1" = 100'

Curve Data

No.	R	Δ	ARC	L.C.
1.	15.00	90° 00' 00"	23.562	21.213
2	15.00	118° 00' 00"	30.892	25.715
3	15.00	62° 00' 00"	16.232	15.451
4.	15.00	87° 10' 00"	22.779	20.651
5	15.00	93° 00' 00"	24.347	21.761
6	25.00	51° 19' 04"	22.39	21.65
7				
8				
9				
10				
11				
12				
13				
14				
15				
16	371.233	4° 05' 46"	26.457	26.451
17	371.233	9° 55' 00"	64.252	64.172
18	321.233	1° 00' 00"	5.607	5.607
19	321.233	13° 00' 00"	72.885	72.759
20	15.00	98° 00' 00"	25.656	22.641
21	15.00	82° 00' 00"	21.468	19.682
22.	309.113	18° 00' 00"	97.111	96.712
23	309.113	18° 55' 00"	102.036	101.593
24	309.113	15° 35' 00"	84.073	83.814
25	309.113	12° 36' 00"	67.938	67.804
26	25.00	51° 19' 04"	22.392	21.651
27	55.00	148° 41' 04"	61.241	58.143
28	55.00	57° 10' 56"	54.85	52.64
29.	55.00	58° 49' 24"	56.466	54.019
30.	55.00	51° 30' 00"	49.436	47.789
31	55.00	51° 19' 04"	49.262	47.631
32	259.113	4° 00' 00"	18.089	18.086
33	259.113	21° 00' 00"	94.970	94.439
34.	259.113	27° 00' 00"	122.105	120.978
35	259.113	13° 00' 00"	58.791	58.666
36	15.00	87° 16' 00"	22.846	20.701
37.	25.00	48° 11' 23"	21.027	20.412
38	50.00	71° 51' 23"	62.71	58.68
39	50.00	51° 10' 00"	44.65	43.18
40.	50.00	60° 37' 23"	52.904	50.470
41	25.00	98° 11' 23"	21.027	20.412

Acknowledgment

State of Utah
County of Summit

On this 19th Day of JANUARY A.D. 1977 personally appeared before me the undersigned Notary Public in and for said County and State, Sandra G. Bloom who after being duly sworn acknowledged to me that he is the Vice President of Western Woodlands, a Utah Corporation, that he did sign the owners dedication freely and voluntarily for and in behalf of The Learning Center Associates a limited partnership for the purposes therein mentioned and that said partnership executed the same.

Lisa Marie Nothdurft — My Commission Expires 12-10-79
Notary Public — Residing in Summit County Utah

Surveyors Certificate

I Clark J. Johnson do hereby certify that I am a registered Land Surveyor and that I hold certificate No. 4876 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as PROSPECTOR PARK SUBDIVISION PHASE I, and that same has been correctly surveyed and staked on the ground as shown on this plat.

Beginning at a point on the southerly right of way line of State Highway U-248 said point being East 88.26 feet and South 1041.09 feet from the Northwest Corner of Section 10, Township 2 South, Range 4 East Salt Lake Base and Meridian and running thence North 71° 04' 16" East along said right of way line 753.01 feet; thence leaving said right of way line South 5° 44' 00" East 75.00 feet; thence North 84° 16' 00" East 167.91 feet; thence South 23° 41' 00" West 71.87 feet; thence South 5° 44' 00" East 195.00 feet; thence South 39° 16' 00" West 149.39 feet; thence South 5° 44' 00" East 71.47 feet; thence South 84° 16' 00" West 175.89 feet; thence South 54° 00' 00" East 90.90 feet; thence South 71° 04' 16" West 57.62 feet; thence South 116.95 feet; thence South 20° 30' 00" West 187.41 feet; thence South 45° 00' 00" West 255.61 feet; thence South 85° 00' 00" East 21.40 feet; thence South 45° 00' 00" West 61.43 feet; thence South 45° 00' 00" East 85.01 feet; thence South 45° 00' 00" West 116.62 feet; thence South 45° 00' 00" East 25.00 feet; thence South 45° 00' 00" West 42.64 feet; thence South 45° 00' 00" East 25.00 feet; thence South 45° 00' 00" West 42.64 feet to a point on a curve to the left, the radius point of which bears South 45° 00' 00" East 50.00 feet; thence Southwesterly along the arc of said curve 16.28 feet to the point of tangency; thence South 79° 00' 00" West 25.00 feet; thence South 17° 00' 00" East 15.97 feet; thence South 73° 00' 00" West 25.00 feet; thence South 17° 00' 00" East 66.00 feet; thence South 73° 00' 00" West 122.74 feet; thence South 17° 00' 00" East 89.00 feet; thence South 73° 00' 00" West 65.07 feet; thence North 17° 00' 00" West 193.00 feet; thence South 73° 00' 00" West 113.77 feet to a point on a curve to the left the radius point of which is North 17° 00' 00" West 50.00 feet; thence Northeasterly along the arc of said curve 112.15 feet to the Southwest corner of Prospector Village as recorded; thence along the Easterly line of said subdivision as follows; North 73° 00' 00" East 105.00 feet; thence North 17° 00' 00" West 445.30 feet; thence North 9° 00' 00" West 222.08 feet; thence West 115.92 feet to a point on the Easterly right of way line of Comstock Drive, said point being on a curve to the right the radius point of which bears North 28° 30' 47" East 1430.94 feet; thence Northwesterly along the arc of said curve 38.64 feet to a point of tangency; thence North 1.36 feet to the Southwest Corner of said Prospector Village 23 recorded; thence East 113.86 feet; thence North 3° 00' 00" West 281.19 feet; thence North 5° 44' 00" West 251.21 feet to the point of beginning.

Containing 15.719 Ac.

JANUARY 19, 1977 — Date

Clark J. Johnson — Clark J. Johnson

Owners Dedication

Know all men by these presents that I the undersigned owner of the herein described tract of land having caused same to be subdivided into lots and streets to be hereafter known as PROSPECTOR PARK SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this 19TH Day of JANUARY A.D. 1977.

The Learning Center Associates
A Limited Partnership
Western Woodlands
A Utah Corporation — General Partner

Gordon S. Sloan
Gordon S. Sloan
Vice President

Acknowledgment

State of Utah
County of Salt Lake

On this 1st Day of July A.D. 1977 personally appeared before me the undersigned Notary Public in and for said County and State, Edw. I. Vetter who after being duly sworn did acknowledge to me that he is the President of Murray First Thrift and Loan a Utah Corporation, that he did sign the owners dedication freely and voluntarily for and in behalf of the Learning Center Associates a limited partnership for the purposes therein mentioned and that said partnership executed the same.

Mary D. Lulesa — My Commission Expires 11-11-79
Notary Public — Residing in Salt Lake County

Owners Dedication

Know all men by these presents that I the undersigned owner of the herein described tract of land having caused same to be subdivided into lots and streets to be hereafter known as PROSPECTOR PARK SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this 1ST Day of July A.D. 1977.

First Security Bank of Utah
- A Utah Corporation

Norval H. Lambert — Vice President

Acknowledgement

State of Utah — County of Salt Lake

On this 1st Day of July A.D. 1977 personally appeared before me the undersigned Notary Public in and for said county and State, Norval H Lambert who after being duly sworn did acknowledge to me that he is the President of First Security Bank of Utah, a Utah Corporation, that he did sign the owners dedication freely and voluntarily for and in behalf of The Learning Center Associates, a limited partnership for the purposes therein mentioned and that said partnership executed same.

My Commission Expires 11-11-79
Mary D. Lulesa — Residing in Salt Lake County
Notary Public

— Recorded Concurrently Herewith —
An agreement between Park City Municipal Corporation and Western Woodlands, developer, made on the 6th day of June, 1977 A.D. and between Park City Municipal Corporation and Western Woodlands recorded and filed

Entry No. 138826
Date 7-6-77 Time 4:17 Book M 196 Page 499
at the request of Murray First Thrift Loan
Fee 7.00 — Wanda Y. Spriggs, Summit County Recorder

The agreement is recorded in Book M 196 at Page 499 of Official Records.

Prepared By:
J.J. Johnson & Associates
Civil Engineering Planning Surveying
1515 Park Avenue p.o.box 1661
Park City, Utah 84060

City Planning Commission
Approved & Accepted by the Park City Planning Commission this 19 Day of Jan. A.D. 1977
Burnis Watts — Chairman

Engineer's Certificate
Approved & Accepted by the Park City Engineering Department this 3RD Day of Feb. A.D. 1977
Edw. I. Vetter — Park City Engineer

Approval as to Form
Approved as to Form this 1ST Day of July A.D. 1977
Park City Attorney

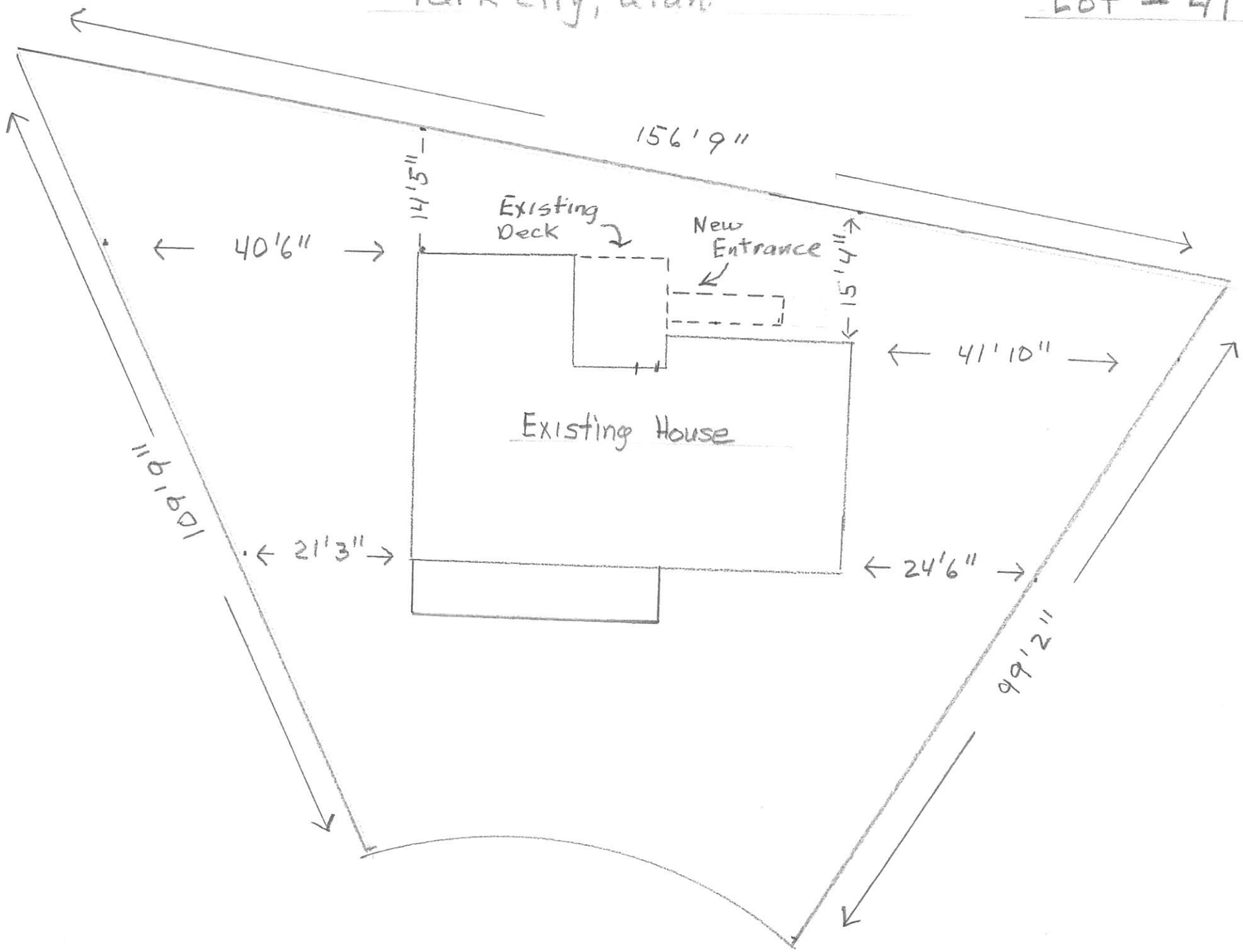
Certificate of Attest
Attest this 6th Day of July A.D. 1977
Bruce C. Decker — Park City Recorder

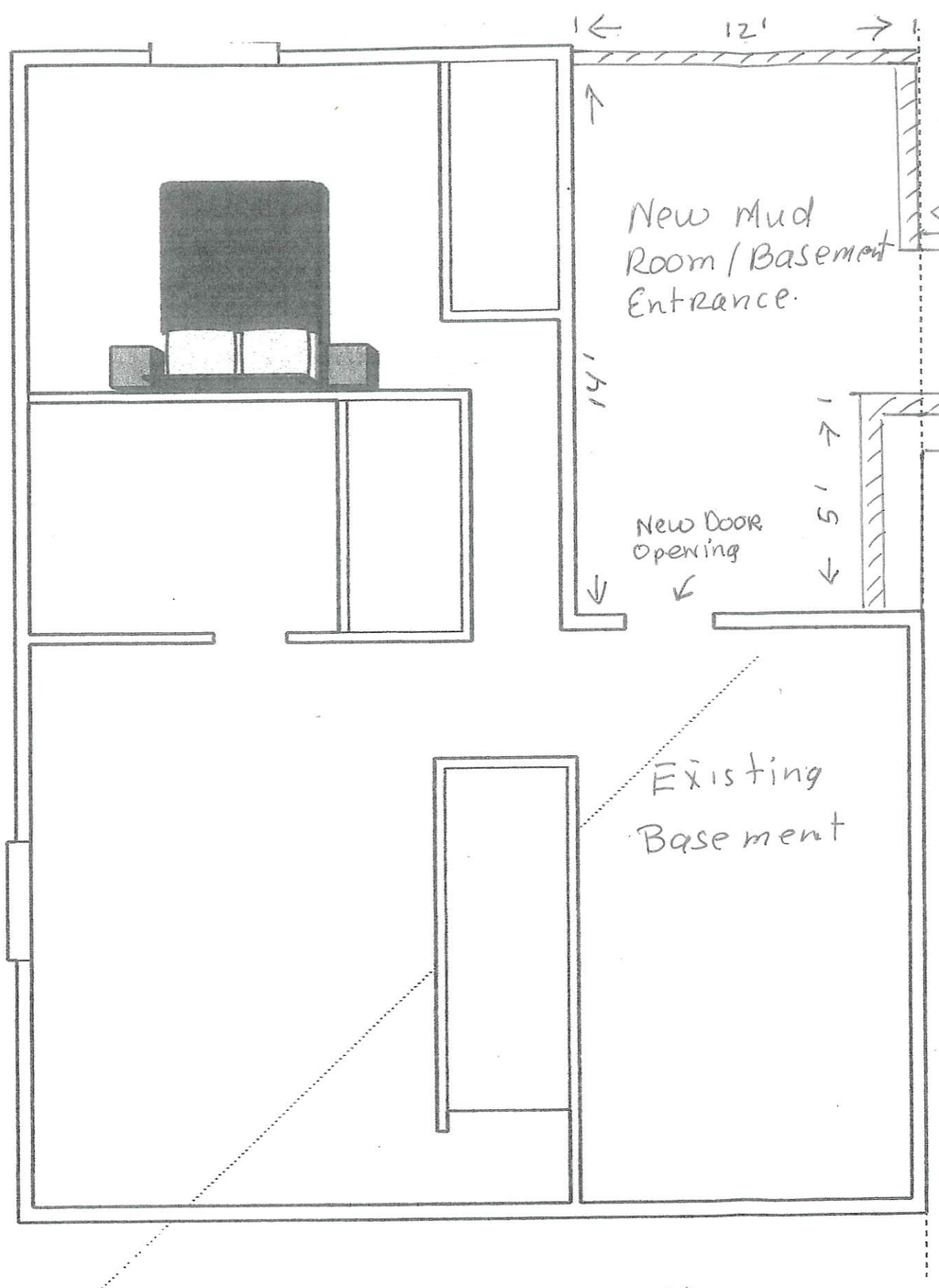
Council Approval & Acceptance
Approved & Accepted by the Park City Council this 6TH Day of JULY A.D. 1977
Leon Uriarte — Mayor

No. 138827 Recorded
State of Utah, County of Summit Recorded and Filed at the request of:
MURRAY FIRST THRIFT & LOAN
July 6, 1977 4:18 P.M.
36.00 — Fee $
Wanda Y. Spriggs — Summit County Recorder

2279 Samuel Colt Court
Park City, Utah

Prospector Park - Phase I
Lot # 41





Existing Walls

New Walls

47 linear ft
163 Sq ft (mudroom)

2279 Samuel Colt Ct.

Floor Plans

Planning Department
Staff Report

Subject: **3981 Kearns Boulevard**
Application: **PL-23-05958**
Author: **Virgil Lund, Planner I**
Date: **June 13, 2024**
Type of Item: **Administrative Conditional Use Permit**

Recommendation
(I) Review the Administrative Conditional Use Permit for Phase I of Studio Crossing, (II) conduct a public hearing, and (III) consider approving the Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Quinn Capital Partners; Applicant Representative: Modern Outwest
Location:	3981 Kearns Boulevard
Zoning District:	Community Transition Regional Commercial Overlay Entry Corridor Protection Overlay Sensitive Land Overlay
Adjacent Land Uses:	Film Studio, Open Space, Institutional, Residential
Reason for Review:	Section 2.1 of the Studio Crossing Development Agreement requires an Administrative Conditional Use Permit prior to any construction activity.

ACUP	Administrative Conditional Use Permit
CT	Community Transition
MPD	Master Planned Development

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
The Applicant is seeking an Administrative Conditional Use Permit for Phase 1 of the Studio Crossing Master Planned Development (MPD) which includes the mixed-use north and south buildings.

Background

The following is a timeline of events associated with the Studio Crossings project approval:

- November 9, 2022 —The Planning Commission approved the Studio Crossing MPD. On the same day the Planning Commission forwarded a recommendation to the City Council to amend the Annexation and Zoning Ordinance, including exceptions to the Zone Height for the Studio Crossing project at 3981 Kearns Boulevard (Staff Report, Minutes).
- December 15, 2022 – The City Council approved Ordinance No. 2022-47, (Staff Report, Minutes) amending the Annexation and Zoning Ordinance, including exceptions to the Zone Height.
- December 15, 2022 - The City's Housing Authority approved the Applicant's Housing Mitigation Plan (Staff Report, Minutes).
- October 25, 2023 - The Planning Commission ratified the Development Agreement (Staff Report, Minutes).
- January 12, 2024, the Mayor and Applicant signed the Development Agreement, which was recorded with the County on January 17, 2024, Recorder Entry No. 1214657.
- On April 19, 2024, the Studio Crossing Subdivision Plat was recorded with Summit County, Recorder Entry No. 1218425.

Analysis

See Final Action letter for Analysis.

(VI) The Development Review Committee reviewed the proposal for Phase I of Studio Crossing on February 6, 2024, and does not require Conditions of Approval.[1]

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on June 3, 2024. Staff mailed courtesy notice to adjacent property owners on June 3, 2024.[2]

Public Input

Staff did not receive any public input at the time this report was published.

[1] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[2] LMC § 15-1-21

Alternatives

- The Planning Director may approve the ACUP for Phase 1 of the Studio Crossing MPD;
- The Planning Director may deny the ACUP for Phase 1 and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Studio Crossing MPD Final Action Letter
Exhibit C: Proposed Plans
Exhibit D: Studio Crossing Development Agreement
Exhibit E: Housing Mitigation Plan

Planning Department

June 13, 2024

Trent Smith
3981 Kearns Boulevard

CC: Quinn Capital Partners

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	3981 Kearns Boulevard
Zoning District:	Community Transition Regional Commercial Overlay Entry Corridor Protection Overlay Sensitive Land Overlay
Application:	Administrative Conditional Use Permit
Project Number:	PL-23-05958
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	June 13, 2024
Project Summary:	The Applicant Proposes an Administrative Conditional Use Permit for Phase I of the Studio Crossing Master Planned Development (formerly the Film Studio and Media Campus Master Planned Development).

Action Taken

On June 13, 2024, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit for Phase I of the Studio Crossing Master Planned Development according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Studio Crossing Master Planned Development is located at 3981 Kearns Boulevard on 20.46 acres and is part of the Park City Film Studios First Amended Subdivision.
2. On November 9, 2022, The Planning Commission approved the Studio Crossing Master Planned Development (MPD) for a mixed-use project including at least 185 affordable for-rent units. The project also includes 60,000 square feet of Commercial Uses, up to 100 market-rate condominiums, a transit stop and shelter, and a bike share and trail connection.
3. On December 15, 2022, the City Council approved Ordinance No. 2022-47 amending the Annexation and Zoning Ordinance for the Studio Crossing property.
4. On December 15, 2022, the City Council approved the Housing Mitigation Plan for Studio Crossing which requires the Applicant to construct 65 on-site affordable dwelling units (42.4 Affordable Unit Equivalents or 38,160 square feet) in Phase I.
5. On January 17, 2024, the Development Agreement for the Studio Crossing MPD was recorded with Summit County, Recorder Entry No. 01214657.
6. Section 2.1 of the Studio Crossing Development Agreement requires an Administrative Conditional Use Permit prior to any construction activity.
7. The Applicant proposes an Administrative Conditional Use Permit for Phase I of the Studio Crossing MPD.
8. On April 19, 2024, the Studio Crossing Subdivision Plat was recorded with Summit County, Recorder Entry No. 1218425.
9. The Applicant proposes 104 Affordable Deed Restricted Units (totaling 60,000 square feet) in the Mixed-Use South and Mixed-Use North Buildings of Phase 1.
    a. The remaining affordable units in the project will be constructed as part of the “Any-time Phase” which includes an all-affordable building with an additional 104 affordable units.
10. The Applicant proposes a total of 29,642 square feet of commercial space for Phase 1 on the ground level of the South and North Mixed-Use Buildings.
11. The Applicant proposes 287 Parking Spaces to be constructed in Phase 1.
12. The Application complies with the Studio Crossing Subdivision Plat.
    a. The proposed mixed-use buildings will be located within the platted building pods.
13. The Application complies with the Development Agreement for the Studio Crossing MPD.

a. On November 9, 2022, The Planning Commission approved the Studio Crossing MPD. The proposed plans comply with the approved Studio Crossing MPD.

14. The Application, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)
    a. Size and Location of the Site
        i. The proposed buildings for Phase I comply with the approved Subdivision Plat, and the plans reviewed and approved by the Planning Commission on November 9, 2022.
    b. Traffic considerations
        i. The Planning Commission reviewed a Trip Generation Memorandum for the proposed MPD on November 9, 2022, and determined the proposed mix of uses was appropriate for the surrounding streets.
    c. Utility capacity
        i. The Development Review Committee reviewed the application on February 6, 2024, and confirms the proposal conforms to their requirements.
    d. Emergency vehicle access
        i. The Park City Fire District approved the proposed project on April 18, 2024.
    e. Off-Street parking
        i. LMC § 15-3-6(A) requires 1 Parking Space for residential apartment units less than 1,000 square feet and 1.5 Parking Spaces for residential apartment units greater than 1,000 square feet but less than 2,000 square feet. The residential parking requirement for Studio Crossing according to LMC § 15-3-6(A) is 108 Parking Spaces.
        ii. LMC § 15-3-6(B) outlines parking requirements for non-residential uses. The Applicant does not have proposed uses for the commercial space in Phase I. Major Retail Commercial and Intensive Office Uses require five Parking Spaces per 1,000 square feet of net leasable floor Area.
        iii. The Parking requirement based on 29,642 square feet of assumed Major Retail Commercial space or Intensive Office space and the

proposed residential units is 256 Parking Spaces required for Phase I based on LMC § 15-3-6.

iv. The Planning Commission reviewed a Parking Analysis submitted by the Applicant on November 9, 2022. According to the Development Agreement, the Applicant is required to construct 566 Parking Spaces for all phases of development. The Applicant proposes 287 Parking Spaces to be constructed for Phase I, exceeding the LMC requirement of 256 Parking Spaces

f. Internal vehicular and pedestrian circulation system
    i. Vehicle Access is located off State Route 248 (Kearns Blvd). The Applicant obtained a Conditional Access Permit from UDOT on January 3, 2024.
g. Fencing, Screening, and landscaping
    i. There is no fencing proposed, and the Applicant has submitted a Landscape Plan that is compliant with LMC § 15-5-5(N).
h. Building mass, bulk, and orientation
    i. The proposed buildings for Phase I are compliant with the site plan reviewed and approved by the Planning Commission November 9, 2022.
i. Useable Open Space
    i. MPDs require a minimum of 60% Open Space. However, the previous MPD had no minimum Open Space requirement per the Annexation Agreement. The updated Studio Crossing MPD site plan increases the amount of Open Space over the previously approved MPD.
j. Signs and lighting
    i. All proposed signs must be approved through a Sign Permit submitted to the Planning Department prior to installation.
    ii. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000-degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final

lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.

k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
    i. The proposed buildings for Phase I are compliant with the site plan reviewed and approved by the Planning Commission November 9, 2022.
l. Noise, vibration, odors, steam, or other mechanical factors
    i. Any proposed commercial uses must comply with the City Noise Ordinance.
m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
    i. The Applicant proposes to screen the trash and recycling areas with metal panel enclosures with standing seam metal roofs and heavy-duty metal gates.
n. Expected ownership
    i. The owner of record for Studio Crossing is Quinn Capital Partners, LLC, and has signed off on this application.
o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
p. Review for consistency with the goals and objectives of the Park City General Plan
    i. Goal 7 of the Park City General Plan is to create a diversity of primary housing opportunities. This project adds to the affordable rental stock of Park City, increasing housing opportunities for Park City residents and workers.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements, Studio Crossing Master Planned Development, and Section 15-1-10(E) Conditional Use Permits.
2. The Use will be compatible with surroundings Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the Regional Commercial Overlay and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars, or Child Care Centers. A detailed parking analysis shall be submitted at the time of CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
5. The Planning Department shall complete an Administrative CUP for any Child Care Center, Intensive Office, and/or Major Retail or Major Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
6. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
7. Signs for commercial uses must receive a sign permit from the Planning Department.
8. Rooftop mechanical equipment shall be architecturally screened from public view.
9. Building heights for the north and south mixed-use buildings shall not exceed 40 feet.

10. Deed restrictions for all affordable units shall be recorded with Summit County prior to any final inspections, building permit closure, or issuance of Certificates of Occupancy for any market-rate, commercial, or affordable units.
11. The Applicant shall submit approval from the City Engineer for the secondary access to the site, prior to Building Permit issuance.
12. All prior Conditions of Approval for the Studio Crossing MPD and Plat Amendment continue to apply.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

Rebecca Ward
Planning Director

CC: Virgil Lund

DocuSign Envelope ID: A0F1C01E-425A-4FA2-8B16-6B3B0015614B

Planning Department

November 9, 2022

Quinn Capital Partners
1776 Park Avenue # 145
Park City, UT 86060

CC: Justin Keys, Attorney for the Applicant

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	3981 Kearns Boulevard
Zoning District:	Community Transition (CT), with Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), Sensitive Land Overlay (SLO), and an MPD for a Film Studio and Media Campus
Application:	MPD and Amendment to the Annexation and Zoning Ordinance No. 2012-12
Project Number:	PL-22-05206 & PL-22-05212
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 9, 2022
Project Summary:	A mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units, and at least 185 affordable for-rent residential units.

Action Taken

On November 9, 2022, the Planning Commission conducted a public hearing and approved the Studio Crossing project, a mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units totaling 142,000 square feet, and at least 185 affordable for-rent residential units, according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 3981 Kearns Boulevard, a 20.464-acre Lot.
2. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).
4. The applicant has submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.

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5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to amend the existing MPD to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and 185 affordable for-rent units up to 80% AMI.
6. The applicant submitted:
    a. Conceptual Site Plans including a Phasing Plan
    b. A Parking Analysis
    c. A Trip Generation Analysis
    d. A Housing Mitigation Plan
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing at least 120 "additional' affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). The proposed bedroom mix and size of the affordable units is as follows:

Affordable Units	**Number**	**Size**
Studios	77	400
1 Bedrooms	63	600
2 Bedrooms	30	800
3 Bedrooms	15	1,100
Units	**185**	

9. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a proposed Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
10. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
11. Phase 1 and 2 will utilize surface parking stalls and the Planning Department recommends a Condition of Approval that the applicant construct at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.

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12. Phase 3 consists of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed building height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the “additional” affordable units, ~65 units, will be constructed in this building.
15. Section 4.5 of the existing MPD expressly states that “Pursuant to the Annexation Agreement, no affordable housing is required for this MPD.” However, the recent Subdivision reviewed by the Planning Commission on January 12, 2022, and approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states “The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City’s current Affordable Housing Resolution shall apply.” The applicant is proposing to meet and exceed the City’s affordable housing requirements with this project. It is because the applicant is proposing to construct 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equaling less than or equal to the 374,000 square feet the site was originally approved for.
17. The Planning Commission approved the amendment to the MPD on November 9, 2022, and voted to recommend exceptions to the Zone Height to the Council for consideration on December 15, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City’s Housing Authority for consideration on December 15, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.

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20. The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, as part of its proposal to amend the 2012 MPD, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size
Studios	27	400
1 Bedroom	23	600
2 Bedrooms	10	800
3 Bedrooms	5	1,100
Units	65	
@ 900 SF		**42.4 AUEs**

21. In addition to meeting the City's Affordable Housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	**120**	
@ 900 SF		**78.8 AUEs**

22. The applicant is proposing that all the affordable units, both the 65 required and the 120 additional affordable units, will be rental units available to households at up 80% AMI, except for the 77 studios. At least 27 Studios will be available to households making up to 60% of AMI, and at least 50 Studios will be available to households making up to 70% of AMI, broadening the affordability of these units. The rest of the 120 additional units may be rented to households making up to 120% of AMI, but rent will be charged at 80% AMI, consistent with the Applicant's Housing Mitigation Plan.

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23. The applicant has stated that initially, they shall use a geographic waterfall approach in selecting from applicants in the following priority:
    a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
    b. Qualifying applicants employed within Park City boundaries.
    c. Qualifying applicants employed within the Park City School District boundaries.
    d. Qualifying applicants employed within Summit County (additional affordable units only).
24. The "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Twenty-seven (27) studio units will be available at 60% AMI and 50 studio units will be available at 70% AMI.
25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for the existing MPD and allows for Building Height exceptions
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height, but not located within the ECPO Setback. The proposed townhomes and commercial building meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the ECPO 150-foot Setback requirement.
28. The RCO allows for the City Council to grant a height exception upon recommendation from the Planning Commission.
29. The Planning Commission finds that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.
30. The Planning Commission has consistently expressed that the majority of the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community oriented commercial Uses.
31. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps.
32. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement. The proposed new site plan increases the amount of Open Space over the previously approved MPD.

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33. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.
34. The Planning Commission finds that the applicant's parking analysis meets the requirements of LMC § 15-6-5(E) and supports the determination to decrease the required number of commercial parking stalls. The applicant's project requires approximately 312 commercial parking stalls depending on the mix of uses. The overall project requires 655 stalls, and the applicant is proposing 566 stalls. In no case shall the project's commercial parking reduction exceed more than 30% of the project's commercial parking requirement. The Applicant shall meet the project's residential parking requirement.
35. Except for the items noted above, the project complies with all requirements of the Land Management Code, including the minimum requirements of 15-6-5.
36. The project increases the overall amount of open space over the existing MPD.
37. The project promotes the Use of non-vehicular forms of transportation through the addition of a bus stop and bus shelter on site, and e-bike station and by providing a connection to the Park City Rail Trail, which all help to mitigate traffic.
38. Per LMC § 15-2.17-2, *Uses*, Nightly Rentals shall be allowed (subject to zoning and business licensing) in the market-rate units only.

Conclusions of Law:

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The modification to the Master Planned Development:
    a. complies with all requirements of the Land Management Code;
    b. meets the minimum requirements of Section 15-6-5;
    c. provides the highest value of Open Space, as determined by the Planning Commission;
    d. strengthens and enhances the resort character of Park City;
    e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
    f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
    g. provides amenities to the community so that there is no net loss of community amenities;
    h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;

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i. meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
p. addresses and mitigates traffic.

Conditions of Approval:

1. Lot 1A, 4001 Kearns Boulevard, is subject to the Film Studio Annexation, Zoning, and MPD agreements.
2. Development of 3981 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. Approval of this MPD shall expire two years from the date of Development Agreement execution unless construction, as defined by the International Building Code, has commenced on the project.
4. A Construction Mitigation Plan shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any building permits.
5. A storm-water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm-water Best Management Practices.
6. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
7. Final utility plans shall be submitted with the building permit.

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8. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
9. The Planning Department shall complete an Administrative CUP for any Child Care Center Intensive Office, and/or Major Retail or Major Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop=off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
10. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
11. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
12. In addition to the required affordable units, the applicant is proposing at least 120 "additional' affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units).
13. Phases 1 and 2 will utilize surface parking stalls and the applicant shall construct at least the required number of parking stalls for each Phase of Development prior to receiving Certificates of Occupancy for each phase.
14. Except for the parking reduction approved by the Planning Commission, the project shall comply with LMC 15-3, Off Street Parking including lighting, landscaping, bicycle parking requirements, and electric vehicle charging stations.
15. The site plan includes one additional 4-story, for-rent affordable building totaling 58,632 square feet, to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, and the balance of the "additional" affordable units will be constructed in this building.
16. Certificates of Occupancy for the Phase 4 market rate units shall be tied to the Certificates of Occupancy for the Phase for affordable units so that all affordable units shall have Certificates of Occupancy prior to the completion of the market rate units.
17. No additional Density shall be built on Lot 1A, and Lot 1B is subject to a maximum Density of 320,632 square feet of total development (including required affordable housing units), consistent with the site plan and final plan set reviewed by the Planning Commission on November 9, 2022.
18. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
19. The applicant shall have six years from the ratification of the Development Agreement to exercise building permits for the project. If the applicant has not exercised all the required building permits for the project the applicant shall return to the Planning Commission to re-permit remaining Density prior to the issuance of any additional building permits.

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20. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer and High Valley Transit prior to the issuance of a building permit.
21. The applicant shall provide a bike share and bike fix-it station on site and the applicant shall be responsible for all costs, including annual operational expenses, maintenance of the stations, infrastructure of bike station, kiosk, additional bikes to maintain service standards, and coordinate with vendor provider on installation and purchasing. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access to and around the station.
22. Bike racks shall be provided for the various commercial uses as required by LMC § 15-3.
23. The undulating berm required by the Film Studio MPD shall be constructed and maintained consistent with the original MPD.
24. .Rooftop mechanical equipment shall be architecturally screened from public view.
25. Trash and recycling enclosures shall be screened with landscaping or fencing.
26. All signage shall comply with the LMC.
27. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
28. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
29. A final subdivision plan shall be recorded prior to construction of the condominium units.
30. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable for the site.
31. The applicant shall construct a trail connection from the project site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to $75,000 for the cost of this connection.
32. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the Rail Trail, and providing covered bike storage in all Multi-Unit Dwellings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).
33. See condition 20.
34. Prior to the issuance of a building permit the applicant shall submit a plan to limit right in/right out turns only from the secondary access point for review and approval by the City Engineer.

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35. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
36. See Condition 19
37. The proposed development shall not exceed the maximum approved Density of 374,000 square feet.
38. Final building plans shall comply with LMC 15-5-8, Façade Length and Variations.
39. The applicant shall add a noise-mitigating fence around the pickleball courts if required by the City.
40. Final CC&Rs and the Master Association shall include a management standard for the nightly rentals including but not limited to required City licensing and permits.
41. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.

If you have questions or concerns regarding this Final Action Letter, please call Alexandra Ananth, at 435-615-5066, or email alexandra.ananth@parkcity.org.

Sincerely,

DocuSigned by:
Laura Suesser
BA63A50339EA482...

Laura Suesser, Planning Commission Chair

CC: Project File



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STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:40:44 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern
OUTWEST

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Electrical	**RMCE** 2335 W 12900 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
G001N COVER SHEET AND INDEX

103

OCCUPANT LOAD BY TABLE =
76 OCCUPANTS
DOOR: 32" / 0.2" = 160 OCCUPANTS

STAIR #2

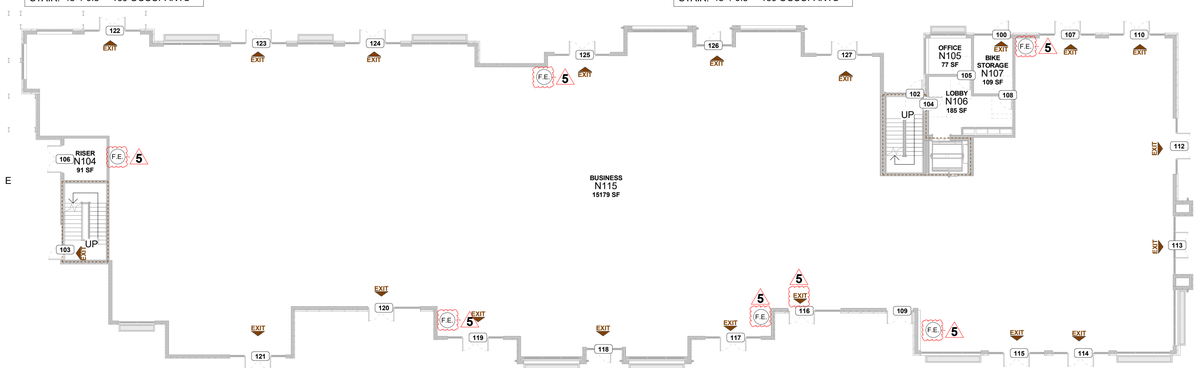
OCCUPANT LOAD BY TABLE =
76 OCCUPANTS
STAIR: 48" / 0.3" = 160 OCCUPANTS

102

OCCUPANT LOAD BY TABLE =
84 OCCUPANTS
DOOR: 32" / 0.2" = 160 OCCUPANTS

STAIR #1

OCCUPANT LOAD BY TABLE =
84 OCCUPANTS
STAIR: 48" / 0.3" = 160 OCCUPANTS

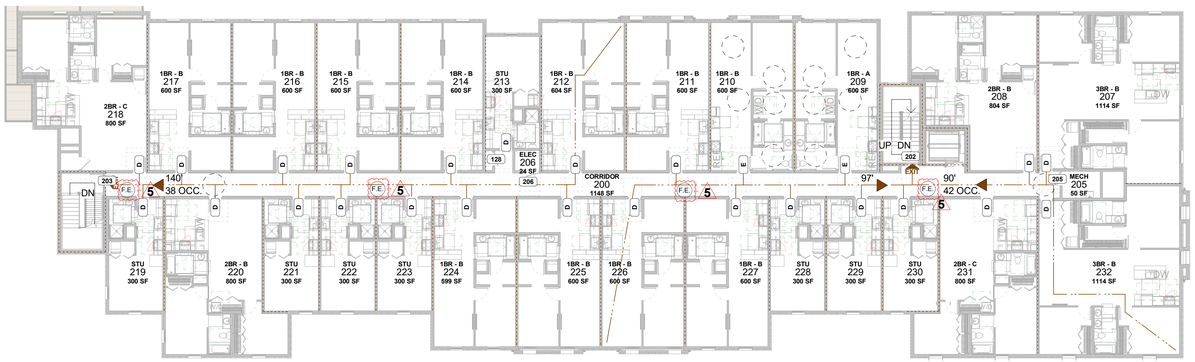


6
1 HOUR FIRE RATING THROUGHOUT PLAN
16,094 GROSS SQUARE FEET

D1 NORTH - LEVEL 01 CODE ANALYSIS

1/16" = 1'-0"

NORTH

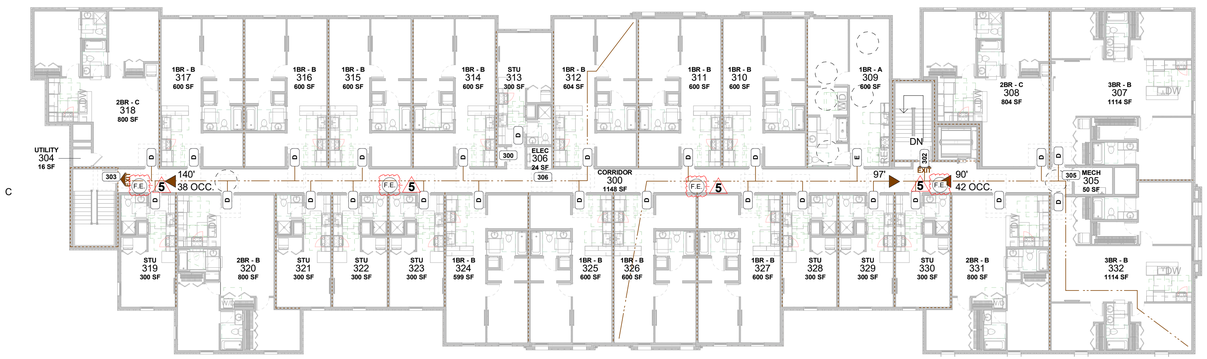


6
1 HOUR FIRE RATING THROUGHOUT PLAN
17,120 GROSS SQUARE FEET

D5 NORTH - LEVEL 02 CODE ANALYSIS

1/16" = 1'-0"

NORTH

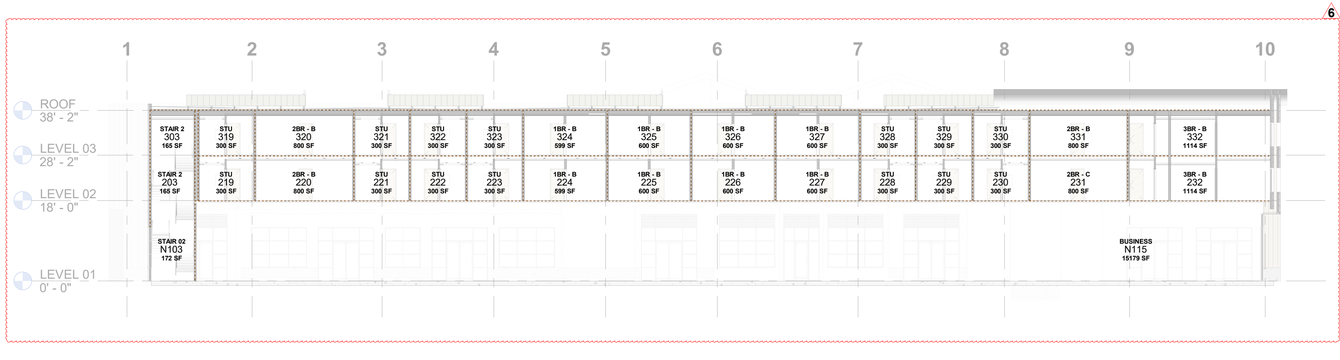


6
1 HOUR FIRE RATING THROUGHOUT PLAN
17,120 GROSS SQUARE FEET

B1 NORTH - LEVEL 03 CODE ANALYSIS

1/16" = 1'-0"

NORTH



6
1 HOUR FIRE RATING THROUGHOUT SECTION

B5 LONGITUDINAL CODE SECTION

1/16" = 1'-0"

BUILDING PROJECT DATA

SITE TABULATION
THIS PHASE SITE: 130,680 SF / 3 ACRES APPROXIMATE
TOTAL BUILDING AREA: 65,250 SF
PARKING REQUIRED: UNDER 1,000 SF = 1 PER UNIT
OVER 1,000 SF = 1.5 PER UNIT
96 UNDER 1,000 SF = **96 STALLS PROVIDED**
8 OVER 1,000 SF = **12 STALLS PROVIDED**

BUILDING TABULATION
TOTAL BUILDING SF: **65,250 SF GROSS**

TOTAL SQUARE FOOTAGE PER FLOOR:
LEVEL 01 _____ 16,935 SF
LEVEL 02 _____ 18,388 SF
LEVEL 03 _____ 18,388 SF

INDIVIDUAL UNIT DATA
DENSITY: 3/104 UNITS = **.0288 ACRES PER UNIT** OR 34.66 UNITS PER ACRE,

GC TO INSTALL PERMANENT CERTIFICATE FOR EACH OF THE RESIDENTIAL UNITS LISTING THE R-VALUES, U-FACTORS, SHGC, AND IT SERVICES AS REQUIRED BY IECC 401.1

BUILDING INFORMATION

NUMBER OF STORIES
R-2 RESIDENTIAL UNIT LEVELS: 2 STORIES

UNIT SEPARATION
ALL LIVING UNITS ARE SEPARATED FROM EACH OTHER BY A 1HR WALL SEPARATION - (GA WP 3242)

TYPE OF STRUCTURAL SYSTEM
GRAY SHELL LEVEL IS STEEL FRAME WITH STEEL WEB JOISTS AND METAL DECKING WITH CONCRETE
MULTIFAMILY LEVELS ARE WOOD FRAMING AND WOOD SHEAR WALLS, STRUCTURAL 11 7/8" I-JOISTS WITH 3/4" SHEATHING (TYPE V-A).

TYPE OF FLOOR SYSTEM
4" OF CONCRETE ON STEEL WEB JOISTS
11 7/8" I-JOISTS WITH OSB FLOOR DECKING WITH 1/2" WOOD LOOK LVT ON 1'-1.5" CONCRETE (1 HR RATED - GA FC 5011)

EXTERIOR FINISH
VERTICAL RIBBED METAL PANEL, ARCHITECTURAL STUCCO, ALUMINUM STOREFRONT, VINYL WINDOW SYSTEMS, HM DOORS, CONCRETE & MASONRY

AIR CONDITIONING SYSTEM
CONDENSING UNIT, AIR COOLED, HORIZONTAL DISCHARGE

HEATING SYSTEM
FIXED AIR HORIZONTAL FAN COIL UNIT

BUILDING CODE ANALYSIS

THE BUILDING CODES OF UTAH ADOPT THE
INTERNATIONAL BUILDING CODE 2018 (IBC 2018),
INTERNATIONAL PLUMBING CODE 2018 (IPC 2018),
INTERNATIONAL MECHANICAL CODE 2018 (IMC 2018),
INTERNATIONAL FUEL GAS CODE 2018 (IFGC 2018),
INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IECC 2018),
NATIONAL ELECTRICAL CODE 2017 (NEC 2020).

IBC CHAPTER 03: OCCUPANCY CLASSIFICATION
R-2 RESIDENTIAL MULTIFAMILY (SECTION 310.3)

IBC CHAPTER 05: ALLOWABLE BUILDING HEIGHTS AND STORIES
R-2 TYPE V-A SPRINKLED NFPA 13 **8** *60' 3 STORIES*

IBC CHAPTER 05: ALLOWABLE BUILDING AREAS
R-2 TYPE V-A SPRINKLED NFPA 13 **8** *21,000 SQUARE FEET*

IBC CHAPTER 06: TYPES OF CONSTRUCTION TYPE V-B

PRIMARY STRUCTURAL FRAME	*0 HOUR*
EXTERIOR BEARING WALLS	*0 HOUR*
INTERIOR BEARING WALLS	*0 HOUR*
EXTERIOR NONBEARING WALLS	*0 HOUR TABLE 602*
INTERIOR NONBEARING WALLS	*0 HOUR*
FLOOR	*0 HOUR*
ROOF	*0 HOUR*

BUILDING CODE ANALYSIS

IBC CHAPTER 07: FIRE AND SMOKE PROTECTION

707.3.10 FIRE BARRIERS, SHAFTS	*1 HOUR*
CORRIDOR DOOR RATINGS	*20 MINUTE DOOR / FRAME*

IBC CHAPTER 08: INTERIOR FINISHES
R-2 SPRINKLED NFPA 13 **8** *C / C / C*

IBC CHAPTER 09: AUTOMATIC SPRINKLER SYSTEMS
ENTIRE BUILDING IS EQUIPPED WITH SR13 FIRE SPRINKLER SYSTEM,

IBC CHAPTER 10: MEANS OF EGRESS AND CORRIDORS

TYPE	*OCC LOAD*	*EXITS*	*COM EGR*	*DEAD END*
R-2	*200 GROSS*	*2 TOTAL*	*125' / 250'*	*50'*

CORRIDORS TABLE 1020.1, 1020.2
R-2 0.5 HOUR 44" MIN WIDTH

IBC CHAPTER 11: ACCESSIBILITY
TABLE 1106.1 ACCESSIBLE PARKING SPACES: 101 TO 150 = 5 REQUIRED

SECTION 1107.6.2 GROUP R-2: 2% TYPE A UNITS ARE PROVIDED, ALL OTHER UNITS ARE TYPE B IN ACCESSIBILITY REQUIREMENTS

TOTAL DWELLING UNITS: 104 X 2% = 2.08 , 2 ARE PROVIDED

FIRE PROTECTION NOTES

ALL DOORS IN FIRE RATED WALL ASSEMBLY TO BE 20MIN RATED. 6

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311 AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO HAVE THE FIRE PREVENTION BUREAU NOTIFIED. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

FLOOR LVT SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS. CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

FIRE ALARM SYSTEM SHALL BE INSTALLED WHEN THERE ARE EXTINGUISHING SYSTEMS IN THE BUILDING FOR OCCUPANT NOTIFICATION. FIRE ALARM SYSTEM HORN AND STROBE SHALL BE INSTALLED UNLESS WITHIN THE AREA APPLIANCES ARE INSTALLED AND THE AREA HAS THE REQUIRED DB RATING AS PRESCRIBED IN INTERNATIONAL FIRE CODE 907.5.2.1.1 & VISIBLE REQUIREMENTS IN SECTION 907.5.2.3

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT PRIOR TO WORK ONSITE.

NOTES APPEARING ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS ARE TO BE REVIEWED, COORDINATED AND ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

ALL EXISTING OR PROPOSED ELEVATIONS (LEVELS) AND DIMENSIONS, ON SITE AND ON DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. ARCHITECTURAL DRAWINGS MUST ALWAYS BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGSAND DOCUMENTS SHOULD BE REPORTED TO THE ENGINEER FOR CLARIFICATION AND VERIFICATION.

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

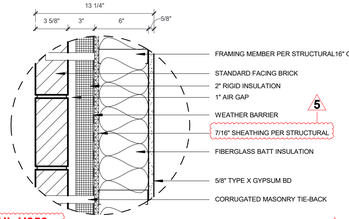
No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023
8	Revision 8	Date 8

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:40:50 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

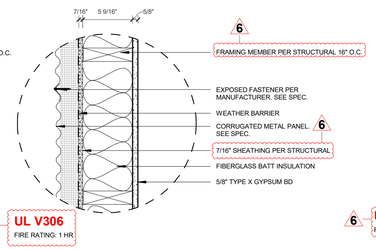
modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

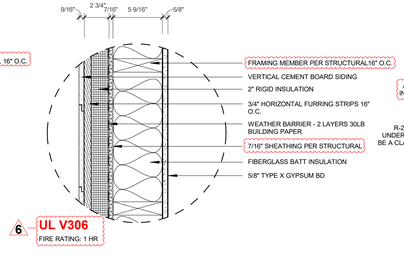
STUDIO CROSSING MIXED USE
G002N NORTH - CODE ANALYSIS



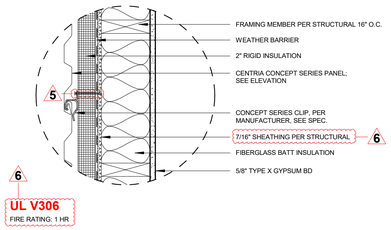
A TYPE 'A' MASONRY
1 1/2" = 1'-0"



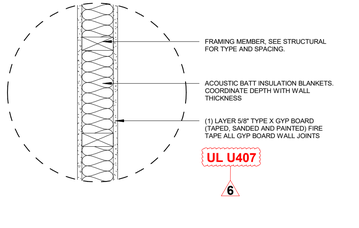
B TYPE 'B' CORRUGATED PANEL
1 1/2" = 1'-0"



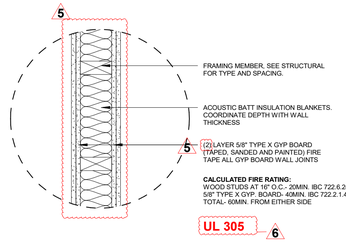
C TYPE 'C' FIBER CEMENT
1 1/2" = 1'-0"



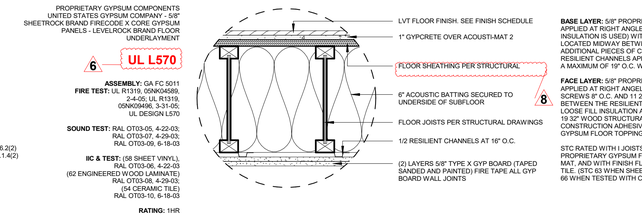
D TYPE 'D' METAL PANEL
1 1/2" = 1'-0"



E TYPE 'E' INTERIOR GYP
1 1/2" = 1'-0"



F TYPE 'F' INTERIOR GYP
1 1/2" = 1'-0"

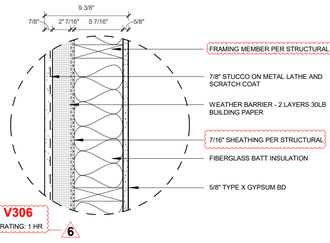


BASE LAYER: 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. (16" O.C. WHEN INSULATION IS USED) WITH 1" TYPE S DRYWALL SCREWS 16" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 8" TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 10" DEEP WOOD I-JOISTS SPACED A MAXIMUM OF 19" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS.

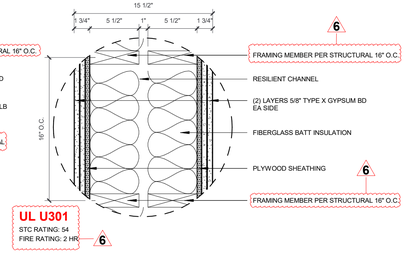
FACE LAYER: 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1 5/8" TYPE S DRYWALL SCREWS 8" O.C. AND 11 2" TYPE G SCREWS 8" O.C. AT THE BUTT JOINTS LOCATED MID-SPAN BETWEEN THE RESILIENT CHANNELS. GLASS FIBER INSULATION SECURED TO SUBFLOOR OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM BOARD. WOOD I JOISTS SUPPORTING 19 3/2" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 6d RING SHANK NAILS 12" O.C. MINIMUM 1/2" PROPRIETARY GYPSUM FLOOR TOPPING APPLIED OVER SUBFLOOR.

STC RATED WITH I JOISTS SPACED 24" O.C., 3 1/2" CLASS FIBER INSULATION IN JOIST SPACES, 3/4" PROPRIETARY GYPSUM FLOOR TOPPING POURED OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE. (STC 63 WHEN SHEET VINYL OR ENGINEERED WOOD LAMINATE IS APPLIED TO FLOOR; STC 66 WHEN TESTED WITH CERAMIC TILE APPLIED TO FLOOR.)

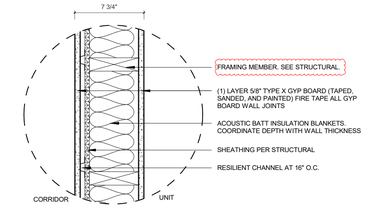
M FLOOR ASSEMBLY
1 1/2" = 1'-0"



G TYPE 'G' STUCCO
1 1/2" = 1'-0"



H TYPE 'H' SHAFT WALL
1 1/2" = 1'-0"



RESILIENT CHANNELS 16" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 6 WOOD STUDS 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREW. ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d CEMENT COATED NAILS, 1 7/8" LONG, 0.0915 SHANK, 15/64" HEADS, 7" O.C.

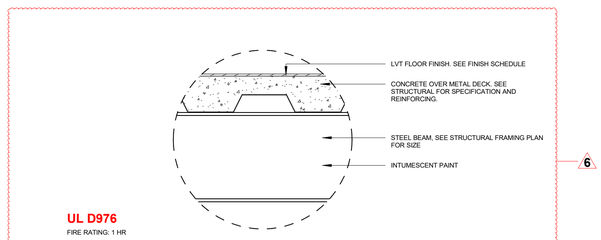
VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)

UL 301
STC RATING: 54
FIRE RATING: 2 HR
6

ASSEMBLY: GA WP 3242
FIRE TEST: UL R14196, 05NK05371, 2-15-05
UL DESIGN: U309
RATING: 1HR
SOUND TEST: NRCC TL-93-098 IRC-IR-761, 3/98

J TYPE 'J' DEMISING WALL
1 1/2" = 1'-0"

K TYPE 'K' FIBER CEMENT SIDING
1 1/2" = 1'-0"



N CONCRETE DECK ASSEMBLY
1 1/2" = 1'-0"

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023
8	Revision 8	Date 8

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:40:54 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

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Taylorsville, UT 84123
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Landscape **GREAT BASIN ENGINEERING**
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South Ogden, UT 84403
jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
G003 ASSEMBLY TYPES

SPECIFICATION INDEX

GENERAL REQUIREMENTS SHEET A700
- SUBSTITUTION PROCEDURES
- SUBMITTAL PROCEDURES
- MOCKUPS

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- UNIT MASONRY
- ADHERED STONE MASONRY VENEER
- CAST STONE MASONRY

METALS SHEET A700
- METAL FABRICATIONS
- METAL PLATE STAIRS
- PIPE AND TUBE RAILINGS

WOOD, PLASTICS, AND COMPOSITES SHEET A700
- ROUGH CARPENTRY
- SHEATHING
- PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS

BELOW GRADE WATERPROOFING SHEET A701
- ELASTOMERIC SHEET WATERPROOFING
- COLD FLUID-APPLIED WATERPROOFING
- BENTONITE WATERPROOFING
- SELF-ADHERING SHEET WATERPROOFING

THERMAL AND MOISTURE PROTECTION SHEET A701
- WATER REPELLANTS
- THERMAL INSULATION
- WEATHER BARRIERS
- FLUID-APPLIED MEMBRANE AIR BARRIERS

ROOFING SHEET A702
- STANDING-SEAM METAL ROOF PANELS
- POLYVINYL-CHLORIDE (PVC) ROOFING
- PENETRATION FIRESTOPPING

EXTERIOR CLADDING SHEET A702
- WOOD SIDING
- FIBER CEMENT SIDING
- STEEL SIDING
- SHEET METAL FLASHING AND TRIM
- JOINT SEALANTS

OPENINGS SHEET A703
- HOLLOW METAL DOORS AND FRAMES
- FLUSH WOOD DOORS
- ALUMINUM WINDOWS
- VINYL WINDOWS

FINISHES SHEET A704
- CEMENT PLASTERING
- CERAMIC TILING
- LUXURY VINYL TILE (LVT) FLOORING
- INTERIOR PAINTING
- HIGH PERFORMANCE COATINGS

SPECIALTIES SHEET A705
- ROOM-IDENTIFICATION PANEL SIGNAGE

FURNISHINGS SHEET A705
- QUARTZ AGGLOMERATE COUNTERTOPS

GENERAL REQUIREMENTS

SUBSTITUTION PROCEDURES

1.1 SUBMITTALS

A. Documentation:
1. Justification.
2. Coordination information.
3. Detailed comparison.
4. Product Data.
5. Samples.
6. Certificates and qualification data.
7. List of similar installations.
8. Material test reports.
9. Research reports.
10. Detailed comparison of Contractor's construction schedule.
11. Cost information.
12. Contractor's certification.
13. Contractor's waiver of rights to additional payment or time.

B. Architect's Action: If necessary, Architect will request additional information within 5 days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection within 10 days of receipt, or 7 days of receipt of additional information.

1.2 SUBSTITUTIONS

A. Substitutions for Cause: Not later than 15 days prior to time required for preparation and review of submittals.
Retain one of two "Substitutions for Convenience" paragraphs below.

B. Substitutions for Convenience: Not allowed unless otherwise indicated.

SUBMITTAL PROCEDURES

1.1 SUBMITTALS

A. Submit submittal schedule.

1.2 PROCEDURES

A. Prepare and submit submittals for all materials, products and assemblies, unless directed otherwise by Architect. Submit as PDF sent via email.

B. Processing Time:
1. Initial Review: 15 days.
2. Resubmittal Review: 10 days.

C. Delegated Design Services Certification: In addition to other required submittals, submit digitally signed PDF electronic file paper copies of certificate, signed and sealed by the responsible design professional.

D. Contractor's Submittal Review: Mark with approval stamp before submitting to Architect.

MOCKUPS

1.1 SUMMARY

A. Mockups.

1.2 MOCKUPS

A. Design and construct support foundation and superstructure.

B. Mockups includes, but is not limited to, the following:
Subparagraphs below are examples of portions of Work to be incorporated into integrated exterior mockups. Revise as required to match Project requirements.
1. Architectural Cabinets – Full size base cabinet with drawing, doors, adjustable shelf, countertop and backsplash.
2. Below-Grade Waterproofing.
3. Air and weather barriers.
4. EIFS
5. Aluminum storefront.
6. Aluminum window.

1.3 TESTING OF MOCKUPS – AIR BARRIERS

A. ABAA Quality Assurance Program: Perform examinations, preparation, installation, testing, and inspections under ABAA's Quality Assurance Program. Coordinate test and inspection requirements in this article with Owner. Retain "Testing Agency" Paragraph below to identify who performs tests and inspections. If retaining second option in paragraph, retain "Field quality-control reports" Paragraph in "Informational Submittals" Article.

B. Testing Agency: Engage a qualified testing agency to perform tests and inspections. Retain option in "Inspections" Paragraph below with list of inspections if required for Contractor's information.

C. Inspections: Air-barrier materials, accessories, and installation are subject to inspection for compliance with requirements. Inspections may include the following:
1. Continuity of air-barrier system has been achieved throughout the building envelope with no gaps or holes.
2. Air-barrier dry film thickness.
3. Continuous structural support of air-barrier system has been provided.
4. Masonry and concrete surfaces are smooth, clean, and free of cavities, protrusions, and mortar droppings.
5. Site conditions for application temperature and dryness of substrates have been maintained.
6. Maximum exposure time of materials to UV deterioration has not been exceeded.
7. Surfaces have been primed, if applicable.
8. Laps in strips and transition strips have complied with minimum requirements and have been shingled in the correct direction (or mastic has been applied on exposed edges), with no fishmouths.
9. Termination mastic has been applied on cut edges.
10. Strips and transition strips have been firmly adhered to substrate.
11. Compatible materials have been used.
12. Transitions at changes in direction and structural support at gaps have been provided.
13. Connections between assemblies (air-barrier and sealants) have complied with requirements for cleanliness, surface preparation and priming, structural support, integrity, and continuity of seal.
14. All penetrations have been sealed.

D. Tests: As determined by testing agency from among the following tests:
Retain "Air-Leakage-Location Testing" Subparagraph below if testing to locate air-leakage sites is required and if air-leakage-volume testing is required.
1. Air-Leakage-Location Testing: Air-barrier assemblies will be tested for evidence of air leakage in accordance with ASTM E1186, chamber pressurization or depressurization with smoke tracers.
2. Adhesion Testing: Air-barrier assemblies will be tested for required adhesion to substrate in accordance with ASTM D4541. Perform a minimum of one adhesion test at each exterior wall; north, south, east and west elevation.
See Section 014000 "Quality Requirements" for retesting and reinspecting requirements and Section 017300 "Execution" for requirements for correcting the Work.

E. Air barriers will be considered defective if they do not pass tests and inspections.
1. Apply additional air-barrier material, in accordance with manufacturer's written instructions, where inspection results indicate insufficient thickness.
2. Remove and replace deficient air-barrier components for retesting as specified above.

F. Prepare test and inspection reports.

CONCRETE & MASONRY

UNIT MASONRY

1.1 MATERIALS

A. Concrete Masonry Units: ASTM C90. Provide units made with integral water repellent.
1. Density Classification: Normal weight unless otherwise indicated.
2. Size (Width): Manufactured to dimensions 3/8 inch (10 mm) less-than-nominal dimensions.
3. Exposed Faces: Provide color and texture matching the range represented by Architect's sample.
4. Faces to Receive Plaster: Where units are indicated to receive a direct application of plaster, provide textured-face units made with gap-graded aggregates.

B. Clay Face Brick: ASTM C216, Grade SW, Type FBS.
1. Size: Modular 4 by 2-1/4 by 8-inches.
2. Weight: 3.8 lbs.
3. Texture: Matte.
4. Color: As selected by Architect from manufacturer's standard color selections.

C. Precast Architectural Concrete Wall Cap Units:
1. Portland Cement: ASTM C150, Type III, high early strength.
2. Aggregate: ASTM C33.
3. Color Admixture: David Colors, Scofield, or equal.
4. Mortar: Portland cement mortar that meets or exceeds ANSI A118.4.
5. Grout: ANSI A118.7
6. Style/Color/Aggregate: as selected by Architect.

D. Mortar and Grout:
1. Portland Cement: ASTM C150/C150M, Type I or II, except Type III may be used for cold-weather construction. Provide natural color or white cement as required to produce mortar color indicated.
a. Alkali content is not more than 0.1 percent when tested in accordance with ASTM C114.
2. Hydrated Lime: ASTM C207, Type S.
3. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.
4. Masonry Cement: ASTM C91/C91M.
5. Mortar Cement: ASTM C1329/C1329M.
6. Colored Cement Products: Packaged blend made from portland cement and hydrated lime masonry cement or mortar cement and mortar pigments, all complying with specified requirements, and containing no other ingredients.
a. Formulate blend as required to produce color indicated or, if not indicated, as selected from manufacturer's standard colors.
7. Aggregate for Mortar: ASTM C144.
8. Aggregate for Grout: ASTM C404.
9. Water-Repellent Admixture: Liquid water-repellent mortar admixture intended for use with CMUs containing integral water repellent from same manufacturer.

E. Masonry-Joint Reinforcement:
1. Exterior Walls: Hot-dip galvanized, carbon steel.

F. Ties and Anchors: ASTM A153, Class B-2, hot dip galvanized.
1. Corrugated-metal ties.

G. Embedded Flashing:
1. All Flashing: Stainless steel.

H. Weep/Vent Holes: Vinyl weep hole/vents or open-head joints.

I. Mortar:
1. Portland cement-lime for exterior masonry.
2. Pigmented mortar for exposed mortar joints.

J. Water Repellants: Clear, penetrating, VOC compliant (environmentally safe), and high vapor transmission rates.

1.2 INSTALLATION

A. Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.
Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.

B. Bond Pattern for Exposed Masonry: Unless otherwise indicated, lay exposed masonry in bond pattern indicated on Drawings; do not use units with less-than-nominal 4-inch (100-mm) horizontal face dimensions at corners or jambs.

C. Lay concealed masonry with all units in a wythe in running bond or bonded by lapping not less than 4 inches (100 mm). Bond and interlock each course of each wythe at corners. Do not use units with less-than-nominal 4-inch (100-mm) horizontal face dimensions at corners or jambs.
Stopping and Resuming Work: Stop work by stepping back units in each course from those in course below; do not tooth. When resuming work, clean masonry surfaces that are to receive mortar, remove loose masonry units and mortar, and wet brick if required before laying fresh masonry.
Built-in Work: As construction progresses, build in items specified in this and other Sections. Fill in solidly with masonry around built-in items.

D. Where built-in items are to be embedded in cores of hollow masonry units, place a layer of metal lath, wire mesh, or plastic mesh in the joint below, and rod mortar or grout into core.

E. Fill cores in hollow CMUs with grout 24 inches (600 mm) under bearing plates, beams, lintels, posts, and similar items unless otherwise indicated. Build nonload-bearing interior partitions full height of story to underside of solid floor or roof structure above unless otherwise indicated. Install compressible filler in joint between top of partition and underside of structure above.

F. Clean masonry waste recycled as fill material.

1.3 MORTAR BEDDING AND JOINTING

A. Lay hollow CMUs as follows:
1. Bed face shells in mortar and make head joints of depth equal to bed joints.
2. Bed webs in mortar in all courses of piers, columns, and pilasters.
3. Bed webs in mortar in grouted masonry, including starting course on footings.
4. Fully bed entire units, including areas under cells, at starting course on footings where cells are not grouted.

B. Lay solid CMUs with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

C. Set cast-stone trim units in full bed of mortar with full vertical joints. Fill dowel, anchor, and similar holes.
1. Clean soiled surfaces with fiber brush and soap powder and rinse thoroughly with clear water.
2. Wet joint surfaces thoroughly before applying mortar.
3. Rake out mortar joints for pointing with sealant.

D. Rake out mortar joints at pre-faced CMUs to a uniform depth of 1/4 inch (6 mm) and point with epoxy mortar to comply with epoxy-mortar manufacturer's written instructions.
If another joint profile is used, revise first paragraph below or show on Drawings.

E. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.

F. Cut joints flush for masonry walls to receive plaster or other direct-applied finishes (other than paint) unless otherwise indicated.

G. Cut joints flush where indicated to receive waterproofing unless otherwise indicated.

1.4 WATER REPELLENT APPLICATION

A. Mortars and grout shall have been allowed to cure a minimum of 28 days. Remove and repoint any damaged mortar or cracks in the mortar joints exceeding .02-inch (approximate thickness of a business card). Allow repointed mortar to cure 7 days prior to application.

B. All caulking and sealant work must be done and allowed to cure completely before application of water repellents. (Refer to manufacturer's recommendations.).

C. Assure that all surfaces are clean and dry.

D. All materials, along with the surrounding air, must be maintained above 45° F during application.
Test a small area of surface to ensure compatibility with existing conditions, and to establish proper coverage rates.
Do not dilute or alter water repellents.

E. Apply water repellent from the bottom of the wall up.

F. Initially fog the wall down with a fine mist, followed by flooding the wall with a minimum 8-inch rundown using a manualpump low-pressure sprayer. Roll or brush out excessive drip areas.

G. Coverage: Normal coverage of both products is recommended between 100 to 200 square feet per gallon dependent on density and absorption of brick. The test panel will help to identify actual coverage rate required.

1.5 TOLERANCES

A. Dimensions and Locations of Elements:
1. For dimensions in cross section or elevation, do not vary by more than plus 1/2 inch (12 mm) or minus 1/4 inch (6 mm).
2. For location of elements in plan, do not vary from that indicated by more than plus or minus 1/2 inch (12 mm).
3. For location of elements in elevation, do not vary from that indicated by more than plus or minus 1/4 inch (6 mm) in a story height or 1/2 inch (12 mm) total.

B. Lines and Levels:
1. For bed joints and top surfaces of bearing walls, do not vary from level by more than 1/4 inch in 10 feet (6 mm in 3 m), or 1/2-inch (12-mm) maximum.
2. For conspicuous horizontal lines, such as lintels, sills, parapets, and reveals, do not vary from level by more than 1/8 inch in 10 feet (3 mm in 3 m), 1/4 inch in 20 feet (6 mm in 6 m), or 1/2-inch (12-mm) maximum.
3. For vertical lines and surfaces do not vary from plumb by more than 1/4 inch in 10 feet (6 mm in 3 m), 3/8 inch in 20 feet (9 mm in 6 m), or 1/2-inch (12-mm) maximum.
4. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/8 inch in 10 feet (3 mm in 3 m), 1/4 inch in 20 feet (6 mm in 6 m), or 1/2-inch (12-mm) maximum.
5. For lines and surfaces, do not vary from straight by more than 1/4 inch in 10 feet (6 mm in 3 m), 3/8 inch in 20 feet (9 mm in 6 m), or 1/2-inch (12-mm) maximum.
6. For vertical alignment of exposed head joints, do not vary from plumb by more than 1/4 inch in 10 feet (6 mm in 3 m), or 1/2-inch (12-mm) maximum.
7. For faces of adjacent exposed masonry units, do not vary from flush alignment by more than 1/16 inch (1.5 mm).

C. Joints:
1. For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch (3 mm), with a maximum thickness limited to 1/2 inch (12 mm).
2. For exposed bed joints, do not vary from bed-joint thickness of adjacent courses by more than 1/8 inch (3 mm).
3. For head and collar joints, do not vary from thickness indicated by more than plus 3/8 inch (9 mm) or minus 1/4 inch (6 mm).
4. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch (3 mm).

ADHERED STONE MASONRY VENEER

1.1 ACTION SUBMITTALS

A. Product Data: For each variety of stone, stone accessory, and manufactured product.

B. Mix Designs: For mortar.

C. Samples:
1. For each stone type indicated. Include at least five Samples in each set, and show the full range of color and other visual characteristics in completed Work.
2. For each color of mortar required. Label Samples to indicate types and amounts of pigments used.

1.2 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer. Coordinate "Qualification Data" Paragraph below with qualification requirements in Section 014000 "Quality Requirements" and as may be supplemented in "Quality Assurance" Article.

B. Manufacturer's Installation Instructions.

C. Maintenance Instructions.

STONE VENEER

A. Match Architect's samples for color, finish, and other stone characteristics relating to aesthetic effects.

1.4 MORTAR MATERIALS

A. Portland Cement: ASTM C150/C150M, Type I or Type II, except Type III may be used for cold-weather construction; natural color or white cement may be used as required to produce mortar color indicated.
Retain "Low-Alkali Cement" Subparagraph below if recommended by stone source to limit staining.
1. Low-Alkali Cement: Not more than 0.60 percent total alkali when tested according to ASTM C114.

B. Hydrated Lime: ASTM C207, Type S.

C. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.

D. Mortar Cement: ASTM C1329/C1329M.

E. Mortar Pigments: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes and complying with ASTM C979/C979M. Use only pigments with a record of satisfactory performance in stone masonry mortar.

F. Aggregate: ASTM C144 and as follows:
1. For pointing mortar, use aggregate graded with 100 percent passing No. 16 (1.18-mm) sieve.
2. White Aggregates: Natural white sand or ground white stone.
3. Colored Aggregates: Natural-colored sand or ground marble, granite, or other sound stone; of color necessary to produce required mortar color.
a. Match Architect's sample.

G. Latex Additive: Acrylic-resin or styrene-butadiene-rubber water emulsion, serving as replacement for part or all of gaging water, of type specifically recommended by latex-additive manufacturer for use with field-mixed portland cement mortar bed, and not containing a retarder.

H. Adhesive Mortar for Scratch Coat over Metal Lath: Laticrete 226 mixed with Laticrete 3701 Admix and enough water to produce a workable consistency.

I. Adhesive Mortar for Scratch Coat over Unit Masonry: Laticrete 226 mixed with Laticrete 3701 Admix and enough water to produce a workable consistency.
Polymer Modified Thinset Setting Mortar: Comply with ANSI 118.4 & ANSI 118.11; Manufacturer recommended Laticrete 254 Platinum for wet areas, exterior and exterior freeze/thaw applications.

J. Water: Potable.

1.5 WEATHER RESISTANT BARRIER

A. Weather Resistant Barrier: No. 15, Type I, asphalt saturated felt, ASTM D 226.

1.6 ANTI-FRACTURE MEMBRANE AND WATERPROOFING MEMBRANE

A. Anti-Fracture Membrane and Waterproofing Membrane: Select per ANSI A118.10 as required; Manufacturer recommended Laticrete 9235 or Laticrete Hydroban.

1.7 LATHING MATERIALS

A. Expanded-Metal Lath: ASTM C 847 with ASTM A 653, G60 (Z180), hot-dip galvanized zinc coating.
1. Diamond-Mesh Lath: Self-furring. Weight: 3.4 lb/sq. yd. (1.8 kg/sq.m).
2. Fasteners for Attaching Metal Lath to Substrates: Complying with ASTM C 1063.

1.8 EMBEDDED FLASHING MATERIALS

A. Metal Flashing: Provide metal flashing, where flashing is exposed or partly exposed and where indicated, complying with SMACNA's "Architectural Sheet Metal Manual" and as follows:
Insert zinc-tin-alloy-coated stainless steel or lead-coated copper if required.
1. Stainless Steel: ASTM A240/A240M, Type 304, 0.016 inch (0.4 mm) thick.
2. Fabricate continuous flashings in sections 96 inches (2400 mm) long minimum, but not exceeding 12 feet (3.6 m). Provide splice plates at joints of formed, smooth metal flashing.
3. Solder for Stainless Steel: ASTM B32, Grade Sn60, with acid flux of type recommended by stainless steel sheet manufacturer.
4. Elastomeric Sealant: ASTM C920, chemically curing urethane or silicone sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

1.9 EXAMINATION

A. Examine surfaces indicated to receive stone masonry, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of stone masonry.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

1.10 PREPARATION

A. Clean dirty or stained stone surfaces by removing soil, stains, and foreign materials before setting. Clean stone by thoroughly scrubbing with fiber brushes and then drenching with clear water. Use only mild cleaning compounds that contain no caustic or harsh materials or abrasives. Install concealed flashing at continuous shelf angles, lintels, ledges, and similar obstructions to downward flow of water to divert water to building exterior.

1.11 INSTALLATION OF ADHERED STONE VENEER

A. Install flashing over sheathing and behind building paper or wrap by fastening through sheathing into framing.
Install lath over building paper or wrap by fastening through sheathing into framing to comply with ASTM C1063.

B. Install lath over unit masonry and concrete to comply with ASTM C1063.

C. Using a plasterer's or tile setter's trowel, apply scratch coat over metal lath 1/2 to 3/4 inch (13 to 19 mm) thick to prepared surface area to comply with ASTM C 926. Use a toothed scraper, notched trowel or small piece of lath to lightly rake horizontal grooves in the scratch coat. Allow scratch coat to dry for 24 hours then apply Laticrete 9235 or Laticrete Hydroban Waterproofing Membrane.

D. Coat backs of stone veneer units and face of scratch coat with cement-paste bond coat, then butter both surfaces with setting mortar at least 3/8 inch (10 mm) thick. Tap stone veneer Rock Panels into place, completely filling space between the stone veneer and scratch coat.

1.12 CONSTRUCTION TOLERANCES

A. Variation from Plumb: For vertical lines and surfaces, do not exceed 1/4 inch in 10 feet (6 mm in 3 m), 3/8 inch in 20 feet (10 mm in 6 m), or 1/2 inch in 40 feet (13 mm in 12 m) or more. For external corners, expansion joints, control joints, and other conspicuous lines, do not exceed 1/4 inch in 20 feet (6 mm in 6 m) or 1/2 inch in 40 feet (13 mm in 12 m) or more.

B. Variation from Level: For lines of exposed lintels, sills, parapets, horizontal grooves, and other conspicuous lines, do not exceed 1/4 inch in 20 feet (6 mm in 6 m) or 1/2 inch in 40 feet (13 mm in 12 m) or more.

C. Measure variation from level, plumb, and position shown in plan as a variation of the average plane of each stone face from level, plumb, or dimensioned plane.

D. Variation in Mortar-Joint Thickness: Do not vary from joint size range indicated.

E. Variation in Plane between Adjacent Stones: Do not exceed one-half of tolerance specified for thickness of stone.

1.13 ADJUSTING AND CLEANING

A. In-Progress Cleaning: Clean stone veneer as work progresses. Remove mortar fins and smears before tooling joints.

CAST STONE MASONRY

1.1 SUMMARY

A. Wall panels.

B. Trim units.

C. Decorative elements.

D. Accessories.

1.2 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer of cast stone units similar to those indicated for this Project, that has sufficient production capacity to manufacture required units, and is a plant certified by CSI or APA.

1.3 MATERIALS

A. Cast-Stone Units: ASTM C1364.

B. Embedded Anchors: Stainless steel.

C. Mortar: Portland cement and lime masonry cement or mortar cement.
1. Coloring: Pigmented mortar.

1.4 INSTALLATION

A. Cast stone set in mortar.

B. Mechanically anchored cast stone with sealant-filled joints.

METALS

METAL FABRICATIONS

1.1 PRODUCTS

A. Materials: Steel plates, shapes, and bars Steel tubing Steel pipe Slotted channel framing .

B. Miscellaneous Framing and Supports: Galvanized where indicated.
1. Steel framing and supports for countertops, low partitions, mechanical and electrical equipment, and applications where framing and supports are not specified in other Sections.
2. Elevator machine beams, hoist beams.
3. Steel shapes for supporting elevator door sills.

C. Expanded Metal. 9 gauge, epoxy painted.

D. Shelf angles, galvanized at exterior walls.

E. Metal Ladders Including Elevator Pit Ladders: Steel.
1. Galvanized exterior ladders.

F. Ladder Safety Cages: Steel.
1. Galvanized.

G. Metal Floor Plate: Steel.

H. Miscellaneous Steel Trim: Steel angle corner guards steel edgings.
1. Galvanized exterior trim.

I. Metal Bollards: Schedule 40 steel pipe.
1. Primed using zinc-rich primer.

J. Loose steel lintels, galvanized at exterior walls.

K. Anchor bolts, steel pipe sleeves, slotted-channel inserts, and wedge-type inserts cast into concrete or built into unit masonry.

L. Steel weld plates and angles not specified in other Sections, for casting into concrete.

METAL FLOOR PLATE STAIRS

1.2 SUMMARY

A. Industrial Class stairs with steel floor plate treads.

B. Steel railings and guards attached to metal stairs.

C. Steel handrails attached to walls adjacent to metal stairs.

1.3 PERFORMANCE REQUIREMENTS

A. Delegated Design: Contractor shall engage a qualified professional engineer to design stairs, railings, and guards, including attachment to building construction.

B. Structural Performance of Stairs: Metal stairs withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
1. Uniform Load: 100 lbf/sq. ft. (4.79 kN/sq. m).
2. Concentrated Load: 300 lbf (1.33 kN) applied on an area of 4 sq. in. (2580 sq. mm).
3. Uniform and concentrated loads need not be assumed to act concurrently.
4. Stair Framing: Capable of withstanding stresses resulting from railing and guard loads in addition to loads specified above.
5. Limit deflection of treads, platforms, and framing members to L/360.

C. Structural Performance of Railings and Guards: Railings and guards, including attachment to building construction, withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
1. Handrails and Top Rails of Guards:
a. Uniform load of 50 lbf/ft. (0.73 kN/m) applied in any direction.
b. Concentrated load of 200 lbf (0.89 kN) applied in any direction.
c. Uniform and concentrated loads need not be assumed to act concurrently.
2. Infill of Guards:
a. Concentrated load of 50 lbf (0.22 kN) applied horizontally on an area of 1 sq. ft. (0.093 sq. m).
b. Infill load and other loads need not be assumed to act concurrently.

D. Seismic Performance of Stairs: Metal stairs withstand the effects of earthquake motions determined according to ASCE/SEI 7.
1. Component Importance Factor: As indicated on Drawings.

1.4 METALS

A. Metal Surfaces: Provide materials with smooth, flat surfaces unless otherwise indicated. For components exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.

B. Steel Plates, Shapes, and Bars: ASTM A36/A36M.

C. Rolled-Steel Floor Plate: ASTM A786/A786M, rolled from plate complying with ASTM A36/A36M or ASTM A283/A283M, Grade C or D.

D. Steel Tubing for Railings and Guards: ASTM A500/A500M (cold formed).
1. Prime galvanized finish for exterior installations and where indicated.

E. Steel Pipe for Railings and Guards: ASTM A53/A53M, Type F or Type S, Grade A, Standard Weight (Schedule 40), unless another grade and weight are required by structural loads.
1. Provide galvanized finish for exterior installations and where indicated.

F. Woven-Wire Mesh, Steel: Intermediate-crimp, square pattern, 2-inch (50-mm) woven-wire mesh, made from 0.135-inch (3.5-mm) nominal-diameter steel wire complying with ASTM A510/A510M.

G. Welded-Wire Mesh: Square pattern, 2-inch (50-mm) welded-wire mesh, made from 0.236-inch (6.0-mm) nominal-diameter steel wire complying with ASTM A510/A510M.

H. Cast Iron: Either gray iron, ASTM A48/A48M, or malleable iron, ASTM A47/A47M, unless otherwise indicated.

1.5 STEEL-FRAMED STAIRS

A. Stair Standard: NAAMM AMP 510, "Metal Stairs Manual," Service Class.

B. Stringers: Steel plates or channels.

C. Treads: Form treads and platforms to configurations indicated from rolled-steel floor plate of thickness needed to comply with performance requirements, but not less than 1/8 inch (3.2 mm) thick.

D. Stair Railings and Guards: Comply with NAAMM AMP 521 "Pipe Railing Systems Manual."
1. Rails and Posts: 1-5/8-inch- (41-mm-) diameter top and bottom rails and 1-1/2-inch- (38-mm-) square posts.
2. Picket Infill: 1/2-inch- (13-mm-) square pickets spaced to prohibit the passage of a 4-inch (100-mm) diameter sphere.

PIPE AND TUBE RAILINGS

1.1 SUMMARY

A. Steel railings.

1.2 PERFORMANCE REQUIREMENTS

A. Delegated Design: Contractor shall engage a qualified professional engineer to design stairs, railings, and guards, including attachment to building construction.

B. Structural Performance of Railings and Guards: Railings and guards, including attachment to building construction, withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
1. Handrails and Top Rails of Guards:
a. Uniform load of 50 lbf/ft. (0.73 kN/m) applied in any direction.
b. Concentrated load of 200 lbf (0.89 kN) applied in any direction.
c. Uniform and concentrated loads need not be assumed to act concurrently.
2. Infill of Guards:
a. Concentrated load of 50 lbf (0.22 kN) applied horizontally on an area of 1 sq. ft. (0.093 sq. m).
b. Infill load and other loads need not be assumed to act concurrently.

1.3 FABRICATION

A. Changes in Direction of Members: By bending.

B. Connections: Welded.

C. Infill Panels: Woven-wire mesh or welded-wire mesh.

D. Toe boards.

1.4 FINISHES

A. Steel and Iron - Interior: Primed with zinc-rich primer.

B. Steel and Iron - Exterior: Galvanized after fabrication.

WOOD, PLASTICS, & COMPOSITES

ROUGH CARPENTRY

1.1 SUMMARY

A. Section Includes:
1. Framing with dimension lumber.
2. Framing with engineered wood products.
3. Shear wall panels.
4. Rooftop equipment bases and support curbs.
5. Wood blocking, cants, and nailers.
6. Wood furring.
7. Wood sleepers.
8. Plywood backing panels.

1.2 MATERIALS

A. Maximum Moisture Content:
1. Boards: 19 percent.
2. Dimension Lumber: 19 percent.
3. Timber. No limit.

B. Preservative Treatment:
1. Preservative Treatment: AWPA U1: Use Category UC2, but Use Category UC3b for exterior construction and Use Category UC4a for items in contact with ground.
a. Preservative Chemicals: Containing no arsenic or chromium. Do not use inorganic boron (SBX) for sill plates.
2. Application: Items indicated and as follows:
a. Items in contact with roofing or waterproofing.
b. Items in contact with concrete or masonry.
c. Framing less than 18 inches (460 mm) aboveground in crawlspaces.
d. Floor plates installed over concrete slabs-on-grade.

C. Fire-Retardant-Treatment:
1. Exterior type for exterior locations and where indicated.
2. Interior Type A, High Temperature (HT) for enclosed roof framing, framing in attic spaces, and where indicated.
3. Interior Type A unless otherwise indicated.
4. Application: Items indicated and as follows:
a. Framing for raised platforms.
b. Framing for stages.
c. Concealed blocking.
d. Framing for non-load-bearing partitions.
e. Framing for non-load-bearing exterior walls.
f. Roof construction.
g. Plywood backing panels.

D. Dimension Lumber Framing:
1. Non-Load-Bearing Interior Partitions: Construction or No. 2 grade.
a. Application: Interior partitions not indicated as load concurrently.
b. Species: Douglas fir-larch, or hem-fir.
2. Load-Bearing Partitions Framing Other Than Non-Load-Bearing Partitions: No. 2 grade.
a. Application: Exterior walls and interior load-bearing partitions.
b. Species: Douglas fir-larch.
3. Ceiling Joists: Construction or No. 2 grade.
a. Species: Douglas fir-larch, or hem-fir.
4. Joists, Rafters, and Other Framing: Construction or No. 2 grade.
a. Species: Douglas fir-larch.
5. Exposed Framing: Hand-selected for appearance and freedom from decay, honeycomb, knot-holes, shake, splits, torn grain, and wane.
a. Application: Exposed exterior and interior framing indicated to receive a stained or natural finish.
b. Species and Grade: As indicated for load-bearing construction.
c. Species: Douglas fir-larch.
d. Grade: No. 1 grade.

E. Timber: No. 1 grade Douglas fir-larch.

F. Engineered Wood Products: Laminated-veneer lumber, parallel-strand lumber, wood I-joists, and rim boards.

G. Shear Wall Panels:

H. Plywood Backing Panels: Exterior, AC, fire-retardant treated.

I. Fasteners: Hot-dip galvanized steel where exposed to weather, in ground contact, in contact with treated wood, or in area of high relative humidity.

J. Metal Framing Anchors:
1. Hot-dip galvanized steel for interior locations.
2. Hot-dip, heavy-galvanized steel for treated lumber and where indicated.
3. Stainless steel for exterior and where indicated.
4. Types: Joist hangers, I-joist hangers, top flange hangers, bridging, post bases, joist ties, rafter tie-downs, hold-downs, and wall bracing.
5. Materials: Unless otherwise indicated, fabricate from the following materials:
a. Galvanized-Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A653/A653M, G60 (Z180) coating designation.
1) Use for interior locations unless otherwise indicated.
b. Heavy-Galvanized-Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A653/A653M; structural steel (SS), high-strength low-alloy steel Type A (HSLAS Type A), or high-strength low-alloy steel Type B (HSLAS Type B); G185 (Z550) coating designation; and not less than 0.036 inch (0.9 mm) thick.
1) Use for wood-preservative-treated lumber and where indicated.

1.3 INSTALLATION

A. Furring to Receive Plywood or Hardboard Paneling: 1-by-3-inch nominal-(19-by-63-mm actual-) size furring at 24 inches (610 mm) o.c.

B. Furring to Receive Gypsum Board: 1-by-2-inch nominal- (19-by-38-mm actual-) size furring at 16 inches (406 mm) o.c.

C. Exterior Wall Framing: 2-by-6-inch nominal- (38-by-140-mm actual-) size wood studs at 16 inches (406 mm) o.c., unless noted otherwise.

D. Interior Partitions Framing: 2-by-6-inch nominal- (38-by-140-mm actual-) size wood studs at 16 inches (406 mm) o.c., unless noted otherwise.

E. Bracing: Let-in diagonal wood corner bracing.

SHEATHING

1.1 MATERIALS

A. Wall Sheathing:
1. Plywood: As indicated on Drawings.
2. Oriented Strand Board with phenolic resin-impregnated overlay: Exposure 1, 40/20, Structural 1, 5/8 thick with tongue and groove edge profile.
3. Air-Barrier and Water-Resistant Glass-Mat Gypsum Sheathing: ASTM C1177/C1177M, Type X, coated fiberglass mat gypsum sheathing with integral weather-resistant barrier and air barrier complying with ASTM E2178.

B. Roof Sheathing:
1. Plywood: As indicated on Drawings.
2. Oriented Strand Board with phenolic resin-impregnated overlay: Exposure 1, 40/20, Structural 1, 5/8 thick with tongue and groove edge profile.

C. Subflooring and Underlayment:
1. Plywood Combination Subfloor-Underlayment: Exterior, Structural I, C-C Plugged, 23/32 inch (18.3 mm) thick.
2. Oriented-Strand-Board Combination Subfloor-Underlayment: Exposure 1, 23/32 inch (18.3 mm) thick.
3. Plywood Subflooring: Exterior, Structural I, 23/32 inch (18.3 mm) thick.
4. Oriented-Strand-Board Subflooring: Exposure 1, Structural I, 23/32 inch (18.3 mm) thick.

D. Fasteners: Hot-dip galvanized steel where exposed to weather, in ground contact, in contact with treated wood, or in area of high relative humidity.

E. Miscellaneous Materials:
1. Sealant for gypsum sheathing.
2. Sheathing tape.

1.2 INSTALLATION

A. Wood Structural Panel:
1. Combination Subfloor-Underlayment:
a. Glue and nail to wood framing.
b. Screw to cold-formed metal framing.
2. Subflooring:
a. Glue and nail to wood framing.
b. Screw to cold-formed metal framing.
3. Sheathing:
a. Nail to wood framing.
b. Screw to cold-formed metal framing.
4. Underlayment:
a. Nail to subflooring.

B. Gypsum Sheathing:
1. Nail or screw to wood framing.
2. Screw to cold-formed metal framing.

PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS

1.1 SUMMARY

A. Section Includes:
1. Plastic-laminate-clad architectural cabinets.
2. Cabinet hardware and accessories.

1.2 QUALITY ASSURANCE

A. Manufacturer's Qualifications: Employs skilled workers who custom fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.
1. Manufacturer's Certification: Licensed participant in AWI's Quality Certification Program.

B. Installer Qualifications: Manufacturer of products, or Licensed participant in AWI's Quality Certification Program.

C. Manufacturer's Qualifications: AWI's Quality Certification Program licensed participant

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BELOW GRADE WATERPROOFING

ELASTOMERIC SHEET WATERPROOFING

1.1 ACTION SUBMITTALS
A. Product Data: For each type of product.
1. Include construction details, material descriptions, and tested physical and performance properties of waterproofing.
2. Include manufacturer's written instructions for evaluating, preparing, and treating substrate.
B. Shop Drawings: Show locations and extent of waterproofing and details of substrate joints and cracks, expansion joints, sheet flashings, penetrations, inside and outside corners, tie-ins with adjoining waterproofing, and other termination conditions.

1.2 WARRANTY
A. Manufacturer's Warranty: 5 years for materials only.
B. Installer's Warranty: Two years on specified form.

1.3 MATERIALS
A. EPDM Rubber Sheet: ASTM D6134, Type I, 60-mil thick flexible sheet, unreinforced, formed from EPDM.
B. Auxiliary Materials:
1. Metal Termination Bars: Aluminum.
2. Protection Course: Asphalt-impregnated organic mat with mineral surface or fan-folded extruded-polystyrene board.
C. Molded-Sheet Drainage Panels: Molded-plastic drainage core, with a nonwoven geotextile facing.
D. Insulation Drainage Panels: Extruded-polystyrene board, unfaced, with grooved drainage channels.

1.4 EXAMINATION
A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of waterproofing.
1. Verify that concrete has cured and aged for minimum time period recommended in writing by waterproofing manufacturer.
2. Verify that substrate is visibly dry and within the moisture limits recommended in writing by manufacturer. Test for capillary moisture by plastic sheet method in accordance with ASTM D4263.

1.5 PREPARATION
A. Clean, prepare, and treat substrates according to manufacturer's written instructions. Provide clean, dust-free, and dry substrates for waterproofing application.
B. Prepare, fill, prime, and treat joints and cracks in substrates. Remove dust and dirt from joints and cracks in accordance with ASTM D4258.

1.6 INSTALLATION OF FULLY ADHERED SHEET
A. Install fully adhered sheets over entire area to receive waterproofing according to manufacturer's written instructions and in accordance with recommendations in ASTM D5843.
B. Repair tears, voids, and lapped seams in waterproofing that do not comply with requirements. Slit and flatten fishmouths and blisters. Patch with sheet waterproofing extending beyond repaired areas in all directions.
C. Horizontal Application: Apply sheets with side laps shingled with slope of deck where possible.
1. Spread sealant bed over deck drain flange at deck drains and securely seal sheet waterproofing in place with clamping ring.
D

1.7 INSTALLATION OF SEAMS
A. Cement Splice: Clean splice areas, apply splicing cement and in-seam sealant, and firmly roll side and end laps of overlapping sheets according to manufacturer's written instructions to produce a splice not less than 6 inches (150 mm) wide and to ensure a watertight seam installation. Apply lap sealant and seal edges of sheet terminations.
B. Cement and Tape Splice: Clean splice areas, apply splicing cement and butyl gum tape, and firmly roll side and end laps of overlapping sheets according to manufacturer's written instructions to ensure a watertight seam installation. Apply lap sealant and seal edges of sheet terminations.

1.8 INSTALLATION OF SHEET FLASHING
A. Install sheet flashings and preformed flashing accessories and adhere to substrates according to waterproofing manufacturer's written instructions.
B. Form wall flashings using exposed sheet flashing.
C. Terminate and seal top of sheet flashings with mechanically anchored termination bars.

1.9 INSTALLATION OF PROTECTION COURSE
A. Install protection course over waterproofing membrane according to manufacturer's written instructions and before beginning subsequent construction operations. Minimize exposure of membrane.

1.10 INSTALLATION OF MOLDED-SHEET DRAINAGE PANEL
A. Place and secure molded-sheet drainage panels, with geotextile facing away from wall or deck substrate, according to manufacturer's written instructions. Use adhesive or another method that does not penetrate waterproofing. Lap edges and ends of geotextile to maintain continuity. Protect installed molded-sheet drainage panels during subsequent construction.
C

1.11 INSTALLATION OF INSULATION DRAINAGE PANEL
A. Install insulation drainage panels over waterproofed surfaces. Cut and fit to within 3/4 inch (19 mm) of projections and penetrations.
B. Ensure that drainage channels are aligned and free of obstructions. Retain first paragraph below if support is required during backfilling.
C. On vertical surfaces, set insulation drainage panels in adhesive or tape applied according to manufacturer's written instructions.
D. On horizontal surfaces, loosely lay insulation drainage panels according to manufacturer's written instructions. Stagger end joints and tightly abut insulation units.

COLD FLUID-APPLIED WATERPROOFING

1.1 ACTION SUBMITTALS
Action submittals are submittals requiring responsive action and return of reviewed documents to Contractor.
A. Product Data: For each type of product.
1. Include construction details, material descriptions, and tested physical and performance properties of waterproofing.
2. Include manufacturer's written instructions for evaluating, preparing, and treating substrate.
B. Shop Drawings:
1. Indicate locations and extent of waterproofing.
2. Include details for substrate joints and cracks, sheet flashings, penetrations, inside and outside corners, tie-ins with adjoining waterproofing, and other termination conditions.

1.2 WARRANTY
A. Watertightness Warranty: Five years.
B. Installer's Warranty: Two years. Includes overburden removal and replacement.
B

1.3 MATERIALS
A. Single-component, reinforced modified polyurethane waterproofing: ASTM C836 and coal-tar free.
1. Tensile Strength: 200 psi minimum; ASTM D412.
2. Elongation at Break: 600%; ASTM D412.
3. Water Vapor Permeance: 0.03 perm, maximum, ASTM E96.
B. Membrane-Reinforcing Fabric: Manufacturer's recommended fiberglass mesh or polyester fabric, manufacturer's standard weight.
C. Joint Reinforcing Strip: Manufacturer's recommended fiberglass mesh or polyester fabric.
D. Joint Sealant: Multicomponent polyurethane sealant, compatible with waterproofing; ASTM C920, Type M, Class 25 or greater; Grade NS for sloping and vertical applications and Grade P for deck applications; Use NT exposure; and as recommended by manufacturer for substrate and joint conditions.
1. Backer Rod: Closed-cell polyethylene foam.
E. Protection Course, Semirigid Sheets of Fiberglass or Mineral-Reinforced Asphaltic Core: ASTM D6506, pressure laminated between two asphalt-saturated fibrous liners and as follows:
1. Thickness: Retain one of two subparagraphs below.
a. 1/8 inch, nominal, for vertical applications; 1/4 inch, nominal, elsewhere.
2. Adhesive: Rubber-based solvent type recommended in writing by waterproofing manufacturer.
A

1.4 EXAMINATION
A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
1. Verify that concrete has cured and aged for minimum time period recommended in writing by waterproofing manufacturer.
2. Verify that substrate is visibly dry and within the moisture limits recommended in writing by manufacturer. Test for capillary moisture by plastic sheet method in accordance with ASTM D4263.

1.5 PREPARATION
A. Prepare surfaces at terminations and penetrations through waterproofing and at expansion joints, drains, sleeves, and corners in accordance with waterproofing manufacturer's written instructions and to recommendations in ASTM C898 and ASTM C1471.
B. Prepare, treat, rout, and fill joints and cracks in substrate in accordance with waterproofing manufacturer's written instructions and to recommendations in ASTM C898 and ASTM C1471. Before coating surfaces, remove dust and dirt from joints and cracks in accordance with ASTM D4258.

1.6 INSTALLATION
A. Apply waterproofing in accordance with manufacturer's written instructions and to recommendations in ASTM C898 and ASTM C1471.
B. Start installing waterproofing in presence of manufacturer's technical representative.
C. Apply primer over prepared substrate unless otherwise instructed in writing by waterproofing manufacturer.
D. Reinforced Waterproofing Applications: Mix materials and apply waterproofing by roller, notched squeegee, trowel, or other suitable application method.
Coordinate total thickness of waterproofing membrane with weight of membrane-reinforcing fabric and type of waterproofing. Verify thickness required for application with manufacturer.
1. Apply first coat of waterproofing, embed membrane-reinforcing fabric, and apply second coat of waterproofing to completely saturate reinforcing fabric and to obtain a seamless reinforced membrane free of entrapped gases and pinholes, with an average dry film total thickness of 60 mils.
2. Apply reinforced waterproofing to prepared wall terminations and vertical surfaces.
E. Cure waterproofing, taking care to prevent contamination and damage during application and curing.
F. Install protection course with butted joints over waterproofing before starting subsequent construction operations.

BENTONITE WATERPROOFING

1.1 SUBMITTALS
A. Product Data: For each type of product.
1. Include construction details, material descriptions, and installation instructions.
B. Shop Drawings: Include installation details for waterproofing, penetrations, and interface with other work.

1.2 FIELD CONDITIONS
A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit bentonite waterproofing to be installed according to manufacturer's written instructions and warranty requirements.
1. Do not apply waterproofing materials to surfaces where ice or frost is visible. Do not apply bentonite waterproofing materials in areas with standing water.
2. Do not place bentonite clay products in panel or composite form on damp surfaces unless such practice is approved in writing by manufacturer.

1.3 WARRANTY
A. Materials and Workmanship: Five years.

1.4 MATERIALS
A. Geotextile/Bentonite Sheet: Minimum of 1.0 lb/sq. ft. of bentonite clay granules between two layers of polypropylene geotextile fabric, one woven and one nonwoven, needle punched and heat fused together.
1. Grab Tensile Strength: 95 lbf in accordance with ASTM D4632.
2. Puncture Resistance: 100 lbf in accordance with ASTM D4833.
B. Protection mat of type and thickness as recommended in writing by waterproofing manufacturer for each Project condition.
1. Adhesive: As recommended in writing by waterproofing manufacturer.

1.5 Nonwoven-Geotextile-Faced Molded-Sheet Drainage Panels: Composite subsurface drainage panel consisting of studded, nonbiodegradable, molded-plastic-sheet drainage core; with a nonwoven, needle-punched geotextile facing with an apparent opening size not exceeding No. 70 sieve laminated to one side of the core, with or without a polymeric film bonded to the other side; and with a vertical flow rate of 9 to 18 gpm per ft.

1.6 EXAMINATION
A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for substrate preparations and other conditions affecting performance of bentonite waterproofing.
B. Examine bentonite materials before use. Reject materials that have been prematurely exposed to moisture.
C. Verify that substrate is complete and that work that will penetrate waterproofing is complete and rigidly installed.
D. Proceed with installation only after unsatisfactory conditions have been corrected.

1.7 PREPARATION
A. Clean, prepare, and treat substrates according to manufacturer's written instructions.
B. Formed Concrete Surfaces: Remove fins and projections. Fill voids, rock pockets, form-tie holes, and other defects with bentonite mastic or cement grout patching material according to manufacturer's written instructions.
C. Horizontal Concrete Surfaces: Remove debris, standing water, oily substances, mud, and similar substances that could impair the bonding ability of concrete or the effectiveness of waterproofing. Fill voids, cracks greater than 1/8 inch (3 mm), honeycomb areas, and other defects with bentonite mastic or cement grout patching material according to manufacturer's written instructions.
D. Excavation Support and Protection System: If water is seeping, use plastic protection sheets or other suitable means to prevent wetting the bentonite waterproofing. Fill minor gaps and spaces 1/8 inch wide or wider with wood, metal, concrete, or other appropriate filling material. Cover or fill large voids and crevices with cement mortar according to manufacturer's written instructions.

1.8 INSTALLATION OF GEOTEXTILE/BENTONITE SHEETS
A. Install a continuous layer of waterproofing sheets directly against surface to be waterproofed. Lap ends and edges a minimum of 4 inches on horizontal and vertical substrates unless otherwise indicated. Stagger end joints between sheets a minimum of 24 inches. Fasten seams by stapling to adjacent sheet or nailing to substrate.
Below Structural Slabs-on-Grade: Place waterproofing sheets on compacted substrate with ends and edges lapped and stapled.
1. Install a layer of waterproofing sheets under footings, grade beams, and pile caps; or continue waterproofing through key joints between footings and foundation walls, and extend a minimum of 8 inches up or beyond perimeter slab forms.
B. Concrete Walls: Starting at bottom of wall, apply waterproofing sheets horizontally against wall. Secure with masonry fasteners spaced according to manufacturer's written instructions. Extend to bottom of footing, grade beam, or wall, and secure.
C. Termination at Grade:
Retain one of two subparagraphs below; revise to suit Project.
1. Fasten top edge of waterproofing sheets to wall and protect top edge with sheet metal counterflashing. Cover waterproofing with a lapped course of plastic protection sheets if backfilling does not proceed immediately.
D. Excavation Support and Protection (Permanent Shoring): Encase tieback heads, rods, nuts, and plates according to waterproofing manufacturer's written instructions for each configuration.
1. Install a layer of waterproofing sheets, with ends and edges lapped and nailed to shoring. Cover waterproofing with plastic protection sheets if needed for protection from precipitation; remove plastic sheets before placing concrete.
2. Inspect and repair waterproofing after reinforcing steel has been placed. Coordinate and control concrete placement to avoid damage to waterproofing.

SELF-ADHERING SHEET WATERPROOFING

1.1 WARRANTY
When warranties are required, verify with Owner's counsel that warranties stated in this article are not less than remedies available to Owner under prevailing local laws. Manufacturers of self-adhering sheet waterproofing rarely offer more than a materials-only warranty. These warranties customarily do not include costs of excavating and exposing the waterproofing membrane or backfilling and restoring affected construction.
A. Manufacturer's Warranty:
1. Waterproofing Warranty: Manufacturer agrees to furnish r eplacement waterproofing material for waterproofing that does not comply with requirements or that fails to remain watertight within specified warranty period. Verify available warranties and warranty periods.
a. Warranty Period: Five years from date of Substantial Completion.
2. Termite Barrier Warranty: Manufacturer agrees to furnish replacement waterproofing termite barrier material and accessories for waterproofing termite barrier and accessories that do not comply with requirements or that fail to resist penetration by termites within specified warranty period.
a. Warranty Period: Ten years from date of Substantial Completion.
B. Installer's Special Warranty: Specified form, signed by Installer, covering Work of this Section, for warranty period of two years.
1. Warranty includes removing and reinstalling protection board, drainage panels, insulation, pedestals, and pavers on plaza decks.

1.2 SHEET WATERPROOFING
A. Modified Bituminous Sheet Waterproofing: Minimum 60-mil (1.5-mm) nominal thickness, self-adhering sheet consisting of 56 mils (1.4 mm) of rubberized asphalt laminated on one side to a 4-mil- (0.10-mm-) thick, polyethylene-film reinforcement, and with release liner on adhesive side; formulated for application with primer or surface conditioner that complies with VOC limits of authorities having jurisdiction.
Verify that products retained in subparagraphs above comply with requirements in "Physical Properties" Subparagraph below; revise to suit Project. Cited physical properties represent common values published by manufacturers. Insert other published properties or values if further limits are required and revise product list accordingly.
1. Physical Properties:
a. Tensile Strength, Membrane: 250 psi (1.7 MPa) minimum; ASTM D412, Die C, modified.
b. Ultimate Elongation: 300 percent minimum; ASTM D412, Die C, modified.
c. Low-Temperature Flexibility: Pass at minus 20 deg F (minus 29 deg C); ASTM D1970/D1970M.
d. Crack Cycling: Unaffected after 100 cycles of 1/8-inch (3-mm) movement; ASTM C836/C836M.
e. Puncture Resistance: 40 lbf (180 N) minimum; ASTM E154/E154M.
f. Water Absorption: 0.2 percent weight-gain maximum after 48-hour immersion at 70 deg F (21 deg C); ASTM D570.
g. Water Vapor Permeance: 0.05 perm (2.9 ng/Pa x s x sq. m) maximum; ASTM E96/E96M, Water Method. Revise option in "Hydrostatic-Head Resistance" Subparagraph below if applicable. Named products exceed 200 feet (60 m) except for York, which reports 150 feet (45 m).
h. Hydrostatic-Head Resistance: 200 feet (60 m) minimum; ASTM D5385.
2. Sheet Strips: Self-adhering, rubberized-asphalt strips of same material and thickness as sheet waterproofing.

1.3 BLINDSIDE SHEET WATERPROOFING
Sheet waterproofing products in "Blindside Sheet Waterproofing for Vertical Applications" and "Blindside Sheet Waterproofing for Horizontal Applications" paragraphs below are preplaced before concreting; they develop a bond with fresh concrete placed against them.
A. Blindside Sheet Waterproofing for Vertical Applications: Uniform, flexible, multilayered-composite sheet membrane that forms a permanent bond with fresh concrete placed against it; complete with accessories and preformed shapes for an unbroken waterproofing assembly; with the following physical properties:
Verify that products retained in subparagraphs above comply with requirements in "Physical Properties" Subparagraph below; revise to suit Project. Cited physical properties represent common values published by manufacturers. Insert other published properties or values if further limits are required and revise product list accordingly.
1. Physical Properties:
a. Low-Temperature Flexibility: Pass at minus 20 deg F (minus 29 deg C); ASTM D1970/D1970M.
b. Peel Adhesion to Concrete: 5 lbf/in. (875 N/m) minimum; ASTM D903, modified.
c. Lap Adhesion: 5 lbf/in. (875 N/m) minimum; ASTM D1876, modified.
d. Hydrostatic-Head Resistance: 230 feet (70 m); ASTM D5385, modified.
e. Puncture Resistance: 100 lbf (445 N) minimum; ASTM E154/E154M.
f. Water Vapor Permeance: 0.1 perm (6 ng/Pa x s x sq. m) maximum; ASTM E96/E96M, Water Method.
g. Ultimate Elongation: 335 percent minimum; ASTM D412, modified.
B. Blindside Sheet Waterproofing for Horizontal Applications: Uniform, flexible, multilayered-composite sheet membrane that forms a permanent bond with fresh concrete placed against it; complete with accessories and preformed shapes for an unbroken waterproofing assembly; with the following physical properties:
Verify that products retained in subparagraphs above comply with requirements in "Physical Properties" Subparagraph below; revise to suit Project. Cited physical properties represent common values published by manufacturers. Insert other published properties or values if further limits are required and revise product list accordingly.
1. Physical Properties:
a. Low-Temperature Flexibility: Pass at minus 20 deg F (minus 29 deg C); ASTM D1970/D1970M.
b. Peel Adhesion to Concrete: 5 lbf/in. (875 N/m) minimum; ASTM D903, modified.
c. Lap Adhesion: 5 lbf/in. (875 N/m) minimum; ASTM D1876, modified.
d. Hydrostatic-Head Resistance: 230 feet (70 m); ASTM D5385, modified.
e. Puncture Resistance: 200 lbf (890 N) minimum; ASTM E154/E154M.
f. Water Vapor Permeance: 0.1 perm (6 ng/Pa x s x sq. m) maximum; ASTM E96/E96M, Water Method.
g. Ultimate Elongation: 335 percent minimum; ASTM D412, modified.
C. Mastic, Adhesives, and Detail Tape: Liquid mastic and adhesives, and adhesive tapes recommended by waterproofing manufacturer.

1.4 ACCESSORIES
A. Furnish accessory materials recommended by waterproofing manufacturer for intended use and compatible with sheet waterproofing.
Insert specific VOC-limit values in subparagraph below if known; coordinate with products and revise to suit Project.
1. Furnish liquid-type accessory materials that comply with VOC limits of authorities having jurisdiction.
B. Primer: Liquid waterborne primer recommended for substrate by sheet waterproofing material manufacturer.
C. Surface Conditioner: Liquid, waterborne surface conditioner recommended for substrate by sheet waterproofing material manufacturer.
D. Liquid Membrane: Elastomeric, two-component liquid, cold fluid applied, of trowel grade or low viscosity.
E. Substrate Patching Membrane: Low-viscosity, two-component, modified asphalt coating.
F. Metal Termination Bars: Aluminum bars, approximately 1 by 1/8 inch (25 by 3 mm), predrilled at 9-inch (229-mm) centers.
G. Protection Course, Asphaltic: ASTM D6506, semirigid sheets of fiberglass or mineral-reinforced-asphaltic core, pressure laminated between two asphalt-saturated fibrous liners and as follows:
1. Thickness: Nominal 1/8 inch (3 mm) for vertical applications; 1/4 inch (6 mm) elsewhere.
2. Adhesive: Rubber-based solvent type recommended by waterproofing manufacturer for protection course type.
I. Prepare, treat, and seal vertical and horizontal surfaces at terminations and penetrations through waterproofing and at drains and protrusions.

1.8 INSTALLATION OF SHEET WATERPROOFING
A. Install modified bituminous sheets according to waterproofing manufacturer's written instructions.
B. Apply primer to substrates at required rate and allow it to dry. Limit priming to areas that will be covered by sheet waterproofing in same day. Reprime areas exposed for more than 24 hours.
C. Apply and firmly adhere sheets over area to receive waterproofing. Accurately align sheets and maintain uniform 2-1/2-inch- (64-mm-) minimum lap widths and end laps. Overlap and seal seams, and stagger end laps to ensure watertight installation.
Retain subparagraph below for low-temperature applications; revise to suit Project. Verify that manufacturers produce low-temperature products. An upper-limit temperature may be recommended by sheet manufacturer to reduce workmanship problems with more aggressive adhesion.
1. When ambient and substrate temperatures range between 25 and 40 deg F (minus 4 and plus 5 deg C), install self-adhering, modified bituminous sheets produced for low-temperature application. Do not use low-temperature sheets if ambient or substrate temperature is higher than 60 deg F (16 deg C).
D. Two-Ply Application: Install sheets to form a membrane with lap widths not less than 50 percent of sheet widths, to provide a minimum of two thicknesses of sheet membrane over areas to receive waterproofing. Retain "Horizontal Application" Paragraph below for plaza-deck or near-horizontal conditions.
E. Horizontal Application: Apply sheets from low to high points of decks to ensure that laps shed water.
F. Apply continuous sheets over already-installed sheet strips, bridging substrate cracks, construction, and contraction joints.
G. Seal edges of sheet waterproofing terminations with termination bar and sealant.
H. Roll waterproofing membrane to firmly adhere to substrate. Roll seams and terminations.
I. Repair tears, voids, and lapped seams in waterproofing not complying with requirements. Slit and flatten fishmouths and blisters. Patch with sheet waterproofing extending 6 inches (150 mm) beyond repaired areas in all directions.
J. Immediately install protection course with butted joints over waterproofing membrane.
Retain applicable options in subparagraph below if drainage panels or board insulation is used and is permitted by waterproofing manufacturer to replace protection course.
1. Molded-sheet drainage panels may be used in place of a separate protection course to vertical applications when approved by waterproofing manufacturer and installed immediately.

1.9 INSTALLATION OF BLINDSIDE SHEET WATERPROOFING
Retain this article when membrane is applied vertically as blind-side waterproofing against timber lagging, shotcrete, or similar soil-retaining construction, or is applied horizontally for below-grade, split-slab applications or near-horizontal, under-slab applications against compacted substrates.
A. Install blindside sheet waterproofing according to manufacturer's written instructions. Retain first paragraph below if required. Molded-sheet drainage panels may be used for horizontal or vertical drainage or, in vertical applications, to provide a smooth surface over shotcrete or timber lagging.
B. Place and secure molded-sheet drainage panels over substrate. Lap edges and ends of geotextile to maintain continuity.
C. Vertical Applications: Install sheet with face against substrate. Accurately align sheets and maintain uniform side and end laps of minimum dimensions required by membrane manufacturer. Overlap and seal seams, and stagger and tape end laps to ensure watertight installation.
Mechanically fasten to substrate.
D. Securely fasten top termination of me

1.5 MOLDED-SHEET DRAINAGE PANELS
A. Nonwoven-Geotextile-Faced, Molded-Sheet Drainage Panel with Polymeric Film: Composite subsurface drainage panel acceptable to waterproofing manufacturer and consisting of a studded, nonbiodegradable, molded-plastic-sheet drainage core; with a nonwoven, needle-punched geotextile facing with an apparent opening size not exceeding No. 70 (0.21 mm) sieve laminated to one side of the core and a polymeric film bonded to the other side; and with a vertical flow rate through the core of 9 to 21 gpm per ft. (112 to 261 L/min. per m).

1.6 EXAMINATION
A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of waterproofing.
1. Verify that concrete has cured and aged for minimum time period recommended in writing by waterproofing manufacturer.
2. Verify that substrate is visibly dry and within the moisture limits recommended in writing by manufacturer. Test for capillary moisture by plastic sheet method in accordance with ASTM D4263.
3. Verify that compacted subgrade is dry, smooth, sound, and ready to receive waterproofing sheet.
B. Proceed with installation only after unsatisfactory conditions have been corrected.

1.7 PREPARATION
A. Clean, prepare, and treat substrates according to manufacturer's written instructions. Provide clean, dust-free, and dry substrates for waterproofing application.
B. Mask off adjoining surfaces not receiving waterproofing to prevent spillage and overspray affecting other construction.
C. Remove grease, oil, bitumen, form-release agents, paints, curing compounds, and other penetrating contaminants or film-forming coatings from concrete.
D. Remove fins, ridges, mortar, and other projections.
E. Fill form tie holes, honeycomb, aggregate pockets, holes, and other voids.
F. Prepare, fill, prime, and treat joints and cracks in substrates. Remove dust and dirt from joints and cracks in accordance with ASTM D4258.
Retain subparagraph below if sheet waterproofing covers nonmoving joints and cracks. Consult manufacturers because recommendations vary. Consistent with ACI terminology, the term "contraction joint" is used in place of "control joint." Usually retain the smaller joint width option. Some manufacturers of bituminous deck-paving waterproofing permit a joint width of 1/8 inch (3 mm) before requiring strip reinforcement.
1. Install sheet strips of width according to manufacturer's written instructions and center over treated construction and contraction joints and cracks exceeding a width of 1/16 inch (1.6 mm).
Verify, with written instructions of sheet waterproofing manufacturers, that paragraph applies to Project for self-adhered sheet waterproofing; revise to suit Project. Besides a primary architectural expansion joint, building expansion joints may need a continuous sheet waterproofing covering. Coordinate expansion-joint treatment with expansion-joint assemblies that interface with waterproofing. Specialty manufacturers such as Situra also produce membrane-type waterproofing expansion joints.
G. Bridge and cover isolation joints, expansion joints, and discontinuous deck-to-wall and deck-to-deck joints with overlapping sheet strips of widths according to manufacturer's written instructions.
Description in subparagraph below is based on a detail from GCP Applied Technology, Inc.
1. Invert and loosely lay first sheet strip over center of joint. Firmly adhere second sheet strip to first and overlap to substrate.
H. Corners: Prepare, prime, and treat inside and outside corners in accordance with manufacturer's instructions.
1. Install membrane strips centered over vertical inside corners. Install 3/4-inch (19-mm) fillets of liquid membrane on horizontal inside corners and as follows:
a. At footing-to-wall intersections, extend liquid membrane in each direction from corner or install membrane strip centered over corner.
b. At plaza-deck-to-wall intersections, extend liquid membrane or sheet strips onto deck waterproofing and to finished height of sheet flashing.

1.8 INSTALLATION OF SHEET WATERPROOFING
A. Install modified bituminous sheets according to waterproofing manufacturer's written instructions.
B. Apply primer to substrates at required rate and allow it to dry. Limit priming to areas that will be covered by sheet waterproofing in same day. Reprime areas exposed for more than 24 hours.
C. Apply and firmly adhere sheets over area to receive waterproofing. Accurately align sheets and maintain uniform 2-1/2-inch- (64-mm-) minimum lap widths and end laps. Overlap and seal seams, and stagger end laps to ensure watertight installation.
Retain subparagraph below for low-temperature applications; revise to suit Project. Verify that manufacturers produce low-temperature products. An upper-limit temperature may be recommended by sheet manufacturer to reduce workmanship problems with more aggressive adhesion.
1. When ambient and substrate temperatures range between 25 and 40 deg F (minus 4 and plus 5 deg C), install self-adhering, modified bituminous sheets produced for low-temperature application. Do not use low-temperature sheets if ambient or substrate temperature is higher than 60 deg F (16 deg C).
D. Two-Ply Application: Install sheets to form a membrane with lap widths not less than 50 percent of sheet widths, to provide a minimum of two thicknesses of sheet membrane over areas to receive waterproofing. Retain "Horizontal Application" Paragraph below for plaza-deck or near-horizontal conditions.
E. Horizontal Application: Apply sheets from low to high points of decks to ensure that laps shed water.
F. Apply continuous sheets over already-installed sheet strips, bridging substrate cracks, construction, and contraction joints.
G. Seal edges of sheet waterproofing terminations with termination bar and sealant.
H. Roll waterproofing membrane to firmly adhere to substrate. Roll seams and terminations.
I. Repair tears, voids, and lapped seams in waterproofing not complying with requirements. Slit and flatten fishmouths and blisters. Patch with sheet waterproofing extending 6 inches (150 mm) beyond repaired areas in all directions.
J. Immediately install protection course with butted joints over waterproofing membrane.
Retain applicable options in subparagraph below if drainage panels or board insulation is used and is permitted by waterproofing manufacturer to replace protection course.
1. Molded-sheet drainage panels may be used in place of a separate protection course to vertical applications when approved by waterproofing manufacturer and installed immediately.

1.9 INSTALLATION OF BLINDSIDE SHEET WATERPROOFING
Retain this article when membrane is applied vertically as blind-side waterproofing against timber lagging, shotcrete, or similar soil-retaining construction, or is applied horizontally for below-grade, split-slab applications or near-horizontal, under-slab applications against compacted substrates.
A. Install blindside sheet waterproofing according to manufacturer's written instructions. Retain first paragraph below if required. Molded-sheet drainage panels may be used for horizontal or vertical drainage or, in vertical applications, to provide a smooth surface over shotcrete or timber lagging.
B. Place and secure molded-sheet drainage panels over substrate. Lap edges and ends of geotextile to maintain continuity.
C. Vertical Applications: Install sheet with face against substrate. Accurately align sheets and maintain uniform side and end laps of minimum dimensions required by membrane manufacturer. Overlap and seal seams, and stagger and tape end laps to ensure watertight installation.
Mechanically fasten to substrate.
D. Securely fasten top termination of me

THERMAL INSULATION & WEATHER BARRIERS

WATER REPELLANTS

1.1 SUMMARY
A. Water-repellent treatments for the following:
1. Cast-in-place concrete.
2. Precast concrete.
3. Cast stone.
4. Concrete unit masonry.
5. Clay brick masonry.
6. Natural stone.
7. Portland cement plaster (stucco).

1.2 QUALITY ASSURANCE
A. Mockups for each type and color of water repellent and substrate indicated.

1.3 WARRANTY
When warranties are required, verify with Owner's counsel that warranties stated in this article are not less than remedies available to Owner under prevailing local laws.
A. Special Warranty: Manufacturer's standard form in which manufacturer and Applicator agree(s) to repair or replace materials that fail to maintain water repellency specified in "Performance Requirements" Article within specified warranty period.
Verify available warranties and warranty periods for water repellents.
1. Warranty Period: Five years from date of Substantial Completion.

1.4 PERFORMANCE REQUIREMENTS
A. Performance: Water repellents shall meet the following performance requirements as determined by testing on manufacturer's standard substrates representing those indicated for this Project.
Test results in "Water Absorption," "Water-Vapor Transmission," "Water Penetration and Leakage through Masonry," and "Durability" paragraphs below are examples only; revise to suit Project.
B. Water Absorption: Minimum 90 percent reduction of water absorption after 24 hours for treated compared to untreated specimens when tested according to the following:
Retain substrates in seven subparagraphs below to be treated with water repellent.
1. Cast-in-Place Concrete: ASTM C642.
2. Concrete Masonry Units: ASTM C140.
3. Portland Cement Plaster (Stucco): ASTM D6532.
C. Water-Vapor Transmission: Comply with one or both of the following:
1. Maximum 10 percent reduction water-vapor transmission of treated compared to untreated specimens, according to ASTM E96/E96M.
2. Minimum 80 percent water-vapor transmission of treated compared to untreated specimens, according to ASTM D1653.
D. Water Penetration and Leakage through Masonry: Minimum 90 percent reduction in leakage rate of treated compared to untreated specimens, according to ASTM E514/E514M.

1.5 MATERIALS
A. Penetrating Water Repellent: Silane/siloxane blend, clear, low-sheen (natural), with VOC 100 g/L or less.
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
a. Euclid Chemical Company (The); an RPM company; Chemstop WB Regular (C.I.P. concrete) or Heavy Duty (concrete masonry).
b. L&M Construction Chemicals, Inc.; Aquapel Plus or Hydropel WB.
c. Rustoleum; Okon S-40.
d. KreteTek Industries; Ghostshield Siloxa-Tek 8500.
e. Hydrozo; Enviroseal Double 7 for Brick.
f. Protectosil (Evonik Industries); Aqua-Trete Concentrate.
g. Sure Klean; Weather Seal Siloxane WB.
h. Or equal.

1.6 APPLICATION
A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect the substrate before application of water repellent and to instruct Applicator on the product and application method to be used.
B. Apply coating of water repellent on surfaces to be treated using 15 psi- (103 kPa-) pressure spray with a fan-type spray nozzle to the point of saturation. Apply coating in dual passes of uniform, overlapping strokes. Remove excess material; do not allow material to puddle beyond saturation. Comply with manufacturer's written instructions for application procedure unless otherwise indicated.
Retain paragraph below for porous surfaces such as concrete block unless second coat is not recommended by manufacturer; delete for film-forming water repellents if darkening of surface must be minimized.
C. Apply a second saturation coating, repeating first application. Comply with manufacturer's written instructions for limitations on drying time between coats and after rainstorm wetting of surfaces between coats. Consult manufacturer's technical representative if written instructions are not applicable to Project conditions.

THERMAL INSULATION

1.1 PERFORMANCE REQUIREMENTS
Retain "Surface-Burning Characteristics" Paragraph below and first option for Class A materials, second option for Class B, and third option for Class C.
A. Surface-Burning Characteristics: Maximum flame-spread and smoke-developed indexes less than 25 and 450 when tested in accordance with ASTM E84.
Retain "Fire-Resistance Ratings" Paragraph below only if products specified are part of a fire-resistance-rated assembly. Indicate rating, testing agency, and testing agency's design designation on Drawings.
B. Fire-Resistance Ratings: Comply with ASTM E119 or UL 263; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
1. Indicate design designations from UL's "Fire Resistance Directory" or from listings of another qualified testing agency.
C. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.
Identification mark in "Labeling" Paragraph below is required by the International Energy Conservation Code unless insulation Installer is providing certification specified in "Informational Submittals" Article.
Labeling: Provide identification of mark indicating R-value of each piece of insulation 12 inches (305 mm) and wider in width.
D. Coordinate R-value in "Thermal-Resistance Value (R-Value)" Paragraph below with insulation types selected; copy subparagraph as needed for different R-values at multiple locations.
E. Thermal-Resistance Value (R-Value): R-value as indicated on Drawings in accordance with ASTM C518.

1.2 MATERIALS
A. Blanket (Batt) Insulation:
1. Glass-Fiber Blanket Insulation, Unfaced: ASTM C665, Type I; passing ASTM E136 for combustion characteristics.
2. Glass-Fiber Blanket Insulation, Polypropylene-Scrim-Kraft Faced: ASTM C665, Type II (nonreflective faced), Class A (faced surface with a flame-spread index of 25 or less); Category 1 (membrane is a vapor barrier).
3. Glass-Fiber Blanket Insulation, Kraft Faced: ASTM C665, Type II (nonreflective faced), Class C (faced surface not rated for flame propagation); Category 1 (membrane is a vapor barrier)
4. Glass-Fiber Board Insulation, Unfaced: ASTM C612, Type IA; unfaced, passing ASTM E136 for combustion characteristics.
5. Glass-Fiber Board Insulation, Faced: ASTM C612, Type IA; faced on one side with foil-scrim-kraft or foil-scrim-polyethylene vapor retarder.
6. Mineral-Wool Blanket Insulation, Unfaced: ASTM C665, Type I (blankets without membrane facing); consisting of fibers; passing ASTM E136 for combustion characteristics.
B. Board Insulation:
1. Mineral-Wool Board Insulation, Type II, Unfaced: ASTM C612, Type II; passing ASTM E136 for combustion characteristics.
2. Mineral-Wool Board Insulation, Types IA and IB, Faced: ASTM C612, Types IA and IB; faced on one side with foil-scrim or foil-scrim-polyethylene vapor retarder.
3. Molded (expanded) polystyrene (EPS): ASTM C578, Type II. Minimum density of 1.35 lb.cu.ft., a minimum compressive strength of 15.00 psi, and thermal resistance of 4.0 per inch.
4. Composite Molded (Expanded) Polystyrene Board Insulation: ASTM C578, Type II, 1.35-lb/cu. ft. (22-kg/cu. m) minimum density, with factory-applied facings, as follows:
a. Facer: ASTM C208, Type II, Grade 2, cellulosic-fiber insulation board, asphalt coated, 1/2 inch (13 mm) thick.
5. Polyisocyanurate: ASTM C1289, Type II, Class I, Grade 2 (20 psi).
6. Perlite: ASTM C728, Type I, rigid, mineral-aggregate thermal insulation board, seal coated, minimum 3/4-inch thickness.

1.3 INSTALLATION OF INSULATION IN FRAMED CONSTRUCTION
A. Blanket Insulation: Install in cavities formed by framing members according to the following requirements:
1. Use insulation widths and lengths that fill the cavities formed by framing members. If more than one length is required to fill the cavities, provide lengths that will produce a snug fit between ends.
2. Place insulation in cavities formed by framing members to produce a friction fit between edges of insulation and adjoining framing members.
3. Maintain 3-inch (76-mm) clearance of insulation around recessed lighting fixtures not rated for or protected from contact with insulation.
4. Attics: Install eave ventilation troughs between roof framing members in insulated attic spaces at vented eaves.
5. For wood-framed construction, install blankets in accordance with ASTM C1320 and as follows:
a. With faced blankets having stapling flanges, lap blanket flange over flange

G. Cover gaps in substrate plane and form a smooth transition from one substrate plane to another with stainless steel sheet mechanically fastened to structural framing to provide continuous support for air barrier. Treatment at expansion joints, isolation joints, and other discontinuous joints varies. Not only primary architectural expansion joints but also building expansion joints may need continuous air barriers. Coordinate expansion-joint treatment with Section 079513.13 "Interior Expansion Joint Cover Assemblies," Section 079513.16 "Exterior Expansion Joint Cover Assemblies," and Section 079513.19 "Parking Deck Expansion Joint Cover Assemblies."

H. Bridge isolation joints, expansion joints and discontinuous wall-to-wall, deck-to-wall, and deck-to-deck joints with air-barrier accessory material that accommodates joint movement in accordance with manufacturer's written instructions and details.

1.7 INSTALLATION OF ACCESSORIES

A. Install accessory materials in accordance with air-barrier manufacturer's written instructions and details to form a seal with adjacent construction and ensure continuity of air and water barrier.

1. Coordinate the installation of air barrier with installation of roofing membrane and base flashing to ensure continuity of air barrier with roofing membrane.
2. Install transition strip on roofing membrane or base flashing so that a minimum of 3 inches (75 mm) of coverage is achieved over each substrate.
3. Unless manufacturer recommends in writing against priming, apply primer to substrates at required rate and allow it to dry.
4. Apply primer to substrates at required rate and allow it to dry. Limit priming to areas that will be covered by air-barrier material on same day. Reprime areas exposed for more than 24 hours.

E

B. Connect and seal exterior wall air-barrier material continuously to roofing-membrane air barrier, concrete below-grade structures, floor-to-floor construction, exterior glazing and window systems, glazed curtain-wall systems, storefront systems, exterior louvers, exterior door framing, and other construction used in exterior wall openings, using accessory materials.

C. At end of each working day, seal top edge of strips and transition strips to substrate with termination mastic.

D. Apply joint sealants forming part of air-barrier assembly within manufacturer's recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.

E. Wall Openings: Prime concealed, perimeter frame surfaces of windows, curtain walls, storefronts, and doors. Apply transition strip so that a minimum of 3 inches (75 mm) of coverage is achieved over each substrate. Maintain 3 inches (75 mm) of full contact over firm bearing to perimeter frames, with not less than 1 inch (25 mm) of full contact. Retain "Transition Strip" or "Preformed Silicone Extrusion" Subparagraph below, depending on option retained in "Wall Openings" Paragraph above.

1. Transition Strip: Roll firmly to enhance adhesion.

F. Fill gaps in perimeter frame surfaces of windows and doors, and miscellaneous penetrations of air-barrier material with foam sealant. Retain first paragraph below if strips and transition strips follow installation of projecting interior wythe masonry ties or joint reinforcement.

G. Seal strips and transition strips around masonry reinforcing or ties and penetrations with termination mastic.

H. Seal top of through-wall flashings to air barrier with an additional 6-inch-(150-mm-) wide, transition strip.

D I. Seal exposed edges of strips at seams, cuts, penetrations, and terminations not concealed by metal counterflashings or ending in reglets with termination mastic.

J. Repair punctures, voids, and deficient lapped seams in strips and transition strips. Slit and flatten fishmouths and blisters. Patch with transition strips extending 6 inches (150 mm) beyond repaired areas in strip direction.

1.8 INSTALLATION OF PRIMARY AIR-BARRIER MATERIAL

A. Apply air-barrier material to form a seal with strips and transition strips and to achieve a continuous air barrier in accordance with air-barrier manufacturer's written instructions and details. Apply air-barrier material within manufacturer's recommended application temperature ranges.

1. Unless manufacturer recommends in writing against priming, apply primer to substrates at required rate and allow it to dry.
2. Limit priming to areas that will be covered by air-barrier material on same day. Reprime areas exposed for more than 24 hours.
3. Where multiple prime coats are needed to achieve required bond, allow adequate drying time between coats.

B. Low-Build Air Barriers: Apply continuous unbroken air-barrier material to substrates according to the following thickness. Apply an increased thickness of air-barrier material in full contact around protrusions such as masonry ties.

Retain "Vapor-Retarding, Low-Build Air Barrier" or "Vapor-Permeable, Low-Build Air Barrier" Subparagraph below. If specifying a thickness dimension, verify thickness or thickness range recommended by manufacturers; recommended thickness varies with product and substrate.

1. Vapor-Permeable, Low-Build Air Barrier: Total dry film thickness as recommended in writing by manufacturer to comply with performance requirements, applied in two equal coats. Apply additional material as needed to achieve uniform and pinhole-free surface, but do not exceed thickness on which required vapor permeability is based.

C

C. Do not cover air barrier until it has been tested and inspected by testing agency.

D. Correct deficiencies in or remove air barrier that does not comply with requirements; repair substrates and reapply air-barrier components.

1.9 FIELD QUALITY CONTROL

A. ABAA Quality Assurance Program: Perform examinations, preparation, installation, testing, and inspections under ABAA's Quality Assurance Program.
Coordinate test and inspection requirements in this article with Owner. Retain "Testing Agency" Paragraph below to identify who performs tests and inspections. If retaining second option in paragraph, retain "Field quality-control reports" Paragraph in "Informational Submittals" Article.

B. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
Retain option in "Inspections" Paragraph below with list of inspections if required for Contractor's information.

C. Inspections: Air-barrier materials, accessories, and installation are subject to inspection for compliance with requirements. Inspections may include the following:

1. Continuity of air-barrier system has been achieved throughout the building envelope with no gaps or holes.
2. Air-barrier dry film thickness.
3. Continuous structural support of air-barrier system has been provided.
4. Masonry and concrete surfaces are smooth, clean, and free of cavities, protrusions, and mortar droppings.
5. Site conditions for application temperature and dryness of substrates have been maintained.
6. Maximum exposure time of materials to UV deterioration has not been exceeded.
7. Surfaces have been primed, if applicable.
8. Laps in strips and transition strips have complied with minimum requirements and have been shingled in the correct direction (or mastic has been applied on exposed edges), with no fishmouths.
9. Termination mastic has been applied on cut edges.
10. Strips and transition strips have been firmly adhered to substrate.
11. Compatible materials have been used.
12. Transitions at changes in direction and structural support at gaps have been provided.
13. Connections between assemblies (air-barrier and sealants) have complied with requirements for cleanliness, surface preparation and priming, structural support, integrity, and continuity of seal.
14. All penetrations have been sealed.

B

D. Tests: As determined by testing agency from among the following tests:
Retain "Air-Leakage-Volume Testing" Subparagraph below if testing to quantify air-leakage rate is required. Testing in accordance with ASTM E783 may be more practical for on-site testing. ASTM E2357, specifically for air-barrier assemblies, can also be used; however, on-site testing in accordance with this standard is more costly. See the Evaluations.

1. Air-Leakage-Volume Testing: Air-barrier assemblies will be tested for air-leakage rate in accordance with ASTM E783.
2. Adhesion Testing: Air-barrier assemblies will be tested for required adhesion to substrate in accordance with ASTM D4541 for each 300 sq. ft. (28 sq. m) of installed air barrier or part thereof.

See Section 014000 "Quality Requirements" for retesting and reinspecting requirements and Section 017300 "Execution" for requirements for correcting the Work.

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E. Air barriers will be considered defective if they do not pass tests and inspections.

1. Apply additional air-barrier material, in accordance with manufacturer's written instructions, where inspection results indicate insufficient thickness.
2. Remove and replace deficient air-barrier components for retesting as specified above.

1.10 CLEANING AND PROTECTION

A. Protect air-barrier system from damage during application and remainder of construction period, in accordance with manufacturer's written instructions.

1. Protect air barrier from exposure to UV light and harmful weather exposure as recommended in writing by manufacturer. If exposed to these conditions for longer than recommended, remove and replace air barrier or install additional, full-thickness, air-barrier application after repairing and preparing the overexposed materials in accordance with air-barrier manufacturer's written instructions.
2. Protect air barrier from contact with incompatible materials and sealants not approved by air-barrier manufacturer.

B. Clean spills, stains, and soiling from construction that would be exposed in the completed work using cleaning agents and procedures recommended in writing by manufacturer of affected construction.

C. Remove masking materials after installation.

ROOFING

STANDING-SEAM METAL ROOF PANELS

1.1 WARRANTY

A. Roofing System: Standing seam metal roof panels and other components, together forming a watertight assembly. Warranty: 30 years.

B. Warranty Finishes: 30 years.

1.2 PERFORMANCE REQUIREMENTS

A. Structural Performance: ASTM E1592.

1. Wind Loads: As indicated on Drawings.

B. Air Infiltration: ASTM E1680 or ASTM E283.

C. Water Penetration: ASTM E1646 or ASTM E331.

D. Hydrostatic-Head Resistance: ASTM E2140.

E. Wind-Uplift Resistance: UL 580.

1. Uplift Rating: Class 90.

1.3 PRODUCTS

A. Standing-Seam Metal Roof Panels: Basis of Design; Western States Metal Roofing; Western Lock Standing Seam, Phoenix, AZ. Toll Free Tel: (877) 787-5467. www.westernstatesmetalroofing.com.

1. Roof Panels: Standing Seam Metal Roofing Snap Lock.
   a. Seam Height: 1.75-inches.
   b. Panel Width:18-inches
   c. Profile: Flat.
   d. Texture: Smooth.
   e. Clips: As tested and supplied by roof panel manufacturer.
   f. Provide factory applied integral seam sealant in leg of panel.
   g. Form roofing panels in longest practical lengths, true to shape, accurate in size, square, and free from distribution or manufacturing defects.
2. Material:
   a. Metallic-coated steel; ASTM A653/A653M, lock-forming quality, extra smooth, tension-leveled, galvanized/galvannealed steel, minimum spangle.
      1) Thickness: 22 gauge (0.79 mm).
      2) Finish: 2-coat fluoropolymer finish, over G90 hot-dipped galvanized coating.
   3. Fluoropolymer Coating: 70 percent full strength Kynar 500/Hylar 5000.
      a. Exposed Surface: 1.0 mil (0.25 mm) plus/minus 0.1 mil (0.025 mm) total dry film thickness.
      b. Concealed Surface: 0.2 to 0.3 mils (0.05 to 0.08 mm) total dry film thickness.
      c. Color: As indicated.
   4. Design Loads: In accordance with ASCE 7, current edition.
   5. Design Snow Load: Not less than 20 psf (960 kPa).
   6. Maximum Deflection Under Snow Load: Not more than L/180 or as recommended by ASCE 7, whichever is less.
   7. Wind Uplift Resistance: Class 90 rating, minimum, when tested in accordance with UL 580.
   8. Wind Pull-Off Resistance: No failure of roof panel or fasteners when tested in accordance with ASTM E1592 for negative loading equal to negative design wind load; for assemblies not tested, capacity for gauge, span, or loading may be determined by interpolating between test values only.
   9. Impact Resistance: Minimum of Class 4, when tested in accordance with UL 2218.
   10. Thermal Effects: Design roof panels and their attachment to allow free movement in response to expansion and contraction forces resulting from temperature variation, as specified in the MBMA Metal Roofing Systems Design Manual.
   11. External Fire Resistance: Class A, when tested in accordance with ASTM E108 or UL 790.
   12. Provide all necessary members and connections, whether indicated in the manufacturer's standard detail drawings or not.
   13. Accessories and Fasteners: Capable of resisting the specified design wind uplift forces and allowing for thermal movement of the roof panel system, not restricting free movement of the roof panel system resulting from thermal forces except at designed points of roof panel fixity.

B. Accessories:

1. Flashing and trim.
2. Gutters.
3. Downspouts.
4. Roof curbs.

1.4 MATERIALS

A. Self-adhering, high-temperature sheet underlayment at perimeter and valleys.

B. Felt underlayment.

C. Slip sheet.

1.5 INSTALLATION

A. Watertight Installation: Sealant or tape at joints.

POLYVINYL-CHLORIDE (PVC) ROOFING

1.1 WARRANTY

A. Manufacturer's Materials and Workmanship Warranty: 20 years.

B. Installer's Warranty: Two years.

1.2 PERFORMANCE REQUIREMENTS

A. Wind Uplift Resistance:

1. Zone 1 (Roof Area Field): **<Insert lbf/sq. ft. (kPa)>**
2. Zone 2 (Roof Area Perimeter): **<Insert lbf/sq. ft. (kPa)>**.
3. Zone 3 (Roof Area Corners): **<Insert lbf/sq. ft. (kPa)>**.

B. SPRI's Directory of Roof Assemblies Wind Uplift Load Capacity Listing: **[60 psf] [75 psf] [90 psf] [105 psf] [120 psf] <Insert capacity>**.

C. Exterior Fire-Test Exposure: Class A.

D. Energy Star Listing: Roofing system to be listed on the DOE's Energy Star "Roof Products Qualified Product List" for low-slope roof products.

1.3 POLYVINYL CHLORIDE (PVC) ROOFING

Retain one of five "PVC Sheet" paragraphs below.
Retain first "PVC Sheet" Paragraph below for Type III PVC membrane.
Retain first "PVC Sheet" Paragraph below for Type II PVC membrane; retain Sika Sarnafil's "Sarnafil G410" for adhered installations.

A. PVC Sheet: ASTM D4434/D4434M, Type II, Grade I, glass-fiber reinforced, felt backed.

1. Manufacturers: Subject to compliance with requirements, provide listed products by the following:
   a. Carlisle SynTec Incorporated; Sure-Flex PVC.
   b. JM PVC SP6PA
   c. Sika Sarnafil; Sarnafil G410
   d. Or equal.

Retain one thickness in "Thickness" Subparagraph below or revise to suit Project. Verify availability with manufacturers.

2. Thickness: 60 mils (1.5 mm).

Retain one color in "Exposed Face Color" Subparagraph below. Colors are made to order. Verify availability with manufacturers.

3. Exposed Face Color: White.

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1.4 AUXILIARY ROOFING MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.
Retain "Adhesive and Sealants" Subparagraph below for projects located in jurisdictions where VOC limits are established by statute.

1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.

B. Sheet Flashing: Manufacturer's standard sheet flashing of same material, type, reinforcement, thickness, and color as PVC sheet.

1. JM PVC Detail Strip or PVC Detail Membrane
2. Carlisle Syntec Sure-Flex PVC Flashing
3. Sika Sarnafil PVC Flashing
4. Or equal.

A. Bonding Adhesive: Manufacturer's standard, water based bonding adhesive for membrane, and Low VOC solvent-based bonding adhesive for base flashings.

1. JM PVC Membrane Adhesive (Low VOC), JM PVC Membrane Adhesive (Water Based)
2. Carlisle Syntec
3. Sika Sarnafil
4. Or equal.

B. Metal Termination Bars: Manufacturer's standard, predrilled stainless steel or aluminum bars, with anchors.

1. JM Termination Systems
2. Carlisle Syntec
3. Sika Sarnafil
4. Or equal.

C. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roofing components to substrate, and acceptable to roofing system manufacturer.

D. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

1.5 SUBSTRATE BOARDS

A. Substrate Board: ASTM C1177/C1177M, glass-mat, water-resistant gypsum substrate 1/4 inch (6 mm) thick.

1. HYPERLINK "http://www.specagent.com/Lookup?ulid=5102"Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   a. HYPERLINK "http://www.specagent.com/Lookup?uid=123457005782"CertainTeed Corporation.
   b. HYPERLINK "http://www.specagent.com/Lookup?uid=123457005781"Georgia-Pacific Building Products; DensDeck
   c. HYPERLINK "http://www.specagent.com/Lookup?uid=123457005783"National Gypsum Company.
   d. HYPERLINK "http://www.specagent.com/Lookup?uid=123457005785"United States Gypsum Company.
   e. Or equal.

B. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening substrate board to roof deck.

1.6 ROOF INSULATION

If retaining more than one insulation material in this article, indicate location of each on Drawings, or indicate where each layer is used in roofing system. Coordinate insulation selection and thicknesses with adjoining construction as well as HVAC design and energy program.
Roofing system manufacturers may require use of their own insulations or limit approvals to specific insulation manufacturers. Retain second option in "General" Paragraph below if FM Global approval is required.

A. General: Preformed roof insulation boards manufactured or approved by RVC roof membrane manufacturer selected from manufacturer's standard sizes suitable for application, of thicknesses indicated..

B. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class 1, Grade 3, felt or glass-fiber mat facer on both major surfaces.

1. Provide rigid insulation with minimum LTTR R-value of 5.6 per inch ASTM C 1289-2014.

C. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches (1:48) unless otherwise indicated.

D. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated.
Polyisocyanurate Polyisocyanurate Polyisocyanurate Second option in "Extruded-Polystyrene Board Insulation" Paragraph below is for high compressive strength insulation for use with protected membrane roof systems and plaza decks, or other installations requiring high compressive strength insulation.
Retain "Molded (Expanded) Polystyrene Board Insulation" Paragraph below for noncomposite, unfaced, molded (expanded) polystyrene board insulation. Product indicated is for minimum density recommended by NRCA. Revise for other densities, along with revising compressive strength and thermal resistance. For example, ASTM C578, Type II has a minimum density of 1.35 lb/cu. ft. (22 kg/cu. m), a minimum compressive strength of 15 psi (104 kPa), and a thermal resistance of 4.0 per inch (25.4 mm). EPS insulation requires a cover board for adhered and mechanically attached roof systems.

1.7 INSULATION ACCESSORIES

A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatibility with other roofing system components.
Retain "Fasteners" Paragraph below if insulation requires mechanical fastening. Retain option if separate cover boards require fastening.

B. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.

C. Insulation Adhesive: Insulation manufacturer's recommended adhesive formulated to attach roof insulation to substrate or to another insulation layer as follows:
Retain one of first three subparagraphs below.

1. Full-spread, spray-applied, low-rise, two-component urethane adhesive.

Retain one of five "Cover Board" paragraphs below if required. For reroofing applications where a portion of the exiting roofing system remains (re-covering), retitle these paragraphs "Recovery Board." Cover boards are usually needed over noncomposite foam insulation. See the Evaluations. Gypsum-based cover boards are not recommended when cover board temperatures are expected to reach 130 deg F (59.4 deg C) and above. Cover boards are not recommended with a ballasted system.

D. Cover Board: ASTM C1289 Type II, Class 4, Grade 1, 2 and 3 high density polyisocyanurate board bonded to mineral surfaced fiber glass facer. 1/4 inch (6 mm) thick, factory primed.
Protection mats in "Protection Mat" Paragraph below may be placed on roof membrane as protection from roof pavers or crushed-aggregate ballast.

1.8 WALKWAYS

Retain "Flexible Walkways" or "Walkway Roof Pavers" Paragraph below for preformed roof walkway products. Revise to suit other walkway products if required.

A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, slip-resistig, surface-textured walkway pads or rolls, acceptable to roofing system manufacturer.

1. JM PVC Walkpad
2. Carlisle Syntec Sure-Flex PVC Heat-weldable Walkway rolls
3. Sika Sarnafil walkpad
4. Or equal.

Retain "Walkway Roof Pavers" Paragraph below if using heavyweight roof pavers as walkways.

1.9 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.

1. Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
2. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.

Retain first subparagraph below for steel roof deck.
Retain or revise subparagraphs below for concrete roof decks.

3. Verify that minimum concrete drying period recommended by roofing system manufacturer has passed.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

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1.10 PREPARATION

A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing system installation according to roofing system manufacturer's written instructions. Remove sharp projections.

B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast. Retain first paragraph below for lightweight insulating concrete roof decks, wood and wood panel roof decks, poured gypsum roof decks, cementitious wood-fiber plank roof decks, and steel roof decks less than 0.0295 inch (0.749 mm) thick.
Retain paragraph below if acoustical roof deck rib insulation, shaped to fit into topside ribs of acoustical roof deck, is installed in this Section.

1.11 INSTALLATION OF ROOFING, GENERAL

A. Install roofing system according to roofing system manufacturer's written instructions.
First option in first paragraph below applies only to concrete, lightweight insulation concrete, and steel roof decks. Second option applies to concrete, lightweight insulating concrete, cementitious wood fiber, steel, and wood roof decks. See the Evaluations.

B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

C. Confirm all HVAC units and other equipment supported by curbs conform with the following:

1. Curbs are required to provide a minimum 8-inch base flashing height measured from the surface of the new membrane to the top of the flashing roofing components.
2. Nail top of flashing and install new metal counterflashing prior to installation of unit.
3. Perimeter nailers must be elevated to match elevation of roof insulation.

1.12 INSTALLATION OF SUBSTRATE BOARD

A. Install substrate board with long joints in continuous straight lines, perpendicular to roof slopes with end joints staggered between rows. Tightly butt substrate boards together.
Retain first subparagraph below for steel roof decks.
Retain one of first two subparagraphs below if mechanical fastening of substrate board to steel roof deck is required. Substrate board is usually attached when base layer of roof insulation, which overlays substrate board, is attached.

1. Fasten substrate board to top flanges of steel deck according to recommendations in FM Approvals' RoofNav listed roof assembly requirements for specified Windstorm Resistance Classification and FM Global Property Loss Prevention Data Sheet 1-29.
2. Fasten substrate board to top flanges of steel deck to resist uplift pressure at corners, perimeter, and field of roof according to roofing system manufacturers' written instructions.

1.13 INSTALLATION OF INSULATION

A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at end of workday.

B. Comply with roofing system and insulation manufacturer's written instructions for installing roof insulation.

C. Install tapered insulation under area of roofing to conform to slopes indicated.

D. Install insulation under area of roofing to achieve required thickness. Where overall insulation thickness is 2.7 inches (68 mm) or greater, install two or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches (150 mm) in each direction.

E. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water.

F. Install insulation with long joints of insulation in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding 1/4 inch (6 mm) with insulation.

1. Cut and fit insulation within 1/4 inch (6 mm) of nailers, projections, and penetrations.

G. Adhered Insulation: Install each layer of insulation and adhere to substrate as follows:

1. Prime surface of concrete deck with asphalt primer at rate of 3/4 gal./100 sq. ft. (0.3 L/sq. m), and allow primer to dry.
2. Set each layer of insulation in a solid mopping of hot roofing asphalt, applied within plus or minus 25 deg F (14 deg C) of equivscous temperature.
3. Set each layer of insulation in ribbons of bead-applied insulation adhesive, firmly pressing and maintaining insulation in place.
4. Set each layer of insulation in a uniform coverage of full-spread insulation adhesive, firmly pressing and maintaining insulation in place.

H. Mechanically Fastened Insulation: Install each layer of insulation and secure to deck using mechatnical fasteners specifically designed and sized for fastening specified board-type roof insulation to deck type.

1. Fasten insulation according to requirements in FM Global's "RoofNav" for specified Windstorm Resistance Classification.
2. Fasten insulation to resist uplift pressure at corners, perimeter, and field of roof.

PENETRATION FIRESTOPPING

1.1 QUALITY ASSURANCE

A. Installer Qualifications: FM Approval approved or UL qualified.

1.2 SUSTAINABILITY REQUIREMENTS

A. Low-emitting sealants.

1.3 PENETRATION FIRESTOPPING

A. Penetrations in Fire-Resistance-Rated Walls: F-ratings per ASTM E814 or UL 1479.

B. Penetrations in Horizontal Assemblies: F-, T-, and W-ratings per ASTM E814 or UL 1479.

C. Penetrations in Smoke Barriers: L-ratings per UL 1479.

1.4 INSTALLATION

A. Identification: Walls and penetrations.

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EXTERIOR CLADDING

WATER-DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

1.1 SUBMITTALS

A. Product Data: Submit EIFS manufacturer's product data sheets describing products, which will be used on the project.

B. Samples: Submit 3 samples of each finish, texture, and color to be used on the project. The same tools and techniques proposed for the actual installation shall be used to prepare the samples. Samples shall be of sufficient size to accurately represent each color and texture to be utilized on the project.

1.2 QUALITY ASSURANCE

A. Mockups for each form of construction and finish.

1. The mock-up shall be of suitable size as required to accurately represent the products being installed, as well as each color and texture to be utilized on the project. Mock-up shall include:
   a. One window opening.
   b. One louver or vent.
   c. One inside and one outside corner.
   d. Top of wall at eave condition.
   e. Top of wall at parapet condition.
   f. Foundation condition.
   g. Veneer stone or brick.
   h. Termination with other exterior siding material.
2. The mock-up shall be prepared with the same products, tools, equipment and techniques required for the actual applications. The finish used shall be from the same batch that is being used on the project.
3. The approved mock-up shall be available and maintained at the job site.

B. Qualifications

1. Manufacturer: Shall be Dryvit Systems, Inc. All materials shall be manufactured or sold by Dryvit and shall be purchased from Dryvit or its authorized distributor.
2. Installer: Shall be knowledgeable in the installation of the Dryvit materials and shall be experienced and competent in the application of Dryvit Textured Acrylic Finishes. Additionally, the installer shall possess a current Outsulation RMD System Trained Contractor Certificate, issued by Dryvit Systems, Inc.

1.3 ENVIRONMENTAL CONDITIONS

A. Application of wet materials shall not take place during inclement weather unless appropriate protection is provided. Protect materials from inclement weather until they are completely dry.

B. At the time of EIFS product application, the air and wall surface temperatures shall be from 40 °F (4 °C) minimum to 100 °F (38 °C) maximum for the following products:

1. Base coat and Finish coat materials.
2. For other products, refer to specific product data sheets.

C. These temperatures shall be maintained with adequate air ventilation and circulation for a minimum of 24 hours, or until the products are completely dry. Refer to published product data sheets for more specific information.

1.4 SYSTEM DESCRIPTION

A. Basis of Design is Dryvit Outsulation RMD System 3; Exterior Insulation and Finish System (EIFS), Class PB, designed for use on IBC/IRC Type V construction. Outsulation RMD System is installed over a code approved water-resistive barrier and consists of a drainage medium, and drainage accessories, expanded polystyrene insulation board, adhesive or mechanical attachment method, base coat, reinforcing mesh(es) and finish.

1.5 PERFORMANCE REQUIREMENTS

Compliance with ASTM E2568 is required by the IBC.

A. EIFS Performance: Comply with ASTM E2568.

1. Impact Performance: ASTM E2568, High impact resistance.
2. Drainage Efficiency: ASTM E2273, 90 percent average minimum.

1.6 MANUFACTURER

A. All components of the Outsulation RMD System shall be supplied or obtained from Dryvit or its authorized distributors.

1.7 MATERIALS

A. Portland Cement: Shall be Type I or II, meeting ASTM C 150, white or gray in color, fresh and free of lumps.

B. Water: Shall be clean and free of foreign matter.

C. Water-Resistive Barrier Coating: ASTM E2570/E2570M, vapor permeable, flexible, polymer-based non-cementitious water-resistive and air barrier coating available in Texture, Smooth, and Spray.

1. Product: Dryvit Backstop NT.

D. Water-Resistive Barrier Sheet Membrane: Code approved water-resistive barrier such as but not limited to Dupont Tyvek Stucco Wrap, E.I. Du Pont de Nemours & Co., Inc., one layer of No.15 asphalt, complying with ASTM D226, Type I, or Grade D kraft building paper complying with UBC 141. Two layers of Grade D kraft building paper or one layer of Grade D building paper with a 60-minute water-resistance rating are required over wood-based sheathing.

E. Mesh Tape: An open weave fiberglass mesh tape with pressure sensitive adhesive available in rolls 4 in (102 mm) wide by 100 yds (91 m) long.

1. Product: Dryvit Grid Tape.

F. Flexible-Membrane Flashing: Used to protect substrate edges at terminations.

1. Liquid Applied: An extremely flexible water-based polymer material, ready for use.
   a. Dryvit AquaFlash and AquaFlash Mesh
2. Gun Applied: A flexible waterproof material, ready for use.
   a. Dryvit Backstop Flash & Fill.
3. Flashing Tape and Surface Conditioner:
   a. Dryvit Flashing Tape A high density polyethylene film backed with a rubberized asphalt adhesive available in rolls 4 in (102 mm), 6 in (152 mm), and 9 in (229 mm) wide by 75 ft (23 m) long.
   b. Dryvit Flashing Tape Surface Conditioner: A water-based surface conditioner and adhesion promoter for the Dryvit Flashing Tape.

G. Insulation adhesive: Liquid polymer-based material, which is field mixed with Portland cement.

1. Cementitious: Dryvit Primus or Genesis.
2. Ready mixed: A dry blend cementitious, copolymer-based product, field mixed with water.
   a. Dryvit Primus DM, Genesis DM, Genesis DMS, Rapidry DM 35-50 or Rapidry DM 50-75.

H. Drainage Track Adhesive: A moisture cure, urethane based adhesive used to adhere the drainage track.

I. Molded, (Expanded) Rigid Cellular Polystyrene Board Insulation: Comply with ASTM E2430 and ASTM C578 Type I. The back side of the insulation board shall have factory cut vertical grooves measuring 1/4 in (6.4 mm) deep by 1 in (25 mm) wide spaced 4 in (102 mm) on center. Minimum thickness, as indicated on Drawings. If not indicated, then minimum thickness of EPS shall be 2-inches.
Retain "Channeled board insulation" Subparagraph below if water-drainage EIFS incorporate insulation with profiled drainage cavities.

1. Board Dimensions: 24 by 48-inches. Thickness as indicated on drawings, but not less than 1-1/2-inches.
2. Classification (ASTM C578): Type I.
3. Compressive Strength, minimum (ASTM D1621): 10 psi (69 kPa).
4. Tensile Strength, minimum: 15 psi (103 kPa).
5. Flexural Strength, minimum: 25 psi (172 kPa).
6. Density, minimum (ASTM C303): 0.95 lb./ft3 (15.2 kg/m3).
7. R-value, Thermal Resistance, per inch (ASTM C518): 3.9 °F·ft2·h/Btu (0.68 °K·m2/W).
8. Fire Resistance (ASTM E84): 25 maximum flame spread, and maximum 450 smoke development.
9. Foam buildouts: Machine coated EPS shapes and starter boards shall be supplied by a manufacturer that subscribes to the Dryvit third party certification and quality assurance program.

J. Reinforcing Mesh: Alkali-resistant, glass-fiber mesh.

1. Ground level up to 8 ft. above grade, provide Dryvit Panzer 20; EIMA Impact Classification Ultra High. Weight: 20.5 oz/yd² (695 g/m²)
2. All other locations provide Dryvit Standard Plus; EIMA Impact Classification Medium. Weight: 6 oz/yd² (200 g/m²).
3. Detail Mesh: Dryvit Detail Mesh Short Rolls; Weight: 4.3 oz/yd² (146 g/m²).
4. Corner Mesh: Dryvit Corner Mesh; Weight: 7.2 oz/yd² (244 g/m²).
5. Mesh shall be colored blue for product identification bearing the Dryvit logo.

K. Base coat: Shall be compatible with the EPS insulation board and reinforcing mesh(es).

1. Cementitious: A liquid polymer-based material, which is field mixed with Portland cement.
   a. Dryvit Genesis, or Genesis DM.

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L. Mechanical fasteners:

1. 2-inch (50 mm) diameter polypropylene plastic plate (washer) with key openings for base coat penetration and recessed chamber, used in conjunction with a corrosion resistant fastener.
   a. Shall be Wind-Lock® Wind-Devil® or Wind-Devil 2, or ITW Buildex Grid-Mate□ PB and Grid-Master washer.
2. Screws, Nails, Anchors:
   a. Wood/Steel Framing with a nailable substrate (Plywood or Oriented Strand Board).
      1) Shall be minimum No. 6, bugle head corrosion resistant screws.
      2) The screws shall be of sufficient length to penetrate the wood substrate a minimum of 3/4 in (19 mm).
      3) Nails shall be minimum 12 gauge (8d), ring shank. They shall be hot dipped galvanized and of sufficient length to penetrate the structural base a minimum of 1 in (25 mm). Ring shank nails are not recommended for attachment to Oriented Strand Board.
   b. Wood/Steel Framing with a non-structural substrate (gypsum based or similar).
      1) Wood Screws shall be a minimum No. 6, bugle head, corrosion resistant screws and of sufficient length to penetrate the wood framing a minimum of 3/4 in (19 mm).
      2) Light Gauge Metal Framing (minimum 20 gauge) requires minimum No. 6, self drilling corrosion resistant screws and shall be of sufficient length to penetrate the steel framing a minimum of 3/8 in (9.5 mm).
      3) Nails shall be ring shank and a minimum of 12 gauge (8d). They shall be hot dipped galvanized and of sufficient length to penetrate the wood framing a minimum of 1 in (25 mm).
   c. Concrete/Masonry:
      1) Anchors shall be a minimum 3/16 in (4.8 mm) diameter and corrosion resistant.
      2) Anchors shall be of sufficient length to penetrate the substrate a minimum of 1 in (25 mm).
      3) Pullout values shall be substantiated for the particular substrate and fastener.

M. Primer. As recommended by EIFS manufacturer.

N. Finish Coat: Shall be the type, color and texture as selected by the architect/owner and shall be one or more of the following:

1. Standard DPR (Dirt Pickup Resistance): Water-based, acrylic finish with integral color and texture, and formulated with DPR chemistry:
   a. Sandblast DPR: Medium texture.
2. Elastomeric DPR (Dirt Pickup Resistance): Water-based, elastomeric acrylic finish with integral color and texture, and formulated with DPR chemistry:
   a. Weatherlastic® Sandpebble Fine.
3. Medallion Series PMR™ (Proven Mildew Resistance): Water-based, acrylic finish with integral color and texture and formulated with PMR chemistry:
   a. Sandblast® PMR.

O. Trim accessories.

1. Drainage Track: UV treated PVC perforated "J" channel with weep holes, complying with ASTM D 1784 and ASTM C 1063. Shall be one of the following:
   a. Starter Trac STWP - without drip edge by Plastic Components, Inc.
   b. Starter Trac STWE - with drip edge by Plastic Components, Inc.
   c. Universal Starter Track by Wind-lock Corporation
   d. Sloped Starter Strip with Drip by Vinyl Corp.

P. Sealants: Compatible with the EIFS materials. Sealant backer rod shall be closed cell. The following sealant products have been tested by sealant manufacturer and found to be compatible with Dryvit products.

1. Dow Corning; 790, 791 and 795. Dow Corning 791 and 795 are intended to be used as perimeter seals around penetrations. They are not intended to be used when sealing Dryvit to Dryvit.
2. Pecora; Dynatrol II, 890 FTS, oe 890 NFT. Primer; Type 75 or 150 (for sealing Dryvit to Dryvit).
3. Sika; Sikaflex 2C. Primer; Sikaflex 429 (for sealing Dryvit to Dryvit). For sealing Dryvit to other materials, consult with sealant manufacturer.
4. Tremco; Spectrem I, Spectrem 3 and Spectrem 4.

1.8 EXAMINATION

A. Examine substrate to be in conformance with installation tolerances.

1. Is flat within 1/4 in (6.4 mm) in a 4 ft (1.2 m) radius.
2. Is sound, dry, clean, free of efflorescence, connections are tight, has no surface voids, projections, or other conditions that may interfere with the EIFS intallation or performance.

B. Verify windows, doors, vents, louvers, and other openings are installed and flashed, per manufacturer's requirements and the EIFS installation details. Verify other waterproofing details have been completed prior to installation of the EIFS.

C. Verify metal roof flashing has been installed in accordance with manufacturer's requirements, or as otherwise necessary to maintain a watertight envelope.

D. Verify sheet type membrane water-resistive barriers have been installed in a weatherboard fashion in accordance with building code and manufacturer's requirements.

E. Do not proceed with installation of EIFS until deficiencies have been brought to the attention of Architect and Owner, and deficiencies have been corrected.

1.9 PREPARATION

A. The EIFS materials shall be protected by permanent or temporary means from inclement weather and other sources of damage prior to, during, and following application until completely dry.

B. Protect adjoining work and property during EIFS installation.

C. Prepare substrate to receive liquid applied water-resistive barrier. Substrate shall be prepared as to be free of foreign materials such as oil, dust, dirt, form release agents, efflor

EXTERIOR CLADDING (CONT.)

FIBER-CEMENT SIDING

1.1 WARRANTY
A. Warranty: At project closeout, provide manufacturer's limited 15 year warranty covering defects in materials. Provide manufacturer's 15 year warranty against manufactured defects in panel finish.

1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product description, storage and handling requirements, and installation instructions.
B. Shop Drawings: Include plans, sections, showing installation details that demonstrate product dimensions, edge/termination conditions/treatments, compression and control joints, corners, openings, and penetrations.
C. Samples: For each product type proposed for use.
D. Product Test Reports and Code Compliance: Documents demonstrating product compliance with local building code, such as test reports or Evaluation Reports from qualified, independent testing agencies.

1.3 PERFORMANCE REQUIREMENTS
A. Surface Burning (ASTM E-84): Flame Spread: 0, Smoke Developed: 0.
B. Structural:
1. Wind Load (ASTM E330): As indicated on Drawings.
C. Water Penetration (ASTM E331): No water leakage observed into wall cavity.
D. Fire Resistant (ASTM E-119): The wall assembly must successfully endure 60-minute fire exposure without developing excessive unexposed surface temperature or allowing flaming on the unexposed side of the assembly.
E. Ignition Resistance (NFPA 268): No sustained flaming of panels, assembly when subjected to a minimum radiant heat flux of 12.5 kW/m2 ± 5% in the presence of a pilot ignition source for a 20-minute period.
F. Fire Propagation (NFPA 285): Wall assembly of Nichiha AWP, Ultimate Clips and Starter Track, Tyvek Commercial Wrap, 1/2-inch Densglass Gold Sheathing, 16-inch o.c. 18 gauge steel studs, mineral wool in-cavity insulation, and interior 5/8-inch Type X gypsum met the acceptance criteria of NFPA 285.

1.4 PRODUCTS
A. Manufacturer: Nichiha USA, Inc., 6465 E. Johns Crossing, Suite 250, Johns Creek, GA 30097. Toll free: (866) 424-4421, Office: (770) 805-9466, Fax: (770) 805-9467, HYPERLINK "http://www.nichiha.com"www.nichiha.com.
B. Fiber-Cement Panels: ASTM C-1186, Type A, Grade II. Fiber cement panels manufactured from a pressed, stamped, and autoclaved mix of Portland cement, fly ash, silica, recycled rejects, and wood fiber bundles.
1. Basis of Design Product: Nichiha Vintagewood Cedar AWP 1818.
2. Panel Dimensions: 17-7/8-inch high by 71-9/16-inch length (455 mm high by 1818 mm length).
3. Panel Thickness: 5/8-inch (16 mm).
4. Profile: Wood plank texture with three, 3/8" grooves running lengthwise, spaced 5-5/8" apart. Long edges are ship-lapped.
5. Weight (lbs. per sf.): 3.9 lbs/sf. Weight per panel: 35.27 lbs.
6. Factory-applied sealant gasket added to top panel edge; all 3030 mm edge joints contain a factory sealant.
7. Surface Texture: Smooth.
C. Attachment Hardware:
1. Ultimate Clip System:
a. Starter Track: Part No. FA 700 – 3,030 mm length, galvalume coated steel.
b. Panel Clips: Part No. JEL 778 "Ultimate Clip II" (10 mm rainscreen for 16 mm AWP), Zinc-Aluminum-Magnesium alloy coated steel.
c. Joint Tab Attachments – used at all AWP-1818 panel to panel vertical joints.
d. Corner Clips: JE 777C (10 mm rainscreen for 5/8-inch AWP Manufactured Corners), Zinc-Aluminum-Magnesium alloy coated steel.
e. Single Flange Sealant Backer: Part No. FHK 1015 R (10 mm) – 6 ft.-6-inch. length, fluorine coated galvalume.
f. Double Flange Sealant Backer: Part No. FH 1015 R (10 mm) – 10 ft. length, fluorine coated galvalume.
g. Corrugated Spacer: Part No. FS 1005 (5 mm), FS 1010 (10 mm) – 4 ft. length.
D. Corners: Manufactured Corners with 3-1/2-inch returns for each profile color.
E. Metal Trim: Aluminum sheet, primer finish. Available trim from panel manufacturer; Corner Key, Open Outside Corner, H-Mold, J-Mold, Compression Joint, Inside Corner
F. Fasteners: ASTM F593 Stainless steel fasteners. Do not use aluminum fasteners, staples or fasteners that are not rated or designed for intended use. See manufacturer's instructions for appropriate fasteners for construction method used.
1. For fastening to wood, use stainless steel screws of sufficient length to penetrate a minimum of 1 inch (25 mm) into substrate.
2. For fastening to metal, use stainless steel screws of sufficient length to penetrate a minimum of 1/4 inch (6 mm), or three screw-threads, into substrate.
H. Flashing: Flash all areas specified in manufacturer's instructions. Do not use raw aluminum flashing. Flashing must be galvanized, anodized, or PVC coated.
I. Sealant: Sealant shall comply with ASTM C920, Class 35.

1.5 EXAMINATION
A. Verify framing member spacing does not exceed 16-inches on center.
B. Verify weather resistive barrier is installed and cured. Use only approved weather resistive barrier (WRB) as defined by Utah Building code.
C. Metal flashing should be used to prevent moisture penetration around all doors, windows, wall bottoms, material transitions and penetrations.
D. Examine site to ensure substrate conditions are within alignment tolerances for proper installation.
1. Wall surface plane must be plumb and level within +/- 1/4-inch in 20 feet in any direction.
E. Do not begin installation until unacceptable conditions have been corrected.
F. Do not install panels or components that appear to be damaged or defective. Do not install wet panels.

1.6 INSTALLATION
A. Fiber cement panels shall be installed horizontally in accordance with manufacturer's instructions and approved submittals. Install with manufacturer's Ultimate Clip system of attachment over continuous insulation and weather resistive barrier for a complete, drained and back-ventilated rainscreen.
B. Comply with local codes and structural engineer's fastening calculations along with manufacturer's recommendations for fastener spacing.
C. Provide vertical control/expansion joints, within 2-12 feet of outside corners finished with metal trim and approximately every 30 feet thereafter.
D. Provide horizontal/compression joints at floor lines. Joints are flashed minimum 1/2-inch breaks. Do not caulk. Wood framed buildings of three or more floors require a compression joint at each floor.
E. Panel Cutting: Perform cutting of fiber cement panels outside or in a well-ventilated area. Do not cut the products in an enclosed area. Follow manufacturer's recommendations; wearing of safety glasses and NIOSH/OSHA approved respirator whenever cutting, drilling, sawing, sanding or abrading the products. Silica dust warning: Fiber cement products may contain some amounts of crystalline silica, a naturally occurring, potentially hazardous mineral when airborne in dust form.
F. Seal cut edges of panels with panel manufacturer's recommended sealer. Prior to application of sealer, clean dust from cut panels as it may bind to the finish.

1.7 PROTECTION
A. Protect installed products until completion of project.
B. Touch-up, repair or replace damaged products before Substantial Completion.

FORMED METAL WALL PANELS

1.1 SUBMITTALS
A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of panel and accessory.
B. Shop Drawings:
1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
2. Accessories: Include details of the flashing, trim, and anchorage systems, at a scale of not less than 1-1/2 inches per 12 inches (1:10).

1.2 WARRANTY
A. Materials and Workmanship: 2 years.
B. Chalking and Fading: 10 years.

1.3 PERFORMANCE REQUIREMENTS
A. General: Provide metal wall panel assemblies meeting performance requirements as determined by application of specified tests by a qualified testing agency on manufacturer's standard assemblies.
B. Maximum allowable deflection limitation.
1. Single Skin Panels Less than 1-inch (25-mm) in Depth: Limited to L/90 deflection of panel perimeter normal to plane of wall.
C. Secondary Metal Framing: Design secondary metal framing for metal wall panel assembly according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions."
D. Thermal Movements: Allow for thermal movements from variations in both ambient and internal temperatures. Accommodate movement of support structure caused by thermal expansion and contraction.
E. Wall systems that incorporate foam plastic insulation must be tested by the foam plastic supplier in accordance with NFPA-285.

1.4 SYSTEM DESCRIPTION
A. Metal Wall Panels over Outside-Insulated Framed Wall System: Single-skin exposed fastener metal wall panels applied as exterior rainscreen cladding over wall framing with exterior sheathing, an applied membrane that provides air, moisture, and water vapor control, and insulation within the framing and applied outboard of the sheathing. Metal wall panel installation includes secondary metal subgirt framing for panel attachment.

1.5 FORMED METAL WALL PANELS
A. Metal Wall Panel - M1:
1. Manufacturer: Basis of Design is Centria, Concept Series, Concealed Fastener Metal Wall Panels. Centria Architectural Systems; Moon Township, PA 15108-2944. Tel: (800) 759-7474. Tel: (412)299-8000. Fax: (412)299-8317. Email: info@CENTRIA.com. Web: www.CENTRIA.com.
2. Metal Wall Panel - M1: Factory-formed, reveal-joint profile with raised flat pan and concealed extended fastener leg:
a. Basis of Design Product: Centria, CS-200E.
b. Panel Coverage: 12 inches (305 mm).
c. Panel Height: 0.875 inch (22 mm).
B. Metal Wall Panel – M2:
1. Manufacturer: Basis of Design is Centria, Exposed Fastener Series Metal Wall Panels.
2. Metal Wall Panel - M2: Factory-formed, symmetrical corrugated profile with lap joint. Exposed fastener panels with interconnecting side joints, fastened to supports with exposed fasteners, with field-applied sealants in side laps.
a. Basis of Design Product: Centria, Econolap 3/4-inch.
b. Panel Coverage: 34.66 inches (880 mm).
c. Panel Height: 0.75 inches (19 mm).
d. Corrugation Spacing: 2.66 inches (68 mm) o.c.
C. Materials:
1. Metallic-Coated Steel Face Sheet: Coil-coated, ASTM A 755/A 755M.
a. Zinc-Coated (Galvanized) Steel Sheet: ASTM A 653/A 653M, G90 (Class Z275), structural steel.
b. Face Sheet: Minimum 0.030 inch/22 gauge (0.76 mm) nominal uncoated thickness.
c. Surface: Smooth.
2. Panel Finish: Fluoropolymer Two Coat System: 0.2 mil primer with a 0.8 mil PVDF matte, low gloss color coat with fine aggregate finish.
a. Basis of Design: Centria Allura.
b. Color: As indicated on Drawings.

1.6 ACCESSORIES
A. Metal Wall Panel Accessories, General: Provide complete metal wall panel assembly incorporating trim, copings, fasciae, parapet caps, soffits, sills, inside and outside corners, and miscellaneous flashings. Fabricate accessories in accordance with SMACNA Manual. Provide manufacturer's factory-formed clips, shims, flashings, gaskets, lap strips, closure strips, and caps for a complete installation as required for the following:
1. Single-skin application over insulated, sheathed frame wall with air and water resistant barrier.
B. Extruded Trim: Manufacturer's complementary aluminum extrusions for head, jamb, sill, base, flush, reveal, inside and outside corner, end wall, and expansion joint details. Finish to match metal wall panels.
1. Basis of Design: CENTRIA, Microline Extrusions.
C. Formed Flashing and Trim: Match material, thickness, and color of metal wall panel face sheets.
D. Sealants: Type recommended by metal wall panel manufacturer for application.
E. Flashing Tape: 4-inch wide self-adhering butyl flashing tape.
F. Fasteners: Self-tapping screws, bolts, nuts, and other acceptable fasteners recommended by panel manufacturer. All exposed fasteners must be stainless steel with heads matching color of metal wall panels by means of factory-applied coating.
G. Concealed Clips: Galvanized steel, 0.06 inch/16 ga. (1.52 mm) nominal thickness, designed to allow unimpeded thermal movement of panel and configured to hold panel minimum 1/2 inch (12.7 mm) from substrate.

1.7 SECONDARY METAL FRAMING
A. Miscellaneous Framing Components, General: Cold-formed metallic-coated steel sheet, ASTM A 653/A 653M, G90 (Z180).
1. Hat Channels: 0.06 inch/16 ga. (1.52 mm) minimum – nominal thickness.
2. Sill Channels: 0.06 inch/16 ga. (1.52 mm) minimum – nominal thickness.

1.8 EXAMINATION
A. Examine metal wall panel substrate with Installer present. Examine for erection tolerances and other conditions that would adversely affect installation of metal wall panels.
B. Wall Substrate: Confirm that wall substrate is within tolerances acceptable to metal wall panel system manufacturer.
1. Maximum deviations acceptable:
a. 1/4-inch in 20 feet (6.4 mm in 6 m) vertically or horizontally from face plane of framing.
b. 1/2-inch (12.7 mm) across building elevation.
c. 1/8-inch in 5 feet (3.2 mm in 1.5 m).
C. Framing: Inspect framing that will support metal wall panels to determine if support components are installed as indicated on approved shop drawings. Confirm presence of acceptable framing members at recommended spacing to match installation requirements of metal wall panels.
D. Openings: Verify that windows, doors, louvers and other penetrations match layout on shop drawings.
E. Air/Moisture Barriers: Confirm that work has been completed, inspected, and tested as required.
F. Notify Architect/Owner, in writing, of out-of-tolerance work and other deficient conditions prior to proceeding with metal wall panel system installation.
G. Correct out of tolerance work and other deficient conditions prior to panel installation.

1.9 SECONDARY FRAMING INSTALLATION
A. Secondary Metal Framing: Install secondary metal framing components to tolerances indicated, as shown on approved shop drawings. Install secondary metal framing and other metal panel supports per ASTM C 1007 and metal wall panel manufacturer's recommendations.

1.10 METAL WALL PANEL INSTALLATION
A. General: Install metal wall panels in accordance with approved shop drawings and manufacturer's recommendations. Install metal wall panels in orientation, sizes, and locations indicated. Anchor metal wall panels and other components securely in place.
B. Attach panels to metal framing using recommended screws, fasteners, sealants, and adhesives indicated on approved shop drawings.
1. Fasteners for Steel Wall Panels: Stainless-steel for exterior locations and locations exposed to moisture; carbon steel for interior use only.
2. Panel – M1: Fasten metal wall panel M1 to supports with concealed clips spaced at each joint at location, spacing, and with fasteners recommended by manufacturer. Install clips to supports with self-tapping fasteners.
3. Provide weatherproof escutcheons for pipe and conduit penetrating exterior walls.
4. Dissimilar Materials: Where elements of metal wall panel system will come into contact with dissimilar materials, treat faces and edges in contact with dissimilar materials as recommended by manufacturer.
C. Joint Sealers: Install joint sealants where indicated on approved shop drawings.

1.11 ACCESSORIES INSTALLATION
A. General: Install metal wall panel accessories with positive anchorage to building. Coordinate installation with flashings and other components.
1. Install related flashings and sheet metal trim in accordance with shop drawings, and SMACNA Manual.
2. Install components required for a complete metal wall panel assembly, including trim, copings, corners, lap strips, flashings, sealants, fillers, closure strips, and similar items.
3. Comply with performance requirements and manufacturer's written installation instructions.
4. Set units true to line and level as indicated.

1.12 CLEANING AND PROTECTION
A. Remove temporary protective films. Clean finished surfaces as recommended by metal wall panel manufacturer. Clear weep holes and drainage channels of obstructions, dirt, and sealant. Maintain in a clean condition during construction.
B. Replace damaged panels and accessories that cannot be repaired by finish touch-up or minor repair.

SHEET METAL FLASHING AND TRIM

1.1 PERFORMANCE REQUIREMENTS
A. Sheet Metal Standard for Flashing and Trim: NRCA's "The NRCA Roofing Manual: Architectural Metal Flashing, Condensation and Air Leakage Control, and Reroofing" SMACNA's "Architectural Sheet Metal Manual".

1.2 MATERIALS
A. Sheet Metals:
1. Aluminum Sheet: Two-coat fluoropolymer.
B. Underlayment:
1. Felt: ASTM D226, Type II (No. 30), asphalt-saturated organic felt; nonperforated.
2. Self-adhering, high-temperature sheet Underlayment: 30 mils minimum thickness.
a. Atlas; # 30 Specifications Felt.
b. GMC Roofing & Building Paper Products, Inc.; 30 ASTM D 226 Type II.
c. MFM Building Products; Ultra HT Wind and Water Seal.
d. Titanium; PSU30. Tel: (800) 567-9727. www.choosetitanium.com.
3. Slip Sheet: Rosin-sized builing paper, 3 lb/100 sq. ft. (0.16 kg/sq. m) minimum.

1.3 SHEET METAL FABRICATIONS
A. Manufactured reglets with counterflashing.
B. Formed Roof-Drainage Fabrications: Including hanging gutters downspouts parapet scuppers conductor heads and splash pans.
C. Formed Low-Slope Roof Fabrications: Including roof edge flashing (gravel stop) and fascia cap copings roof expansion-joint covers base flashing counterflashing flashing receivers roof-penetration flashing and roof-drain flashing.
D. Formed Steep-Slope Roof Fabrications: Including apron, step, cricket, and backer flashing valley flashing drip edges eave and rake flashing ridge and hip flashing counterflashing flashing receivers and roof-penetration flashing.
E. Formed Wall Fabrications: Including opening flashings in frame construction and wall expansion-joint cover.
F. Miscellaneous Formed Fabrications: Including equipment support flashing.

1.4 INSTALLATION OF UNDERLAYMENT
A. Felt Underlayment: Install felt underlayment, wrinkle free, using adhesive to minimize use of mechanical fasteners under sheet metal flashing and trim.
1. Install in shingle fashion to shed water.
2. Lap joints not less than 2 inches (50 mm).
B. Self-Adhering, High-Temperature Sheet Underlayment:
1. Install self-adhering, high-temperature sheet underlayment; wrinkle free.
2. Prime substrate if recommended by underlayment manufacturer.
3. Comply with temperature restrictions of underlayment manufacturer for installation; use primer and seam sealer for installing underlayment at low temperatures.
4. Apply in shingle fashion to shed water, with end laps of not less than 6 inches (150 mm) staggered 24 inches (600 mm) between courses.
5. Overlap side edges not less than 3-1/2 inches (90 mm). Roll laps and edges with roller.
6. Roll laps and edges with roller.
7. Cover underlayment within 14 days.
C. Install slip sheet, wrinkle free, over underlayment before installing sheet metal flashing and trim.
1. Install in shingle fashion to shed water.
2. Lap joints not less than 4 inches (100 mm).

1.5 INSTALLATION, GENERAL
A. Install sheet metal flashing and trim to comply with details indicated and recommendations of cited sheet metal standard that apply to installation characteristics required unless otherwise indicated on Drawings.
1. Install fasteners, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
2. Install sheet metal flashing and trim true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of sealant.
3. Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement.
4. Install sheet metal flashing and trim to fit substrates and to result in watertight performance.
5. Space individual cleats not more than 12 inches (300 mm) apart. Attach each cleat with at least two fasteners. Bend tabs over fasteners.
6. Install exposed sheet metal flashing and trim with limited oil-canning, and free of buckling and tool marks.
B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim.
1. Space movement joints at maximum of 10 feet (3 m) with no joints within 24 inches (600 mm) of corner or intersection.
2. Form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with sealant concealed within joints.
D. Fasteners: Use fastener sizes that penetrate substrate not less than r ecommended by fastener manufacturer to achieve maximum pull-out resistance.
E. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal f asteners and anchors as required for a tight installation.
F. Seal joints as required for watertight construction.
1. Use sealant-filled joints unless otherwise indicated.
a. Embed hooked flanges of joint members not less than 1 inch (25 mm) into sealant.
b. Form joints to completely conceal sealant.
c. When ambient temperature at time of installation is between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement each way.
d. Adjust setting proportionately for installation at higher ambient temperatures.
1) Do not install sealant-type joints at temperatures below 40 deg F (4 deg C).
G. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter.
1. Stainless Steel Soldering:
a. Tin edges of uncoated sheets, using solder for stainless steel and lead flux.
b. Promptly remove acid-flux residue from metal after tinning and soldering.
c. Comply with solder manufacturer's recommended methods for cleaning and neutralization.

1.6 INSTALLATION OF ROOF DRAINAGE SYSTEM
A. Install sheet metal roof-drainage items to produce complete roof-drainage system in accordance with cited sheet metal standard unless otherwise indicated. Coordinate installation of roof perimeter flashing with installation of roof-drainage system.
B. Hanging Gutters:
1. Join sections with riveted and soldered joints or joints sealed with sealant.
2. Provide for thermal expansion.
3. Attach gutters at eave or fascia to firmly anchor them in position.
4. Provide end closures and seal watertight with sealant.
5. Slope to downspouts.
C. Built-in Gutters:
1. Join sections with riveted and soldered joints or joints sealed with sealant.
2. Provide for thermal expansion.
3. Slope to downspouts.
4. Provide end closures and seal watertight with sealant.
D. Downspouts:
1. Join sections with 1-1/2-inch (38-mm) telescoping joints.
2. Provide hangers with fasteners designed to hold downspouts securely to walls.
E. Splash Pans:
1. Install where downspouts discharge on low-slope roofs.
2. Set in asphalt roofing cement or elastomeric sealant compatible with the substrate.
F. Parapet Scuppers:
1. Continuously support scupper, set to correct elevation, and seal flanges to interior wall face, over cants or tapered edge strips, and under backings of type indicated.
2. Loosely lock front edge of scupper with conductor head.
G. Conductor Heads: Anchor securely to wall, with elevation of conductor head rim at minimum of 1 inch (25 mm) below scupper or gutter discharge.
H. Expansion Joint Covers: Install expansion-joint covers at locations and of configuration indicated on Drawings. Lap joints minimum of 4 inches (100 mm) in direction of water flow.

JOINT SEALANTS

1.1 SUSTAINABILITY REQUIREMENTS
A. Green Globes:
1. Low-emitting sealants: Comply with local or regional air pollution control, or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits. Also comply with the Rule 1168 prohibition on the use of certain toxic compounds (Chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene).
a. Architectural sealants and sealant primers shall have VOC limit < 250 gm/L, less water, and less exempt compounds in grams per liter.

1.2 WARRANTY
A. Installer Warranty: Two years.
B. Special Manufacturer's Warranty: Five years.

1.3 JOINT SEALANTS
A. Silicone, S, NS, 100/50, NT: Single-component, nonsag, plus 100 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 100/50, Use NT.
B. Silicone, Nonstaining, S, NS, 100/50, NT: Nonstaining, single-component, nonsag, plus 100 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 100/50, Use NT.
1. Nonstaining Joint Sealants: No staining of substrates when tested in accordance with ASTM C1248.
C. Urethane, S, NS, 100/50, T, NT: Single-component, nonsag, plus 100 percent and minus 50 percent movement capability, traffic- and nontraffic-use, urethane joint sealant; ASTM C920, Type S, Grade NS, Class 100/50, Uses T and NT.
D. Urethane, Immersible joint sealants: Urethane, Immersible, S, NS, 100/50, NT, I: Immersible, single-component, nonsag, plus 100 percent and minus 50 percent movement capability, nontraffic-use, urethane joint sealant; A STM C920, Type S, Grade NS, Class 100/50, Uses NT and I.
E. Mildew-resistant joint sealants: Silane-Modified Polymer, Mildew Resistant, S, NS, 50, NT: Mildew-resistant, single-component, nonsag, plus 50 percent and minus 50 percent movement capability, nontraffic-use, silyl-terminated polyether joint sealant; ASTM C920, Type S, Grade NS, Class 50, Use NT.
F. Butyl joint sealants: Butyl-Rubber-Based Joint Sealants: ASTM C1311.
G. Latex joint sealants: Acrylic Latex: Acrylic latex or siliconized acrylic latex, ASTM C834, Type OP, Grade NF.
H. Joint-sealant backing: Nonstaining; compatible with joint substrates, sealants, primers, and other joint fillers; and approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
1. ASTM C1330, Type C (closed-cell material with a surface skin), Type O (Open-cell material), Type B (bicellular material with a surface skin) or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
I. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
J. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.
K. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

1.4 EXAMINATION
A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting performance of the Work.
B. Proceed with installation only after unsatisfactory conditions have been corrected.

1.5 PREPARATION
A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
Retain porous substrates in first four subparagraphs below if applicable. Insert additional items to suit Project.
a. Concrete.
b. Masonry.
c. Unglazed surfaces of ceramic tile.
3. Remove laitance and form-release agents from concrete.
4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
Retain nonporous substrates in subparagraphs below if applicable. Insert additional items to suit Project.
a. Ally, Inox.
b. Glass.
c. Porcelain enamel.
d. Glazed surfaces of ceramic tile.
B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

1.6 INSTALLATION OF JOINT SEALANTS
A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
B. Sealant Installation Standard: Comply with recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
C. Install sealant backings of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
1. Do not leave gaps between ends of sealant backings.
2. Do not stretch, twist, puncture, or tear sealant backings.
3. Remove absorbent sealant backings that have become wet before sealant application, and replace them with dry materials.
Retain first paragraph below for sealants installed in moving joints without sealant backings.
D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
1. Place sealants so they directly contact and fully wet joint substrates.
2. Completely fill recesses in each joint configuration.
3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth concave joint profile, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
1. Remove excess sealant from surfaces adjacent to joints.

1.7 CLEANING
A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

1.8 PROTECTION
A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

1.9 JOINT-SEALANT SCHEDULE
Joint-sealant applications in this article represent only a limited number of examples; modify to suit Project. For projects with more than one kind or color of sealant for joint locations listed, copy paragraphs and create an additional set of requirements and products for each variation.
For each joint sealant scheduled, retain corresponding product requirements in Part 2 that reference sealant standards, specify product properties and, if required, name manufacturers and products.
If designations are retained in "Joint-Sealant Application" paragraphs below, insert number to complete designation. Coordinate with designations used on Drawings.
A. Joint-Sealant Application: Exterior joints in horizontal traffic surfaces.
1. Joint Locations:
Joint sealants in paved roads, parking lots, walkways, and curbing are specified in Section 321373 "Concrete Paving Joint Sealants."
a. Control and expansion joints in brick pavers.
b. Isolation and contraction joints in cast-in-place concrete slabs.
c. Joints between plant-precast architectural concrete paving units.
d. Joints in stone paving units, including steps.
e. Tile control and expansion joints.
f. Joints between different materials listed above.
Insert type of joint sealant in "Joint Sealant" Subparagraph below; coordinate with Part 2. First option is example only.
2. Joint Sealant: Urethane, M, P, 50, T, NT.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
B. Joint-Sealant Application: Exterior joints in horizontal traffic surfaces subject to water immersion.
1. Joint Locations:
a. Joints in pedestrian plazas.
b. Joints in swimming pool decks.
Insert type of joint sealant in "Joint Sealant" Subparagraph below; coordinate with Part 2. First option is example only.
2. Joint Sealant: Urethane, Immersible, S, NS, 50, T, NT, I.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
C. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces.
1. Joint Locations:
a. Construction joints in cast-in-place concrete.
b. Control and expansion joints in unit masonry.
c. Joints in exterior insulation and finish systems.
d. Joints between metal panels.
e. Joints between different materials listed above.
f. Perimeter joints between materials listed above and frames of doors windows and louvers.
g. Control and expansion joints in ceilings and other overhead surfaces.
Insert type of joint sealant in "Joint Sealant" Subparagraph below; coordinate with Part 2. First option is example only.
2. Joint Sealant: Silicone, nonstaining, S, NS, 50, NT.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
D. Joint-Sealant Application: Interior joints in horizontal traffic surfaces.
1. Joint Locations:
a. Isolation joints in cast-in-place concrete slabs.
b. Control and expansion joints in stone flooring.
c. Control and expansion joints in brick flooring.
d. Control and expansion joints in tile flooring.
Insert type of joint sealant in "Joint Sealant" Subparagraph below; coordinate with Part 2. First option is example only.
2. Joint Sealant: Urethane, M, P, 50, T, NT.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
E. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces.
1. Joint Locations:
a. Control and expansion joints on exposed interior surfaces of exterior walls.
b. Tile control and expansion joints.
c. Vertical joints on exposed surfaces of concrete.
Insert type of joint sealant in "Joint Sealant" Subparagraph below; coordinate with Part 2. First option is example only.
2. Joint Sealant: Urethane, S, NS, 25, NT.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
F. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces not subject to significant movement.
1. Joint Locations:
a. Control joints on exposed interior surfaces of exterior walls.
b. Perimeter joints between interior wall surfaces and frames of interior doors windows and elevator entrances.
Insert type of joint sealant in "Joint Sealant" Subparagraph below; coordinate with Part 2. First option is example only.
2. Joint Sealant: Acrylic latex.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
G. Joint-Sealant Application: Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces.
1. Joint Locations:
a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
b. Tile control and expansion joints where indicated.
Insert type of joint sealant in "Joint Sealant" Subparagraph below; coordinate with Part 2. First option is example only.
2. Joint Sealant: Silicone, mildew resistant, acid curing, S, NS, 25, NT.
3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
H. Joint-Sealant Application: Concealed mastics.
1. Joint Locations:
a. Aluminum thresholds.
b. Sill plates.
Insert type of joint sealant in "Joint Sealant" Subparagraph below; coordinate with Part 2. First option is example only.
2. Joint Sealant: Butyl-rubber based.
3. Joint-Sealant Color: As indicated by manufacturer's designations As selected by Architect from manufacturer's full range of colors.

OPENINGS

HOLLOW METAL DOORS AND FRAMES

1.1 MANUFACTURERS
A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Ceco Door; AADG, Inc.; ASSA ABLOY.
2. Curries, AADG, Inc.; ASSA ABLOY Group.
3. Custom Metal Products.
4. Steelcraft; Allegion plc.
5. Stiles Custom Metal, Inc.
6. Or equal.

1.2 INTERIOR STANDARD STEEL DOORS AND FRAMES
A. Standard-Duty Doors and Frames: ANSI/SDI A250.8, Level 1.
1. Thickness: 1-3/4 inches (44.5 mm).
2. Face: Uncoated steel sheet, minimum thickness of 0.032 inch (0.8 mm).
3. Edge Construction: Model 1, Full Flush.
4. Core: Manufacturer's standard.
5. Frames: Face welded; uncoated steel sheet, minimum thickness of 0.042 inch (1.0 mm).
6. Exposed Finish: Prime.

1.3 EXTERIOR STANDARD STEEL DOORS AND FRAMES
A. Heavy-Duty Doors and Frames: ANSI/SDI A250.8, Level 2.
1. Face: Metallic-coated steel sheet, minimum thickness of 0.042 inch (1.0 mm).
2. Edge Construction: Model 1, Full Flush.
3. Core: Manufacturer's standard.
4. Frames Face welded; metallic-coated steel sheet, minimum thickness of 0.053 inch (1.3 mm).
5. Exposed Finish: Prime.

1.4 ACCESSORIES
A. Louvers: Sightproof, steel.
B. Mullions and transom bars.

1.5 INSTALLATION
A. Metal-Stud Partitions and Concrete Walls: Frames filled with insulation.

FLUSH WOOD DOORS

1.1 DOOR CONSTRUCTION, GENERAL
A. Quality Standard: WDMA I.S. 1A.

1.2 FLUSH WOOD DOORS FOR OPAQUE FINISH
A. Interior Solid-Core Doors: Masonite West End, Berkley series, 1-3/4-inch thickness, wood veneer or hardboard facings, wood stiles, wood or MDF rails and particleboard core, smooth surface, factory primed for field painting.

1.3 WOOD DOOR FRAMES
A. Wood jambs shall be fabricated as a flat jamb with doorstop applied or 2-piece split jamb. Hinge jamb preparations for 1-3/4-inch thick doors to be machined to accepts 4-inch hinges. Strike jamb preparations are to be machined for full lip cylindrical strike plate. Double door units shall include preparations for ball catch located at the top of door on both door panels designed to strike into the head jamb.

1.4 HARDWARE (see door hardware sets)
A. Hinges: three (3) standard weight radius mortise hinges are required on doors 7 ft.-0-inches height or smaller & four (4) on doors greater than 7 ft. – 0-inches.

DEPLOYABLE SMOKE-PROTECTIVE CURTAIN ASSEMBLIES

Revise this Section by deleting and inserting text to meet Project-specific requirements.
This Section uses the term "Architect." Change this term to match that used to identify the design professional as defined in the General and Supplementary Conditions.
Verify that Section titles referenced in this Section are correct for this Project's Specifications; Section

OPENINGS (CONT.)

ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1.1 SUBMITTALS
A. Product Data: For each type of product.
1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
B. Shop Drawings: For aluminum-framed entrances and storefronts. Include plans, elevations, sections, full-size details, and attachments to other work.
1. Show connection to and continuity with adjacent thermal, weather, air, and vapor barriers.

1.2 QUALITY ASSURANCE
A. Qualifications:
1. Installers: An entity that employs installers and supervisors who are trained and approved by manufacturer and that employs a qualified glazing contractor for this Project who is certified under the North American Contractor Certification Program (NACC) for Architectural Glass & Metal (AG&M) contractors.

1.3 WARRANTY
A. Special Warranty: Manufacturer agrees to repair or replace components of aluminum-framed entrances and storefronts that do not comply with requirements or that fail in materials or workmanship within specified warranty period.
1. Failures include, but are not limited to, the following:
E a. Structural failures, including, but not limited to, excessive deflection.
b. Noise or vibration created by wind and thermal and structural movements.
c. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
d. Water penetration through fixed glazing and framing areas.
e. Failure of operating components.
2. Warranty Period: 10 years from date of Substantial Completion.
B. Special Finish Warranty, Anodized Finishes: Standard form in which manufacturer agrees to repair finishes or replace aluminum that shows evidence of deterioration of anodized finishes within specified warranty period.
1. Deterioration includes, but is not limited to, the following:
a. Color fading more than 5 Delta E units when tested in accordance with ASTM D 2244.
b. Chalking in excess of a No. 8 rating when tested in accordance with ASTM D 4214.
c. Cracking, peeling, or chipping.
2. Warranty Period: 10 years from date of Substantial Completion.

1.4 MANUFACTURERS
A. Manufacturers: Subject to compliance with requirements, provide products by the following:
1. Kawneer Company, Inc.; Arconic Corporation; Trifab, Versaglaze 451/451T series.
2. Or equal.
B. Source Limitations: Obtain all components of aluminum-framed entrance and storefront system, including framing and accessories, from single manufacturer.

D 1.5 PERFORMANCE REQUIREMENTS
A. Structural Loads:
1. Wind Loads:
a. The entrance system shall include anchorage that is capable of withstanding the following wind load design pressures:
1) Inward: (_____) psf or (_____) Pa
2) Outward: (_____) psf or (_____) Pa
B. Water Penetration under Static Pressure: Test in accordance with ASTM E331 as follows:
1. No evidence of water penetration through fixed glazing and framing areas, including entrance doors, when tested in accordance with a minimum static-air-pressure differential of 20 percent of positive wind-load design pressure, but not less than 10 lbf/sq. ft. (480 Pa).
C. Water Penetration under Dynamic Pressure: Test in accordance with AAMA 501.1 as follows:
1. No evidence of water penetration through fixed glazing and framing areas when tested at dynamic pressure equal to 20 percent of positive wind-load design pressure, but not less than 10 lbf/sq. ft. (480 Pa).
2. Maximum Water Leakage: In accordance with AAMA 501.1. Water leakage does not include water controlled by flashing and gutters, or water that is drained to exterior.
D. Energy Performance: Certified and labeled by manufacturer for energy performance as follows:
1. Thermal Transmittance (U-factor):
a. Fixed Glazing and Framing Areas: U-factor for the system of not more than 0.36 Btu/sq. ft. x h x deg F (2.04 W/sq. m x K) as determined in accordance with NFRC 100.
b. Entrance Doors: U-factor of not more than 0.68 Btu/sq. ft. x h x deg F (3.86 W/sq. m x K) as determined in accordance with NFRC 100.
C 2. Solar Heat-Gain Coefficient (SHGC):
a. Fixed Glazing and Framing Areas: SHGC for the system of not more than 0.26 as determined in accordance with NFRC 200.
b. Entrance Doors: SHGC of not more than 0.25 as determined in accordance with NFRC 200.
3. Air Leakage:
a. Fixed Glazing and Framing Areas: Air leakage for the system of not more than 0.06 cfm/sq. ft. (0.30 L/s per sq. m) at a static-air-pressure differential of 6.24 lbf/sq. ft. (300 Pa) when tested in accordance with ASTM E283.
b. Entrance Doors: Air leakage of not more than 1.0 cfm/sq. ft. (5.08 L/s per sq. m) at a static-air-pressure differential of 1.57 lbf/sq. ft. (75 Pa).
E. Noise Reduction: Test in accordance with ASTM E90, with ratings determined by ASTM E1332, as follows.
1. Entrances: STC 37 or OITC 32 based upon 1" (25.4 mm) insulating glass.
F. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes.
1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

1.6 ENTRANCE DOOR SYSTEMS
A. Entrance Doors: Manufacturer's thermal entrance doors for manual-swing or automatic operation.
1. 250T Insulpour® Thermal Entrance:
a. Vertical face dimension: 2-1/2-inch (64 mm).
b. Top Rail: 2-15/16-inch (75 mm).
c. Bottom Rail: 10-inches (250 mm).
B 2. Major portions of the door members shall be 0.125" (3.2 mm) nominal thickness.
3. Glazing molding shall be 0.05" (1.3 mm) thick.
4. Glazing gaskets shall be either EPDM elastomeric extrusions or a thermoplastic elastomer.
5. Provide adjustable glass jacks to help center the glass in the door opening.

1.7 GLAZING
A. Glazing:
1. Glass: Vitro; Solarban 70 (2) Optigray + Clear.
a. Visible Light Transmittance (VLT) %: 46.
b. Visible Light Reflectance:
1) Exterior %: 9.
2) Interior %: 13.
c. NFRC U-Value (BTU/hr°ft2°°F):
1) Winter Nightime: 0.28.
2) Winter Argon: 0.24.
d. Solar Heat Gain Coefficient (SHGC): 0.23.
e. Light to Solar Gain (LSG): 2.00.
B. Glazing Gaskets: Manufacturer's standard sealed-corner pressure-glazing system of black, resilient elastomeric glazing gaskets, setting blocks, and shims or spacers.
1. Color: Black.

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1.8 ACCESSORIES
A. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.
1. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
2. Reinforce members as required to receive fastener threads.
B. Anchors: Three-way adjustable anchors with minimum adjustment of 1 inch (25.4 mm) that accommodate fabrication and installation tolerances in material and finish compatible with adjoining materials and recommended by manufacturer.
Retain "Concrete and Masonry Inserts" Subparagraph below if applicable, or revise to suit Project.
1. Concrete and Masonry Inserts: Hot-dip galvanized cast-iron, malleable-iron, or steel inserts complying with ASTM A123/A123M or ASTM A153/A153M requirements.
C. Concealed Flashing: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding flashing compatible with adjacent materials.
D. Bituminous Paint: Cold-applied asphalt-mastic paint containing no asbestos, formulated for 30-mil (0.762-mm) thickness per coat.

1.9 FABRICATION
A. Fabricate components that, when assembled, have the following characteristics:
1. Profiles that are sharp, straight, and free of defects or deformations.
2. Accurately fitted joints with ends coped or mitered.
3. Physical and thermal isolation of glazing from framing members.
4. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
5. Provisions for field replacement of glazing from exterior.
6. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.
B. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.
C. Storefront Framing: Fabricate components for assembly using shear-block system, or screw-spline system.
D. Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.
1. At exterior doors, provide weather sweeps applied to door bottoms.
E. Entrance Door Hardware Installation: Factory install entrance door hardware to the greatest extent possible. Cut, drill, and tap for factory-installed entrance door hardware before applying finishes.

1.10 EXAMINATION
A. Examine areas, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
B. Proceed with installation only after unsatisfactory conditions have been corrected.

1.11 INSTALLATION, GENERAL
A. Comply with manufacturer's written instructions.
B. Fit joints to produce hairline joints free of burrs and distortion.
C. Install components plumb and true in alignment with established lines and grades.
D. Rigidly secure nonmovement joints.
E. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration and to prevent impeding movement of moving joints.
F. Seal perimeter and other joints watertight unless otherwise indicated.
G. Metal Protection:
1. Where aluminum is in contact with dissimilar metals, protect against galvanic action by painting contact surfaces with materials recommended by manufacturer for this purpose or by installing nonconductive spacers.
2. Where aluminum is in contact with concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.

1.12 INSTALLATION OF OPERABLE UNITS
A. Install operable units level and plumb, securely anchored, and without distortion. Adjust weather-stripping contact and hardware movement to produce proper operation.

1.13 INSTALLATION OF ALUMINUM-FRAMED ENTRANCE DOORS
A. Install entrance doors to produce smooth operation and tight fit at contact points.
1. Exterior Doors: Install to produce weathertight enclosure and tight fit at weather stripping.

1.14 ERECTION TOLERANCES
A. Install aluminum-framed entrances and storefronts to comply with the following maximum tolerances:
Erection tolerances in subparagraphs below are examples only that are based on various AAMA references. Coordinate with tolerances for support systems and revise to suit Project.
1. Plumb: 1/8 inch in 10 feet (3.2 mm in 3 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).
2. Level: 1/8 inch in 20 feet (3.2 mm in 6 m); 1/4 inch in 40 feet (6.35 mm in 12.2 m).
3. Alignment:
a. Where surfaces abut in line or are separated by reveal or protruding element up to 1/2 inch (12.7 mm) wide, limit offset from true alignment to 1/16 inch (1.6 mm).
b. Where surfaces are separated by reveal or protruding element from 1/2 to 1 inch (12.7 to 25.4 mm) wide, limit offset from true alignment to 1/8 inch (3.2 mm).
c. Where surfaces are separated by reveal or protruding element of 1 inch (25.4 mm) wide or more, limit offset from true alignment to 1/4 inch (6 mm).
4. Location: Limit variation from plane to 1/8 inch in 12 feet (3.2 mm in 3.6 m); 1/2 inch (12.7 mm) over total length.

ALUMINUM WINDOWS

1.1 SUBMITTALS
A. Product Data: For each type of product.
1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for aluminum windows.
B. Shop Drawings: For aluminum windows.
1. Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.
C. Product Schedule: For aluminum windows, use same designations indicated on Drawings.

1.2 INFORMATIONAL SUBMITTALS
A. Sample Warranties: For manufacturer's warranties.

1.1 WARRANTY
A. Windows: 10 years from date of Substantial Completion.
B. Glazing Units: 10 years from date of Substantial Completion.
C. Aluminum Finish: 20 years from date of Substantial Completion.

1.2 WINDOW PERFORMANCE REQUIREMENTS
A. Product Standard: AAMA/WDMA/CSA 101/I.S.2/A440.
1. Minimum Performance Class: CW.
2. Minimum Performance Grade: 40.

1.3 ALUMINUM WINDOWS
A. Frames and Sashes: Thermally improved aluminum extrusions.
B. Glazing:
1. Glass: Vitro; Solarban 70 (2) Optigray + Clear.
a. Visible Light Transmittance (VLT) %: 46.
b. Visible Light Reflectance:
1) Exterior %: 9.
2) Interior %: 13.
c. NFRC U-Value (BTU/hr°ft2°°F):
1) Winter Nightime: 0.28.
2) Winter Argon: 0.24.
d. Solar Heat Gain Coefficient (SHGC): 0.23.
e. Light to Solar Gain (LSG): 2.00.
2. Glazing System: Manufacturer's standard.
C. Insect Screens: At each operable exterior sash, with aluminum frames and without wickets.
D. Aluminum Finish: Class I, color anodic; Dark Bronze.

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VINYL WINDOWS

1.1 SUBMITTALS
A. Product Data: For each type of product.
1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for vinyl windows.
B. Shop Drawings: For vinyl windows.
1. Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.
C. Product Schedule: For vinyl windows, use same designations indicated on Drawings.

1.2 INFORMATIONAL SUBMITTALS
A. Provide evidence the windows meet or exceed the requirements of American Architectural Manufacturers Association (AAMA), the National Fenestration Rating Council (NFRC), and shall carry the Energy STAR label.
B. Sample Warranties: For manufacturer's warranties.

1.3 WARRANTY
When warranties are required, verify with Owner's counsel that warranties stated in this article are not less than remedies available to Owner under prevailing local laws.
A. Manufacturer's Lifetime Limited Warranty that all windows will be free from manufacturing defects for life; to include screens and glass.

1.4 WINDOW PERFORMANCE REQUIREMENTS
A. Product Standard: AAMA/WDMA/CSA 101/I.S.2/A440.
1. Minimum Performance Class: CW.
2. Minimum Performance Grade: 35.
Air Infiltration (ASTM E 283): Maximum 0.14 cfm/ft2.
Water Resistance (ASTM E 547): No leakage when tested at 5.25 psf.
B. Thermal Transmittance: 0.32 Btu/sq. ft. x h x deg F (1.83 W/sq. m x K) maximum.
Solar Heat-Gain Coefficient: 0.30 maximum.
C. Sound Transmission Class: 30 minimum.

1.5 VINYL WINDOWS
A. Construction:
1. General:
a. Main Frame: Frame depth 3 inches. PVC extrusions, multi-chambered, fusion-welded construction, mitered corners and exterior beveled design.
b. Interlocking Panels: Interlocking panels and high-performance weather stripping.
c. Fixed/Deadlite Sash: PVC extrusions, fusion-welded construction, mitered corners and exterior beveled design permanently assembled/secured into main frame.
d. Vent Sash: PVC extrusions, fusion-welded construction, mitered corners, extruded vinyl finger pull rail on leading jamb or sill side of vent sash.
2. Frame Style:
a. Nail Fin 3 inch frame depth with an integral 1-3/8 nail fin setback or integral 1 inch nail fin setback with optional stucco key for new or retrofit construction applications.
3. Glazing System: Secured to sash frame using glazing tape and snap-in glazing bead color matched to exterior window finish. Factory exterior glazed except where field glazing is required due to large window unit dimensions. Units shall be re-glazeable without dismantling sash framing.
4. Single Hung with Tilt Sash:
a. Standard side load single hung.
b. Integral finger pull on the bottom of the sash.
c. Block and tackle balance system.
5. Window Screens:
a. Mesh: 18 × 16 fiberglass mesh secured with continuous vinyl gasket.
b. Frames: Roll form aluminum channel type.
B. Finish: Integral color, as selected by Architect from manufacturer's standard colors.
C. Glazing: Insulated 3/4-inch thickness with warm air spacers.
1. Glass: Vitro; Solarban 70 (2) Optigray + Clear.
a. Visible Light Transmittance (VLT) %: 46.
b. Visible Light Reflectance:
1) Exterior %: 9.
2) Interior %: 13.
c. NFRC U-Value (BTU/hr°ft2°°F):
1) Winter Nightime: 0.28.
2) Winter Argon: 0.24.
d. Solar Heat Gain Coefficient (SHGC): 0.23.
e. Light to Solar Gain (LSG): 2.00.
2. Glazing System: Manufacturer's standard.
D. Hardware:
1. Window Sash Locks: Hardware color to match the interior vinyl color.
a. Cam lock anchored with screws driven through the sash rail and into reinforcing bar.
2. Weatherstripping: To AAMA 701/702.
E. Grids:
1. Airspace Grids: Aluminum 5/8 inch flat grids, 13/16 inch sculptured grids, and 1 inch sculptured grids sealed between the glass, color-matched to frame. Two-tone grids color-matched to SuperCapSR color cap vinyl frame colors.
a. Sculptured 3/4 inch
b. Flat 5/8 inch.
c. Flat 13/16 inch

1.6 MATERIALS - GENERAL
A. Comply with requirement of AAMA/WDMA/CSA 101/I.S.2/A440-05 specifications for rigid (Poly Vinyl Chloride) PVC and related plastic building product compounds.
1. Patented PVC compound containing impact-resistant solid plasticizer titanium dioxide and calcium carbonate surface and color stabilizers.
2. All solid color applications are to be homogeneous.
B. Glazing System: Manufacturer's standard factory-glazing system that produces weathertight seal.
Nonmagnetic stainless steel, Series 300, or superior corrosion-resistant-coated metal hardware may be required to meet specific customer or regional needs and for protection against corrosive environments, such as in urban, coastal, or industrial areas.
C. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.
1. Exposed Hardware Color and Finish: As selected by Architect from manufacturer's full range.
D. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.
E. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.
Generally, retain "Exposed Fasteners" Subparagraph below. Revise if exposed fasteners are permitted.
1. Exposed Fasteners: Do not use exposed fasteners to greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.
F. Sealants: Provide sealant type recommended by window manufacturer for the joint size and movement, to remain permanently elastic, non-shrinking and non-migrating.

1.7 EXAMINATION
A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.
C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.
D. Proceed with installation only after unsatisfactory conditions have been corrected.

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1.8 INSTALLATION
A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.
B. Install windows level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.
C. Headers must not be nailed. Nail through the fin into framing along jambs and sill while staying 4 inches from corners. At the head, finishing nails may be placed 1/2 inch above fin and bent over fin to allow for header deflection. Full support is required along entire length of sill.
D. Install windows and components to drain condensation, water penetrating joints, and moisture migrating within windows to the exterior.
E. Accurately fit, align, securely fasten and install free from distortion or defects.
F. Apply sealant around perimeter of units between nail fin and exterior sheathing of wall in accordance with manufacturer's instructions.
G. Insulate perimeter of window frame with acceptable approved insulation material as recommended by window manufacturer. Do not use expansive foam insulation.
H. Flash units in accordance with AAMA guidelines.

1.9 ADJUSTING, CLEANING, AND PROTECTION
A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.
B. Lubricate moving parts to operate smoothly and fit accurately.
C. Examine/adjust latch for proper operation.
D. Clean exposed surfaces immediately after installing windows. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
1. Keep protective films and coverings in place until final cleaning.
E. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.
F. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written instructions.

FINISHES

CEMENT PLASTERING

1.1 METAL LATH
A. Expanded-Metal Lath: ASTM C847, cold-rolled carbon-steel sheet with ASTM A653/A653M, G60 (Z180), hot-dip galvanized-zinc coating.
1. Diamond-Mesh Lath: Self-furring, 3.4 lb/sq. yd. (1.8 kg/sq. m).
B. Wire-Fabric Lath:
1. Welded-wire fabric lath: ASTM C933; self-furring, 1.95 lb/sq. yd. (1.1 kg/sq. m).
C. Paper Backing: FS UU-B-790a, Type I, Grade D, Style 2 vapor-permeable paper.

1.2 ACCESSORIES
A. General: Comply with ASTM C1063 and coordinate depth of trim and accessories with thicknesses and number of plaster coats required. If retaining requirements for trims, such as cornerbeads and casing beads that are fabricated from more than one material, indicate locations of each on Drawings.
B. Metal Accessories:
Retain "Foundation Weep Screed" Subparagraph below for exterior plaster to provide a means of removing water that penetrates wall cavities.
1. Foundation Weep Screed: Fabricated from hot-dip galvanized-steel sheet, ASTM A653/A653M, G60 (Z180) zinc coating.
Retain "Cornerite" Subparagraph below for reinforcing plaster at internal angles of plaster on solid bases and for restrained construction using expanded-metal lath (that is not otherwise lapped); see "Accessories" Article in the Evaluations.
2. Cornerite: Fabricated from metal lath with ASTM A653/A653M, G60 (Z180), hot-dip galvanized-zinc coating.
Retain "External- (Outside-) Corner Reinforcement" Subparagraph below for external (outside) corners of exterior plaster where cornerbeads are not used.
3. External- (Outside-) Corner Reinforcement: Fabricated from metal lath with ASTM A653/A653M, G60 (Z180), hot-dip galvanized-zinc coating. Delete "Cornerbeads," "Casing Beads," "Control Joints," "Expansion Joints," and "Two-Piece Expansion Joints" subparagraphs below if only plastic trim is required.
4. Cornerbeads: Fabricated from zinc, or zinc-coated (galvanized) steel.
Retain applicable descriptions of cornerbeads in first four subparagraphs below. If more than one type is required and locations do not fit descriptions below, indicate locations on Drawings or by inserting requirements.
a. Smallnose cornerbead with expanded flanges; use unless otherwise indicated.
b. Smallnose cornerbead with perforated flanges; use on curved corners.
c. Smallnose cornerbead with expanded flanges reinforced by perforated stiffening rib; use on columns and for finishing unit masonry corners.
d. Bullnose cornerbead, radius 3/4 inch (19 mm) minimum, with expanded flanges; use at locations indicated on Drawings.
5. Casing Beads: Fabricated from zinc, or zinc-coated (galvanized) steel; square-edged style; with expanded flanges.
6. Control Joints: Fabricated from zinc or zinc-coated (galvanized) steel; one-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
7. Expansion Joints: Fabricated from zinc or zinc-coated (galvanized) steel; folded pair of unperforated screeds in M-shaped configuration; with expanded flanges.
8. Two-Piece Expansion Joints: Fabricated from zinc, or zinc-coated (galvanized) steel; formed to produce slip-joint and square-edged reveal that is adjustable from 1/4 to 5/8 inch (6 to 16 mm) wide; with perforated flanges.
C. Plastic Accessories: Manufactured from high-impact PVC.
1. Cornerbeads: With perforated flanges.
Retain applicable descriptions of cornerbeads in first two subparagraphs below. If more than one is required and locations do not fit descriptions below, indicate locations on Drawings or by inserting requirements. Smallnose cornerbead is recommended by manufacturers for use where durable corner is required; use on columns and for finishing unit masonry corners.
a. Smallnose cornerbead; use unless otherwise indicated.
b. Bullnose cornerbead, radius 3/4-inch (19-mm) minimum; use at locations indicated on Drawings.
2. Casing Beads: With perforated flanges in depth required to suit plaster bases indicated and flange length required to suit applications indicated.
a. Square-edge style; use unless otherwise indicated.
b. Bullnose style, radius 3/4-inch (19-mm) minimum; use at locations indicated on Drawings.
3. Control Joints: One-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
4. Expansion Joints: Two-piece type, formed to produce slip-joint and square-edged 1/2-inch- (13-mm-) wide reveal, unless indicated otherwise on Drawings; with perforated concealed flanges.
If required, insert requirements for special shapes, such as soffit vents, here.

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1.3 MISCELLANEOUS MATERIALS
Water containing salt, alum, or plaster residue accelerates plaster set and may cause efflorescence. Water containing organic or vegetable matter may retard plaster set, cause staining, and interfere with plaster bond.
A. Water for Mixing and Finishing Plaster: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.
Retain "Fiber for Base Coat" Paragraph below if required. Fibers can be added to plaster base-coat mixes to increase cohesiveness, tensile strength, and impact resistance and to reduce shrinkage.
B. Fiber for Base Coat: Alkaline-resistant glass or polypropylene fibers, 1/2 inch (13 mm) long, free of contaminants, manufactured for use in cement plaster.
Retain "Bonding Compound" Paragraph below where plaster is adhered to structurally sound unit masonry or monolithic concrete.
C. Bonding Compound: ASTM C932.
D. Fasteners for Attaching Metal Lath to Substrates: ASTM C1063.
Generally retain "Wire" Paragraph below. Wire, in various diameters, is used for tying metal lath to framing and supports.
E. Wire: ASTM A641/A641M, Class 1 zinc coating, soft temper, not less than 0.0475-inch (1.21-mm) diameter unless otherwise indicated.

1.4 PLASTER MATERIALS
Retain second option in "Portland Cement" Paragraph below if sulfate resistance is required.
A. Portland Cement: ASTM C150/C150M, Type I.
1. Color for Finish Coats: White.
B. Masonry Cement: ASTM C91, Type N.
1. Color for Finish Coats: White.
Retain "Plastic Cement" Paragraph below only after verifying availability in Project area.
C. Plastic Cement: ASTM C1328.
If applicable, insert requirements for blended hydraulic cements here.
D. Colorants for Job-Mixed Finish Coats: Colorfast mineral pigments that produce finish plaster color to match Architect's sample.
E. Lime: ASTM C206, Type S; or ASTM C207, Type S.
F. Sand Aggregate: ASTM C897.
1. Color for Job-Mixed Finish Coats: White.
Coordinate acrylic-based coatings with base-coat requirements to ensure compatibility.
G. Acrylic-Based Finish Coatings: Factory-mixed acrylic-emulsion coating systems formulated with colorfast mineral pigments and fine aggregates; for use over cement plaster base coats. Include manufacturer's recommended primers and sealing topcoats for acrylic-based finishes.
1. HYPERLINK "http://www.specagent.com/Lookup?ulid=9676" Manufacturers: Subject to compliance with requirements, provide products by one of the following:
a. HYPERLINK "http://www.specagent.com/Lookup?uid=123457230569" Dryvit Systems, Inc.
b. HYPERLINK "http://www.specagent.com/Lookup?uid=123457230573"Senergy; BASF Corp.
c. HYPERLINK "http://www.specagent.com/Lookup?uid=123457230576"Sto Corp.
d. Or equal.
2. Color: Match Architect's sample.

1.5 PLASTER MIXES
A. General: Comply with ASTM C926 for applications indicated.
B. Factory-Prepared 2-Coat Cement Plaster Mixes: For acrylic-based finish coatings, comply with manufacturer's written instructions.
1. Dryvit Systems, Inc.; Commercial Cement Plaster 2 consists of Dryvit CCP Base - Sanded or Concentrate*, Dryvit acrylic primer and Dryvit acrylic coating or finish.
2. Senergy; BASF Corp.; Senergy Stucco Wall System.
3. Sto Corp.; Powerwall Drainscreen.
4. Or equal.

1.6 EXAMINATION
A. Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
B. Proceed with installation only after unsatisfactory conditions have been corrected.

1.7 PREPARATION
A. Protect adjacent work from soiling, spattering, moisture deterioration, and other harmful effects caused by plastering.
B. Prepare smooth, solid substrates for plaster according to ASTM C926.

1.8 INSTALLATION, GENERAL
Revise "Fire-Resistance-Rated Assemblies" Paragraph below if fire-resistance rating is determined by prescriptive assemblies or calculation methods allowed by applicable codes.
A. Fire-Resistance-Rated Assemblies: Install components according to requirements for design designations from listing organization and publication indicated on Drawings.

1.9 INSTALLING METAL LATH
A. Metal Lath: Install according to ASTM C1063.
Retain appropriate lath for each location specified in "Partition Framing and Vertical Furring," "Flat-Ceiling and Horizontal Framing," "Curved-Ceiling Framing," and "On Solid Surfaces, Not Otherwise Furred" subparagraphs below, or delete subparagraphs if only one type of lath is required or if locations of each type of lath are shown on Drawings. See "Metal Laths" Article in the Evaluations.
1. Partition Framing and Furring: Install flat-diamond-mesh lath. Diamond-mesh lath requires closely spaced supports when used on ceilings.
2. Flat-Ceiling and Horizontal Framing: Install flat-diamond-mesh flat-rib 3/8-inch (10-mm) rib welded-wire woven-wire lath.
3. Curved-Ceiling Framing: Install flat-diamond-mesh lath.
4. On Solid Surfaces, Not Otherwise Furred: Install self-furring, diamond-mesh or welded-wire lath.

1.10 INSTALLING ACCESSORIES
A. Install according to ASTM C1063 and at locations indicated on Drawings.
B. Reinforcement for External (Outside) Corners:
1. Install cornerbead at exterior locations.
2. Install cornerbead at interior locations.
Retain "Control Joints" Paragraph below if control-joint locations are not detailed on Drawings.
C. Control Joints: Locate as approved by Architect for visual effect and as follows:
1. As required to delineate plasterwork into areas (panels) of the following maximum sizes:
a. Vertical Surfaces: 144 sq. ft. (13.4 sq. m).
b. Horizontal and Other Nonvertical Surfaces: 100 sq. ft. (9.3 sq. m).
2. At distances between control joints of not greater than 18 feet (5.5 m) o.c.
3. As required to delineate plasterwork into areas (panels) with length-to-width ratios of not greater than 2-1/2:1.
4. Where control joints occur in surface of construction directly behind plaster.
5. Where plasterwork areas change dimensions, to delineate rectangular-shaped areas (panels) and to relieve the stress that occurs at the corner formed by the dimension change.

1.11 PLASTER APPLICATION
A. General: Comply with ASTM C926.
1. Do not deviate more than plus or minus 1/4 inch in 10 feet (6 mm in 3 m) from a true plane in finished plaster surfaces when measured by a 10-foot (3-m) straightedge placed on surface.
2. Finish plaster flush with metal frames and other built-in metal items or accessories that act as a plaster ground unless otherwise indicated. Where casing bead does not terminate plaster at metal frame, cut base coat free from metal frame before plaster sets and groove finish coat at junctures with metal.
Retain subparagraph below if plaster surfaces are to receive field-applied finishes indicated.
3. Provide plaster surfaces that are ready to receive field-applied finishes indicated.
B. Bonding Compound: Apply on unit masonry and concrete substrates for direct application of plaster.

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C. Walls; Base-Coat Mixes for Use over Metal Lath: For two-coat plasterwork with 3/4-inch (19-mm) total thickness, as follows:
Retain one of two subparagraphs below or, if retaining more than one, indicate locations of each by inserts, on Drawings, or in schedules.
Coordinate with requirements in "Plaster Mixes" Article.
1. Portland cement mixes.
2. Masonry cement mixes.
3. Portland and masonry cement mixes.
4. Plastic cement mixes.
5. Portland and plastic cement mixes.
D. Walls; Base-Coat Mix: For base (scratch) coat, for two-coat plasterwork and having 3/8-inch (10-mm) thickness on masonry or 1/4-inch (6-mm) thickness on concrete, as follows:
Retain one of five subparagraphs below or, if retaining more than one, indicate locations of each by inserts, on Drawings, or in schedules.
Coordinate with requirements in "Plaster Mixes" Article.
1. Portland cement mix.
2. Masonry cement mix.
3. Portland and masonry cement mix.
4. Plastic cement mix.
5. Portland and plastic cement mix.
E. Ceilings; Base-Coat Mix: For base (scratch) coat, for two-coat plasterwork and having 1/4-inch (6-mm) thickness on concrete, as follows:
Retain one of five subparagraphs below or, if retaining more than one, indicate locations of each by inserts, on Drawings, or in schedules.
Coordinate with requirements in "Plaster Mixes" Article.
1. Portland cement mix.
2. Masonry cement mix.
3. Portland and masonry cement mix.
4. Plastic cement mix.
5. Portland and plastic cement mix.
If various finishes are required, indicate locations of each on Drawings or by inserts in "Plaster Finish Coats" Paragraph below.
F. Plaster Finish Coats: Apply to provide smooth finish to match Architect's sample.
G. Acrylic-Based Finish Coatings: Apply coating system, including primers, finish coats, and sealing topcoats, according to manufacturer's written instructions.
H. Concealed Exterior Plasterwork: Where plaster application is used as a base for adhered finishes, omit finish coat.
I. Concealed Interior Plasterwork:
1. Where plaster application is concealed behind built-in cabinets, similar furnishings, and equipment, apply finish coat.
2. Where plaster application is concealed above suspended ceilings and in similar locations, omit finish coat.
Where tile or other finishes are adhered to plaster, verify that plasterwork specified complies with requirements for setting materials.
3. Where plaster application is used as a base for adhesive application of tile and similar finishes, omit finish coat.

1.12 PLASTER REPAIRS
A. Repair or replace work to eliminate cracks, dents, blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.

1.13 CLEANING AND PROTECTION
A. Remove temporary protection and enclosure of other work after plastering is complete. Promptly remove plaster from door frames, windows, and other surfaces not indicated to be plastered. Repair floors, walls, and other surfaces stained, marred, or otherwise damaged during plastering.

CERAMIC TILING

1.1 TILE PRODUCTS
A. Mosaic Ceramic Tile Type: Glazed.
1. Basis-of-Design Product: As indicated on Drawings.
2. Composition: Vitreous or impervious natural clay or porcelain.
3. Size: As indicated on Drawings.
4. Trim Shapes: Manufacturer's standard selection of trim shapes.
B. Porcelain Tile Type: Glazed.
1. Basis-of-Design Product: As indicated on Drawings.
2. Size: As indicated on Drawings.
Retain "Face Size Variation" Subparagraph below if required for narrow joints.
3. Face Size Variation: Rectified.
4. Trim Shapes: Manufacturer's standard selection of trim shapes.

1.2 ACCESSORY MATERIALS
A. Thresholds: Marble, Granite, or Slate as selected by Architect.
B. Tile Backing Panels: Cementitious backer units.
C. Waterproof Membrane: Fabric-reinforced, fluid-applied membrane.
D. Crack Isolation Membrane: Fabric-reinforced, fluid-applied membrane.
E. Metal edge strips.

1.3 INTERIOR TILE INSTALLATION SCHEDULE
A. Interior Floors on Concrete:
1. TCNA F111: Cement mortar bed with cleavage membrane. High-performance grout.
2. TCNA F113: Thinset mortar. High-performance grout.
3. TCNA F121: Cement mortar bed on waterproof membrane. High-performance grout.
4. TCNA F122: Thinset mortar on waterproof membrane. High-performance grout.
5. TCNA F125A: Thinset mortar on crack isolation membrane. High-performance grout.
B. Interior Floors, Wood Subfloor:
1. TCNA F121: Cement mortar bed on waterproof membrane. High-performance grout.
2. TCNA F141: Cement mortar bed with cleavage membrane. High-performance grout.
C. Interior Walls, Wood or Metal Studs or Furring:
1. TCNA W244: Thinset mortar on cementitious backer units or fiber-cement underlayment over vapor-retarder membrane. High-performance grout.
2. TCNA W245 or TCNA W248: Thinset mortar on glass-mat, water-resistant gypsum backer board. High-performance grout.
D. Bathtub/Shower Walls, Wood or Metal Studs or Furring:
1. TCNA B412: Thinset mortar on cementitious backer units or fiber-cement underlayment. High-performance grout.
2. TCNA B419: Thinset mortar on coated glass-mat, water-resistant backer board. High-performance grout.

LUXURY VINYL TILE (LVT) FLOORING

1.1 SUBMITTALS
A. Product Data: Manufacturer's technical data, installation, and maintenance instructions for flooring and accessories.
B. Samples: 3 full size samples of each type of LVT flooring.

1.2 MAINTENANCE MATERIALS
A. Extra Materials: Deliver extra materials to Owner. Furnish extra materials from same production run as products installed. Packaged with protective covering for storage and identified with appropriate labels.
1. Quantity: Furnish quantity of flooring units equal to 5% of amount installed.
2. Delivery, Storage and Protection: Comply with Owner's requirements for delivery, storage, and protection of extra material.

1.3 WARRANTY
A. Limited Warranty Period: 20 years.

1.4 MANUFACTURERS
A. Armstrong Flooring, Inc.
B. Mannington Commercial (a division of Mannington Mills, Inc.).
C. Or equal.

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1.5 PRODUCTS
A. Luxury Vinyl Floor Tile; ASTM F 1700, Class III, Type B – Embossed Surface. A layered construction consisting of a tough, clear, rigid vinyl wear layer protecting

FINISHES (CONT.)

1.8 PREPARATION
For renovation projects, consult "MPI Maintenance Repainting Manual" and revise first paragraph below and paint systems specified in the Interior Painting Schedule.
A. Comply with manufacturer's written instructions and recommendations applicable to substrates and paint systems indicated.
B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants. Coordination of shop-applied prime coats with topcoats is critical.
1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.
E. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceeds that permitted in manufacturer's written instructions.
E Retain "Steel Substrates" Paragraph below if steel is not shop primed or if shop primer is removed in the field.
F. Steel Substrates: Remove rust, loose mill scale, and shop primer, if any. Clean using methods recommended in writing by paint manufacturer.
Retain "Shop-Primed Steel Substrates" Paragraph below if primers are shop applied and are not removed in the field.
G. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and areas where shop paint is abraded. Paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.
Galvanized-metal substrates should not be chromate passivated if primers are field applied. If galvanized metal is chromate passivated, consult manufacturers for appropriate surface preparation and primers.
H. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.
I. Aluminum Substrates: Remove loose surface oxidation.
J. Wood Substrates:
1. Scrape and clean knots, and apply coat of knot sealer before applying primer.
2. Sand surfaces that will be exposed to view, and dust off.
3. Prime edges, ends, faces, undersides, and backsides of wood.
4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.
Cotton or Canvas Insulation Covering Substrates: Remove dust, dirt, and other foreign material that might impair bond of paints to substrates.
K.

1.9 APPLICATION
A. Apply paints according to manufacturer's written instructions.
If Project requires restricted application method (e.g., using only spray or rollers), revise first subparagraph below accordingly.
D 1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
If tinting is not required, delete first paragraph below. Different tints show through as topcoat erodes.
B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:
List below contains items that are often field painted, plus others that are often not. Revise list to suit Project.
1. Paint the following work where exposed in occupied spaces:
List below contains items that are usually field painted. Revise list to suit Project.
C a. Panelboards.
b. Uninsulated metal piping.
c. Uninsulated plastic piping.
d. Pipe hangers and supports.
e. Metal conduit.
f. Plastic conduit.
g. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
h. Other items as directed by Architect.
2. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

1.10 CLEANING AND PROTECTION
A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

1.11 INTERIOR PAINTING SCHEDULE
A. Concrete Substrates, Nontraffic Surfaces:
1. Institutional, Low-Odor/VOC Latex System:
a. Prime Coat: Primer sealer, interior, low odor/VOC.
1) Dunn-Edwards Efl-Stop Select Primer ESSL00.
2) S-W ProMar 200 Zero VOC Primer, B28W2600.
b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
c. Topcoat: Latex, interior, institutional low odor/VOC, flat.
1) Dunn-Edwards Spartazero Zero VOC Flat SZR010.
2) S-W ProMar 200 Zero VOC Flat, B30-2600.
d. Topcoat: Latex, interior, institutional low odor/VOC, eggshell.
1) Dunn Edwards Spartawall Zero VOC Eggshell SWLL30.
2) S-W ProMar 200 Zero VOC Eg-shel, B20-2600.
e. Topcoat: Latex, interior, institutional low odor/VOC, semi-gloss.
B 1) Dunn-Edwards Spartawall Zero VOC Semi Gloss SWLL50.
2) S-W ProMar 200 Zero VOC Semigloss, B31-2600.
f. Topcoat: Latex, interior, institutional low odor/VOC, gloss.
1) Dunn-Edwards Spartashield Gloss SWLL60.
2) S-W ProMar 200 Zero VOC Gloss, B21-12650.
B. Concrete Substrates, Traffic Surfaces:
1. Clear, Water-Based, penetrating, inorganic silicate-base solution:
a. First Coat: Monopole, Inc.; Monochem Aquaseal W20.
b. Topcoat: Monopole, Inc.; Monochem Aquaseal W20.
2. Clear, Water-Based, penetrating, lithium silicate with siliconate water and salt repellent:
a. First Coat: Concrete Sealers USA; PS104.
b. Topcoat: Concrete Sealers USA; PS104.
A

C. CMU Substrates:
1. Institutional Low-Odor/VOC Latex System:
a. Block Filler: Block filler, latex, interior/exterior.
1) Dunn-Edwards Blocfil Select SBSL00.
2) S-W Preprite Block Filler, B25W25.
b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
c. Topcoat: Latex, interior, institutional low odor/VOC, flat.
1) Dunn-Edwards Spartawall Zero VOC Flat SWLL10.
2) S-W ProMar 200 Zero VOC Flat, B30-2600.
d. Topcoat: Latex, interior, institutional low odor/VOC, eggshell.
1) Dunn-Edwards Spartawall Zero VOC Eggshell SWLL30.
2) S-W ProMar 200 Zero VOC Eg-shel, B20-2600.
e. Topcoat: Latex, interior, institutional low odor/VOC, semi-gloss.
1) Dunn-Edwards Spartawall Zero VOC Semi Gloss SWLL50.
2) S-W ProMar 200 Zero VOC Semigloss, B31-2600.
f. Topcoat: Latex, interior, institutional low odor/VOC, gloss.
1) Dunn-Edwards Spartashield Gloss SWLL60.
2) S-W ProMar 200 Zero VOC Gloss, B21-12650.
D. Steel Substrates:
1. a. Water-Based Light Industrial Coating System:
Prime Coat: Primer, rust-inhibitive, water based.
1) Dunn-Edwards Bloc-Rust Primer BRPR00.
2) S-W ProCryl Acrylic Metal Primer, B66W310.
b. Intermediate Coat: Light industrial coating, interior, water-based matching topcoat.
c. Topcoat: Light industrial coating, interior, water based, low sheen.
1) Dunn-Edwards Aristoshield Urethane ASHL40 Low Sheen.
2) S-W ProIndustrial Water-based Alkyd Urethane Low Sheen, B53-1250.
d. Topcoat: Light industrial coating, interior, water based, semi-gloss.
1) Dunn-Edwards Aristoshield Urethane S/G ASHL50 or Endura-Coat ENCT50 Semigloss.
2) S-W ProIndustrial Water-based Alkyd Urethane Semigloss, B53-1150.
e. Topcoat: Light industrial coating, interior, water based, gloss.
1) Dunn-Edwards Aristoshield ASHL70 Gloss or Endura-Coat ENCT60 Gloss.
2) S-W ProIndustrial Water-based Alkyd Urethane Gloss, B53-1050.
2. Water-Based Dry-Fall System:
a. Spot Prime Existing Rust: Primer, rust-inhibitive, water based.
1) Dunn-Edwards Endura-Prime ENPR00 Primer.
2) S-W ProCryl Acrylic Metal Primer, 66W310.
b. Intermediate Coat: Dry fall, water based, latex, flat, matching topcoat.
c. Topcoat: Dry fall, water based, latex, flat.
1) Dunn-Edwards AQUAFALL Dry Fall Flat AQUA10.
2) S-W ProIndustrial Waterborne Acrylic Dryfall, B42W181.
E. Galvanized-Metal Substrates:
1. Water-Based Light Industrial Coating System:
a. Surface Prep: Krud Kutter Metal Clean & Etch
b. Prime Coat: Primer, galvanized, water based.
1) Dunn-Edwards Ultra Grip Primer UGPR00.
2) S-W ProCryl Acrylic Metal Primer, B66W310.
c. Intermediate Coat: Light industrial coating, interior, water-based matching topcoat.
b. Topcoat: Light industrial coating, interior, water based, low sheen.
1) Dunn-Edwards Aristoshield ASHL40 Low Sheen.
2) S-W ProIndustrial Water-based Alkyd Urethane Low Sheen, B53-1250.
c. Topcoat: Light industrial coating, interior, water based, semi-gloss.
1) Dunn-Edwards Aristoshield Urethane Semigloss ASHL50.
2) S-W ProIndustrial Water-based Alkyd Urethane Semigloss, B53-1150.
d. Topcoat: Light industrial coating, interior, water based, gloss.
1) Dunn-Edwards Aristoshield Urethane ASHL70 or Endura-Coat Gloss ENCT60.
2) S-W ProIndustrial Water-based Alkyd Urethane Gloss, B53-1050.
2. Water-Based Dry-Fall System:
a. Prime Coat; Dry fall, water based, latex, flat, matching topcoat.
1) Dunn-Edwards AQUAFALL Dry Fall Flat AQUA10.
2) S-W ProIndustrial Waterborne Acrylic Dryfall, B42W181.
b. Topcoat: Dry fall, water based, latex, flat.
1) Dunn-Edwards AQUAFALL Dry Fall Flat AQUA10.
2) S-W ProIndustrial Waterborne Acrylic Dryfall, B42W181.
F. Aluminum (Not Anodized or Otherwise Coated) Substrates:
1. Water-Based Light Industrial Coating System:
a. Prime Coat: Primer, water based, for aluminum.
1) Dunn-Edwards Ultra Grip Primer UGPR00.
2) S-W ProCryl Acrylic Metal Primer, B66W310.
b. Intermediate Coat: Light industrial coating, interior, water-based matching topcoat.
c. Topcoat: Light industrial coating, interior, water based, low sheen.
1) Dunn-Edwards Aristoshield ASHL40 Low Sheen.
2) S-W ProIndustrial Water-based Alkyd Urethane Low Sheen, B53-1250.
d. Topcoat: Light industrial coating, interior, water based, semi-gloss.
1) Dunn-Edwards Aristoshield Urethane Semigloss ASHL50.
2) S-W ProIndustrial Water-based Alkyd Urethane Semigloss, B53-1150.
e. Topcoat: Light industrial coating, interior, water based, gloss.
1) Dunn-Edwards Aristoshield Urethane Gloss ASHL70.
2) S-W ProIndustrial Water-based Alkyd Urethane Gloss, B53-1050.
G. Wood Substrates: Wood trim.
1. Water-Based Light Industrial Coating System:
a. Prime Coat: Primer sealer, latex, interior.
1) Dunn-Edwards Block-IT Primer BIPR00.
2) S-W Preprite ProBlock Primer, B51 Series.
b. Intermediate Coat: Light industrial coating, interior, water-based matching topcoat.
c. Topcoat: Light industrial coating, interior, water based, low sheen.
1) Dunn-Edwards Aristoshield Urethane ASHL40 Low Sheen.
2) S-W ProIndustrial Water-based Alkyd Urethane Low Sheen, B53-1250.
d. Topcoat: Light industrial coating, interior, water based, semi-gloss.
1) Dunn-Edwards Aristoshield Urethane Semi Gloss ASHL50.
2) S-W ProIndustrial Water-based Alkyd Urethane Gloss, B53-1050.
e. Topcoat: Light industrial coating, interior, water based, gloss.
1) Dunn-Edwards Aristoshield Urethane Gloss ASHL70 or ENCT60.
2) S-W ProIndustrial Water-based Alkyd Urethane Gloss, B53-1050.

H. Fiberglass Substrates:
1. Institutional Low-Odor/VOC Latex System:
a. Prime Coat: Primer, bonding, water based.
1) Dunn-Edwards XIM UMA Primer (test on specific plastic substrates).
2) S-W Extreme Bond, B51W150.
b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
c. Topcoat: Latex, interior, institutional low odor/VOC, flat.
1) Dunn-Edwards Spartawall Zero VOC Flat SWLL10.
2) S-W ProMar 200 Zero VOC Flat, B30-2600.
d. Topcoat: Latex, interior, institutional low odor/VOC, eggshell.
1) Dunn-Edwards Spartawall Zero VOC Eggshell SWLL30.
2) S-W ProMar 200 Zero VOC Eg-shel, B20-2600.
e. Topcoat: Latex, interior, institutional low odor/VOC, semi-gloss.
1) Dunn-Edwards Spartawall Zero VOC Semigloss SZR050.
2) S-W ProMar 200 Zero VOC Semigloss, B31-2600.
f. Topcoat: Latex, interior, institutional low odor/VOC, gloss.
1) Dunn-Edwards Spartashield Gloss SSHL60.
2) S-W ProMar 200 Zero VOC Gloss, B21-12650.
I. Plastic Substrates:
1. Institutional Low-Odor/VOC Latex System:
a. Prime Coat: Primer, bonding, water based.
1) Dunn-Edwards XIM UMA Primer (test on specific plastic substrates).
2) S-W Extreme Bond, B51W150.
b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
c. Topcoat: Latex, interior, institutional low odor/VOC, flat.
1) Dunn-Edwards Spartawall Zero VOC SWLL10 Flat.
2) S-W ProMar 200 Zero VOC Flat, B30-2600.
d. Topcoat: Latex, interior, institutional low odor/VOC, eggshell.
1) Dunn-Edwards Spartawall Zero VOC Eggshell SWLL30.
2) S-W ProMar 200 Zero VOC Eg-shel, B20-2600.
e. Topcoat: Latex, interior, institutional low odor/VOC, semi-gloss.
1) Dunn-Edwards Spartawall Zero VOC Semigloss SWLL50.
2) S-W ProMar 200 Zero VOC Semigloss, B31-2600.
f. Topcoat: Latex, interior, institutional low odor/VOC, gloss.
1) Dunn-Edwards Spartashield Gloss SSHL60.
2) S-W ProMar 200 Zero VOC Gloss, B21-12650.
J. Gypsum Board and Plaster Substrates:
1. Institutional Low-Odor/VOC Latex System:
a. Prime Coat: Primer sealer, interior, institutional low odor/VOC.
1) Dunn Edwards Vinylastic Zero VOC Select Primer VNSL00.
2) S-W ProMar 200 Zero VOC Primer, B28W2600.
b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
c. Topcoat: Latex, interior, institutional low odor/VOC, flat.
1) Dunn-Edwards Spartawall Zero VOC Flat SWLL10.
2) S-W ProMar 200 Zero VOC Flat, B30-2600.
d. Topcoat: Latex, interior, institutional low odor/VOC, eggshell.
1) Dunn-Edwards Spartawall Zero VOC Eggshell SWLL30.
2) S-W ProMar 200 Zero VOC Eg-shel, B20-2600.
e. Topcoat: Latex, interior, institutional low odor/VOC, semi-gloss.
1) Dunn-Edwards Spartawall Zero VOC Semigloss SWLL50.
2) S-W ProMar 200 Zero VOC Semigloss, B31-2600.
f. Topcoat: Latex, interior, institutional low odor/VOC, gloss.
1) Dunn-Edwards Spartashield Gloss SSHL60.
2) S-W ProMar 200 Zero VOC Gloss, B21-12650.
2. Low Odor/Zero VOC, Pre-catalyzed, waterborne acrylic epoxy over acrylic primer (Kitchen, Dry Storage) designated as "GB-EBX" on drawings.
a. Prime Coat: W.B. PVA Sealer, or Vinyl Acrylic Primer.
1) Dunn-Edwards; Vinylastic Premium VNPR00
2) PPG; Speedhide MaxPrime Latex Primer/Surfacer; 6-4.
3) Sherwin-Williams: Promar 200 Primer.
b. Intermediate Coat: Pre-catalyzed, waterborne acrylic epoxy, matching topcoat.
c. Topcoat: Pre-catalyzed, waterborne acrylic epoxy.
1) Dunn-Edwards; Enduracat Pre-Catalyzed Waterbased Epoxy Semi-Gloss; ENPX50.
2) PPG; Pitt-Glaze WB1 Pre-Catalyzed Acrylic Water-Borne Epoxy Semi-Gloss; 16-510 Series.
3) Sherwin-Williams: Pro Industrial Pre-Catalyzed Waterbased Epoxy, Semi-Gloss; K46W01151.
K. Cotton, Canvas, ASJ Insulation Covering Substrates:
1. Water-Based Dry-Fall System:
a. Prime Coat; Dry fall, water based, latex, flat, matching topcoat.
1) Dunn-Edwards AQUAFALL Dry Fall Flat AQUA10.
2) S-W ProIndustrial Waterborne Acrylic Dryfall, B42W181.
b. Topcoat: Dry fall, water based, latex, flat.
1) Dunn-Edwards AQUAFALL Dry Fall Flat AQUA10.
2) S-W ProIndustrial Waterborne Acrylic Dryfall, B42W181.

HIGH-PERFORMANCE COATINGS

1.1 SUMMARY
A. Section includes surface preparation and the application of high-performance coating systems on the following substrates:
Revise lists below to suit Project.
1. Exterior Substrates:
a. Concrete masonry units (CMUs).
b. Steel.
c. Galvanized metal.
d. Aluminum (not anodized or otherwise coated).

1.2 ACTION SUBMITTALS
A. Product Data: For each type of product. Include preparation requirements and application instructions.
1. Indicate VOC content.
B. Samples for Verification: For each type of coating system and each color and gloss of topcoat indicated.
1. Submit Samples on rigid backing, 8 inches (200 mm) square.
2. Apply coats on Samples in steps to show each coat required for system.
3. Label each coat of each Sample.
4. Label each Sample for location and application area.
C. Product List: Cross-reference to coating system and locations of application areas. Use same designations indicated on Drawings and in schedules. Include color designations.

1.3 FIELD CONDITIONS
A. Apply coatings only when temperature of surfaces to be coated and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
B. Do not apply coatings when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.
C. Do not apply exterior coatings in snow, rain, fog, or mist.

1.4 MANUFACTURERS
A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Carboline
2. PPG Paints.
3. Rainguard Products, LLC.
4. Rust-Oleum Corporation; a subsidiary of RPM International, Inc.
5. Sherwin-Williams Company (The).
6. Tnemec Inc.
7. Or equal.
B. Products: Subject to compliance with requirements, provide one of the products listed in the Exterior High-Performance Coating Schedule or Interior High-Performance Coating Schedule for the coating category indicated.

1.5 HIGH-PERFORMANCE COATINGS, GENERAL
A. Material Compatibility:
Systems could fail if coatings are incompatible. MPI's coating systems match primers and topcoats, taking compatibility into consideration.
1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
If retaining subparagraph below, coordinate products retained, if any, in other Part 2 articles, to ensure that one manufacturer can provide products for an entire system.
3. Products shall be of same manufacturer for each coat in a coating system.
Color selection is often limited because some coating materials yellow or degrade under some environmental conditions.
B. Colors: As selected by Architect from manufacturer's full range.
Retain this article for large projects or critical coatings where additional control is desired. Delete if tests are not required.

1.6 EXAMINATION
Percentages in six subparagraphs below are based on "MPI Manual."
A. Verify suitability of substrates, including surface conditions and compatibility, with existing finishes and primers.
B. Proceed with coating application only after unsatisfactory conditions have been corrected.
1. Application of coating indicates acceptance of surfaces and conditions.

1.7 PREPARATION
For renovation projects, consult "MPI Maintenance Repainting Manual" and revise first paragraph below and coating systems specified in Exterior High-Performance Coating Schedule and Interior High-Performance Coating Schedule.
Comply with manufacturer's written instructions applicable to substrates and coating systems indicated.
B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
C. Clean substrates of substances that could impair bond of coatings, including dust, dirt, oil, grease, and incompatible paints and encapsulants. Coordination of shop-applied prime coats with high-performance coatings is critical.
1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce coating systems indicated.
D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces to be coated exceeds that permitted in manufacturer's written instructions.
If applicable, retain one of two subparagraphs below or, if necessary, insert acid etching of concrete surfaces.
1. Abrasive blast clean surfaces to comply with SSPC-SP 7/NACE No. 4.
Retain "Steel Substrates" Paragraph below if steel is not shop primed or if shop primer is removed in the field.
E. Steel Substrates: Remove rust, loose mill scale, and shop primer if any. Clean using methods recommended in writing by paint manufacturer but not less than the following:
SSPC-SP 7/NACE No. 4 permits tight residues of rust, mill scale, and coatings to remain. Be aware that blast cleaning methods may not be practical for use at the Project site and may not be allowed by authorities having jurisdiction.
1. SSPC-SP 7/NACE No. 4.
SSPC-SP 11 requires complete removal of rust, mill scale, and paint by power tools. SSPC-SP 11 uses nonabrasive methods and bridges the gap between the marginal cleaning required in SSPC-SP 7/NACE No. 4 and the more thorough cleaning required in SSPC-SP 6/NACE No. 3, SSPC-SP 10/NACE No. 2, and SSPC-SP 5/NACE No. 1.
SSPC-SP 6/NACE No. 3 is recommended by MPI as the minimum preparation for high-performance coatings and requires that two-thirds of surface area be free of visible residue.
SSPC-SP 10/NACE No. 2 requires that 95 percent of surface area be free of visible residue.
SSPC-SP 5/NACE No. 1 removes visible rust, mill scale, paint, and foreign matter.
Retain "Shop-Primed Steel Substrates" Paragraph below if primers are shop applied and are not removed in the field.
F. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and areas where shop paint is abraded. Paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.
Galvanized-metal substrates should not be chromate passivated if primers are field applied. If galvanized metal is chromate passivated, consult manufacturers for appropriate surface preparation and primers.
G. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied coatings.
If necessary, insert requirements for acid etching aluminum.
H. Aluminum Substrates: Remove loose surface oxidation.
If necessary, insert requirements for power or pressure washing.

1.8 APPLICATION
A. Apply high-performance coatings according to manufacturer's written instructions.
If Project requires restricted application method (e.g., using only spray or rollers), revise first subparagraph below accordingly.
1. Use applicators and techniques suited for coating and substrate indicated.
2. Coat backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
3. Do not apply coatings over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
If tinting is not required, delete first paragraph below. Different tints will show through as topcoat erodes.
B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of the same material are to be applied. Tint undercoats to match color of finish coat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
C. If undercoats or other conditions show through final coat, apply additional coats until cured film has a uniform coating finish, color, and appearance.
D. Apply coatings to produce surface films without cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Produce sharp glass lines and color breaks.

1.9 CLEANING AND PROTECTION
A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
B. After completing coating application, clean spattered surfaces. Remove spattered coatings by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
C. Protect work of other trades against damage from coating operation. Correct damage to work of other trades by cleaning, repairing, replacing, and recoating, as approved by Architect, and leave in an undamaged condition.

1.10 EXTERIOR HIGH-PERFORMANCE COATING SCHEDULE
A. Concrete Masonry Units (CMU):
1. Water-based silane/siloxane graffiti and water repellant.
a. 1st Coat:
1) Rainguard Products, LLC.; Rainguard Blok-Lok with Graffiti Control.
2) Prosoco Blok-Guard and Graffiti Control II.
b. 2nd Coat: Same as 1st coat, wet on wet after 1st coat has been allowed to penetrate for 5 minutes.
B. Steel Substrates:
1. Pigmented Polyurethane over High-Build Epoxy System:
a. Prime Coat: Primer, epoxy, anti-corrosive, for metal.
1) S-W Macropoxy 646 Fast Cure Epoxy, B58 Series.
2) Tnemec: High Build Epoxoline, 66HS.
3) Carboline: Carboguard 890 VOC.
b. Intermediate Coat: Same as topcoat.
c. Topcoat: Polyurethane, two component, pigmented, gloss.
1) Sherwin-Williams: S-W High Solids Polyurethane 250, B65J300/B60V30.
2) Tnemec: Endura-shield Series 72.
3) Carboline: Carbothane 134 Series Gloss.
C. Galvanized-Metal Substrates:
1. Pigmented Polyurethane over Epoxy System:
a. Pretreatment of Galvanized steel surfaces.
b. Prime Coat: Primer, epoxy, anti-corrosive, for metal.
1) Sherwin-Williams: Macropoxy 646 Fast Cure Epoxy, B58 Series, or Recoatable Epoxy, B67A5/B67V5.
2) Tnemec: High Build Epoxoline, 66HS.
3) Carboline Carboguard 890 VOC.
c. Intermediate Coat: Same as topcoat.
d. Topcoat: Polyurethane, two component, pigmented, gloss.
1) Sherwin-Williams: Hi-Solids Polyurethane 250, B65J300/B60V30.
2) Tnemec: Endura-shield Series 72.
3) Carboline: Carbothane 134 Series Gloss.
D. Aluminum (Not Anodized or Otherwise Coated) Substrates:
1. Pigmented Polyurethane over Epoxy System:
a. Prime Coat: Primer, epoxy, anti-corrosive, for metal.
1) Sherwin-Williams: Macropoxy 646 Fast Cure Epoxy, B58 Series, or Recoatable Epoxy, B67A5/B67V5.
2) Tnemec: High Build Epoxoline, 66HS.
3) Carboline Carboguard 890 VOC.
b. Intermediate Coat: Same as topcoat.
c. Topcoat: Polyurethane, two component, pigmented, gloss.
1) Sherwin-Williams: Hi-Solids Polyurethane 250, B65J300/B60V30.
2) Tnemec: Endura-shield Series 72.
3) Carboline: Carbothane 134 Series Gloss.

FURNISHINGS

QUARTZ AGGLOMERATE COUNTERTOPS

1.1 SUSTAINABILITY REQUIREMENTS
A. Low-emitting adhesives.

1.2 SUBMITTALS
A. Product Data: For countertop materials.
"Product Data" Subparagraph below applies to LEED 2009 NC, CI, and CS; LEED v4; IgCC; ASHRAE 189.1; and Green Globes. Coordinate with requirements for adhesives.
"Laboratory Test Reports" Subparagraph below applies to LEED 2009 for Schools, LEED v4, IgCC, ASHRAE 189.1, and Green Globes. Coordinate with requirements for adhesives.
"Laboratory Test Reports" Subparagraph below applies to LEED v4.
B. Shop Drawings: For countertops. Show materials, finishes, edge and backsplash profiles, methods of joining, and cutouts for plumbing fixtures.
1. Show locations and details of joints.
2. Show direction of directional pattern, if any.
C. Samples: For each type of material exposed to view.

1.3 QUARTZ AGGLOMERATE COUNTERTOPS
A. Quartz Agglomerate: Solid sheets consisting of 93 percent quartz aggregate combined with polyester resin binders and pigments, complying with ICPA SS-1, except for composition.
1. Manufacturer/Product: As indicated.
2. Thickness: 1/2-inch (13 mm) minimum.
3. Surface Finish: Polished.
4. Conformance Standards:
a. NSF/ANSI Standard 51
5. Physical Characteristics:
a. Flexural Strength: Greater than 4,300 psi; ASTM C 880.
b. Stain Resistance: No effect; ANSI Z124.6 Section 5.2.
c. Impact Resistance: No fracture; NEMA LD3 Section 3.8.
d. High Temperature Resistance: No effect; NEMA LD3 Section 3.6.
e. Density: Greater than 2.435 g/cm³ per ASTM C 97.
f. Compressive Strength: Greater than 30,000 psi per ASTM C 170.
g. Moisture Absorption: Less than 0.06 percent per ASTM C 97.
h. Surface Burning Characteristics: Class I and Class A per ASTM E 84.
Retain "Particleboard" or "Plywood" Paragraph below if subtops are required.
B. Plywood: Exterior softwood plywood complying with DOC PS 1, Grade C-C Plugged, touch sanded.
C. Front: Straight, slightly eased edge.
D. Backsplash and End Splash: Eased edge.

1.4 COUNTERTOP FABRICATION
Fabricate countertops according to quartz agglomerate manufacturer's written Delete "Configuration" Paragraph below if countertop is indicated on Drawings.
A. Fabricate tops with shop-applied edges and backsplashes unless otherwise indicated. Comply with quartz agglomerate manufacturer's written instructions for adhesives, sealers, fabrication, and finishing.
Delete option in last paragraph above or delete subparagraph below; delete both for Contractor's option.
1. Fabricate with loose backsplashes for field assembly.
Retain one of two "Joints" paragraphs below. First paragraph is impossible with very large or complex countertops. If retaining second paragraph and option, indicate joint locations on Drawings.
B. Joints: Fabricate countertops without joints.
Consider retaining "Joint Locations" Subparagraph below if joint locations are not indicated on Drawings.
Retain one of three "Joint Type" subparagraphs below or revise to suit Project.
Consider retaining "Splined Joints" Subparagraph below for higher-quality work. Metal splines may be an unnecessary expense at typical joints but may be advantageous if using narrow strips of quartz agglomerate between joints to form large openings for kitchen sinks, cooktops, and so forth.
C. Cutouts and Holes:
Retain "Undercounter Plumbing Fixtures" Subparagraph below for undercounter lavatories and sinks. Shop fabrication usually provides better results, but large openings, such as for kitchen sinks, are better completed after top is in place to avoid possibility of breakage during delivery or installation.
1. Undercounter Plumbing Fixtures: Make cutouts for fixtures in shop using template or pattern furnished by fixture manufacturer. Form cutouts to smooth, even curves.
Retain one of first three subparagraphs below to describe profile of cutout edges or indicate on Drawings.
a. Provide vertical edges, slightly eased at juncture of cutout edges with top and bottom surfaces of countertop and projecting 3/16 inch (5 mm) into fixture opening.
b. Provide vertical edges, rounded to 3/8-inch (10-mm) radius at juncture of cutout edges with top surface of countertop, slightly eased at bottom, and projecting 3/16 inch (5 mm) into fixture opening.
Retain "Counter-Mounted Plumbing Fixtures" Subparagraph below for counter-mounted lavatories, sinks, and so forth. Shop fabrication usually provides better results, but large openings, such as for kitchen sinks, are better completed after top is in place to avoid possibility of breakage during delivery or installation.
2. Counter-Mounted Plumbing Fixtures: Prepare countertops in shop for field cutting openings for counter-mounted fixtures. Mark tops for cutouts and drill holes at corners of cutout locations. Make corner holes of largest radius practical.
Retain "Fittings" Subparagraph below if using deck-mounted fittings or soap dispensers.
3. Fittings: Drill countertops in shop for plumbing fittings, undercounter soap dispensers, and similar items.

1.5 INSTALLATION
A. Install countertops level to a tolerance of 1/8 inch in 8 feet (3 mm in 2.4 m), 1/4 inch (6 mm) maximum. Do not exceed 1/64-inch (0.4-mm) difference between planes of adjacent units.
Retain first paragraph below if quartz agglomerate countertop is fastened directly to cabinets or other supports.
Retain first two paragraphs below if quartz agglomerate countertop is installed over a plywood or particleboard subtop.
B. Secure countertops to subtops with adhesive according to quartz agglomerate manufacturer's written instructions. Align adjacent surfaces and, using adhesive in color to match countertop, form seams to comply with quartz agglomerate manufacturer's written instructions. Carefully dress joints smooth, remove surface scratches, and clean entire surface.
Retain first paragraph below unless joints are not allowed.
Consider retaining one of two subparagraphs below, or both. Metal splines may be an unnecessary expense at typical joints but may be advantageous if using narrow strips of quartz agglomerate between joints to form large openings for kitchen sinks, cooktops, and so forth.
C. Complete cutouts not finished in shop. Mask areas of countertops adjacent to cutouts to prevent damage while cutting. Make cutouts to accurately fit items to be installed, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.

SPECIALTIES

ROOM-IDENTIFICATION PANEL SIGNAGE

1.1 SUSTAINABILITY REQUIREMENTS
A. Low-emitting adhesives.

1.2 SUBMITTALS
A. Product Data: For each type of product.
B. Shop Drawings: For room-identification signs.
1. Include fabrication and installation details and attachments to other work.
2. Show sign mounting heights, locations of supplementary supports to be provided by other installers, and accessories.
3. Show message list, typestyles, graphic elements, including raised characters and Braille, and layout for each sign at least half size.
C. Samples : For each type of sign assembly, exposed component, and exposed finish.

1.3 WARRANTY
A. Special Warranty: Manufacturer agrees to repair or replace components of signs that fail in materials or workmanship within specified warranty period.
1. Failures include, but are not limited to, the following:
a. Deterioration of finishes beyond normal weathering.
b. Deterioration of embedded graphic image.
c. Separation or delamination of sheet materials and components.
2. Warranty Period: Five years from date of Substantial Completion.

1.4 SIGNS
A. Room-Identification Sign: Sign system with smooth, uniform surfaces; with message and characters having uniform faces, sharp corners, and precisely formed lines and profiles; and as follows:
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
a. ACE Sign Systems, Inc.
b. All Star Signs, Inc.
c. ASI Sign Systems, Inc.
d. Mohawk Sign Systems.
e. Seton Identification Products; a Brady Corporation company.
f. Vomar Products, Inc.
g. Or equal.
2. Laminated-Sheet Sign: Photopolymer face sheet with raised graphics laminated over subsurface graphics to acrylic backing sheet to produce composite sheet.
a. Composite-Sheet Thickness: Manufacturer's standard for size of sign.
Retain "Surface-Applied Graphics" or "Subsurface Graphics" Subparagraph below, or both, to suit Project.
b. Surface-Applied Graphics: Applied vinyl film or photo image.
c. Subsurface Graphics: Reverse halftone or dot-screen image or Reverse etch image.
d. Color(s): As indicated or if not indicated to match facility signage standards.
Generally, retain "Sign-Panel Perimeter" or "Frame" Subparagraph below; retain both if sign panel is partially framed with horizontal or vertical retainers. Include requirements only to the extent that they are not indicated on Drawings or scheduled; delete others.
3. Sign-Panel Perimeter: Finish edges smooth.
Convex-curved systems described in "Frame Depth" Subparagraph below are offered by several manufacturers.
4. Mounting: Man

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER DRAIN
- PROPOSED FIRELINE

KEARNS BOULEVARD

SEE SHEET C1.2 FOR SEWER STRUCTURE AND PIPE CALLOUT INFORMATION

EXISTING FILM STUDIO

SSMH-13
RIM 6641.55
INV IN 6638.03 8" S
INV OUT 6637.83 8" N

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

EXISTING 8" SEWER MAIN

EXISTING 4' SEWER MANHOLE – TO BE REMOVED

EXISTING 8" SEWER MAIN – TO BE REMOVED UNTIL NEW MANHOLE

EXISTING SEWER MANHOLE
RIM = 6655.50
INV IN(W) = 6645.10
INV IN(S) = 6645.00
INV OUT(N) = 6644.83

EXISTING 4' SEWER MANHOLE – TO BE REMOVED

EXISTING 8" SEWER MAIN – TO BE REMOVED

EXISTING SEWER EASEMENT – PORTION TO BE ABANDONED

EX SSMH-03
RIM 6646.29
INV IN 6645.10 8" W

SSMH-01
RIM 6656.03
INV IN 6647.26 8" S
INV OUT 6646.73 8" E

SSMH-11
RIM 6653.81
INV OUT 6645.42 8" SE

EXISTING SEWER EASEMENT – PORTION TO BE ABANDONED

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

SSMH-12
RIM 6643.50
INV IN 6639.98 8" SW
INV OUT 6639.78 8" N

SSMH-02
RIM 6655.28
INV OUT 6649.56 8" N

RETAIL
(1 FLOOR)
FF 6656.00

SSMH-10
RIM 6652.04
INV IN 6640.55 8" SW
INV IN 6640.85 8" NW
INV OUT 6640.35 8" NE

SSMH-03
RIM 6655.22
INV IN 6647.68 8" S

N

0 40 80 120
Scale in Feet

CONDOMINIUMS
(3 FLOORS,
UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6654.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

6" SEWER STUB FOR FUTURE CONDOMINIUMS – STUB 3' WEST OF SIDEWALK AND CAP AND MARK W/ POST

6" SEWER STUB FOR FUTURE CONDOMINIUMS – STUB 3' NORTH OF BACK OF CURB AND CAP AND MARK W/ POST

SSMH-05
RIM 6661.71
INV IN 6649.81 8" W
INV OUT 6649.61 8" E

SSMH-04
RIM 6657.43
INV IN 6645.01 8" E
INV IN 6645.21 8" W
INV OUT 6645.51 8" N

SSMH-06
RIM 6666.04
INV OUT 6654.25 8" E

SSMH-08
RIM 6651.07
INV IN 6642.41 8" SW
INV IN 6642.71 8" SE
INV OUT 6642.21 8" NE

SSMH-07
RIM 6652.26
INV OUT 6642.88 8" NE
INV OUT 6643.08 8" W

SSMH-09
DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

NW

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

CALL BEFORE YOU DIG
IT'S THE LAW
BLUE STAKES 1 800 662 4111

DOMINION
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Murray, Utah 84123 801-713-3000

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modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER
No. 8030527
2200
JEREMY RICK HANSON
6/15/23
STATE OF UTAH

No.	Revision Description	Date

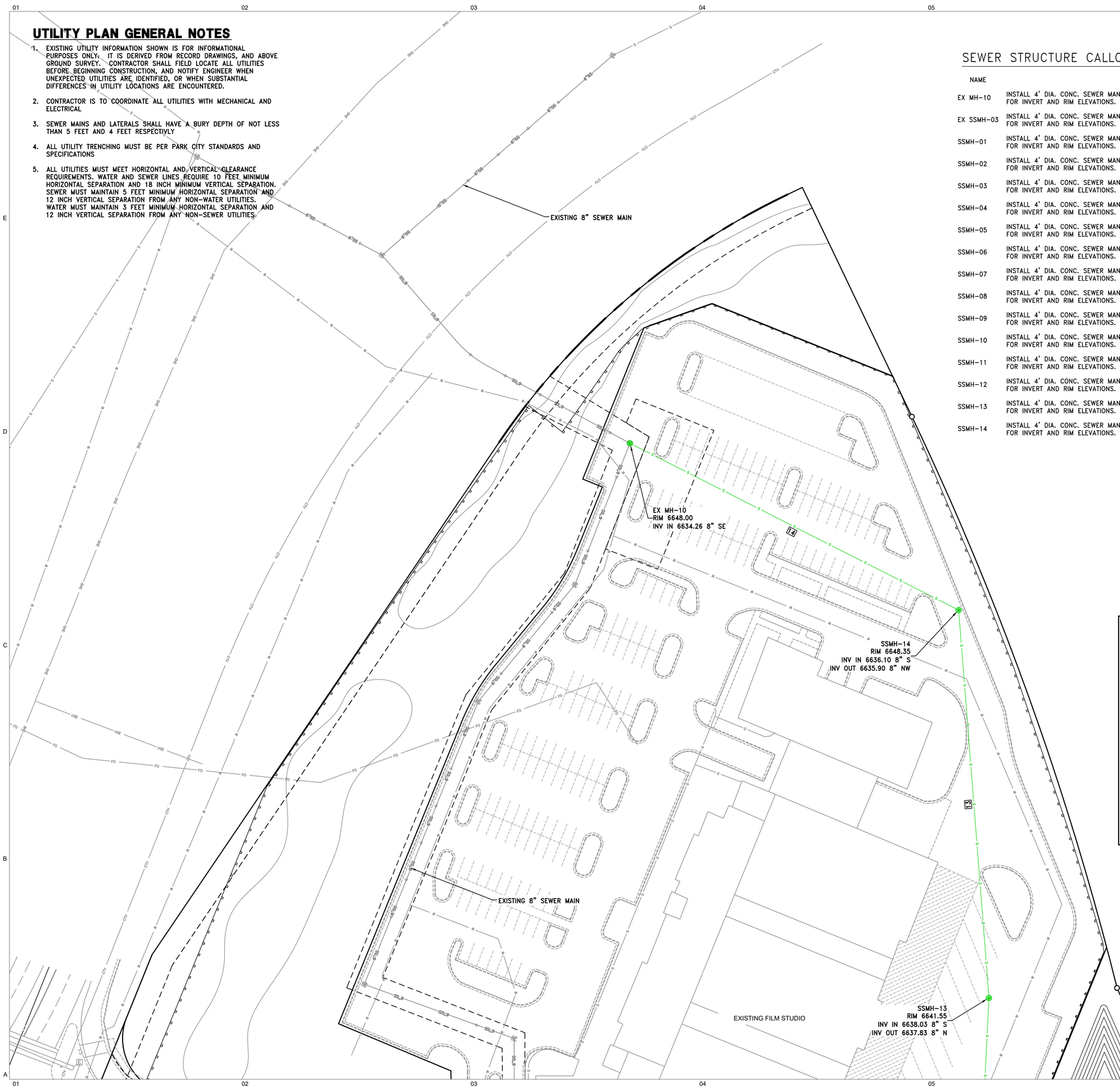
Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH	
Print Date		15 June, 2023
Project Submission		Project Status
Project number		21xx
Drawn by		A. HORNE
Checked by		J. HANSON

Architect	MODERN OUT WEST 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 1260S5 Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C1.1 SEWER MASTER PLAN

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. SEWER MAINS AND LATERALS SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET AND 4 FEET RESPECTIVLY
4. ALL UTILITY TRENCHING MUST BE PER PARK CITY STANDARDS AND SPECIFICATIONS
5. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES.



SEWER STRUCTURE CALLOUTS

NAME	
EX MH-10	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
EX SSMH-03	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-01	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-02	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-03	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-04	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-05	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-06	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-07	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-08	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-09	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-10	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-11	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-12	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-13	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-14	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SEWER PIPE CALLOUTS

01	INSTALL 79.7 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 2.04%
02	INSTALL 155.3 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 1.48%
03	INSTALL 316.2 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT -0.69%
04	INSTALL 219.8 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%
05	INSTALL 222.5 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%
06	INSTALL 282.1 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT -0.69%
07	INSTALL 68.3 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.69%
08	INSTALL 152.4 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
09	INSTALL 328.4 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
10	INSTALL 305.1 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 1.50%
11	INSTALL 73.1 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
12	INSTALL 346.6 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.51%
13	INSTALL 342.5 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
14	INSTALL 324.6 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
15	INSTALL 43.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%
16	INSTALL 48.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER DRAIN
- PROPOSED FIRELINE

ABBREVIATIONS

BOS	=	BOTTOM OF STAIR
E	=	EAST
EX	=	EXISTING
FL	=	FLOW LINE
INV	=	INVERT
N	=	NORTH
RIM	=	RIM ELEVATION
S	=	SOUTH
TA	=	TOP OF ASPHALT
TBC	=	TOP BACK OF CURB
TC	=	TOP OF CONCRETE
TOS	=	TOP OF STAIR
TOW	=	TOP OF WALL
W	=	WEST

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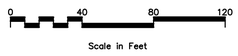
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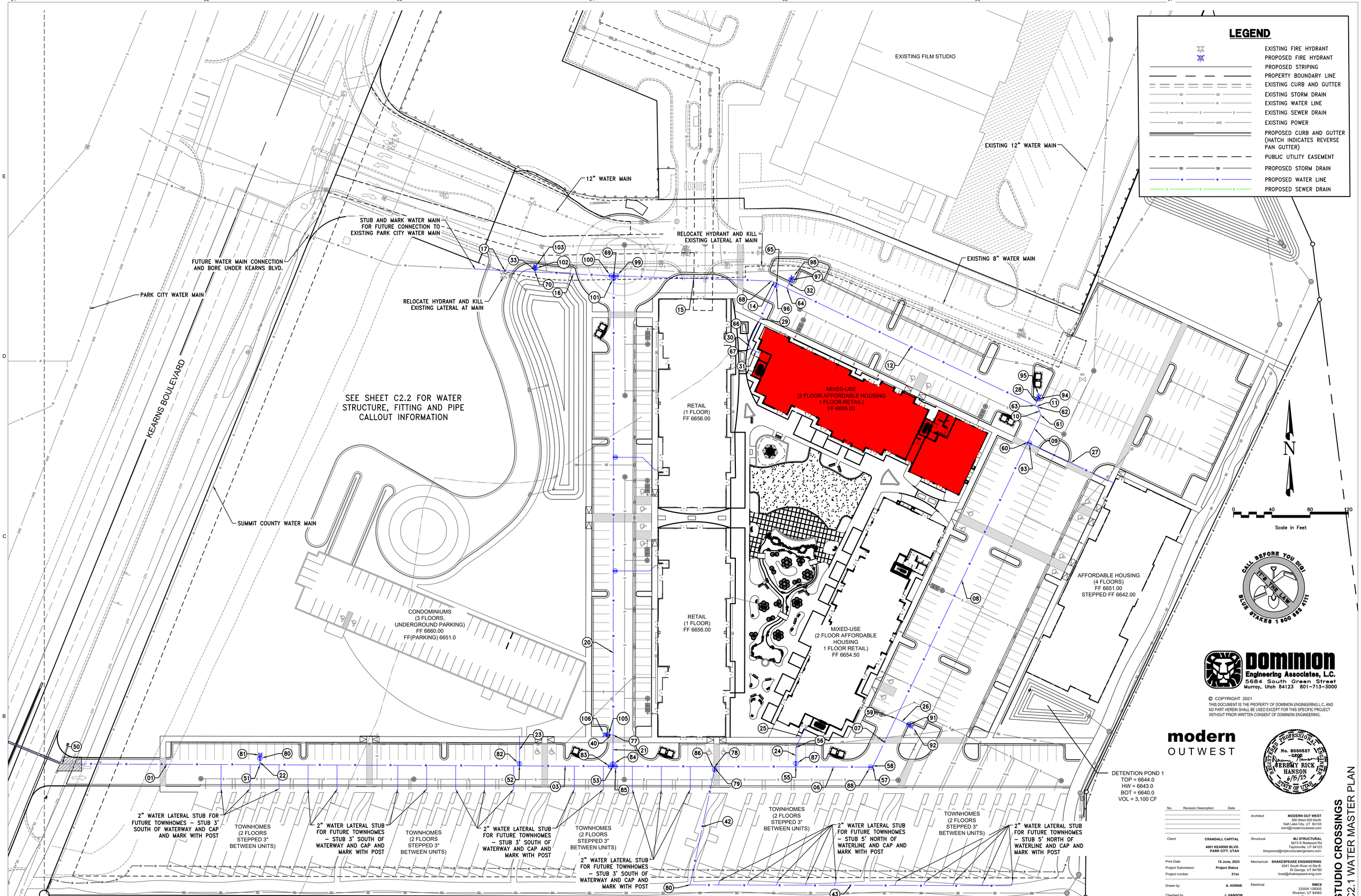


No.	Revision Description	Date

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2330W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C1.2 SEWER MASTER PLAN



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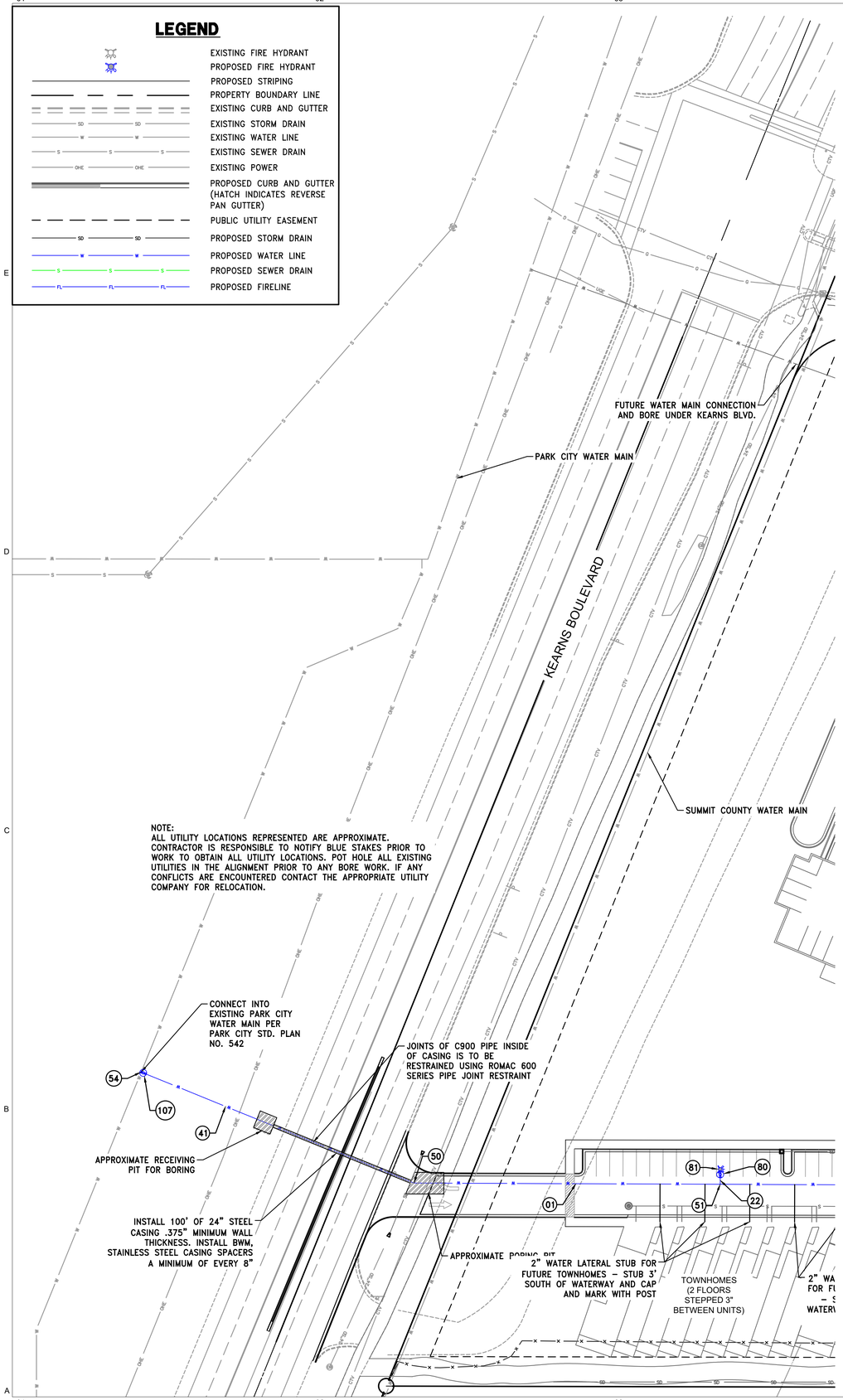
REGISTERED PROFESSIONAL ENGINEER
No. 8030527 -2202
JEREMY RICK HANSON
6/15/23
STATE OF UTAH

No.	Revision Description	Date

Client	**CRANDALL CAPITAL**	
	4001 KEARNS BLVD. PARK CITY, UTAH	
Print Date	**15 June, 2023**	
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Project number	**21xx**	
Drawn by	**A. HORNE**	
Checked by	**J. HANSON**	

Architect	**MODERN OUT WEST** 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2339W 1260S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C2.1 WATER MASTER PLAN



WATER & FIRE PIPE CALLOUTS

01 INSTALL 205.3 LF± OF 12" PVC C-900 DR-14 WATERLINE
02 INSTALL 269.4 LF± OF 12" PVC C-900 DR-14 WATERLINE
03 INSTALL 93.8 LF± OF 12" PVC C-900 DR-14 WATERLINE
04 INSTALL 102.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
05 INSTALL 82.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
06 INSTALL 77.2 LF± OF 12" PVC C-900 DR-14 WATERLINE
07 INSTALL 53.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
08 INSTALL 318.0 LF± OF 12" PVC C-900 DR-14 WATERLINE
09 INSTALL 30.3 LF± OF 12" PVC C-900 DR-14 WATERLINE
10 INSTALL 8.0 LF± OF 12" PVC C-900 DR-14 WATERLINE
11 INSTALL 2.3 LF± OF 12" PVC C-900 DR-14 WATERLINE
12 INSTALL 285.0 LF± OF 12" PVC C-900 DR-14 WATERLINE
13 INSTALL 9.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
14 INSTALL 4.7 LF± OF 12" PVC C-900 DR-14 WATERLINE
15 INSTALL 161.7 LF± OF 12" PVC C-900 DR-14 WATERLINE
16 INSTALL 78.5 LF± OF 12" PVC C-900 DR-14 WATERLINE
17 INSTALL 61.8 LF± OF 12" PVC C-900 DR-14 WATERLINE
18 INSTALL 185.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
19 INSTALL 117.6 LF± OF 12" PVC C-900 DR-14 WATERLINE
20 INSTALL 169.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
21 INSTALL 29.1 LF± OF 12" PVC C-900 DR-14 WATERLINE
22 INSTALL 5.5 LF± OF 6" PVC C-900 DR-14 WATERLINE
23 INSTALL 28.9 LF± OF 6" PVC C-900 DR-14 WATERLINE
24 INSTALL 16.1 LF± OF 6" PVC C-900 DR-14 WATERLINE
25 INSTALL 25.4 LF± OF 6" PVC C-900 DR-14 WATERLINE
26 INSTALL 14.0 LF± OF 6" PVC C-900 DR-14 WATERLINE
27 INSTALL 98.0 LF± OF 6" PVC C-900 DR-14 WATERLINE
28 INSTALL 6.7 LF± OF 6" PVC C-900 DR-14 WATERLINE
29 INSTALL 66.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
30 INSTALL 5.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
31 INSTALL 11.8 LF± OF 6" PVC C-900 DR-14 WATERLINE
32 INSTALL 8.5 LF± OF 6" PVC C-900 DR-14 WATERLINE
33 INSTALL 2.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
34 INSTALL 27.8 LF± OF 6" PVC C-900 DR-14 WATERLINE
35 INSTALL 18.4 LF± OF 6" PVC C-900 DR-14 WATERLINE
36 INSTALL 2.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
37 INSTALL 35.6 LF± OF 6" PVC C-900 DR-14 WATERLINE

WATER & FIRE FITTING CALLOUTS

50 INSTALL 12" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
51 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
52 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
53 INSTALL 12"x12"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
54 INSTALL 12"x12"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
55 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
56 INSTALL 6" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
57 INSTALL 12" 90° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
58 INSTALL 6" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
59 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
60 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
61 INSTALL 12" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
62 INSTALL 12" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
63 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
64 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
65 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
66 INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
67 INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
68 INSTALL 12" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
69 INSTALL 12"x12"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
70 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
71 INSTALL 8"x6"x8" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
72 INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
73 INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.

WATER & FIRE STRUCTURE CALLOUTS*

80 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
81 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
82 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
83 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
84 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
85 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
86 INSTALL (1) 10" GATE VALVE PER PARK CITY STANDARDS
87 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
88 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
91 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
92 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
93 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
94 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
95 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
96 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
97 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
98 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
99 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
100 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
101 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
102 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
103 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
104 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
105 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
105 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
106 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
107 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. WATER MAINS AND LATERALS SHALL BE PROVIDED WITH THRUST BLOCKS AND BE SIZED AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24. THE SIZE AND DIMENSIONS USED SHALL BE LISTED ON THE PLANS OR WITHIN THE SPECIFICATIONS.
4. THE LOCATION OF THE FIRE HYDRANT WHICH SERVES A FIRE DEPARTMENT CONNECTION SHALL NOT BE SEPARATED BY A FIRE DEPARTMENT ACCESS ROAD.
5. NEW FIRE HYDRANTS SHALL BE INSTALLED WITHIN 15 FEET OF A FIRE DEPARTMENT ACCESS ROADWAY MEASURED AT THE TOP FRONT OF THE CURB.
6. NEW FIRE HYDRANTS SHALL BE COLOR-CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
7. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
8. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
9. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS INSTALLED, AND REQUIRED FIRE FLOW PROVIDED. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1
10. WATER LATERALS THAT ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH THE FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.
12. REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO BUILDINGS. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2
13. WHEN FIRE DEPARTMENT AND AERIAL ACCESS ROADS ARE CONSTRUCTED AT THE MINIMUM WIDTH THEY SHALL PROVIDE SIGNS ON BOTH SIDES LOCATED AT THE ENTRANCE OF THE ACCESS ROAD NO PARKING FIRE LANE.
14. FIRE AND WATER LINES SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET
15. ALL UTILITY TRENCHING MUST BE PER PARK CITY STANDARD DRAWING G-101
16. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

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REGISTERED PROFESSIONAL ENGINEER No. 8030527 -2202 JEREMY RICK HANSON 6/15/23 STATE OF UTAH

No.	Revision Description	Date

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C2.2 WATER MASTER PLAN

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER DRAIN
- PROPOSED FIRELINE

KEARNS BOULEVARD

EXISTING FILM STUDIO

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

CONDOMINIUMS
(3 FLOORS,
UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE
HOUSING
1 FLOOR RETAIL)
FF 6654.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

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IT'S THE LAW
BLUE STAKES 1 800 662 4111

N

0 40 80 120
Scale in Feet

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modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER
No. 8030527
2200
JEREMY RICK HANSON
6/5/23
STATE OF UTAH

No.	Revision Description	Date

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Electrical	RMCE 2335W 1260SS Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C3.0 MASTER GRADING AND DRAINAGE PLAN

LEGEND

- PROPERTY BOUNDARY LINE
- SECTION LINE
- ROADWAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- PHASE LINE
- EXISTING GAS
- EXISTING POWER
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER (BY OTHERS)
- PROPOSED CURB AND GUTTER/ REVERSE PAN
- PROPOSED STRIPING

SITE INFORMATION

ADDRESS: 4001 KEARNS BLVD., PARK CITY, UTAH

ZONING: CT – COMMUNITY TRANSITION

LEGAL DESCRIPTION: AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

PARCEL NUMBER: XX-XX-XXX-XXXX

SITE ACREAGE: 15.95 ACRES, 694,782 SQ. FT

SITE PLAN CALLOUT NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALK TO HAVE A MAXIMUM SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL, AND A MAXIMUM CROSS SLOPE OF 2.0%. SEE GRADING PLANS FOR DETAIL.
3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND PARK CITY STANDARDS.
5. PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER APWA STANDARDS.
6. SEE MASTER SEWER, WATER, AND GRADING PLANS FOR OVERALL UTILITY AND GRADING INFORMATION
7. SEE ARCHITECTURAL PLANS FOR PARKING CALCUALTIONS

N

0 30 60 90

Scale in Feet

CALL BEFORE YOU DIG! 811 OR 1-800-662-4111 BLUE STAKES 1-800-662-4111

MIXED-USE (2 FLOOR AFFORDABLE HOUSING 1 FLOOR RETAIL) FF 6655.00

MIXED-USE (2 FLOOR AFFORDABLE HOUSING 1 FLOOR RETAIL) FF 6654.50

AFFORDABLE HOUSING (4 FLOORS) FF 6651.00 STEPPED FF 6642.00

TOWNHOMES (2 FLOORS STEPPED 3" BETWEEN UNITS) FUTURE PHASE

TOWNHOMES (2 FLOORS STEPPED 3" BETWEEN UNITS) FUTURE PHASE

EXISTING FILM STUDIO

EDGE OF ASPHALT FOR THIS PHASE

REMOVE EXISTING HYDRANT

RELOCATED FIRE HYDRANT

R4.0'

R6.0'

R30.0'

R15.0'

3' WATERWAY

EDGE OF ASPHALT FOR THIS PHASE

REMOVE EXISTING CURB AND GUTTER

3' WATERWAY

REMOVE EXISTING CATCH BASIN

ADA PARKING STALL

ADA RAMP

GARBAGE ENCLOSURE

EXISTING CURB AND GUTTER TO REMAIN

REMOVE EXISTING ASPHALT AS NECESSARY TO INSTALL UTILITIES AND TO MATCH GRADING

R2.0'

GARBAGE ENCLOSURE

ADA RAMP

ADA RAMP

ADA PARKING STALL

ADA PARKING STALL

R23.0'
R11.0'

29.0'

9.0'

9.0'

29.0'

9.0'

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

41.8'

25.7'

REMOVE EXISTING GARBAGE ENCLOSURE AND FENCING

R16.5'

18.0'

18.0'

18.0'

9.0'

R20.0'
R11.0'

29.0'

18.0'

3' WATERWAY

18.0'

29.0'

ADA PARKING STALL

ADA PARKING STALL

18.0'

9.0'

R16.5'

9.0'

9.0'

EDGE OF ASPHALT FOR THIS PHASE

ADA RAMP

ADA RAMP

26.0'

8" CONCRETE RETAINING WALL

6.0' SIDEWALK

PROPOSED DETENTION POND

ADA RAMP

27.0'

26.0'

PROPOSED PICKLEBALL/ RECREATIONAL COURTS

29.0'

6.0' SIDEWALK

26.0'

6.0'

PROPOSED DETENTION POND

12.0' TRAIL – SEE ARCHITECTURAL PLANS FOR DETAIL

8" CONCRETE RETAINING WALL

12.0' TRAIL – SEE ARCHITECTURAL PLANS FOR DETAIL

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Murray, Utah 84123 801-713-3000

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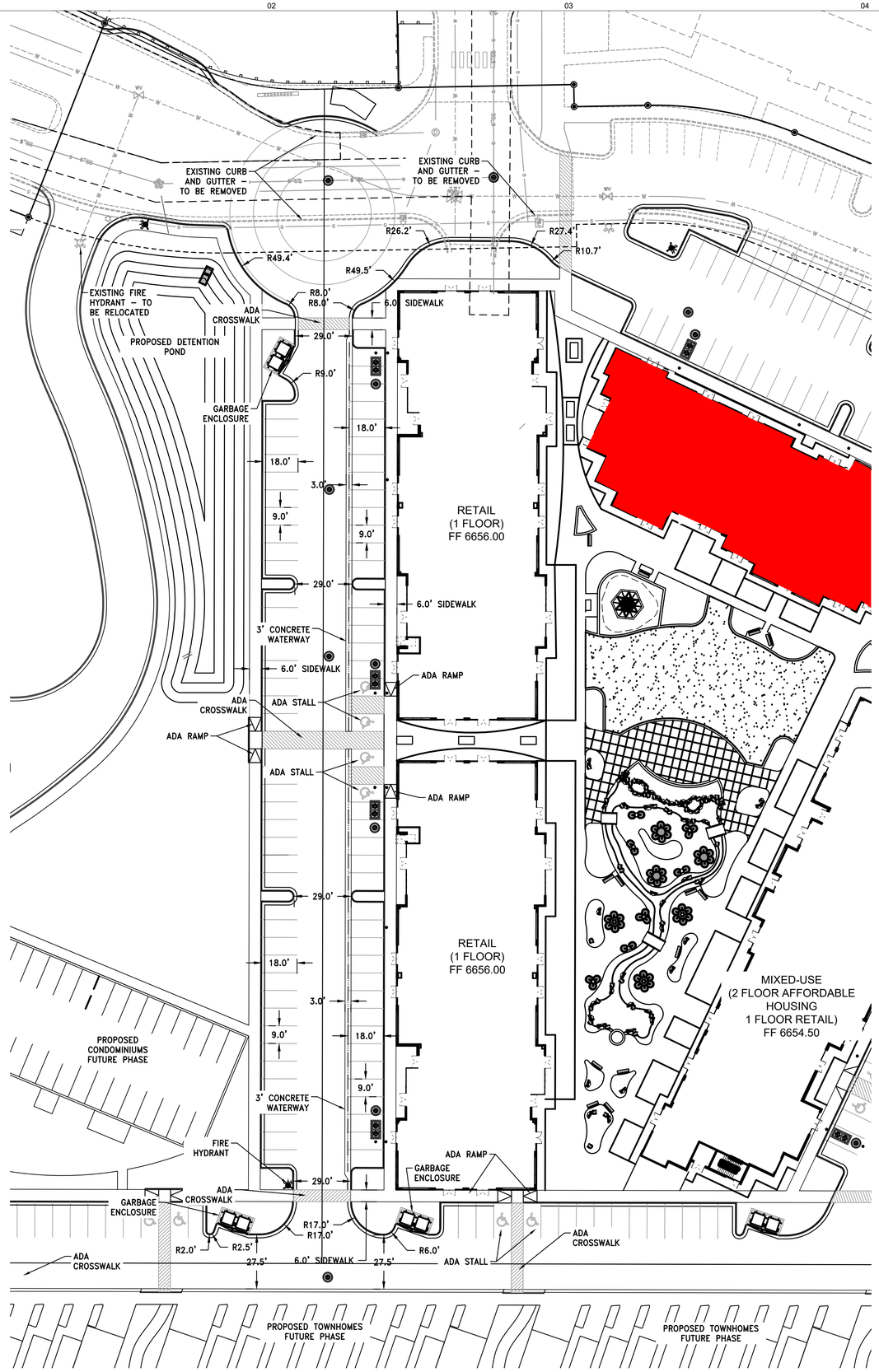
REGISTERED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK HANSON
6/15/23
STATE OF UTAH

No.	Revision Description	Date

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C4.1 DETAILED SITE PLAN



LEGEND

- PROPERTY BOUNDARY LINE
- SECTION LINE
- ROADWAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- PHASE LINE
- EXISTING GAS
- EXISTING POWER
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER (BY OTHERS)
- PROPOSED CURB AND GUTTER/ REVERSE PAN
- PROPOSED STRIPING

SITE INFORMATION

ADDRESS: 4001 KEARNS BLVD., PARK CITY, UTAH

ZONING: CT – COMMUNITY TRANSITION

LEGAL DESCRIPTION: AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

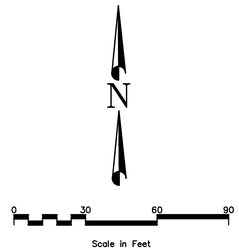
PARCEL NUMBER: XX-XX-XXX-XXXX

SITE ACREAGE: 15.95 ACRES, 694,782 SQ. FT

SITE PLAN CALLOUT NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALK TO HAVE A MAXIMUM SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL, AND A MAXIMUM CROSS SLOPE OF 2.0%. SEE GRADING PLANS FOR DETAIL.
3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND PARK CITY STANDARDS.
5. PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER APWA STANDARDS.
6. SEE MASTER SEWER, WATER, AND GRADING PLANS FOR OVERALL UTILITY AND GRADING INFORMATION
7. SEE ARCHITECTURAL PLANS FOR PARKING CALCUALTIONS





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Electrical	RMCE 2339W 1260OS Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C4.2 DETAILED SITE PLAN

SEWER STRUCTURE CALLOUTS

NAME

SSCO-01 INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SSCO-02 INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SEWER PIPE CALLOUTS

30 INSTALL 65.2 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT -4.91%

31 INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT -4.91%

32 INSTALL 65.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT -5.69%

33 INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT -5.69%

SEWER CALLOUTS

21 CONNECT TO BUILDING SEWER STUB IN PARKING LOT OUTSIDE OF BUILDING. INSTALL CLEANOUT AT CONNECTION LOCATION. FIELD VERIFY BUILDING INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.

22 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER PARK CITY STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=41.89, INV(6" LAT)=42.56
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

23 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER PARK CITY STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=41.35, INV(6" LAT)=42.02
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

WATER & FIRE PIPE CALLOUTS

27 INSTALL 98.0 LF± OF 6" PVC C-900 DR-14 WATERLINE

WATER & FIRE FITTING CALLOUTS

60 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.

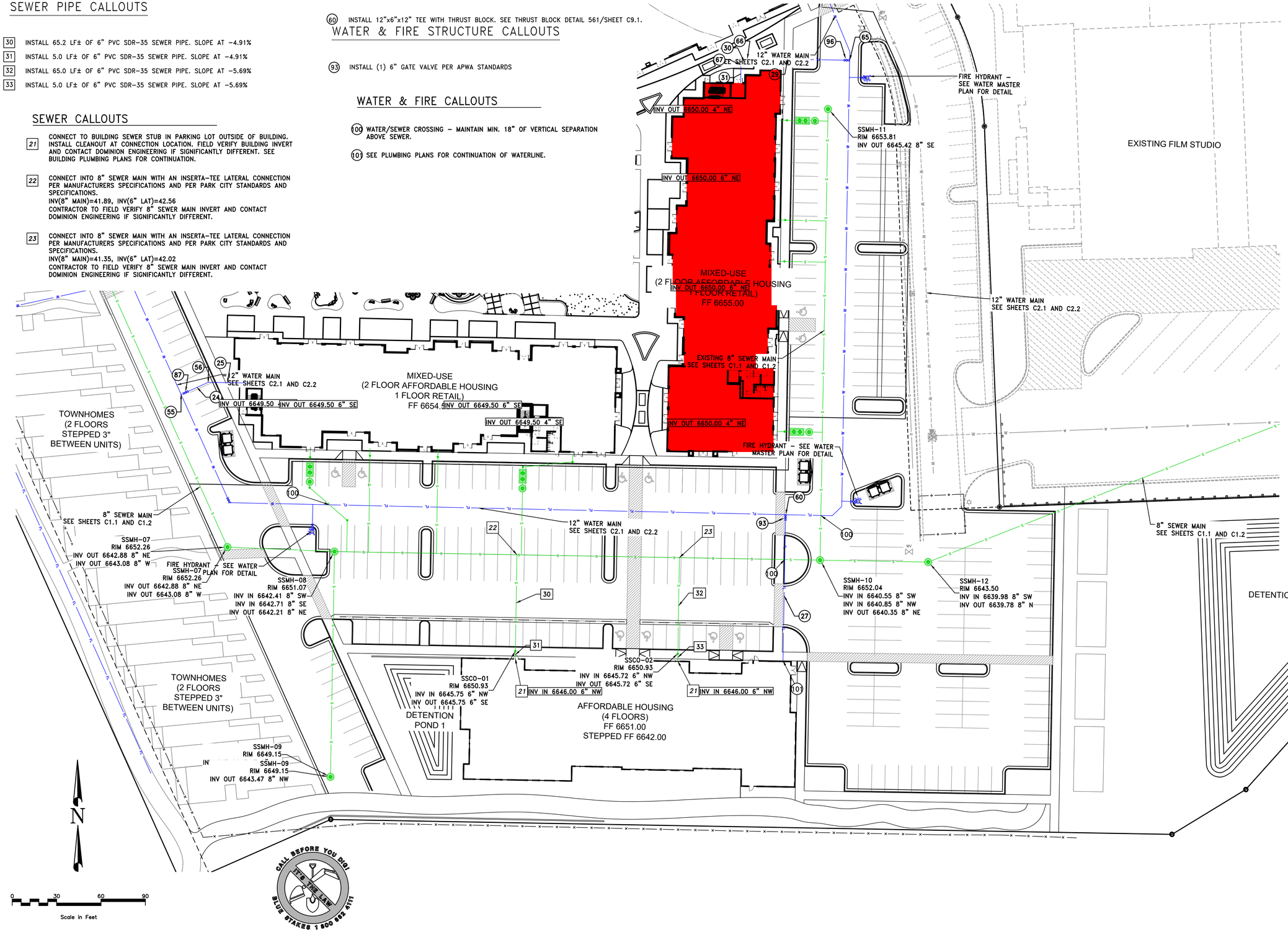
WATER & FIRE STRUCTURE CALLOUTS

93 INSTALL (1) 6" GATE VALVE PER APWA STANDARDS

WATER & FIRE CALLOUTS

100 WATER/SEWER CROSSING - MAINTAIN MIN. 18" OF VERTICAL SEPARATION ABOVE SEWER.

101 SEE PLUMBING PLANS FOR CONTINUATION OF WATERLINE.



CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. WATER MAINS AND LATERALS SHALL BE PROVIDED WITH THRUST BLOCKS AND BE SIZED AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24. THE SIZE AND DIMENSIONS USED SHALL BE LISTED ON THE PLANS OR WITHIN THE SPECIFICATIONS.
4. THE LOCATION OF THE FIRE HYDRANT WHICH SERVES A FIRE DEPARTMENT CONNECTION SHALL NOT BE SEPARATED BY A FIRE DEPARTMENT ACCESS ROAD.
5. FIRE DEPARTMENT CONNECTION (INLET HOSE CONNECTION) SHALL BE COMPRISED OF ONE OR MORE 2 ½ INCH NATIONAL STANDARD THREADED SWIVEL COUPLING. THE NUMBER OF 2 ½ INCH INLETS ARE BASED ON THE FIRE FLOW REQUIRED OF THE WATER BASED SUPPRESSION SYSTEMS. EACH INLET SHALL SERVE 250 GPM OF THE SYSTEM REQUIREMENT.
6. FIRE HYDRANTS SHALL BE PROVIDED WITH TWO 2 ½" OUTLETS AND ONE 4 ½" OUTLET THAT ARE MALE NATIONAL STANDARD THREADS, DRY BARREL TYPE WITH A SINGLE CONTROL VALVE AND DRAIN VALVE AT THE BASE OF THE FIRE HYDRANT.
7. NEW FIRE HYDRANTS SHALL BE INSTALLED WITHIN 15 FEET OF A FIRE DEPARTMENT ACCESS ROADWAY MEASURED AT THE TOP FRONT OF THE CURB.
8. NEW FIRE HYDRANTS SHALL BE COLOR-CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
9. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
10. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
11. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS INSTALLED, AND REQUIRED FIRE FLOW PROVIDED. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1
12. WATER LATERALS THAT ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
13. WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH THE FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.
14. REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO BUILDINGS. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2
15. WHEN FIRE DEPARTMENT AND AERIAL ACCESS ROADS ARE CONSTRUCTED AT THE MINIMUM WIDTH THEY SHALL PROVIDE SIGNS ON BOTH SIDES LOCATED AT THE ENTRANCE OF THE ACCESS ROAD NO PARKING FIRE LANE.
16. FIRE AND WATER LINES SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET
17. ALL UTILITY TRENCHING MUST BE PER PARK CITY STANDARDS AND SPECIFICATIONS
18. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES

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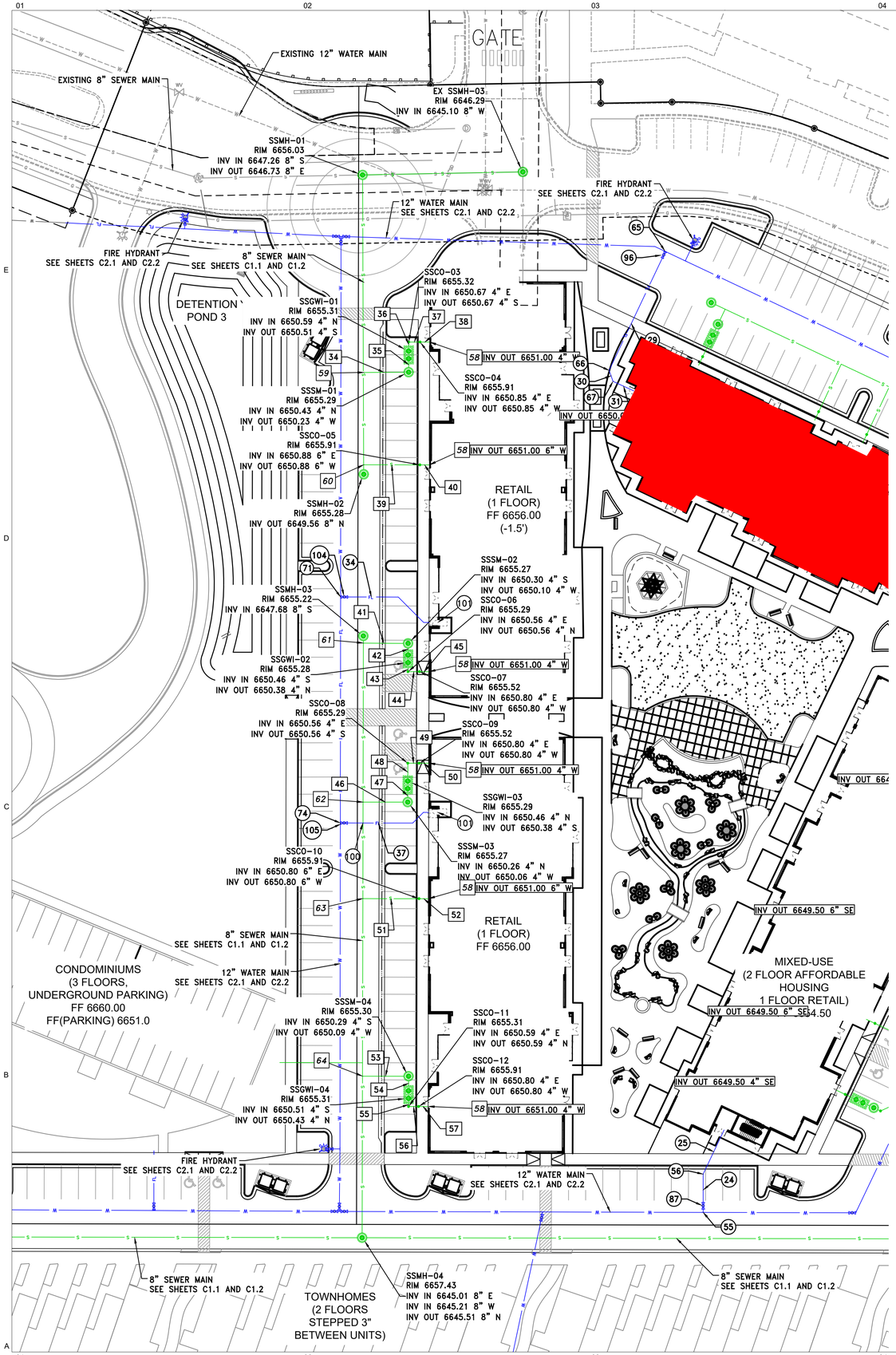
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Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C5.1 DETAILED UTILITY PLAN



SEWER PIPE CALLOUTS

34 INSTALL 21.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.63%
35 INSTALL 2.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.02%
36 INSTALL 2.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 2.97%
37 INSTALL 6.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.01%
38 INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.00%
39 INSTALL 29.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 2.45%
40 INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 2.44%
41 INSTALL 21.6 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 8.23%
42 INSTALL 1.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
43 INSTALL 2.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.97%
44 INSTALL 6.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.01%
45 INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
46 INSTALL 23.6 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 9.65%
47 INSTALL 2.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
48 INSTALL 9.4 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 1.06%
49 INSTALL 6.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
50 INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
51 INSTALL 29.7 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 11.46%
52 INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
53 INSTALL 24.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 13.67%
54 INSTALL 3.3 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.99%
55 INSTALL 2.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.03%
56 INSTALL 5.3 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
57 INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%

SEWER STRUCTURE CALLOUTS

NAME	
SSCO-03	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-04	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-05	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-06	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-07	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-08	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-09	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-10	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-11	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-12	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-01	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-02	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-03	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-04	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-01	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-02	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-03	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-04	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

WATER & FIRE PIPE CALLOUTS

34 INSTALL 27.8 LF± OF 6" PVC C-900 DR-14 WATERLINE
37 INSTALL 35.6 LF± OF 6" PVC C-900 DR-14 WATERLINE

WATER & FIRE FITTING CALLOUTS

71 INSTALL 8"x6"x8" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.
74 INSTALL 8"x6"x8" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.

WATER & FIRE STRUCTURE CALLOUTS

104 INSTALL (1) 6" GATE VALVE PER APWA STANDARDS
105 INSTALL (1) 6" GATE VALVE PER APWA STANDARDS

WATER & FIRE CALLOUTS

100 WATER/SEWER CROSSING – MAINTAIN MIN. 18" OF VERTICAL SEPARATION ABOVE SEWER.
101 SEE PLUMBING PLANS FOR CONTINUATION OF WATERLINE.

SEWER CALLOUTS

58 CONNECT TO BUILDING SEWER STUB IN PARKING LOT OUTSIDE OF BUILDING. INSTALL CLEANOUT AT CONNECTION LOCATION. FIELD VERIFY BUILDING INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.

59 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=48.77, INV(4" LAT)=49.44
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

60 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=49.49, INV(6" LAT)=50.16
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

61 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=47.67, INV(4" LAT)=48.34
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

62 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=47.13, INV(4" LAT)=47.80
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

63 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=46.75, INV(6" LAT)=47.42
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

64 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=46.11, INV(4" LAT)=46.78
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. NEW FIRE HYDRANTS SHALL BE COLOR-CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
4. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
5. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
6. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS INSTALLED, AND REQUIRED FIRE FLOW PROVIDED. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1
7. WATER LATERALS THAT ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
8. WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH THE FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.
9. FIRE AND WATER LINES SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET
10. ALL UTILITY TRENCHING MUST BE PER PARK CITY AND SBWRD STANDARDS AND SPECIFICATIONS
11. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES

N

0 30 60 90
Scale in Feet

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Murray, Utah 84123 801-713-3000

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modern OUTWEST

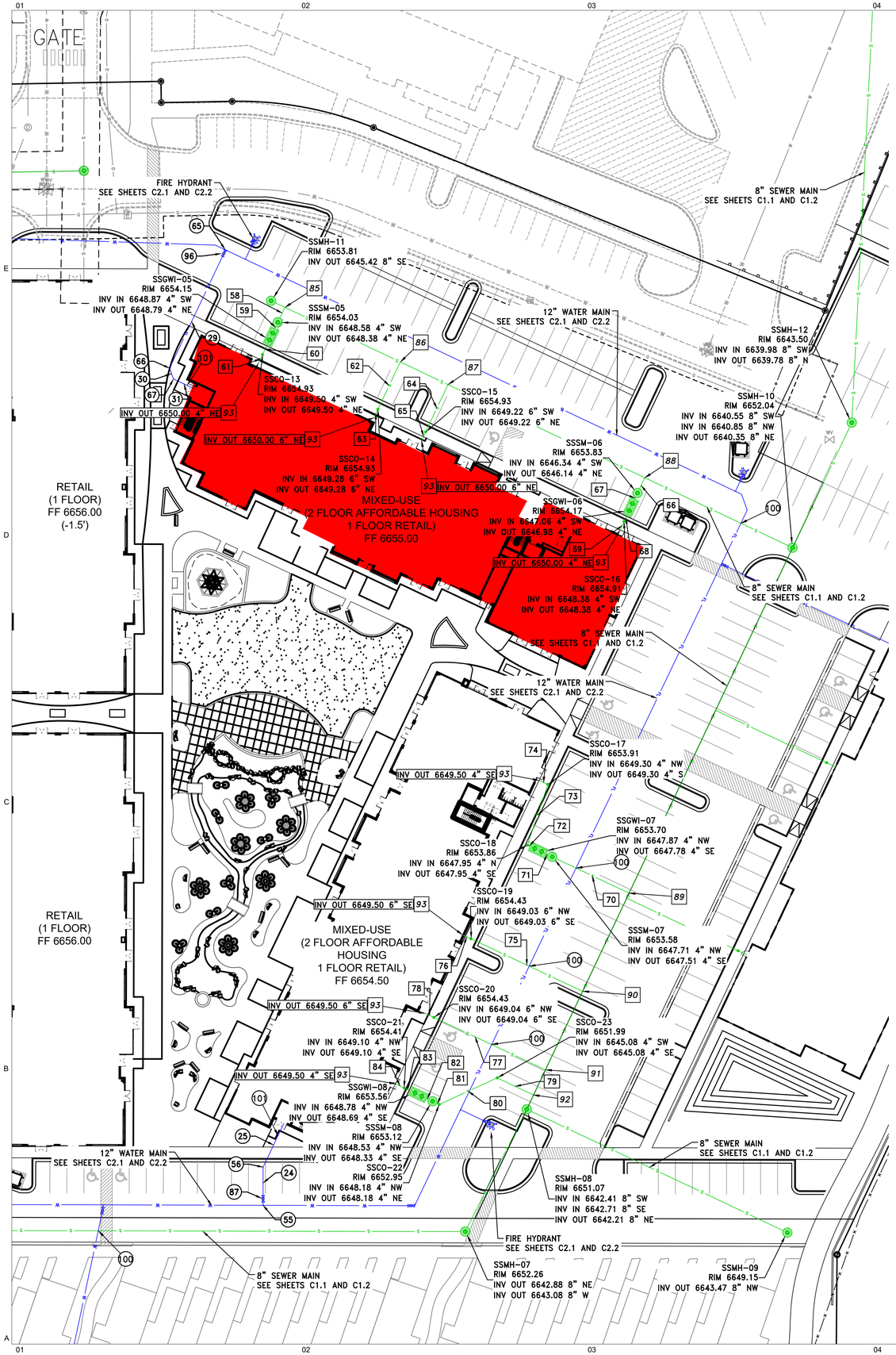
REGISTERED PROFESSIONAL ENGINEER
No. 8030527
-2202
JEREMY RICK HANSON
6/15/23
STATE OF UTAH

No.	Revision Description	Date

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2330W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C5.2 DETAILED UTILITY PLAN



SEWER PIPE CALLOUTS

58	INSTALL 7.1 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 30.40%
59	INSTALL 2.1 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 10.00%
60	INSTALL 6.3 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 10.00%
61	INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 10.00%
62	INSTALL 27.9 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 14.34%
63	INSTALL 5.1 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 14.34%
64	INSTALL 28.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 15.60%
65	INSTALL 5.1 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 15.60%
66	INSTALL 9.6 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 32.42%
67	INSTALL 2.1 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 32.41%
68	INSTALL 4.3 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 32.47%
69	INSTALL 5.3 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 32.44%
70	INSTALL 43.2 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 11.55%
71	INSTALL 2.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.96%
72	INSTALL 2.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.01%
73	INSTALL 33.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
74	INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
75	INSTALL 65.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 9.49%
76	INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 9.49%
77	INSTALL 65.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 9.16%
78	INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 9.16%
79	INSTALL 21.2 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 9.21%
80	INSTALL 33.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 9.21%
81	INSTALL 1.9 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 8.03%
82	INSTALL 2.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 7.98%
83	INSTALL 4.1 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 8.01%
84	INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 8.01%

SEWER STRUCTURE CALLOUTS

NAME	
SSCO-13	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-14	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-15	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-16	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-17	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-18	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-19	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-20	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-21	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-22	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-23	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-05	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-06	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-07	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-08	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-05	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-06	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-07	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-08	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

WATER & FIRE PIPE CALLOUTS

24	INSTALL 16.1 LF± OF 6" PVC C-900 DR-14 WATERLINE
25	INSTALL 25.4 LF± OF 6" PVC C-900 DR-14 WATERLINE
29	INSTALL 66.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
30	INSTALL 5.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
31	INSTALL 11.8 LF± OF 6" PVC C-900 DR-14 WATERLINE

WATER & FIRE FITTING CALLOUTS

55	INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1
56	INSTALL 6" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1
65	INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1
66	INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.
67	INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.

WATER & FIRE STRUCTURE CALLOUTS

87	INSTALL (1) 6" GATE VALVE PER APWA STANDARDS
96	INSTALL (1) 6" GATE VALVE PER APWA STANDARDS

WATER & FIRE CALLOUTS

100	WATER/SEWER CROSSING – MAINTAIN MIN. 18" OF VERTICAL SEPARATION ABOVE SEWER.
101	SEE PLUMBING PLANS FOR CONTINUATION OF WATERLINE.

SEWER CALLOUTS

85	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=45.33, INV(4" LAT)=45.33 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
86	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=44.32, INV(6" LAT)=45.32 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
87	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=43.90, INV(6" LAT)=44.90 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
88	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=42.17, INV(4" LAT)=43.17 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
89	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=41.55, INV(4" LAT)=42.55 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
90	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=41.84, INV(6" LAT)=42.84 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
91	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=42.07, INV(6" LAT)=43.07 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
92	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=42.14, INV(4" LAT)=42.14 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
93	CONNECT TO BUILDING SEWER STUB OUTSIDE OF BUILDING. INSTALL CLEANOUT AT CONNECTION LOCATION. FIELD VERIFY BUILDING INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. NEW FIRE HYDRANTS SHALL BE COLOR-CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
4. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
5. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
6. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS INSTALLED, AND REQUIRED FIRE FLOW PROVIDED. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1
7. WATER LATERALS THAT ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
8. WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH THE FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.
9. FIRE AND WATER LINES SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET
10. ALL UTILITY TRENCHING MUST BE PER PARK CITY AND SBWRD STANDARDS AND SPECIFICATIONS
11. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES

N

0 30 60 90
Scale in Feet

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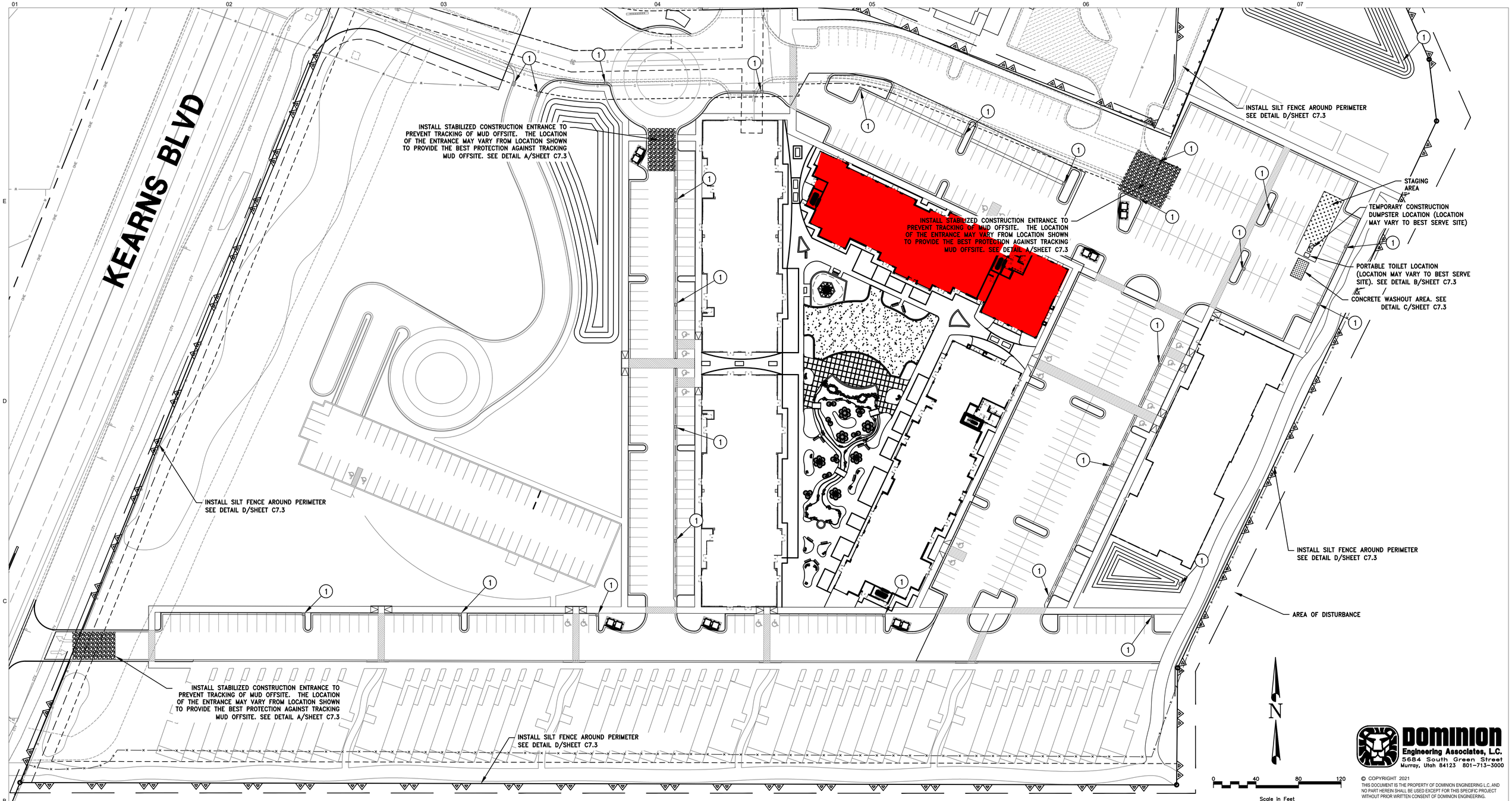
modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER
No. 8030627
JEREMY RICK HANSON
6/15/23
STATE OF UTAH

No.	Revision Description	Date

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com	
Client	GRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH	
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com	
Print Date	15 June, 2023	
Project Submission	Project Status	
Project number	21xx	
Drawn by	A. HORNE	
Checked by	J. HANSON	
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com	
Electrical	RMCE 2335W 1260DS Riverton, UT 84065 eric@rmceut.com	

STUDIO CROSSINGS
C5.3 DETAILED UTILITY PLAN



Scale In Feet: 0 40 80 120

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PARK CITY GENERAL NOTES

a. 'Contractor should perform earthwork in accordance with the Park City's Land Disturbance Ordinance, the City's Standard Specifications, Park City's Land Disturbance Design and Construction Standards, erosion, sediment, revegetation requirements, and the dust control plan as required by the State of Utah, Department of Environmental Quality, Division of Air Quality.
b. The Contractor will perform earthwork in accordance with technical specifications outlined in the Land Disturbance Design and Construction Standards and the recommended earthwork specifications found in the report of geotechnical engineer, and the geotechnical investigation dated September 21, 2020. In the event there is a conflict between the documents mentioned herein and Park City's erosion and sediment control requirements or the dust control plan as required by the State of Utah Department of Environmental Quality, Division of Air Quality, Park City's requirements and the State requirements will control.
c. The sequence of construction is to be followed.
d. Sedimentation BMPs shown on the erosion control and sediment control plans to be installed within the same working day the land disturbance occurs.
e. Dust control BMPs are to be on site and implemented as soon as land disturbance occurs. The dust control as required by the State of Utah air quality plan is to be submitted with the grading plan as a separate drawing.
f. All areas to be revegetated are to receive revegetation BMPs within 21 days of disturbance.
g. If the existing grade is different from what is shown on this grading plan, stop work and contact Park City's Engineering Department. Work is to remain stopped until the City's Engineering Department provides a written notice to resume work.
h. The project owner is responsible for maintaining the streets, storm drains, and channels, ditches and swales free from debris, soil, mud, or other material that would cause a public safety concern, violate the City's UPDES permit, state or federal laws, or prevent the
facility from operating.
i. All concrete trucks are to use the designated washout area(s). Failure to comply will result in a work stop and the offender could be guilty of a Class C misdemeanor.
j. L.O.D. barriers are to be in place and maintained until written notification is received from the Engineering Department. The owner is responsible for maintaining L.O.D. barriers.
k. If disturbance occurs outside the L.O.D. work will stop and remain stopped until the written response is received from the City.
l. The owner is to be responsible for additional grading information as required throughout the remainder of the project.

EROSION CONTROL KEY NOTES

1 — INSTALL "GRAVEL BAGS" OR EQUIVALENT INLET PROTECTION FOR INLETS IN PARKING LOT. SEE DETAIL E/SHEET C7.3

ABBREVIATIONS

BOS	=	BOTTOM OF STAIR
E	=	EAST
EX	=	EXISTING
FL	=	FLOW LINE
INV	=	INVERT
N	=	NORTH
RIM	=	RIM ELEVATION
S	=	SOUTH
TA	=	TOP OF ASPHALT
TBC	=	TOP BACK OF CURB
TC	=	TOP OF CONCRETE
TOS	=	TOP OF STAIR
TOW	=	TOP OF WALL
W	=	WEST

EROSION CONTROL PLAN NOTES

1. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO PREVENT EROSION OF SEDIMENT FROM THE CONSTRUCTION SITE. BMPS UTILIZED MAY VARY FROM THOSE SHOWN ON THIS EROSION CONTROL PLAN IF THEY BETTER PREVENT THE POLLUTANTS FROM LEAVING THE CONSTRUCTION AREA.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE OF UTAH PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO FILE A NOTICE OF TERMINATION (NOT) UPON COMPLETION OF FINAL STABILIZATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN ON SITE.
4. CONTRACTOR TO PROVIDE COPIES OF NOI, NOT, AND ALL RELATED SWPPP INFORMATION TO OWNER UP REQUEST
5. CONTRACTOR IS TO ABIDE BY THE FOLLOWING UTAH STATE RULES OF THE UTAH DIVISION OF AIR QUALITY, (801)536-4000. THESE REQUIREMENTS APPLY TO ALL REMODEL PROJECTS. R307-309 FOR DUST CONTROL http://www.rules.utah.gov/publicat/code/r307/r307-309.htm#T6
6. DUST CONTROL TO BE APPLIED TO ALL CONSTRUCTION EARTH DISTURBING ACTIVITIES.

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 4235 — EXISTING CONTOUR (5' INTERVALS)
- 4234 — EXISTING CONTOUR (1' INTERVALS)
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- SD — EXISTING STORM DRAIN
- W — EXISTING WATER LINE
- S — EXISTING SEWER DRAIN
- OHE — EXISTING POWER
- SILT FENCE
- AREA OF DISTUBANCE

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modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER No. 8030527 – 2202 JEREMY RICK HANSON 6/15/23 STATE OF UTAH

No.	Revision Description	Date
1	ADDENDUM 1	6-9-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C7.1 EROSION CONTROL PLAN



ABBREVIATIONS

BOS	= BOTTOM OF STAIR
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EX	= EXISTING
FL	= FLOW LINE
INV	= INVERT
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N

0 40 80 120

Scale in Feet

EROSION CONTROL KEY NOTES

1 — INSTALL "GRAVEL BAGS" OR EQUIVALENT INLET PROTECTION FOR INLETS IN PARKING LOT. SEE DETAIL E/SHEET C7.3

EROSION CONTROL PLAN NOTES

1. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO PREVENT EROSION OF SEDIMENT FROM THE CONSTRUCTION SITE. BMPS UTILIZED MAY VARY FROM THOSE SHOWN ON THIS EROSION CONTROL PLAN IF THEY BETTER PREVENT THE POLLUTANTS FROM LEAVING THE CONSTRUCTION AREA.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE OF UTAH PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO FILE A NOTICE OF TERMINATION (NOT) UPON COMPLETION OF FINAL STABILIZATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN ON SITE.
4. CONTRACTOR TO PROVIDE COPIES OF NOI, NOT, AND ALL RELATED SWPPP INFORMATION TO OWNER UP REQUEST
5. CONTRACTOR IS TO ABIDE BY THE FOLLOWING UTAH STATE RULES OF THE UTAH DIVISION OF AIR QUALITY, (801)536-4000. THESE REQUIREMENTS APPLY TO ALL REMODEL PROJECTS. R307-309 FOR DUST CONTROL
   http://www.rules.utah.gov/publicat/code/r307/r307-309.htm#T6
6. DUST CONTROL TO BE APPLIED TO ALL CONSTRUCTION EARTH DISTURBING ACTIVITIES.

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 4235 — EXISTING CONTOUR (5' INTERVALS)
- 4234 — EXISTING CONTOUR (1' INTERVALS)
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- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- SD — EXISTING STORM DRAIN
- W — EXISTING WATER LINE
- S — EXISTING SEWER DRAIN
- OHE — EXISTING POWER
- SILT FENCE
- AREA OF DISTUBANCE

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modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER No. 8030527-2202 JEREMY RICK HANSON 6/15/23 STATE OF UTAH

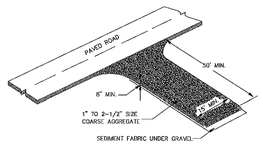
No.	Revision Description	Date
1	ADDENDUM 1	6-9-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 1260S5 Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C7.2 EROSION CONTROL PLAN

BMP: Stabilized Construction Entrance — SCE



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATIONS:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accomodate traffic and prevent erosion at driveways.

OBJECTIVES
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS
- ■ High Impact
- ☒ Medium Impact

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

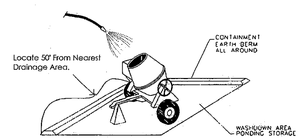
IMPLEMENTATION REQUIREMENTS
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

Materials Adopted From Salt Lake County Engineering Division Guidance Document

DETAIL (A)

BMP: Concrete Waste Management — CWM



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.

OBJECTIVES
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

TARGETED POLLUTANTS
- ■ High Impact
- • Medium Impact
- • Low or Unknown Impact

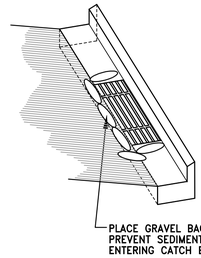
- • Sediment
- • Nutrients
- • Toxic Materials
- • Oil & Grease
- • Floatable Materials
- • Other Waste

IMPLEMENTATION REQUIREMENTS
- • Capital Costs
- • O&M Costs
- • Maintenance
- • Training

■ High • Medium • Low

Materials Adopted from Salt Lake County Engineering Division Guidance Document

DETAIL (C)



GRAVEL BAG BARRIER

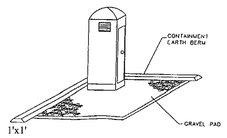
DEFINITION:
TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.

PURPOSE:
TO FILTER STORM WATER RUNOFF FROM UP-GRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REALIGN BAGS AS NECESSARY TO PROVIDE CONTINUOUS BARRIER AND FILL GAPS.

DETAIL (E)

BMP: Portable Toilets — PT



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.

OBJECTIVES
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

TARGETED POLLUTANTS
- ■ High Impact
- • Medium Impact
- • Low or Unknown Impact

- • Sediment
- • Nutrients
- • Toxic Materials
- • Oil & Grease
- • Floatable Materials
- ■ Other Waste

IMPLEMENTATION REQUIREMENTS
- • Capital Costs
- • O&M Costs
- • Maintenance
- • Training

■ High • Medium • Low

Materials Adopted From Salt Lake County Engineering Division Guidance Document

DETAIL (B)

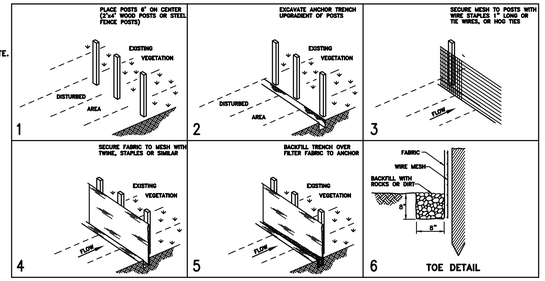
SILT FENCE

DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
- REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

INSTALLATION:
- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PREASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.



DETAIL (D)

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modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER — No. 8030627 — JEREMY RICK HANSON — 6/15/23 — STATE OF UTAH

No.	Revision Description	Date
1	ADDENDUM 1	6-9-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 1260OS Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C7.2 EROSION CONTROL DETAILS

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−6611.05	−6.23	48346.40	
2	−6.23	−5.21	56159.97	
3	−5.21	−4.34	48265.00	
4	−4.34	−3.37	55898.11	
5	−3.37	−2.64	56149.02	
6	−2.64	−2.02	59219.43	
7	−2.02	−1.37	51915.75	
8	−1.37	−0.77	47305.95	
9	−0.77	−0.33	40101.95	
10	−0.33	−0.03	34825.51	
11	−0.03	0.11	21391.80	
12	0.11	0.59	37127.09	
13	0.59	1.47	43328.43	
14	1.47	3.39	41202.38	
15	3.39	7.41	53883.77	
16	7.41	13.08	53801.43	

EXISTING FILM STUDIO

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

DETENTION POND 3
TOP = 6656.0
HW = 6655.0
BOT = 6651.0
VOL = 20,157 CF

KEARNS BOULEVARD

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

CONDOMINIUMS
(3 FLOORS,
UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6654.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
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TOWNHOMES
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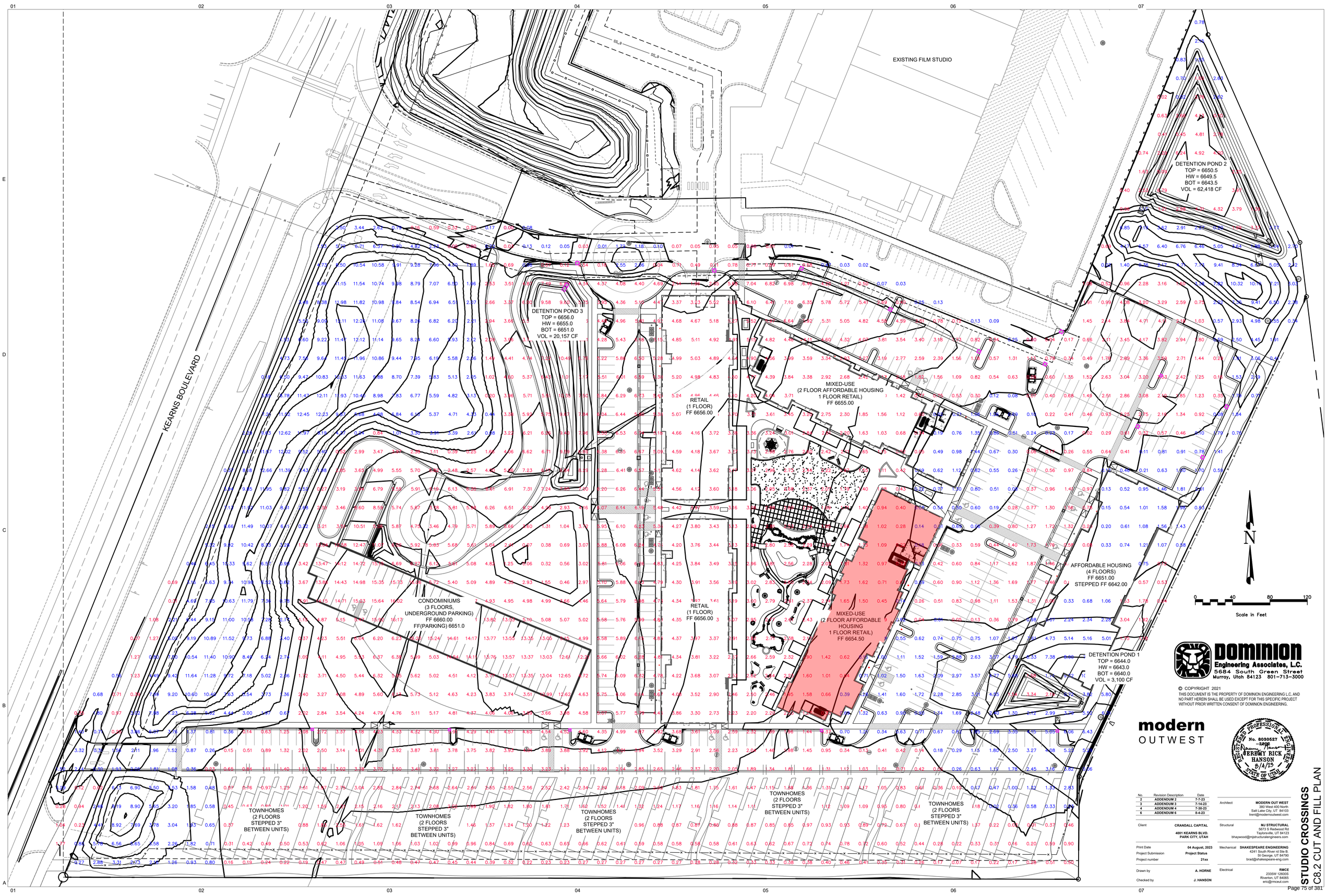
REGISTERED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK HANSON
8/4/23
STATE OF UTAH

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23
4	ADDENDUM 4	7-30-23
6	ADDENDUM 6	8-4-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	04 August, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
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STUDIO CROSSINGS
C8.1 CUT AND FILL HEAT MAP



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LICENSED PROFESSIONAL ENGINEER
No. 8030527
2020
JEREMY RICK HANSON
8/4/23
STATE OF UTAH

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23
4	ADDENDUM 4	7-30-23
6	ADDENDUM 6	8-4-23

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Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 180 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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Electrical	RMCE 2335W 1260OS Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C8.2 CUT AND FILL PLAN

PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. ALL PLANTS SHOWN GRAPHICALLY ARE REQUIRED. ANY PLANT QUANTITIES ARE FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY PLAN QUANTITIES PRIOR TO BIDDING.
3. SPACING BETWEEN PLANTS AND BETWEEN PLANTS AND PAVING ARE BASED ON THE MATURE SPREAD OF THE PLANTS. PRIOR TO PLANTING, VERIFY ROOM TO ACCOMMODATE MATURE PLANT WITHOUT OVERCROWDING AND ENCROACHING ON PAVING.
4. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. TOPSOIL IS TO BE HARVESTED AND STOCKPILED ON SITE. SUBMIT TOPSOIL TEST. SCREEN AND AMEND TO MEET THE FOLLOWING STANDARDS:
   - 5.1. ORGANIC MATTER: GREATER THAN 1.0%
   - 5.2. SOLUBLE SALTS: LESS THAN 4 dS/m
   - 5.3. PH: BETWEEN 5.0 AND 8.2
   - 5.4. TEXTURE: SAND: 15–60%, SILT: 10–60% CLAY 5–30%.
   - 5.5. SODIUM ADSORPTION RATIO (SAR): BELOW 10 FOR SANDY CLAY LOAM, SANDY LOAM AND LOAM. BELOW 7 FOR SILT LOAM, SILTY CLAY LOAM, AND CLAY LOAM.
   - 5.6. COARSE FRAGMENTS 2mm AND SMALLER: LESS THAN 5%.
   - 5.7. NO ROCKS OVER 1.5"
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR SPECIFIED TOPSOIL AND MULCH LAYER THICKNESS. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
8. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
9. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD – SEE SPECIFICATIONS.

PLANTING NOTES

PLANT SCHEDULE MIXED USE NORTH

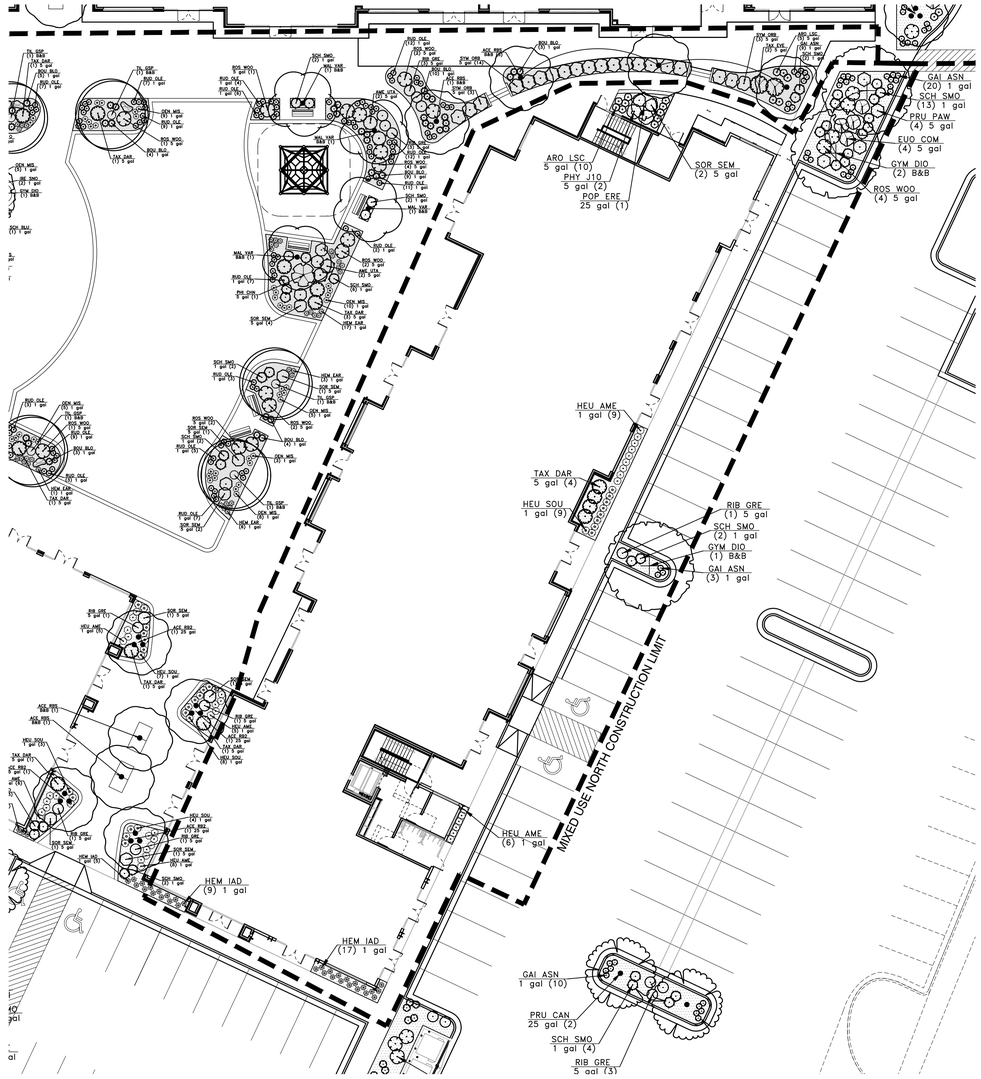
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
GYM DIO	3	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B	2"Cal
POP ERE	1	Populus tremula 'Erecta' / European Columnar Aspen	25 gal	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
ARO LSC	10	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	5 gal
EUO COM	4	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
HEU AME	15	Heuchera x 'Green Spice' / Green Spice Coral Bells	1 gal
HEU SOU	9	Heuchera x 'Southern Comfort' / Southern Comfort Coral Bells	1 gal
PHY J10	2	Physocarpus opulifolius 'Jefam' / First Editions® Amber Jubilee® Ninebark	5 gal
PRU PAW	4	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal
RIB GRE	1	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
ROS WOO	4	Rosa woodsii / Mountain Rose	5 gal
SOR SEM	2	Sorbaria sorbifolia 'SMNSCC' / Mr. Mustard Dwarf False Spiraea	5 gal
TAX DAR	4	Taxus x media 'Dark Green Spreader' / Dark Green Spreader Anglojap Yew	5 gal

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
SCH SMO	15	Schizachyrium scoparium 'Smoke Signal' / Smoke Signal Little Bluestem	1 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
GAI ASN	23	Gaillardia x 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal
HEM IAD	26	Hemerocallis x 'Bakabana' / Bakabana Daylily	1 gal

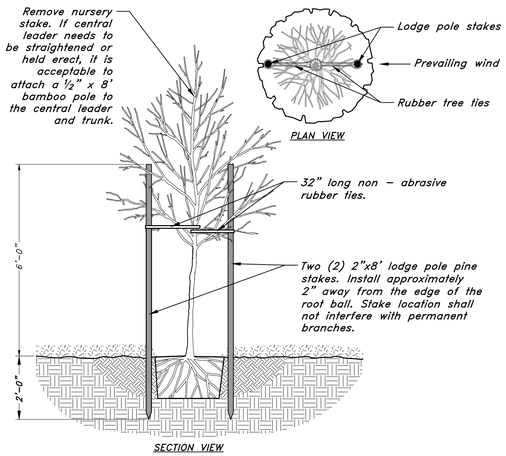
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	1,001 sf	Decorative Gravel Mulch / 1.5"–2" Washed Crushed/Angular Gravel White, Gray, & Orange to Match Exist. at Hospital. Place 3" Deep Over Dewitt Pro5 Weed Barrier Fabirc	Stone Mulch	



Scale: 1" = 20'

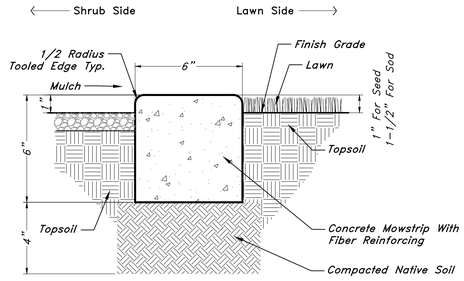
20 0 10 20 25 30 35 40

Graphic Scale



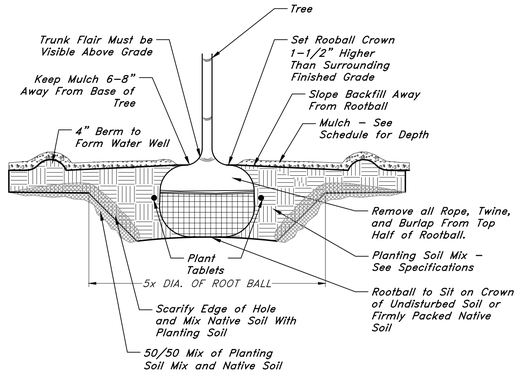
4 TREE STAKING DETAIL

NTS



3 6" MOWSTRIP

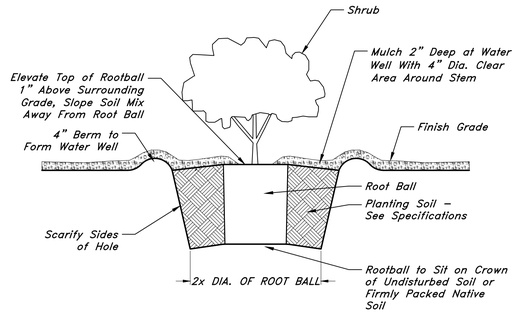
3" = 1'-0" 329413.19-07



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

2 TREE PLANTING

NTS 32 9343.01-01



1 SHRUB PLANTING

NTS 32 9333.01-01

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STATE OF UTAH
JAMES D. ZAUGG
3085204
LICENSED LANDSCAPE ARCHITECT
07/15/2023

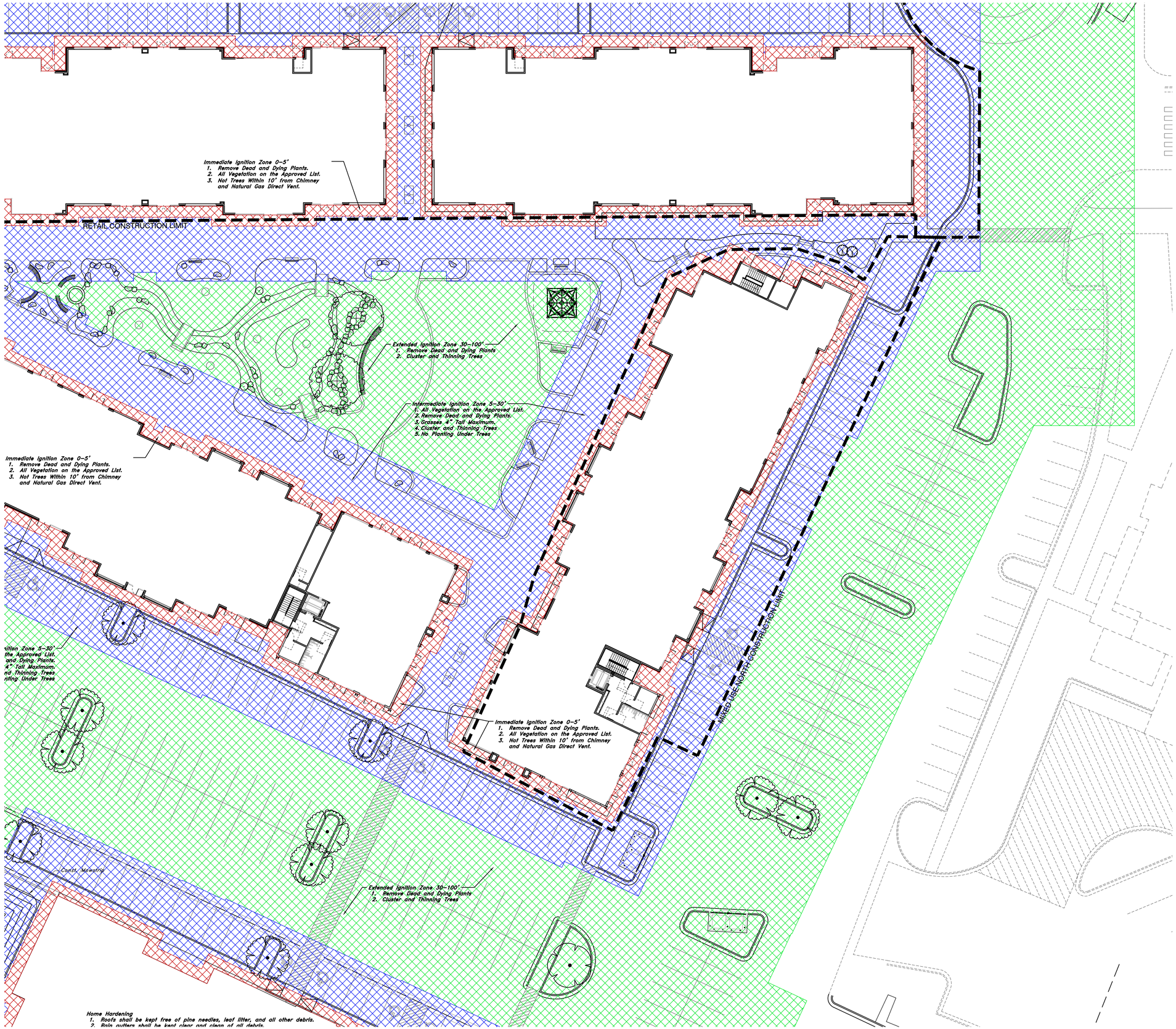
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Print Date	15 SEP, 2023	Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Project Submission	PERMITTING		
Project number	2237		
Drawn by	J. Zaugg	Electrical	RMCE 2335W 1260OS Riverton, UT 84065 eric@rmceut.com
Checked by	J. Zaugg		

MIXED USE NORTH

LP101 Landscape Plan



Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

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STATE OF UTAH
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07/15/2023
LICENSED LANDSCAPE ARCHITECT

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OUTWEST

No.	Revision Description	Date

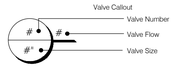
Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH	
Print Date	15 SEP, 2023	
Project Submission	PERMITTING	
Project number	2237	
Drawn by	J. Zaugg	
Checked by	J. Zaugg	

Architect	MODERN OUT WEST 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5073 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 1260S Riverton, UT 84065 eric@rmceut.com

MIXED USE NORTH
L600 Wildland Urban Interface Plan

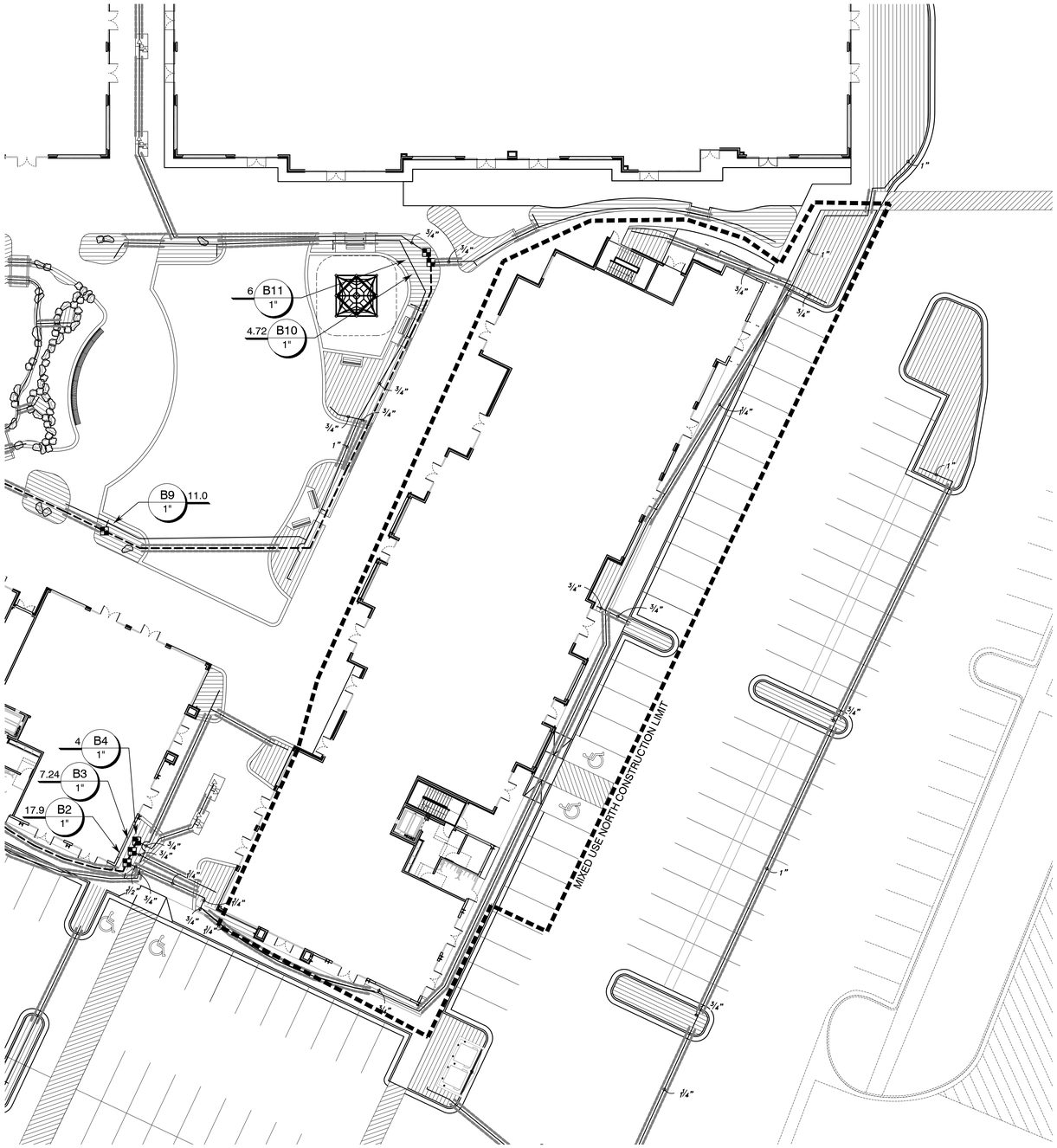
IRRIGATION SCHEDULE MIXED USE NORTH

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripline Netafim TLCV-04-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.4 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Irrigation Lateral Line: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeves to be Twice the Size of Through Pipes. At Mainlines, Run Separate Sleeve for Control Wires.



IRRIGATION NOTES

1. INSTALL IRRIGATION WIRE UNDER PAVED AREAS IN SEPARATE PVC SLEEVE, SIZE FOR NUMBER OF WIRES.
2. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY ELEVATIONS. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
3. BEFORE ANY TRENCHING, EXCAVATION, OR DIGGING, THE CONTRACTOR SHALL HAVE THE AREA 'BLUE STAKED' AND CONTACT THE APPROPRIATE UTILITY COMPANIES. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE
4. VERIFY LOCATIONS OF ALL UTILITIES AND SITE FEATURES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES AND SITE FEATURES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. ALL LINES SHALL SLOPE TO DRAIN, ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON RECORD DRAWINGS.
6. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. FIELD ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE IN ACTUAL SITE CONDITIONS. CONTACT THE LANDSCAPE ARCHITECT IF SIGNIFICANT CHANGES ARE NECESSARY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS TO THE IRRIGATION SYSTEM IF THE IRRIGATION SYSTEM IS INSTALLED WHEN SITE CONDITIONS DIFFER FROM PLAN LAYOUT AND THE LANDSCAPE ARCHITECT WAS NOT INFORMED.
7. LATERAL AND MAIN LINES SHALL BE LAIN IN COMMON TRENCHES IN LANDSCAPE AREAS WHEREVER POSSIBLE.
8. ALL PIPING AND WIRING UNDER PAVEMENT SHALL BE RUN THROUGH SEPARATE SLEEVES. CONTROL WIRES NOT LAIN IN A COMMON TRENCH WITH A MAIN LINE SHALL BE INSTALLED IN A CONDUIT OF SUFFICIENT SIZE.
9. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS, SPECIFICATIONS, AND DETAILS.
10. THIS SYSTEM IS DESIGNED TO OPERATE AT 40 PSI FOR ALL DRIPLINES.
11. THE IRRIGATION WATER SOURCE IS CULINARY. PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE 80 PSI. IF ACTUAL PRESSURE VARIES FROM THE EXPECTED, CONTACT LANDSCAPE ARCHITECT.
12. SUPPLY PRODUCTS AS SPECIFIED. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS PRE-APPROVED IN WRITING BY THE OWNER OR LANDSCAPE ARCHITECT.
13. CONTRACTOR TO SUPPLY ALL KEYS AND ATTIC STOCK PER THE SPECIFICATIONS.
14. CONTRACTOR TO SHUT DOWN AND WINTERIZE THE IRRIGATION SYSTEM AT THE END OF THE FIRST SEASON AND TURN ON THE SYSTEM AT THE BEGINNING OF THE FOLLOWING SEASON. THIS WORK IS TO BE DONE IN THE PRESENCE OF THE OWNERS' MAINTENANCE PERSONNEL
15. COORDINATE WORK WITH OTHER PHASES. CONNECT TO PIPES AND WIRES FROM PREVIOUS PHASES AND EXTEND PIPES AND WIRES 3' BEYOND WORK AREAS INTO FUTURE PHASES.



Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

GREAT BASIN ENGINEERING
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STATE OF UTAH
JAMES D. ZAUGG
LICENSED LANDSCAPE ARCHITECT
3085204
09/15/2023

modern OUTWEST

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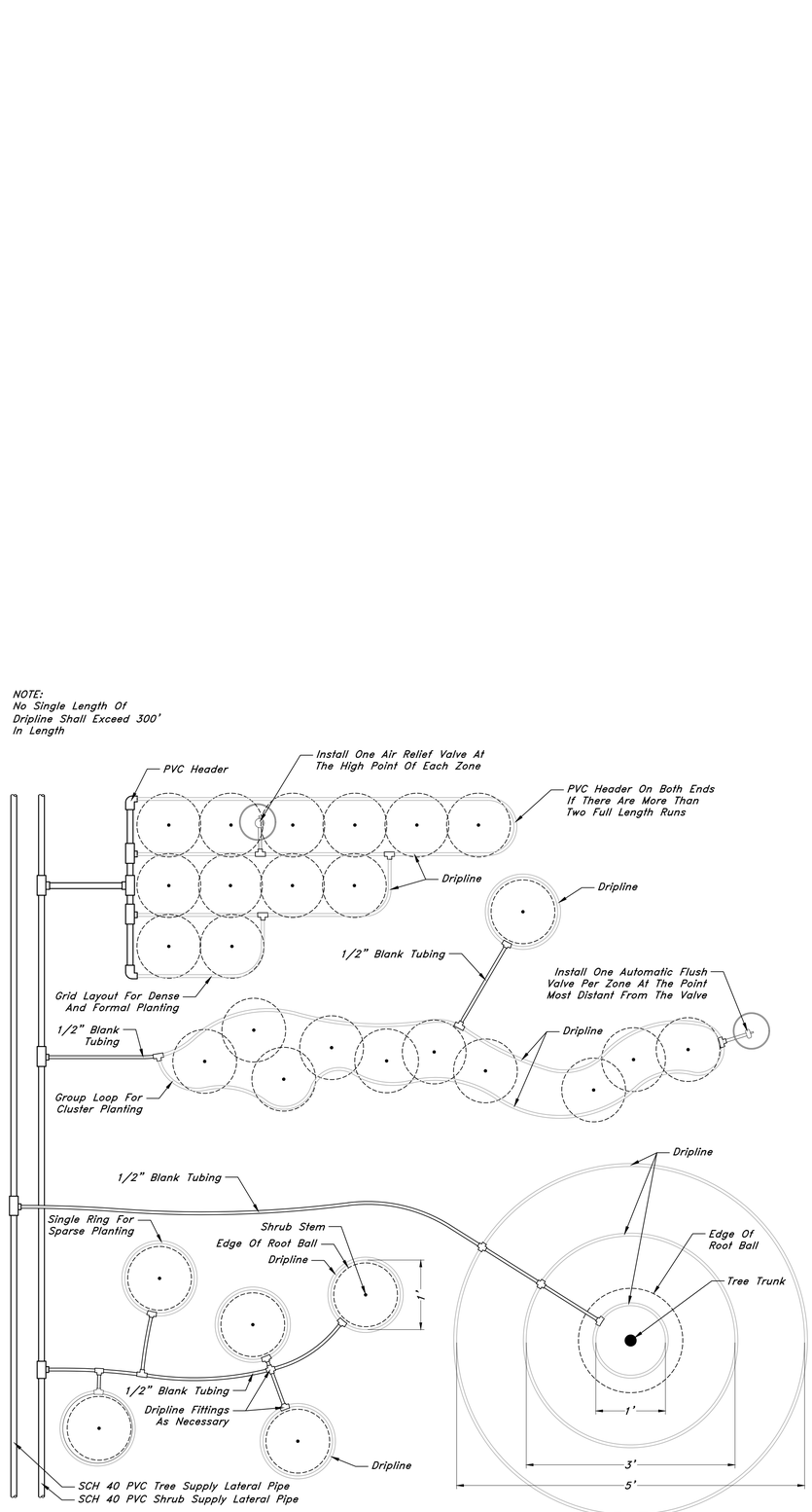
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MIXED USE NORTH

LI101 Irrigation Plan

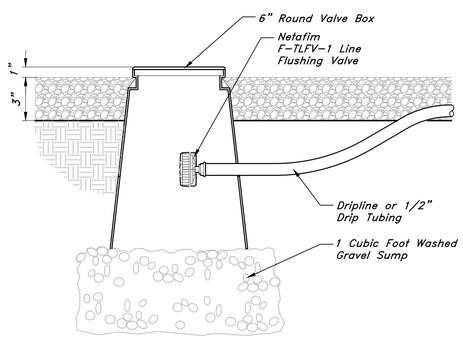
NOTE:
No Single Length Of
Dripline Shall Exceed 300'
In Length



3 DRIPLINE LAYOUT AT TREES AND SHRUBS

1" = 1'-0" 328413.43-02

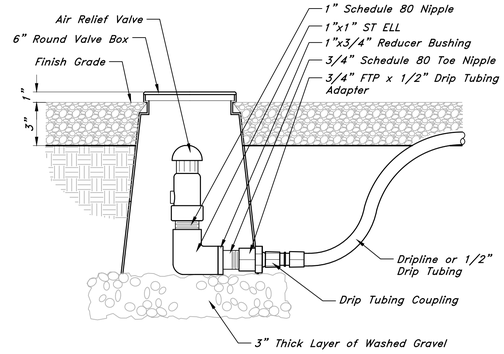
NOTE:
Install One Automatic Flush Valve
Per Zone At The Point Most
Distant From The Valve



5 FLUSH VALVE IN BOX

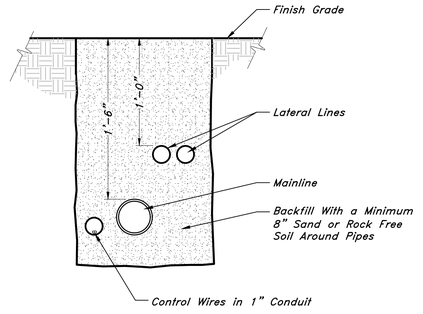
3" = 1'-0" 32 8413.49-02

NOTE:
Install One Air Relief Valve At
The High Point Of Each Zone



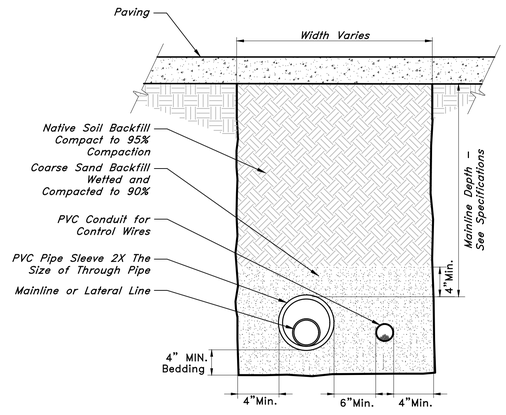
4 AIR RELIEF VALVE IN BOX

3" = 1'-0" 32 8413.53-09



2 TRENCHING

1 1/2" = 1'-0" 32 8401-02



1 SLEEVING

1 1/2" = 1'-0" 32 8401-01

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MIXED USE NORTH
LI501 Irrigation Details

GENERAL STRUCTURAL NOTES

GENERAL

1. Changes to these contract drawings may be made only by an authorized representative of the engineer or architect. The architect or engineer shall not be held responsible or liable for any claims arising directly or indirectly from changes made without written authorization by an authorized representative.
2. Omissions or conflicts between the contract drawings and/or specifications shall be brought to the attention of the architect/engineer before proceeding with any work involved. In case of conflict, follow the most stringent requirement as directed by the architect/engineer at no additional cost to the owner.
3. The contractor shall be responsible for means, methods, techniques, sequences, and procedures in order to comply with the contract drawings and specifications. The contractor shall provide adequate shoring and bracing as required for the chosen method of erection. Shoring and bracing shall remain in place until final connections for the permanent members are completed. The building shall not be considered stable until all connections are completed. Walls shall not be considered self-supporting and shall be braced until the floor/roof system is completed.
4. The contractor shall coordinate with all trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment, etc. Sizes and locations of mechanical and other equipment that differs from those shown on the contract drawings shall be reported to the architect/engineer.
5. The contractor shall submit a written request to the architect/engineer before proceeding with any changes, substitutions, or modifications. Any work done by the contractor before receiving written approval will be at the contractor's risk.
6. The contractor shall verify all site conditions and dimensions. If actual conditions differ from those shown in the contract drawings, the contractor shall immediately notify the architect/engineer before proceeding with the fabrication or construction of any affected elements.
7. The structural notes are intended to complement the project specifications. Specific notes and details in the drawings shall govern over the structural notes and typical details.
8. Typical details and sections shall apply where specific details are not shown.
9. Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings. The structural drawings shall be used in conjunction with the architectural and other consultants' drawings. Most dimensions and most non-structural elements such as elevations, depressions, slopes, mechanical housekeeping pads, etc. are not shown in the structural drawings. See the Architectural Drawings for dimensions, doors, windows, non-bearing interior and exterior walls, elevations, slopes, stairs, curbs, drains, recesses, depressions, railings, waterproofing, finishes, chamfers, kerfs, etc.
10. Shop drawings made from reproductions of the drawings will be rejected unless the contractor signs a release agreement prior to the shop drawings being reviewed.
11. Review of shop drawing submittals by the engineer is for general compliance only and is not intended for approval. The shop drawing review shall not relieve the contractor from the responsibility of completing the project according to the contract documents.
12. All work shall be done in accordance with OSHA requirements. Potential conflicts between these documents and OSHA requirements shall be brought to the attention of the structural engineer before proceeding with the work.
13. Site observations by the engineer and or architect shall not be construed as approval of construction, the procedures, nor special inspection.
14. The terms "Engineer" and "Engineer of Record" (EOR) are meant to refer to an authorized representative of MJ Structural Engineers.

BASIS FOR DESIGN

1. Governing Building Code	International Building Code 2018
2. Risk Category	III
3. Floor Live Loads	
• Uniformly Distributed Loads	
• Residential	40 psf
• Corridor Above Main Floor	100 psf
4. Roof Live Load*	20 psf
*(Not concurrent with Roof Snow Load)	
5. Roof Snow Load	
• Ground Snow Load	P/g = 86 psf
• Flat Roof Snow Load	P/f = 66 psf
• Snow Exposure Factor	C/e = 1.0
• Thermal Factor	C/t = 1.0
• Snow Load Importance Factor	I/Snow = 1.1
6. Wind Load	
• Basic Wind Speed (3 Second Gust)	108 mph
• Wind Exposure	C
• Internal Pressure Coefficient	± 0.18
7. Seismic Design Criteria	
• Mapped Spectral Response Accelerations	
• Short Period Acceleration	S/S = 0.556
• 1-Second Acceleration	S/1 = 0.198
• Site Class (Soil Profile)	D
• Spectral Response Coefficients	
• Short Period Acceleration	S/DS = 0.502
• 1-Second Acceleration	S/D1 = 0.291
• Seismic Importance Factor	I/Seismic = 1.25
• Seismic Design Category	D
• Effective Structural Seismic Weight	W
• Basic Seismic Force Resisting System	Light Framed Wood Shearwalls / Special Steel Moment Frame
• Response Modification Coefficient	R= 6.5
• System Over-Strength Factor	Ω/0 = 2.5
• Deflection Amplification Factor	C/D = 4.0
• Design Base Shear	V = C/S*W = 0.097W
• Analysis Procedure	Equivalent Lateral Force

FOUNDATION

1. Soils Report by:	GSH
• Dated:	5/19/23
2. Soil Bearing Pressure:	2500 psf, on Native Soil
3. Frost Protection:	40 inches minimum
4. Lateral Soil Pressure Fluid Equivalent Density:	
• Active	35 pcf (retaining walls)
• At Rest	55 pcf (rigid foundation walls)
• Passive	300 pcf
5. Coefficient of Friction	0.4

6. The soils engineer shall review all excavations and fill placement prior to placing concrete.

EARTHWORK

1. Clearing: The entire building area, including 3 feet beyond the building perimeter, shall be scraped to the depth necessary (4" minimum) to remove all vegetation, topsoil, loose/disturbed surficial soils, debris, undocumented fills, and any other deleterious materials.
2. Proof Rolling: The natural undisturbed soil below all footings shall be proof rolled prior to placing concrete to check for the presence of unsuitable fills, soft spots, or other undesirable materials or conditions. Remove sub-grade materials that are unsuitable and replace with compacted structural fill.
3. Compacted Structural Fill: All fill material shall be a well-graded granular material with a maximum size less than 4" and with not more than 10% passing a #200 sieve. It shall be compacted to 95% of the maximum laboratory density as determined by ASTM D 1557. All fill shall be tested. Compacted structural fill shall be placed in lifts not exceeding 8" in uncompacted thickness.
4. Floor slabs thicknesses shall be as indicated in the drawings and underlain by a granular layer at least 4" thick. The granular fill shall be free-draining fill such as "pea" gravel or three-quarters- to one-inch minus clean gap-graded gravel with not more than 5% passing a #200 sieve and shall be compacted to at least 90% of the maximum laboratory density as determined by ASTM D 1557.
5. Consult the project specifications and soils report for further earthwork requirements. The soils engineer shall review all excavations and fill placement prior to placing concrete.

CONCRETE

1. Materials unless noted otherwise:
   - Normal Weight Aggregates — ASTM C 33
   - Light Weight Aggregates — ASTM C 330
     - Light Weight Concrete shall not exceed 110 pcf (± 3 pcf)
   - Fly Ash, Class F Pozzolan — ASTM C618
   - Reinforcing Steel
     - General — ASTM 615 Grade 60 (60 ksi)
     - Frame Members, Shearwall Boundaries — ASTM A706 (60 ksi)
     - ASTM A615 is permitted if mill certifications are submitted showing that actual yield strength does not exceed the specified strength by more than 18000 psi and the ratio of tensile to yield strength is greater than 1.25.
   - Deformed Bar Anchors (DBA) — ASTM A496
   - Headed Stud Anchors (HSA) — ASTM A108
   - Anchor Bolts: See steel and/or wood section(s) of general notes.
   - Admixtures: Air-entraining admixtures shall comply with ASTM C 260 (when used). Calcium chloride shall not be added to the concrete mix. Unreinforced concrete slabs on grade may have calcium chloride not exceeding one percent.
   - Cement complying with ASTM C-150 shall be used for all concrete. See table of concrete properties for cement type.
   - No aluminum conduit or product containing aluminum or any other material injurious to concrete shall be embedded in concrete.

2.

CONCRETE USE	EXPOSURE CLASSIFICATION	CEMENT TYPE	(MIN) f'c (psi)	(MAX) w/ cm RATIO	(MAX) FLYASH PERCENT	(TARGET) AIR CONTENT PERCENT	(MAX) AGG SIZE
Exterior Footings	F1 S0 P0 C1	I/II	4000	0.45	30	5	1"
Interior SOG	F0 S0 P0 C0	I/II	3500	0.50	30	2	1 1/2"
Exterior SOG	F2 S0 P0 C1	I/II	4500	0.45	30	6	1 1/2"
Exterior Walls	F1 S0 P0 C1	I/II	4000	0.45	30	5	3/4"

3. The contractor shall be responsible for the design, detailing, care, placement and removal of all formwork and shores.
   - Supporting forms and shoring shall not be removed until structural members have acquired sufficient strength to safely support their own weight and any construction load to which they may be subjected. In no case, however, shall forms and shoring be removed in less than 24 hours after concrete placement.
   - Suspended slabs shall be re-supported after form removal until concrete reaches its 28-day specified compressive strength.
4. Reinforcement shall have the following concrete cover: — Clear Cover:
   - Cast-in-place Concrete
     - Cast against and permanently exposed to earth — 3"
     - Formed concrete exposed to earth or weather:
       - #6 thru #18 bars — 2"
       - #5 and smaller bars — 1-1/2"
     - Concrete not exposed to weather or in contact with ground:
       - Slabs, Walls, Joists; #11 Bars and Smaller — 3/4"
       - Beams, Columns: Primary Reinforcement, Ties, Stirrups, Spirals — 1-1/2"
5. Construction Joints and Control Joints:
   - All horizontal and vertical construction joints, including between top of footing and foundation walls, shall be intentionally roughened to a full amplitude of approximately 1/4".
   - Install construction or control joints in slabs on grade at a spacing not to exceed 30 times the slab thickness in any direction, unless noted otherwise. Control joints shall be installed in slabs on grade so the length to width ratio of the slab is no more than 1.25:1. Control joints shall be completed within 12 hours of concrete placement. Control joints may be installed by either:
     - Saw cut with depth of 1/4 the thickness of the slab
     - Tooled joints with depth of 1/4 the thickness of the slab
   - Construction joints shall not exceed a distance of 125'-0" on center in any direction.
6. Construction
   - Use chairs or other support devices recommended by the CRSI to support bar and tie reinforcement bars and WWF prior to placing concrete. WWF shall be continuously supported at 36" on center maximum. Reinforcing steel for slabs on grade shall be adequately supported on precast concrete units. Lifting the reinforcing off the grade during placement of concrete is not permitted.
   - Contractor shall coordinate placement of all openings, curbs, dowels, sleeves, conduits, bolts, inserts and other embedded items prior to concrete placement.
   - All embeds and dowels shall be securely tied to formwork or to adjacent reinforcing prior to the placement of concrete.
   - No pipes, ducts, sleeves, etc. shall be placed in structural concrete unless specifically detailed or approved by the structural engineer. Penetrations through walls when approved shall be built into the wall prior to concrete placement. Penetrations will not be allowed in footings or grade beams unless detailed. Piping shall be routed around these elements and footings stepped to avoid piping.
   - Reinforcing bars shall not be welded. Do not substitute reinforcing bars for DBAs or HSAs.
   - Top of concrete columns shall be flush (±1/4") with bottom of supported cast-in-place members.
7. Detailing
   - Lap splice lengths shall be detailed to comply with the "Reinforcing Bar Lap Splice Schedule" contained within the contract drawings.
   - Do not splice stirrups and ties. Do not splice vertical bars in retaining walls unless specifically shown.
   - At joints provide reinforcing dowels to match the member reinforcing, unless noted otherwise.
   - At all discontinuous control or construction slab on grade joints, provide (2) #4 x 48".
   - Provide corner bars at intersecting wall corners using the same bar size and spacing as the horizontal wall reinforcing.
   - All vertical reinforcing shall be doweled to footings, or to the structure below with the same size and spacing as the vertical reinforcing for the element above. Dowels extending into footings shall terminate with a 90° standard hook and shall extend to within 4" of the bottom of the footing. Footing dowels (#8 bars and smaller) with hooks need not extend more than 20" into footings.
   - See details for reinforcing around miscellaneous openings (8" to 36" wide). For openings wider than 36", contact the engineer. All recesses that interrupt reinforcing shall be reinforced the same as an opening.

WOOD

1. Materials
   - Dimension Lumber and Timbers (Sawn Lumber)
     - All dimensioned lumber shall comply with USDOC PS20.
     - Visually graded dimension lumber shall be Douglas Fir-Larch #2 or better.
     - Visually graded timbers (5" x 5" and larger) shall be Douglas Fir-Larch #1 or better.
     - Machine stress rated (MSR) lumber shall be 1600f-1.6E or better.
     - End jointed lumber may be used interchangeably with solid sawn members of the same species and grade with written approval from the Engineer.
   - Wood Structural Panel Sheathing
     - Wood sheathing shall be APA rated sheathing Exposure 1 unless noted otherwise and shall conform to the requirements for its type in USDOC PS1 or USDOC PS2. The panels must be identified by the trademarks of the approving testing and inspection agency.
     - Wood sheathing minimum thicknesses, span ratings, and nailing requirements shall be as indicated in the Roof and Floor Sheathing Schedule, unless noted otherwise.
       - Wood sheathing shall have the following minimum thicknesses and span ratings, unless noted otherwise:
         - Roof — 15/32"(32/16), 19/32"(40/20)
         - Floor — 23/32"(48/24)
         - Wall — 15/32"(32/16), 7/16"(24/16)
     - Nails or other approved fasteners used to connect sheathing to the structure shall be driven such that their head or crown is flush with the surface of the sheathing. Do not overdrive fasteners.
   - Prefabricated Wood I-joists
     - I-joists shall comply with ASTM D5055
     - All prefabricated wood joists shall be as called out on plan and manufactured by the following:
       BCI: Manufactured by Boise Cascade.
       TJI: Manufactured by i-Level (Weyerhaeuser).
       LPI: Manufactured by LP Building Products (Louisiana-Pacific Corporation).
     - I-joists of equal design properties as those called for on plan, including depth, stiffness and flange width may be substituted with written approval from the Engineer.
     - Handle, store and install all wood I-joists per the manufacturer's guidelines.
     - DO NOT cut or notch flanges.
     - Holes cut in the webs of the I-joists shall be per the manufacturer's guidelines.
   - Structural Glued Laminated Timber (GLB)
     - Structural glued laminated timber shall be manufactured and identified as required in ANSI A190.1 and ASTM D3737.
     - Glulam beams shall be the following species and combination number:
       - Simple-Span Glulam Beams: Douglas-fir 24F-V4 1.8E
       - Continuous-Span and Cantilevered Glulam Beams: Douglas-fir 24F-V8 1.8E
     - Hybrid combination glulams with equivalent design properties may also be used with written approval from the Engineer.
     - Appearance of members shall be Framing or Industrial appearance.
     - Camber: unless otherwise noted on the drawings, all stock glulam beams shall be cambered to industry standard 3500'-0" radius. Stock beams with zero camber are acceptable where available.
   - Laminated Veneer Lumber (LVL) , Laminated Strand Lumber (LSL), and Rim Board
     - LVL, LSL and Rim Board shall comply with ASTM D5456.
     - All LVL shall be a minimum of 1 3/4" thick and shall have the following minimum properties, U.N.O.:
       Fb = 2800 psi; E = 2.1x10⁶ psi; Fv = 285 psi; Ft = 1555 psi; Fcll = 2510 psi; Fc_l_ = 750 psi
     - All LSL shall be a minimum of 1 1/4" thick and shall have the following minimum properties, U.N.O.:
       Fb = 1700 psi; E = 1.3x10⁶ psi; Fv = 400 psi; Ft = 1075 psi; Fcll = 1400 psi; Fc_l_ = 680 psi
     - All Rim Boards shall be a minimum of 1 1/4" thick and shall have the following minimum properties, U.N.O.:
       Fb = 1130 psi; E = 0.8x10⁶ psi; Fv = 355 psi; Fc_l_= 1415 psi
     - Handle, store and install all LVL, LSL, and Rim Boards per the manufacturer's guidelines.
     - Connect multiple members together per the manufacturer's guidelines and as shown in the details.
       - Where discrepancies exist between the manufacturer's guidelines and the details shown in these plans, use the more stringent of the requirements.
   - Nails
     - All Nails shall conform with the tolerances specified in ASTM F1667, "Standard Specification of Driven Fasteners: Nails, Spikes and Staples."
     - All nails shall be common nails with the following properties:

Nail Size	Shank Diameter	Min. Penetration into Support Member
6d	0.113"	1.25"
8d	0.131"	1.50"
10d	0.148"	1.63"
12d	0.148"	1.63"
16d	0.162"	1.75"

     - Nails with properties less then those listed above shall not be used without prior written approval from the Engineer.
     - Nails shall have round (full) heads. Nails with "T", brad, finish or casing heads are not permitted.
     - Deformed shank nails shall have either a helical (screw) or an annular (ring) shank.
   - Bolts
     - Anchor Bolts: ASTM F1554 Grade 36 (or A307 Grade A/C or A36)
       - All anchor bolts connecting the sill plate to the concrete foundation shall have a PL1/4"x3"x3" washer between the sill plate and the nut and have a minimum 7" embedment into concrete.
     - Connection Bolts: ASTM A307 Grade A/C/ or A36
       - All bolted connections shall have a standard cut or larger washer on both sides of the connection (between the head and the wood member and between the nut and the wood member).
     - Bolt holes shall be a minimum of 1/32" to a maximum of 1/16" larger than the bolt diameter. Holes shall be accurately aligned in main members and side plates or side members. Bolts shall not be forcibly driven.
     - All bolted connections shall have a standard cut or larger washer on both sides of the connection.
2. Connection Hardware
   - All connection hardware shown shall be supplied by Simpson Strong-Tie Incorporated or USP structural connectors.
   - Install all hardware per the manufacturer's guidelines.
   - Connection hardware of equal design properties by other manufacturers may be substituted with written approval from the Engineer.
3. All fasteners in contact with pressure-treated or fire-treated wood shall be hot-dipped zinc-coated galvanized or stainless steel.
4. All wood in contact with concrete, masonry or soil shall be pressure treated or redwood.
5. General framing and carpentry shall be connected as per "THE MINIMUM NAILING SCHEDULE" unless noted otherwise.
6. Provide rim board or solid blocking at all joist, rafter, and truss bearing points U.N.O. Where blocking is used, it shall be at least 2" (nominal) thick full depth of joist and shaped to match slope of blocked member.
   - Rim board or blocking between joists shall be nailed to the wood plate at the top of the wall with one Simpson "A35" framing anchor per each piece of blocking. Fill all holes in the framing anchors with 8d x 1 1/2" nails (12 nails per A35), unless shown otherwise on the drawings.
7. Provide approved bridging at 8'-0" on center maximum between joist or rafter end supports where both the top and bottom chord of the member are not braced with sheathing or wall board.
8. Built-up beams of 2x members shall be connected together as shown in the details.
   - Where a built-up beam connection is not shown in the details, built-up beams shall be connected as follows:
     - Members 12" or less in depth shall be spiked together with not less than 16d spikes at 12" on center, staggered.
     - Members more than 12" shall be connected together with 1/2" diameter bolts at 24" on center, staggered. Bolts shall be placed one-quarter of the depth of the member from the top and bottom of the member.
9. All bearing and shear walls shall have a minimum of 2 top plates. Splices in top plates shall be made as shown in the top-plate splice schedule.
   - Where a top-plate splice is not shown in the details, top plates splices shall be staggered a minimum of 4'-0" from the nearest splice in adjoining top plate and spiked together with a minimum of (20) 16d nails between splices unless noted otherwise.
10. Provide a double joist under parallel partitions.
11. Do not cut or notch any wood stud greater than 25% of its width. Do not bore a hole in any wood stud greater in diameter than 40% of its width. Bored holes shall be centered in the stud whenever possible. In no case shall the edge of any bored hole be nearer than 1" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.
    - Bored holes up to 60% of the stud width are allowed provided that an additional stud is placed adjacent to the stud to be bored, that the bored hole is centered in the stud, and no more than two successive sets of studs are so bored.

STRUCTURAL STEEL

1. Codes and Standards: Fabrication and installation shall comply with the latest edition of the following:
   - American Institute of Steel Construction (AISC), "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings," with "Commentary".
   - AISC "Code of Standard Practice" excluding sections 3.4, 4.4 and 4.4.1.
   - AISC "Specification for Structural Joints Using ASTM A325 or A490 Bolts"
   - AISC "Seismic Provisions for Structural Steel Buildings."
   - American Welding Society (AWS), Structural Welding Codes D1.1, D1.3, D1.4, and D1.8, except as modified by the "Steel Construction Manual".
2. Material:
   - Wide Flange Sections — ASTM A992 (50 ksi)
   - Plate
     - Typical — ASTM A36
     - Braced/Moment Frames — ASTM A572 Grade 50
   - Notch-toughness requirements apply for Group 3, 4, and 5 shapes with flange thickness greater than 1 1/2" and plate 2" and thicker which are a part of the Seismic Load Resisting System (SLRS). Minimum Charpy V-Notch requirements are 20 ft-lbs at 70°F.
   - Pipe — ASTM A53 Grade B Type E/S
   - Hollow Structural Shapes
     - Rectangular — ASTM A500 Grade C (50 ksi)
     - Round — ASTM A500 Grade B (42 ksi)
   - Base Plates
     - Less than 4 inches thick — ASTM A36
     - Over 4 inches to 6 inches thick — ASTM A572 Grade 42
   - Other Structural Shapes (M, C, etc) — ASTM A36
   - Bolted Connections — ASTM A325
   - Anchor Bolts
     - All Columns unless noted otherwise: ASTM F1554 Grade 36 with ASTM A563 heavy hex nuts with Grade A hardened washers.
     - Braced Frame/Moment Frame Columns unless noted otherwise: ASTM F1554 Grade 55 (equiv to A572 Grade 55) ASTM F1554 Grade 105 (equiv to A193 Grade B7) with ASTM A563 heavy hex nuts with ASTM F436 minimum 5/16" thick washers.
   - Weld Filler Metal
     - Shielded Metal Arc Welding — AWS A5.1, low-hydrogen only
       Low-hydrogen restrictions do not apply when welding sheet steels in accordance with AWS D1.3, including attaching these steels to structural members.
     - Gas-Metal & Metal-Cored Arc Welding — AWS A5.18
     - Flux-Cored Arc Welding — AWS A5.20
       E7XT-4 or E7XT-11 electrodes are not permitted.
     - Intermixing of welds made from self-shielded welding electrodes with gas-shielded electrodes is not allowed in seismic critical welds, unless tested in accordance with AWS D1.8, annex B. The Field Erection Contractor is responsible for verifying intermixing of self-shielded and gas-shielded welding will not occur, or alternatively, the welding procedure is qualified by testing.
     - Use E70 class electrodes only, unless noted otherwise. E60 class electrodes may be used for welding steel floor and roof decks. All electrodes to be low hydrogen.
   - Non-Shrink Grout — ASTM C1107 Grade B
     - Non-shrink grout shall be prepackaged, non-metallic and non-gaseous.
     - Furnish certified independent test data to Structural Engineer.
     - Fluid Consistency (flow cone) = 20 to 30 seconds
     - Compressive Strength in 28 days = 7,500 psi
3. Structural Detailing
   - Provide full depth web stiffener plates at each side of all beams at all bearing points. Stiffener plates shall be the thickness called out below unless noted otherwise. Stiffeners shall be welded on both sides of the plate-to-flange and plate-to-web interfaces. Do not weld into the web-to-flange fillet region of the member.

FLANGE WIDTH	STIFFENER THICKNESS	WELD SIZE
Less than 8 1/4"	1/4"	3/16"
8 1/4" to 12 1/4"	3/8"	1/4"
12 1/4" to 16 1/2"	1/2"	5/16"
16 1/2" to 20 3/4"	5/8"	3/8"

   - Bolting and Fasteners
     - Ordinary steel-to-steel connections, simple span framing, and beam/girder-to-bearing plates are the standard connection used throughout the design drawings, unless noted otherwise:
       - Use A325N bolts or tension-controlled bolts.
       - Tighten these fasteners to a "snug tight" condition.
       - Where a steel-to-steel connection is not shown, provide a standard AISC framed connection of one half the total uniform load capacity of the beam for the span and steel specified.
     - Pretensioned connections are shown on the structural design drawings. They join steel-to-steel connections, unless noted otherwise:
       - Use A325N or A325X bolts or tension-controlled bolts.
       - Pretension these fasteners as required by AISC "Specification for Structural Joints Using ASTM A325 or a A490 bolts."
     - Slip Critical connections (SC) are shown on the structural design drawings. They join steel-to-steel connections in Seismic Load-Resisting Systems (SLRS).
     - Fasteners and washers shall not be reused. Scrap dirty, rusted, or water-contaminated bolt assemblies.
   - Welding
     - All intersecting steel shapes which are not bolted shall be connected by a fillet weld all around, unless noted otherwise. Where fillet weld sizes are not shown, they shall be 1/16" less than the thinnest of the connected parts for thicknesses 1/4" and larger. Fillet welds on plates less than 1/4" shall be of the same size as the thinnest of the connected part.
     - Field weld symbols indicate welds that may be performed in the field. The general contractor shall coordinate shop and field welds between the fabricator and erector.
   - Reduced Beam Sections
     - Fabrication of the reduced flange sections of beams used in SLRS is restricted to mechanically guided thermal cutting processes. Freehand cutting is not permitted.
     - Flange cuts shall meet the requirements of AISC 358.
     - Repair of gouges, notches, mill imperfections, shall conform to the requirements of the AISC and AWS provisions.
   - Weld Access Holes and Temporary Attachments
     - Fabricate beam copes and weld access holes using the geometry described in AISC 360 Section J1.6.
     - Runoff tabs are to be removed unless noted otherwise.
   - Backup Bars: Remove backup bars from all beam bottom flange connections in demand critical welds, unless noted otherwise. Backgouge the root and weld to sound metal. Reweld the gouged area and add a 5/16" reinforcing fillet weld.
   - Protected Zones: No connections, other than those on the design drawings, shall be made within the protected zone of the SLRS as identified in AISC 341.
     - Locate headed studs, welds, miscellaneous metal, etc outside of the protected zone.
     - Paint the protected zones with bright paint before and after fire coating operations to identify them.
4. Welding of Reinforcing Steel or Bolts
   - Reinforcing Bars: Do not weld rebar except as specifically detailed in the drawings. In such cases, use only AWS standards. Do not substitute reinforcing bars for deformed bar anchors, structural bolts, or headed stud anchors.
   - Do not weld anchor bolts, including "tack" welds.
   - Headed Stud Anchor welding and Deformed Bar Anchor welding shall conform to the manufacturer's specifications.

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PROFESSIONAL STRUCTURAL ENGINEER — MATTHEW D JACKSON — 4775434 — 11/20/2023 — STATE OF UTAH

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No.	Revision Description	Date

Client	CRANDALL CAPITAL 1776 Park Ave. #145 Park City, UT 84060
Print Date	11/20/2023 10:54:49 AM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
Checked by	MJ

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL ENGINEERS 5673 S Redwood Rd SLC, Utah 84123 bhaywood@mjstructuralengineers.com
Mechanical	NONE REQUIRED Project Address City, State Zip email@mail.com
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STUDIO CROSSING MIXED USE

S101 GENERAL STRUCTURAL NOTES

GENERAL STRUCTURAL NOTES

QUALITY ASSURANCE PLAN / SPECIAL INSPECTION REQUIREMENTS

1. Special inspections conforming to IBC Chapter 17 are required for construction. The owner, or owner's agent, shall employ one or more approved agencies to perform inspections during construction of the types listed in IBC Section 1705 in addition to those inspections indicated in IBC Section 110.
2. The special inspector shall provide written documentation to the building official demonstrating his or her competence, experience and training. He/She shall keep records of the inspections and provide the inspection reports to the building official and engineer of record. Reports shall indicate if the inspected work was or was not completed according to the approved construction documents. All discrepancies shall be brought to the immediate attention of the contractor for correction. If discrepancies are not corrected, they shall be brought to the attention of the building official and engineer of record prior to completion of that phase of work. A final report detailing inspections and any corrections required shall be submitted to the building official at a predetermined time.
3. Each contractor and sub-contractor at the building site shall provide full access for the special inspector to perform the required special inspections. In addition, each contractor and sub-contractor responsible for the construction of the main wind force or seismic force resisting system, or component, indicated in the statement of special inspection shall submit a written statement of responsibility to the building official and owner. This statement of responsibility shall acknowledge awareness of the special inspection requirements contained in the statement of special inspection.
4. Required Verification and Inspection for Testing of Site Soils
   - Verify materials below foundations are adequate to achieve the design bearing capacity per the project geotechnical report - Periodic special inspection required.
   - Verify excavations are extended to the proper depth and have reached proper materials per the project geotechnical report - Periodic special inspection required.
   - Perform classification and testing of compacted fill materials - Periodic special inspection required.
   - Verify use of proper materials, densities and lift thickness during placement and compaction of compacted fill material - Continuous special inspection required.
   - Prior to placement of compacted fill material, inspect the subgrade and verify that the site has been prepared properly - Periodic special inspection required.
5. Required Verification and Inspection for Steel Construction
   - Special Inspection for structural steel shall be in accordance with the quality assurance requirements of AISC 341 and as outlined below.
   - The special inspector shall verify the steel fabricator maintains detailed fabrication and quality control procedures that provide a basis for the inspection control of workmanship and the fabricators ability to conform to the construction documents and referenced standards. The inspector shall review the procedures for completeness and accuracy. Special inspections shall not be required where the fabricator is approved in accordance with IBC Section 1704.2.5.2.
   - Steel Construction shall be special inspected according to the quality insurance and inspection requirements of AISC 360. Items indicated as QC shall be inspected by the fabricator's or erector's Quality Control Inspector, as applicable, in accordance with AISC 360 Sections N5.4, N5.6 and N5.7 to ensure work is according to the construction documents. Items indicated as QA shall be inspected at the fabricator's plant and shall be scheduled by the Quality Assurance Inspector such that interruption of the work is minimized. Tasks in the special inspection tables shall be performed to ensure accordance with the construction documents. Where a task is noted to be both QA and QC, it is permitted to allow coordination between the QAI and the QCI such that the inspection is performed by one party. Where QA relies on QC, the approval of the building official or engineer of record is required.
   - Non-destructive testing of welded joints shall be performed on all Complete-Joint-Penetration (CJP) groove welds subjected to transversely applied tension loading in butt, T- and corner joints, in materials 5/16" thick or greater. Reduction in the rate of testing is not acceptable unless approved by the Engineer of Record and the Building Official.
   - Thermally cut surfaces of access holes shall be tested by QA using MT or PT, when the flange thickness is greater than 2" for built up shapes. Any crack, regardless of size and location is unacceptable.
   - All non-destructive testing performed shall be documented. For shop fabrication, the non-destructive testing shall identify the tested weld by piece mark and location in the piece. Tests in the field shall identify the location in the structural documents.

Inspection Prior to Welding and Bolting	QC	QA	Reference
• Welding Procedure Specification (WPS) Available	Cont	Cont	AISC 360-16 Table N5.4-1
• Manufacturer certificates for welding available	Cont	Cont	AISC 360-16 Table N5.4-1
• Material identification (type/grade)	Per	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J6-1
• Welder identification system (1)	Per	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J6-1
• Fit-up of groove welds (including joint geometry)	Per	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J6-1
• Joint preparation			
• Dimensions (alignment, root opening, root face, bevel)			
• Cleanliness (condition of steel surfaces)			
• Tacking (tack weld quality and location)			
• Backing type and fit (if applicable)			
• Configuration and finish of access holes	Per	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J6-1
• Fit-up of fillet welds	Per	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J6-1
• Dimensions (alignment, gaps at root)			
• Cleanliness (condition of steel surfaces)			
• Tacking (tack weld quality and location)			
• Check welding equipment	Per	--	AISC 360-16 Table N5.4-1
• Manufacturer's certifications available for fastener materials	Per	Per	AISC 360-16 Table N5.4-1
• Fasteners marked in accordance with ASTM requirements	Per	Per	AISC 360-16 Table N5.4-1
• Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	Per	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J7-1
• Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	Per	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J7-1
• Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	Cont	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J7-1
• Proper storage provided for bolts, nuts, washers and other fastener components	Per	Per	AISC 360-16 Table N5.4-1, AISC 341-16 Table J7-1
• Observe and document Reduced Beam Section requirements if applicable (contour, finish, and dimensional tolerances)	Cont	Cont	AISC 360-16 Table N5.4-1

(1) Fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be low-stress types.
Per - Periodic observation of these items on a random basis. Operations need not be delayed pending these inspections.
Cont - Continuous observation - Perform these tasks for each welded joint or member.

Inspection Tasks During Welding and Bolting (2) (3)	QC	QA	Reference
• Use of qualified welders	Per	Per	AISC 360-16 Table N5.4-2, AISC 341-16 Table J6-2
• Control and handling of welding consumables	Per	Per	AISC 360-16 Table N5.4-2, AISC 341-16 Table J6-2
• Packaging			
• Exposure control			
• No welding over cracked tack welds	Per	Per	AISC 360-10 Table N5.4-2, AISC 341-10 Table J6-2
• Environmental conditions	Per	Per	AISC 360-16 Table N5.4-2, AISC 341-16 Table J6-2
• Wind speeds within limits			
• Precipitation and temperature			
• WPS followed	Per	Per	AISC 360-16 Table N5.4-2, AISC 341-16 Table J6-2
• Settings on welding equipment			
• Travel speed			
• Selected welding materials			
• Shielding gas type / flow rate			
• Preheat applied			
• Interpass temperature maintained (min/max)			
• Proper position (F, V, H, OH)			
• Welding techniques	Per	Per	AISC 360-16 Table N5.4-2, AISC 341-16 Table J6-2
• Interpass and final cleaning			
• Each pass within profile limitations			
• Each pass meets quality requirements			
• Fastener assemblies of suitable condition placed in all holes and washers (if required) are positioned as required	Per	Per	AISC 360-16 Table N5.6-2, AISC 341-16 Table J7-2
• Joint brought to the snug-tight condition prior to the pretensioning operation	Per	Per	AISC 360-16 Table N5.6-2, AISC 341-16 Table J7-2
• Fastener component not turned by the wrench prevented from rotating	Per	Per	AISC 360-16 Table N5.6-2, AISC 341-16 Table J7-2
• Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	Per	Per	AISC 360-16 Table N5.6-2, AISC 341-16 Table J7-2
• Verify no intermix of filler metals unless approved	Per	Per	AISC 341-16 Table J7-2

(2) Special inspection not required during bolting of snug-tight connections
(3) Special inspection not required during bolting of pretensioned or slip-critical joints when installer is using the turn-of-the-nut method with matchmaking techniques, the direct tension indicator, or twist-off-type tension control bolt method.
Per - Periodic observation of these items on a random basis. Operations need not be delayed pending these inspections.
Cont - Continuous observation - Perform these tasks for each welded joint or member.

Inspection After Welding and Bolting	QC	QA	Reference
• Welds cleaned	Per	Per	AISC 360-16 Table N5.4-3, AISC 341-16 Table J6-3
• Size, length, and location of weld	Cont	Cont	AISC 360-16 Table N5.4-3, AISC 341-16 Table J6-3
• Welds meet visual acceptance criteria	Cont	Cont	AISC 360-16 Table N5.4-3, AISC 341-16 Table J6-3
• Crack prohibition			
• Weld / base-metal fusion			
• Crater cross section			
• Weld profiles			
• Weld size			
• Undercut			
• Porosity			
• Arc strikes	Cont	Cont	AISC 360-16 Table N5.4-3
• K-area (4)	Cont	Cont	AISC 360-16 Table N5.4-3
• Backing and weld tabs removed (if required)	Cont	Cont	AISC 360-16 Table N5.4-3, AISC 341-16 Table J6-3
• Repair activities	Cont	Cont	AISC 360-16 Table N5.4-3, AISC 341-16 Table J6-3
• Document acceptance or rejection of welded joint or member	Cont	Cont	AISC 360-16 Table N5.4-3
• Document acceptance or rejection of bolted connections	Cont	Cont	AISC 360-16 Table N5.6-3
• Verify placement of reinforcing or contouring fillet welds (if required)	Cont	Cont	AISC 341-16 Table J6-3
• Verify placement of backing fillet welds (if required)	Cont	Cont	AISC 341-16 Table J6-3
• Inspect and document protected zones have no holes and unapproved attachments	Cont	Cont	AISC 341-16 Table J6-1

(4) When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3" of the weld.
Per - Periodic observation of these items on a random basis. Operations need not be delayed pending these inspections.
Cont - Continuous observation - Perform these tasks for each welded joint or member.

Inspection of Steel Elements of Composite Construction Prior to Concrete Placement	CONT	PER	REFERENCE
• Placement and installation of steel deck	Cont	Cont	AISC 360-16 Table N6.1
• Placement and installation of steel headed studs	Cont	Cont	AISC 360-16 Table N6.1
• Document acceptance or rejection of steel elements	Cont	Cont	AISC 360-16 Table N6.1

Per - Periodic observation of these items on a random basis. Operations need not be delayed pending these inspections.
Cont - Continuous observation - Perform these tasks for each welded joint or member.

• Inspection for Steel Construction Other Than Structural Steel (IBC Table 1705.3)			
• Material verification of cold-formed steel deck	--	Per	Applicable ASTM material standards
• Identification and markings to conform to ASTM standards specified in the approved construction documents			
• Manufacturer's certified test reports			
Inspection of welding			
• Cold-formed steel deck			
• Floor and Roof deck welds	--	Per	AWS D1.3
• Reinforcing steel			
• Verification of weldability of reinforcing steel other than ASTM A706	--	Per	AWS D1.4, ACI 318 Sec. 3.5.2
• Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special concrete shear walls and shear reinforcement	Cont	--	AWS D1.4, ACI 318 Sec. 3.5.2
• Shear reinforcement	Cont	--	AWS D1.4, ACI 318 Sec. 3.5.2
• Other reinforcing steel	--	Per	AWS D1.4, ACI 318 Sec. 3.5.2

6. Required Verification and Inspection for Concrete Construction

• Inspection for Concrete Construction	CONT	PER	REFERENCE
• Inspection of reinforcing steel, including prestressing tendons and placement	--	Per	ACI 318 Sec. 3.5, 7.1-7.7, and IBC 1910.4
• Inspection of reinforcing steel welding in accordance with IBC Table 1705.2.2, Item 2b	--	--	ACI 318 Sec. 3.5.2, AWS D1.4
• Inspection of cast-in-place anchors	--	--	ACI 318 Sec. 8.1.3, 21.1.8, IBC 1908.5, 1909.1
• Inspection of anchors post-installed in hardened concrete elements (1)	Cont	--	ACI 318 Sec. 3.8.6, 8.1.3, 21.1.8, IBC 1910.2-3
• Verifying use of required design mix	--	Per	ACI 318 Sec. 3.8.6, 8.1.3, 21.1.8, IBC 1910.2-3
• At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	Cont	Per	ACI 318 Sec. 4, 5.2-5.4, IBC 1904.2, 1910.2-3
• Inspection of the concrete and shotcrete placement for proper application techniques	Cont	--	ACI 318 Sec. 5.9-5.10, IBC 1910.6-1910.8
• Inspection for maintenance of specified curing temperature and techniques	--	Per	ACI 318 Sec. 5.11-5.13, IBC 1910.9
• Inspection of prestressed concrete			
• Application of prestressing forces			
• Grouting of bonded prestressing tendons in the seismic force resisting system	Cont	Per	ACI 318 Sec. 18.18.4, 18.20
• Erection of precast concrete elements	--	Per	ACI 318 Ch. 16
• Verification of in-situ concrete strength prior to stressing of tendons in post-tensioned concrete, and prior to removal of shores and forms from beams and structural slabs	--	Per	ACI 318 Sec. 6.2
• Inspection of formwork for shape, location and dimensions of the concrete element being formed	--	Per	ACI 318 Sec. 6.1.1

(1) Specification requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with ACI 355.2 or other qualification procedures.

7. Inspection for Seismic Resistance
   - Additional special inspection for seismic resistance are required for the following:
     - Designated Seismic Systems and certification for non-structural components as required by IBC Sections 1705.11.4 and 1705.12.3.
     - Periodic Special Inspection is required by IBC Section 1705.11.7 for anchorage of storage racks 8 feet or greater in height.
     - Seismic isolation systems of mechanical and electrical components in accordance with IBC Section 1705.11.8.

LEGEND OF MARKS AND ABBREVIATIONS

ALT	Alternate	JST	Joist
ARCH	Architect	JST's	Joists
BLDG	Building	k	Kip(s) = 1000 Pounds
BLK	Blocking	klf	Kips Per Linear Ft
BN	Boundary Nail	ksf	Kips Per Square Ft
BOTT	Bottom		
BRG	Bearing	LB	Pounds (#)
BTWN	Between	LSL	Laminated Strand Lumber
BYND	Beyond	LVL	Laminated Veneer Lumber
CANT	Cantilever	MAS	Masonry
CGS	Center of Gravity of Strand	(MAX)	Maximum
CJ	Control Joint	MECH	Mechanical
CJP	Complete Joint Penetration	MEZZ	Mezzanine
CL	Center Line	MFR	Manufacturer
CLR	Clear	(MIN)	Minimum
CMU	Concrete Masonry Unit	MISC	Miscellaneous
COL	Column	MTL	Metal
CONC	Concrete		
CONT	Continuous	(N)	New
CS	Coil Strap		
		oc	On Center
DB	Deck Bearing	OPNG	Opening
DBA	Deformed Bar Anchor	OPP	Opposite
DBL	Double	OSB	Orientated Strand Board
DIM	Dimension		
DWG	Drawing	PCF	Pounds Per Cubic Ft
		PERP	Perpendicular
(E)	Existing	PL	Plate
EA	Each	plf	Pounds Per Linear Ft
ELEC	Electrical	PRE-FAB	Pre-Fabricated
EMBED	Embedment	psf	Pounds Per Square Ft
EN	Edge Nail	psi	Pounds Per Square Inch
EQ	Equal	PT	Post Tension
EQUIP	Equipment	PT/DF	Pressure Treated Douglas Fir
EXT	Exterior		
		RD	Roof Drain
FD	Floor Drain	REINF	Reinforce/Reinforcement/Reinforcing
FND	Foundation	REQD	Required/Requirements/Requiring
FLR	Floor	RTU	Roof Top Unit
FTG	Footing		
FRT	Fire Retardant Treatment	SCHED	Schedule
		SCW	Seismic Critical Weld
GA	Gauge	SIM	Similar
GALV	Galvanized	STD	Standard
GLB	Glued Laminated Beam	STIFF	Stiffener
GSN	General Structural Notes	STL	Steel
		STRUCT	Structural
HD	Hold Down		
HDR	Header	T&G	Tongue and Groove
HORIZ	Horizontal	TEMP	Temperature
HSA	Headed Stud Anchor	TYP	Typical
HSS	Hollow Structural Section		
		U.N.O.	Unless Noted Otherwise
ICBO	International Conference of Building Officials		
IBC	International Building Code	VERT	Vertical
INT	Interior		
		w/	With
		WWR	Welded Wire Reinforcement
		WP	Working Point

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11/20/2023
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No.	Revision Description	Date

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Print Date	11/20/2023 10:54:50 AM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
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Electrical	NONE REQUIRED Project Address City, State Zip email@mail.com

STUDIO CROSSING MIXED USE

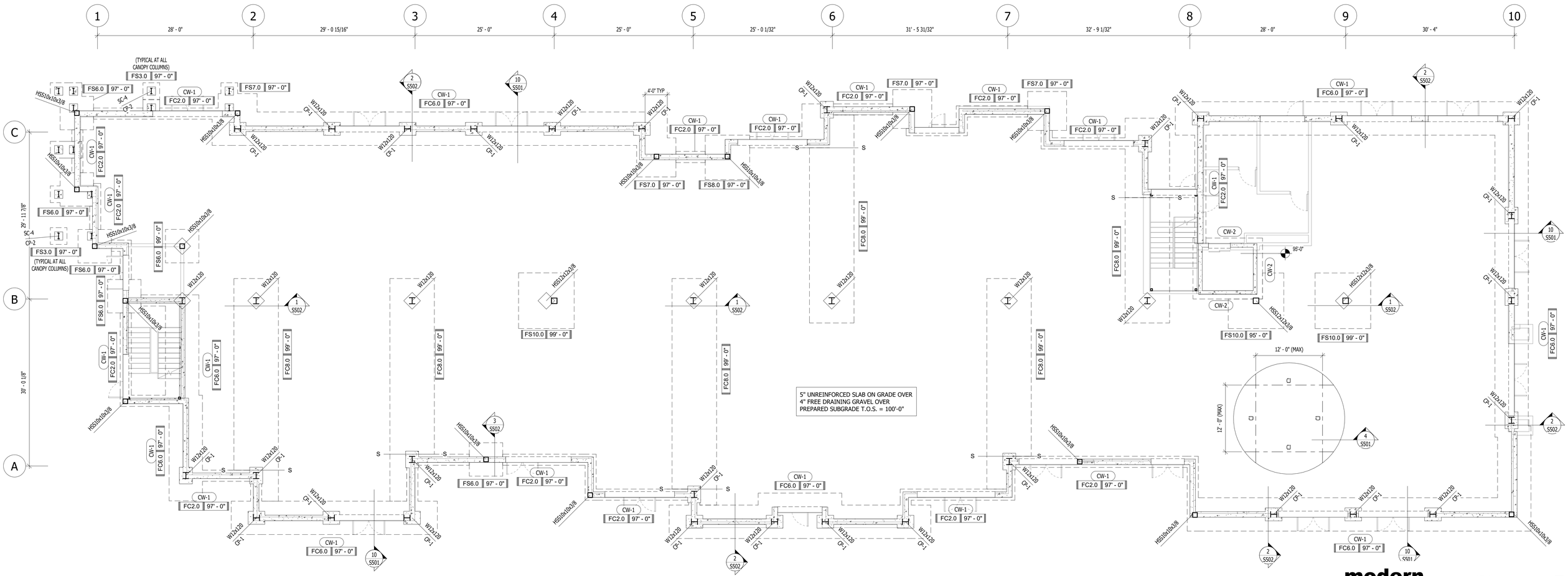
S102 GENERAL STRUCTURAL NOTES

MARKS AND SYMBOL LEGEND

SECTION MARK / SHEET NUMBER (S-xxx)	WALL ABOVE
FTG DESIGNATION	CW-x — CONC WALL, SEE SCHED
FTG / ELEV. — TOP OF FOOTING ELEVATIONS	FS-x — SPOT FTG, SEE SCHED
CONC WALL, SEE SCHED	FC-x — CONT. FTG, SEE SCHED
DEPRESSED FND WALL, POUR SLAB OVER, SEE FTG AND FND DETS ON (S501)	CJ — CONTROL JOINT, SEE FTG AND FND DETAILS ON (S501)
WOOD COLUMN	HD-x — HOLD-DOWN TYPE, SEE GSN AND SCHED'S
STEEL COLUMN (OR)	CP-x — CONC. PIER, SEE SCHED
S ——— S — FTG STEP, SEE FTG AND FND DETS ON (S501)	

FOOTING AND FOUNDATION PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
3. SEE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO ALL STEEL COLUMNS COORDINATE DIMENSIONS SHOWN WITH ARCHITECTURAL DRAWINGS.
5. SEE FOOTING AND FOUNDATION DETAILS FOR BURIED PIPES RUNNING PARALLEL AND PERPENDICULAR TO FOOTINGS.
6. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR TYPICAL CONSTRUCTION AND CONTROL JOINTS IN FLOOR SLAB.
7. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR LOCATIONS WHERE CONTROL JOINTS ARE DISCONTINUOUS.
8. SEE FOOTING AND FOUNDATION DETAILS FOR REINFORCING AROUND MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
9. SEE FOOTING AND FOUNDATION DETAILS FOR TERMINATION OF HORIZONTAL WALL REINFORCING AT CORNERS.
10. CENTER ALL SPOT FOOTINGS UNDER COLUMNS AS SHOWN ON PLAN, TYPICAL UNLESS NOTED OTHERWISE.
11. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR FILL BENEATH FOOTINGS.
12. ALL EXTERIOR WALLS ARE (SW-1) UNLESS NOTED OTHERWISE, SEE SHEAR WALL SHEATHING SCHEDULE (USE 5/8"ø AB AT 32"oc).



1 FOOTING AND FOUNDATION PLAN

1/8" = 1'-0"

5 0 5 10 15

modern OUTWEST

PROFESSIONAL STRUCTURAL ENGINEER — MATTHEW D JACKSON — 4775434 — 11/20/2023 — STATE OF UTAH

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5673 S Redwood Rd.
Salt Lake City, UT 84123
Office: 801-905-1097
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No.	Revision Description	Date
1	August Redlines	9/1/2023

Client	CRANDALL CAPITAL 1776 Park Ave. #145 Park City, UT 84060
Print Date	11/20/2023 10:54:52 AM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
Checked by	MJ

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Mechanical	NONE REQUIRED Project Address City, State Zip email@mail.com
Electrical	NONE REQUIRED Project Address City, State Zip email@mail.com

STUDIO CROSSING MIXED USE

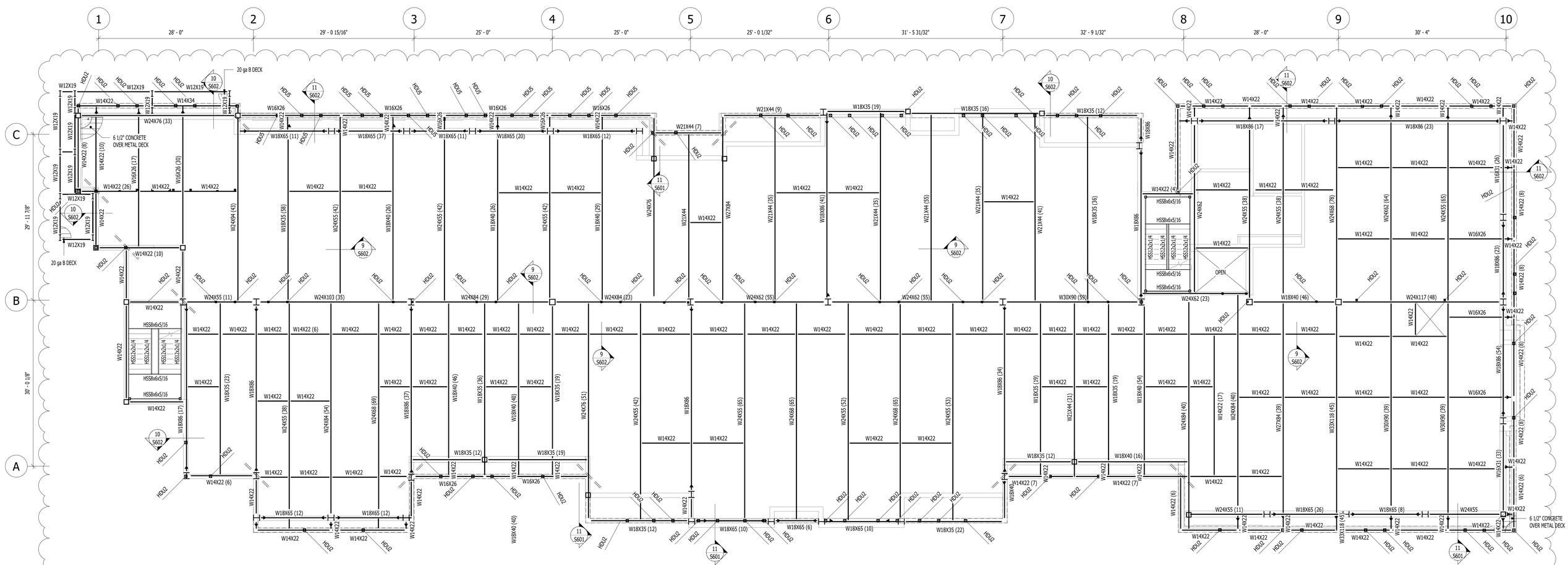
S201 FOOTING AND FOUNDATION PLAN

MARKS AND SYMBOL LEGEND

SECTION MARK SHEET NUMBER	W_x_ — COMPOSITE STL BMS, SEE GSN ON (S101)
FRAME ELEVATION	(x) — NUMBER OF 3/4"ø x5" HSA FOR COMPOSITE STL BM, SEE GSN ON (S101)
3 1/2" CONC OVER W3 (3") MTL DECK, SEE GSN ON (S101) (6 1/2" TOTAL)	c = (x) — INDICATES CAMBER UPWARD IN INCHES
ADDITIONAL CONC REINF OF (2) # 5 BARS x 8'-0", CTR ON CORNERS, NO SPLICE	MOMENT CONNECTION, SEE S401
OR — STEEL COLUMN, SEE SCHED ON (S302)	FLOOR OFFSET, VERIFY DEPRESSION w/ ARCH DWG
HSS_x_ — STL COL, SEE SCHED ON (S302)	

FLOOR FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL DRAWINGS.
2. SEE ARCHITECTURAL PLANS FOR ALL DIMENSION TO ALL STEEL COLUMN LOCATIONS.
3. SEE SHEET (S601) FOR TYPICAL FLOOR REINFORCING AND FRAMING DETAILS.
4. SEE SHEET (S601) FOR TYPICAL FLOOR OPENING FRAMING DETAILS AND REINFORCING REQUIRMENTS.
5. SEE ARCH/MECHANICAL FOR PIPE PENETRATIONS THROUGH SLABS.
6. BEAM SPACING IS 10'-0"oc, TYPICAL.



SECOND FLOOR FRAMING PLAN

1 1/8" = 1'-0"

5 0 5 10 15

modern OUTWEST

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PROFESSIONAL STRUCTURAL ENGINEER — MATTHEW D. JACKSON — 4775434 — STATE OF UTAH — 12/11/2023

No.	Revision Description	Date
1	August Redlines	9/1/2023
2	Addendum 06	9/27/2023
5	Plan Check Comments2	12/8/23

Client	CRANDALL CAPITAL 1776 Park Ave. #145 Park City, UT 84060
Print Date	12/8/2023 11:52:36 AM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
Checked by	MJ

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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STUDIO CROSSING MIXED USE

S202 SECOND FLOOR FRAMING PLAN

WOOD BEAM/HEADER SCHEDULE (SEE NOTE 2)

TAG	SIZE	GRADE	MIN. POST (SEE NOTE 1)	COMMENTS
B1	(3) 2x8	DF #2	P1	-
B2	(3) 2x10	DF #2	P2	-
B3	(2) 2x12	DF #2	P2	-
B4	(3) 1 3/4"x11 7/8" LVL	2.1E	P2	-
B5	(2) 1 3/4"x11 7/8" LVL	2.1E	P3	-
B6	(3) 1 3/4"x5 1/2" LVL	2.1E	P2	-
B7	(2) 1 3/4"x14" LVL	2.1E	P3	-

NOTE:
1. POST SIZE FOR BEAM TAGS PROVIDED ABOVE ARE MIN REQUIRED UNO ON PLAN. CONTRACTOR IS TO VERIFY ON PLAN IF LARGER POST SIZE IS REQUIRED.
2. ALL EXTERIOR WOOD HEADER BEAMS ARE TO BE 'B2' UNO ON PLAN. ALL INTERIOR WOOD HEADER BEAMS ARE TO BE 'B1' U.N.O. ON PLAN.
3. FOR TYPICAL HEADER FRAMING AT EXTERIOR WALL OPENINGS SEE DETAIL (3/S701).
4. SEE DETAIL (2/S701) FOR BUILT UP BEAM/HEADER FASTENING REQUIREMENTS.
5. SEE FLOOR FRAMING PLAN NOTE #3 FOR EXTERIOR WALL CONDITIONS.

WOOD FRAMED BEARING WALL SCHEDULE

LEVEL	SIZE	SPACING	GRADE	REMARKS
INTERIOR	2 x 6	16" oc	DF # 2	-
EXTERIOR	2 x 6	16" oc	DF # 2	-

NOTES:
1. SEE FLOOR FRAMING PLAN FOR SHEATHING REQUIREMENTS.

WOOD POST COLUMN SCHEDULE

TAG	LEVEL	SIZE	GRADE
P1	2	(2) 2x6	DF #2
	3	(2) 2x6	DF #2
P2	2	(3) 2x6	DF #2
	3	(3) 2x6	DF #2
P3	2	6x6	DF #1
	3	(3) 2x6	DF #2

NOTE:

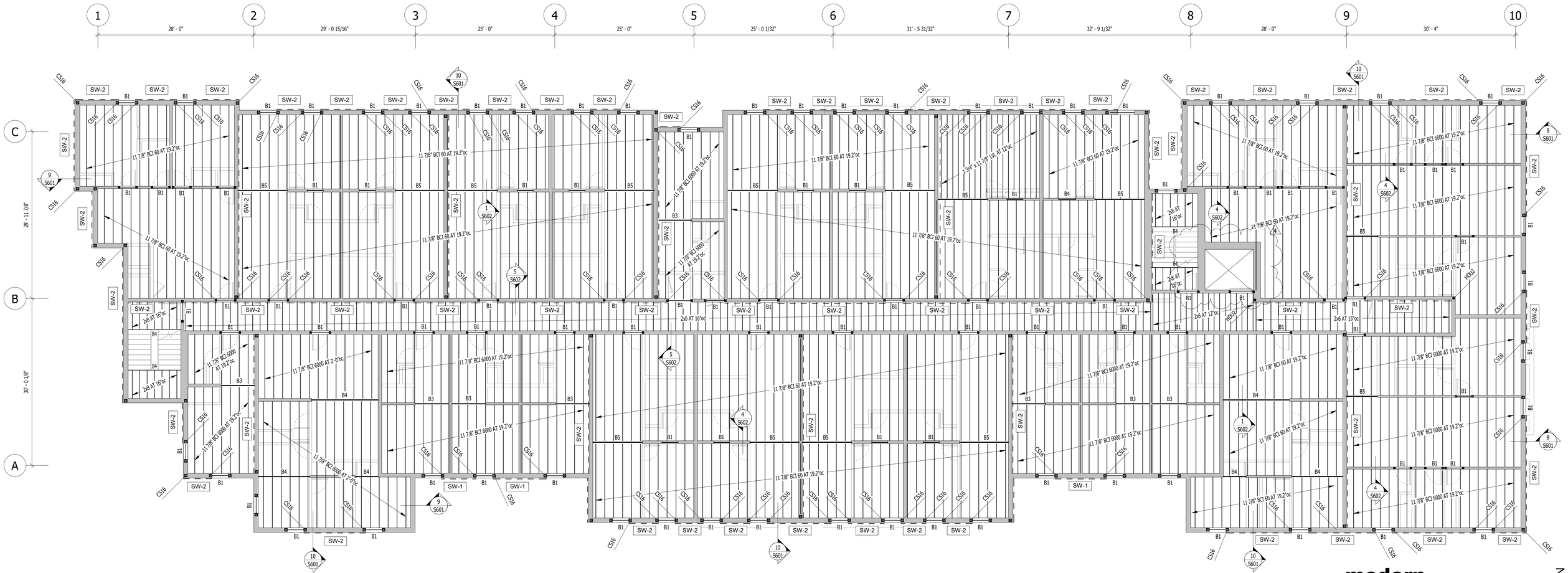
1. SEE DETAIL FOR BUILT UP POST/COLUMN FASTENING REQUIREMENTS.
2. SEE FLOOR FRAMING PLAN NOTE #3 FOR EXTERIOR WALL CONDITIONS
3. SEE DETAIL (3/S701) FOR KING STUDS

MARKS AND SYMBOL LEGEND

- Sxxx — SECTION MARK / SHEET NUMBER
- FRAME ELEVATION
- 3 1/2" CONC OVER W3 (3") MTL DECK, SEE GSN ON (S101) (6 1/2" TOTAL)
- ADDITIONAL CONC REINF OF (2) # 5 BARS x 8'-0", CTR ON CORNERS, NO SPLICE
- OR — STEEL COLUMN, SEE SCHED ON (S302)
- HSS_x_ — STL COL, SEE SCHED ON (S302)
- W_x_ — COMPSITE STL BMS, SEE GSN ON (S101)
- (x) — NUMBER OF 3/4"ø x5" HSA FOR COMPOSITE STL BM, SEE GSN ON (S101)
- c = (x) — INDICATES CAMBER UPWARD IN INCHES
- MOMENT CONNECTION, SEE S401
- FLOOR OFFSET, VERIFY DEPRESSION w/ ARCH DWG

FLOOR FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL DRAWINGS.
2. SEE ARCHITECTURAL PLANS FOR ALL DIMENSION TO ALL STEEL COLUMN LOCATIONS.
3. SEE SHEET (S601) FOR TYPICAL FLOOR REINFORCING AND FRAMING DETAILS.
4. SEE SHEET (S601) FOR TYPICAL FLOOR OPENING FRAMING DETAILS AND REINFORCING REQUIRMENTS.
5. SEE ARCH/MECHANICAL FOR PIPE PENETRATIONS THROUGH SLABS.
6. BEAM SPACING IS 10'-0"oc, TYPICAL.



1 THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

5 0 5 10 15

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modern OUTWEST

MATTHEW D JACKSON
4775434
11/20/2023
PROFESSIONAL STRUCTURAL ENGINEER
STATE OF UTAH

No.	Revision Description	Date
2	Addendum 06	9/27/2023
4	Plan Check Comments	11/20/23

Client	CRANDALL CAPITAL 1776 Park Ave. #145 Park City, UT 84060
Print Date	11/20/2023 10:55:00 AM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
Checked by	MJ

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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STUDIO CROSSING MIXED USE
S203 THIRD FLOOR FRAMING PLAN

WOOD BEAM/HEADER SCHEDULE (SEE NOTE 2)

TAG	SIZE	GRADE	MIN. POST (SEE NOTE 1)	COMMENTS
B1	(3) 2x8	DF #2	P1	-
B2	(3) 2x10	DF #2	P2	-
B3	(2) 2x12	DF #2	P2	-
B4	(3) 1 3/4"x11 7/8" LVL	2.1E	P2	-
B5	(2) 1 3/4"x11 7/8" LVL	2.1E	P3	-
B6	(3) 1 3/4"x5 1/2" LVL	2.1E	P2	-
B7	(2) 1 3/4"x14" LVL	2.1E	P3	-

NOTE:
1. POST SIZE FOR BEAM TAGS PROVIDED ABOVE ARE MIN REQUIRED UNO ON PLAN. CONTRACTOR IS TO VERIFY ON PLAN IF LARGER POST SIZE IS REQUIRED.
2. ALL EXTERIOR WOOD HEADER BEAMS ARE TO BE 'B2' UNO ON PLAN. ALL INTERIOR WOOD HEADER BEAMS ARE TO BE 'B1' U.N.O. ON PLAN.
3. FOR TYPICAL HEADER FRAMING AT EXTERIOR WALL OPENINGS SEE DETAIL (3/S701).
4. SEE DETAIL (2/S701) FOR BUILT UP BEAM/HEADER FASTENING REQUIREMENTS.
5. SEE FLOOR FRAMING PLAN NOTE #3 FOR EXTERIOR WALL CONDITIONS.

WOOD FRAMED BEARING WALL SCHEDULE

LEVEL	SIZE	SPACING	GRADE	REMARKS
INTERIOR	2 x 6	16" oc	DF # 2	-
EXTERIOR	2 x 6	16" oc	DF # 2	-

NOTES:
1. SEE FLOOR FRAMING PLAN FOR SHEATHING REQUIREMENTS.

WOOD POST COLUMN SCHEDULE

TAG	LEVEL	SIZE	GRADE
P1	2	(2) 2x6	DF #2
	3	(2) 2x6	DF #2
P2	2	(3) 2x6	DF #2
	3	(3) 2x6	DF #2
P3	2	6x6	DF #1
	3	(3) 2x6	DF #2

NOTE:

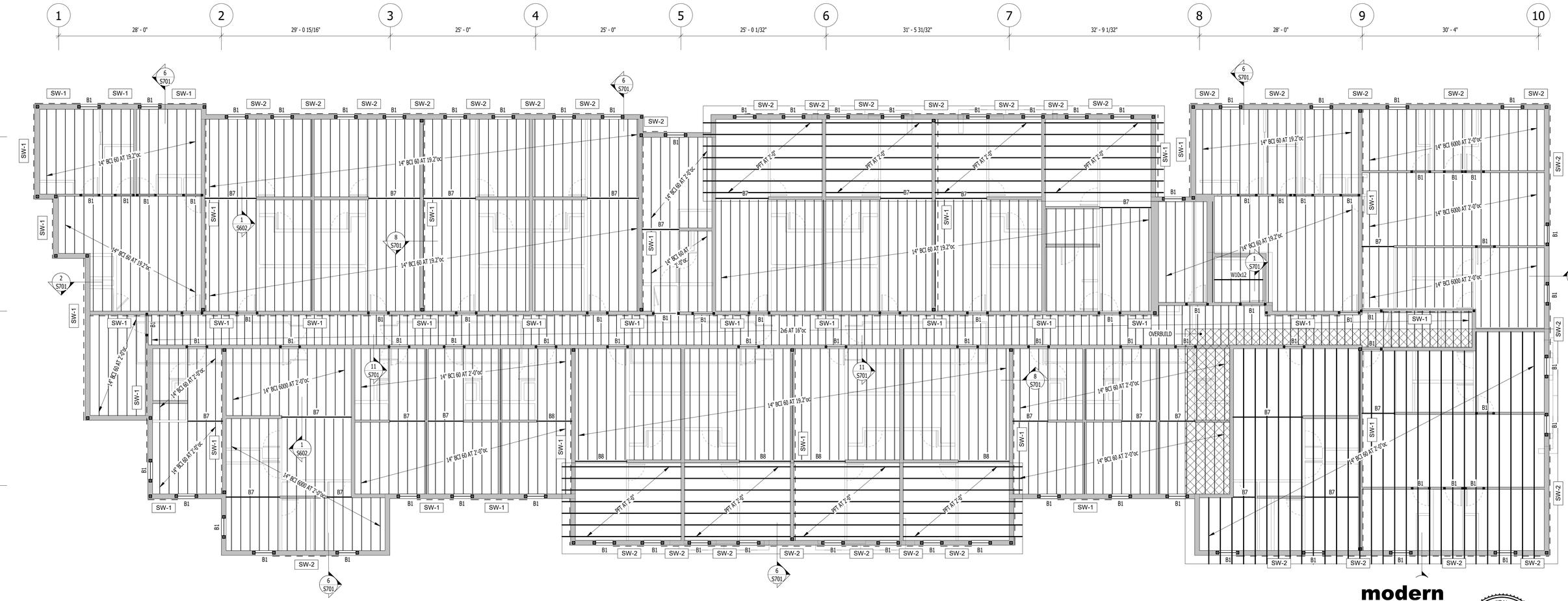
1. SEE DETAIL FOR BUILT UP POST/COLUMN FASTENING REQUIREMENTS.
2. SEE FLOOR FRAMING PLAN NOTE #3 FOR EXTERIOR WALL CONDITIONS
3. SEE DETAIL (3/S701) FOR KING STUDS

MARKS AND SYMBOL LEGEND

- SXXX — SECTION MARK / SHEET NUMBER
- SHEATHING ORIENTATION, SEE SHEATHING SCHEDULE FOR THICKNESS, SPAN RATING AND NAILING REQUIREMENTS
- WOOD COLUMN
- STEEL COLUMN
- WALL ABOVE
- WOOD BRG WALL, SEE SCHED
- WOOD SHEARWALL, DASHED LINE INDICATES SIDE OF WALL TO RECEIVE SHEATHING, SEE SCHED
- SW-x — WOOD SHEAR WALL TAG, SEE SCHED
- (V) TS / (V) KS — INDICATES NUMBER OF TRIMMER STUDS / INDICATES NUMBER OF KING STUDS

ROOF FRAMING PLAN NOTES

1. SEE ARCHETECTURAL DRAWINGS FOR ALL DIMENSIONS
2. VERIFY ROOF SLOPES, DRAINS, AND DECK BEARING ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ROOF FRAMING DETAILS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING ELEVATIONS AND SOFFIT ELEVATIONS AND DETAILS.
4. ALL ROOF SHEATHING SHALL HAVE STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO FRAMING MEMBERS. UNLESS NOTED OTHERWISE. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING SCHEDULE ON SHEET (S301).
5. WEIGHTS AND LOCATIONS OF MECHANICAL EQUIPMENT SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR REVIEW PRIOR TO PLACEMENT OF ROOF FRAMING.
6. REFER TO GENERAL STRUCTURAL NOTES ON SHEET (S101) FOR DESIGN LOADS OF ROOF TRUSSES.
7. ALL TRUSS DETAILS, AND TRUSS TO GIRDER TRUSS DETAILS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER.
8. TRUSS MANUFACTURER SHALL VERIFY ALL CEILING ELEVATIONS AND SPECIAL CONDITIONS PRIOR TO FABRICATION.
9. ALL GIRDER TRUSS BEARING LOCATIONS SHALL BE MULTIPLE STUDS, OR POSTS, AND SHALL BE OF CONTINUOUS FRAMING TO THE FOUNDATION LEVEL. SEE PLANS AND SCHEDULE.
10. CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BRACE, WALLS, BEAMS, TRUSSES, ETC. AS REQUIRED DURING CONSTRUCTION.
11. SEE THE MINIMUM NAILING SCHEDULE FOR CONNECTIONS NOT SPECIFICALLY DETAILED.
12. SEE SCHEDULE FOR PIPE PENETRATIONS THROUGH WOOD WALL TOP PLATES.
13. FOR BUILT UP BEAMS AND COLUMNS, SEE FRAMING DETAILS.
14. IF TIE DOWN POST AND FULL HEIGHT BEARING POST OCCUR AT THE SAME LOCATION, USE LARGER OF POSTS SPECIFIED.
15. SEE FRAMING DETAILS FOR TYPICAL BEARING STUDS AND KING STUDS AT WALL OPENINGS.
16. ALL EXTERIOR WALLS, ARE (SW-1) UNLESS NOTED OTHERWISE. SEE SHEAR WALL SHEATHING SCHEDULE.



1 ROOF FRAMING PLAN

1/8" = 1'-0"

5 0 5 10 15

modern OUTWEST

PROFESSIONAL STRUCTURAL ENGINEER — MATTHEW D JACKSON — 4775434 — 11/20/2023 — STATE OF UTAH

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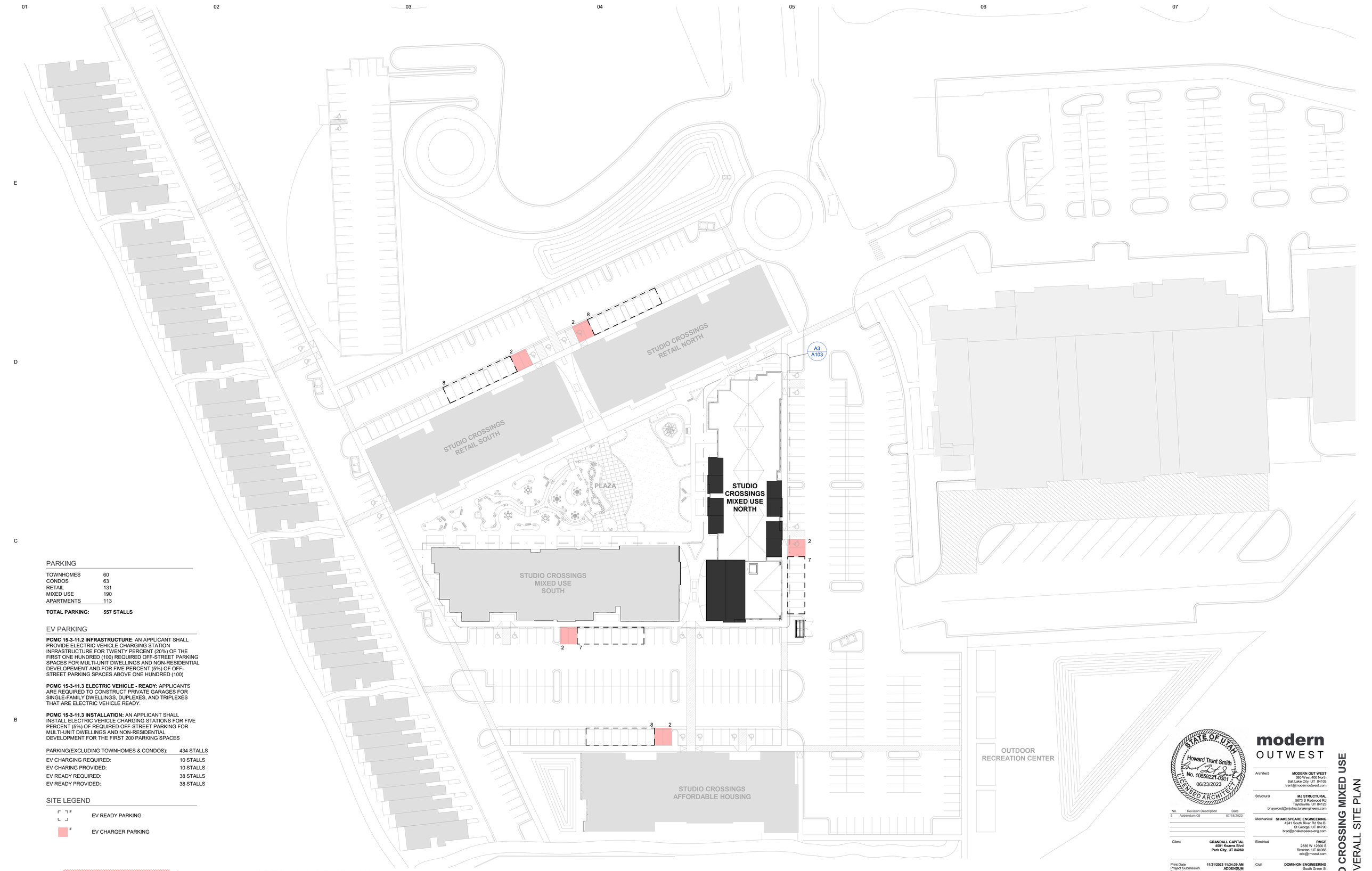
No.	Revision Description	Date
2	Addendum 06	9/27/2023
3	ROOF CHANGE	10/30/202 3

Client	CRANDALL CAPITAL 1776 Park Ave. #145 Park City, UT 84060
Print Date	11/20/2023 10:55:05 AM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
Checked by	MJ

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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Mechanical	NONE REQUIRED Project Address City, State Zip email@mail.com
Electrical	NONE REQUIRED Project Address City, State Zip email@mail.com

STUDIO CROSSING MIXED USE

S204 ROOF FRAMING PLAN



PARKING

TOWNHOMES	60
CONDOS	63
RETAIL	131
MIXED USE	190
APARTMENTS	113
TOTAL PARKING:	**557 STALLS**

EV PARKING

PCMC 15-3-11.2 INFRASTRUCTURE: AN APPLICANT SHALL PROVIDE ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE FOR TWENTY PERCENT (20%) OF THE FIRST ONE HUNDRED (100) REQUIRED OFF-STREET PARKING SPACES FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPEMENT AND FOR FIVE PERCENT (5%) OF OFF-STREET PARKING SPACES ABOVE ONE HUNDRED (100)

PCMC 15-3-11.3 ELECTRIC VEHICLE - READY: APPLICANTS ARE REQUIRED TO CONSTRUCT PRIVATE GARAGES FOR SINGLE-FAMILY DWELLINGS, DUPLEXES, AND TRIPLEXES THAT ARE ELECTRIC VEHICLE READY.

PCMC 15-3-11.3 INSTALLATION: AN APPLICANT SHALL INSTALL ELECTRIC VEHICLE CHARGING STATIONS FOR FIVE PERCENT (5%) OF REQUIRED OFF-STREET PARKING FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPMENT FOR THE FIRST 200 PARKING SPACES

PARKING(EXCLUDING TOWNHOMES & CONDOS):	434 STALLS
EV CHARGING REQUIRED:	10 STALLS
EV CHARING PROVIDED:	10 STALLS
EV READY REQUIRED:	38 STALLS
EV READY PROVIDED:	38 STALLS

SITE LEGEND

EV READY PARKING

EV CHARGER PARKING

A1 OVERALL SITE PLAN 5

1" = 40'-0"

NORTH

SCALE: 1" = 40'

0' 20' 40' 100' 200'

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

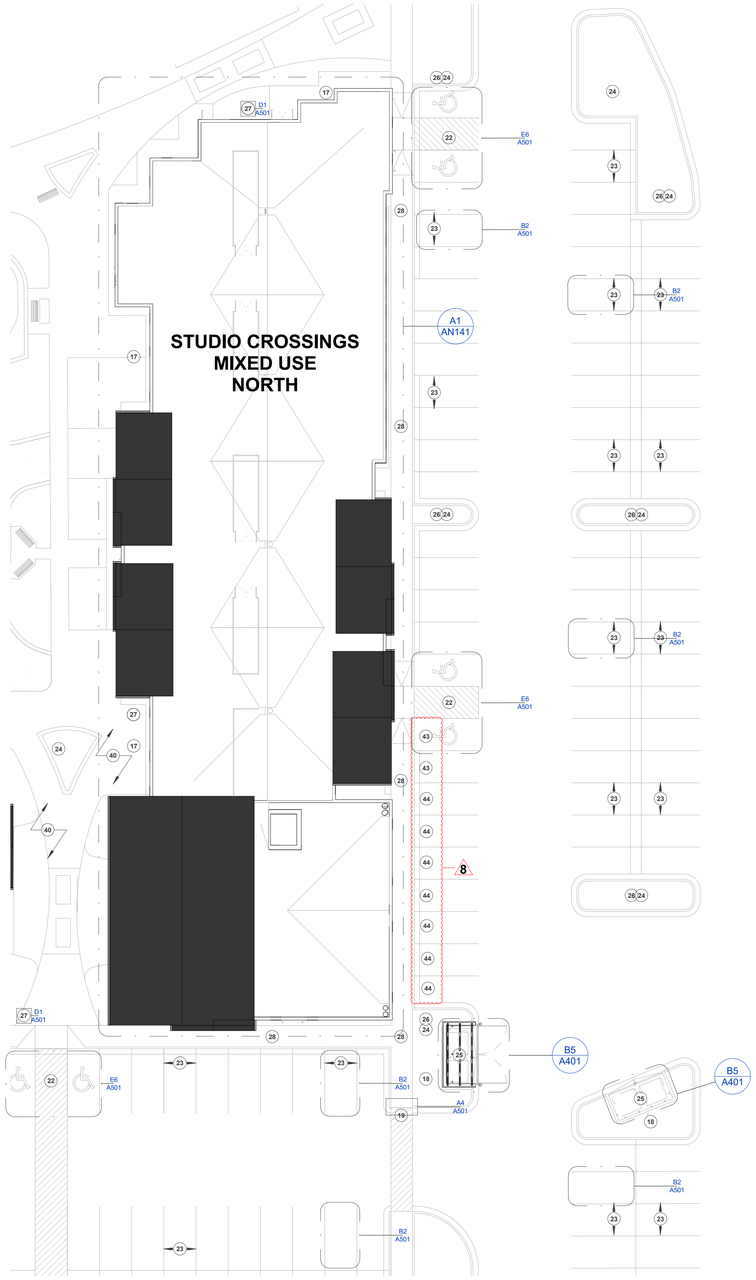
No.	Revision Description	Date
5	Addendum 05	07/18/2023

modern
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Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyf@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jcaygill@greatbasineng.com

Print Date	**11/21/2023 11:34:39 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

STUDIO CROSSING MIXED USE
A101 OVERALL SITE PLAN



A3 NORTH ENLARGED SITE PLAN

1" = 20'-0"

NORTH

SCALE: 1" = 20'

0' 10' 20' 40' 100'

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FINISH NOTES

ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE. EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

KEYNOTES

5

17 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALLS AT PROPERTY LINE TO MITIGATE ENCROACHMENT, TYP

18 NEW TRANSFORMER, COORDINATE WITH ELECTRICAL FOR EXACT POWER REQUIREMENTS, INSTALLATION REQUIREMENTS, TIMING, AND COORIDNATION WITH CITY AND OTHER PUBLIC UTILITY ENTITIES FOR SHUT DOWN OF NEIGHBORING PROPERTIES FOR HOOKUP. COORDINATE WITH ARCHITECT AND ELECTRICAL FOR EXACT LOCATION.

19 NEW DRIVING AISLE STRIPING. PROVIDE ALL NECESSARY PARKING AND DRIVE AISLE STRIPING PER CODE, COORDINATE WITH OWNER ON ADDITIONAL STRIPING OR MARKINGS AS REQUIRED

22 PROVIDE ALL NECESSARY ADA PARKING, STRIPING, AND SIGNAGE AS REQUIRED BY CODE AND LOCAL JURISDICTION

23 NEW 4" PARKING STRIPING (TYP). PROVIDE CONCRETE PARKING STOPS AT EACH PARKING STALL, FOR EVERY INTERIOR AND EXTERIOR STALL IN PROJECT. CONTRACTOR TO FOLLOW LOCAL PARKING STALL REQUIREMENTS PER JURISDICTION.

24 LANDSCAPE PLANTING AREA. SEE LANDCSAPE PLANS. PROVIDE ALLOWANCE FOR LANDSCAPING THROUGHOUT PROJECT.

25 NEW COVERED DUMPSTER ENCLOSURE. REFER TO DUMPSTER ENCLOSURE SHEET AND STRUCTURAL.

26 NEW STREET LAMP. SPECIFIC LOCATION T.B.D. BY ARCHITECT AND ELECTRICAL. REFER TO ELECTRICAL SITE PLANS.

27 NEW EXTERIOR GRADE BIKE RACK. BIKE RACK LOCATION AND SPECIFIC MAKE/MODEL T.B.D. BY ARCHITECT.

28 NEW CONCRETE SIDEWALK OVER COMPACTED BASE. REFER TO CIVIL DRAWINGS. AND SITE DETAILS SHEET.

29 NEW CONCRETE SIDEWALK OVER COMPACTED BASE. REFER TO CIVIL DRAWINGS. AND SITE DETAILS SHEET.

40 NEW CENTRAL PLAZA. REFER TO LANSCAPE DRAWINGS.

43 ELECTRICAL VEHICLE STALL. INCLUDES PEDESTAL MOUNTED CHARGING STATION, SIGNAGE, AND BARRIER FREE ROUTES TO CHARGING EQUIPMENT.

44 SPACE PROVIDED FOR POTENTIAL ELECTRIC VEHICLE STALL.

STATE OF UTAH
Howard Trent Smith
No. 10559224-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
5	Addendum 05	07/18/2023
8	Revision 8	Date 8

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 11:34:47 AM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Kyle Rowbotham**
Checked by **Trent Smith**

modern
OUTWEST

Architect **MODERN OUT WEST**
360 West 400 North
Salt Lake City, UT 84103
trent@modernoutwest.com

Structural **MJ STRUCTURAL**
5673 S Redwood Rd
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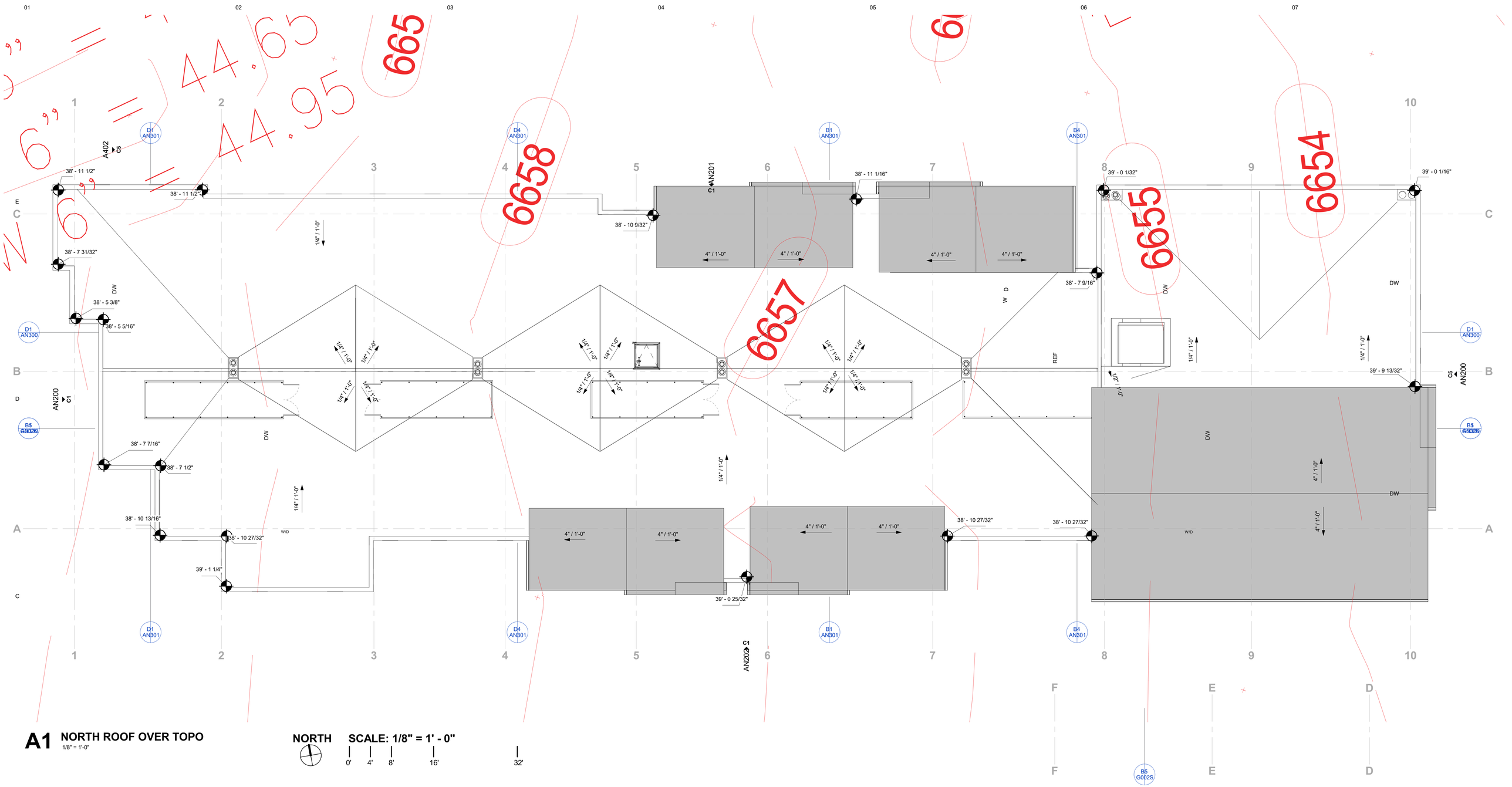
Mechanical **SHAKESPEARE ENGINEERING**
4241 South River Rd Ste B,
St George, UT 84790
brad@shakespeare-eng.com

Electrical **RMCE**
2335 W 12600 S
Riverton, UT 84065
eric@rmceut.com

Civil **DOMINION ENGINEERING**
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Murray, UT 84123
jeremyh@dominioneng.net

Landscape **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
A103 NORTH ENLARGED SITE PLAN



A1 NORTH ROOF OVER TOPO

1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 32'

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

ROOF NOTES

DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE. NOTIFY ARCHITECT, ROOFING MANUFACTURE, INSTALLER, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.

THE ROOFING SUPPLIER, MANUFACTURE AND INSTALLER SHALL REVIEW, ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. THE CONTRACTOR IS TO PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. MINIMUM SLOP AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT. DO NOT SCALE PLANS FOR CRICKET DIMENSIONS. ALL CRICKET SLOPES SHALL BE ACHIEVED IN ACCORDANCE WITH ROOFING MANUFACTURES REQUIREMENTS.

PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PREMANUFACTURED CURBS SEPARATE ALL DISSIMILAR METALS WITH BITUMINOUS COATINGS OR OTHER METHODS ACCEPTABLE TO THE ARCHITECT. FLASHING DETAILS SHALL BE IN STRUCT COMPLIANCE APPROVED ROOFING MANUFACTURES STANDARDS FOR APPLICATION AND SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) TECHNICAL MANUAL.

ALL SCUPPERS SHALL BE CONSTRUCTED WITH FOR FULL SIDES, WITH FLANGES THROUGH THE THICKNESS OF THE WALL, FORMING A COMPLETE 'SLEEVE' THROUGH THE WALL, UNLESS DETAILS SHOW OTHERWISE PROVIDE FLASHING PER ROOF MANUFACTURE'S STANDARD DETAILS AT ALL ELECTRICAL CONDUIT, HVAC LINES, ETC.

THE CONTRACTOR AND ALL SUBTRADES SHALL EXERCISE THE NECESSARY CARETO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANE REFER TO CIVIL DRAWINGS FOR SPLASH BLOCKS & TRENCH DRAINS PROVIDE WALKWAYS PADS AT EACH MECHANICAL UNIT & ROOF HATCH.

FINISH NOTES

SEE SHEET A500 FOR FURTHER DETAILS REGARDING FINISH OF INTERIOR SPACES. REFER TO SHEET A500 FOR ALL BACKING DETAILS, BACKING TO BE PROVIDED AT ALL TV LOCATIONS, AND AT EXISTING WALL LOCATION GYP PATCH/REPAIR/PAINT TO BE INCLUDED AT TIME OF BID.

CONTRACTOR TO PROVIDE A LIKE-NEW PRODUCT, ALL EXISTING WALL SURFACES NOTED TO RECEIVE NEW PAINT ARE TO BE PATCHED, REPAIRED, SANDED, AND PREPPED FOR NEW PAINT. COORDINATE RESIDENCE WALLS WITH ARCHITECT WHERE REQUIRED, MIN. (1) WALL PER OFFICE TYPICAL U.N.O. ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE.

CONTRACTOR TO PREP FLOOR SURFACE FOR NEW LVT IN ALL ROOMS WHERE NOTED, AND TO PROVIDE LVT PER SPECIFICATIONS INCLUDING RUBBER BASE SIZE AND FINISH AS SPECIFIED.

CONTRACTOR TO COORDINATE WITH OWNER ALL APPLIANCE SELECTIONS PRIOR TO FABRICATION OF MILLWORK TO ENSURE PROPER FIT. IF CONTRACTOR DOES NOT COORDINATE, MILLWORK IS TO BE MODIFIED TO ENSURE FIT AT NO COST TO OWNER.

EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

KEYNOTES

42 WALKING MATS FOR ACCESS TO ROOF MECHANICAL EQUIPMENT

70 CONTRACTOR TO FOLLOW MANUFACTURERS GUIDELINES FOR ROOFING MEMBRANE. REFER TO DETAILS.

71 REFER TO / COORDINATE WITH MECHANICAL FOR ON-ROOF MECHANICAL UNITS.

72 NEW METAL SEAM ROOF. REFER TO SECTIONS, AND DETAILS. CONTRACTOR TO ENSURE BUILT ROOF SLOPE MATCHES DRAWINGS.

86 INTEGRATED AND FLASHED ROOF HATCH SINGLE DOOR SYSTEM, SINGLE LEAF. CONTRACTOR TO INSTALL AND PROVIDE ALL FLASHING AND CURB REQUIRED FOR FUNCTIONING AND SAFE ACCESS.

92 CONTRACTOR TO FURNISH AND INSTALL MECHANICAL SCREENS. COORDINATE WITH EQUIPMENT INSTALLATION FOR PROPER CLEARANCE AND ACCESS. COLOR AND MATERIAL SELECTIONS BY ARCHITECT.

99 POWDER COATED OR FACTORY FINISHED BLACK METAL GUTTER WHERE OCCUR, INCLUDING ALL FLASHING, ATTACHMENT, AND CONCEALED FASTENERS. WRAPPED IN HEAT TAPE AT EVERY ROOF TO DOWNSPOUT CONDITION

STATE OF UTAH
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No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

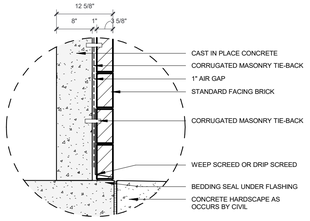
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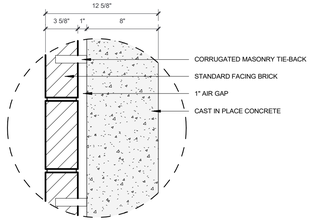
modern OUTWEST

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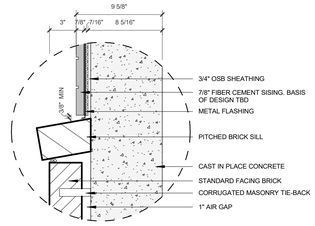
STUDIO CROSSING MIXED USE
A105 NORTH ROOF OVER TOPO



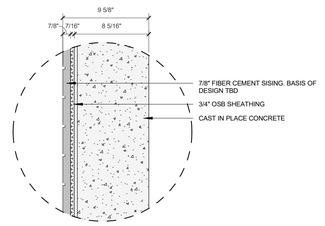
E1 ENCLOSURE WALL @ BASE
3/4" = 1'-0"



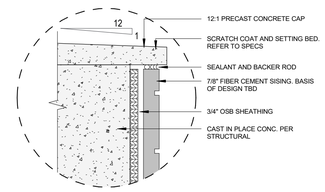
E2 ENCLOSURE MASONRY WALL
1 1/2" = 1'-0"



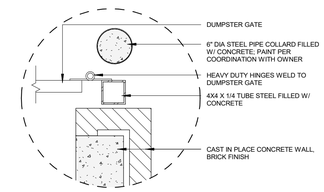
E3 MASONRY/SIDING TRANS.
1 1/2" = 1'-0"



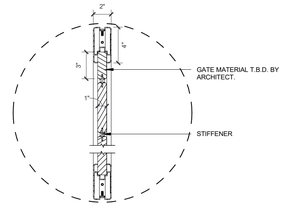
E4 ENCLOSURE SIDING WALL
1 1/2" = 1'-0"



E5 ENCLOSURE WALL @ CAP
3" = 1'-0"



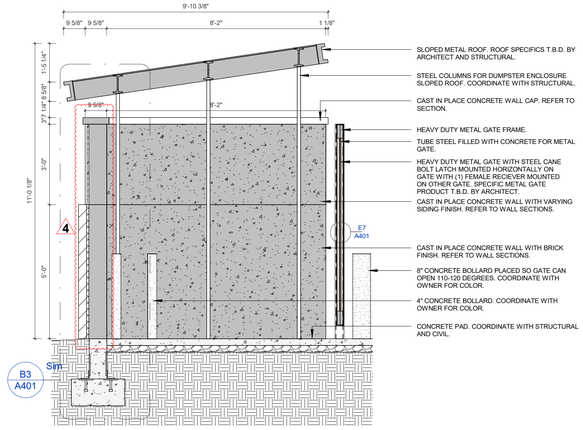
E6 ENCLOSURE DOOR HINGE
1" = 1'-0"



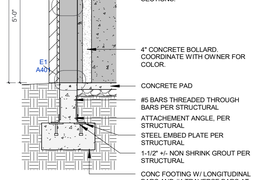
E7 ENCLOSURE DOOR SECTION
1 1/2" = 1'-0"

E

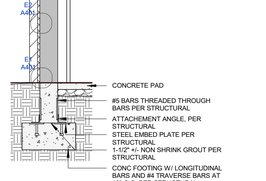
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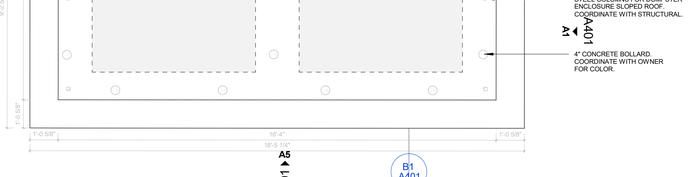
B1 ENCLOSURE SECTION
3/8" = 1'-0"



B3 ENCLOSURE WALL SECTION A
3/8" = 1'-0"

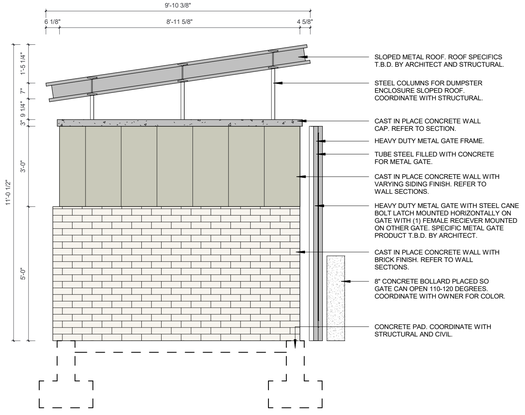


B4 ENCLOSURE WALL SECTION B
3/8" = 1'-0"

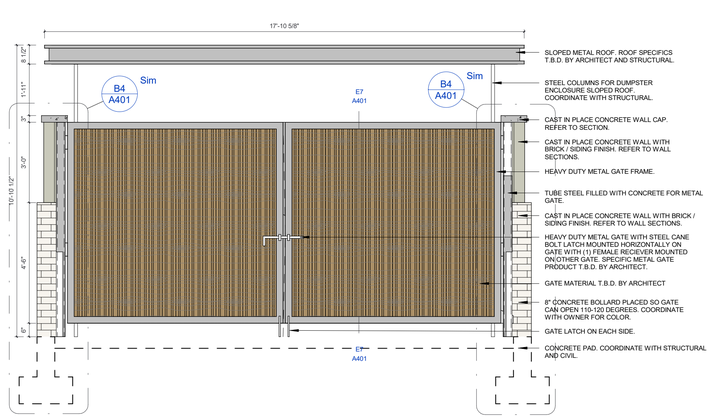


B5 DUMPSTER ENCLOSURE PLAN TYP.
3/8" = 1'-0"

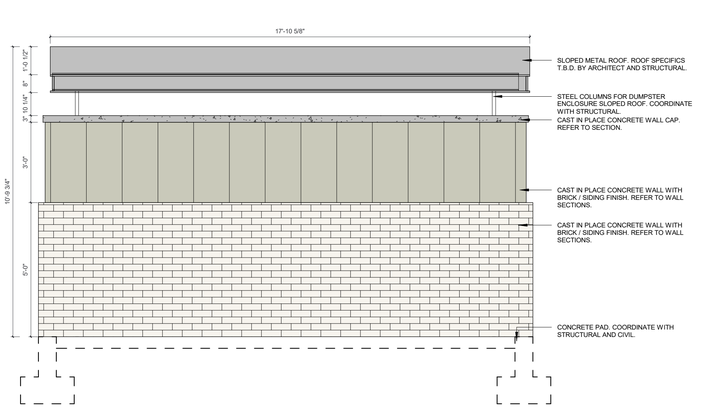
B



A1 ENCLOSURE ELEVATION - SIDE
3/8" = 1'-0"



A3 ENCLOSURE ELEVATION - FRONT
3/8" = 1'-0"



A5 ENCLOSURE ELEVATION - BACK
3/8" = 1'-0"

A

STATE OF UTAH
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4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023

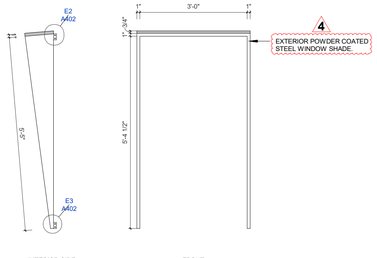
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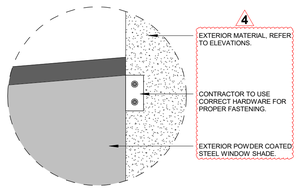
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STUDIO CROSSING MIXED USE

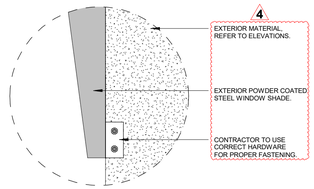
A401 DUMPSTER ENCLOSURE



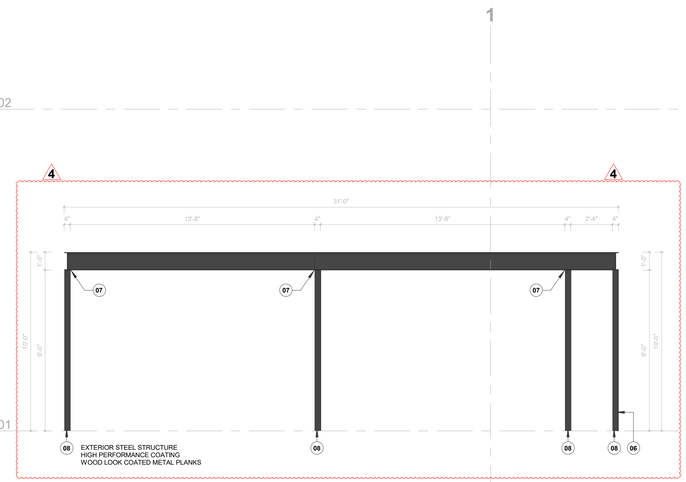
E1 WINDOW SHADE
1/2" = 1'-0"



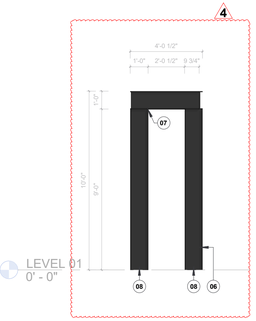
E2 WINDOW SHADE HEAD ATTACH
3" = 1'-0"



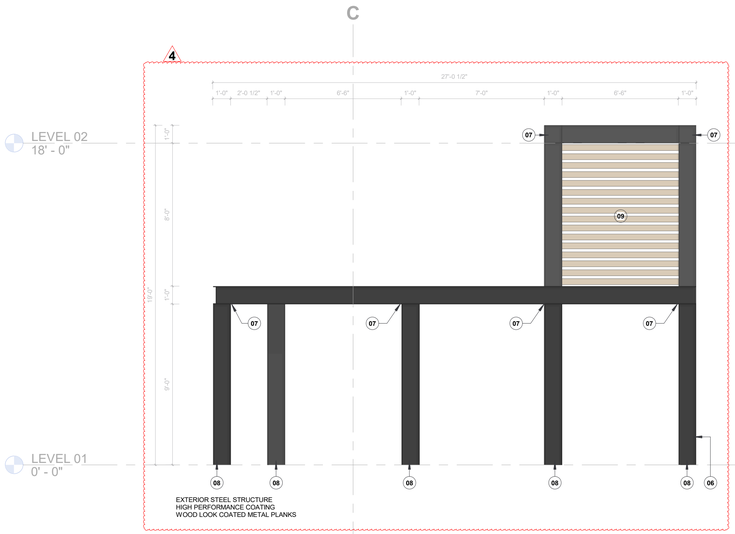
E3 WINDOW SHADE BASE ATTACH
3" = 1'-0"



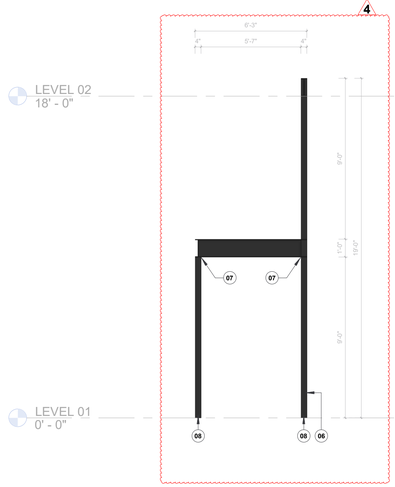
C1 CANOPY ELEVATION A
1/4" = 1'-0"



C3 CANOPY ELEVATION B
1/4" = 1'-0"



C5 CANOPY ELEVATION C
1/4" = 1'-0"



C6 CANOPY ELEVATION D
1/4" = 1'-0"
4

GENERAL NOTES 4

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PLAN NOTES 4

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FINISH NOTES 4

ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE. EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

ELEVATION NOTES 4

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES 4

06	EXTERIOR SEPERATE PAINTED STEEL METAL AWNING STRUCTURE. PROVIDE COMPLETE WORKING COVERED WALKWAY / ROOFING SYSTEM SLOPE TO DRAIN DOWNSPOUT OF SAME COLOR. PAINT COLOR T.B.D. BY ARCHITECT. STEEL BEAM SIZE T.B.D. BY STRUCTURAL.
07	SEE STRUCTURAL FOR STEEL BEAM CONNECTION DETAIL INFORMATION.
08	SEE STRUCTURAL DRAWINGS FOR FOOTING INFORMATION.
09	EXTERIOR WOOD SLATS. MATERIAL AND FINISH T.B.D. BY ARCHITECT.

4

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STUDIO CROSSING MIXED USE
A402 EXTERIOR CANOPY

E

D

C

B

A

TENANT

18" HEIGHT ALUMINUM PAN - CHANNEL LETTERS FOR LIGHTING CAPABILITIES.

2" DEPTH. WHITE OR BLACK PAINTED PER TENANT DECISION.

TEXT BASED ON TENANT DECISION.

EXTERIOR SIGNAGE TYPE B - LIT

TENANT

18" HEIGHT ALUMINUM CHANNEL LETTERS.

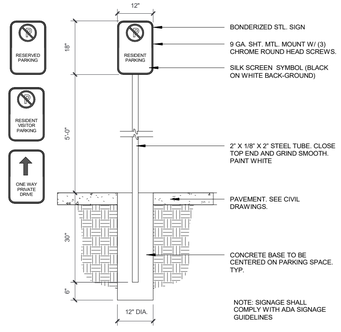
2" DEPTH. WHITE OR BLACK PAINTED PER TENANT DECISION.

TEXT BASED ON TENANT DECISION.

EXTERIOR SIGNAGE TYPE A

A1 EXTERIOR SIGNAGE TYPES

3" = 1'-0"



A3 SITE - TYP SIGN

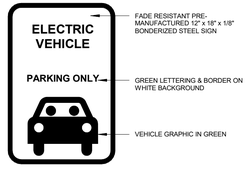
1/2" = 1'-0"

B4 ADA VAN PARKING SIGNAGE

1 1/2" = 1'-0"

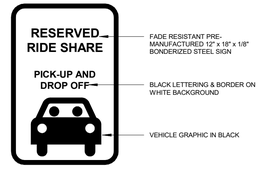
B5 ADA PARKING SIGNAGE

1 1/2" = 1'-0"



A4 ELECTRIC PARKING SIGNAGE

1 1/2" = 1'-0"



A5 FUEL EFFICIENT SIGNAGE

1 1/2" = 1'-0"



No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 11:35:17 AM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Jamie Ohls**
Checked by **Trent Smith**

modern
OUTWEST

Architect **MODERN OUT WEST**
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trent@modernoutwest.com

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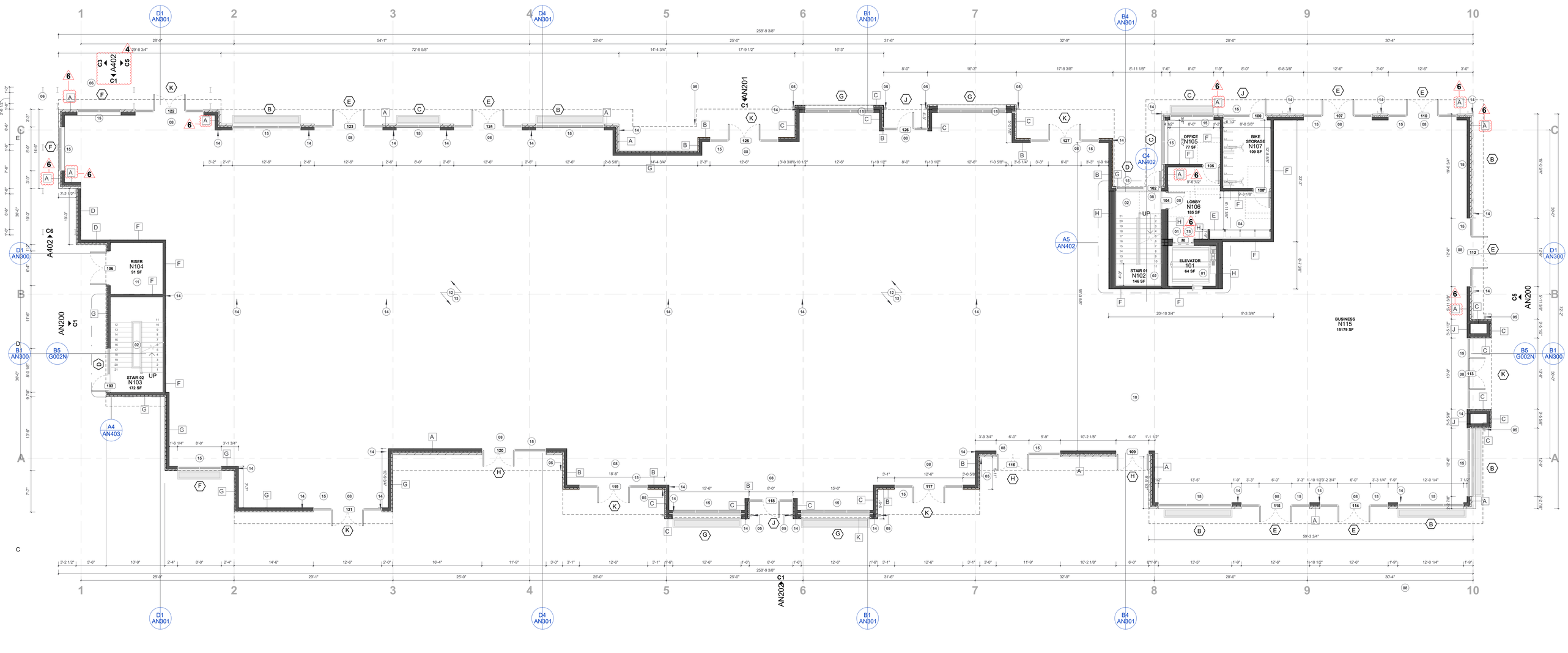
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STUDIO CROSSING MIXED USE

A502 DETAILS - SITE SIGNAGE



A1 NORTH - RETAIL ANNOTATED PLAN

1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 32'

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STATE OF UTAH
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No. 10559221-0301
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06/23/2023

No.	Revision Description	Date
4	Addendum 04	07/14/2023
6	Addendum 06	09/29/2023

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
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Print Date **11/21/2023 11:36:58 AM**
Project Submission **ADDENDUM**
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Drawn by **Kyle Rowbotham**
Checked by **Trent Smith**

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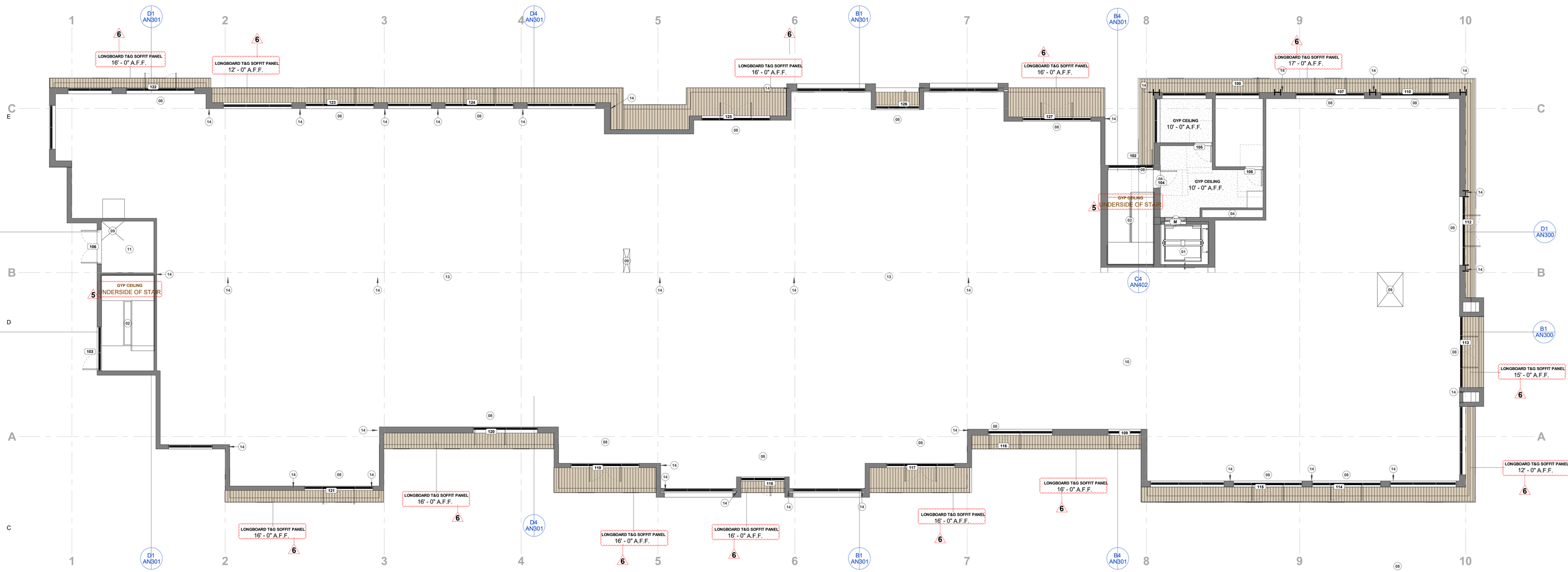
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STUDIO CROSSING MIXED USE
AN111 NORTH - RETAIL ANNOTATED PLAN 6



A1 NORTH - RETAIL RCP

1/8" = 1'-0"

NORTH

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CEILING NOTES

FOR RESIDENTIAL UNIT REFLECTED CEILING PLANS, SEE ENLARGED UNIT PLANS. FOR ADDITIONAL INFORMATION SEE FINISH SCHEDULES, MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER DRAWINGS.

CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.

SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, EXIT SIGNAGE, AND FIRE ALARM DEVICES, ETC. SEE ELECTRICAL FOR LOCATIONS OF WALL MOUNTED EXIT LIGHTS.

CONTRACTOR TO PROVDE FOR FIT AND FINISH FOR ALL CEILINGS. FINISH GYP TO LEVEL 04 AND PREPARE FOR PAINT. SEE FINISH SCHEDULE FOR PAING COLOR. ARCHIETCT TI APPROVE FINISH AND TEST AREA.

COORDINATE PENETRATIONS AND ACCESS PANELS WITH TRADES NOTIFY ARCHITECT OF DISCREPENCIES.

KEYNOTES

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21 NEW GYP. CEILING.

STATE OF UTAH
Howard Trent Smith
No. 10559221-6301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 11:37:04 AM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Kyle Rowbotham**
Checked by **Trent Smith**

modern OUTWEST

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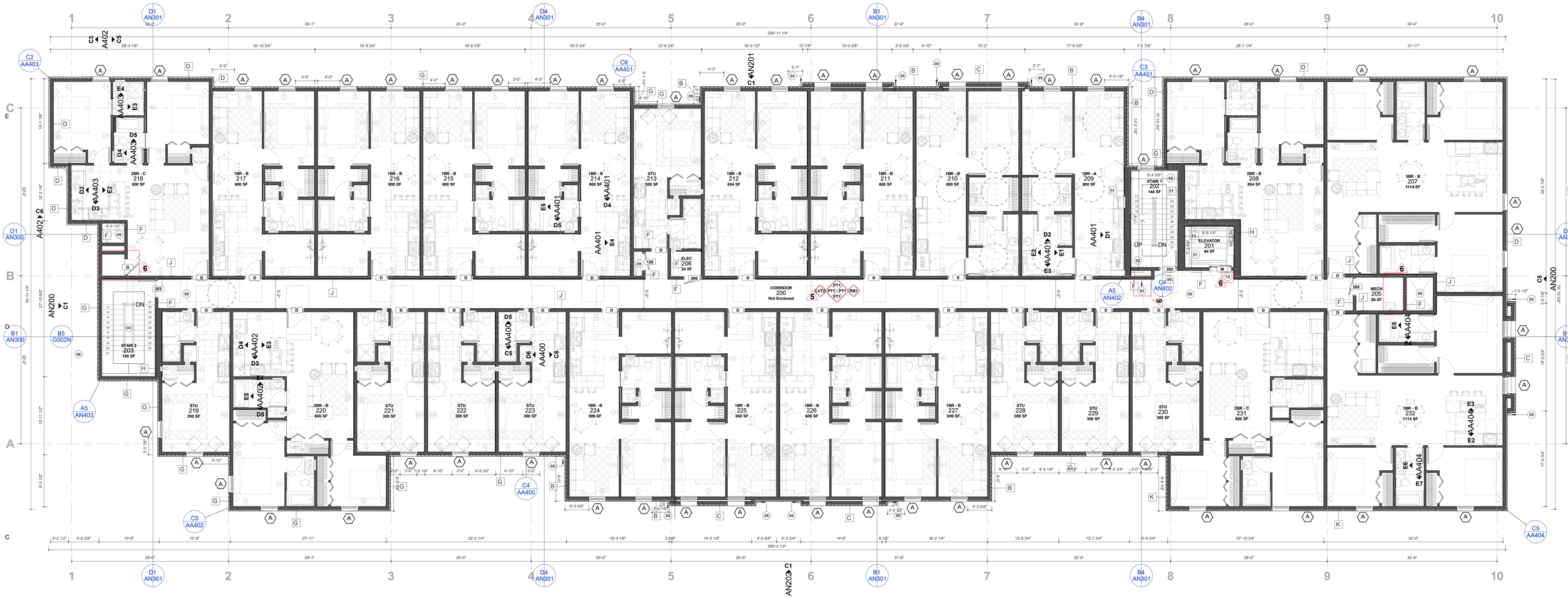
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STUDIO CROSSING MIXED USE
AN113 NORTH - RETAIL RCP



A1 NORTH - LEVEL 02 ANNOTATED PLAN

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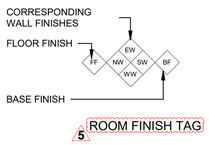
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Client: **CRANDALL CAPITAL**, **4001 Kearns Blvd**, **Park City, UT 84060**

Print Date: **11/21/2023 11:37:16 AM**
Project Submission: **ADDENDUM**
Project Number: **2234**

Drawn by: **Kyle Rowbotham**
Checked by: **Trent Smith**

modern OUTWEST

Architect: **MODERN OUT WEST**, 380 West 400 North, Salt Lake City, UT 84103, trent@modernutwest.com

Structural: **MJ STRUCTURAL**, 5673 S Redwood Rd, Taylorsville, UT 84123, bhaywood@mjstructuralengineers.com

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STUDIO CROSSING MIXED USE
AN121 NORTH - LEVEL 02 ANNOTATED PLAN
6



A1 NORTH - LEVEL 02 RCP

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Print Date	**11/21/2023 11:37:24 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

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OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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STUDIO CROSSING MIXED USE
AN123 NORTH - LEVEL 02 RCP



A1 NORTH - LEVEL 03 ANNOTATED PLAN

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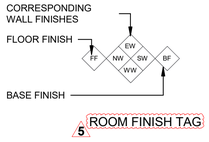
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06 EXTERIOR SEPERATE STEEL METAL AWNING STRUCTURE, PAINTED. PROVIDE COMPLETE WORKING COVERED WALKWAY / ROOFING SYSTEM SLOPE TO DRAIN DOWNSPOUT OF SAME COLOR

07 EXTERIOR CONCRETE STAIR, REFER TO SITEPLANS, INCLUDE POURED AND REINFORCED TREAD NOSING WITH CONCRETE JOINTS FOR SLIP RESISTANCE

08 SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

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15 NEW CURTAINWALL, REFER TO WINDOW ELEVATIONS AND WINDOW SCHEDULE. REFER TO DETAILS.

16 REFER TO ENLARGED UNIT PLANS FOR SPECIFIC UNIT INFORMATION.

73 FIELD MEASURED AND INSTALLED ACCESS LADDER, RUNGS AND LADDER RAILS PER CODE, FACTORY PAINTED IF POSSIBLE TO ENSURE QUALITY FINISH

75 ELEVATOR DOOR AND FRAME INCLUDING CORRIDOR SMOKE CONTAINMENT SYSTEM INSTALLED FLUSH WITH CEILING U.N.O. BASIS OF DESIGN STOBICH ELEVATOR SMOKE CONTAINMENT CURTAIN GX.

93 3' X 4' MECHANICAL ACCESS PANEL WITH LOCK. COORDINATE FINAL LOCATION WITH TRADES

STATE OF UTAH
Howard Trent Smith
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4001 Kearns Blvd
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Drawn by: **Kyle Rowbotham**
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AN131 NORTH - LEVEL 03 ANNOTATED PLAN 6



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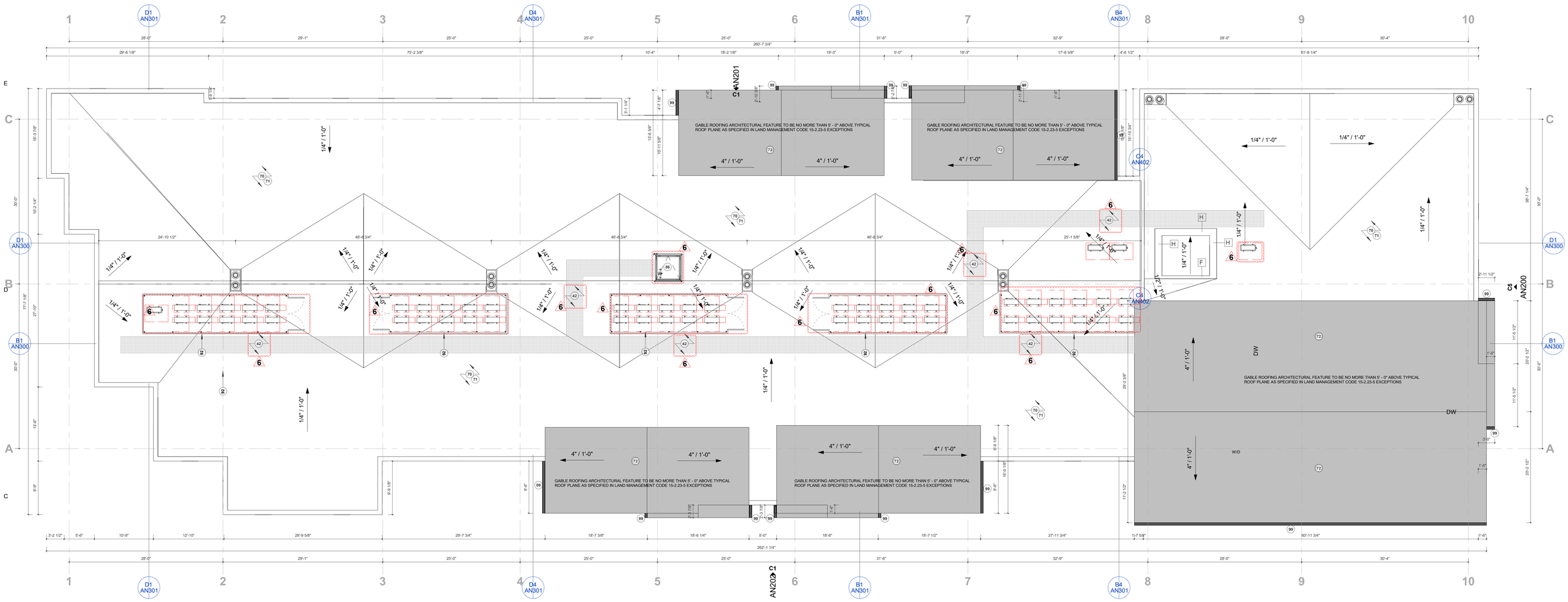
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STUDIO CROSSING MIXED USE
AN133 NORTH - LEVEL 03 RCP
6



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ROOF NOTES

DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE. NOTIFY ARCHITECT, ROOFING MANUFACTURE, INSTALLER, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.

THE ROOFING SUPPLIER, MANUFACTURE AND INSTALLER SHALL REVIEW ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. THE CONTRACTOR IS TO PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. MINIMUM SLOP AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT. DO NOT SCALE PLANS FOR CRICKET DIMENSIONS. ALL CRICKET SLOPES SHALL BE ACHIEVED IN ACCORDANCE WITH ROOFING MANUFACTURES REQUIREMENTS.

PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PREMANUFACTURED CURBS SEPARATE ALL DISSIMILAR METALS WITH BITUMINOUS COATINGS OR OTHER METHODS ACCEPTABLE TO THE ARCHITECT. FLASHING DETAILS SHALL BE IN STRUCT COMPLIANCE APPROVED ROOFING MANUFACTURES STANDARDS FOR APPLICATION AND SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) TECHNICAL MANUAL.

ALL SCUPPERS SHALL BE CONSTRUCTED WITH FOR FULL SIDES, WITH FLANGES THROUGH THE THICKNESS OF THE WALL, FORMING A COMPLETE 'SLEEVE' THROUGH THE WALL, UNLESS DETAILS SHOW OTHERWISE PROVIDE FLASHING PER ROOF MANUFACTURE'S STANDARD DETAILS AT ALL ELECTRICAL CONDUIT, HVAC LINES, ETC.

THE CONTRACTOR AND ALL SUBTRADES SHALL EXERCISE THE NECESSARY CARETO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANE REFER TO CIVIL DRAWINGS FOR SPLASH BLOCKS & TRENCH DRAINS PROVIDE WALKWAYS PADS AT EACH MECHANICAL UNIT & ROOF HATCH.

KEYNOTES

6

42	WALKING MATS FOR ACCESS TO ROOF MECHANICAL EQUIPMENT
70	CONTRACTOR TO FOLLOW MANUFACTURERS GUIDELINES FOR ROOFING MEMBRANE. REFER TO DETAILS.
71	REFER TO / COORDINATE WITH MECHANICAL FOR ON-ROOF MECHANICAL UNITS.
72	NEW METAL SEAM ROOF. REFER TO SECTIONS, AND DETAILS. CONTRACTOR TO ENSURE BUILT ROOF SLOPE MATCHES DRAWINGS.
86	INTEGRATED AND FLASHED ROOF HATCH SINGLE DOOR SYSTEM, SINGLE LEAF. CONTRACTOR TO INSTALL AND PROVIDE ALL FLASHING AND CURB REQUIRED FOR FUNCTIONING AND SAFE ACCESS.
92	CONTRACTOR TO FURNISH AND INSTALL MECHANICAL SCREENS. COORDINATE WITH EQUIPMENT INSTALLATION FOR PROPER CLEARANCE AND ACCESS. COLOR AND MATERIAL SELECTIONS BY ARCHITECT.
99	POWDER COATED OR FACTORY FINISHED BLACK METAL GUTTER WHERE OCCUR, INCLUDING ALL FLASHING, ATTACHMENT, AND CONCEALED FASTENERS. WRAPPED IN HEAT TAPE AT EVERY ROOF TO DOWNSPOUT CONDITION

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Drawn by: **Kyle Rowbotham**
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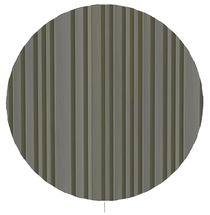
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Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE

AN141 NORTH - ROOF ANNOTATED PLAN

6



M1 STANDING SEAM METAL PANEL

BASIS OF DESIGN: CENTRIA METAL, STANDING SEAM METAL, CONCEPT SERIES: CS-612, CONCEALED FASTENER, 9912 LIGHT SEAWOLF 6



W1 WOOD PANEL 6

BASIS OF DESIGN: LONGBOARD WOOD SIDING, 4" TONGUE IN GROOVE V-GROOVE PLANKS, LIGHT NATIONAL WALNUT LNW, PRECISION TRIM PACKAGE



P1 STUCCO 6

BASIS OF DESIGN: STUCCO, DRYVIT, TEXTURE: FREESTYLEMATCH FINICKY

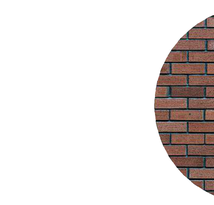


C1 NORTH - WEST ELEVATION

1/8" = 1'-0"

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

0' 4' 8' 16' 32'



B1 BRICK

BASIS OF DESIGN: INTERSTATE STANDARD BRICK IN PARK ROSE, CONTRACTOR TO PRODUCE FULL SCALE MOCKUP AND ENSURE AS FEW BATCHES AS POSSIBLE.



W1 WOOD PANEL 6

BASIS OF DESIGN: LONGBOARD WOOD SIDING, 4" TONGUE IN GROOVE V-GROOVE PLANKS, LIGHT NATIONAL WALNUT LNW, PRECISION TRIM PACKAGE



B2 BRICK

BASIS OF DESIGN: INTERSTATE STANDARD BRICK IN COAL, CONTRACTOR TO PRODUCE FULL SCALE MOCKUP AND ENSURE AS FEW BATCHES AS POSSIBLE. 6



C5 NORTH - EAST ELEVATION

1/8" = 1'-0"

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

0' 4' 8' 16' 32'

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVISES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

ELECTRICAL NOTES

THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.

THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.

ELEVATION NOTES

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES

12 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALL, REFER TO STRUCTURAL.

14 NEW EXPOSED STRUCTURAL STEEL W-FLANGE COLUMNS. REFER TO STRUCTURAL.

15 NEW STOREFRONT. REFER TO WINDOW ELEVATIONS AND WINDOW SCHEDULE. REFER TO DETAILS. 6

30 EXTERIOR STRUCTURAL STEEL METAL STRUCTURE, PAINTED WITH WEATHER RESISTENT EPOXY PAINT. SEE SHEET 509 FOR ELEVATIONS AND DIMENSIONS.

32 POWDER COATED OR FACTORY FINISHED BLACK METAL DOWNSPOUTS WHERE OCCUR, INCLUDING ALL FLASHING, ATTACHMENT, AND CONCEALED FASTENERS. WRAPPED IN HEAT TAPE AT EVERY ROOF TO DOWNSPOUT CONDITION 5

33 ROOF MECHANICAL ACCESS DOOR INCLUDING APPROPRIATE ROOF STEP, FLASHING, AND MEMBRANE TIE-IN. INCLUDE PANIC FUNCTION HARDWARE ON OUTSIDE, WEATHER SEALED AND KEY-ONLY LEVER FUNCTION ON INTERIOR.

34 ARCHITECTURAL PARAPET CAP BREAKMETAL IN 8'-0" SEAMED CONNECTION SECTIONS OR LONGER, CONTINUOUS TERMINATION BAR AND MEMBRANE FLASHING TIE-IN. COORDINATE WITH ARCHITECT ON FINAL DETAIL.

35 POWDER COATED, MECHANICALLY FASTENTED AND FULLY FLASHED BLACK STEEL ANGLED WINDOW COVERS AS PART OF WINDOW FLASHING. SEE DETAILS FOR ATTACHMENT

36 BLACK STEEL ROOF SNOW GUARDS AT ALL SEAMED METAL ROOF CONDITIONS WITH GABLE OR PITCHES GREATER THAN 2:12 SLOPE. PROVIDE GUARDS AT 4'-0" INCREMENTS PERPENDICULAR TO ROOF SLOPE. PROVIDE GUARD RAILS, NOT CLEATS ONLY.

37 NEW ARCHITECTURAL METAL LOUVER WINDOW.

38 NEW EXTERIOR WOOD SIDING TO MATCH WOOOD PANEL W1.

39 NEW BACKLIT ALUMINUM CHANNEL LETTERING SIGNAGE PER TENANT. COORDINATE WITH OWNER AND TENANT FOR EXACT LOCATION, DESIGN, AND LIGHTING PREFERENCES. COORDINATE WITH ELECTRICAL.

94 MANUFACTURED PLANTER BOX. SEE LANDSCAPE DRAWINGS. 6

5 6

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:38:00 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominionenj.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

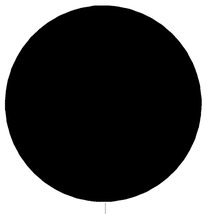
STUDIO CROSSING MIXED USE
AN200 NORTH - BUILDING ELEVATIONS



B2 **BRICK**

BASIS OF DESIGN: INTERSTATE STANDARD BRICK IN COAL. CONTRACTOR TO PRODUCE FULL SCALE MOCKUP AND ENSURE AS FEW BATCHES AS POSSIBLE.

6



ST **STEEL** 6

BASIS OF DESIGN: MISC EXPOSED STRUCTURAL AND DECORATIVE STEEL, MULTIPLE MANUFACTURER, FABRICATED EXTERIOR AWNINGS AND MISC FLASHING, MATCH ALUMINUM DARK BRONZE, PROVIDE COLOR FINISH SAMPLE PRIOR TO FABRICATION



M2 **CORRUGATED METAL**

BASIS OF DESIGN: CENTRIA METAL, CORRUGATED METAL PANEL, INSTALLED HORIZONTALLY. PROFILE: ECONOLAP 3/4". 156 COLONIAL RED

6



W1 **WOOD PANEL** 6

BASIS OF DESIGN: LONGBOARD WOOD SIDING. 4" TONGUE IN GROOVE V-GROOVE PLANKS, LIGHT NATIONAL WALNUT LNW, PRECISION TRIM PACKAGE



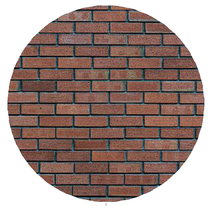
G1 **GLASS**

BASIS OF DESIGN: SOLARBAN 70 OPTIGRAY COLOR IN DARK BRONZE VINYL FRAME AT ALL WINDOWS, ALUMINUM STOREFRONT KAWNEER 451 AT ALL ENTRANCES



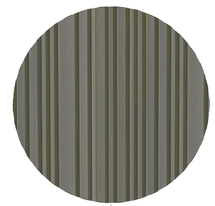
P1 **STUCCO** 6

BASIS OF DESIGN: STUCCO, DRYVIT, TEXTURE: FREESTYLEMATCH FINICKY



B1 **BRICK**

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M1 **STANDING SEAM METAL PANEL**

BASIS OF DESIGN: CENTRIA METAL, STANDING SEAM METAL, CONCEPT SERIES: CS-612, CONCEALED FASTENER, 9912 LIGHT SEAWOLF

6



C1 NORTH - NORTH ELEVATION

1/8" = 1'-0"

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

0' 4' 8' 16' 32'

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5

ELEVATION NOTES

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KEYNOTES

12 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALL. REFER TO STRUCTURAL.

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15 NEW STOREFRONT. REFER TO WINDOW ELEVATIONS AND WINDOW SCHEDULE. REFER TO DETAILS. 6

30 EXTERIOR STRUCTURAL STEEL METAL STRUCTURE, PAINTED WITH WEATHER RESISTENT EPOXY PAINT. SEE SHEET 509 FOR ELEVATIONS AND DIMENSIONS.

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94 ~~MANUFACTURED PLANTER BOX. SEE LANDSCAPE~~ DRAWINGS. 6

5

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

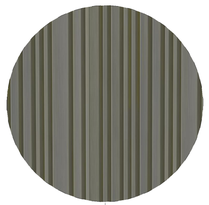
No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:38:27 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AN201 NORTH - BUILDING ELEVATIONS



M1 **STANDING SEAM METAL PANEL** 6

BASIS OF DESIGN: CENTRIA METAL, STANDING SEAM METAL, CONCEPT SERIES: CS-612, CONCEALED FASTENER, 9912 LIGHT SEAWOLF



P1 **STUCCO** 6

BASIS OF DESIGN: STUCCO, DRYVIT, TEXTURE: FREESTYLEMATCH FINIGKY



C1 **CONCRETE**

BASIS OF DESIGN: PORTLAND CEMENT BOARD FORM CONCRETE, CONTRACTOR TO PRODUCE FULL SCALE MOCKUP AND ENSURE AS FEW BATCHES AS POSSIBLE.



M2 **CORRUGATED METAL**

BASIS OF DESIGN: CENTRIA METAL, CORRUGATED METAL PANEL, INSTALLED HORIZONTALLY, PROFILE: ECONOLAP 3/4", 156 COLONIAL RED 6



W1 **WOOD PANEL** 6

BASIS OF DESIGN: LONGBOARD WOOD SIDING, 4" TONGUE IN GROVE V-GROOVE PLANKS, LIGHT NATIONAL WALNUT LNW, PRECISION TRIM PACKAGE



G1 **GLASS**

BASIS OF DESIGN: SOLARBAN 70 OPTIGRAY COLOR IN DARK BRONZE VINYL FRAME AT ALL WINDOWS. ALUMINUM STOREFRONT KAWNEER 451 AT ALL ENTRANCES

S1 5 **SIDING** 6

BASIS OF DESIGN: JAMES HARDIE, ARTISAN SHIPLAP SIDING. COBBLE STONE



C1 NORTH - SOUTH ELEVATION

1/8" = 1'-0"

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

0' 4' 8' 16' 32'

GENERAL NOTES

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DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVISES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

ELECTRICAL NOTES

THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.

THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.

5

ELEVATION NOTES

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES

12 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALL, REFER TO STRUCTURAL.

14 NEW EXPOSED STRUCTURAL STEEL W-FLANGE COLUMNS. REFER TO STRUCTURAL.

15 NEW STOREFRONT. REFER TO WINDOW ELEVATIONS AND WINDOW SCHEDULE. REFER TO DETAILS. 6

30 EXTERIOR STRUCTURAL STEEL METAL STRUCTURE, PAINTED WITH WEATHER RESISTENT EPOXY PAINT. SEE SHEET 509 FOR ELEVATIONS AND DIMENSIONS.

32 POWDER COATED OR FACTORY FINISHED BLACK METAL DOWNSPOUTS WHERE OCCUR, INCLUDING ALL FLASHING, ATTACHMENT, AND CONCEALED FASTENERS. WRAPPED IN HEAT TAPE AT EVERY ROOF TO DOWNSPOUT CONDITION 5

33 ROOF MECHANICAL ACCESS DOOR INCLUDING APPROPRIATE ROOF STEP, FLASHING, AND MEMBRANE TIE-IN. INCLUDE PANIC FUNCTION HARDWARE ON OUTSIDE, WEATHER SEALED AND KEY-ONLY LEVER FUNCTION ON INTERIOR.

34 ARCHITECTURAL PARAPET CAP BREAKMETAL IN 8'-0" SEAMED CONNECTION SECTIONS OR LONGER, CONTINUOUS TERMINATION BAR AND MEMBRANE FLASHING TIE-IN. COORDINATE WITH ARCHITECT ON FINAL DETAIL.

35 POWDER COATED, MECHANICALLY FASTENTED AND FULLY FLASHED BLACK STEEL ANGLED WINDOW COVERS AS PART OF WINDOW FLASHING. SEE DETAILS FOR ATTACHMENT

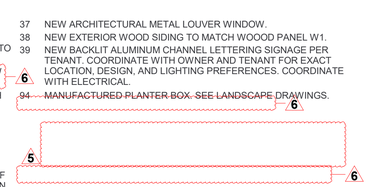
36 BLACK STEEL ROOF SNOW GUARDS AT ALL SEAMED METAL ROOF CONDITIONS WITH GABLE OR PITCHES GREATER THAN 2:12 SLOPE. PROVIDE GUARDS AT 4'-0" INCREMENTS PERPENDICULAR TO ROOF SLOPE. PROVIDE GUARD RAILS, NOT CLEATS ONLY.

37 NEW ARCHITECTURAL METAL LOUVER WINDOW.

38 NEW EXTERIOR WOOD SIDING TO MATCH WOOOD PANEL W1.

39 NEW BACKLIT ALUMINUM CHANNEL LETTERING SIGNAGE PER TENANT. COORDINATE WITH OWNER AND TENANT FOR EXACT LOCATION, DESIGN, AND LIGHTING PREFERENCES. COORDINATE WITH ELECTRICAL.

94 MANUFACTURED PLANTER BOX. SEE LANDSCAPE DRAWINGS. 6



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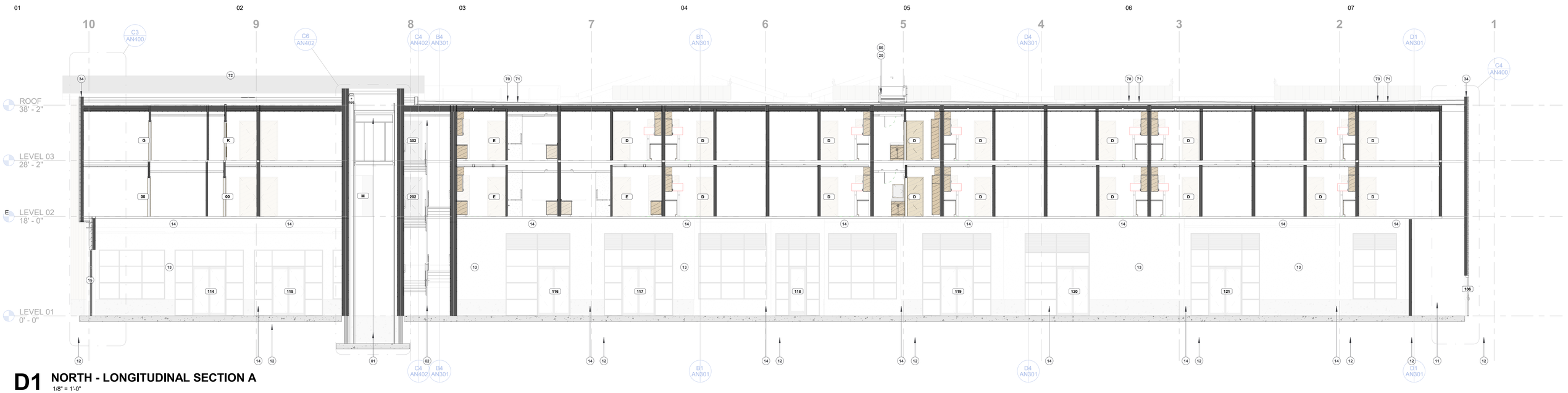
No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:39:05 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

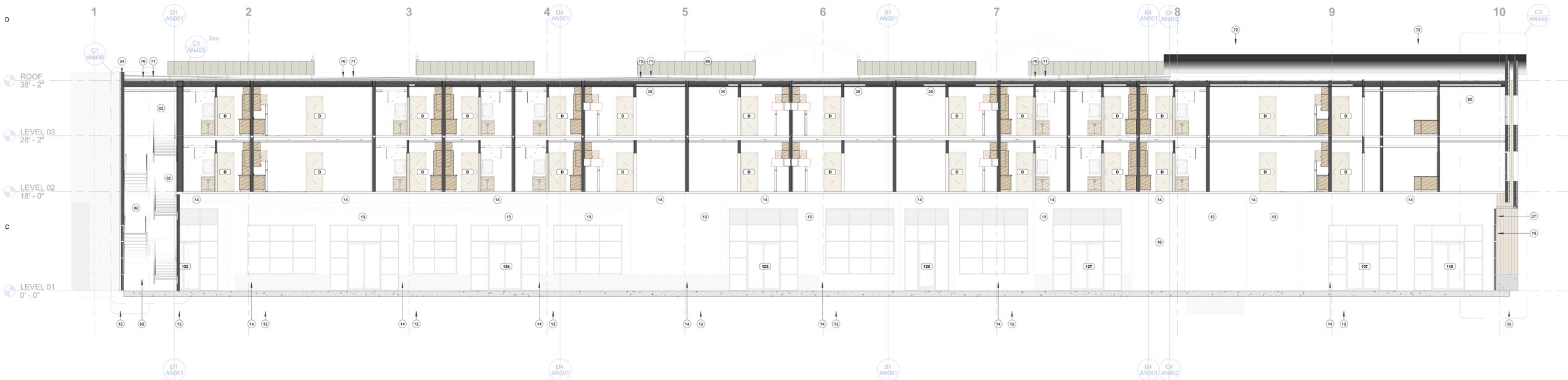
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AN202 NORTH - BUILDING ELEVATIONS



D1 NORTH - LONGITUDINAL SECTION A

1/8" = 1'-0"



B1 NORTH - LONGITUDINAL SECTION B

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B

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A

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

0' 4' 8' 16' 32'

STATE OF UTAH
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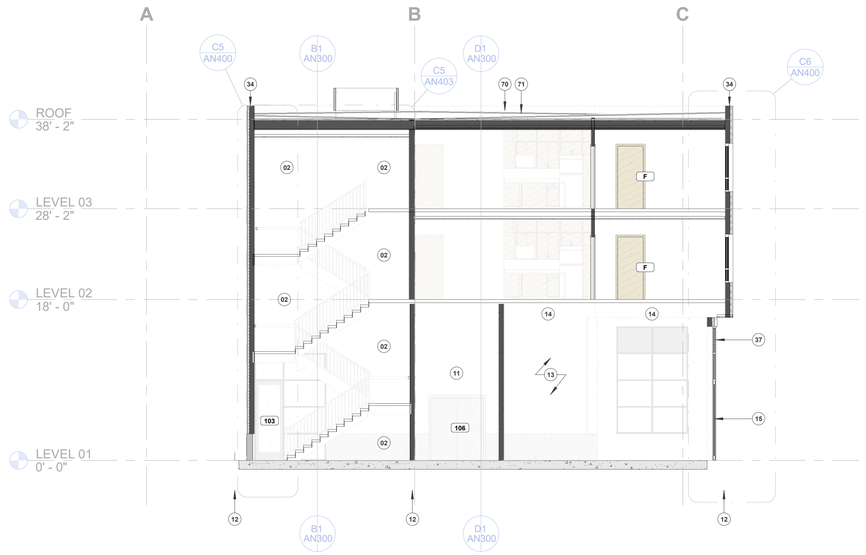
No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
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Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

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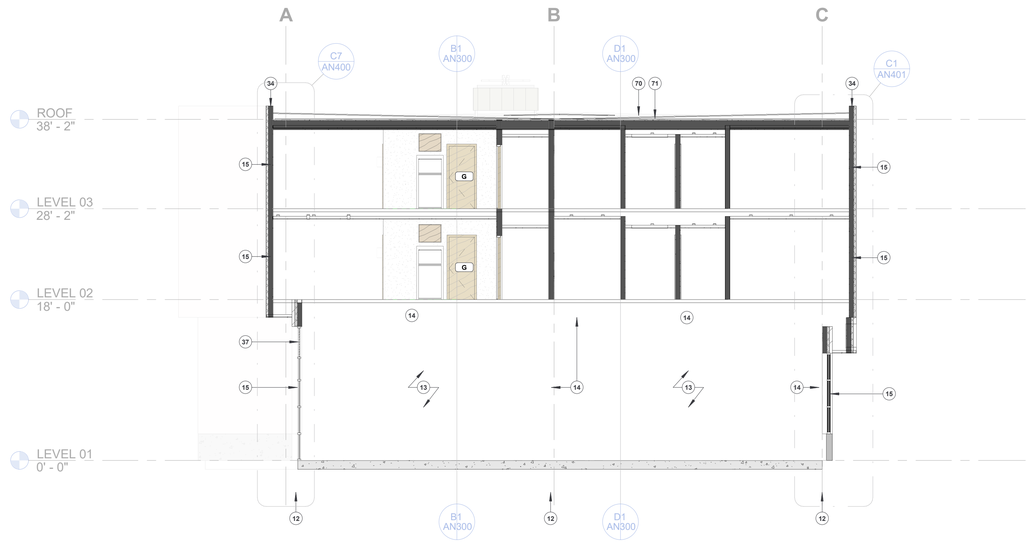
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STUDIO CROSSING MIXED USE
AN300 NORTH - BUILDING SECTIONS
6



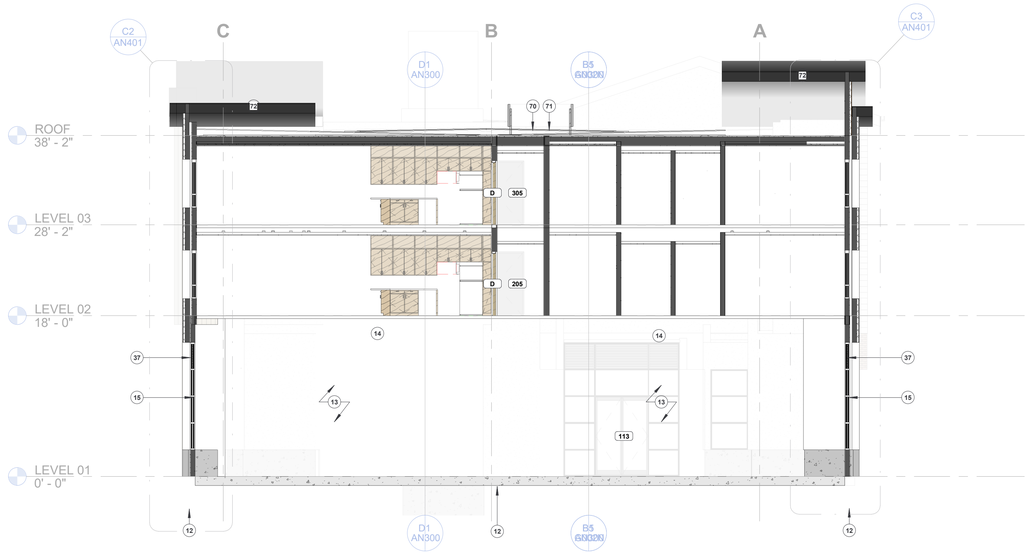
D1 NORTH - TRANSVERSE SECTION A

1/8" = 1'-0"



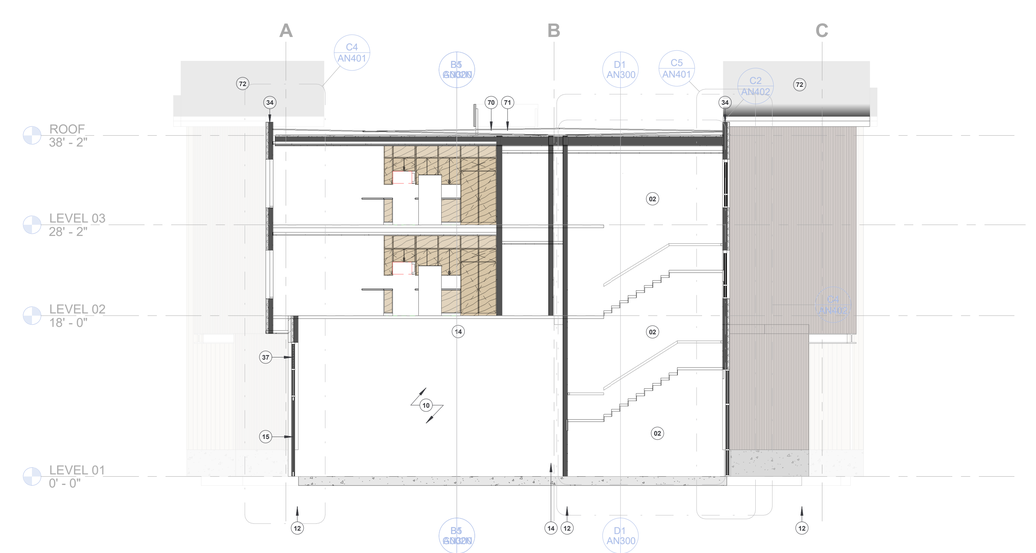
D4 NORTH - TRANSVERSE SECTION B

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B1 TRANSVERSE SECTION C

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B4 TRANSVERSE SECTION D

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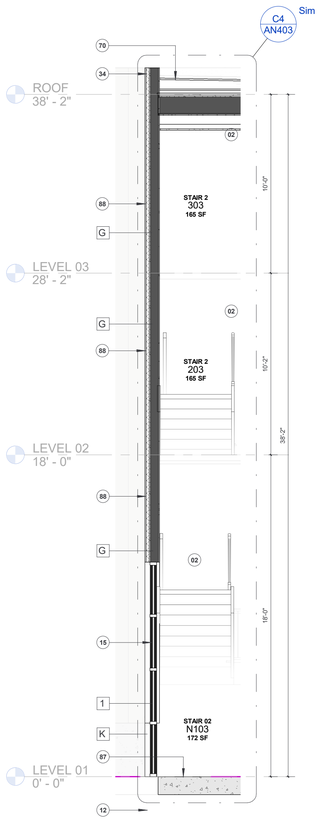
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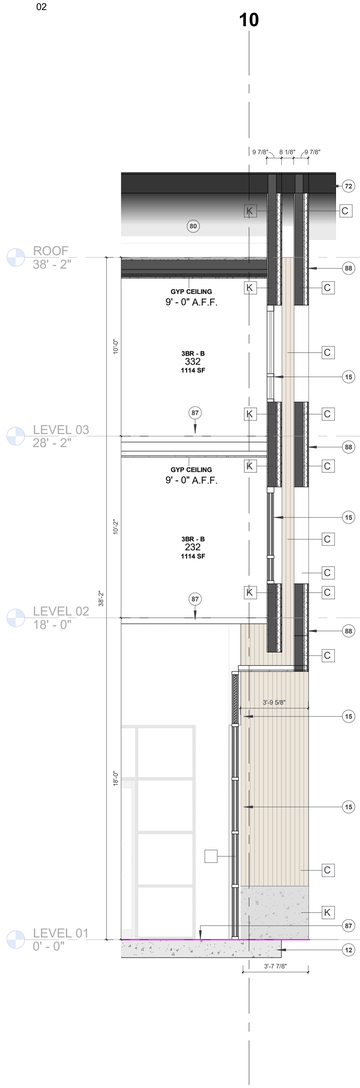
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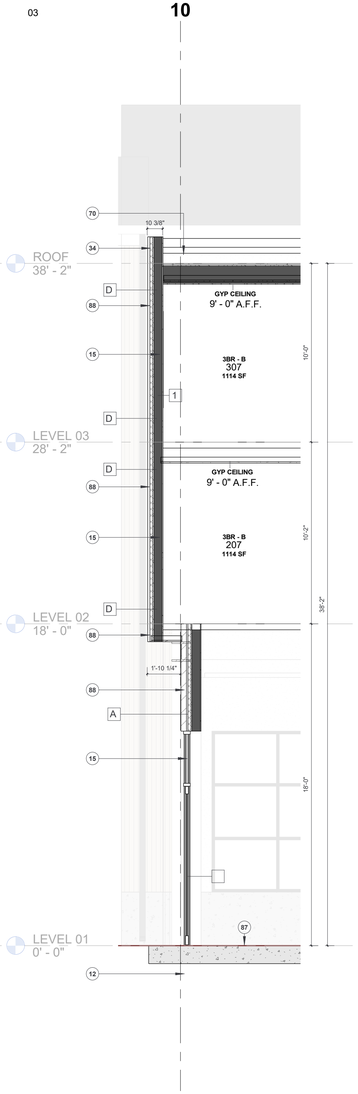
modern OUTWEST

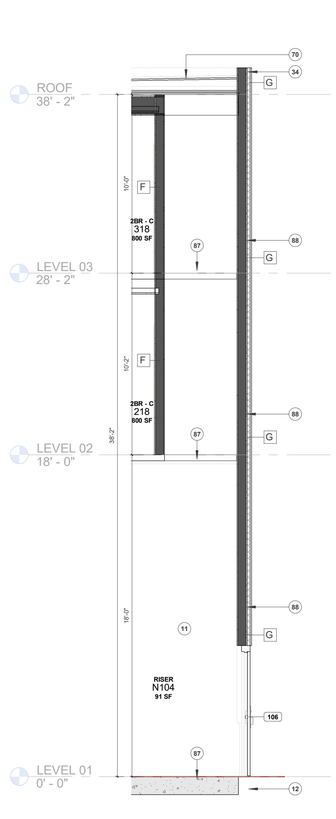
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

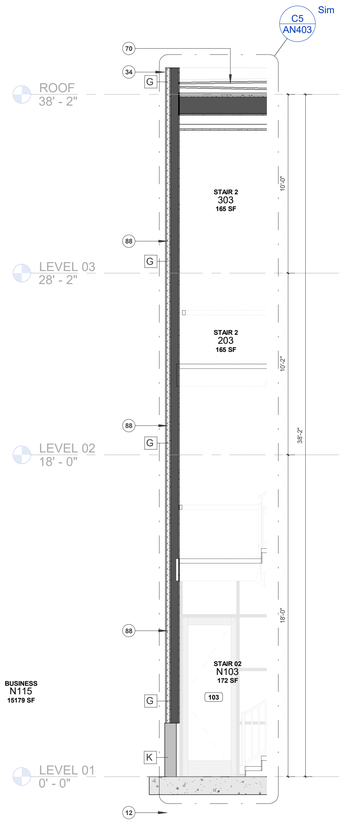
STUDIO CROSSING MIXED USE
AN301 NORTH - BUILDING SECTIONS

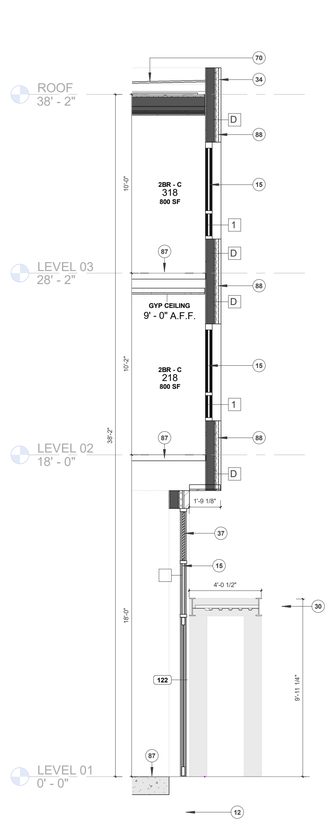


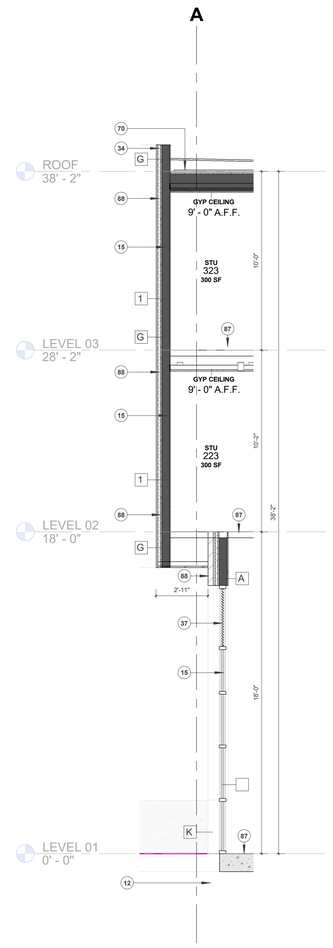












C1 WALL SECTION A
1/4" = 1'-0"

C2 WALL SECTION B
1/4" = 1'-0"

C3 WALL SECTION C
1/4" = 1'-0"

C4 WALL SECTION D
1/4" = 1'-0"

C5 WALL SECTION E
1/4" = 1'-0"

C6 WALL SECTION F
1/4" = 1'-0"

C7 WALL SECTION G
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SCALE: 1/8" = 1' - 0"

0' 4' 8' 16' 32'

GENERAL NOTES

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FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FINISH NOTES

SEE SHEET A600 FOR FURTHER DETAILS REGARDING FINISH OF INTERIOR SPACES. REFER TO SHEET A500 FOR ALL BACKING DETAILS, BACKING TO BE PROVIDED AT ALL TV LOCATIONS, AND AT EXISTING WALL LOCATION GYP PATCH/REPAIR/PAINT TO BE INCLUDED AT TIME OF BID.

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KEYNOTES

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STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 11:39:45 AM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Author**
Checked by **Checker**

modern OUTWEST

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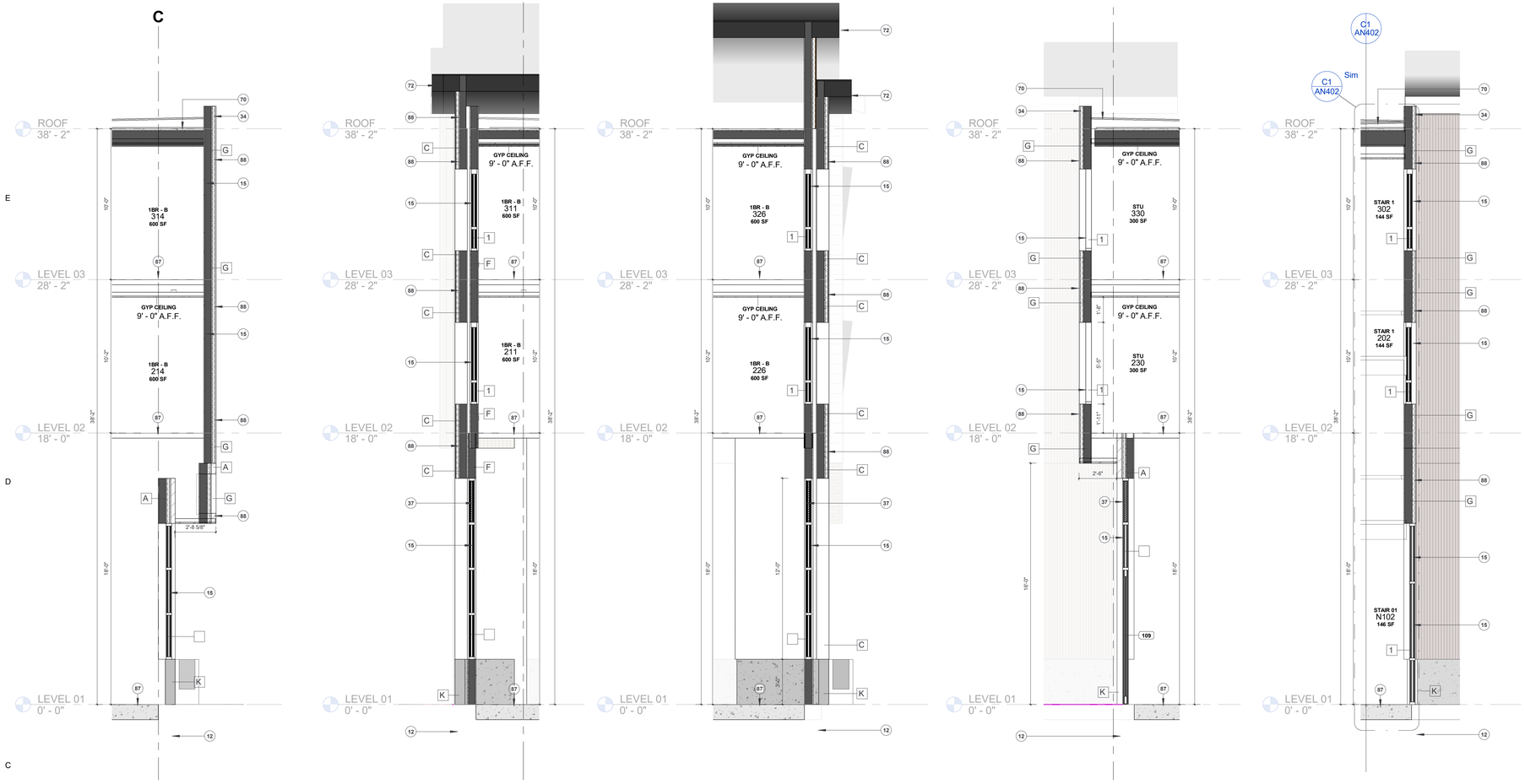
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Landscape **GREAT BASIN ENGINEERING**
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jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AN400 NORTH - WALL SECTIONS

6



C1 WALL SECTION H
1/4" = 1'-0"

C2 WALL SECTION J
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C3 WALL SECTION K
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C4 WALL SECTION L
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C5 WALL SECTION M
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STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

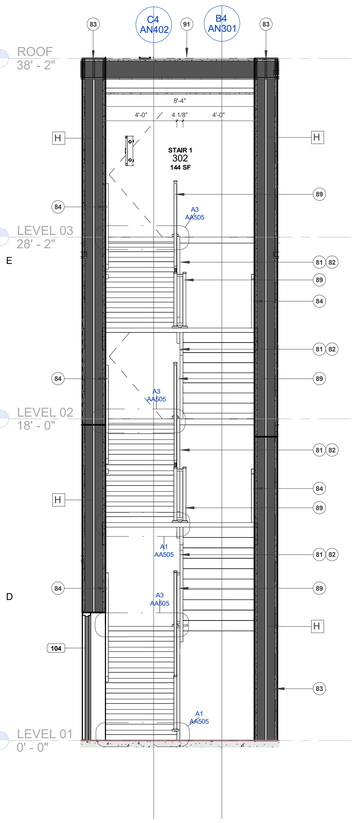
No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:39:56 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Author**
Checked by	**Checker**

modern OUTWEST

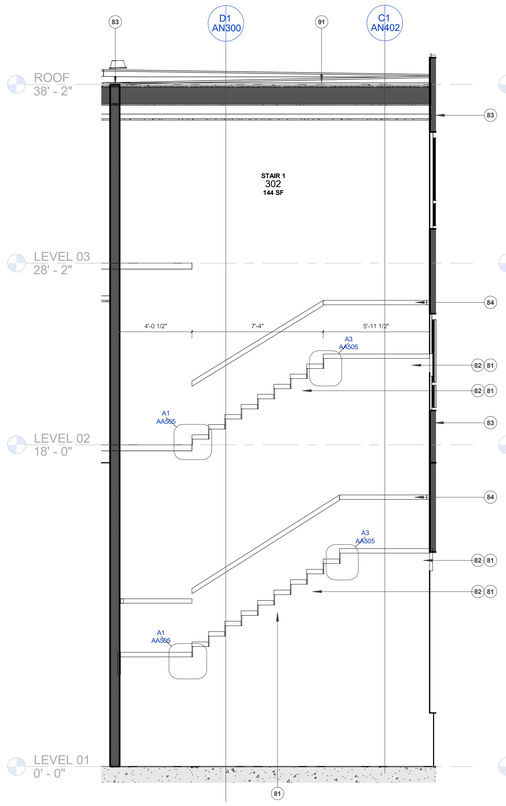
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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STUDIO CROSSING MIXED USE
AN401 NORTH - WALL SECTIONS
6



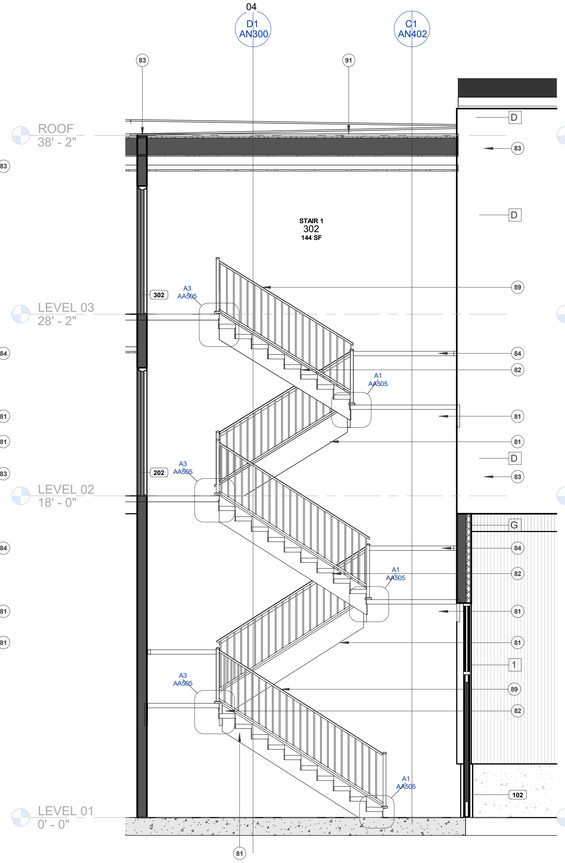
C1 STAIR 1 SECTION A

1/4" = 1'-0"



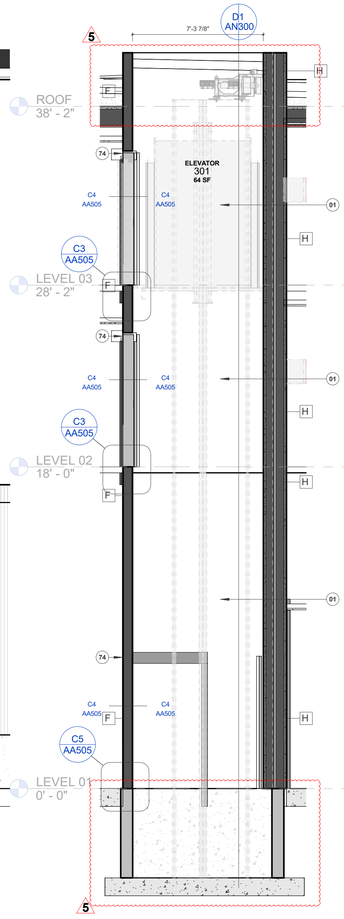
C2 STAIR 1 SECTION B

1/4" = 1'-0"



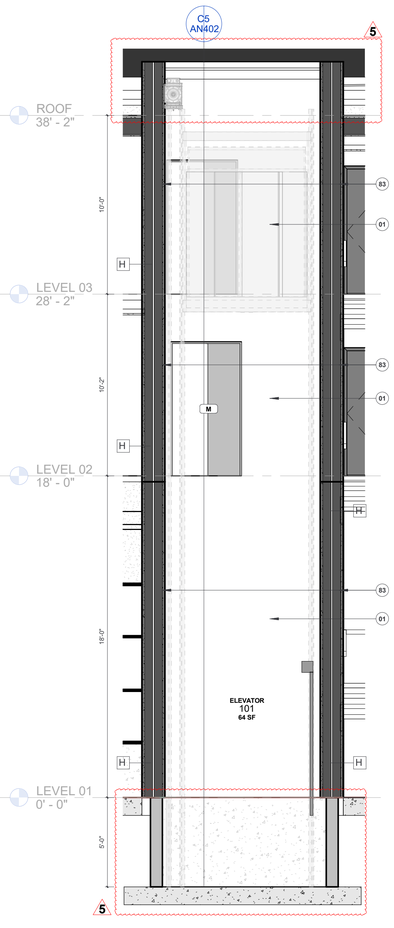
C4 STAIR 1 SECTION C

1/4" = 1'-0"



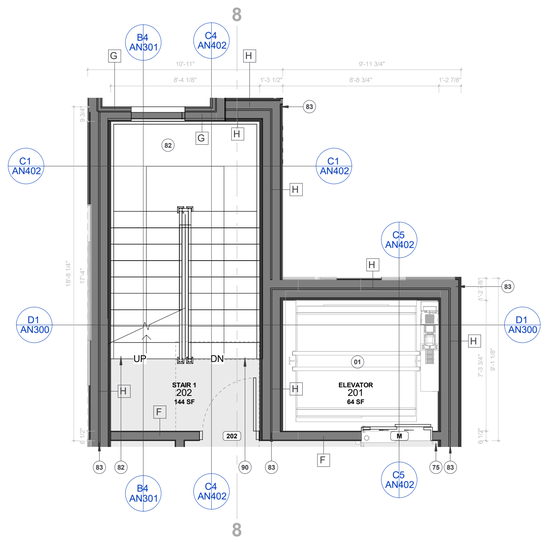
C5 ELEVATOR SECTION

1/4" = 1'-0"



C6 ELEVATOR HOISTWAY SECTION

1/4" = 1'-0"



A5 STAIR 1 AND ELEVATOR PLAN

1/4" = 1'-0"

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ELEVATOR NOTES

CONTRACTOR SHALL CERTIFY THAT ANY ELEVATOR BID WILL FIT INTO THE
SHAFTS AS DESIGNED AND ALL COSTS ASSOCIATED WITH NECESSARY ADJUSTMENTS ARE CAPTURED INTO THE BASE BID AND WILL NOT BE A CHANGE ORDER TO THE OWNER. THIS INCLUDES ANY ADDITIONAL STEEL OR EMBEDED PLATES NEEDED FOR RAIL ATTACHMENTS AND HOIST BEAM CONFIGURATIONS INCLUDING ANY STEEL RAIL SUPPORTS OR ADDTIONAL STRUCTURAL COMPONENTS INSIDE SHAFT WALL.

THIS ALSO INCLUDES ANY ADDED ELEVATOR CONTROL ROOMS (OR CLOSETS) AND ALL ASSOCIATED COMPONENTS OF THOSE CLOSETS WHETHER THEY BE ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL AND ANY REROUTING OF OTHER SYSTEMS TO AVOID THOSE CLOSETS.

AT ALL ELEVATOR SHAFT LOCATIONS AND EQUIPMENT CLOSETS THERE SHALL BE NO CONDUIT, PIPING, DUCTWORK, ETC., THAT IS NOT ASSOCIATED WITH THE ELEVATOR SYSTEM.

KEYNOTES

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41	FIELD MEASURED AND INSTALLED ACCESS LADDER, RUNGS AND LADDER RAILS PER CODE, FACTORY PAINTED IF POSSIBLE TO ENSURE QUALITY FINISH
74	ELEVATOR DOOR AND FRAME INCLUDING CORRIDOR SMOKE CONTAINMENT SYSTEM INSTALLED FLUSH WITH CEILING U.N.O. BASIS OF DESIGN STOBICH ELEVATOR SMOKE CONTAINMENT CURTAIN GX
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81	WOOD STRINGER, SEE STRUCTURAL. FINISH UNDERSIDE OF ALL STAIR STRINGERS AND RUNS WITH SHEETROCK AND PAINTED FINISH
82	WOOD STAIRS, SEE SECTIONS AND DETAILS, FINISH ALL EXPOSED WOOD AT INTERIOR EGRESS STAIR, U.N.O.
83	STANDARD INTEGRAL COLOR SHAFT WALL, PROVIDE COMPLETE FIRE PROOFING FOR ALL PENETRATIONS IN STAIR AND ELEVATOR SHAFTS
84	1 1/2" DIAMETER STEEL PIPE HANDRAIL, CONTINUOUS AND WELDED WHERE NECESSARY, GROUND SMOOTH AND PAINTED CONTINOUS FINISH, COLOR BY ARCHITECT
6 85	STEEL FACTORY PAINTED SECURITY GATE MOUNTED AT 3' HEIGHT, MATCH RAILING PICKET DESIGN AND PROVIDE LOCKING MECHANISM AND LATCH
86	INTEGRATED AND FLASHED ROOF HATCH SINGLE DOOR SYSTEM, SINGLE LEAF. CONTRACTOR TO INSTALL AND PROVIDE ALL FLASHING AND CURB REQUIRED FOR FUNCTIONING AND SAFE ACCESS.
89	1 1/2" DIAMETER STEEL PIPE GUARDRAIL FACTORY PAINTED, FULLY WELDED AND GRIND FOR SMOOTH TRANSITION AT ALL JOINTS, FIELD PATCHED / PAINTED AS NECESSARY
90	FULL ENGTH RUBBER TREAD AND NOSING OVER HARDWOOD TREAD, COORDINATE WITH ARCHITECT FOR FINAL NOSING COLORING AND GRIP TEXTURE
91	LIGHT GRAY SINGLE PLY MEMBRANE ROOFING SYSTEM WITH CONTINUOUS TERMINATION BAR, PROVIDE SLOPED ROOFING INSULATION FOR CRICKETING TO DRAINS AS SHOWN



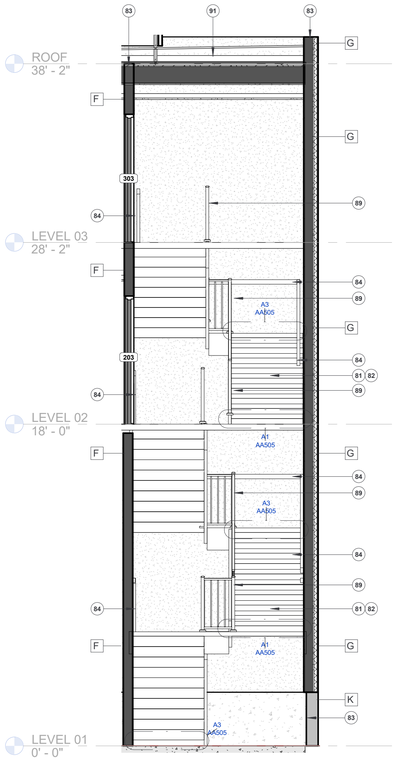
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5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:40:23 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern
OUTWEST

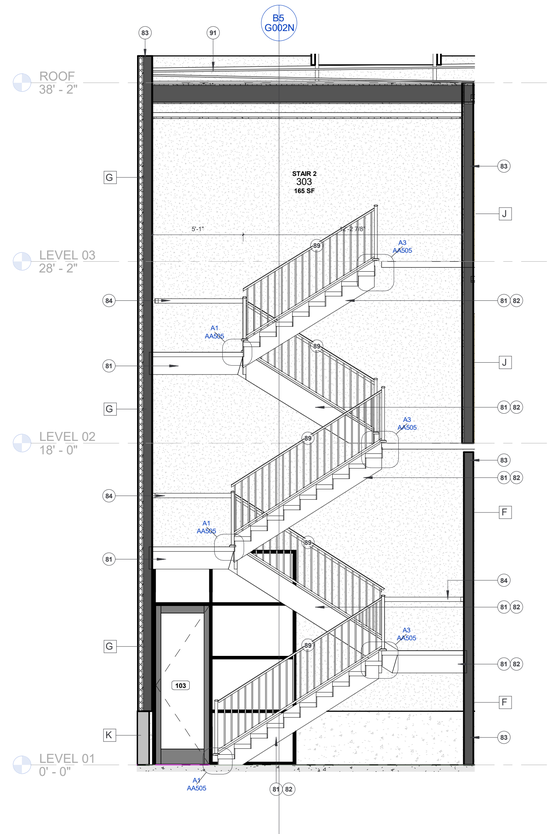
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AN402 NORTH - STAIR 1 & ELEVATOR
6



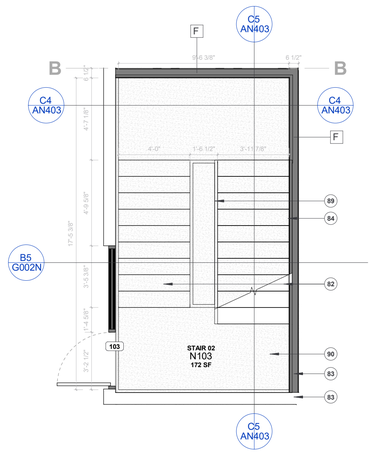
C4 STAIR 2 SECTION A

1/4" = 1'-0"



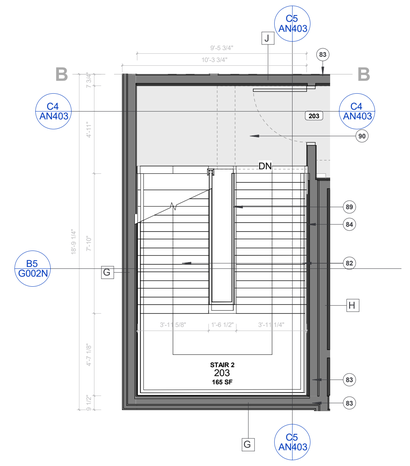
C5 STAIR 2 SECTION B

1/4" = 1'-0"



A4 STAIR 2 - LEVEL 01 PLAN

1/4" = 1'-0"



A5 STAIR 2 - LEVEL 02 - 03 PLAN

1/4" = 1'-0"

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FINISH NOTES

SEE SHEET A600 FOR FURTHER DETAILS REGARDING FINISH OF INTERIOR SPACES. REFER TO SHEET A500 FOR ALL BACKING DETAILS, BACKING TO BE PROVIDED AT ALL TV LOCATIONS, AND AT EXISTING WALL LOCATION GYP PATCH/REPAIR/PAINT TO BE INCLUDED AT TIME OF BID.

CONTRACTOR TO PROVIDE A LIKE-NEW PRODUCT, ALL EXISTING WALL SURFACES NOTED TO RECEIVE NEW PAINT ARE TO BE PATCHED, REPAIRED, SANDED, AND PREPPED FOR NEW PAINT. COORDINATE RESIDENCE WALLS WITH ARCHITECT WHERE REQUIRED, MIN. (1) WALL PER OFFICE TYPICAL U.N.O. ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE.

CONTRACTOR TO PREP FLOOR SURFACE FOR NEW LVT IN ALL ROOMS WHERE NOTED, AND TO PROVIDE LVT PER SPECIFICATIONS INCLUDING RUBBER BASE SIZE AND FINISH AS SPECIFIED.

CONTRACTOR TO COORDINATE WITH OWNER ALL APPLIANCE SELECTIONS PRIOR TO FABRICATION OF MILLWORK TO ENSURE PROPER FIT. IF CONTRACTOR DOES NOT COORDINATE, MILLWORK IS TO BE MODIFIED TO ENSURE FIT AT NO COST TO OWNER.

EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

ELEVATOR NOTES

CONTRACTOR SHALL CERTIFY THAT ANY ELEVATOR BID WILL FIT INTO THE
SHAFTS AS DESIGNED AND ALL COSTS ASSOCIATED WITH NECESSARY ADJUSTMENTS ARE CAPTURED INTO THE BASE BID AND WILL NOT BE A CHANGE ORDER TO THE OWNER. THIS INCLUDES ANY ADDITIONAL STEEL OR EMBEDED PLATES NEEDED FOR RAIL ATTACHMENTS AND HOIST BEAM CONFIGURATIONS INCLUDING ANY STEEL RAIL SUPPORTS OR ADDTIONAL STRUCTURAL COMPONENTS INSIDE SHAFT WALL.

THIS ALSO INCLUDES ANY ADDED ELEVATOR CONTROL ROOMS (OR CLOSETS) AND ALL ASSOCIATED COMPONENTS OF THOSE CLOSETS WHETHER THEY BE ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL AND ANY REROUTING OF OTHER SYSTEMS TO AVOID THOSE CLOSETS.

AT ALL ELEVATOR SHAFT LOCATIONS AND EQUIPMENT CLOSETS THERE SHALL BE NO CONDUIT, PIPING, DUCTWORK, ETC., THAT IS NOT ASSOCIATED WITH THE ELEVATOR SYSTEM.

KEYNOTES

01	NEW HIGH-SPEED PASSENGER ELEVATOR, PROVIDE ALL NECESSARY EQIUPMENT, DRAINAGE, POWER, TO PROVIDE COMPLETE WORKING SYSTEM. PROVIDE FULL INSTALLATION, BALANCE, AND TESTING AS PART OF INSTALLATION AND COMMISSIONING
41	FIELD MEASURED AND INSTALLED ACCESS LADDER, RUNGS AND LADDER RAILS PER CODE, FACTORY PAINTED IF POSSIBLE TO ENSURE QUALITY FINISH
74	ELEVATOR DOOR AND FRAME INCLUDING CORRIDOR SMOKE CONTAINMENT SYSTEM INSTALLED FLUSH WITH CEILING U.N.O. BASIS OF DESIGN STOBICH ELEVATOR SMOKE CONTAINMENT CURTAIN GX.
75	ELEVATOR DOOR AND FRAME INCLUDING CORRIDOR SMOKE CONTAINMENT SYSTEM INSTALLED FLUSH WITH CEILING U.N.O. BASIS OF DESIGN STOBICH ELEVATOR SMOKE CONTAINMENT CURTAIN GX.
81	WOOD STRINGER, SEE STRUCTURAL. FINISH UNDERSIDE OF ALL STAIR STRINGERS AND RUNS WITH SHEETROCK AND PAINTED FINISH
82	WOOD STAIRS, SEE SECTIONS AND DETAILS, FINISH ALL EXPOSED WOOD AT INTERIOR EGRESS STAIR, U.N.O.
83	STANDARD INTEGRAL COLOR SHAFT WALL, PROVIDE COMPLETE FIRE PROOFING FOR ALL PENETRATIONS IN STAIR AND ELEVATOR SHAFTS
84	1 1/2" DIAMETER STEEL PIPE HANDRAIL, CONTINUOUS AND WELDED WHERE NECESSARY, GROUND SMOOTH AND PAINTED CONTINOUS FINISH, COLOR BY ARCHITECT
85	STEEL FACTORY PAINTED SECURITY GATE MOUNTED AT 3' HEIGHT, MATCH RAILING PICKET DESIGN AND PROVIDE LOCKING MECHANISM AND LATCH
86	INTEGRATED AND FLASHED ROOF HATCH SINGLE DOOR SYSTEM, SINGLE LEAF. CONTRACTOR TO INSTALL AND PROVIDE ALL FLASHING AND CURB REQUIRED FOR FUNCTIONING AND SAFE ACCESS.
89	1 1/2" DIAMETER STEEL PIPE GUARDRAIL FACTORY PAINTED, FULLY WELDED AND GRIND FOR SMOOTH TRANSITION AT ALL JOINTS, FIELD PATCHED / PAINTED AS NECESSARY
90	FULL ENGTH RUBBER TREAD AND NOSING OVER HARDWOOD TREAD, COORDINATE WITH ARCHITECT FOR FINAL NOSING COLORING AND GRIP TEXTURE
91	LIGHT GRAY SINGLE PLY MEMBRANE ROOFING SYSTEM WITH CONTINUOUS TERMINATION BAR, PROVIDE SLOPED ROOFING INSULATION FOR CRICKETING TO DRAINS AS SHOWN

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

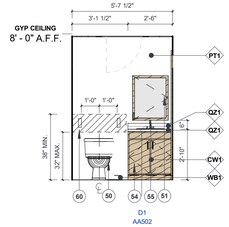
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6	Addendum 06	09/29/2023

modern
OUTWEST

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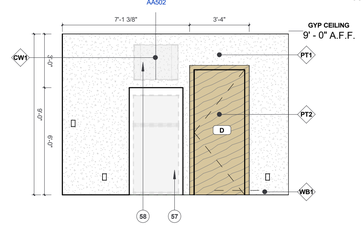
Print Date	**11/21/2023 11:40:30 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

STUDIO CROSSING MIXED USE
AN403 NORTH - STAIR 2
6



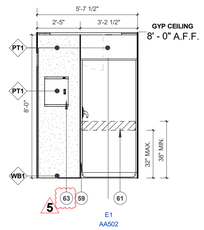
D5 STUDIO - BATH 02

1/4" = 1'-0"



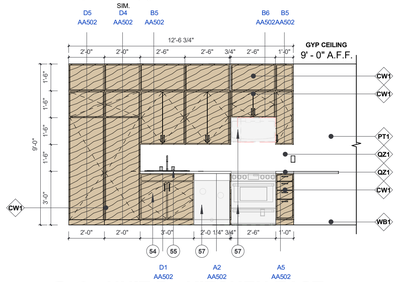
D6 UNIT B - KITCHEN WEST

1/4" = 1'-0"



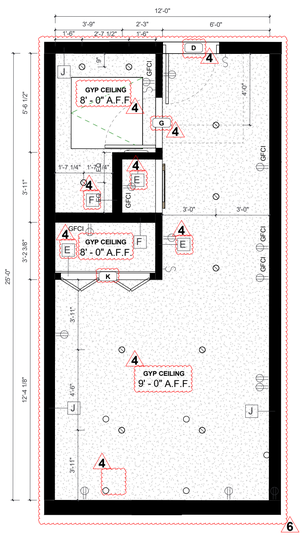
C5 STUDIO - BATH 01

1/4" = 1'-0"



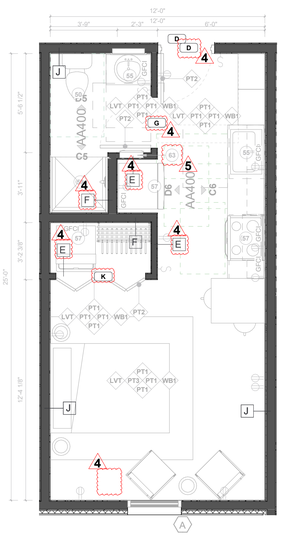
C6 UNIT B - KITCHEN EAST

1/4" = 1'-0"



C3 STUDIO UNIT RCP

1/4" = 1'-0"



C4 STUDIO UNIT PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

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DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

DOOR NOTES

ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVISES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

ELEVATION NOTES 5

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES

50 COMFORT HEIGHT ELONGATED OR ADA TOILET, WHERE OCCURS SEE FIXTURE SCHEDULE. CONTRACTOR TO ENSURE PLUMBING REQUIREMENTS AND ALL REQUIRED BLOCKING.

51 24"X42"RECESSED MEDICINE CABINET WITH HINGED MIRROR AND INTERIOR SHELVES, FULLY RECESSED AND FIRE-CAULKED TO MAINTAIN FIRE RESISTANCE RATINGS WHERE OCCURS.

52 24"X42" BLACK FRAMED SQUARE MIRROR MOUNTED ON WALL WITH MIRROR MASTIC, FULLY SECURED TO WALL

53 ADA COMPLIANT STAINLESS STEEL GRAB BAR WHERE OCCURS, ENSURE ALL FAIR HOUSING AND ADA BLOCKING AND LOCATION / CLEARANCE REQUIREMENTS.

54 OPTIONAL REMOVABLE CABINETRY FRONT PANEL. ALLOW FOR REMOVAL WITHOUT REMOVAL OR REPLACEMENT OF COUNTERTOP. FINISH ALL SURROUNDING CABINETRY FACES, WALLS, AND FLOOR BENEATH CABINETRY.

55 SINK AND FAUCET, SEE FIXTURE SCHEDULE AND COORDINATE FINAL SELECTION WITH ARCHITECT.

56 ACRYLIC BATH TUB SURROUND, INCLUDE ALL FAIR HOUSING REQUIRED BLOCKING FOR FUTURE GRAB BAR INSTALLATION IF REQUIRED. COORDINATE WITH ARCHITECT ON FINAL COLOR AND PATTERN

57 CONTRACTOR SUPPLIED AND INSTALLED APPLIANCE. SEE FIXTURE SCHEDULE, INCLUDE ALL POWER CORDS, HOSES, TRIM KITS ETC. FOR COMPLETE WORKING SYSTEM

58 RECESSED MILLWORK CABINET, PLASTIC LAMINATE. PRICING OPTION FOR THERMOFOIL LAMINATE IF COST SAVINGS. PROVIDE COLOR MATCHED EDGE BANDING ON ALL EXPOSED EDGES AND SEAMS.

59 SHOWER SURROUND, DRAIN, FLASHING, HARDWARE, FIXTURES, INSTALL SHOWER SURROUND AND WALL MOUNTED SHOWER HEAD AND CONTROLS PER FIXTURE SCHEDULE

60 BLOCKING PROVIDED FOR POTENTIAL SWING VERTICAL ADA GRAB BARS PER FAIR HOUSING ACT / ADA.

61 GRAB BAR BLOCKING PROVIDED WHERE SHOWN, CONTRACTOR TO PROVIDE CONTINUOUS BLOCKING AT ALL LOCATIONS

62 ACCESSIBLE BATH TUB BACKING, PROVIDED AT ALL THREE SIDES OF BATH TUB SURROUND.

63 ELECTRICAL PANEL, PAINT TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH. SEE FINISH LEGEND.

FINISH LEGEND

LVT PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

LVT2 PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

PT1 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7671 ON THE ROCKS, FINISH: EGGSHELL, SEMI GLOSS ON HM FRAMES

PT2 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS

PT3 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL

WB1 PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH

CW1 PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD

QZ1 PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER

SS1 PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD

HW1 PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD

SC PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

STATE OF UTAH
Howard Trent Smith
No. 10552021-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 11:35:25 AM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Kyle Rowbotham**
Checked by **Trent Smith**

modern OUTWEST

Architect **MODERN OUT WEST**
360 West 400 North
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Structural **MJ STRUCTURAL**
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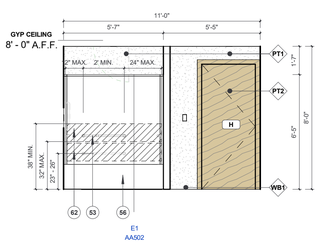
Mechanical **SHAKESPEARE ENGINEERING**
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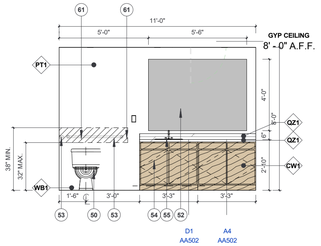
Landscape **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
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STUDIO CROSSING MIXED USE
AA400 STUDIO UNIT
06



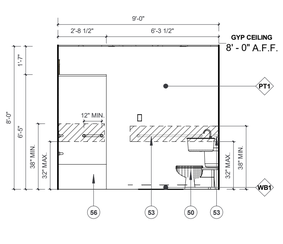
E1 1BR A - BATH 01

1/4" = 1'-0"



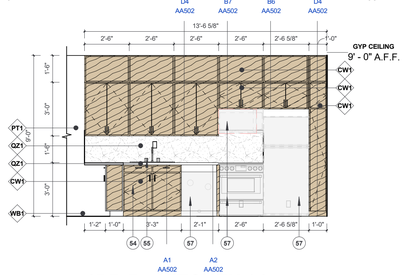
E2 1BR A - BATH 02

1/4" = 1'-0"



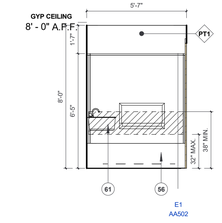
E3 1BR A - BATH 03

1/4" = 1'-0"



E4 1BR B - KITCHEN 01

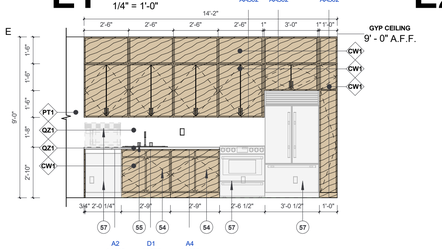
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E5 1BR B - BATH 01

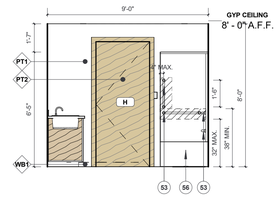
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E



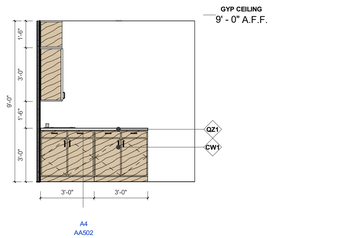
D1 1BR A - KITCHEN

1/4" = 1'-0"



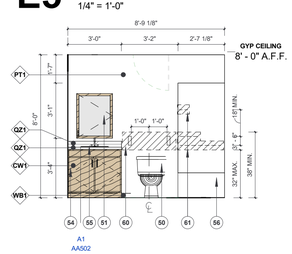
D2 1BR A - BATH 04

1/4" = 1'-0"



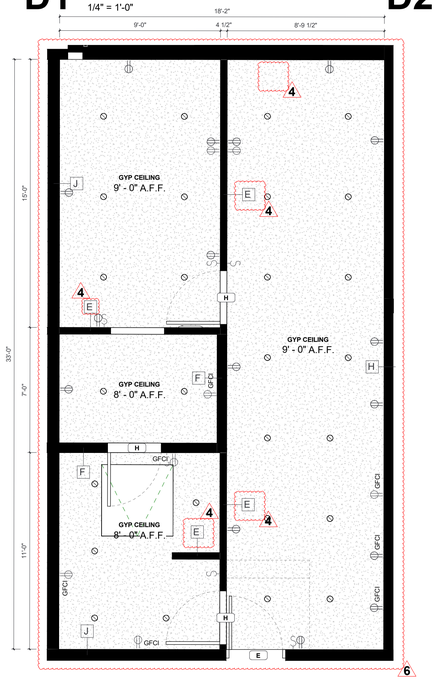
D4 1BR B - KITCHEN 02

1/4" = 1'-0"



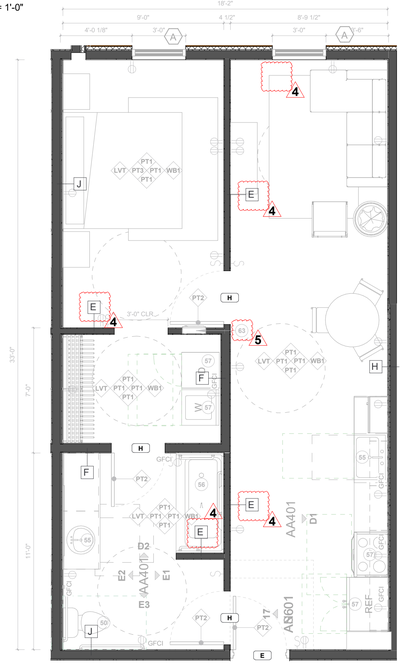
D5 1BR B - BATH 02

1/4" = 1'-0"



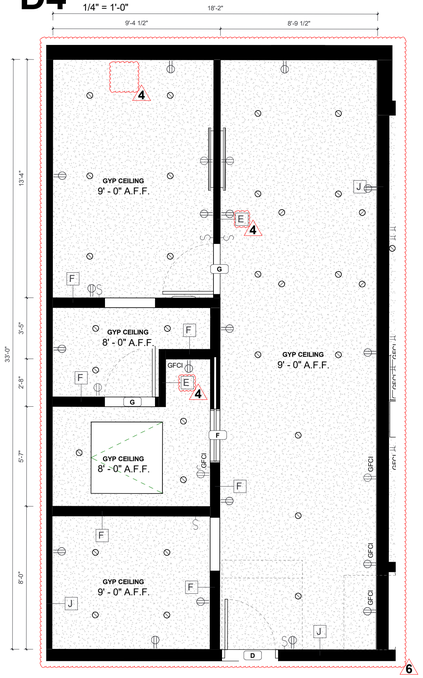
C1 ONE BED A RCP

1/4" = 1'-0"



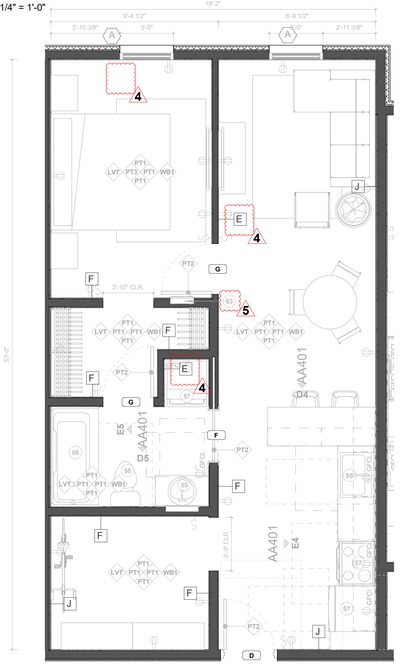
C3 ONE BED A UNIT PLAN

1/4" = 1'-0"



C4 ONE BED B RCP

1/4" = 1'-0"



C6 ONE BED B UNIT PLAN

1/4" = 1'-0"

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01

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02

ELEVATION NOTES 5

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03

KEYNOTES

50 COMFORT HEIGHT ELONGATED OR ADA TOILET, WHERE OCCURS SEE FIXTURE SCHEDULE. CONTRACTOR TO ENSURE PLUMBING REQUIREMENTS AND ALL REQUIRED BLOCKING.

51 24"X42"RECESSED MEDICINE CABINET WITH HINGED MIRROR AND INTERIOR SHELVES, FULLY RECESSED AND FIRE-CAULKED TO MAINTAIN FIRE RESISTANCE RATINGS WHERE OCCURS.

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57 CONTRACTOR SUPPLIED AND INSTALLED APPLIANCE. SEE FIXTURE SCHEDULE, INCLUDE ALL POWER CORDS, HOSES, TRIM KITS ETC. FOR COMPLETE WORKING SYSTEM

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04

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61 GRAB BAR BLOCKING PROVIDED WHERE SHOWN, CONTRACTOR TO PROVIDE CONTINUOUS BLOCKING AT ALL LOCATIONS

62 ACCESSIBLE BATH TUB BACKING, PROVIDED AT ALL THREE SIDES OF BATH TUB SURROUND.

63 ELECTRICAL PANEL, PAINT TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH. SEE FINISH LEGEND.

05

FINISH LEGEND

LVT PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

LVT2 PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

PT1 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7671 ON THE ROCKS, FINISH: EGGSHELL, SEMI GLOSS ON HM FRAMES

PT2 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS

PT3 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL

WB1 PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH

CW1 PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD

QZ1 PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER

SS1 PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD

HW1 PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD

SC PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

06

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:35:38 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

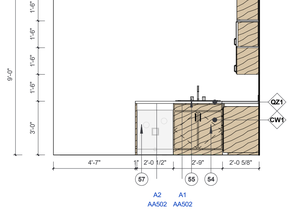
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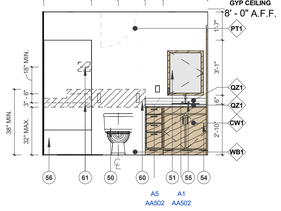
modern
OUTWEST

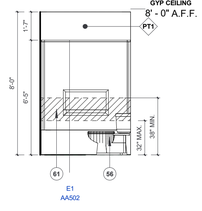
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA401 ONE BED UNITS
6

SCALE: 1/4" = 1' - 0"
0' 4' 8' 16'

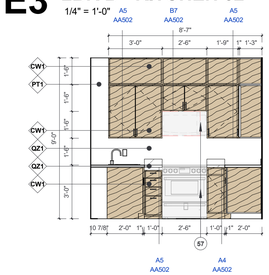






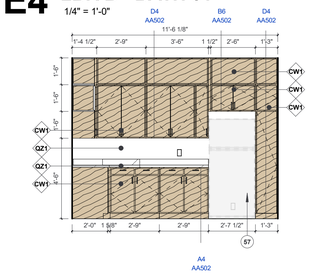
E3 2BR B - KITCHEN 02

1/4" = 1'-0"



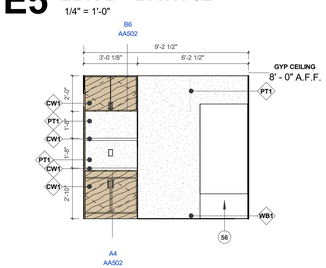
E4 2BR B - BATH 01

1/4" = 1'-0"



E5 2BR B - BATH 02

1/4" = 1'-0"



D3 2BR B - KITCHEN 01

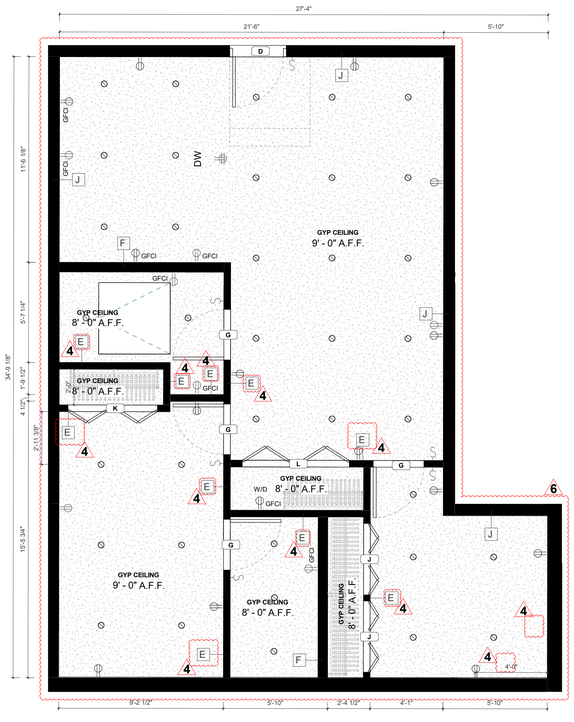
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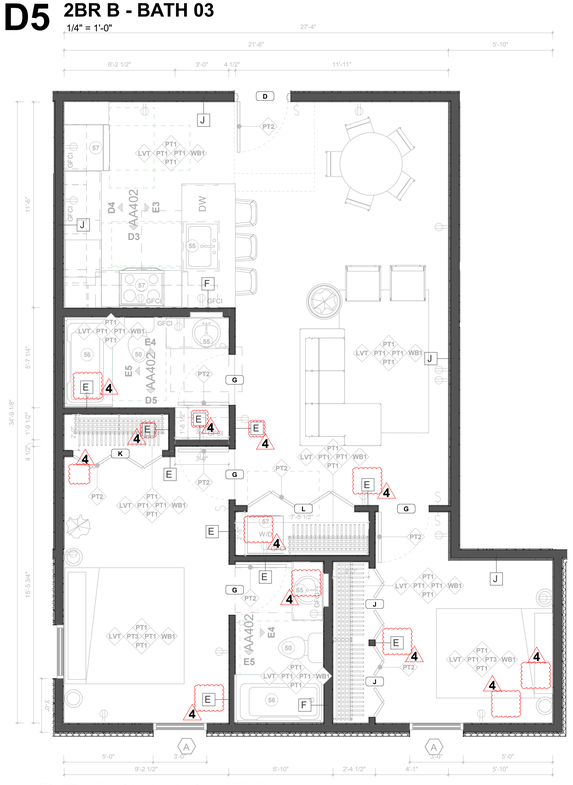
D4 2BR B - KITCHEN 03

1/4" = 1'-0"

D5 2BR B - BATH 03

1/4" = 1'-0"





C3 TWO BED B RCP

1/4" = 1'-0"

C5 TWO BED B UNIT PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

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FINISH LEGEND

- LVT: PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120
- LVT2: PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120
- PT1: PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7671 ON THE ROCKS, FINISH: EGGSHELL, SEMI GLOSS ON HM FRAMES
- PT2: PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS
- PT3: PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL
- WB1: PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH
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- SS1: PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD
- HW1: PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD
- SC: PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

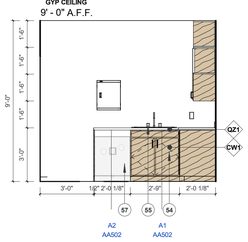
No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:35:48 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern
OUTWEST

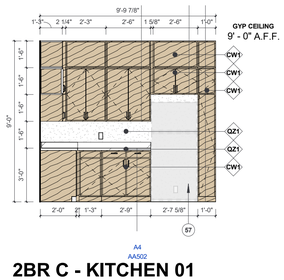
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
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Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA402 TWO BED UNIT
6



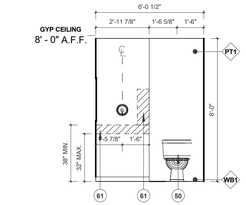
E2 2BR C - KITCHEN 02

1/4" = 1'-0"



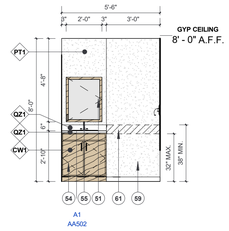
E3 2BR C - BATH A 01

1/4" = 1'-0"



E4 2BR C - BATH A 02

1/4" = 1'-0"



D2 2BR C - KITCHEN 01

1/4" = 1'-0"



D3 2BR C - KITCHEN 03

1/4" = 1'-0"

D4 2BR C - BATH B 01

1/4" = 1'-0"

D5 2BR C - BATH B 02

1/4" = 1'-0"

C4 TWO BED C RCP

1/4" = 1'-0"

C2 TWO BED C UNIT PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

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ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES

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55 SINK AND FAUCET, SEE FIXTURE SCHEDULE AND COORDINATE FINAL SELECTION WITH ARCHITECT.

56 ACRYLIC BATH TUB SURROUND, INCLUDE ALL FAIR HOUSING REQUIRED BLOCKING FOR FUTURE GRAB BAR INSTALLATION IF REQUIRED. COORDINATE WITH ARCHITECT ON FINAL COLOR AND PATTERN

57 CONTRACTOR SUPPLIED AND INSTALLED APPLIANCE. SEE FIXTURE SCHEDULE, INCLUDE ALL POWER CORDS, HOSES, TRIM KITS ETC. FOR COMPLETE WORKING SYSTEM

58 RECESSED MILLWORK CABINET, PLASTIC LAMINATE, PRICING OPTION FOR THERMOFOIL LAMINATE IF COST SAVINGS. PROVIDE COLOR MATCHED EDGE BANDING ON ALL EXPOSED EDGES AND SEAMS.

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60 BLOCKING PROVIDED FOR POTENTIAL SWING VERTICAL ADA GRAB BARS PER FAIR HOUSING ACT / ADA.

61 GRAB BAR BLOCKING PROVIDED WHERE SHOWN, CONTRACTOR TO PROVIDE CONTINUOUS BLOCKING AT ALL LOCATIONS

62 ACCESSIBLE BATH TUB BACKING, PROVIDED AT ALL THREE SIDES OF BATH TUB SURROUND.

63 ELECTRICAL PANEL, PAINT TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH. SEE FINISH LEGEND.

FINISH LEGEND

LVT PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

LVT2 PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

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PT3 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL

WB1 PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH

CW1 PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD

QZ1 PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER

SS1 PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD

HW1 PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD

SC PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

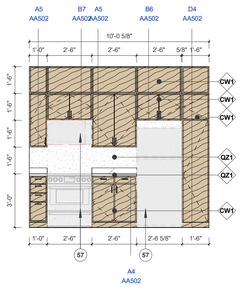
No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:35:58 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern
OUTWEST

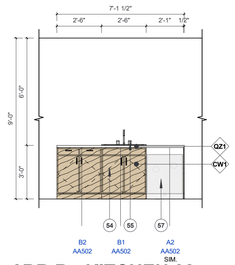
Architect	**MODERN OUT WEST** 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA403 TWO BED UNIT
6



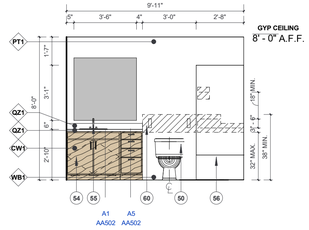
E2 3BR B - KITCHEN 01

1/4" = 1'-0"



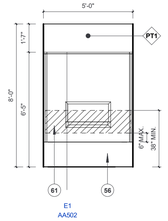
E3 3BR B - KITCHEN 02

1/4" = 1'-0"



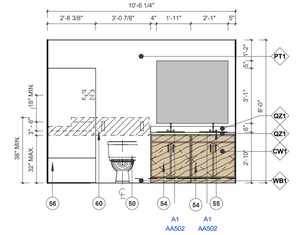
E4 3BR B - BATH A 01

1/4" = 1'-0"



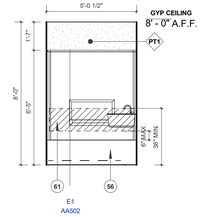
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1/4" = 1'-0"



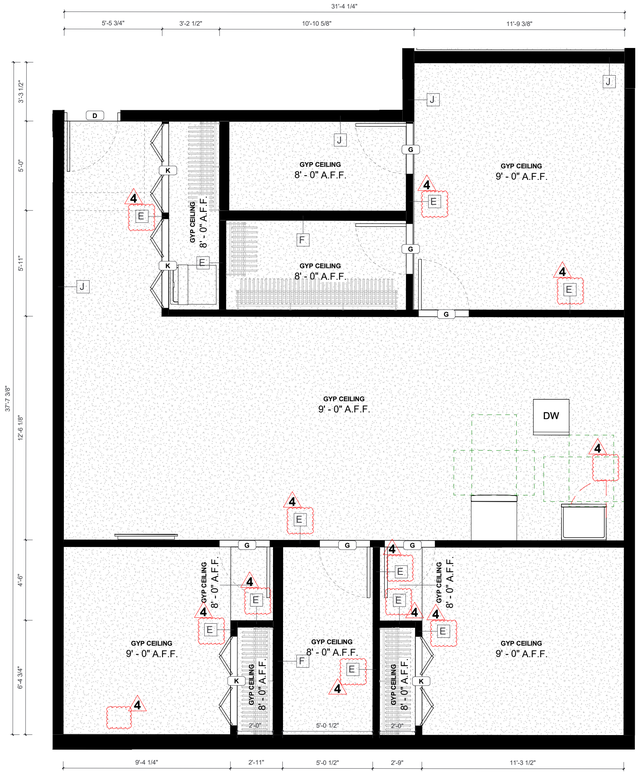
E6 3BR B - BATH B 01

1/4" = 1'-0"



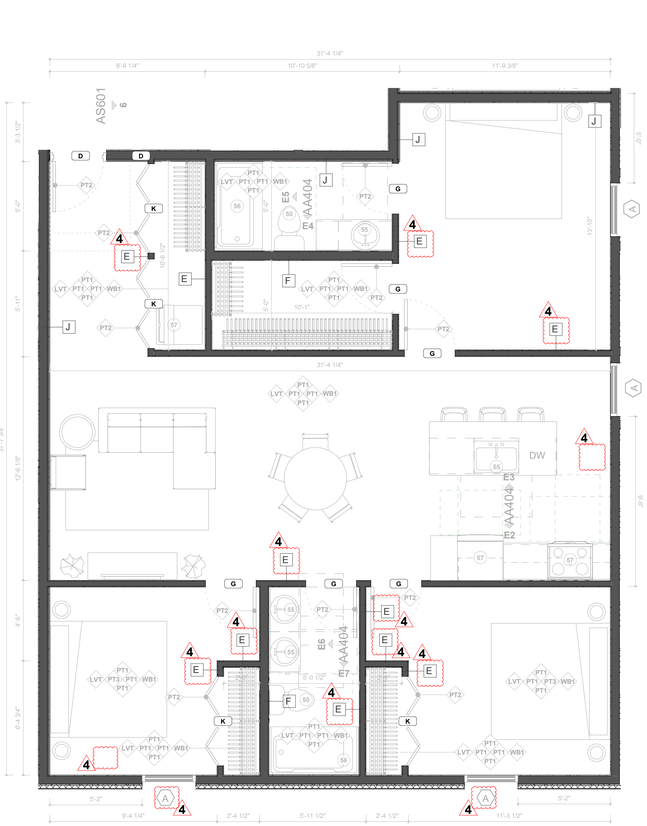
E7 3BR B - BATH B 02

1/4" = 1'-0"



C3 THREE BED B RCP

1/4" = 1'-0"



C5 THREE BED - UNIT B

1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

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59 SHOWER SURROUND, DRAIN, FLASHING, HARDWARE, FIXTURES, INSTALL SHOWER SURROUND AND WALL MOUNTED SHOWER HEAD AND CONTROLS PER FIXTURE SCHEDULE

60 BLOCKING PROVIDED FOR POTENTIAL SWING VERTICAL ADA GRAB BARS PER FAIR HOUSING ACT / ADA.

61 GRAB BAR BLOCKING PROVIDED WHERE SHOWN, CONTRACTOR TO PROVIDE CONTINUOUS BLOCKING AT ALL LOCATIONS

62 ACCESSIBLE BATH TUB BACKING, PROVIDED AT ALL THREE SIDES OF BATH TUB SURROUND.

63 ELECTRICAL PANEL, PAINT TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH. SEE FINISH LEGEND.

FINISH LEGEND

LVT PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

LVT2 PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

PT1 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7671 ON THE ROCKS, FINISH: EGGSHELL, SEMI GLOSS ON HM FRAMES

PT2 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS

PT3 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL

WB1 PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH

CW1 PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD

QZ1 PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER

SS1 PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD

HW1 PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD

SC PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:36:08 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

Architect	**MODERN OUT WEST** 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremym@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

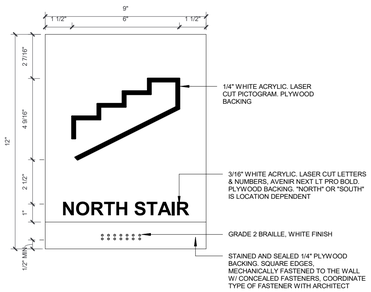
STUDIO CROSSING MIXED USE
AA404 THREE BED UNIT

SIGNAGE SCHEDULE

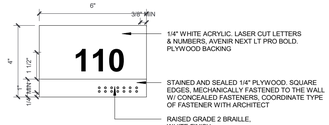
ROOM #	ROOM NAME	SIGNAGE TYPE	SIGNAGE TEXT	LEVEL
204	UTILITY	B	UTILITY	Not Placed
254	UTILITY	B	UTILITY	Not Placed
N108	STORAGE	B	MECHANICAL	Not Placed
N109	RESTAURANT	NONE	NO SIGNAGE	Not Placed
N110	RETAIL			Not Placed
N111	STORAGE	B	STORAGE	Not Placed
N111	RETAIL			Not Placed
N112	RESTAURANT			Not Placed
N112	RETAIL			Not Placed
N113	RETAIL			Not Placed
N114	RETAIL			Not Placed
N117	RETAIL			Not Placed
N119	RETAIL			Not Placed
S159	RESTAURANT			Not Placed
S160	RETAIL			Not Placed
S161	RETAIL			Not Placed
S163	RETAIL			Not Placed
S164	RETAIL			Not Placed
101	ELEVATOR	D, G, H	ELEVATOR	LEVEL 01
151	ELEVATOR	D, G, H	ELEVATOR	LEVEL 01
N102	STAIR 01	C, E, F	STAIR 01, B	LEVEL 01
N103	STAIR 02	C, E, F	STAIR 02, B	LEVEL 01
N104	RISER	B	MECHANICAL	LEVEL 01
N105	OFFICE	B	OFFICE	LEVEL 01
N106	LOBBY	B	LOBBY	LEVEL 01
N107	BIKE STORAGE	B	BIKE	LEVEL 01
N115	BUSINESS	NONE	NO SIGNAGE	LEVEL 01
S150	FOUNTAIN EQUIPMENT	B	MECHANICAL	LEVEL 01
S152	STAIR 3	C, E, F	STAIR 03, B	LEVEL 01
S153	STAIR 4	C, E, F	STAIR 04, B	LEVEL 01
S154	RISER	B	MECHANICAL	LEVEL 01
S155	OFFICE	B	OFFICE	LEVEL 01
S156	BIKE STORAGE	B	BIKE	LEVEL 01
S157	LOBBY	B	LOBBY	LEVEL 01
S158	STORAGE	B	STORAGE	LEVEL 01
S162	BUSINESS	B	NO SIGNAGE	LEVEL 01
S165	BUSINESS	NONE	NO SIGNAGE	LEVEL 01
200	CORRIDOR	NONE	NO SIGNAGE	LEVEL 02
200	CORRIDOR			LEVEL 02
201	ELEVATOR	D, G, H	ELEVATOR	LEVEL 02
202	STAIR 1	C, E, F	STAIR 01, B	LEVEL 02
203	STAIR 2	C, E, F	STAIR 02, B	LEVEL 02
205	MECH	B	UTILITY	LEVEL 02
206	ELEC	B	ELECTRICAL	LEVEL 02
207	3BR - B	A	207	LEVEL 02
208	2BR - B	A	208	LEVEL 02
209	1BR - A	A	209	LEVEL 02
210	1BR - B	A	210	LEVEL 02
211	1BR - B	A	211	LEVEL 02
212	1BR - B	A	212	LEVEL 02
213	STU	A	213	LEVEL 02
214	1BR - B	A	214	LEVEL 02
215	1BR - B	A	215	LEVEL 02
216	1BR - B	A	216	LEVEL 02
217	1BR - B	A	217	LEVEL 02
218	2BR - C	A	218	LEVEL 02
219	STU	A	219	LEVEL 02
220	2BR - B	A	220	LEVEL 02
221	STU	A	221	LEVEL 02
222	STU	A	222	LEVEL 02
223	STU	A	223	LEVEL 02
224	1BR - B	A	224	LEVEL 02
225	1BR - B	A	225	LEVEL 02
226	1BR - B	A	226	LEVEL 02
227	1BR - B	A	227	LEVEL 02
228	STU	A	228	LEVEL 02
229	STU	A	229	LEVEL 02
230	STU	A	230	LEVEL 02
231	2BR - C	A	231	LEVEL 02
232	3BR - B	A	232	LEVEL 02
250	CORRIDOR	NONE	NO SIGNAGE	LEVEL 02
251	ELEVATOR	D, G, H	ELEVATOR	LEVEL 02
252	STAIR 3	C, E, F	STAIR 03, B	LEVEL 02
253	STAIR 4	C, E, F	STAIR 04, B	LEVEL 02
255	MECH	B	MECHANICAL	LEVEL 02
256	ELEC	B	ELECTRICAL	LEVEL 02
257	3BR - B	A	257	LEVEL 02
258	2BR - C	A	258	LEVEL 02
259	STU	A	259	LEVEL 02
260	1BR - A	A	260	LEVEL 02
261	1BR - B	A	261	LEVEL 02
262	1BR - B	A	262	LEVEL 02
263	1BR - B	A	263	LEVEL 02
264	STU	A	264	LEVEL 02
265	1BR - B	A	265	LEVEL 02
266	1BR - B	A	266	LEVEL 02
267	1BR - B	A	267	LEVEL 02
268	1BR - B	A	268	LEVEL 02
269	2BR - B	A	269	LEVEL 02
270	STU	A	270	LEVEL 02
271	2BR - B	A	271	LEVEL 02
272	STU	A	272	LEVEL 02
273	STU	A	273	LEVEL 02
274	STU	A	274	LEVEL 02
275	1BR - B	A	275	LEVEL 02
276	1BR - B	A	276	LEVEL 02
277	1BR - B	A	277	LEVEL 02
278	1BR - B	A	278	LEVEL 02
279	STU	A	279	LEVEL 02
280	2BR - B	A	280	LEVEL 02
281	STU	A	281	LEVEL 02
282	3BR - B	A	282	LEVEL 02
300	CORRIDOR	NONE	NO SIGNAGE	LEVEL 03

SIGNAGE SCHEDULE CONT.

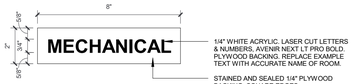
ROOM #	ROOM NAME	SIGNAGE TYPE	SIGNAGE TEXT	LEVEL
301	ELEVATOR	D, G, H	ELEVATOR	LEVEL 03
302	STAIR 1	C, E, F	STAIR 01, B	LEVEL 03
303	STAIR 2	C, E, F	STAIR 02, B	LEVEL 03
304	UTILITY	B	UTILITY	LEVEL 03
305	MECH	B	MECHANICAL	LEVEL 03
306	ELEC	B	ELECTRICAL	LEVEL 03
307	3BR - B	A	307	LEVEL 03
308	2BR - C	A	308	LEVEL 03
309	1BR - A	A	309	LEVEL 03
310	1BR - B	A	310	LEVEL 03
311	1BR - B	A	311	LEVEL 03
312	1BR - B	A	312	LEVEL 03
313	STU	A	313	LEVEL 03
314	1BR - B	A	314	LEVEL 03
315	1BR - B	A	315	LEVEL 03
316	1BR - B	A	316	LEVEL 03
317	1BR - B	A	317	LEVEL 03
318	2BR - C	A	318	LEVEL 03
319	STU	A	319	LEVEL 03
320	2BR - B	A	320	LEVEL 03
321	STU	A	321	LEVEL 03
322	STU	A	322	LEVEL 03
323	STU	A	323	LEVEL 03
324	1BR - B	A	324	LEVEL 03
325	1BR - B	A	325	LEVEL 03
326	1BR - B	A	326	LEVEL 03
327	1BR - B	A	327	LEVEL 03
328	STU	A	328	LEVEL 03
329	STU	A	329	LEVEL 03
330	STU	A	330	LEVEL 03
331	2BR - B	A	331	LEVEL 03
332	3BR - B	A	332	LEVEL 03
350	CORRIDOR	NONE	NO SIGNAGE	LEVEL 03
351	STAIR 3	C, E, F	STAIR 03, B	LEVEL 03
352	ELEVATOR	D, G, H	ELEVATOR	LEVEL 03
353	STAIR 4	C, E, F	STAIR 04, B	LEVEL 03
354	UTILITY	B	UTILITY	LEVEL 03
355	MECH	B	MECHANICAL	LEVEL 03
356	ELEC	B	ELECTRICAL	LEVEL 03
357	3BR - B	A	357	LEVEL 03
358	2BR - C	A	358	LEVEL 03
359	STU	A	359	LEVEL 03
360	1BR - A	A	360	LEVEL 03
361	1BR - B	A	361	LEVEL 03
362	1BR - B	A	362	LEVEL 03
363	1BR - B	A	363	LEVEL 03
364	STU	A	364	LEVEL 03
365	1BR - B	A	365	LEVEL 03
366	1BR - B	A	366	LEVEL 03
367	1BR - B	A	367	LEVEL 03
368	1BR - B	A	368	LEVEL 03
369	2BR - B	A	369	LEVEL 03
370	STU	A	370	LEVEL 03
371	2BR - B	A	371	LEVEL 03
372	STU	A	372	LEVEL 03
373	STU	A	373	LEVEL 03
374	STU	A	374	LEVEL 03
375	1BR - B	A	375	LEVEL 03
376	1BR - B	A	376	LEVEL 03
377	1BR - B	A	377	LEVEL 03
378	1BR - B	A	378	LEVEL 03
379	STU	A	379	LEVEL 03
380	STU	A	380	LEVEL 03
381	2BR - B	A	381	LEVEL 03
382	3BR - B	A	382	LEVEL 03



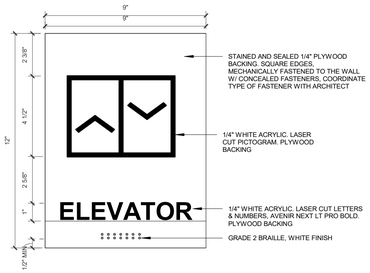
INTERIOR SIGNAGE TYPE C



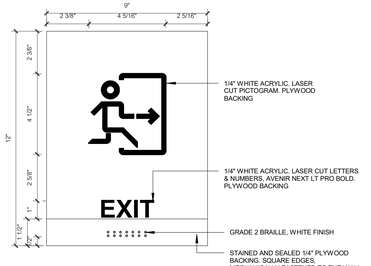
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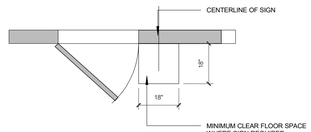
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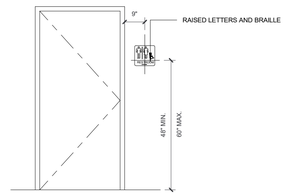


INTERIOR SIGNAGE TYPE D

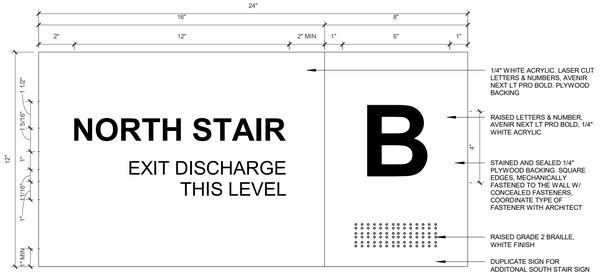


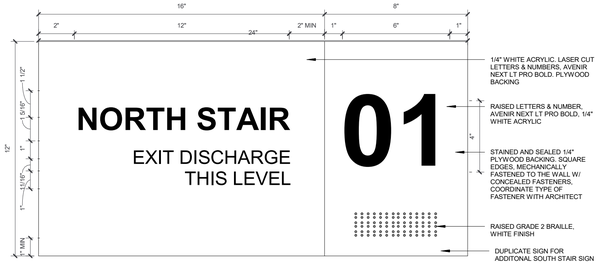
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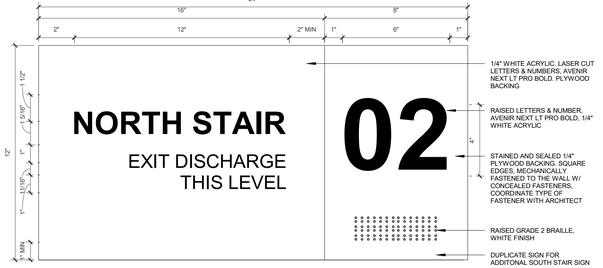


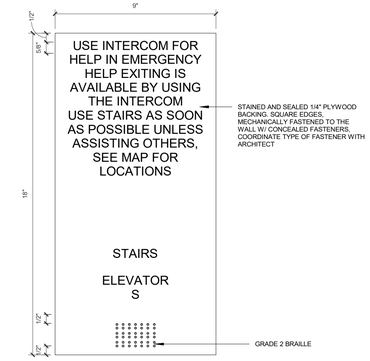


SIGN MOUNTING LOCATION

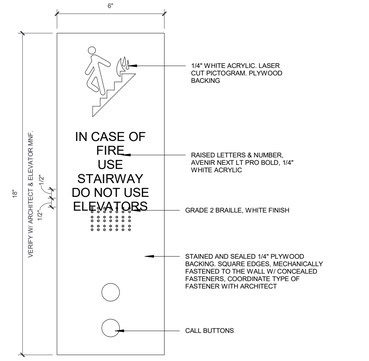




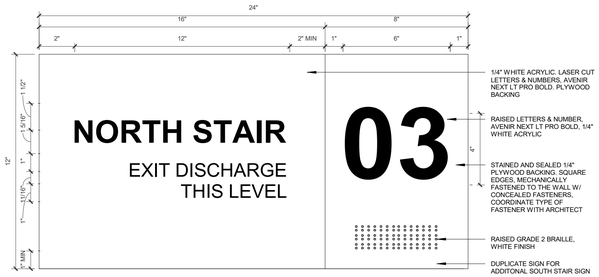


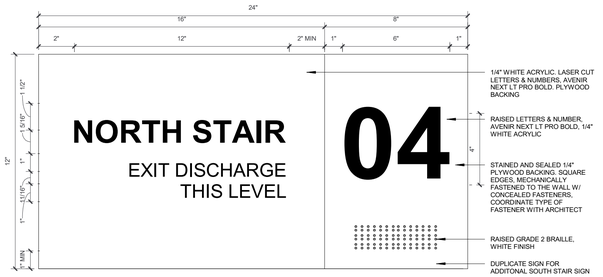


INTERIOR SIGNAGE TYPE G



INTERIOR SIGNAGE TYPE H





NOTE:

1. PROVIDE FIRE EXTINGUISHER SIGN PER OSHA/IFC REQUIREMENTS

2. AVENIR NEXT LT PRO BOLD

STATE OF UTAH
Howard Trent Smith
No. 10552021-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 11:36:12 AM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern
OUTWEST

Architect	**MODERN OUT WEST** 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA500 DETAILS - INTERIOR SIGNAGE
6

TEST ADJUST & BALANCE NOTES

1. THE MINIMUM REQUIRMENT FOR TESTING, ADJUSTING, AND BALANCING (TAB) OF THE HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) DISTRIBUTION SYSTEMS AND DOMESTIC HOT WATER RECIRCULATION SYSTEMS SHALL BE AS FOLLOWS.
2. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TESTING ADJUSTING AND BALANCING FOR THIS PROJECT
3. THE SYSTEMS SHALL BE TESTED, ADJUSTED AND BALANCED (WHERE APPLICABLE): SUPPLY AIR SYSTEM, RETURN AIR SYSTEM, EXHAUST AIR SYSTEM, OUTSIDE AIR SYSTEM, HYDRONIC SYSTEM, REFRIGERANT SYSTEM, DOMESTIC HOT WATER RECIRCULATION SYSTEM, AND ALL ASSOCIATED EQUIPMENT.
4. CONTRACTOR PERFORMING TESTING ADJUSTING AND BALANCING WORK SHALL BE EITHER AABC OR NEBB CERTIFIED.
5. TESTING ADJUSTING AND BALANCING SHALL BE PERFORMED IN ACCORDANCE WITH THE NEBB OR AABC TEST PROCEDURES.
6. TESTING ADJUSTING AND BALANCING REPORT FORMS SHALL BE STANDARD FORMS FROM EITHER AABC OR NEBB.
7. CONTRACTOR SHALL VERIFY QUANTITIES AND LOCATIONS OF ALL BALANCING DEVICES. CONTRACTOR SHALL VERIFY THAT THESE BALANCING DEVICES ARE ACCESSIBLE AN APPROPRIATE FOR BALANCING AND FOR EFFICIENT SYSTEM AND EQUIPMENT OPERATION PRIOR TO COMMENCING WORK.
8. MECHANICAL AND HYDRONIC SYSTEMS SHALL BE ADJUSTED TO WITHIN THE FOLLOWING TOLERANCES.
9.

SUPPLY AIR AND RETURN AIR:	(-)10% TO (+)10%
EXHAUST FANS:	(-)5% TO (+)10%
EQUIPMENT WITH FANS:	(-)5% TO (+)5%
AIR OUTLETS AND INLETS:	(-)10% TO (+)10%
PUMPS:	(-)10% TO (+)10%
HYDRONIC BALANCE DEVICES :	(-)10% TO (+)10%

10. FINAL BALANCE REPORT SHALL INCLUDE THE FOLLOWING (WHERE APPLICABLE): TEST CONDITIONS FOR FANS, SYSTEM DIAGRAMS, AIR CONDITIONING UNIT TEST REPORTS, FAN TEST REPORTS, AIR TERMINAL DEVICE REPORTS, PUMP REPORTS, AND HYDRONIC BALANCE DEVICE REPORTS.
11. SUBMIT FINAL BALANCING REPORT TO THE DESIGN ENGINEER AND OWNER. IF INCLUDED IN PROJECT SCOPE, CONTRACTOR SHALL REQUEST THAT A FINAL INSPECTION BE MADE BY THE DESIGN ENGINEER. DURING THE FINAL INSPECTION, DESIGN ENGINEER MAY SELECT MEASUREMENTS DOCUMENTED IN THE FINAL REPORT TO BE VERIFIED BY THE CONTRACTOR.
12. APPROXIMATELY 90 DAYS AFTER SUBMISSION OF THE FINAL BALANCING REPORT, CONTRACTOR SHALL PERFORM ADDITIONAL TESTING ADJUSTING AND BALANCING TO VERIFY THAT BALANCED CONDITIONS ARE BEING MAINTAINED THROUGHOUT EACH SYSTEM AND TO CORRECT UNUSUAL CONDITIONS.
13. ADDITIONAL TESTING ADJUSTING AND BALANCING SHALL BE MADE AS DIRECTED BY THE DESIGN ENGINEER TO CORRECT UNUSUAL CONDITIONS. ADDITIONAL TESTING WILL NOT EXCEED THREE (3) DAYS DURING THE FIRST SIX MONTHS OF OPERATION.
14. IF INITIAL TESTING ADJUSTING AND BALANCING PROCEDURES WERE NOT PERFORMED DURING NEAR-PEAK SUMMER AND WINTER CONDITIONS, PERFORM ADDITIONAL TESTING ADJUSTING AND BALANCING DURING NEAR PEAK SUMMER AND WINTER CONDITIONS.

DUCT CONSTRUCTION NOTES

1. ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL, EXCEPT WHERE INDICATED OTHERWISE.
2. SHEET METAL DUCT STATIC PRESSURE CLASSIFICATION:

SUPPLY AIR DUCT:	2" W.C.
RETURN AIR DUCT:	2" W.C. (NEGATIVE)
EXHAUST AIR DUCT:	2" W.C. (NEGATIVE)
OUTSIDE AIR DUCT:	2" W.C.

3. SEAL ALL TRANSVERSE JOINTS AND LONGITUDINAL SEAMS TO SMACNA SEAL CLASS B.
4. DO NOT USE GRAY DUCT TAPE, FOIL BACKED TAPE, OIL BASED CAULKING AND GLAZING COMPOUNDS TO SEAL METAL DUCTS.
5. CROSS-BREAK DUCT SURFACES 19" THROUGH 60". USE ANGLE REINFORCING FOR DUCTS SURFACES OF 60".
6. ALL METAL LONGITUDINAL SEAMS SHALL BE PITTSBURGH OR OTHER LISTED SMACNA LISTED SEAM. DO NOT USE BUTTON PUNCH SNAP-BACK SEAMS.
7. SUSPEND METAL DUCTWORK NOT EXCEEDING 30" LONGEST SIDE AT EVERY JOINT. DO NOT EXCEED 10'-0" HANGER SPACING. USE 1" X 18 GAGE GALVANIZED STRAPS (MINIMUM) ATTACHED TO BOTTOM AND SIDES OF DUCT.
8. SUSPEND METAL DUCTWORK EXCEEDING 30" LONGEST SIDE AT MAXIMUM 8'-0" SPACING USING ANGLES AND RODS.
9. SUPPORT DUCTWORK FROM STRUCTURAL MEMBERS. ATTACHMENT TO ROOF DECK IS NOT ACCEPTABLE.
10. DUCT SIZES SHALL BE VERIFIED FOR CLEARANCES AT THE JOB SITE PRIOR TO FABRICATION. DIMENSIONS MAY BE CHANGED TO ACCOMMODATE CONSTRUCTION CLEARANCES. FREE AREA OF DUCT SHALL BE MAINTAINED.
11. DUCT TRANSITIONS SHALL BE CONSTRUCTED WITH SLOPE OF 1/4.
12. PROVIDE ELBOWS AND CHANGES IN DIRECTION WITH SINGLE VANE TURNING VANES.
13. ALL JOINTS SHALL BE MADE AIRTIGHT BY APPROVED METHODS, INCLUDING TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS.
14. TAPE ALONE CANNOT BE SUBSTITUTED FOR MECHANICAL FASTENERS.
15. TAPES AND MASTICS USED TO SEAL DUCTWORK MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE, "181A-M" FOR MASTIC OR "181A-H" FOR HEAT SENSITIVE TAPE.
16. TAPES AND MASTICS USED TO SEAL FLEXIBLE AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181B-FX" FOR PRESSURE SENSITIVE TAPE, OR "181B-M" FOR MASTIC.
17. MECHANICAL FASTENERS USED WITH FLEXIBLE NON-METALLIC AIR DUCTS SHALL COMPLY WITH UL 181 AND SHALL BE MARKED "181B-".
18. FLEXIBLE CONNECTORS SHALL NOT BE USED.
19. HIGH EFFICIENCY TAKE-OFF FITTINGS WITH MANUAL DAMPER SHALL HAVE 2" STAND OFF BRACKET.
20. ALL BRANCH TAKE-OFFS TO INDIVIDUAL AIR INLET OR AIR OUTLET SHALL BE PROVIDED WITH MANUAL DAMPER.
21. ALL DUCTWORK SHALL BE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL.

GENERAL EQUIPMENT NOTES

1. ALL CAPACITES ARE AT JOB SITE CONDITIONS AND ARE MINIMUM CAPACITY.
2. ALL AIR CONDITIONING EQUIPMENT SHALL BE A.R.I. CERTIFIED AND U.L. LISTED.
3. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED TO CONFORM WITH LOCAL SEISMIC REQUIREMENTS AND THE REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS.
4. VERIFY ALL REQUIRED SERVICE CONNECTIONS, INCLUDING ELECTRICAL CHARACTERISTICS FOR ALL EQUIPMENT PRIOR TO ORDERING EQUIPMENT.
5. ALL EQUIPMENT SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURAL MEMBERS.
6. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
7. ALL SIMILAR EQUIPMENT SHALL BE OF THE SAME MANUFACTURER.
8. AIR INLETS AND OUTLETS SHALL BE OF THE SAME MANUFACTURER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC EQUIPMENT CHECK-IN, SAFEKEEPING, AND DAMAGE.
10. ALL SYSTEM COMPONENTS, WHERE REQUIRED, SHALL BE CERTIFIED AND LISTED BY A THIRD PARTY.
11. CONTRACTOR SHALL PAY SPECIAL ATTENTION TO INSTALLING PTAC UNITS WITH WALL SLEEVES. INSURE WALL SLEEVES ARE SECURELY ANCHORED TO STRUCTURAL FRAMING MEMBERS

GENERAL MECHANICAL NOTES

1. MECHANICAL DRAWINGS SHOW GENERAL DESIGN, ARRANGEMENT AND EXTENT OF MECHANICAL SYSTEMS. DRAWINGS DO NOT SHOW ALL OFFSETS, BENDS OR ELBOWS NECESSARY FOR COMPLETE INSTALLATION IN SPACE PROVIDED. CONTRACTOR SHALL MAKE SUCH SLIGHT ALTERATIONS AS MAY BE NECESSARY TO MAKE SYSTEMS COMPLETE AND OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT. MAJOR DEVIATIONS SUCH AS CHANGES IN COMPONENT SIZES, WEIGHTS, QUANTITIES OR MATERIAL REQUIRE PRIOR APPROVAL BY DESIGN ENGINEER.
2. DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER AND SHALL BE INTERPRETED AS IN INTEGRAL UNIT WITH ITEMS SHOWN ON ONE AND NOT OTHER BEING FURNISHED AND INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH.
3. ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODES, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER APPLICABLE CITY, COUNTY, STATE, AND FEDERAL CODES AND REGULATIONS IN EFFECT.
4. ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO ANY CODES, RULES, REGULATIONS AND REQUIREMENTS OF OWNER.
5. PRIOR TO FABRICATION AND INSTALLATION OF ANY MECHANICAL COMPONENT, CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL MECHANICAL WORK WITH ALL OTHER BUILDING TRADES, INCLUDING BUILDING TRADES HIRED DIRECTLY BY OWNER. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
6. SPACE ABOVE ALL CEILINGS IS LIMITED. CAREFUL COORDINATION IS REQUIRED WITH ALL TRADES BEFORE ANY PIPE, DUCT, OR EQUIPMENT IS ORDERED AND OR INSTALLED. ANY CONFLICTS AND OR CHANGES FOUND DURING INSTALLATION THAT RESULT FROM LACK OF COORDINATION BY THE CONTRACTORS DURING SHOP DRAWING PROCESS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND USE, WHERE APPROPRIATE, ALL MECHANICAL DETAILS SHOWN ON THE DRAWINGS. DETAILS MAY OR MAY NOT BE CALLED OUT ON DRAWINGS WITH SYMBOLS OR KEYED NOTES. ANY CHANGES RESULTING FROM FAILURE TO INSTALL MECHANICAL SYSTEM WITHOUT USING THE INCLUDED DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STRUCTURE SHOWN ON DETAILS MAY OR MAY NOT PERTAIN TO A PORTION OR ANY PORTION OF THE BUILDING. COORDINATE ALL MOUNTING REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
9. ANY PART OF THE MECHANICAL INSTALLATION THAT FAILS, IS UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.
10. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL CEILING DIFFUSERS AND GRILLES.
11. CONTRACTOR SHALL OPERATE SYSTEMS AND DEMONSTRATE ALL ASPECTS OF SYSTEMS TO ENGINEER AND OR OWNER TO PROVE ALL SYSTEMS ARE OPERATIONAL.
12. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT REDLINED RECORD DRAWINGS AT THE PROJECT SITE. ALL CHANGES IN LAYOUT, ROUTING, EQUIPMENT, COMPONENTS, AND ACCESSORIES SHALL BE RECORDED. THESE REDLINED DRAWINGS SHALL BE GIVEN TO THE ARCHITECT/ENGINEER AFTER FINAL INSPECTION IN ACCORDANCE WITH SPECIFICATIONS.

PENETRATION FIRESTOP NOTES

1. FIRE RATED PENETRATIONS DETAILS SHOWN ON THE CONSTRUCTIONS DOCUMENTS SHOW GENERAL METHOD OF MECHANICAL (HVAC) AND PLUMBING PENETRATION FIRESTOPPING.
2. CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE SPECIFIC FIRESTOPPING DETAILS FROM A SPECIFIC FIRESTOPPING MANUFACTURER FOR EACH MECHANICAL (HVAC) AND PLUMBING PIPE OR DUCT PENETRATION FOR EACH FIRE RATED ASSEMBLY.
3. PROVIDE PENETRATION FIRESTOPPING THAT IS PRODUCED AND INSTALLED TO RESIST SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF CONSTRUCTION PENETRATED.
4. PENETRATION FIRESTOPPING SYSTEMS SHALL BE COMPATIBLE WITH ONE ANOTHER, WITH THE SUBSTRATES FORMING OPENINGS, AND WITH PENETRATING ITEMS IF ANY.
5. PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS: PROVIDE PENETRATION FIRESTOPPING WITH RATINGS DETERMINED PER ASTM E 814 OR UL 1479, BASED ON TESTING AT A POSITIVE PRESSURE DIFFERENTIAL OF 0.01-INCH W.G.
6. PENETRATION FIRESTOPPING PRODUCTS SHALL BEAR UL, ETL OR FM GLOBAL CLASSIFICATION MARKING OF QUALIFIED TESTING AND INSPECTING AGENCY.
7. DO NOT INSTALL PENETRATION FIRESTOPPING WHEN AMBIENT OR SUBSTRATE TEMPERATURES ARE OUTSIDE LIMITS PERMITTED BY PENETRATION FIRESTOPPING MANUFACTURERS OR WHEN SUBSTRATES ARE WET BECAUSE OF RAIN, FROST, CONDENSATION, OR OTHER CAUSES.
8. COORDINATE CONSTRUCTION OF OPENINGS AND PENETRATING ITEMS TO ENSURE THAT PENETRATION FIRESTOPPING IS INSTALLED ACCORDING TO SPECIFIED REQUIREMENTS.
9. COORDINATE SIZING OF SLEEVES, OPENINGS, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE PENETRATION FIRESTOPPING.
10. INSTALL PENETRATION FIRESTOPPING TO COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND PUBLISHED DRAWINGS FOR PRODUCTS AND APPLICATIONS INDICATED.
11. INSTALL FORMING MATERIALS AND OTHER ACCESSORIES OF TYPES REQUIRED TO SUPPORT FILL MATERIALS DURING THEIR APPLICATION AND IN THE POSITION NEEDED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS REQUIRED TO ACHIEVE FIRE RATINGS INDICATED.
12. IDENTIFY PENETRATION FIRESTOPPING WITH PREPRINTED METAL OR PLASTIC LABELS. ATTACH LABELS PERMANENTLY TO SURFACES ADJACENT TO AND WITHIN 6 INCHES OF FIRESTOPPING EDGE SO LABELS WILL BE VISIBLE TO ANYONE SEEKING TO REMOVE PENETRATING ITEMS OR FIRESTOPPING.

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M002 MECHANICAL NOTES

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MECHANICAL SPECIFICATIONS

230010 - BASIC MECHANICAL REQUIREMENTS

1. COORDINATE LOCATIONS OF ALL NEW ROOF OPENINGS AND ROOF MOUNTED EQUIPMENT WITH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO ANY INSTALLATION.
2. V-BELT DRIVES SHALL BE OF FABRIC AND RUBBER CONSTRUCTION. BELT GUARDS SHALL BE PROVIDED FOR ALL EXPOSED BELTS AND DRIVES.
3. PROVIDE 4" THICK CONCRETE HOUSEKEEPING PADS UNDER ALL FLOOR MOUNTED EQUIPMENT.
4. PROPERLY LUBRICATE ALL PIECES OF EQUIPMENT BEFORE TURNING THE SYSTEM OVER TO OWNER.
5. INSTALL DUCT MOUNTED SUPPLY AND RETURN AIR SMOKE DETECTORS IN ALL ROOFTOP, FAN-COIL, AIR-HANDLING, AND OTHER SUPPLY AIR SYSTEMS WITH CAPACITY GREATER THAN 2000 CFM. SMOKE DETECTORS ARE PURCHASED AND WIRED BY DIVISION 26 CONTRACTOR.

230011 - BASIC PIPING MATERIALS & METHODS

1. CORE CUT ALL PIPE PENETRATION OF MASONRY OR CONCRETE WALLS AND FLOORS. SLEEVE ALL PENETRATIONS THROUGH NEW WALLS AND FLOORS. SEAL ALL PENETRATIONS WATER TIGHT WITH SILICONE SEALANT. USE FIRE RATED SEALANT (3M "FIRE BARRIER" OR EQUAL) FOR 1 HOUR OR 2 HOUR PENETRATIONS.
2. CAULK AROUND ALL PIPING THAT PASSES THROUGH FIRE-RATED PARTITIONS WITH A NON-HARDENING CAULKING SIMILAR TO 3M "FIRE BARRIER".
3. SEAL ALL PIPING THROUGH WALLS AIR TIGHT.

230523 - VALVES

1. PROVIDE VALVES OF TYPE AND QUANTITY SHOWN ON DRAWINGS. VALVES OF THE SAME TYPE SHALL BE BY ONE MANUFACTURER.

230593 - TESTING, ADJUSTING AND BALANCING

1. OBTAIN SERVICES OF AN INDEPENDENT TESTING AND BALANCING AGENCY TO BALANCE AND ADJUST SYSTEMS. THIS SHALL BE DONE BY PERSONS FULLY FAMILIAR WITH SYSTEMS OF THIS TYPE. BALANCING SHALL BE DONE IN ACCORDANCE WITH AABC OR NEBB STANDARDS. ALL DATA SHALL BE RECORDED AND A REPORT SUBMITTED TO THE ENGINEER PRIOR TO JOB CLOSE OUT.

230700 - MECHANICAL INSULATION

1. PIPE INSULATION TO BE SNAP-ON GLASS FIBER TYPE WITH VAPOR JACKET. SEAL ALL ENDS AND JOINTS TO PROVIDE A COMPLETELY SEALED SYSTEM. ALTERNATIVELY, USE FLEXIBLE UNICELLULAR ASTM 534 TYPE 1 INSULATION. USE 1" THICKNESS FOR PIPE UP TO 2"∅, AND 1 1/2" FOR PIPE OVER 2"∅.
2. WRAP ALL SUPPLY AND RETURN DUCTWORK WITH 1-1/2" THICK FOIL FACED FIBERGLASS INSULATION. WRAP INSULATION TIGHTLY ON THE DUCT WITH ALL CIRCUMFERENTIAL JOINTS BUTTED AND LONGITUDINAL JOINTS OVERLAPPED A MIN. OF 2". COVER ALL JOINTS WITH FOIL-REINFORCED 'KRAFT' TAPE, 3" WIDE.
3. NO RETURN AIR DUCT INSULATION IS REQUIRED IF THE RETURN AIR AND PLENUM TEMPERATURE DIFFERENCE IS LESS THAN 10°F
4. OUTDOOR DUCTWORK EXPOSED TO THE WEATHER SHALL HAVE 2" INSULATION AND SHALL BE FITTED WITH 0.016 EMBOSSED ALUMINUM JACKET POP-RIVITED FOR A TIGHT WEATHERPROOF FIT.
5. SEE 233113 FOR LINED RECTANGULAR DUCTWORK.

MECHANICAL SPECIFICATIONS

233113 - METAL DUCTWORK

1. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS AND PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS, OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION, (SMACNA).
2. TRANSITION ALL DUCTWORK TO CONNECT WITH EQUIPMENT SIZES AS REQUIRED.
3. DUCTWORK SHALL BE GALVANIZED STEEL THROUGHOUT, FABRICATED AND INSTALLED SO THAT NO VIBRATION OR NOISE RESULTS. IT SHALL BE MADE FROM THE BEST GRADE OF GALVANIZED MILLED STEEL SHEETS OF U.S. STANDARD GAUGE AND BE FREE FROM BLISTERS, SLIVERS, AND PITS. ALL SEAMS SHALL BE AIRTIGHT, THE CONSTRUCTION OF ALL DUCTWORK, INCLUDING GAUGES OF METAL, BRACING LAYOUT, ETC., SHALL BE IN ACCORDANCE WITH SMACNA. SLEEVES FOR FIRE DAMPERS AND DUCT SECTIONS FORMING AN EXTENSION OF THE FIRE WALL SHALL BE 10 GAUGE STEEL.
4. SEAL DUCTWORK ACCORDING TO THE FOLLOWING SMACNA DUCT SEALING CLASS:

DUCT LOCATION	DUCT TYPE			
	SUPPLY		EXH.	RET.
	<2in. Wg.	>2in. Wg.		
OUTDOORS	A	A	A	A
UNCONDITIONED SPACES	B	A	B	B
CONDITIONED SPACES	C	B	B	B
(CONCEALED DUCTWORK) CONDITIONED SPACES (EXPOSED DUCTWORK)	A	A	B	B

5. HANGERS FOR DUCTS UP TO 18" IN WIDTH OR DIAMETER SHALL BE PLACED ON NOT MORE THAN 8 FOOT CENTERS. DUCTS 19" AND OVER IN WIDTH OR DIAMETER SHALL BE SUPPORTED ON NOT MORE THAN 4 FOOT CENTERS. DUCT HANGERS SHALL BE CONSTRUCTED OF GALVANIZED BAND IRON 1-1/8" FOR DUCTS UP TO 36" IN WIDTH OR DIAMETER. HANGERS SHALL EXTEND DOWN SIDES AND A MINIMUM OF 1" UNDER RECTANGULAR DUCTS, AND WRAP COMPLETELY AROUND ROUND DUCTS. ALL DUCTS SHALL BE RIGIDLY SUPPORTED.
6. ALL DUCTWORK SHALL BE CLEANED PRIOR TO THE INSTALLATION OF CEILING AND DIFFUSERS. OPERATE FANS TO BLOW OUT DUCTWORK.
7. RECTANGULAR LOW-PRESSURE SUPPLY AND RETURN AIR DUCTWORK SHALL BE LINED WITH 1" FACED FIBERGLASS INSULATION SECURELY BUTTONED OR LAPPED AND SEALED. INSULATION SHALL BE 1-1/2 POUND DENSITY.
8. OUTDOOR DUCTWORK EXPOSED TO THE WEATHER SHALL BE LINED WITH MINIMUM R-5 FACED FIBERGLASS INSULATION SECURELY BUTTONED OR LAPPED AND SEALED, AND SHALL BE FITTED WITH A 0.016 EMBOSSED ALUMINUM JACKET POP RIVETED FOR A WEATHERPROOF FIT.
9. DUCT DIMENSIONS SHOWN ON DRAWINGS ARE INSIDE CLEAR AREA AND SHALL BE INCREASED TO ACCOMMODATE INSULATION. DUCT LINER TO BE BY KNAUF GmbH, JOHN-MANSVILLE OR SCHULLER INTERNATIONAL.

MECHANICAL SPECIFICATIONS

233300 - DUCTWORK ACCESSORIES

1. FLEXIBLE DUCTWORK:THE FINAL 5 FOOT CONNECTION TO GRILLES AND DIFFUSERS IN LAY-IN CEILINGS, OR TO FLOOR MOUNTED GRILLES, MAY BE MADE WITH FLEXIBLE DUCT, FLEXMASTER TYPE 5M ONLY. ENDS SHALL BE SEALED.
2. SQUARE AND/OR RECTANGULAR ELBOWS SHALL BE PROVIDED WITH TURNING VANES.
3. PROVIDE FLEXIBLE CONNECTIONS NOT LESS THAN 4" WIDE CONSTRUCTED OF HEAVY, WATERPROOF, WOVEN PLASTIC COATED GLASS FABRIC AT SUPPLY AND RETURN CONNECTIONS TO FURNACES, AIR HANDLING, ROOFTOP, MAKE-UP AIR OR FAN-COIL UNITS. CORNERS SHALL BE SEWN TIGHT. CONNECTIONS SHALL BE 20 OUNCE VENTFABRICS OR EQUAL.
4. COMBINATION FIRE AND SMOKE DAMPERS OR FIRE DAMPERS IN DUCTWORK THROUGH ALL FLOORS AND FIRE WALLS SHALL BE FURNISHED AND INSTALLED AS REQUIRED TO CONFORM TO THE LATEST NFPA BULLETIN CONCERNING THIS TYPE OF BUILDING AND SHALL BEAR THE UL LABEL. DAMPERS, COMPLETE WITH MOUNTING ANGLES, SHALL BE MULTI-BLADE, FUSIBLE LINK, SPRING ACTING WITH 11 GAUGE SLEEVE. FUSIBLE LINK SHALL BE RATED AT 165°F.
5. DUCT MOUNTED BALANCING DAMPERS SHALL BE USED TO CONTROL SUPPLY AIR TO EACH DIFFUSER AND GRILLE. AN OPERATING HEAD SHALL BE PLACED ON THE SIDE OF THE DUCT WITH A POSITIVE LOCKING QUADRANT. DAMPERS SHALL BE PROVIDED IN RETURN AND EXHAUST AIR DUCTS WHERE SHOWN ON DRAWINGS. COORDINATE THE LOCATION OF CEILING ACCESS PANELS.
6. PROVIDE CEILING ACCESS DOORS AT ALL LOCATIONS OF BALANCING DAMPERS, FIRE DAMPERS, FIRE/SMOKE DAMPERS, VALVES, ETC., WHERE THERE IS NOT A LIFT-OUT TYPE CEILING. ACCESS DOORS SHALL BE HINGED OF METAL CONSTRUCTION WITH SCREWDRIVER LATCHES.
7. AT FIRE DAMPERS, A DUCT MOUNTED SHEET METAL HINGED DOOR SHALL BE PROVIDED AND INSTALLED WITH POSITIVE LOCKING HANDLE. WHERE DUCTS ARE INSULATED, COVERS SHALL BE INSULATED.
8. GRAVITY OR BACKDRAFT DAMPERS SHALL BE ALL ALUMINUM CONSTRUCTION, INTERCONNECTED AND BLADED, PRESSURE DROP THROUGH DAMPERS SHALL NOT EXCEED 0.04 INCH W.G.

233423 - FANS AND ROOF HOODS

1. ROOF MOUNTED EXHAUST FANS SHALL BE COMPLETE WITH BACKDRAFT DAMPERS. A DISCONNECT SWITCH SHALL BE PROVIDED AT FAN LOCATIONS. PROVIDE FAN ASSEMBLY COMPLETE WITH INSECT SCREEN AND PREFABRICATED ROOF CURB MATCHING THE FAN SIZE AND ROOF SLOPE.
2. CEILING MOUNTED EXHAUST FANS SHALL BE COMPLETE WITH LOUVERED GRILLE, BACKDRAFT DAMPER, AND WALL CAP OR ROOF CAP, SEE PLANS.
3. ROOF MOUNTED HOODS SHALL BE COMPLETE WITH BACKDRAFT DAMPERS, INSECT SCREEN AND PREFABRICATED ROOF CURB MATCHING THE HOOD SIZE AND ROOF SLOPE.

236300 - CONDENSING UNITS

1. FACTORY ASSEMBLED AND TESTED AIR COOLED CONDENSING UNITS, CONSISTING OF CASING, COMPRESSOR, CONDENSER COIL, CONDENSER FAN AND MOTOR, REFRIGERANT RESERVOIR, AND OPERATING CONTROLS. UNITS TO BE COMPLETE WITH HIGH AND LOW PRESSURE CUTOUTS, SERVICE SHUTOFF VALVES, AND HAVE 5 YEAR COMPRESSOR WARRANTY.

MECHANICAL SPECIFICATIONS

233713 - GRILLES, DIFFUSERS AND LOUVERS

1. ALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE COMPLETE WITH FRAMES AND RUBBER GASKETS. FINISH FOR ALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE WHITE.
2. COORDINATE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL LIGHTING LAYOUT, AND ARCHITECTURAL ELEVATIONS.
3. LOUVERS SHALL HAVE MINIMUM FREE AREA AND MAXIMUM PRESSURE DROP AS LISTED IN THE SCHEDULES. LOUVERS SHALL HAVE FRAME AND SILLS COMPATIBLE WITH ADJACENT SUBSTRATE AND FIT ACCURATELY FOR WEATHERPROOF INSTALLATION. LOUVERS SHALL BE COMPLETE WITH 1/2" MESH ANODIZED ALUMINUM BIRD SCREEN.

238113 - PACKAGED TERMINAL A/C UNITS

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING: AMANA.
2. MANUFACTURED UNITS: FACTORY-ASSEMBLED AND -TESTED, SELF-CONTAINED, PACKAGED TERMINAL AIR CONDITIONER WITH ROOM CABINET, ELECTRIC REFRIGERATION SYSTEM, HEATING, AND TEMPERATURE CONTROLS; FULLY CHARGED WITH REFRIGERANT AND FILLED WITH OIL; WITH CORD-CONNECTED CHASSIS.
3. CABINET: 0.052-INCH- THICK STEEL WITH REMOVABLE FRONT PANEL WITH CONCEALED LATCHES. MOUNTING: WALL WITH WALL SLEEVE. DISCHARGE GRILLE: EXTRUDED-ALUMINUM DISCHARGE GRILLE. LOUVERS: EXTRUDED ALUMINUM WITH ENAMEL FINISH. FINISH: BAKED ENAMEL. ACCESS DOOR: HINGED DOOR IN TOP OF CABINET FOR ACCESS TO CONTROLS. WALL SLEEVES: GALVANIZED STEEL WITH POLYESTER FINISH.
4. REFRIGERATION SYSTEM: DIRECT-EXPANSION INDOOR COIL WITH CAPILLARY RESTRICTOR; AND HERMETICALLY SEALED SCROLL COMPRESSOR WITH VIBRATION ISOLATION AND OVERLOAD PROTECTION. INDOOR AND OUTDOOR COILS: SEAMLESS COPPER TUBES MECHANICALLY EXPANDED INTO ALUMINUM FINS WITH CAPILLARY TUBE DISTRIBUTOR ON INDOOR COIL. ACCUMULATOR:CONSTANT-PRESSURE EXPANSION VALVE. REVERSING VALVE. CHARGE:R-410A.
5. INDOOR FAN: FORWARD CURVED, CENTRIFUGAL; WITH MOTOR AND POSITIVE-PRESSURE VENTILATION DAMPER WITH ELECTRIC OPERATOR.
6. FILTERS: WASHABLE POLYURETHANE IN MOLDED PLASTIC FRAME.
7. CONDENSATE DRAIN: DRAIN PAN TO DIRECT CONDENSATE TO OUTDOOR COIL FOR RE-EVAPORATION.COMPLY WITH ASHRAE 62.1 FOR DRAIN PAN CONSTRUCTION AND CONNECTIONS.
8. OUTDOOR FAN: FORWARD CURVED, CENTRIFUGAL TYPE MOTOR. INDOOR AND OUTDOOR FAN MOTORS: TWO SPEED; COMPLY WITH NEMA DESIGNATION, TEMPERATURE RATING, SERVICE FACTOR, ENCLOSURE TYPE, AND EFFICIENCY REQUIREMENTS FOR MOTORS SPECIFIED IN SECTION 230513 "COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT." FAN MOTORS: PERMANENTLY LUBRICATED SPLIT CAPACITOR.
9. ELECTRIC-RESISTANCE HEATING COIL: NICKEL-CHROMIUM- WIRE, ELECTRIC-RESISTANCE HEATING ELEMENTS WITH CONTACTOR AND HIGH-TEMPERATURE-LIMIT SWITCH.
10. CONTROLS: INTEGRAL CONTROL: STANDARD UNIT-MOUNTED CONTROLS, LOW-VOLTAGE ADJUSTABLE THERMOSTAT WITH HEAT ANTICIPATOR, HEAT-OFF-COOL-AUTO SWITCH, AND ON-AUTO FAN SWITCH.
11. INSTALL UNITS LEVEL AND PLUMB, MAINTAINING MANUFACTURER'S RECOMMENDED CLEARANCES AND TOLERANCES.
12. INSTALL WALL SLEEVES IN FINISHED WALL ASSEMBLY; SEAL AND WEATHERPROOF. JOINT-SEALANT MATERIALS AND APPLICATIONS ARE SPECIFIED IN DIVISION 7 SECTION.
13. INSTALL AND ANCHOR WALL SLEEVES TO WITHSTAND, WITHOUT DAMAGE TO EQUIPMENT AND STRUCTURE, SEISMIC FORCES REQUIRED BY BUILDING CODE.

MECHANICAL SPECIFICATIONS

238126 - SPLIT SYSTEM A/C UNITS

1. PROVIDE FACTORY ASSEMBLED AND TESTED SPLIT TYPE AIR CONDITIONING UNIT WITH INDOOR UNIT CONSISTING OF CASING, EVAPORATOR COIL, EVAPORATOR FAN, AND DRAIN PAN: AND OUTDOOR UNIT CONSISTING OF COMPRESSOR, CONDENSER COIL, AND CONDENSER FAN. PROVIDE UNIT COMPLETE WITH CONDENSATE PUMP, MICROPROCESSOR CONTROLS AND 5 YEAR COMPRESSOR WARRANTY.

235400 - FORCED AIR FURNACES

1. FACTORY ASSEMBLED CONDENSING GAS FURNACE WITH 100% OUTDOOR COMBUSTION AIR, SEALED COMBUSTION MINIMUM 90% AFUE. FURNACE SHALL CONSIST OF CASING, HEAT EXCHANGERS, BLOWER, AIR FILTER, REDUNDANT GAS VALVE, HOT SURFACE IGNITOR, AND CONTROLS. UNITS TO HAVE 20 YEAR HEAT EXCHANGER WARRANTY.
2. PIPING FOR FURNACE VENT/INTAKE AIR AND FOR CONDENSATE DRAINS SHALL BE PVC SCHEDULE 40, SECURELY SUPPORTED AT NO MORE THAN 5 FT CENTERS. INSULATE ALL VENTS AND AIR INTAKES LOCATED IN TRUSS SPACES AND IN ATTICS.
3. PROVIDE FURNACE MANUFACTURER'S STANDARD A-FRAME OR N- FRAME DX COOLING COIL. COIL TO BE COMPLETE WITH GALVANIZED DRAIN PAN WITH DRAIN CONNECTION, DX EXPANSION VALVE, LIQUID SOLENOID VALVE, AND LIQUID LINE SIGHT GLASS/MOISTURE INDICATOR. MOUNT COOLING COIL IN FURNACE SUPPLY PLENUM IN LOCATION SHOWN ON DRAWINGS.
4. INSTALL 3/4" COPPER CONDENSATE DRAIN LINE FROM COOLING COIL DRAIN PAN AT INDOOR UNIT OF SPLIT SYSTEMS AND EXTEND TO OUTSIDE, TIE TO TAILPIECE OF NEAREST SINK, RUN TO NEAREST FAN ROOM FLOOR DRAIN OR RUN TO NEAREST SERVICE SINK.

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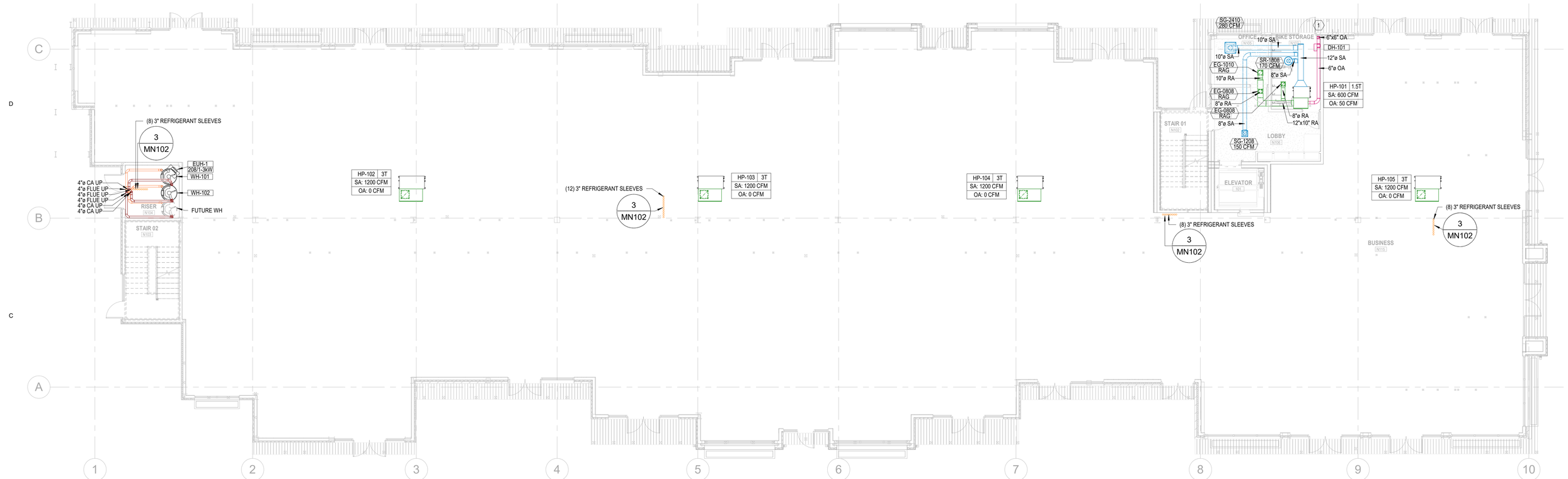
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STUDIO CROSSING MIXED USE
M003 MECHANICAL SPECIFICATIONS

10/31/2023 11:53:23 AM Print Date

SHEET KEYNOTES

1 CONNECT TO ARCHITECTURAL LOUVER IN THIS APPROXIMATE LOCATION. SEAL DUCT AROUND BLANK OFF PANEL.



NORTH

1 LEVEL 01 MECHANICAL PLAN NORTH

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

modern OUTWEST
Shakespeare ENGINEERING
4241 South River Rd, Ste. B
St. George, UT
84790

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No.	Revision Description	Date
A	SD SET	5.22.2023
B	PERMIT SET	6.16.2023
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023

Client **CRANDALL CAPITAL**
1776 Park Ave. #145 Park City, UT 84060

Print Date **10/31/2023 11:53:24 AM**
Project Submission **PERMIT SET**
Project number **23139**

Drawn by **DIA**
Checked by **BTS**

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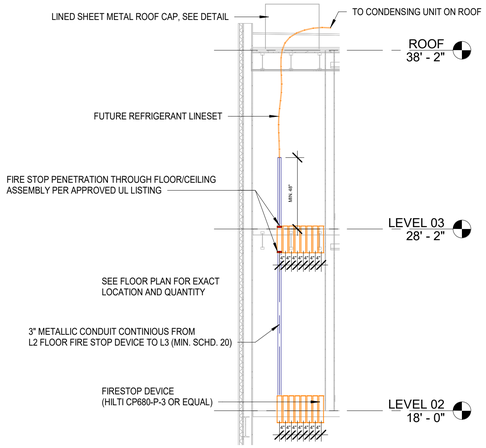
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STUDIO CROSSING MIXED USE

MN101 LEVEL 01 MECHANICAL PLAN NORTH

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3 TYPICAL REFRIGERANT SLEEVE

SHEET KEYNOTES

1 CONNECT OA DUCT TO RA DUCT SERVICE IN THIS APPROXIMATE LOCATION.PROVIDE AIR BALANCE DAMPER AND BALANCE TO MIN. OA FLOW RATE INDICATED ON FURNACE SCHEDULE.

2 ROUTE SA AND OA DUCT TIGHT TO BOTTOM OF RATED FLOOR CEILING ASSEMBLY (TYP).



NORTH

1 LEVEL 02 MECHANICAL PLAN NORTH

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

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PROFESSIONAL ENGINEER — THOMAS BRADLEY SHAKESPEARE — 10361495 — STATE OF UTAH

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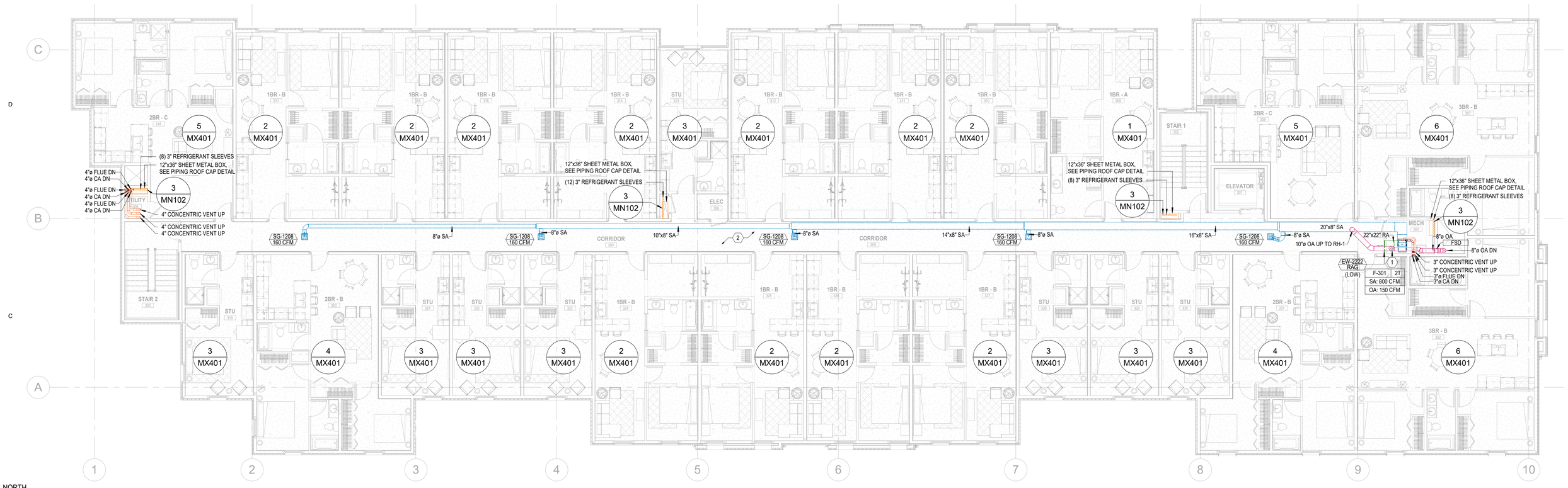
MN102 LEVEL 02 MECHANICAL PLAN NORTH

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SHEET KEYNOTES

1 CONNECT OA DUCT TO RA DUCT SERVICE IN THIS APPROXIMATE LOCATION.PROVIDE AIR BALANCE DAMPER AND BALANCE TO MIN. OA FLOW RATE INDICATED ON FURNACE SCHEDULE.

2 ROUTE SA AND OA DUCT TIGHT TO BOTTOM OF RATED FLOOR CEILING ASSEMBLY (TYP).



NORTH

1 LEVEL 03 MECHANICAL PLAN NORTH

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

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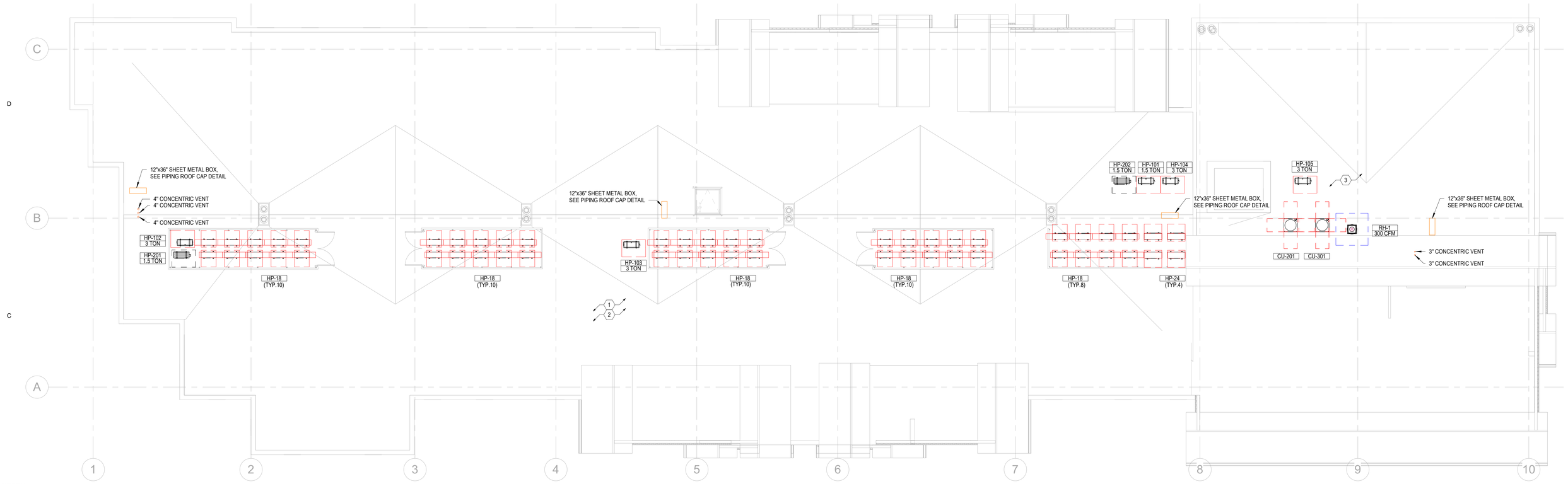
STUDIO CROSSING MIXED USE
MN103 LEVEL 03 MECHANICAL PLAN NORTH

SHEET KEYNOTES

1 MOUNT HEAT PUMP UNITS ON 12" MECHANICAL STAND MECHANICALLY FASTENED TO STRUCTURE.

2 MECHANICAL EQUIPMENT TO MAINTAIN 10' SEPERATION FROM BUILDING EDGE/PARAPET.

3 KEEP EA AND SEWER VENT TERMINATIONS NOT LESS THAN 10' FROM ROOF HOOD INTAKE (TYP).



NORTH

1 ROOF MECHANICAL PLAN NORTH

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

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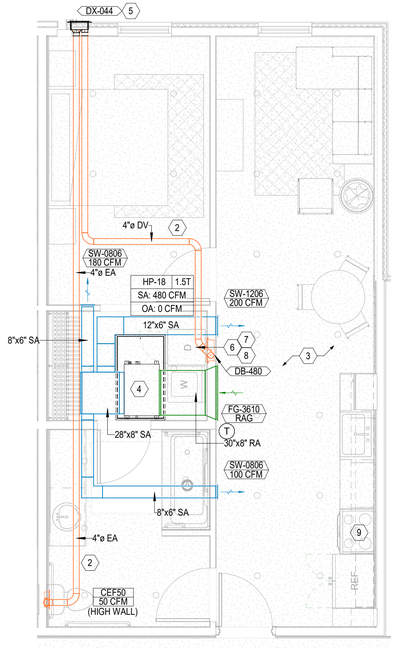
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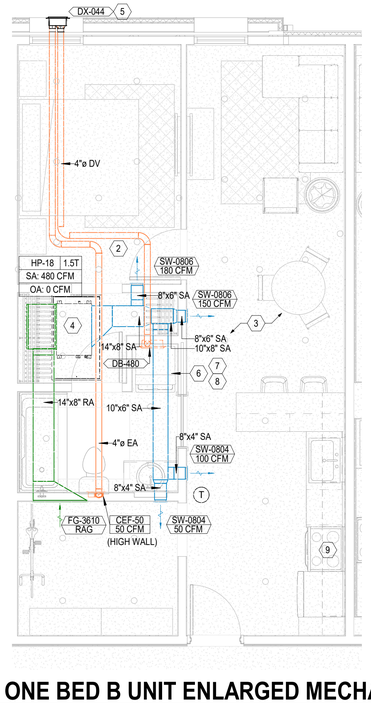
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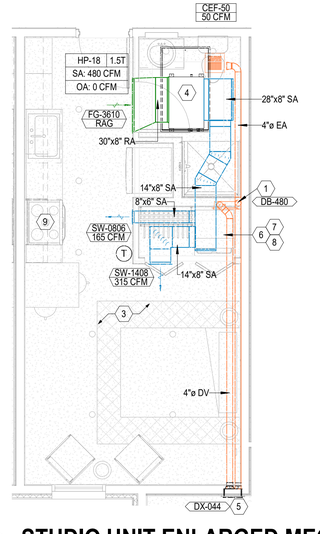
MN104 ROOF MECHANICAL PLAN NORTH



1 ONE BED A UNIT ENLARGED MECHANICAL PLAN



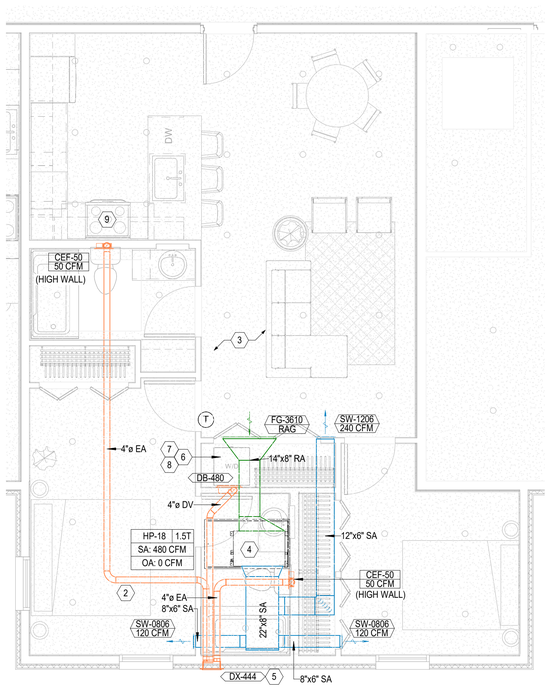
2 ONE BED B UNIT ENLARGED MECHANICAL PLAN



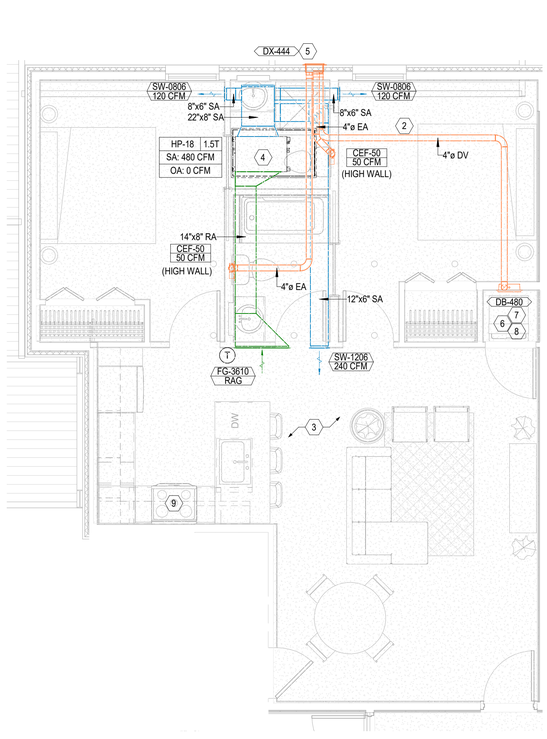
3 STUDIO UNIT ENLARGED MECHANICAL PLAN

SHEET KEYNOTES

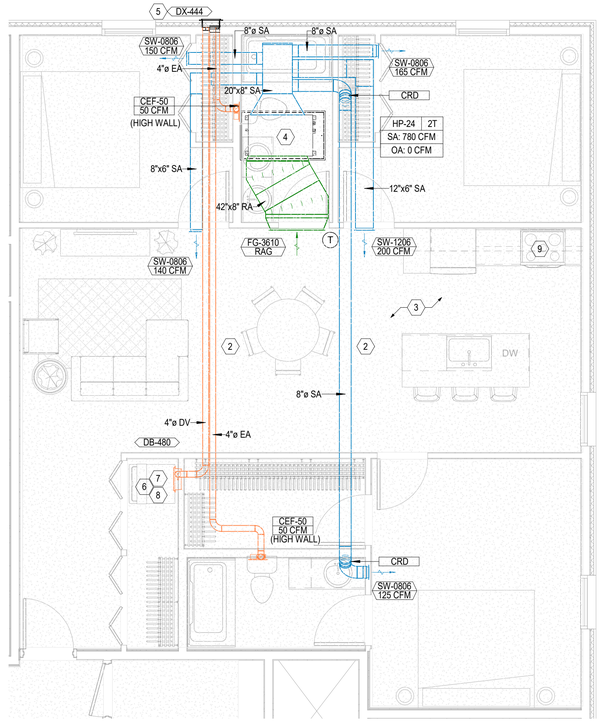
1. EXHAUST DUCT TO RISE AND PENETRATE FLOOR CEILING ASSEMBLY THROUGH WALL TOP PLATE. PROVIDE FIRE STOP AT POINT OF PENETRATION.
2. DUCT TO PENETRATE AND ROUTE THROUGH STRUCTURAL TJI IN THIS APPROXIMATE LOCATION. PENETRATION TO BE AT CENTER THIRD OF TGI SPAN TO MINIMIZE STRUCTURAL IMPACT, SEE STRUCTURAL DRAWINGS FOR PENETRATION DETAILS AND ALLOWANCES.
3. SPACE TO BE MECHANICALLY VENTILATED BY USE OF RUNNING LOCAL RESTROOM EXHAUST FANS CONTINUOUSLY. SEE REQUIRED OUTSIDE AIR FOR DWELLING UNITS CALCULATIONS ON SHEET M601.
4. PROVIDE FULL SIZE CEILING ACCESS PANEL TO ALLOW COMPLETE REOMOVAL OF AIR HANDLER AND ACCESS TO UNIT CONTROL PANEL, FIELD VERIFY EXACT LOCATION AND COORDINATE AROUND LIGHTING.
5. EXHAUST FAN AND DRYER VENTS TO BE MIN. 3'-0" FROM ANY OPERABLE WINDOWS. CONTRACTOR TO COORDINATE AND PLACE VENT TERMINATIONS AS REQ'D.
6. OWNER TO FURNISH DRYERS WITH EXTENDED VENT LENGTH CAPACITIES UP TO 60 EQUIVELANT FEET.
7. UNDERCUT DRYER CLOSET DOOR AS NOTED, TO PROVIDE NOT LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR.
8. TOP FLOOR UNITS MAY ROUTE EA AND DV DUCT THROUGH ROOF WITH APPROVED ROOF HOOD WITH BACK DRAFT DAMPER AT THERMAL BARRIER. PROVIDE FIRE STOP PROTECTION AT RATED ASSEMBLY PENETRATIONS.
9. DUCTLESS RANGE HOOD OVER COOK TOP, SEE ARCHITECTURAL DRAWINGS.



4 TWO BED B UNIT ENLARGED MECHANICAL PLAN



5 TWO BED C UNIT ENLARGED MECHANICAL PLAN



6 THREE BED B UNIT ENLARGED MECHANICAL PLAN

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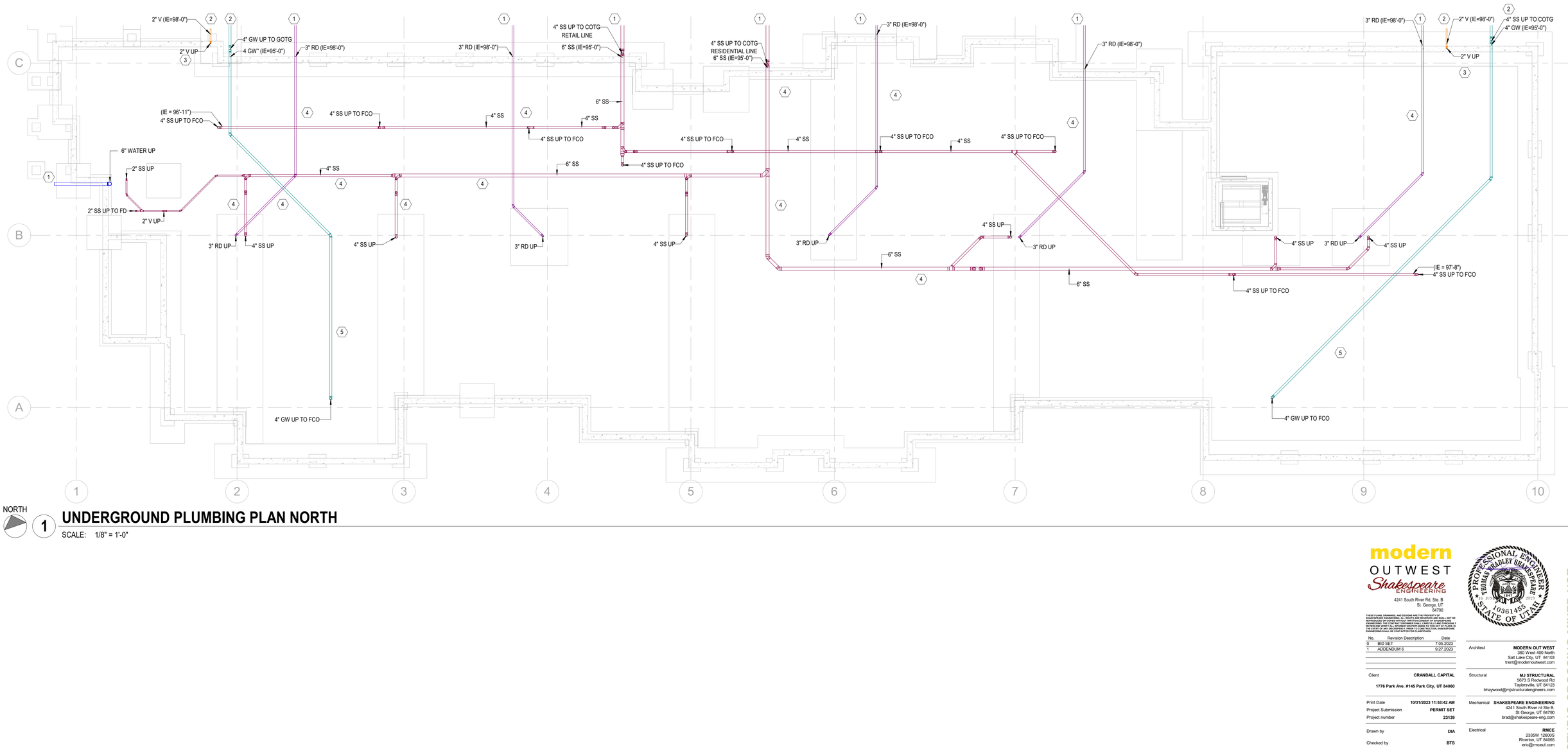
STUDIO CROSSING MIXED USE

M401 ENLARGED MECHANICAL PLAN

10/31/2023 11:53:38 AM Print Date

SHEET KEYNOTES

1 CONTINUATION BY SITE UTILITIES CONTRACTOR, SEE CIVIL DESIGN.
2 CONTINUATION BY SITE UTILITY CONTRACTOR TO 1,000 GAL. (MIN.) GRAVITY GREASE INTERCEPTOR, SEE CIVIL DESIGN.
3 2" VENT FROM GREASE INTERCEPTOR.
4 RUN SANITARY AND ROOF DRAIN AT 1/8"/FT SLOPE.
5 RUN GREASE WASTE AT 1/4"/FT SLOPE.



NORTH

1 UNDERGROUND PLUMBING PLAN NORTH

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

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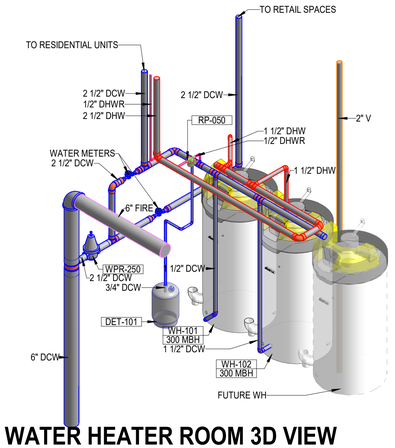
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PN100 UNDERGROUND PLUMBING PLAN NORTH

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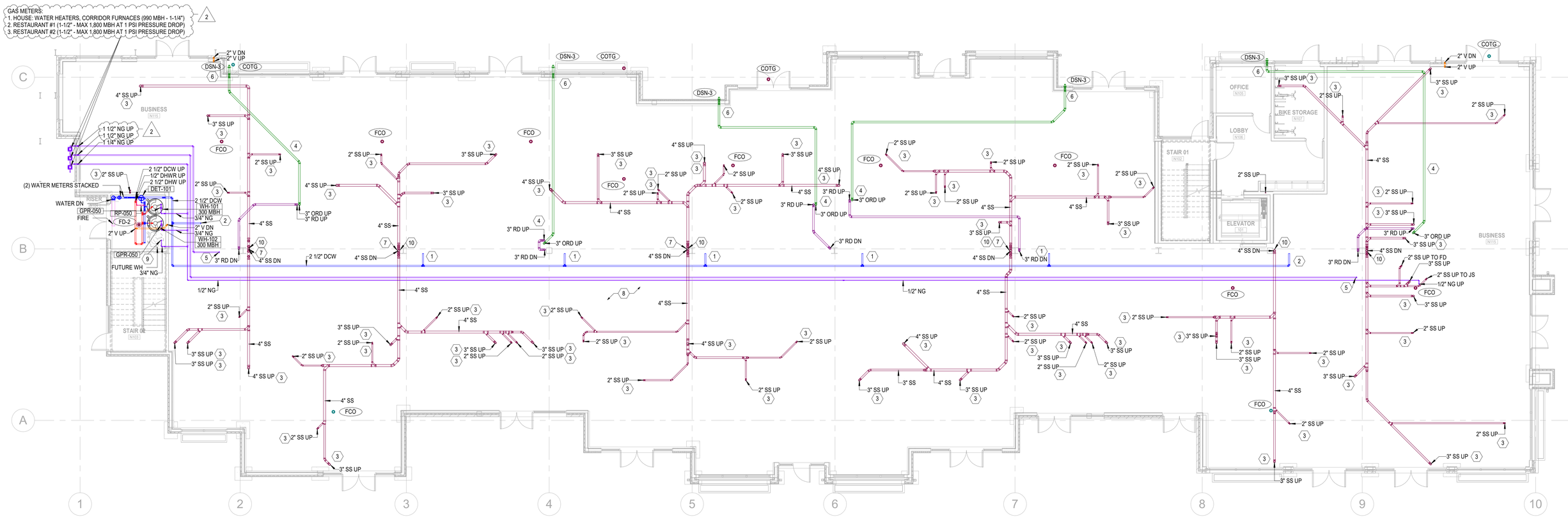


2 WATER HEATER ROOM 3D VIEW

SHEET KEYNOTES

1 PROVIDE/INSTALL 1-1/2" DCW STUB OUT FOR FUTURE USE, FINISH WITH ISOLATION VALVE AND CAP.
2 PROVIDE/INSTALL 2" DCW STUB OUT FOR FUTURE USE, FINISH WITH ISOLATION VALVE AND CAP.
3 SANITARY SEWER TO SERVE UPPER LEVEL APARTMENT FIXTURES. SEE ENLARGED UNIT PLANS AND ISOMETRICS FOR CONTINUATION. FIELD VERIFY EXACT ROUTING.
4 RUN SANITARY AND ROOF DRAIN AT 1/8"/FT SLOPE.
5 1-1/2" 2 LB. NATURAL GAS FOR FUTURE RESTAURANT. VALVED AND CAPPED.
6 3" OVERFLOW ROOF DRAIN TO DOWN SPOUT.
7 COMBINE 4" SANITARY DRAINS AT COLUMN TO A COMBINED 4" SANITARY DRAIN.
8 ROUTE ALL PLUMBING THROUGH STRUCTURE WHERE POSSIBLE, COORDINATE AROUND OTHER TRADES. (TYP.)
9 VALVE AND CAP 1/2" NG LINE TO FUTURE WATER HEATER. PROVIDE GAS REGULATOR IF FUTURE WATER HEATER IS INSTALLED.
10 PROVIDE WALL CLEAN OUT ON SANITARY DRAIN RISER, SEE DETAIL.

GAS METERS:
1. HOUSE: WATER HEATERS, CORRIDOR FURNACES (990 MBH - 1-1/4")
2. RESTAURANT #1 (1-1/2" - MAX 1,800 MBH AT 1 PSI PRESSURE DROP)
3. RESTAURANT #2 (1-1/2" - MAX 1,800 MBH AT 1 PSI PRESSURE DROP)



NORTH

1 LEVEL 01 PLUMBING PLAN NORTH

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

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STUDIO CROSSING MIXED USE
PN101 LEVEL 01 PLUMBING PLAN NORTH

SHEET KEYNOTES

1. 1/2" PEX PIPING FROM 3/4" VALVELESS MANIFOLD TO LEVELS 2&3 UNITS, SEE CONTINUATION ON ENLARGED UNIT PLANS.
2. NON-CIRCULATED DHW BRANCH VOLUMES NOT TO EXCEED 64 OZ. CALCULATED CRITICAL BRANCH: 3/4" (4(FT) X 3 (OZ/FT) + 1/2" (34(FT) X 1.5 (OZ/FT)=63 OZ<64 OZ.
3. PROVIDE DCW AND DHW ISOLATION VALVE SERVING APARTMENT MANIFOLD WITH 12"x12" CEILING ACCESS PANEL.
4. UP TO (12) OUTLET 1/2" PEX DCW AND DHW FROM 3/4" VALVELESS MANIFOLD (1" MANIFOLD PERMITTED ON DCW UP TO (18) OUTLET TO APARTMENT UNIT FIXTURES, SEE ENLARGED APARMENTS PLANS. MANIFOLD TO BE SIOUX CHIEF 672X1230 (672X1830) TYPE OR EQUAL.
5. ROUTE ALL PLUMBING THROUGH STRUCTURE WHERE POSSIBLE, COORDINATE AROUND OTHER TRADES. (TYP.)



NORTH

1 LEVEL 02 PLUMBING PLAN NORTH

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

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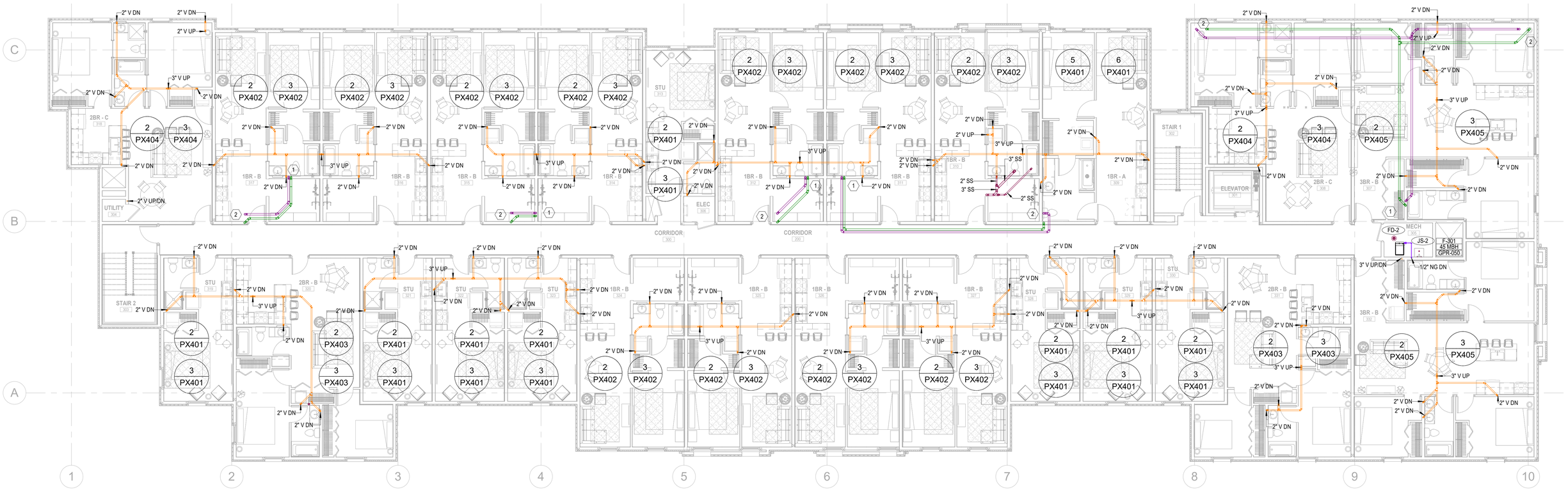
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PN102 LEVEL 02 PLUMBING PLAN NORTH

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SHEET KEYNOTES

1 3" ROOF DRAIN AND OVERFLOW ROOF DRAIN PIPING DOWN.
2 3" PIPING FROM ROOF AND OVERFLOW ROOF DRAINS.



NORTH

1 LEVEL 03 PLUMBING PLAN NORTH

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

modern OUTWEST
Shakespeare ENGINEERING
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No.	Revision Description	Date
A	SD SET	5.22.2023
B	PERMIT SET	6.16.2023
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023

Client	**CRANDALL CAPITAL** **1776 Park Ave. #145 Park City, UT 84060**
Print Date	**10/31/2023 11:53:59 AM**
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Checked by	**BTS**

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STUDIO CROSSING MIXED USE

PN103 LEVEL 03 PLUMBING PLAN NORTH

SHEET KEYNOTES

PIPE SIZE (inches)	CAPACITY (GPM)				
	SLOPE OF HORIZONTAL DRAIN				
	VERTICAL	1/16" / FT	1/8" / FT	1/4" / FT	1/2" / FT
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,546	5,016	7,093

PIPE SIZE (inches)	ROOF AREA (FT2)				
	SLOPE OF HORIZONTAL DRAIN				
	VERTICAL	1/16" / FT	1/8" / FT	1/4" / FT	1/2" / FT
2	34	1,108	1,625	2,289	3,249
3	87	2,880	4,062	5,834	8,197
4	180	5,982	8,492	12,037	17,058
5	311	8,640	12,185	17,280	24,443
6	538	17,945	25,403	35,963	50,880
8	1,117	37,292	52,726	74,585	105,526
10	2,050	68,455	96,812	136,985	193,698
12	3,272	109,292	154,560	218,585	309,194
15	5,543	185,206	261,858	370,412	523,791

1.3	Rain Fall Rate (Inches / Hour)
0.0135	GPM / SF

*Note Vertical walls are



NORTH

1 ROOF PLUMBING PLAN NORTH

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

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B	PERMIT SET	6.16.2023
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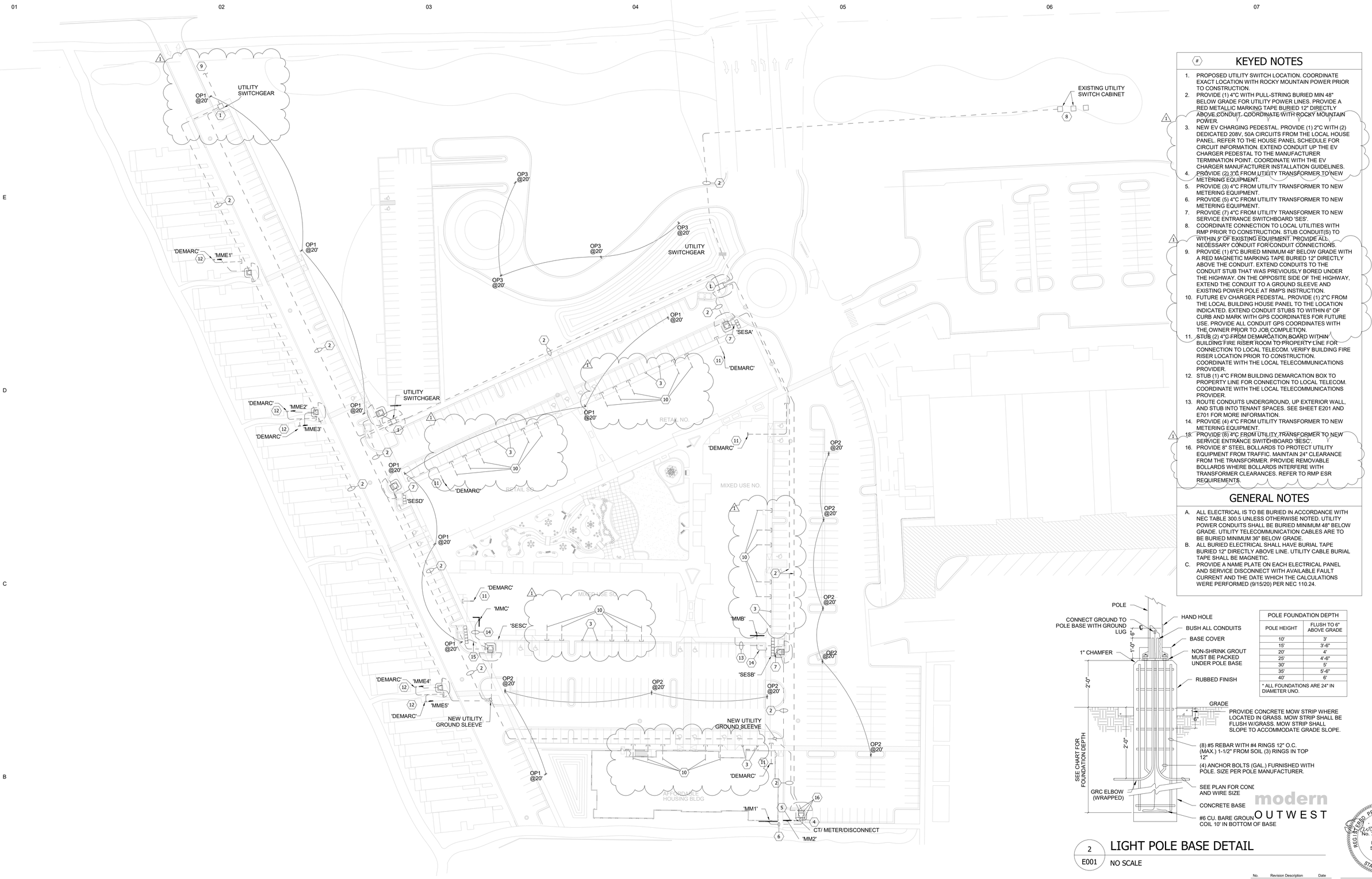
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STUDIO CROSSING MIXED USE

PN104 ROOF PLUMBING PLAN NORTH

10/31/2023 11:54:02 AM Print Date



ELECTRICAL SITE PLAN

E001 — 1" = 50'

KEYED NOTES

1. PROPOSED UTILITY SWITCH LOCATION. COORDINATE EXACT LOCATION WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION.
2. PROVIDE (1) 4"C WITH PULL-STRING BURIED MIN 48" BELOW GRADE FOR UTILITY POWER LINES. PROVIDE A RED METALLIC MARKING TAPE BURIED 12" DIRECTLY ABOVE CONDUIT. COORDINATE WITH ROCKY MOUNTAIN POWER.
3. NEW EV CHARGING PEDESTAL. PROVIDE (1) 2"C WITH (2) DEDICATED 208V, 50A CIRCUITS FROM THE LOCAL HOUSE PANEL. REFER TO THE HOUSE PANEL SCHEDULE FOR CIRCUIT INFORMATION. EXTEND CONDUIT UP THE EV CHARGER PEDESTAL TO THE MANUFACTURER TERMINATION POINT. COORDINATE WITH THE EV CHARGER MANUFACTURER INSTALLATION GUIDELINES.
4. PROVIDE (2) 3"C FROM UTILITY TRANSFORMER TO NEW METERING EQUIPMENT.
5. PROVIDE (3) 4"C FROM UTILITY TRANSFORMER TO NEW METERING EQUIPMENT.
6. PROVIDE (5) 4"C FROM UTILITY TRANSFORMER TO NEW METERING EQUIPMENT.
7. PROVIDE (7) 4"C FROM UTILITY TRANSFORMER TO NEW SERVICE ENTRANCE SWITCHBOARD 'SES'.
8. COORDINATE CONNECTION TO LOCAL UTILITIES WITH RMP PRIOR TO CONSTRUCTION. STUB CONDUIT(S) TO WITHIN 5' OF EXISTING EQUIPMENT. PROVIDE ALL NECESSARY CONDUIT FOR CONDUIT CONNECTIONS.
9. PROVIDE (1) 6"C BURIED MINIMUM 48" BELOW GRADE WITH A RED MAGNETIC MARKING TAPE BURIED 12" DIRECTLY ABOVE THE CONDUIT. EXTEND CONDUITS TO THE CONDUIT STUB THAT WAS PREVIOUSLY BORED UNDER THE HIGHWAY. ON THE OPPOSITE SIDE OF THE HIGHWAY, EXTEND THE CONDUIT TO A GROUND SLEEVE AND EXISTING POWER POLE AT RMP'S INSTRUCTION.
10. FUTURE EV CHARGER PEDESTAL. PROVIDE (1) 2"C FROM THE LOCAL BUILDING HOUSE PANEL TO THE LOCATION INDICATED. EXTEND CONDUIT STUBS TO WITHIN 6" OF CURB AND MARK WITH GPS COORDINATES FOR FUTURE USE. PROVIDE ALL CONDUIT GPS COORDINATES WITH THE OWNER PRIOR TO JOB COMPLETION.
11. STUB (2) 4"C FROM DEMARCATION BOARD WITHIN BUILDING FIRE RISER ROOM TO PROPERTY LINE FOR CONNECTION TO LOCAL TELECOM. VERIFY BUILDING FIRE RISER LOCATION PRIOR TO CONSTRUCTION. COORDINATE WITH THE LOCAL TELECOMMUNICATIONS PROVIDER.
12. STUB (1) 4"C FROM BUILDING DEMARCATION BOX TO PROPERTY LINE FOR CONNECTION TO LOCAL TELECOM. COORDINATE WITH THE LOCAL TELECOMMUNICATIONS PROVIDER.
13. ROUTE CONDUITS UNDERGROUND, UP EXTERIOR WALL, AND STUB INTO TENANT SPACES. SEE SHEET E201 AND E701 FOR MORE INFORMATION.
14. PROVIDE (4) 4"C FROM UTILITY TRANSFORMER TO NEW METERING EQUIPMENT.
15. PROVIDE (8) 4"C FROM UTILITY TRANSFORMER TO NEW SERVICE ENTRANCE SWITCHBOARD 'SESC'.
16. PROVIDE 8" STEEL BOLLARDS TO PROTECT UTILITY EQUIPMENT FROM TRAFFIC. MAINTAIN 24" CLEARANCE FROM THE TRANSFORMER. PROVIDE REMOVABLE BOLLARDS WHERE BOLLARDS INTERFERE WITH TRANSFORMER CLEARANCES. REFER TO RMP ESR REQUIREMENTS.

GENERAL NOTES

A. ALL ELECTRICAL IS TO BE BURIED IN ACCORDANCE WITH NEC TABLE 300.5 UNLESS OTHERWISE NOTED. UTILITY POWER CONDUITS SHALL BE BURIED MINIMUM 48" BELOW GRADE. UTILITY TELECOMMUNICATION CABLES ARE TO BE BURIED MINIMUM 36" BELOW GRADE.
B. ALL BURIED ELECTRICAL SHALL HAVE BURIAL TAPE BURIED 12" DIRECTLY ABOVE LINE. UTILITY CABLE BURIAL TAPE SHALL BE MAGNETIC.
C. PROVIDE A NAME PLATE ON EACH ELECTRICAL PANEL AND SERVICE DISCONNECT WITH AVAILABLE FAULT CURRENT AND THE DATE WHICH THE CALCULATIONS WERE PERFORMED (9/15/20) PER NEC 110.24.

POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

LIGHT POLE BASE DETAIL

2 / E001 — NO SCALE

No.	Revision Description	Date
1	Addendum #7	9/20/23

Client	Owner PROJECT ADDRESS
Print Date	9/20/2023 4:53:06 PM
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Checked by	ES

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6/16/23
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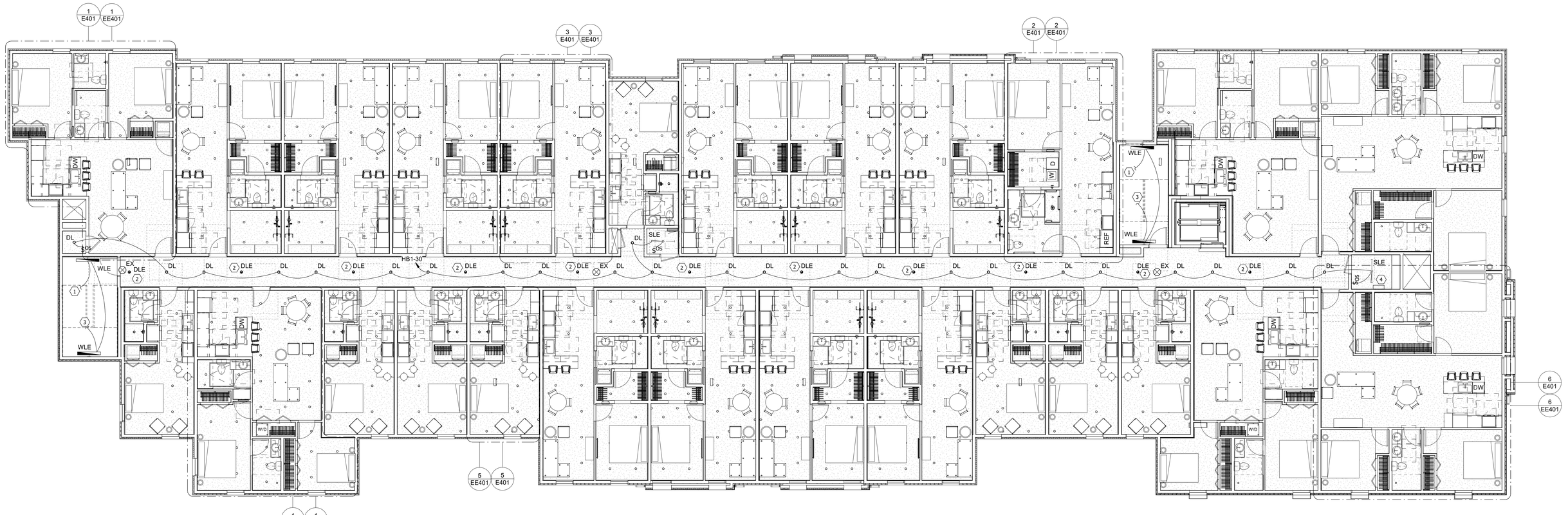
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STUDIO CROSSING MIXED USE

E001 ELECTRICAL SITE PLAN

LTG CTRL SEQUENCE OF OPERATION	GENERAL NOTES	KEYED NOTES
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2018. WALL MOUNTED OCC. SENSORS WILL CONTROL LIGHTING IN UTILITY ROOM. CORRIDOR, AND STAIRWELL LIGHTING ARE EXEMPT FROM LIGHTING CONTROLS PER IECC 2015 C405.2. DAYLIGHT ZONES EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2015 405.2.3 (1) (LESS THAN 150 W).	A. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. B. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE. C. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS. D. ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.	1. CIRCUIT TO STAIRWELL LIGHTING ABOVE. 2. CIRCUIT TO EMERGENCY LIGHTING BRANCH CIRCUIT (HB1-36) VIA AN EMERGENCY LIGHTING INVERTER. SEE KEYED NOTE #4 FOR MORE INFORMATION. 3. CIRCUIT TO STAIRWELL LIGHTING BELOW. 4. PROVIDE AN IOTA IIS 375 I (OR EQUAL) EMERGENCY LIGHTING INVERTER FOR CORRIDOR EGRESS LIGHTING.



1 / E102 NORTH BUILDING LEVEL 2 LIGHTING PLAN

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

modern OUTWEST

REG. LICENSED PROFESSIONAL ENGINEER
No. 7945859-2202
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6/16/23
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No.	Revision Description	Date

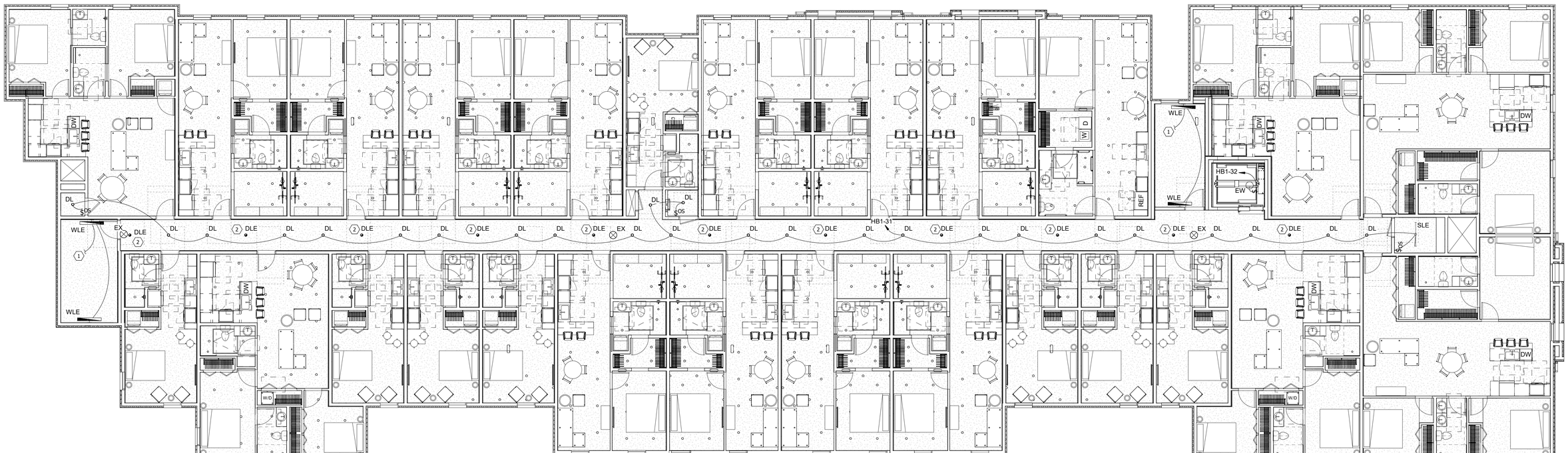
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Checked by	**DH**

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STUDIO CROSSING MIXED USE

E102 NORTH BUILDING LEVEL 2 LIGHTING PLAN

LTG CTRL SEQUENCE OF OPERATION	GENERAL NOTES	KEYED NOTES
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2018. WALL MOUNTED OCC. SENSORS WILL CONTROL LIGHTING IN UTILITY ROOM. CORRIDOR, AND STAIRWELL LIGHTING ARE EXEMPT FROM LIGHTING CONTROLS PER IECC 2015 C405.2. DAYLIGHT ZONES EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2015 405.2.3 (1) (LESS THAN 150 W).	A. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. B. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE. C. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS. D. ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.	1. CIRCUIT TO STAIRWELL LIGHTING BELOW. 2. CIRCUIT TO EMERGENCY LIGHTING BRANCH CIRCUIT (HB1-36) VIA AN EMERGENCY LIGHTING INVERTER. SEE KEYED NOTE #4 ON 1/E102 FOR MORE INFORMATION.



1 / E103 NORTH BUILDING LEVEL 3 LIGHTING PLAN

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

modern OUTWEST

No.	Revision Description	Date

Client	**Owner** **PROJECT ADDRESS**
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Drawn by	**Author**
Checked by	**Checker**

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Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

STUDIO CROSSING MIXED USE

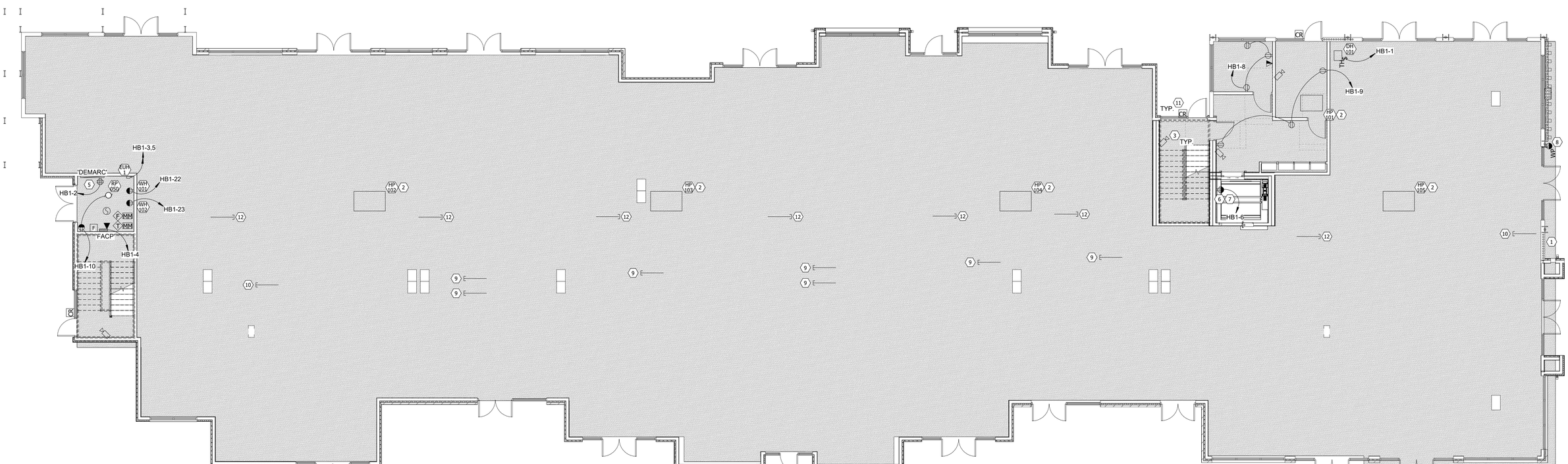
E103 NORTH BUILDING LEVEL 3 LIGHTING PLAN

GENERAL NOTES

A. COORDINATE FINAL OUTLET LAYOUT AND MOUNTING HEIGHTS WITH MILLWORK CONTRACTOR PRIOR TO ROUGH-IN.
B. COORDINATE ALL CEILING HUNG LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN. VERIFY LIGHTING IS NOT OBSTRUCTED BY MECHANICAL DUCTWORK OR EQUIPMENT.
C. ALL RECEPTACLES TO BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.
D. PROVIDE TAMPER RESISTANT RECEPTACLES AS PER NEC 406.12.

KEYED NOTES

1. CONDUITS TO BE RUN FROM SERVICE ENTRANCE SWITCHBOARD 'SES' UP WALL SHOWN AND ROUTED ABOVE CEILING. SEE ONE LINE DIAGRAM ON SHEET E701 FOR MORE INFORMATION.
2. INDOOR UNIT POWERED BY CORRESPONDING OUTDOOR UNIT. COORDINATE WITH THE MECHANICAL CONTRACTOR.
3. PROVIDE (1) 3/4"C BACK TO SECURITY HEAD END. COORDINATE LOCATION WITH SECURITY SYSTEM INSTALLER.
4. NOT USED.
5. PROVIDE A 96"X48"X3/4" FIRE TREATED PLYWOOD BOARD MOUNTED AT 108" TO THE TOP OF THE BOARD. PROVIDE A QUAD RECEPTACLE AND HUBBELL HBBB14210 (OR EQUAL) GROUNDING BUSS BAR ON THE TELEPHONE BOARD. SEE DETAIL 1/E702 FOR OTHER ELECTRICAL REQUIREMENTS.
6. PROVIDE A DEDICATED FOURPLEX GFCI RECEPTACLE WITHIN ELEVATOR PIT FOR ELEVATOR / MECHANICAL SERVICE.
7. COORDINATE ALL ELEVATOR ELECTRICAL EQUIPMENT LOCATIONS WITH ELEVATOR INSTALLER PRIOR TO CONSTRUCTION.
8. CIRCUIT TO 'HB1-10'.
9. STUB (1) 2.5"C ABOVE CEILING FROM GUTTER TO THIS LOCATION FOR FUTURE USE. GUTTER LOCATED ABOVE CEILING IN STORAGE ROOM.
10. STUB (2) 2.5"C ABOVE CEILING FROM GUTTER TO THIS LOCATION FOR FUTURE USE. GUTTER LOCATED ABOVE CEILING IN STORAGE ROOM.
11. REFER TO CARD READER DETAIL 1/E501 FOR TYPICAL INSTALLATION GUIDELINES. COORDINATE WITH THE SECURITY SYSTEM INSTALLER.
12. STUB (1) 2"C ABOVE CEILING FROM THE BUILDING DEMARCATION BOARD TO THIS LOCATION FOR FUTURE USE.



1 / E201 NORTH BUILDING LEVEL 1 POWER PLAN

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

modern OUTWEST

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6/16/23
STATE OF UTAH

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STUDIO CROSSING MIXED USE

E201 NORTH BUILDING LEVEL 1 POWER PLAN

GENERAL NOTES	KEYED NOTES
A. COORDINATE FINAL OUTLET LAYOUT AND MOUNTING HEIGHTS WITH MILLWORK CONTRACTOR PRIOR TO ROUGH-IN. B. COORDINATE ALL CEILING HUNG LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN. VERIFY LIGHTING IS NOT OBSTRUCTED BY MECHANICAL DUCTWORK OR EQUIPMENT. C. ALL RECEPTACLES TO BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED. D. PROVIDE TAMPER RESISTANT RECEPTACLES AS PER NEC 406.12.	1. THIS UNIT TO HAVE A 22,000 AIC RATED PANEL. SEE ONE-LINE DIAGRAM ON SHEET E701 FOR MORE INFORMATION. 2. INDOOR UNIT POWERED BY CORRESPONDING OUTDOOR UNIT. COORDINATE WITH THE MECHANICAL CONTRACTOR. 3. PROVIDE (1) 3/4"C BACK TO SECURITY HEAD END. COORDINATE LOCATION WITH SECURITY SYSTEM INSTALLER. 4. PROVIDE A 96"X48"X3/4" FIRE TREATED PLYWOOD BOARD MOUNTED AT 108" TO THE TOP OF THE BOARD. PROVIDE A QUAD RECEPTACLE AND HUBBELL HBBB14210 (OR EQUAL) GROUNDING BUSS BAR ON THE TELEPHONE BOARD. PROVIDE (2) 2"C WITH PULL-STRING TO THE BUILDING TELECOMMUNICATIONS BOARD IN THE ELECTRICAL CLOSET. SEE DETAIL 1/E702 FOR OTHER ELECTRICAL REQUIREMENTS. 5. PROVIDE (3) 3" CONDUIT SLEEVES THROUGH CEILING FOR LOW VOLTAGE WIRING. FILL WITH FIRE RATED SEALANT AFTER WIRE PULLS ARE COMPLETE.



1 E202 NORTH BUILDING LEVEL 2 POWER PLAN

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

modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER
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6/16/23
STATE OF UTAH

No.	Revision Description	Date

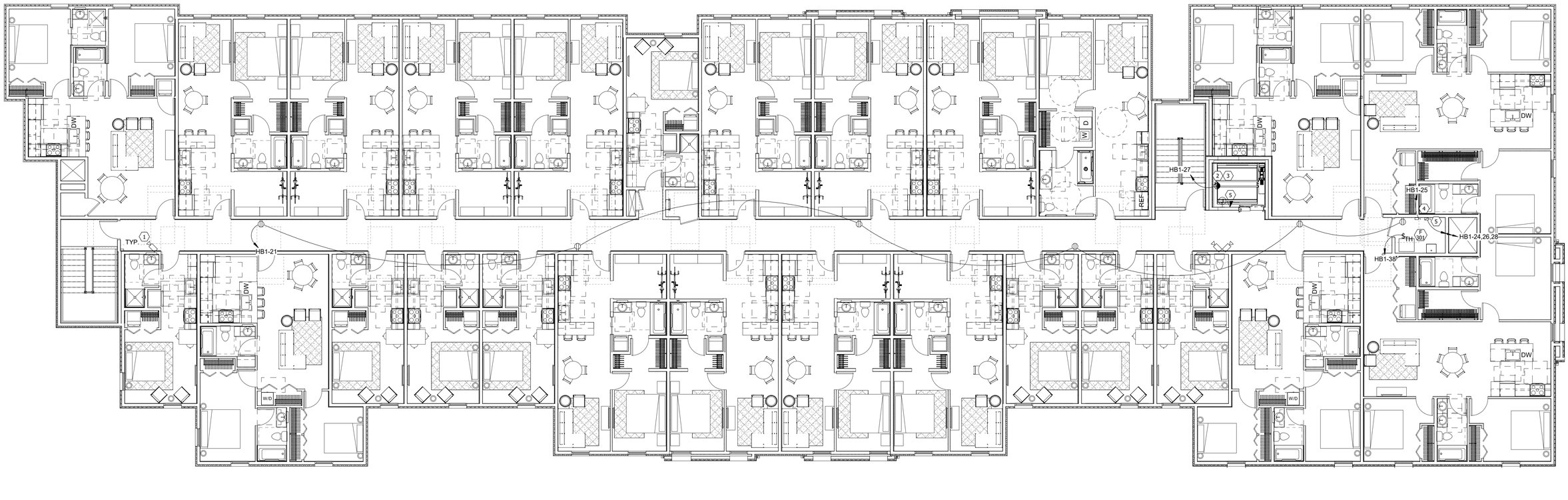
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Electrical	NONE REQUIRED Project Address City, State Zip email@mail.com

STUDIO CROSSING MIXED USE

E202 NORTH BUILDING LEVEL 2 POWER PLAN

GENERAL NOTES	KEYED NOTES
A. COORDINATE FINAL OUTLET LAYOUT AND MOUNTING HEIGHTS WITH MILLWORK CONTRACTOR PRIOR TO ROUGH-IN. B. COORDINATE ALL CEILING HUNG LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN. VERIFY LIGHTING IS NOT OBSTRUCTED BY MECHANICAL DUCTWORK OR EQUIPMENT. C. ALL RECEPTACLES TO BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED. D. PROVIDE TAMPER RESISTANT RECEPTACLES AS PER NEC 406.12.	1. PROVIDE (1) 3/4"C BACK TO SECURITY HEAD END. COORDINATE LOCATION WITH SECURITY SYSTEM INSTALLER. 2. PROVIDE A DEDICATED FOURPLEX GFCI RECEPTACLE WITHIN ELEVATOR SHAFT FOR ELEVATOR / MECHANICAL SERVICE. 3. COORDINATE ALL ELEVATOR ELECTRICAL EQUIPMENT LOCATIONS WITH ELEVATOR INSTALLER PRIOR TO CONSTRUCTION. 4. PROVIDE A FUSED DISCONNECT WITH FUSES RATED AT 15A FOR ELEVATOR CAB LIGHTING. 5. PROVIDE A SHUNT TRIP DISCONNECT FOR ELEVATOR OVERCURRENT PROTECTION. EXTEND CIRCUIT TO THE ELEVATOR CONTROL PANEL LOCATED IN THE ELEVATOR DOOR JAMB. COORDINATE CONNECTION REQUIREMENTS WITH THE ELEVATOR INSTALLER.



1 / E203 NORTH BUILDING LEVEL 3 POWER PLAN

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

modern OUTWEST

No.	Revision Description	Date

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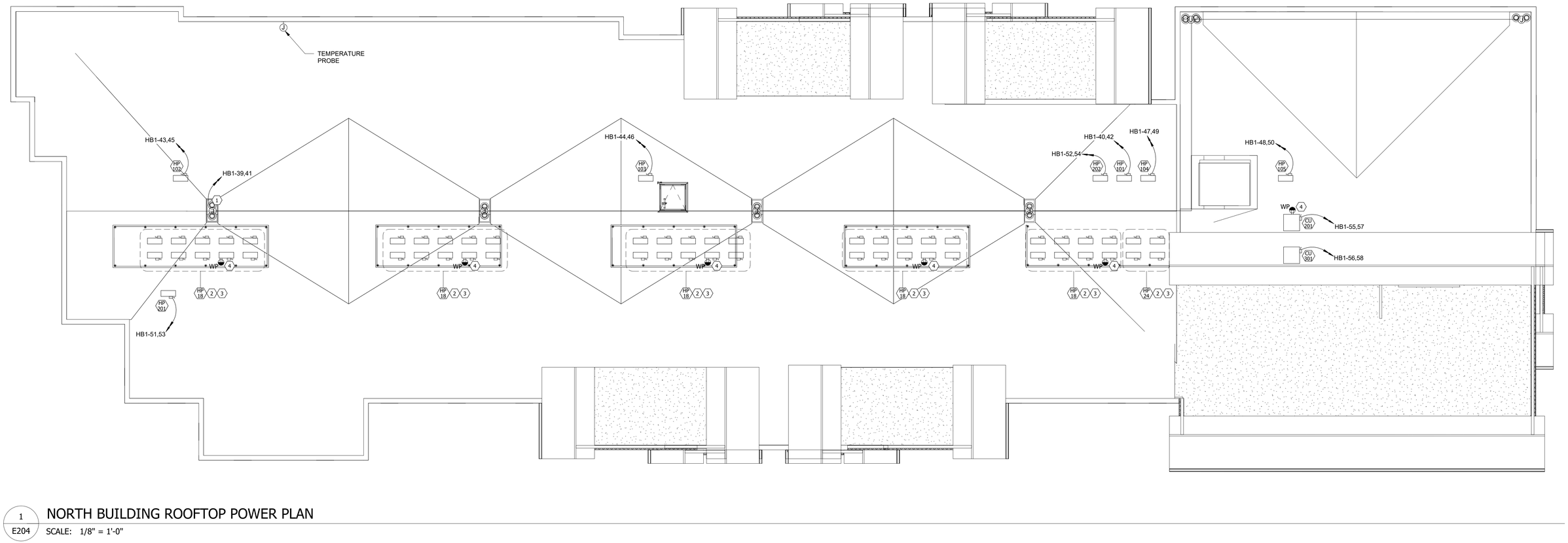
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Electrical	NONE REQUIRED Project Address City, State Zip email@mail.com

STUDIO CROSSING MIXED USE

E203 NORTH BUILDING LEVEL 3 POWER PLAN

GENERAL NOTES	KEYED NOTES
A. EC TO VERIFY EXACT ELECTRICAL REQUIREMENTS OF AL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATION PRIOR TO INSTALLATION OF THE EQUIPMENT. B. ANY ROOF PENETRATIONS SHALL HAVE A BOOT JACK AND SHALL BE PROPERLY SEALED. COORDINATE WITH ROOFING CONTRACTOR.	1. PROVIDE AN ICE/SNOW MELT SYSTEM AS MANUFACTURED BY RAYCHEM (OR EQUAL) TO ALL ROOF DRAINS ON ROOF ABOVE AND IN PATIO. HEAT TAPE SHALL BE SELF-REGULATING 12W/LF AT 208V, CONTROLLED FROM BOTH MOISTURE AND TEMPERATURE SENSORS LOCATED ON BACK OF ROOFTOP PARAPET WALL. PROVIDE A WEATHER PROOF BELL BOX AT EACH ROOF DRAIN FOR HEAT TRACE TERMINATIONS. EXTEND 48" OF HEAT TRACE AND END SEAL TERMINATION KIT INTO EACH ROOF DRAIN. PROVIDE A 7' LOOP AT EACH VALLEY PER MANUFACTURER'S GUIDELINES (MAX 30' OF HEAT TRACE AT EACH ROOF DRAIN). MOUNT THE HEAT TRACE CONTROLLER IN THE BUILDING ELECTRICAL CLOSET. 2. COORDINATE WITH MECHANICAL CONTRACTOR AS TO WHICH CONDENSER UNIT FEEDS WHICH APARTMENT. SEE PANEL SCHEDULES FOR CONDENSER UNIT CIRCUITRY. VERIFY ELECTRICAL REQUIREMENT FOR EACH CONDENSER UNIT. 3. ALL CONDENSER UNITS SHALL BE CLEARLY LABELED WITH A PERMANENT ENGRAVED PLACARD AS TO WHICH APARTMENT IT SERVICES AND WHICH CIRCUIT IT IS FED FROM. 4. CIRCUIT TO ROOFTOP RECEPTACLE CIRCUIT 'HB1-59'.



1 / E204 NORTH BUILDING ROOFTOP POWER PLAN

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

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REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
6/16/23
STATE OF UTAH

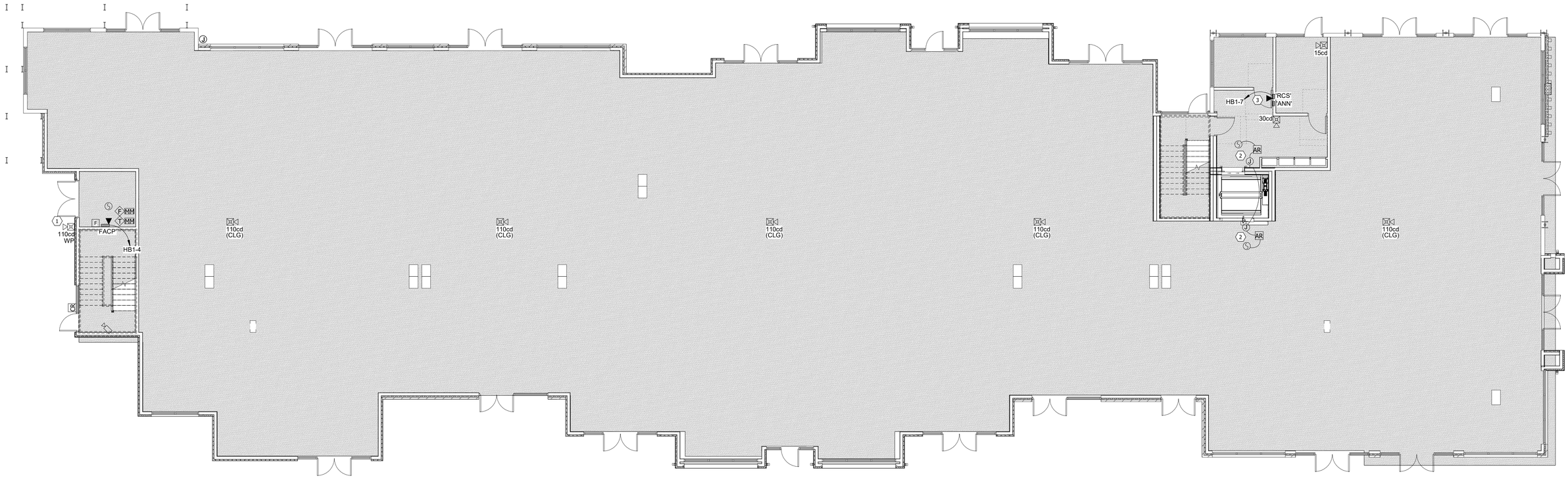
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Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

STUDIO CROSSING MIXED USE

E204 NORTH BUILDING ROOFTOP POWER PLAN

GENERAL NOTES	KEYED NOTES
A. EC SHALL ENSURE THAT HORN STROBE SPACING PROVIDES 15db THROUGHOUT SPACE. ANY ADDITIONAL HORN STROBES REQUIRED BY FIRE MARSHALL SHALL BE PROVIDED AT THE COST OF THE GENERAL CONTRACTOR.	1. WALL MOUNTED HORN STROBES TO BE NO LOWER THAN 80" AFF TO BOTTOM OF FIXTURE AND NO HIGHER THAN 96" TO TOP OF FIXTURE. SEE FIRE ALARM RISER DIAGRAM FOR MORE INFORMATION. 2. CONTINUE A 120V CIRCUIT TO EACH ADDRESSABLE RELAY CONTROLLING ELEVATOR MAG DOOR HOLDERS ON THIS FLOOR AND TO THE ABOVE FLOORS. PROVIDE A JUNCTION BOX FOR ELEVATOR SMOKE DOOR MAGNETIC HOLDERS. COORDINATE JUNCTION BOX LOCATION WITH ELEVATOR INSTALLER. CIRCUIT TO 'HB1-29'. 3. RADIO COMMAND CENTER 'RCS': PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE LIFE SAFETY 2-WAY COMMUNICATION SYSTEM. REFER TO DETAIL 1/E703 FOR MORE INFORMATION.



1 E301 NORTH BUILDING LEVEL 1 FIRE ALARM PLAN

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

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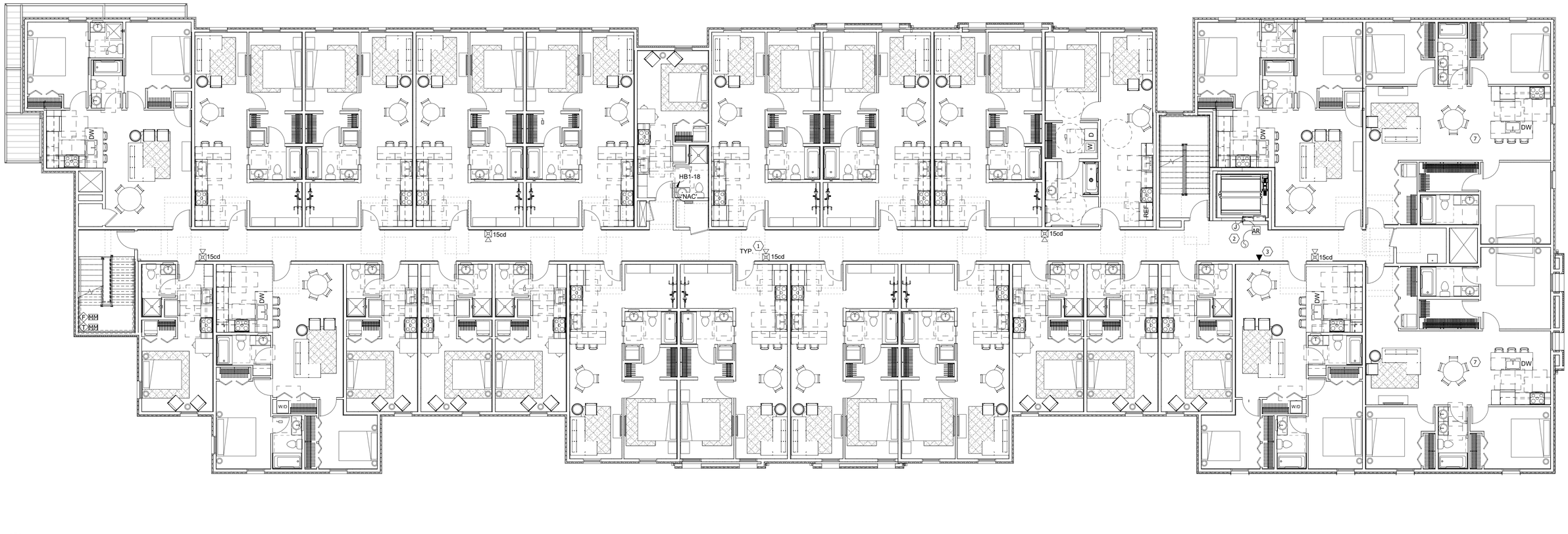
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STUDIO CROSSING MIXED USE

E301 NORTH BUILDING LEVEL 1 FIRE ALARM PLAN

GENERAL NOTES	KEYED NOTES
A. EC SHALL ENSURE THAT HORN STROBE SPACING PROVIDES 15db THROUGHOUT SPACE. ANY ADDITIONAL HORN STROBES REQUIRED BY FIRE MARSHALL SHALL BE PROVIDED AT THE COST OF THE GENERAL CONTRACTOR.	1. WALL MOUNTED HORN STROBES TO BE NO LOWER THAN 80" AFF TO BOTTOM OF FIXTURE AND NO HIGHER THAN 96" TO TOP OF FIXTURE. SEE FIRE ALARM RISER DIAGRAM FOR MORE INFORMATION. 2. CONTINUE A 120V CIRCUIT TO EACH ADDRESSABLE RELAY CONTROLLING ELEVATOR MAG DOOR HOLDERS ON THIS FLOOR AND TO THE ABOVE FLOORS. PROVIDE A JUNCTION BOX FOR ELEVATOR SMOKE DOOR MAGNETIC HOLDERS. COORDINATE JUNCTION BOX LOCATION WITH ELEVATOR INSTALLER. CIRCUIT TO 'HB1-29'. 3. PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE LIFE SAFETY 2-WAY COMMUNICATION SYSTEM. REFER TO DETAIL 1/E703 FOR MORE INFORMATION.



1 E302 NORTH BUILDING LEVEL 2 FIRE ALARM PLAN

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

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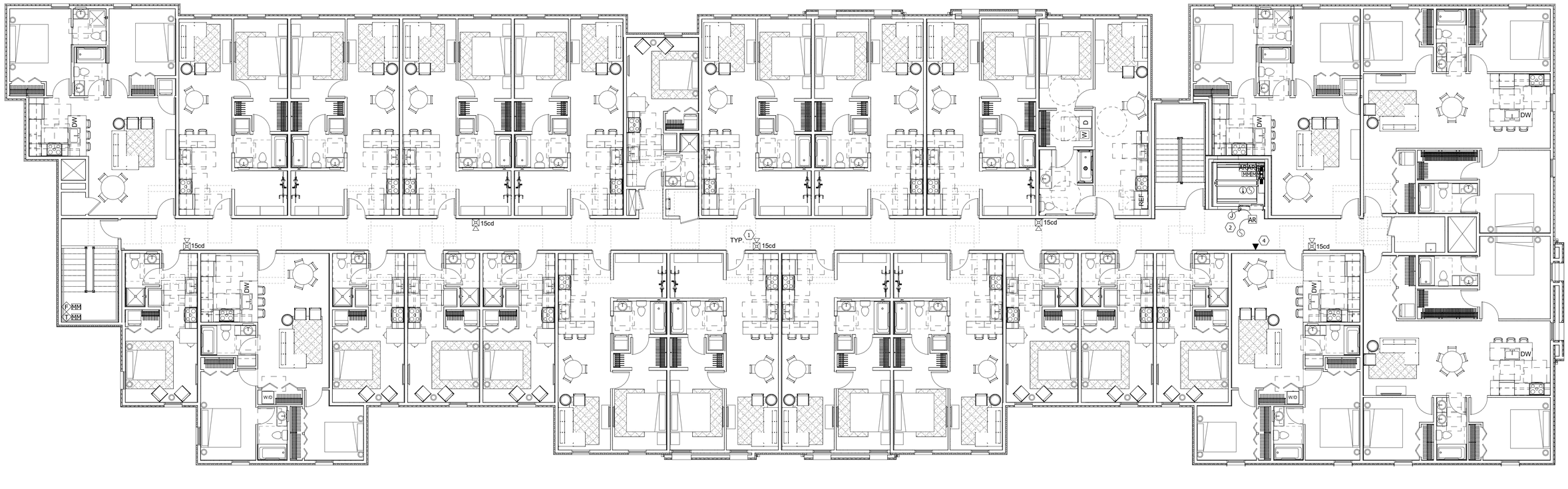
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STUDIO CROSSING MIXED USE

E302 NORTH BUILDING LEVEL 2 FIRE ALARM PLAN

GENERAL NOTES	
A.	EC SHALL ENSURE THAT HORN STROBE SPACING PROVIDES 15db THROUGHOUT SPACE. ANY ADDITIONAL HORN STROBES REQUIRED BY FIRE MARSHALL SHALL BE PROVIDED AT THE COST OF THE GENERAL CONTRACTOR.

KEYED NOTES	
1.	WALL MOUNTED HORN STROBES TO BE NO LOWER THAN 80" AFF TO BOTTOM OF FIXTURE AND NO HIGHER THAN 96" TO TOP OF FIXTURE. SEE FIRE ALARM RISER DIAGRAM FOR MORE INFORMATION.
2.	CONTINUE A 120V CIRCUIT TO EACH ADDRESSABLE RELAY CONTROLLING ELEVATOR MAG DOOR HOLDERS ON THIS FLOOR AND TO THE ABOVE FLOORS. PROVIDE A JUNCTION BOX FOR ELEVATOR SMOKE DOOR MAGNETIC HOLDERS. COORDINATE JUNCTION BOX LOCATION WITH ELEVATOR INSTALLER. CIRCUIT TO 'HB1-29'.
3.	PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE LIFE SAFETY 2-WAY COMMUNICATION SYSTEM. REFER TO DETAIL 1/E703 FOR MORE INFORMATION.



1 E303 NORTH BUILDING LEVEL 3 FIRE ALARM PLAN

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

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REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
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6/16/23
STATE OF UTAH

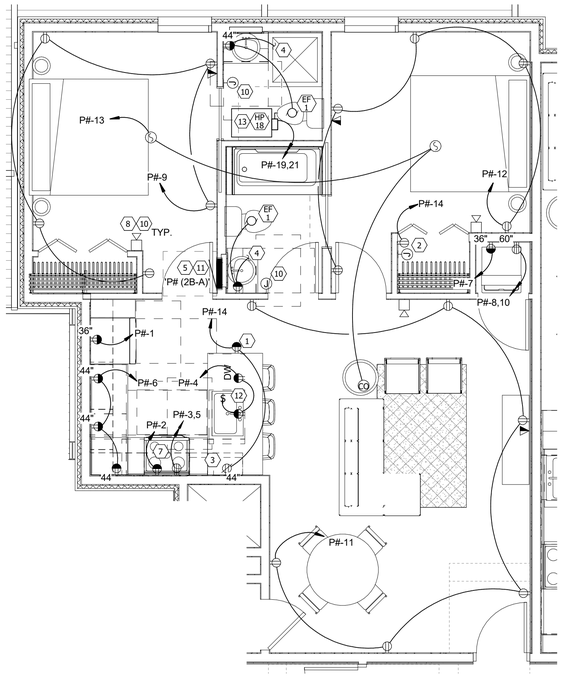
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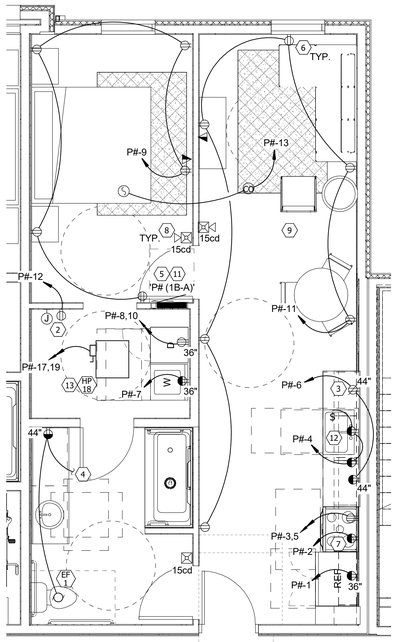
STUDIO CROSSING MIXED USE

E303 NORTH BUILDING LEVEL 3 FIRE ALARM PLAN



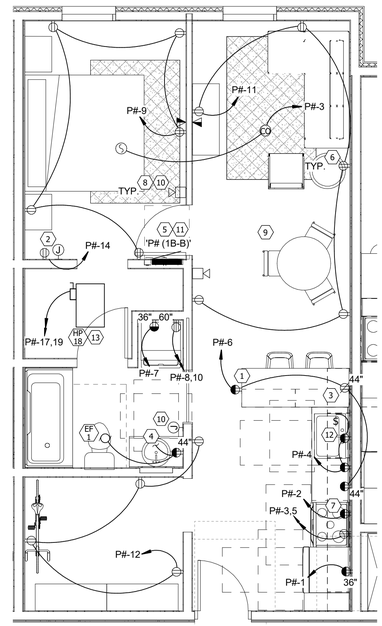
1 E402 TWO BED - UNIT A - POWER PLAN

SCALE: 1/4" = 1'-0"



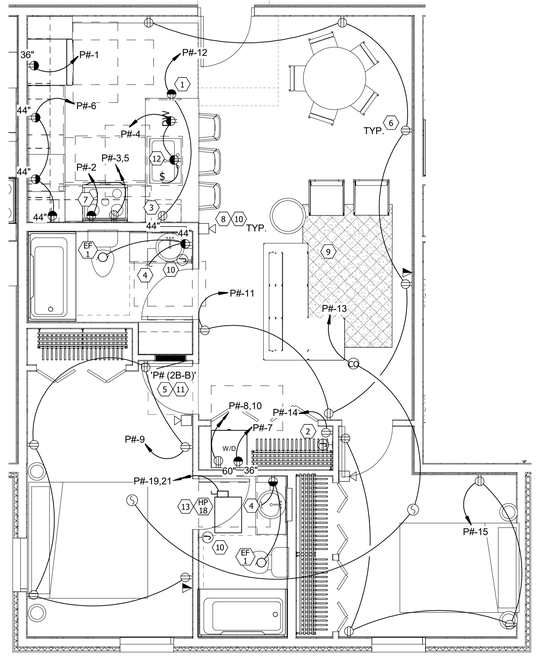
2 E402 ONE BED - UNIT A - POWER PLAN

SCALE: 1/4" = 1'-0"



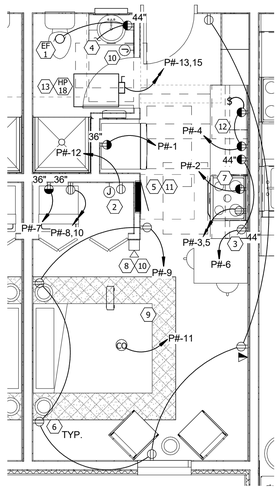
3 E402 ONE BED - UNIT B - POWER PLAN

SCALE: 1/4" = 1'-0"



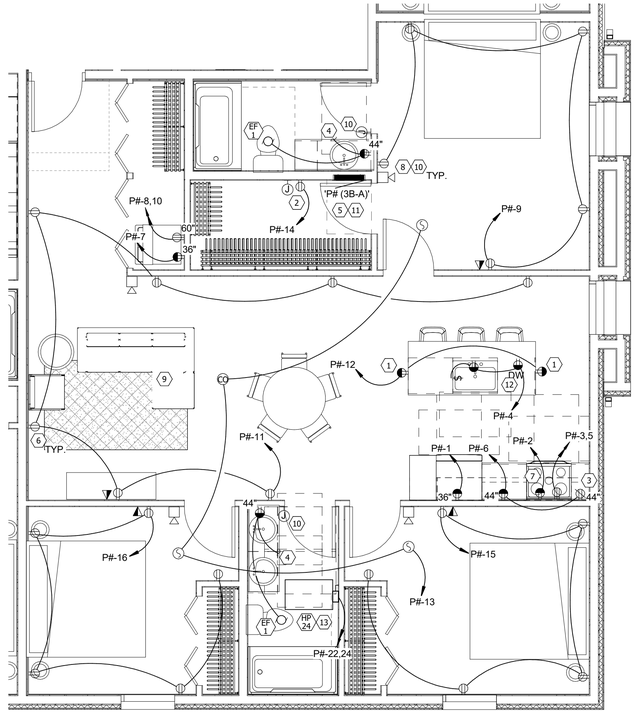
4 E402 TWO BED - UNIT B - POWER PLAN

SCALE: 1/4" = 1'-0"



5 E402 STUDIO - UNIT B - POWER PLAN

SCALE: 1/4" = 1'-0"



6 E402 THREE BED - UNIT A - POWER PLAN

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. MOUNT RECEPTACLE HORIZONTALLY IN CABINET WALL JUST BELOW COUNTER TOP. COORDINATE WITH MILLWORK INSTALLER.
2. PROVIDE A STANDARD PLASTIC 14"X20" COMM BOX WITH COVER AND A DUPLEX RECEPTACLE LOCATED INSIDE. MOUNT BOX AT 60" AFF. ALL TELECOM CABLING WIHTIN APARTMENT UNIT SHALL BE ROUTED TO THIS BOX. PROVIDE (2) CAT6 CABLES FROM THIS BOX TO THE BUILDING TELECOMMUNICATION BOARD. SEE TELECOM RISER FOR MORE INFORMATION.
3. USB RECEPTACLE TO BE SLAVED FROM GFCI RECEPTACLE INDICATED.
4. CIRCUIT BATH RECEPTACLE WITH LIGHTS AND FAN.
5. INSTALL TYPE A AND B ADA UNIT PANELS SO THAT TOP OF PANEL IS 48" AFF.
6. MOUNT RECEPTACLES IN TYE A AND B UNITS AT 25" AFF UNO.
7. COORDINATE LOCATINO AND MOUNTING HEIGHT OF MICROWAVE/HOOD RECEPTACLE WITH MILLWORK INSTALLER.
8. HORN/STROBE TO BE CONNECTED TO BUILDING FIRE ALARM SYSTEM. HORN STROBES TO BE MOUNTED AT 84" AFF.
9. SEE PANEL SCHEDULE FOR A/C UNIT CIRCUITING.
10. PROVIDE FUTUER CONNECTIONS TO THE BUILDING STROBE LOOP FOR FUTURE AUDIO / VISUAL NOTIFICATION DEVICE. PROVIDE ROUGH IN ONLY FOR FUTURE STROBE DEVICES IN BEDROOM AND RESTROOMS OF TYPE B ADA UNITS.
11. PROVIDE ARC FAULT BREAKERS AS REQUIRED PER NEC ARTICLE 210.12.
12. MOUNT DISPOSAL SWITCH IN THE CABINET JUST UNDER THE SINK. SWITCH SHALL BE MOUNTED WITHIN 6" OF THE CABINET OPENING WHERE EASILY ACCESSIBLE AND NOT EXPOSED TO PHYSICAL DAMAGE.
13. INDOOR UNIT POWERED BY CORRESPONDING OUTDOOR UNIT. COORDINATE WITH THE MECHANICAL CONTRACTOR.

GENERAL NOTES

A. COORDINATE ALL LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MILLWORK CONTRACTROR AND MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
B. COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH IN.
C. IN ACCORDANCE WITH FEDERAL ACCESSIBILITY LAWS, ALL TYPE B UNITS SHALL HAVE PANELS MOUNTED AT 48" AFF.
D. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.

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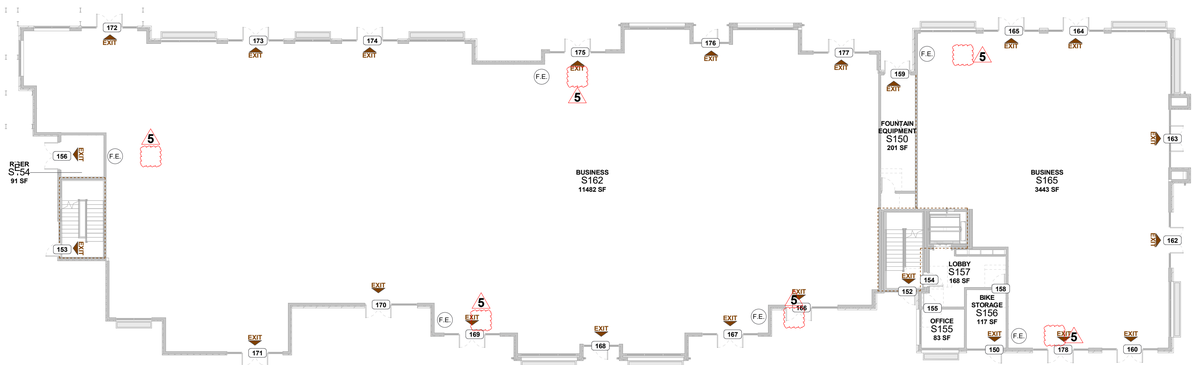
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STUDIO CROSSING MIXED USE

E402 LARGE SCALE POWER PLANS

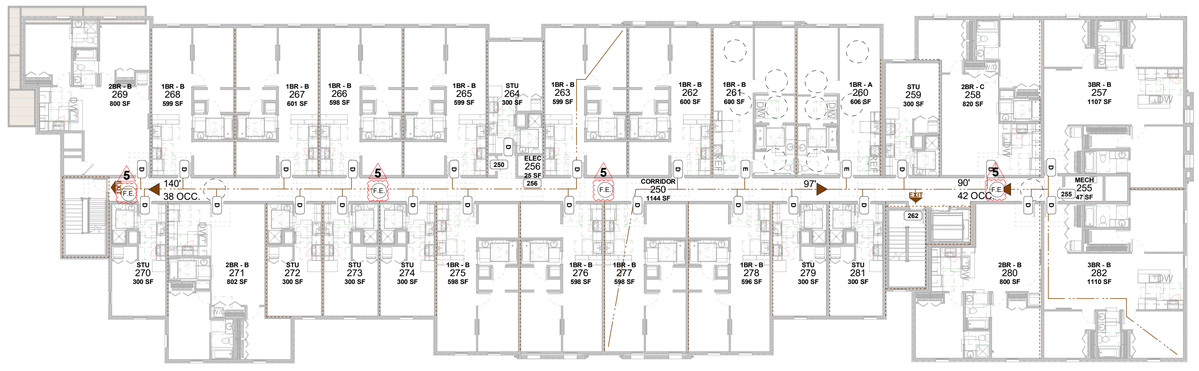


6
1 HOUR FIRE RATING THROUGHOUT PLAN
16,094 GROSS SQUARE FEET

D1 SOUTH - LEVEL 01 CODE ANALYSIS

1/16" = 1'-0"

NORTH

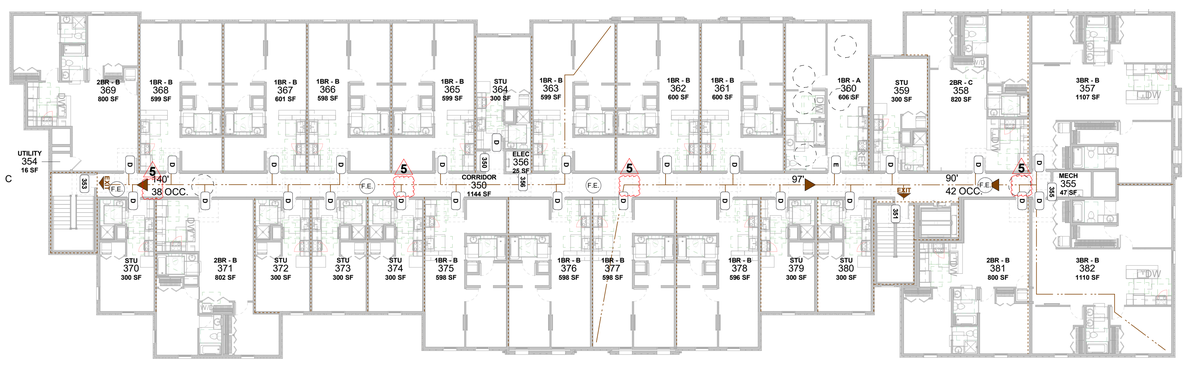


6
1 HOUR FIRE RATING THROUGHOUT PLAN
17,120 GROSS SQUARE FEET

D5 SOUTH - LEVEL 02 CODE ANALYSIS

1/16" = 1'-0"

NORTH

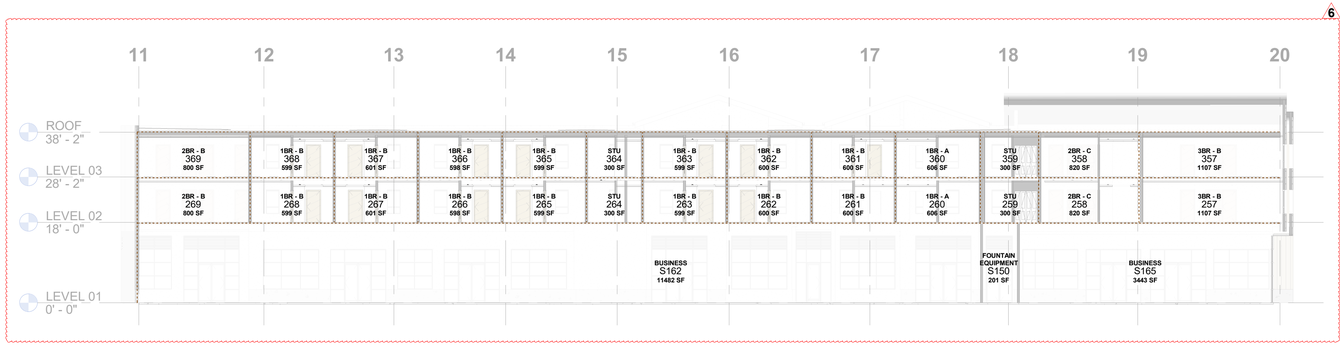


6
1 HOUR FIRE RATING THROUGHOUT PLAN
17,120 GROSS SQUARE FEET

B1 SOUTH - LEVEL 03 CODE ANALYSIS

1/16" = 1'-0"

NORTH



6
1 HOUR FIRE RATING THROUGHOUT SECTION

B5 LONGITUDINAL CODE SECTION

1/16" = 1'-0"

BUILDING PROJECT DATA

SITE TABULATION
THIS PHASE SITE: 130,680 SF / 3 ACRES APPROXIMATE
TOTAL BUILDING AREA: 65,250 SF
PARKING REQUIRED: UNDER 1,000 SF = 1 PER UNIT
OVER 1,000 SF = 1.5 PER UNIT
96 UNDER 1,000 SF = **96 STALLS PROVIDED**
8 OVER 1,000 SF = **12 STALLS PROVIDED**

BUILDING TABULATION
TOTAL BUILDING SF: **65,250 SF GROSS**

TOTAL SQUARE FOOTAGE PER FLOOR:
LEVEL 01 _____ 16,935 SF
LEVEL 02 _____ 18,388 SF
LEVEL 03 _____ 18,388 SF

INDIVIDUAL UNIT DATA
DENSITY: 3/104 UNITS = **.0288 ACRES PER UNIT** OR 34.66 UNITS PER ACRE,

GC TO INSTALL PERMANENT CERTIFICATE FOR EACH OF THE RESIDENTIAL UNITS LISTING THE R-VALUES, U-FACTORS, SHGC, AND IT SERVICES REQUIRED BY IECC 401.1

BUILDING INFORMATION

NUMBER OF STORIES
R-2 RESIDENTIAL UNIT LEVELS: 2 STORIES

UNIT SEPARATION
ALL LIVING UNITS ARE SEPARATED FROM EACH OTHER BY A 1HR WALL SEPARATION - (GA WP 3242)

TYPE OF STRUCTURAL SYSTEM
GRAY SHELL LEVEL IS STEEL FRAME WITH STEEL WEB JOISTS AND METAL DECKING WITH CONCRETE
MULTIFAMILY LEVELS ARE WOOD FRAMING AND WOOD SHEAR WALLS, STRUCTURAL 11 7/8" I-JOISTS WITH 3/4" SHEATHING (TYPE V-A).

TYPE OF FLOOR SYSTEM
4" OF CONCRETE ON STEEL WEB JOISTS
11 7/8" I-JOISTS WITH OSB FLOOR DECKING WITH 1/2" WOOD LOOK LVT ON 1'-1.5" CONCRETE (1 HR RATED - GA FC 5011)

EXTERIOR FINISH
VERTICAL RIBBED METAL PANEL, ARCHITECTURAL STUCCO, ALUMINUM STOREFRONT, VINYL WINDOW SYSTEMS, HM DOORS, CONCRETE & MASONRY

AIR CONDITIONING SYSTEM
CONDENSING UNIT, AIR COOLED, HORIZONTAL DISCHARGE

HEATING SYSTEM
FIXED AIR HORIZONTAL FAN COIL UNIT

BUILDING CODE ANALYSIS

THE BUILDING CODES OF UTAH ADOPT THE
INTERNATIONAL BUILDING CODE 2018 (IBC 2018),
INTERNATIONAL PLUMBING CODE 2018 (IPC 2018),
INTERNATIONAL MECHANICAL CODE 2018 (IMC 2018),
INTERNATIONAL FUEL GAS CODE 2018 (IFGC 2018),
INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IECC 2018),
NATIONAL ELECTRICAL CODE 2017 (NEC 2020).

IBC CHAPTER 03: OCCUPANCY CLASSIFICATION
R-2 RESIDENTIAL MULTIFAMILY (SECTION 310.3)

IBC CHAPTER 05: ALLOWABLE BUILDING HEIGHTS AND STORIES
R-2 TYPE V-A SPRINKLED NFPA 13 8 60' 3 STORIES

IBC CHAPTER 05: ALLOWABLE BUILDING AREAS
R-2 TYPE V-A SPRINKLED NFPA 13 8 21,000 SQUARE FEET

IBC CHAPTER 06: TYPES OF CONSTRUCTION TYPE V-A

PRIMARY STRUCTURAL FRAME	*0 HOUR*
EXTERIOR BEARING WALLS	*0 HOUR*
INTERIOR BEARING WALLS	*0 HOUR*
EXTERIOR NONBEARING WALLS	*0 HOUR TABLE 602*
INTERIOR NONBEARING WALLS	*0 HOUR*
FLOOR	*0 HOUR*
ROOF	*0 HOUR*

BUILDING CODE ANALYSIS

IBC CHAPTER 07: FIRE AND SMOKE PROTECTION

707.3.10 FIRE BARRIERS, SHAFTS	*1 HOUR*
CORRIDOR DOOR RATINGS	*20 MINUTE DOOR / FRAME*

IBC CHAPTER 08: INTERIOR FINISHES
R-2 SPRINKLED NFPA 13 8 C / C / C

IBC CHAPTER 09: AUTOMATIC SPRINKLER SYSTEMS
ENTIRE BUILDING IS EQUIPPED WITH SR13 FIRE SPRINKLER SYSTEM,

IBC CHAPTER 10: MEANS OF EGRESS AND CORRIDORS

TYPE	*OCC LOAD*	*EXITS*	*COM EGR*	*DEAD END*
R-2	*200 GROSS*	*2 TOTAL*	*125' / 250'*	*50'*

CORRIDORS TABLE 1020.1, 1020.2
R-2 0.5 HOUR 44" MIN WIDTH

IBC CHAPTER 11: ACCESSIBILITY
TABLE 1106.1 ACCESSIBLE PARKING SPACES: 101 TO 150 = 5 REQUIRED

SECTION 1107.6.2 GROUP R-2: 2% TYPE A UNITS ARE PROVIDED, ALL OTHER UNITS ARE TYPE B IN ACCESSIBILITY REQUIREMENTS

TOTAL DWELLING UNITS: 104 X 2% = 2.08 , 2 ARE PROVIDED

FIRE PROTECTION NOTES

ALL DOORS IN FIRE RATED WALL ASSEMBLY TO BE 20MIN RATED. 6

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311 AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO HAVE THE FIRE PREVENTION BUREAU NOTIFIED. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

FLOOR LVT SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS. CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

FIRE ALARM SYSTEM SHALL BE INSTALLED WHEN THERE ARE EXTINGUISHING SYSTEMS IN THE BUILDING FOR OCCUPANT NOTIFICATION. FIRE ALARM SYSTEM HORN AND STROBE SHALL BE INSTALLED UNLESS WITHIN THE AREA APPLIANCES ARE INSTALLED AND THE AREA HAS THE REQUIRED DB RATING AS PRESCRIBED IN INTERNATIONAL FIRE CODE 907.5.2.1.1 & VISIBLE REQUIREMENTS IN SECTION 907.5.2.3

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT PRIOR TO WORK ONSITE.

NOTES APPEARING ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS ARE TO BE REVIEWED, COORDINATED AND ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

ALL EXISTING OR PROPOSED ELEVATIONS (LEVELS) AND DIMENSIONS, ON SITE AND ON DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. ARCHITECTURAL DRAWINGS MUST ALWAYS BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGSAND DOCUMENTS SHOULD BE REPORTED TO THE ENGINEER FOR CLARIFICATION AND VERIFICATION.

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Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

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8	Revision 8	Date 8

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bhaywood@mjstructuralengineers.com

Mechanical **SHAKESPEARE ENGINEERING**
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St George, UT 84790
brad@shakespeare-eng.com

Electrical **RMCE**
2335 W 12600 S
Riverton, UT 84065
eric@rmceut.com

Civil **DOMINION ENGINEERING**
South Green St
Murray, UT 84123
jeremyh@dominioneng.net

Landscape **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
jcraygs@greatbasineng.com

STUDIO CROSSING MIXED USE
G002S SOUTH - CODE ANALYSIS

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER DRAIN
- PROPOSED FIRELINE

KEARNS BOULEVARD

SEE SHEET C1.2 FOR SEWER STRUCTURE AND PIPE CALLOUT INFORMATION

EXISTING FILM STUDIO

EXISTING 8" SEWER MAIN

EXISTING 4' SEWER MANHOLE – TO BE REMOVED

EXISTING 4' SEWER MANHOLE – TO BE REMOVED

EXISTING 8" SEWER MAIN – TO BE REMOVED UNTIL NEW MANHOLE

EXISTING 8" SEWER MAIN – TO BE REMOVED

EXISTING SEWER EASEMENT – PORTION TO BE ABANDONED

EXISTING SEWER MANHOLE
RIM = 6655.50
INV IN(W) = 6645.10
INV IN(S) = 6645.00
INV OUT(N) = 6644.83

EX SSMH-03
RIM 6646.29
INV IN 6645.10 8" W

SSMH-01
RIM 6656.03
INV IN 6647.26 8" S
INV OUT 6646.73 8" E

SSMH-11
RIM 6653.81
INV OUT 6645.42 8" SE

EXISTING SEWER EASEMENT – PORTION TO BE ABANDONED

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

SSMH-12
RIM 6643.50
INV IN 6639.98 8" SW
INV OUT 6639.78 8" N

SSMH-02
RIM 6655.28
INV OUT 6649.56 8" N

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

SSMH-10
RIM 6652.04
INV IN 6640.55 8" SW
INV IN 6640.85 8" NW
INV OUT 6640.35 8" NE

SSMH-03
RIM 6655.22
INV IN 6647.68 8" S

CONDOMINIUMS
(3 FLOORS,
UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6654.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

6" SEWER STUB FOR FUTURE CONDOMINIUMS – STUB 3' WEST OF SIDEWALK AND CAP AND MARK W/ POST

6" SEWER STUB FOR FUTURE CONDOMINIUMS – STUB 3' NORTH OF BACK OF CURB AND CAP AND MARK W/ POST

SSMH-05
RIM 6661.71
INV IN 6649.81 8" W
INV OUT 6649.61 8" E

SSMH-04
RIM 6657.43
INV IN 6645.01 8" E
INV IN 6645.21 8" W
INV OUT 6645.51 8" N

SSMH-06
RIM 6666.04
INV OUT 6654.25 8" E

SSMH-08
RIM 6651.07
INV IN 6642.41 8" SW
INV IN 6642.71 8" SE
INV OUT 6642.21 8" NE

SSMH-07
RIM 6652.26
INV OUT 6642.88 8" NE
INV OUT 6643.08 8" W

SSMH-09
RIM 6649.15
INV OUT 6643.47 8" NW

DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

4" SEWER STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK W/ POST

N

0 40 80 120
Scale in Feet

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DOMINION
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OUTWEST

REGISTERED PROFESSIONAL ENGINEER
No. 8030527
-2202
JEREMY RICK HANSON
7/14/23
STATE OF UTAH

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23

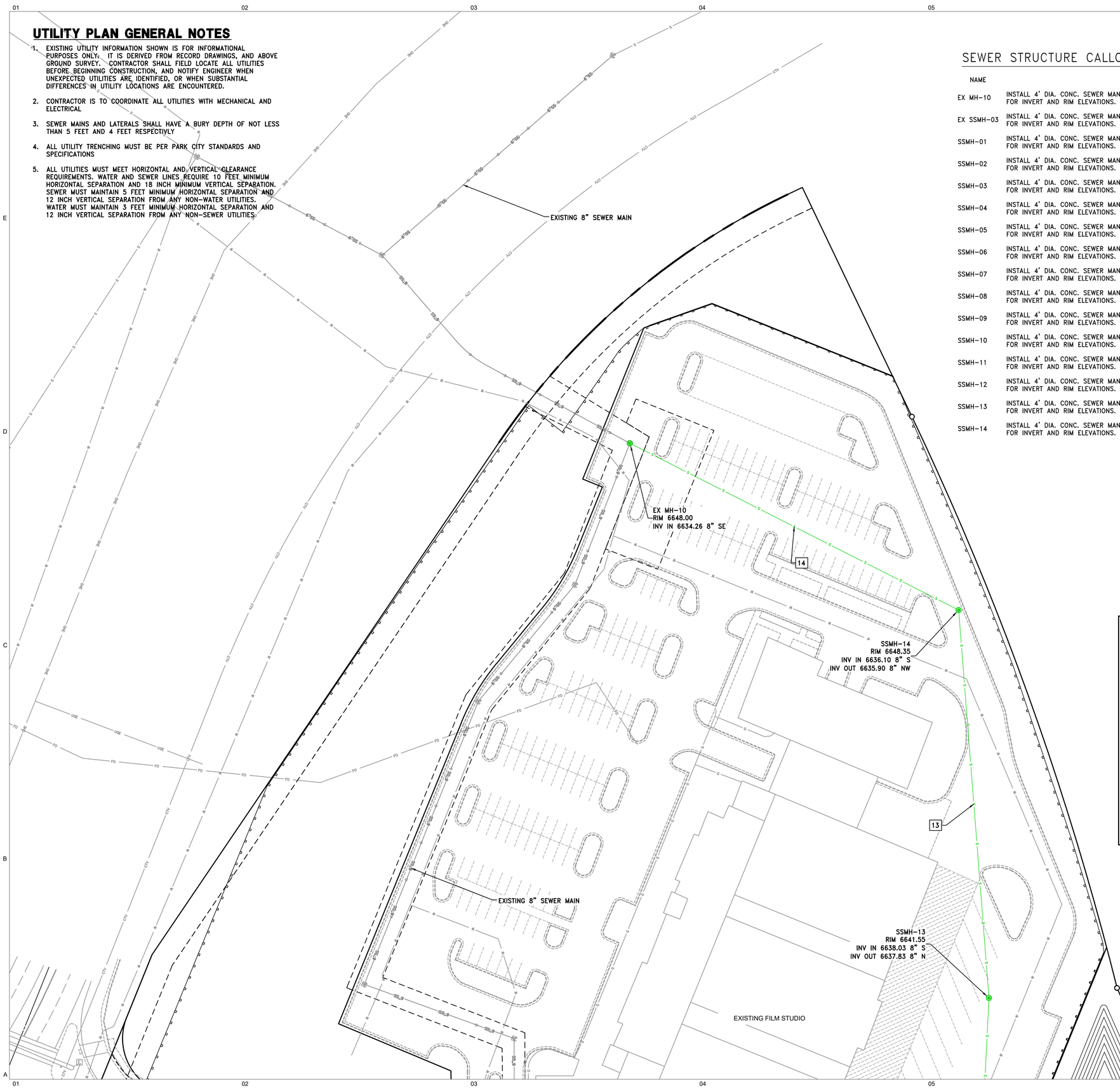
Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	14 July, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2339W 1260S5 Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C1.1 SEWER MASTER PLAN

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. SEWER MAINS AND LATERALS SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET AND 4 FEET RESPECTIVLY
4. ALL UTILITY TRENCHING MUST BE PER PARK CITY STANDARDS AND SPECIFICATIONS
5. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES.



SEWER STRUCTURE CALLOUTS

NAME	
EX MH-10	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
EX SSMH-03	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-01	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-02	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-03	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-04	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-05	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-06	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-07	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-08	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-09	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-10	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-11	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-12	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-13	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSMH-14	INSTALL 4' DIA. CONC. SEWER MANHOLE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SEWER PIPE CALLOUTS

01	INSTALL 79.7 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 2.04%
02	INSTALL 155.3 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 1.48%
03	INSTALL 316.2 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT -0.69%
04	INSTALL 219.8 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%
05	INSTALL 222.5 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%
06	INSTALL 282.1 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT -0.69%
07	INSTALL 68.3 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.69%
08	INSTALL 152.4 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
09	INSTALL 328.4 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
10	INSTALL 305.1 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 1.50%
11	INSTALL 73.1 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
12	INSTALL 346.6 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.51%
13	INSTALL 342.5 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
14	INSTALL 324.6 LF± OF 8" PVC SDR-35 SEWER PIPE. SLOPE AT 0.50%
15	INSTALL 43.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%
16	INSTALL 48.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER DRAIN
- PROPOSED FIRELINE

ABBREVIATIONS

BOS	=	BOTTOM OF STAIR
E	=	EAST
EX	=	EXISTING
FL	=	FLOW LINE
INV	=	INVERT
N	=	NORTH
RIM	=	RIM ELEVATION
S	=	SOUTH
TA	=	TOP OF ASPHALT
TBC	=	TOP BACK OF CURB
TC	=	TOP OF CONCRETE
TOS	=	TOP OF STAIR
TOW	=	TOP OF WALL
W	=	WEST

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JEREMY RICK HANSON
7/14/23
STATE OF UTAH

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N

0 40 80 120
Scale in Feet

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	14 July, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2330W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C1.2 SEWER MASTER PLAN

E

D

C

B

A

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER DRAIN

EXISTING FILM STUDIO

EXISTING 12" WATER MAIN

12" WATER MAIN

STUB AND MARK WATER MAIN FOR FUTURE CONNECTION TO EXISTING PARK CITY WATER MAIN

FUTURE WATER MAIN CONNECTION AND BORE UNDER KEARNS BLVD.

PARK CITY WATER MAIN

RELOCATE HYDRANT AND KILL EXISTING LATERAL AT MAIN

RELOCATE HYDRANT AND KILL EXISTING LATERAL AT MAIN

EXISTING 8" WATER MAIN

KEARNS BOULEVARD

SEE SHEET C2.2 FOR WATER STRUCTURE, FITTING AND PIPE CALLOUT INFORMATION

SUMMIT COUNTY WATER MAIN

CONDOMINIUMS
(3 FLOORS, UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

RETAIL
(1 FLOOR)
FF 6656.00

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6654.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

2" WATER LATERAL STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK WITH POST

TOWNHOMES (2 FLOORS STEPPED 3" BETWEEN UNITS)

2" WATER LATERAL STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK WITH POST

TOWNHOMES (2 FLOORS STEPPED 3" BETWEEN UNITS)

2" WATER LATERAL STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK WITH POST

TOWNHOMES (2 FLOORS STEPPED 3" BETWEEN UNITS)

2" WATER LATERAL STUB FOR FUTURE TOWNHOMES – STUB 3' SOUTH OF WATERWAY AND CAP AND MARK WITH POST

TOWNHOMES (2 FLOORS STEPPED 3" BETWEEN UNITS)

2" WATER LATERAL STUB FOR FUTURE TOWNHOMES – STUB 5' NORTH OF WATERLINE AND CAP AND MARK WITH POST

TOWNHOMES (2 FLOORS STEPPED 3" BETWEEN UNITS)

2" WATER LATERAL STUB FOR FUTURE TOWNHOMES – STUB 5' NORTH OF WATERLINE AND CAP AND MARK WITH POST

N

0 40 80 120
Scale in Feet

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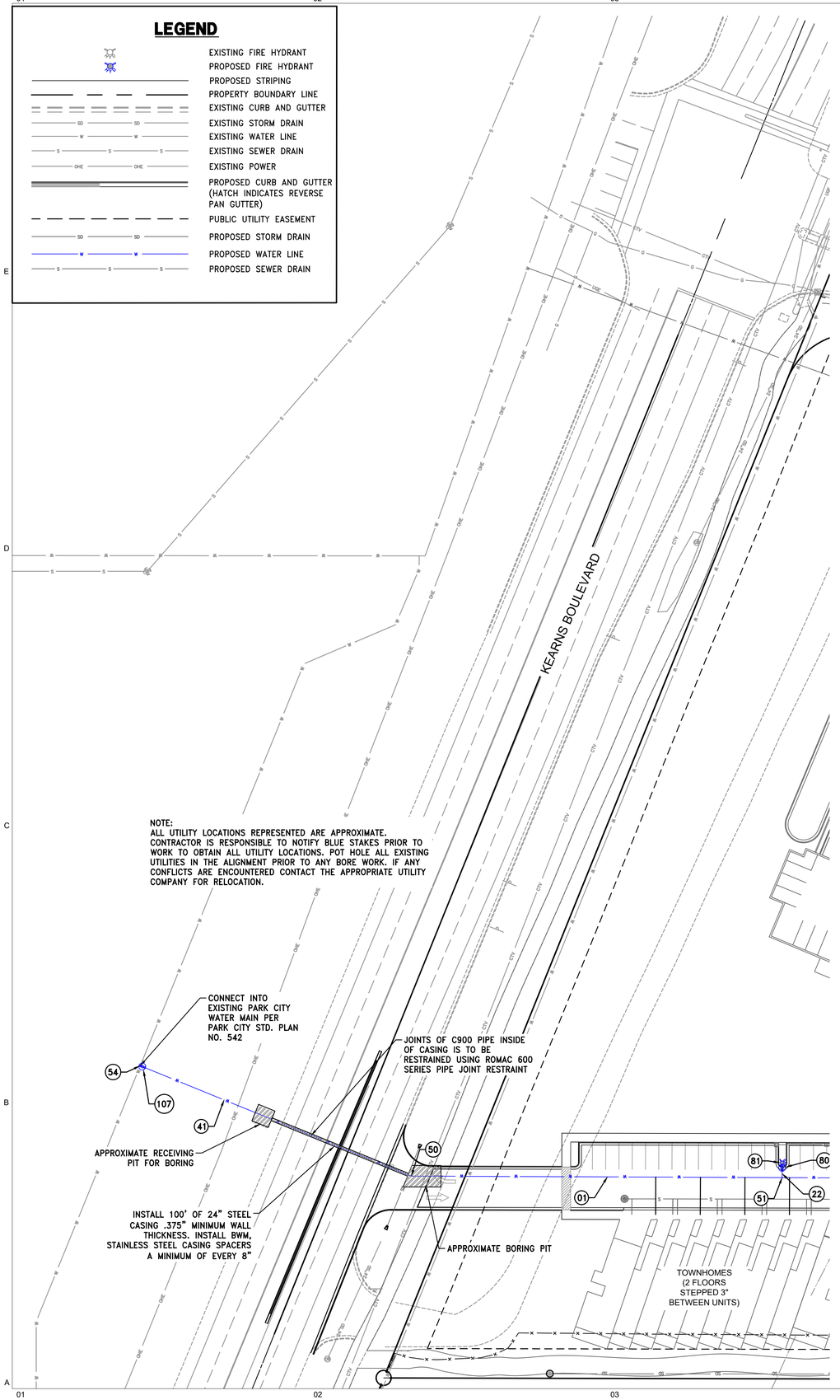
REGISTERED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK HANSON
7/14/23
STATE OF UTAH

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Electrical	RMCE 2335W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C2.1 WATER MASTER PLAN



WATER & FIRE PIPE CALLOUTS

01 INSTALL 250.5 LF± OF 12" PVC C-900 DR-14 WATERLINE
02 INSTALL 224.2 LF± OF 12" PVC C-900 DR-14 WATERLINE
03 INSTALL 93.8 LF± OF 12" PVC C-900 DR-14 WATERLINE
04 INSTALL 102.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
05 INSTALL 82.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
06 INSTALL 77.2 LF± OF 12" PVC C-900 DR-14 WATERLINE
07 INSTALL 53.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
08 INSTALL 318.0 LF± OF 12" PVC C-900 DR-14 WATERLINE
09 INSTALL 30.3 LF± OF 12" PVC C-900 DR-14 WATERLINE
10 INSTALL 8.0 LF± OF 12" PVC C-900 DR-14 WATERLINE
11 INSTALL 2.3 LF± OF 12" PVC C-900 DR-14 WATERLINE
12 INSTALL 285.0 LF± OF 12" PVC C-900 DR-14 WATERLINE
13 INSTALL 9.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
14 INSTALL 4.7 LF± OF 12" PVC C-900 DR-14 WATERLINE
15 INSTALL 161.7 LF± OF 12" PVC C-900 DR-14 WATERLINE
16 INSTALL 78.5 LF± OF 12" PVC C-900 DR-14 WATERLINE
17 INSTALL 61.8 LF± OF 12" PVC C-900 DR-14 WATERLINE
18 INSTALL 185.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
19 INSTALL 117.6 LF± OF 12" PVC C-900 DR-14 WATERLINE
20 INSTALL 169.9 LF± OF 12" PVC C-900 DR-14 WATERLINE
21 INSTALL 29.1 LF± OF 12" PVC C-900 DR-14 WATERLINE
22 INSTALL 5.5 LF± OF 6" PVC C-900 DR-14 WATERLINE
23 INSTALL 28.9 LF± OF 6" PVC C-900 DR-14 WATERLINE
24 INSTALL 16.1 LF± OF 6" PVC C-900 DR-14 WATERLINE
25 INSTALL 25.4 LF± OF 6" PVC C-900 DR-14 WATERLINE
26 INSTALL 14.0 LF± OF 6" PVC C-900 DR-14 WATERLINE
27 INSTALL 98.0 LF± OF 6" PVC C-900 DR-14 WATERLINE
28 INSTALL 6.7 LF± OF 6" PVC C-900 DR-14 WATERLINE
29 INSTALL 66.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
30 INSTALL 5.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
31 INSTALL 11.8 LF± OF 6" PVC C-900 DR-14 WATERLINE
32 INSTALL 8.5 LF± OF 6" PVC C-900 DR-14 WATERLINE
33 INSTALL 2.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
34 INSTALL 27.8 LF± OF 6" PVC C-900 DR-14 WATERLINE
35 INSTALL 18.4 LF± OF 6" PVC C-900 DR-14 WATERLINE
36 INSTALL 2.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
37 INSTALL 35.6 LF± OF 6" PVC C-900 DR-14 WATERLINE

WATER & FIRE FITTING CALLOUTS

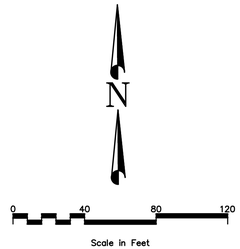
50 INSTALL 12" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
51 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
52 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
53 INSTALL 12"x12"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
54 INSTALL 12"x12"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
55 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
56 INSTALL 6" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
57 INSTALL 12" 90° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
58 INSTALL 6" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
59 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
60 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
61 INSTALL 12" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
62 INSTALL 12" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
63 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
64 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
65 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
66 INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
67 INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
68 INSTALL 12" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
69 INSTALL 12"x12"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
70 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
71 INSTALL 8"x6"x8" TEE WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
72 INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.
73 INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK TABLE THIS SHEET.

WATER & FIRE STRUCTURE CALLOUTS*

80 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
81 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
82 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
83 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
84 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
85 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
86 INSTALL (1) 10" GATE VALVE PER PARK CITY STANDARDS
87 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
88 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
91 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
92 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
93 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
94 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
95 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
96 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
97 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
98 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
99 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
100 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
101 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS
102 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
103 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
104 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
105 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
105 INSTALL (1) 6" GATE VALVE PER PARK CITY STANDARDS
106 INSTALL (1) 6" FIRE HYDRANT ASSEMBLY PER PARK CITY STANDARDS
107 INSTALL (1) 12" GATE VALVE PER PARK CITY STANDARDS

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. WATER MAINS AND LATERALS SHALL BE PROVIDED WITH THRUST BLOCKS AND BE SIZED AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24. THE SIZE AND DIMENSIONS USED SHALL BE LISTED ON THE PLANS OR WITHIN THE SPECIFICATIONS.
4. THE LOCATION OF THE FIRE HYDRANT WHICH SERVES A FIRE DEPARTMENT CONNECTION SHALL NOT BE SEPARATED BY A FIRE DEPARTMENT ACCESS ROAD.
5. NEW FIRE HYDRANTS SHALL BE INSTALLED WITHIN 15 FEET OF A FIRE DEPARTMENT ACCESS ROADWAY MEASURED AT THE TOP FRONT OF THE CURB.
6. NEW FIRE HYDRANTS SHALL BE COLOR-CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
7. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
8. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
9. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS INSTALLED, AND REQUIRED FIRE FLOW PROVIDED. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1
10. WATER LATERALS THAT ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH THE FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.
12. REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO BUILDINGS. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2
13. WHEN FIRE DEPARTMENT AND AERIAL ACCESS ROADS ARE CONSTRUCTED AT THE MINIMUM WIDTH THEY SHALL PROVIDE SIGNS ON BOTH SIDES LOCATED AT THE ENTRANCE OF THE ACCESS ROAD NO PARKING FIRE LANE.
14. FIRE AND WATER LINES SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET
15. ALL UTILITY TRENCHING MUST BE PER PARK CITY STANDARD DRAWING G-101
16. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES



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modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER No. 8030527 -2202 JEREMY RICK HANSON 7/14/23 STATE OF UTAH

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	14 July, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C2.2 WATER MASTER PLAN

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER DRAIN

KEARNS BOULEVARD

EXISTING FILM STUDIO

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

DETENTION POND 3
TOP = 6656.0
HW = 6655.0
BOT = 6651.0
VOL = 20,157 CF

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

CONDOMINIUMS
(3 FLOORS,
UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE
HOUSING
1 FLOOR RETAIL)
FF 6654.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

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N

0 40 80 120
Scale in Feet

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LICENSED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK HANSON
9/4/23
STATE OF UTAH

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23
4	ADDENDUM 4	7-30-23
6	ADDENDUM 6	8-4-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	04 August, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C3.0 MASTER GRADING AND DRAINAGE PLAN

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED SEWER DRAIN
- PROPOSED FIRELINE
- PROPOSED WATER LINE

KEARNS BOULEVARD

EXISTING FILM STUDIO

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

SDOUT-02
RIM 6650.31
INV 6645.50

SDFES-02
INV :6645.50

SDOIL-02
RIM 6650.50
INV 6645.60

SDFES-03
INV :6645.00

SDOIL-03
RIM 6647.80
INV 6645.05

SDMH-02
RIM 6648.39
INV 6645.04

SDMH-01
RIM 6652.00
INV 6645.40

SDCB-22
TBC 6650.08
RIM 6649.58
INV 6646.58

SDCB-21
TBC 6650.08
RIM 6649.58
INV 6645.66

SDCB-20
TBC 6650.08
RIM 6649.58
INV 6645.86

SDCB-19
TBC 6650.08
RIM 6649.58
INV 6646.12

SDCB-14
TBC 6651.36
RIM 6650.86
INV 6647.06

SDCB-13
TBC 6651.45
RIM 6650.95
INV 6647.39

SDCB-12
TBC 6652.59
RIM 6652.09
INV 6648.01

SDCB-11
TBC 6653.28
RIM 6652.78
INV 6649.04

SDCB-10
TBC 6653.52
RIM 6653.02
INV 6650.08

SDCB-09
TBC 6655.26
RIM 6654.76
INV 6651.32

SDCB-08
TBC 6656.44
RIM 6655.94
INV 6652.77

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 303 L.F. OF 4" PERFORATED PIPE

SDOUT-01
RIM 6655.83
INV 6653.00

DETENTION POND 3
TOP = 6656.0
HW = 6655.0
BOT = 6651.0
VOL = 20,157 CF

RDCO-14
4" INV IN 6653.96
4" INV 6653.96

RDBLD-12
4" INV 6654.00

RDCO-15
4" INV IN 6653.15
4" INV IN 6653.15
6" INV 6653.15

RDBLD-13
INV 6654.00

SDCB-07
RIM 6655.21
INV 6652.27

SDFES-01
INV :6651.80

SDOIL-01
RIM 6656.90
INV 6651.83

RDCO-16
4" INV IN 6653.96
4" INV 6653.96

SDCB-06
RIM 6654.77
INV 6652.08

SDCB-05
RIM 6654.77
INV 6652.21

RDCO-17
4" INV IN 6653.96
4" INV 6653.96

RDBLD-14
INV 6654.00

RETAIL
(1 FLOOR)
FF 6656.00

CONDOMINIUMS
(3 FLOORS,
UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

SDCB-04
RIM 6654.77
INV 6652.34

SDCB-03
TBC 6658.00
RIM 6657.50
INV 6654.20

RDCO-18
RIM 6655.93
4" INV 6653.02
4" INV 6653.02

RDBLD-15
INV 6654.00

RDCO-19
RIM 6655.96
4" INV 6653.96

SDCB-01
TBC 6663.57
RIM 6663.07
INV 6659.07

SDCB-02
TBC 6660.75
RIM 6660.25
INV 6656.47

RETAIL
(1 FLOOR)
FF 6656.00

RDCO-13
RIM 6654.98
4" INV 6652.96

RDCO-12
RIM 6654.98
4" INV 6651.78
4" INV 6651.78
4" INV 6651.78

RDBLD-11
INV 6653.00

RDBLD-10
INV 6652.00

RDBLD-09
INV 6653.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

RDCO-11
RIM 6654.97
4" INV 6652.96

RDCO-10
RIM 6655.00
4" INV 6652.88

RDBLD-08
INV 6653.00

RDBLD-07
INV 6652.00

RDCO-09
RIM 6654.98
4" INV 6651.72
4" INV 6651.72

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 389 L.F. OF 4" PERFORATED PIPE

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 321 L.F. OF 4" PERFORATED PIPE

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 373 L.F. OF 4" PERFORATED PIPE

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 377 L.F. OF 4" PERFORATED PIPE

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 309 L.F. OF 4" PERFORATED PIPE

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 385 L.F. OF 4" PERFORATED PIPE

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 441 L.F. OF 4" PERFORATED PIPE

INSTALL FOUNDATION DRAIN PER DETAIL A ON SHEET C3.2 WITH APPROX. 241 L.F. OF 4" PERFORATED PIPE

RDCO-08
RIM 6654.45
6" INV 6650.82
4" INV 6650.82

RDBLD-06
INV 6652.50

RDBLD-05
INV 6652.50

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6654.50

RDBLD-04
INV 6652.50

RDBLD-03
INV 6652.50

RDCO-07
RIM 6654.23
6" INV 6651.29
4" INV 6651.29

RDCO-06
RIM 6654.43
4" INV 6651.83
4" INV 6651.83

RDCO-04
RIM 6654.26
4" INV 6652.30

SDCB-15
TBC 6654.40
RIM 6653.90
INV 6649.50

SDCB-16
RIM 6649.37
INV 6646.87

SDCB-17
RIM 6649.73
INV 6646.67

SDCB-18
RIM 6649.80
INV 6646.51

RDCO-01
RIM 6651.00
4" INV 6648.98

RDBLD-01
INV 6649.00

RDCO-02
RIM 6650.97
4" INV 6648.98

RDBLD-02
INV 6649.00

RDCO-03
RIM 6650.59
4" INV 6642.27

SDFES-04
INV :6642.00

RDFES-01
INV :6642.00

SDCB-24
RIM 6643.00
INV 6640.00

SDMH-03
RIM 6646.22

INV 6639.50
INV 6639.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

SDOIL-04
RIM 6647.67
INV 6643.58

SDFES-05
INV :6639.20

SDCB-23
TBC 6650.41
RIM 6649.91
INV 6644.00

INSTALL FOUNDATION DRAIN PER DETAIL B ON SHEET C3.2 WITH APPROX. 316 L.F. OF 4" PERFORATED PIPE

STUB STORM DRAIN AND CAP AND MARK W/ POST FOR FUTURE CONNECTION

STUB STORM DRAIN AND CAP AND MARK W/ POST FOR FUTURE CONNECTION

STUB STORM DRAIN AND CAP AND MARK W/ POST FOR FUTURE CONNECTION

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

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N

0 40 80 120
Scale in Feet

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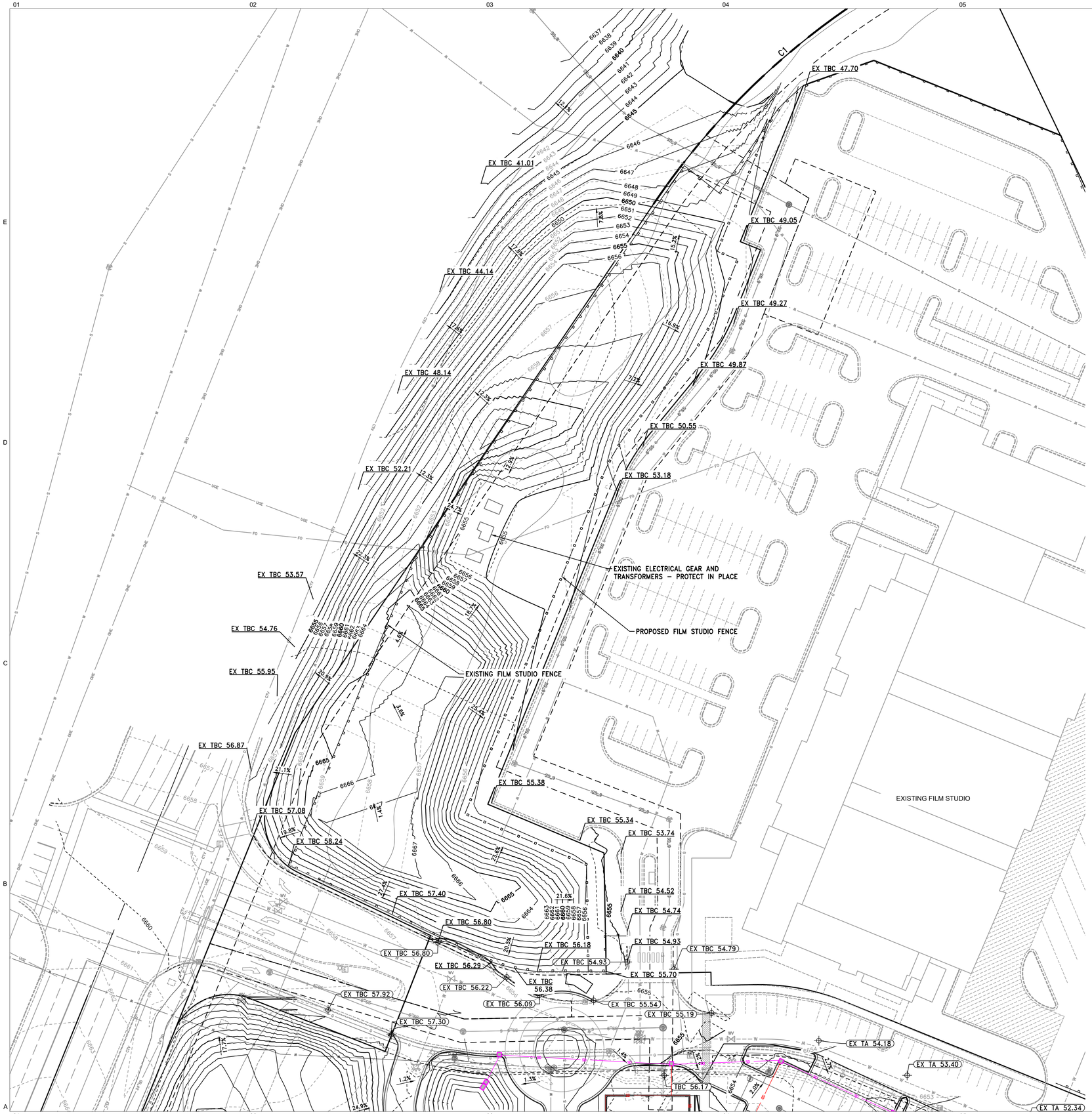
LICENSED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK HANSON
7/14/23
STATE OF UTAH

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	14 July, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C3.1 MASTER DRAINAGE PLAN



CUT AND FILL CALCUALTIONS

TOWNHOME BERM:
VOLUME OF MATERIAL USED IN BERM – 15035 CUBIC YARDS

TOWNHOME BERMING IS TEMPORARY, AND WILL NEED TO BE REMOVED AT TIME OF CONSTRUCTION OF TOWNHOMES.

FILM STUDIO BERM:
VOLUME OF MATERIAL USED IN BERM – 20485 CUBIC YARDS

VOLUME CALCULATED IS AN ESTIMATE. EXISTING TOPOGRAPHY IS BASED OFF OF FILM STUDIO DESIGN DRAWINGS AND NOT SURVEY INFORMATION.

LEGEND

- PROPOSED CURB AND GUTTER / REVERSE PAN
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- UTILITY EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- PROPOSED STORM DRAIN
- EXISTING CONTOUR (5' INTERVAL)
- EXISTING CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (5' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)

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N

0 40 80 120

Scale in Feet

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REGISTERED PROFESSIONAL ENGINEER No. 8030527 JEREMY RICK HANSON 5/4/23 STATE OF UTAH

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23
4	ADDENDUM 4	7-30-23
6	ADDENDUM 6	8-4-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	04 August, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5073 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C3.3 FILM STUDIO PROPOSED BERM

LEGEND

- PROPERTY BOUNDARY LINE
- SECTION LINE
- ROADWAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- PHASE LINE
- EXISTING GAS
- EXISTING POWER
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER (BY OTHERS)
- PROPOSED CURB AND GUTTER/ REVERSE PAN
- PROPOSED STRIPING

SITE INFORMATION

ADDRESS: 4001 KEARNS BLVD., PARK CITY, UTAH

ZONING: CT – COMMUNITY TRANSITION

LEGAL DESCRIPTION: AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

PARCEL NUMBER: XX-XX-XXX-XXXX

SITE ACREAGE: 15.95 ACRES, 694,782 SQ. FT

SITE PLAN CALLOUT NOTES

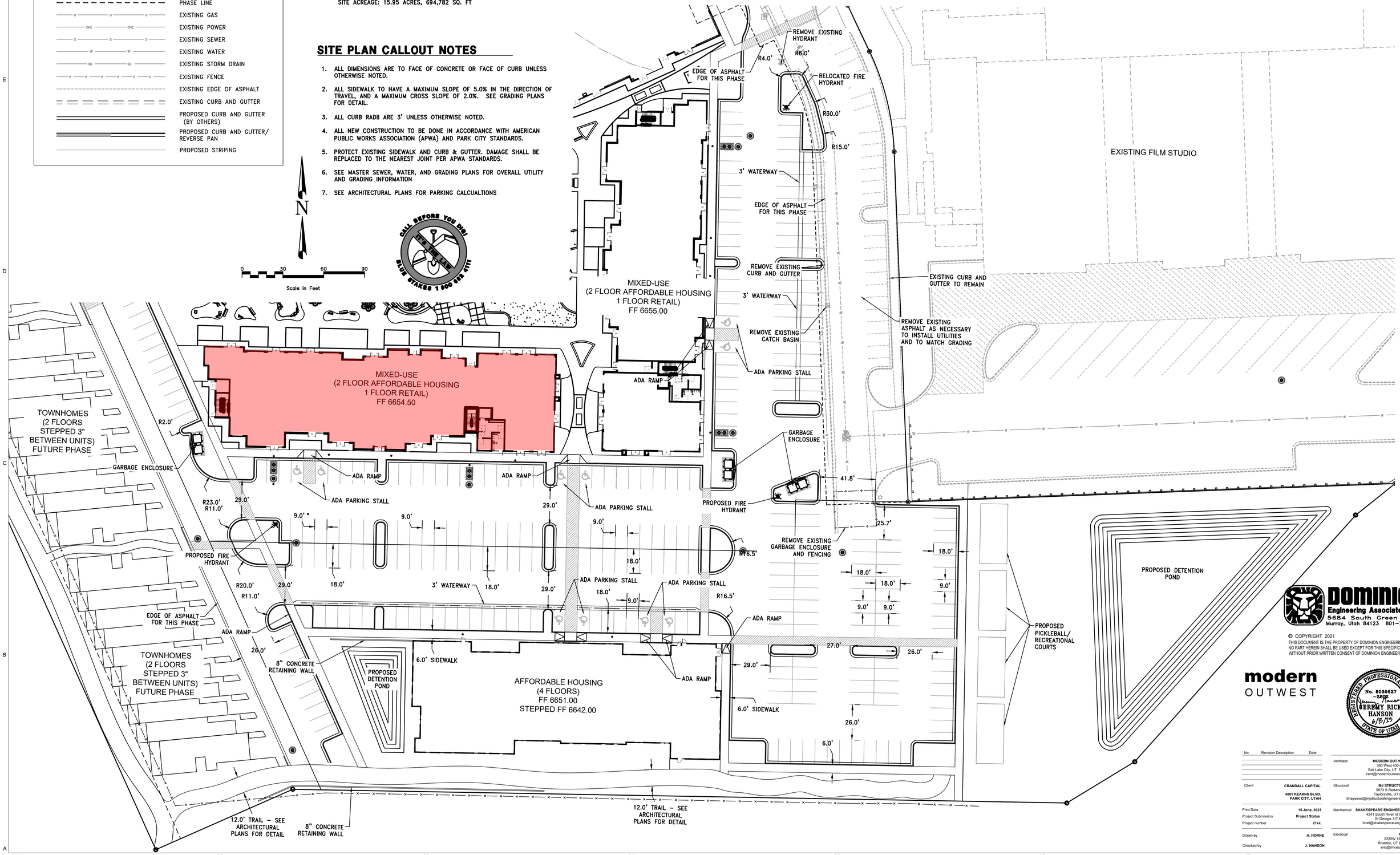
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALK TO HAVE A MAXIMUM SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL, AND A MAXIMUM CROSS SLOPE OF 2.0%. SEE GRADING PLANS FOR DETAIL.
3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND PARK CITY STANDARDS.
5. PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER APWA STANDARDS.
6. SEE MASTER SEWER, WATER, AND GRADING PLANS FOR OVERALL UTILITY AND GRADING INFORMATION
7. SEE ARCHITECTURAL PLANS FOR PARKING CALCUALTIONS

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0 30 60 90

Scale in Feet

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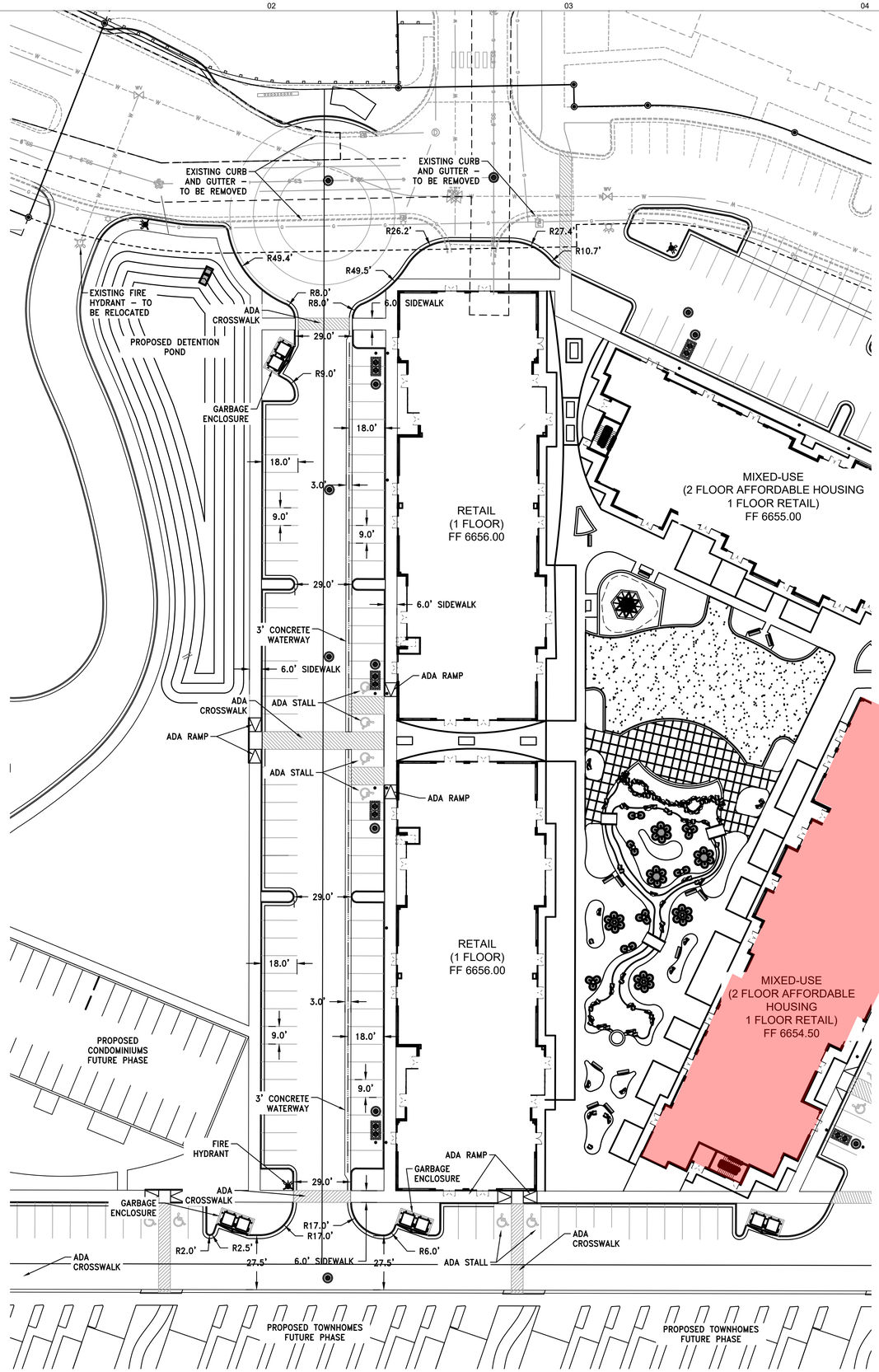
REGISTERED PROFESSIONAL ENGINEER No. 8030527 JEREMY RICK HANSON 6/15/23 STATE OF UTAH

No.	Revision Description	Date

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C4.1 DETAILED SITE PLAN



LEGEND

- PROPERTY BOUNDARY LINE
- SECTION LINE
- ROADWAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- PHASE LINE
- EXISTING GAS
- EXISTING POWER
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER (BY OTHERS)
- PROPOSED CURB AND GUTTER/ REVERSE PAN
- PROPOSED STRIPING

SITE INFORMATION

ADDRESS: 4001 KEARNS BLVD., PARK CITY, UTAH

ZONING: CT – COMMUNITY TRANSITION

LEGAL DESCRIPTION: AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

PARCEL NUMBER: XX-XX-XXX-XXXX

SITE ACREAGE: 15.95 ACRES, 694,782 SQ. FT

SITE PLAN CALLOUT NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALK TO HAVE A MAXIMUM SLOPE OF 5.0% IN THE DIRECTION OF TRAVEL, AND A MAXIMUM CROSS SLOPE OF 2.0%. SEE GRADING PLANS FOR DETAIL.
3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND PARK CITY STANDARDS.
5. PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER APWA STANDARDS.
6. SEE MASTER SEWER, WATER, AND GRADING PLANS FOR OVERALL UTILITY AND GRADING INFORMATION
7. SEE ARCHITECTURAL PLANS FOR PARKING CALCUALTIONS

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

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REGISTERED PROFESSIONAL ENGINEER
No. 8030527-2202
JEREMY RICK HANSON
6/15/23
STATE OF UTAH

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0 30 60 90
Scale in Feet

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Electrical	RMCE 2335W 1260SS Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C4.2 DETAILED SITE PLAN

SEWER STRUCTURE CALLOUTS

NAME

SSCO-01 INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SSCO-02 INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SEWER PIPE CALLOUTS

30 INSTALL 65.2 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT -4.91%

31 INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT -4.91%

32 INSTALL 65.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT -5.69%

33 INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT -5.69%

SEWER CALLOUTS

21 CONNECT TO BUILDING SEWER STUB IN PARKING LOT OUTSIDE OF BUILDING. INSTALL CLEANOUT AT CONNECTION LOCATION. FIELD VERIFY BUILDING INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.

22 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER PARK CITY STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=41.89, INV(6" LAT)=42.56
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

23 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER PARK CITY STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=41.35, INV(6" LAT)=42.02
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

WATER & FIRE PIPE CALLOUTS

27 INSTALL 98.0 LF± OF 6" PVC C-900 DR-14 WATERLINE

WATER & FIRE FITTING CALLOUTS

60 INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.

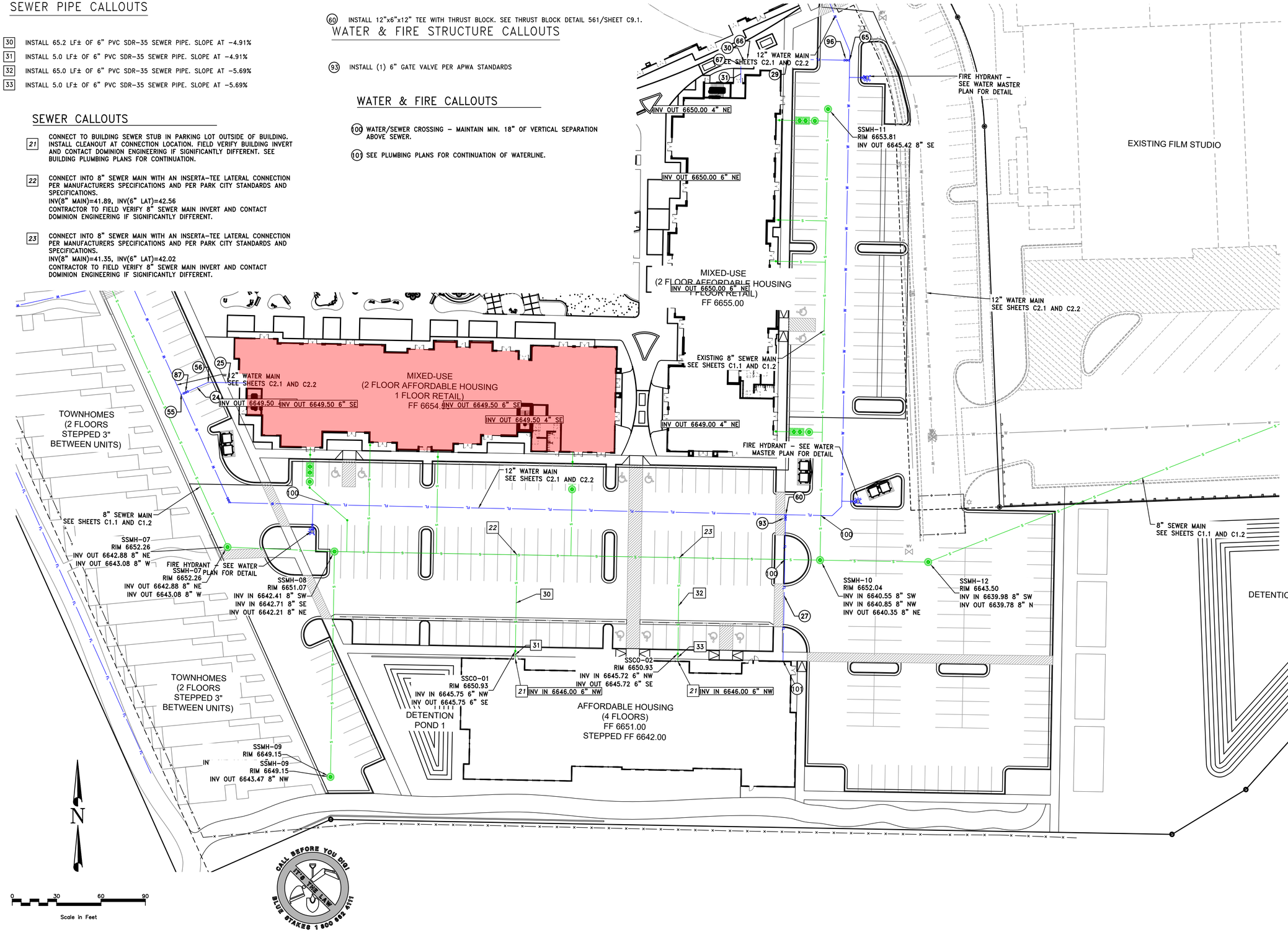
WATER & FIRE STRUCTURE CALLOUTS

93 INSTALL (1) 6" GATE VALVE PER APWA STANDARDS

WATER & FIRE CALLOUTS

100 WATER/SEWER CROSSING - MAINTAIN MIN. 18" OF VERTICAL SEPARATION ABOVE SEWER.

101 SEE PLUMBING PLANS FOR CONTINUATION OF WATERLINE.



UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. WATER MAINS AND LATERALS SHALL BE PROVIDED WITH THRUST BLOCKS AND BE SIZED AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24. THE SIZE AND DIMENSIONS USED SHALL BE LISTED ON THE PLANS OR WITHIN THE SPECIFICATIONS.
4. THE LOCATION OF THE FIRE HYDRANT WHICH SERVES A FIRE DEPARTMENT CONNECTION SHALL NOT BE SEPARATED BY A FIRE DEPARTMENT ACCESS ROAD.
5. FIRE DEPARTMENT CONNECTION (INLET HOSE CONNECTION) SHALL BE COMPRISED OF ONE OR MORE 2 ½ INCH NATIONAL STANDARD THREADED SWIVEL COUPLING. THE NUMBER OF 2 ½ INCH INLETS ARE BASED ON THE FIRE FLOW REQUIRED OF THE WATER BASED SUPPRESSION SYSTEMS. EACH INLET SHALL SERVE 250 GPM OF THE SYSTEM REQUIREMENT.
6. FIRE HYDRANTS SHALL BE PROVIDED WITH TWO 2 ½" OUTLETS AND ONE 4 ½" OUTLET THAT ARE MALE NATIONAL STANDARD THREADS, DRY BARREL TYPE WITH A SINGLE CONTROL VALVE AND DRAIN VALVE AT THE BASE OF THE FIRE HYDRANT.
7. NEW FIRE HYDRANTS SHALL BE INSTALLED WITHIN 15 FEET OF A FIRE DEPARTMENT ACCESS ROADWAY MEASURED AT THE TOP FRONT OF THE CURB.
8. NEW FIRE HYDRANTS SHALL BE COLOR-CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
9. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
10. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
11. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS INSTALLED, AND REQUIRED FIRE FLOW PROVIDED. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1
12. WATER LATERALS THAT ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
13. WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH THE FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.
14. REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO BUILDINGS. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2
15. WHEN FIRE DEPARTMENT AND AERIAL ACCESS ROADS ARE CONSTRUCTED AT THE MINIMUM WIDTH THEY SHALL PROVIDE SIGNS ON BOTH SIDES LOCATED AT THE ENTRANCE OF THE ACCESS ROAD NO PARKING FIRE LANE.
16. FIRE AND WATER LINES SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET
17. ALL UTILITY TRENCHING MUST BE PER PARK CITY STANDARDS AND SPECIFICATIONS
18. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES

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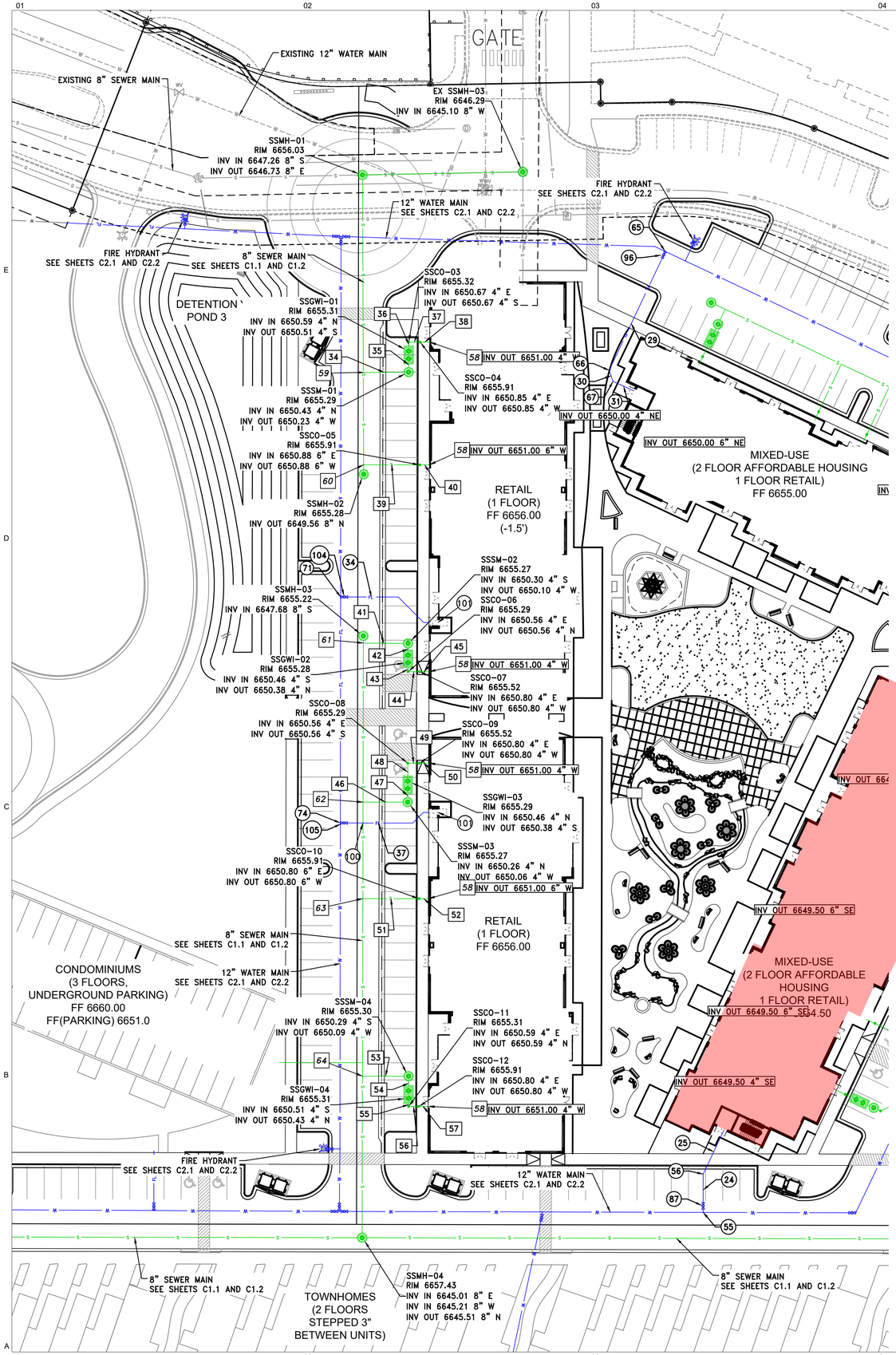
REGISTERED PROFESSIONAL ENGINEER No. 8030527 -2202 JEREMY RICK HANSON 7/14/23 STATE OF UTAH

No.	Revision Description	Date
3	ADDENDUM 3	7-14-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	14 July, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

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Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C5.1 DETAILED UTILITY PLAN



SEWER PIPE CALLOUTS

34 INSTALL 21.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.63%
35 INSTALL 2.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.02%
36 INSTALL 2.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 2.97%
37 INSTALL 6.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.01%
38 INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.00%
39 INSTALL 29.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 2.45%
40 INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 2.44%
41 INSTALL 21.6 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 8.23%
42 INSTALL 1.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
43 INSTALL 2.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.97%
44 INSTALL 6.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.01%
45 INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
46 INSTALL 23.6 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 9.65%
47 INSTALL 2.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
48 INSTALL 9.4 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 1.06%
49 INSTALL 6.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
50 INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
51 INSTALL 29.7 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 11.46%
52 INSTALL 5.0 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
53 INSTALL 24.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 13.67%
54 INSTALL 3.3 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 3.99%
55 INSTALL 2.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.03%
56 INSTALL 5.3 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
57 INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%

SEWER STRUCTURE CALLOUTS

NAME	
SSCO-03	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-04	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-05	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-06	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-07	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-08	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-09	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-10	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-11	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-12	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-01	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-02	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-03	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-04	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-01	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-02	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-03	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-04	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER SBWRD DETAIL PT-02 / SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

WATER & FIRE PIPE CALLOUTS

34 INSTALL 27.8 LF± OF 6" PVC C-900 DR-14 WATERLINE
37 INSTALL 35.6 LF± OF 6" PVC C-900 DR-14 WATERLINE

WATER & FIRE FITTING CALLOUTS

71 INSTALL 8"x6"x8" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.
74 INSTALL 8"x6"x8" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.

WATER & FIRE STRUCTURE CALLOUTS

104 INSTALL (1) 6" GATE VALVE PER APWA STANDARDS
105 INSTALL (1) 6" GATE VALVE PER APWA STANDARDS

WATER & FIRE CALLOUTS

100 WATER/SEWER CROSSING – MAINTAIN MIN. 18" OF VERTICAL SEPARATION ABOVE SEWER.
101 SEE PLUMBING PLANS FOR CONTINUATION OF WATERLINE.

SEWER CALLOUTS

58 CONNECT TO BUILDING SEWER STUB IN PARKING LOT OUTSIDE OF BUILDING. INSTALL CLEANOUT AT CONNECTION LOCATION. FIELD VERIFY BUILDING INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.

59 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=48.77, INV(4" LAT)=49.44
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

60 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=49.49, INV(6" LAT)=50.16
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

61 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=47.67, INV(4" LAT)=48.34
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

62 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=47.13, INV(4" LAT)=47.80
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

63 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=46.75, INV(6" LAT)=47.42
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

64 CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS.
INV(8" MAIN)=46.11, INV(4" LAT)=46.78
CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. NEW FIRE HYDRANTS SHALL BE COLOR-CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
4. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
5. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
6. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS INSTALLED, AND REQUIRED FIRE FLOW PROVIDED. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1
7. WATER LATERALS THAT ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
8. WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH THE FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.
9. FIRE AND WATER LINES SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET
10. ALL UTILITY TRENCHING MUST BE PER PARK CITY AND SBWRD STANDARDS AND SPECIFICATIONS
11. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES

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0 30 60 90
Scale in Feet

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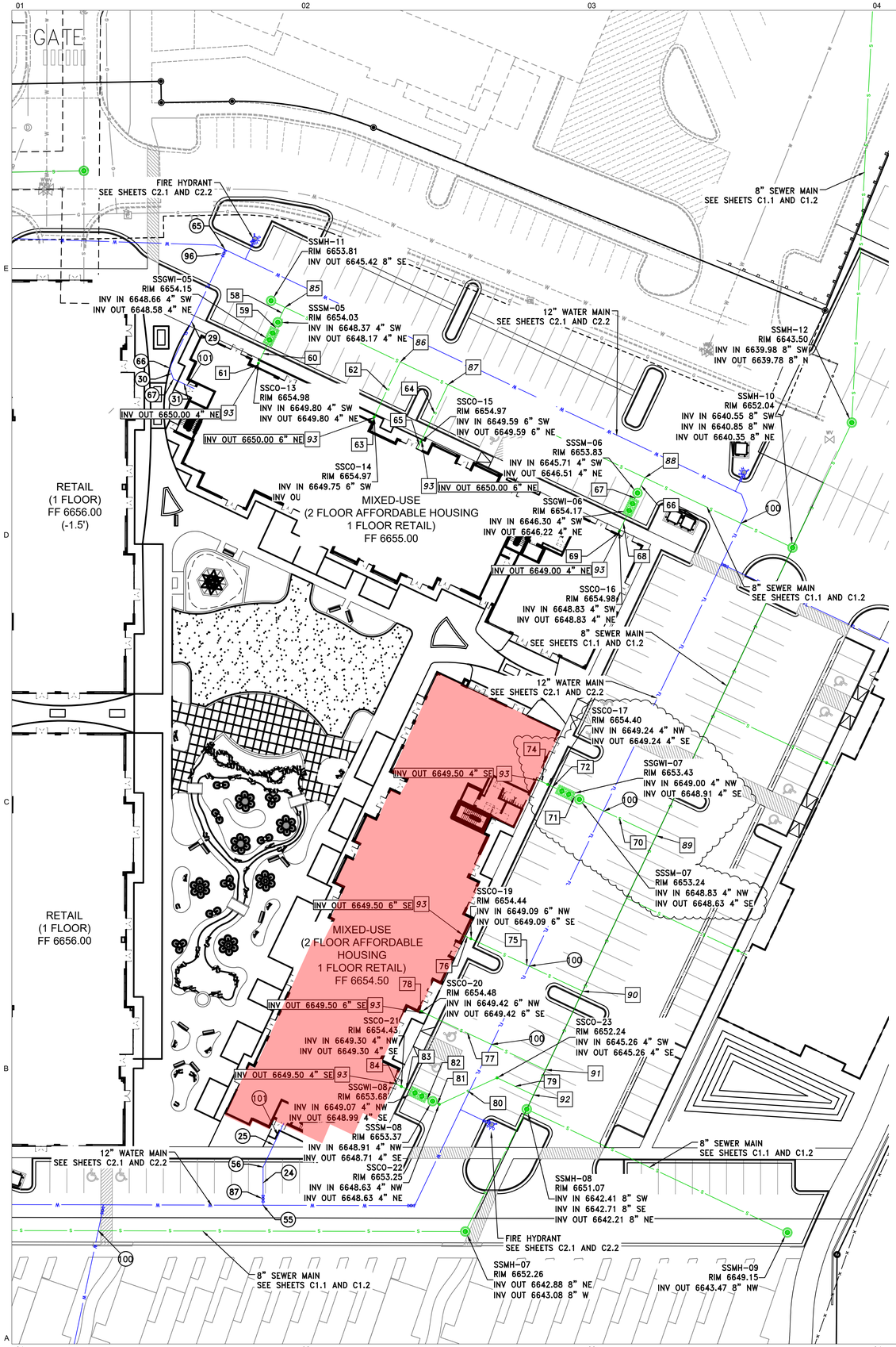
REGISTERED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK HANSON
6/15/23
STATE OF UTAH

No.	Revision Description	Date

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
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Drawn by	A. HORNE
Checked by	J. HANSON

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STUDIO CROSSINGS
C5.2 DETAILED UTILITY PLAN



SEWER PIPE CALLOUTS

58	INSTALL 7.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 27.30%
59	INSTALL 2.1 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 10.00%
60	INSTALL 11.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 10.00%
61	INSTALL 2.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 9.98%
62	INSTALL 32.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 13.75%
63	INSTALL 2.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 10.02%
64	INSTALL 33.8 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 14.02%
65	INSTALL 4.1 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 10.00%
66	INSTALL 9.7 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 36.48%
67	INSTALL 2.1 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 25.55%
68	INSTALL 10.2 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 25.58%
69	INSTALL 1.7 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 10.00%
70	INSTALL 43.4 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 14.57%
71	INSTALL 2.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.03%
72	INSTALL 6.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
74	INSTALL 6.6 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%
75	INSTALL 65.5 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 9.58%
76	INSTALL 4.3 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 9.58%
77	INSTALL 72.6 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 8.44%
78	INSTALL 1.6 LF± OF 6" PVC SDR-35 SEWER PIPE. SLOPE AT 5.04%
79	INSTALL 21.2 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 10.03%
80	INSTALL 33.8 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 10.03%
81	INSTALL 1.9 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.02%
82	INSTALL 2.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.02%
83	INSTALL 5.7 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.01%
84	INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 4.00%

SEWER STRUCTURE CALLOUTS

NAME	
SSCO-13	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-14	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-15	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-16	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-17	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-19	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-20	INSTALL 6" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-21	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-22	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-23	INSTALL 4" SEWER CLEANOUT PER SBWRD DETAIL LAT-07/SHEET C9.1 SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-05	INSTALL OIL AND GREASE SEPARATCSBWRD DETAIL LAT-07/SHEET C9.1 C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-06	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-07	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGWI-08	INSTALL OIL AND GREASE SEPARATOR PER SBWRD DETAIL PT-01/SHEET C9.1. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-05	INSTALL 4' DIA. CONC. SEWER SAMPLING WSBWRD DETAIL PT-01/SHEET C9.1.. 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-06	SBWRD DETAIL PT-02 / SHEET C9.1. SEWER SAMPLING MANHOLE PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-07	SBWRD DETAIL PT-02 / SHEET C9.1. SEWER SAMPLING MANHOLE PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-08	SBWRD DETAIL PT-02 / SHEET C9.1. SEWER SAMPLING MANHOLE PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS. SBWRD DETAIL PT-02 / SHEET C9.1.

WATER & FIRE PIPE CALLOUTS

24	INSTALL 16.1 LF± OF 6" PVC C-900 DR-14 WATERLINE
25	INSTALL 25.4 LF± OF 6" PVC C-900 DR-14 WATERLINE
29	INSTALL 66.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
30	INSTALL 5.6 LF± OF 6" PVC C-900 DR-14 WATERLINE
31	INSTALL 11.8 LF± OF 6" PVC C-900 DR-14 WATERLINE

WATER & FIRE FITTING CALLOUTS

55	INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1
56	INSTALL 6" 22.5° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1
65	INSTALL 12"x6"x12" TEE WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1
66	INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.
67	INSTALL 6" 45° ELBOW WITH THRUST BLOCK. SEE THRUST BLOCK DETAIL 561/SHEET C9.1.

WATER & FIRE STRUCTURE CALLOUTS

87	INSTALL (1) 6" GATE VALVE PER APWA STANDARDS
96	INSTALL (1) 6" GATE VALVE PER APWA STANDARDS

WATER & FIRE CALLOUTS

100	WATER/SEWER CROSSING – MAINTAIN MIN. 18" OF VERTICAL SEPARATION ABOVE SEWER.
101	SEE PLUMBING PLANS FOR CONTINUATION OF WATERLINE.

SEWER CALLOUTS

85	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=45.33, INV(4" LAT)=45.33 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
86	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=44.32, INV(6" LAT)=45.32 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
87	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=43.90, INV(6" LAT)=44.90 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
88	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=42.17, INV(4" LAT)=43.17 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
89	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=41.38, INV(4" LAT)=42.38 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
90	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=41.84, INV(6" LAT)=42.84 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
91	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=42.07, INV(6" LAT)=43.07 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
92	CONNECT INTO 8" SEWER MAIN WITH AN INSERTA-TEE LATERAL CONNECTION PER MANUFACTURERS SPECIFICATIONS AND PER SBWRD STANDARDS AND SPECIFICATIONS. INV(8" MAIN)=42.14, INV(4" LAT)=42.14 CONTRACTOR TO FIELD VERIFY 8" SEWER MAIN INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT.
93	CONNECT TO BUILDING SEWER STUB OUTSIDE OF BUILDING. INSTALL CLEANOUT AT CONNECTION LOCATION. FIELD VERIFY BUILDING INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.

UTILITY PLAN GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL
3. NEW FIRE HYDRANTS SHALL BE COLOR-CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
4. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
5. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
6. CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS INSTALLED, AND REQUIRED FIRE FLOW PROVIDED. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1
7. WATER LATERALS THAT ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
8. WATER LATERALS THAT SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN IT PASSES THROUGH THE FOUNDATION WALL OR UNDER FOOTING AND FOUNDATION WALLS AND SHALL EXTEND SIX FEET BEYOND THE FOOTING AND FOUNDATION WALLS.
9. FIRE AND WATER LINES SHALL HAVE A BURY DEPTH OF NOT LESS THAN 5 FEET
10. ALL UTILITY TRENCHING MUST BE PER PARK CITY AND SBWRD STANDARDS AND SPECIFICATIONS
11. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 INCH MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 INCH VERTICAL SEPARATION FROM ANY NON-SEWER UTILITIES

N

0 30 60 90
Scale in Feet

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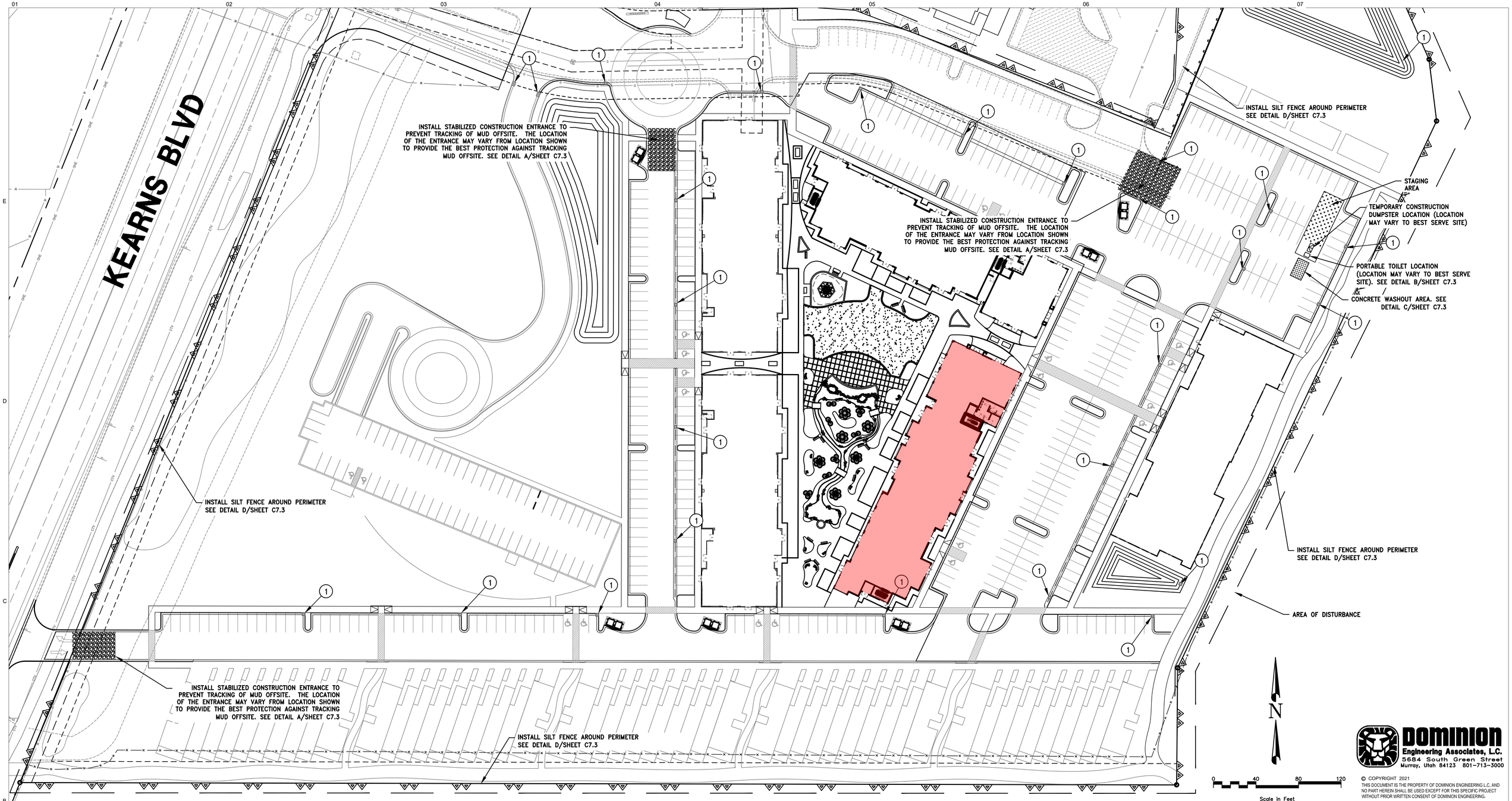
REGISTERED PROFESSIONAL ENGINEER
No. 8030527
-2202
JEREMY RICK HANSON
7/14/23
STATE OF UTAH

No.	Revision Description	Date
3	ADDENDUM 3	7-14-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	14 July, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C5.3 DETAILED UTILITY PLAN



PARK CITY GENERAL NOTES

a. 'Contractor should perform earthwork in accordance with the Park City's Land Disturbance Ordinance, the City's Standard Specifications, Park City's Land Disturbance Design and Construction Standards, erosion, sediment, revegetation requirements, and the dust control plan as required by the State of Utah, Department of Environmental Quality, Division of Air Quality.
b. The Contractor will perform earthwork in accordance with technical specifications outlined in the Land Disturbance Design and Construction Standards and the recommended earthwork specifications found in the report of geotechnical engineer, and the geotechnical investigation dated September 21, 2020. In the event there is a conflict between the documents mentioned herein and Park City's erosion and sediment control requirements or the dust control plan as required by the State of Utah Department of Environmental Quality, Division of Air Quality, Park City's requirements and the State requirements will control.
c. The sequence of construction is to be followed.
d. Sedimentation BMPs shown on the erosion control and sediment control plans to be installed within the same working day the land disturbance occurs.
e. Dust control BMPs are to be on site and implemented as soon as land disturbance occurs. The dust control as required by the State of Utah air quality plan is to be submitted with the grading plan as a separate drawing.
f. All areas to be revegetated are to receive revegetation BMPs within 21 days of disturbance.
g. If the existing grade is different from what is shown on this grading plan, stop work and contact Park City's Engineering Department. Work is to remain stopped until the City's Engineering Department provides a written notice to resume work.
h. The project owner is responsible for maintaining the streets, storm drains, and channels, ditches and swales free from debris, soil, mud, or other material that would cause a public safety concern, violate the City's UPDES permit, state or federal laws, or prevent the
facility from operating.
i. All concrete trucks are to use the designated washout area(s). Failure to comply will result in a work stop and the offender could be guilty of a Class C misdemeanor.
j. L.O.D. barriers are to be in place and maintained until written notification is received from the Engineering Department. The owner is responsible for maintaining L.O.D. barriers.
k. If disturbance occurs outside the L.O.D. work will stop and remain stopped until the written response is received from the City.
l. The owner is to be responsible for additional grading information as required throughout the remainder of the project.

EROSION CONTROL KEY NOTES

1 — INSTALL "GRAVEL BAGS" OR EQUIVALENT INLET PROTECTION FOR INLETS IN PARKING LOT. SEE DETAIL E/SHEET C7.3

ABBREVIATIONS

BOS	=	BOTTOM OF STAIR
E	=	EAST
EX	=	EXISTING
FL	=	FLOW LINE
INV	=	INVERT
N	=	NORTH
RIM	=	RIM ELEVATION
S	=	SOUTH
TA	=	TOP OF ASPHALT
TBC	=	TOP BACK OF CURB
TC	=	TOP OF CONCRETE
TOS	=	TOP OF STAIR
TOW	=	TOP OF WALL
W	=	WEST

EROSION CONTROL PLAN NOTES

1. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO PREVENT EROSION OF SEDIMENT FROM THE CONSTRUCTION SITE. BMPS UTILIZED MAY VARY FROM THOSE SHOWN ON THIS EROSION CONTROL PLAN IF THEY BETTER PREVENT THE POLLUTANTS FROM LEAVING THE CONSTRUCTION AREA.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE OF UTAH PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO FILE A NOTICE OF TERMINATION (NOT) UPON COMPLETION OF FINAL STABILIZATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN ON SITE.
4. CONTRACTOR TO PROVIDE COPIES OF NOI, NOT, AND ALL RELATED SWPPP INFORMATION TO OWNER UP REQUEST
5. CONTRACTOR IS TO ABIDE BY THE FOLLOWING UTAH STATE RULES OF THE UTAH DIVISION OF AIR QUALITY, (801)536-4000. THESE REQUIREMENTS APPLY TO ALL REMODEL PROJECTS. R307-309 FOR DUST CONTROL http://www.rules.utah.gov/publicat/code/r307/r307-309.htm#T6
6. DUST CONTROL TO BE APPLIED TO ALL CONSTRUCTION EARTH DISTURBING ACTIVITIES.

LEGEND

EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING CONTOUR (5' INTERVALS) — 4235
EXISTING CONTOUR (1' INTERVALS) — 4234
PROPOSED STRIPING
PROPERTY BOUNDARY LINE
EXISTING CURB AND GUTTER
EXISTING STORM DRAIN — SD
EXISTING WATER LINE — W
EXISTING SEWER DRAIN — S
EXISTING POWER — OHE
SILT FENCE
AREA OF DISTUBANCE

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Scale In Feet: 0, 40, 80, 120

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REGISTERED PROFESSIONAL ENGINEER — No. 8030527 — JEREMY RICK HANSON — 6/15/23 — STATE OF UTAH

No.	Revision Description	Date
1	ADDENDUM 1	6-9-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2339W 12600S Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C7.1 EROSION CONTROL PLAN



ABBREVIATIONS

BOS	= BOTTOM OF STAIR
E	= EAST
EX	= EXISTING
FL	= FLOW LINE
INV	= INVERT
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RIM	= RIM ELEVATION
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TA	= TOP OF ASPHALT
TBC	= TOP BACK OF CURB
TC	= TOP OF CONCRETE
TOS	= TOP OF STAIR
TOW	= TOP OF WALL
W	= WEST

N

0 40 80 120

Scale in Feet

EROSION CONTROL KEY NOTES

1 — INSTALL "GRAVEL BAGS" OR EQUIVALENT INLET PROTECTION FOR INLETS IN PARKING LOT. SEE DETAIL E/SHEET C7.3

EROSION CONTROL PLAN NOTES

1. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO PREVENT EROSION OF SEDIMENT FROM THE CONSTRUCTION SITE. BMPS UTILIZED MAY VARY FROM THOSE SHOWN ON THIS EROSION CONTROL PLAN IF THEY BETTER PREVENT THE POLLUTANTS FROM LEAVING THE CONSTRUCTION AREA.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE OF UTAH PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO FILE A NOTICE OF TERMINATION (NOT) UPON COMPLETION OF FINAL STABILIZATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN ON SITE.
4. CONTRACTOR TO PROVIDE COPIES OF NOI, NOT, AND ALL RELATED SWPPP INFORMATION TO OWNER UP REQUEST
5. CONTRACTOR IS TO ABIDE BY THE FOLLOWING UTAH STATE RULES OF THE UTAH DIVISION OF AIR QUALITY, (801)536-4000. THESE REQUIREMENTS APPLY TO ALL REMODEL PROJECTS. R307-309 FOR DUST CONTROL
   http://www.rules.utah.gov/publicat/code/r307/r307-309.htm#T6
6. DUST CONTROL TO BE APPLIED TO ALL CONSTRUCTION EARTH DISTURBING ACTIVITIES.

LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 4235 — EXISTING CONTOUR (5' INTERVALS)
- 4234 — EXISTING CONTOUR (1' INTERVALS)
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- SD — EXISTING STORM DRAIN
- W — EXISTING WATER LINE
- S — EXISTING SEWER DRAIN
- OHE — EXISTING POWER
- SILT FENCE
- AREA OF DISTUBANCE

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REGISTERED PROFESSIONAL ENGINEER No. 8030527-2202 JEREMY RICK HANSON 6/15/23 STATE OF UTAH

No.	Revision Description	Date
1	ADDENDUM 1	6-9-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	15 June, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	MODERN OUT WEST 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 1260S5 Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C7.2 EROSION CONTROL PLAN

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−6611.05	−6.23	48346.40	
2	−6.23	−5.21	56159.97	
3	−5.21	−4.34	48265.00	
4	−4.34	−3.37	55898.11	
5	−3.37	−2.64	56149.02	
6	−2.64	−2.02	59219.43	
7	−2.02	−1.37	51915.75	
8	−1.37	−0.77	47305.95	
9	−0.77	−0.33	40101.95	
10	−0.33	−0.03	34825.51	
11	−0.03	0.11	21391.80	
12	0.11	0.59	37127.09	
13	0.59	1.47	43328.43	
14	1.47	3.39	41202.38	
15	3.39	7.41	53883.77	
16	7.41	13.08	53801.43	

EXISTING FILM STUDIO

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

DETENTION POND 3
TOP = 6656.0
HW = 6655.0
BOT = 6651.0
VOL = 20,157 CF

KEARNS BOULEVARD

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

CONDOMINIUMS
(3 FLOORS,
UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6654.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

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modern
OUTWEST

REGISTERED PROFESSIONAL ENGINEER
No. 8030527
JEREMY RICK HANSON
8/4/23
STATE OF UTAH

No.	Revision Description	Date
2	ADDENDUM 2	7-7-23
3	ADDENDUM 3	7-14-23
4	ADDENDUM 4	7-30-23
6	ADDENDUM 6	8-4-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	04 August, 2023
Project Submission	Project Status
Project number	21xx
Drawn by	A. HORNE
Checked by	J. HANSON

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335W 1260SS Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSINGS
C8.1 CUT AND FILL HEAT MAP

EXISTING FILM STUDIO

KEARNS BOULEVARD

DETENTION POND 3
TOP = 6656.0
HW = 6655.0
BOT = 6651.0
VOL = 20,157 CF

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

DETENTION POND 1
TOP = 6644.0
HW = 6643.0
BOT = 6640.0
VOL = 3,100 CF

CONDOMINIUMS
(3 FLOORS,
UNDERGROUND PARKING)
FF 6660.00
FF(PARKING) 6651.0

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE HOUSING
1 FLOOR RETAIL)
FF 6655.00

RETAIL
(1 FLOOR)
FF 6656.00

MIXED-USE
(2 FLOOR AFFORDABLE
HOUSING
1 FLOOR RETAIL)
FF 6654.50

AFFORDABLE HOUSING
(4 FLOORS)
FF 6651.00
STEPPED FF 6642.00

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITS)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITES)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITES)

TOWNHOMES
(2 FLOORS
STEPPED 3"
BETWEEN UNITES)

N

0 40 80 120
Scale in Feet

DOMINION
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OUTWEST

LICENSED PROFESSIONAL ENGINEER
No. 8030527
2020
JEREMY RICK HANSON
9/4/23
STATE OF UTAH

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2	ADDENDUM 2	7-7-23
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6	ADDENDUM 6	8-4-23

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH
Print Date	04 August, 2023
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Project number	21xx
Drawn by	A. HORNE
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STUDIO CROSSINGS
C8.2 CUT AND FILL PLAN

PLANT SCHEDULE MIXED USE SOUTH

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
ACE RB2	2	Acer ginnala 'Ruby Slippers' / Ruby Slippers Amur Maple	25 gal	Clump
MAL DON	2	Malus x 'Donald Wyman' / Donald Wyman Crabapple	B&B	2"Cal

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
RIB GRE	8	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
ROS WOO	7	Rosa woodsii / Mountain Rose	5 gal
SYM ORB	6	Symphoricarpos orbiculatus / Coralberry	5 gal
TAX DAR	8	Taxus x media 'Dark Green Spreader' / Dark Green Spreader Anglojap Yew	5 gal

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
SCH SMO	18	Schizachyrium scoparium 'Smoke Signal' / Smoke Signal Little Bluestem	1 gal

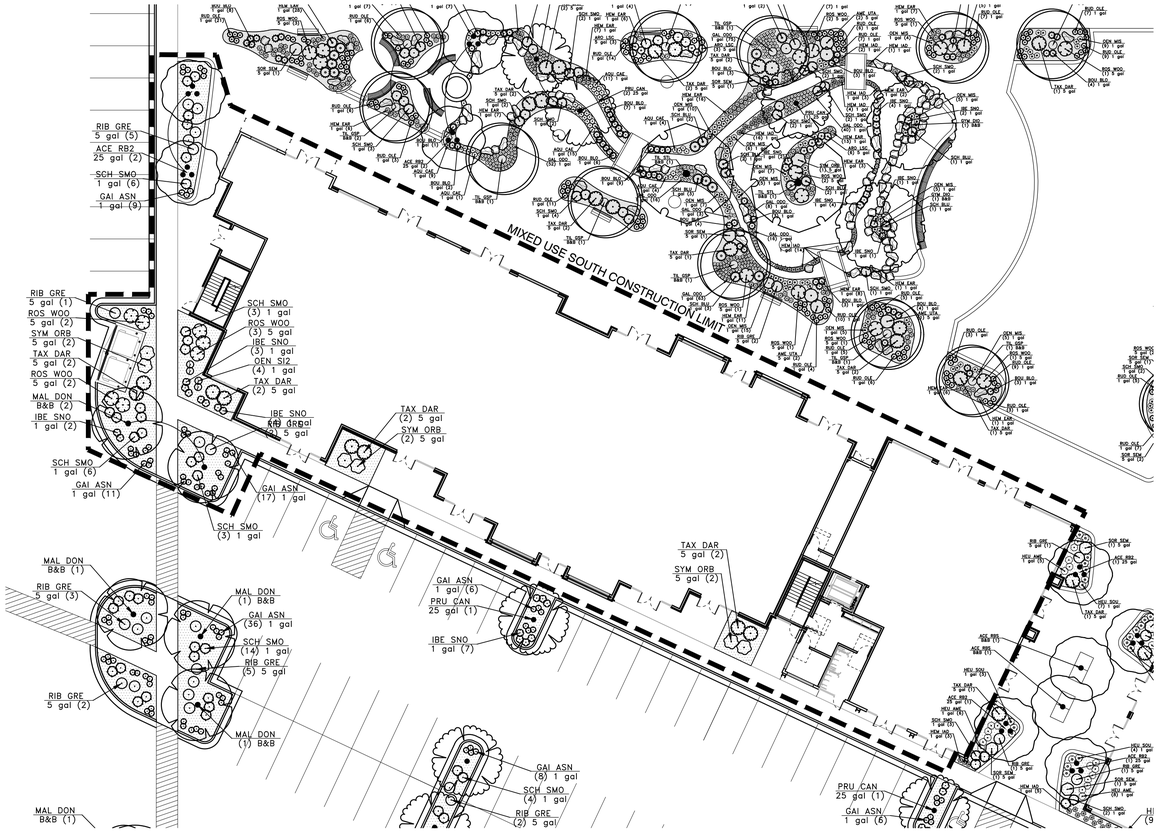
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
GAI ASN	37	Gaillardia x 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal
IBE SNO	9	Iberis sempervirens 'Snowflake' / Snowflake Evergreen Candytuft	1 gal
OEN SI2	4	Oenothera berlandieri 'Siskiyou' / Mexican Evening Primrose	1 gal

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	1,602 sf	Decorative Gravel Mulch / 1.5"-2" Washed Crushed/Angular Gravel White, Gray, & Orange to Match Exist. at Hospital. Place 3" Deep Over Dewitt Pro5 Weed Barrier Fabirc	Stone Mulch	

PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. ALL PLANTS SHOWN GRAPHICALLY ARE REQUIRED. ANY PLANT QUANTITIES ARE FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY PLAN QUANTITIES PRIOR TO BIDDING.
3. SPACING BETWEEN PLANTS AND BETWEEN PLANTS AND PAVING ARE BASED ON THE MATURE SPREAD OF THE PLANTS. PRIOR TO PLANTING, VERIFY ROOM TO ACCOMMODATE MATURE PLANT WITHOUT OVERCROWDING AND ENCROACHING ON PAVING.
4. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. TOPSOIL IS TO BE HARVESTED AND STOCKPILED ON SITE. SUBMIT TOPSOIL TEST. SCREEN AND AMEND TO MEET THE FOLLOWING STANDARDS:
   - 5.1. ORGANIC MATTER: GREATER THAN 1.0%
   - 5.2. SOLUBLE SALTS: LESS THAN 4 dS/m
   - 5.3. PH: BETWEEN 5.0 AND 8.2
   - 5.4. TEXTURE: SAND: 15-60%, SILT: 10-60% CLAY 5-30%.
   - 5.5. SODIUM ADSORPTION RATIO (SAR): BELOW 10 FOR SANDY CLAY LOAM, SANDY LOAM AND LOAM. BELOW 7 FOR SILT LOAM, SILTY CLAY LOAM, AND CLAY LOAM.
   - 5.6. COARSE FRAGMENTS 2mm AND SMALLER: LESS THAN 5%.
   - 5.7. NO ROCKS OVER 1.5"
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR SPECIFIED TOPSOIL AND MUCH LAYER THICKNESS. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
8. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
9. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS.

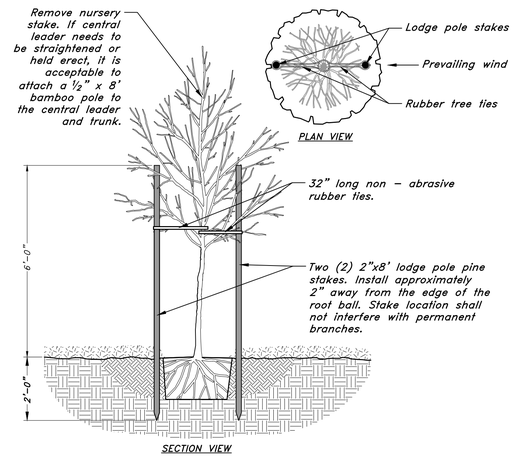
PLANTING NOTES



Scale: 1" = 20'

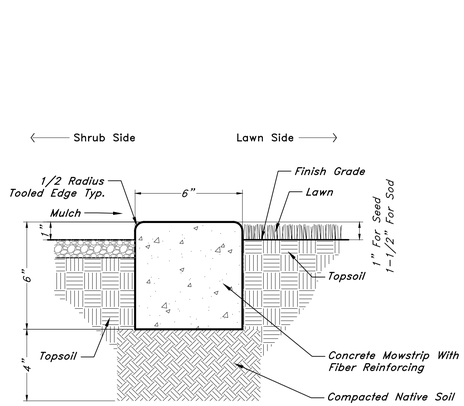
20 0 10 20 25 30 35 40

Graphic Scale



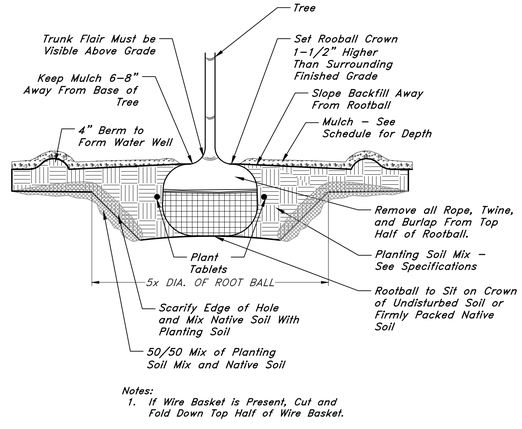
4 TREE STAKING DETAIL

NTS



3 6" MOWSTRIP

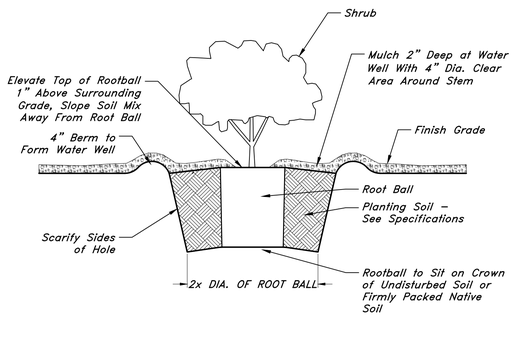
3" = 1'-0" 329413.19-07



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

2 TREE PLANTING

NTS 32 9343.01-01



1 SHRUB PLANTING

NTS 32 9333.01-01

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STATE OF UTAH
JAMES D. ZAUGG
3085204
LICENSED LANDSCAPE ARCHITECT
07/15/2023

modern OUTWEST

No.	Revision Description	Date

Client	CRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH	
Print Date	15 SEP, 2023	
Project Submission	PERMITTING	
Project number	2237	
Drawn by	J. Zaugg	
Checked by	J. Zaugg	

Architect	MODERN OUT WEST 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	MJ STRUCTURAL 5073 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	RMCE 2335W 1260OS Riverton, UT 84065 eric@rmceut.com

MIXED USE SOUTH
LP101 Landscape Plan

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

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01/15/2023
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH

modern
OUTWEST

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Electrical	RMCE 2330W 12600S Riverton, UT 84065 eric@rmceut.com

MIXED USE SOUTH
L600 Wildland Urban Interface Plan

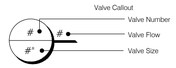
IRRIGATION NOTES

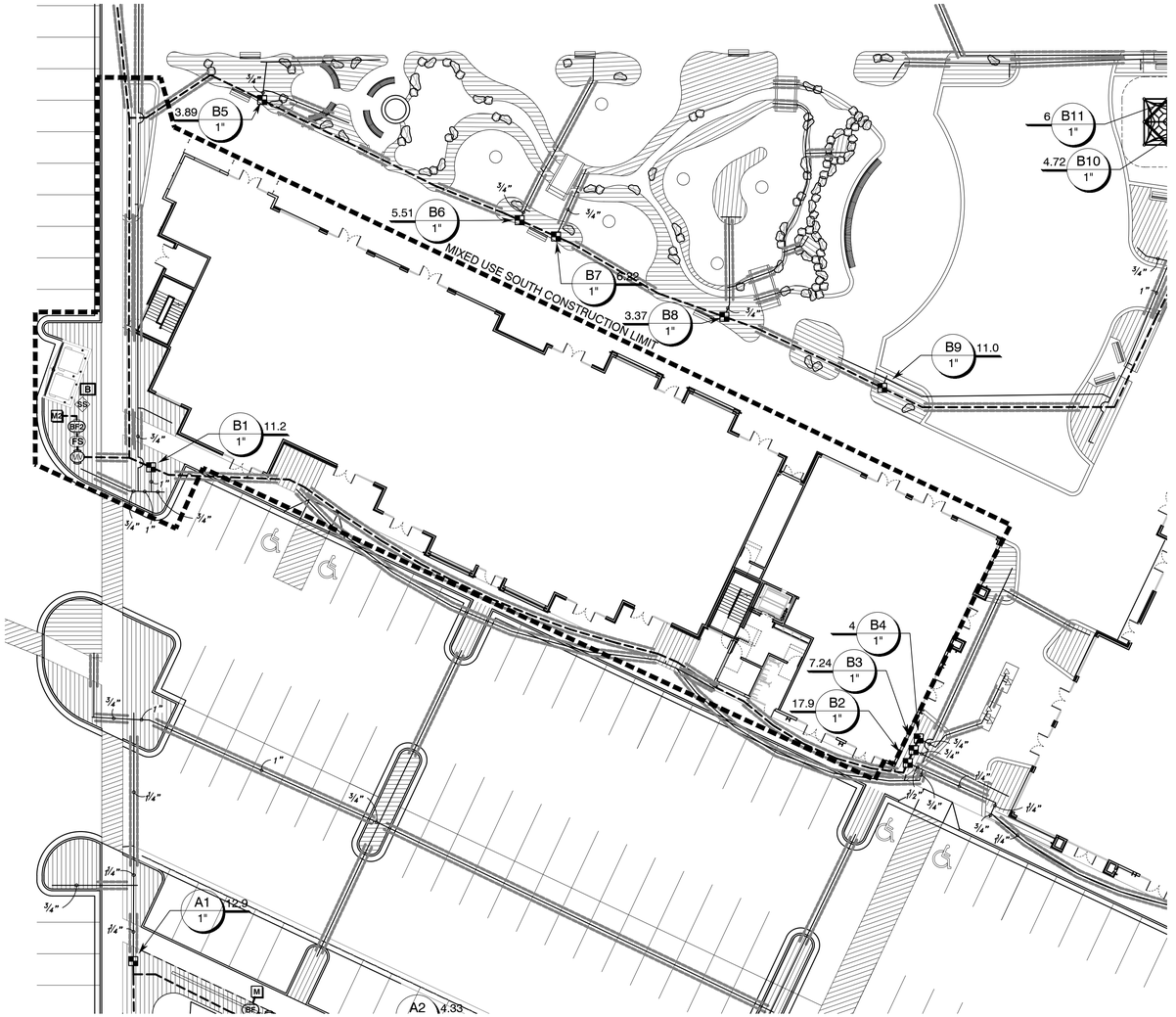
1. INSTALL IRRIGATION WIRE UNDER PAVED AREAS IN SEPARATE PVC SLEEVE, SIZE FOR NUMBER OF WIRES.
2. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY ELEVATIONS. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
3. BEFORE ANY TRENCHING, EXCAVATION, OR DIGGING, THE CONTRACTOR SHALL HAVE THE AREA 'BLUE STAKED' AND CONTACT THE APPROPRIATE UTILITY COMPANIES. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE
4. VERIFY LOCATIONS OF ALL UTILITIES AND SITE FEATURES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES AND SITE FEATURES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. ALL LINES SHALL SLOPE TO DRAIN, ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON RECORD DRAWINGS.
6. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. FIELD ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE IN ACTUAL SITE CONDITIONS. CONTACT THE LANDSCAPE ARCHITECT IF SIGNIFICANT CHANGES ARE NECESSARY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS TO THE IRRIGATION SYSTEM IF THE IRRIGATION SYSTEM IS INSTALLED WHEN SITE CONDITIONS DIFFER FROM PLAN LAYOUT AND THE LANDSCAPE ARCHITECT WAS NOT INFORMED.
7. LATERAL AND MAIN LINES SHALL BE LAIN IN COMMON TRENCHES IN LANDSCAPE AREAS WHEREVER POSSIBLE.
8. ALL PIPING AND WIRING UNDER PAVEMENT SHALL BE RUN THROUGH SEPARATE SLEEVES. CONTROL WIRES NOT LAIN IN A COMMON TRENCH WITH A MAIN LINE SHALL BE INSTALLED IN A CONDUIT OF SUFFICIENT SIZE.
9. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS, SPECIFICATIONS, AND DETAILS.
10. THIS SYSTEM IS DESIGNED TO OPERATE AT 40 PSI FOR ALL DRIPLINES.
11. THE IRRIGATION WATER SOURCE IS CULINARY. PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE 80 PSI. IF ACTUAL PRESSURE VARIES FROM THE EXPECTED, CONTACT LANDSCAPE ARCHITECT.
12. SUPPLY PRODUCTS AS SPECIFIED. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS PRE-APPROVED IN WRITING BY THE OWNER OR LANDSCAPE ARCHITECT.
13. CONTRACTOR TO SUPPLY ALL KEYS AND ATTIC STOCK PER THE SPECIFICATIONS.
14. CONTRACTOR TO SHUT DOWN AND WINTERIZE THE IRRIGATION SYSTEM AT THE END OF THE FIRST SEASON AND TURN ON THE SYSTEM AT THE BEGINNING OF THE FOLLOWING SEASON. THIS WORK IS TO BE DONE IN THE PRESENCE OF THE OWNERS' MAINTENANCE PERSONNEL
15. COORDINATE WORK WITH OTHER PHASES. CONNECT TO PIPES AND WIRES FROM PREVIOUS PHASES AND EXTEND PIPES AND WIRES 3' BEYOND WORK AREAS INTO FUTURE PHASES.

IRRIGATION SCHEDULE MIXED USE SOUTH

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	Hunter ICZ-101-40-LF Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.
	Area to Receive Dripline Netafim TLCV-04-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.4 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
MV	Hunter IBV 1-1/2" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF2	Febco 825YA and Strongbox SBBC-30AL 1" Reduced Pressure Backflow Preventer and enclosure
B	Hunter HCC-1600-M 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Metal Cabinet.
SS	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
FS	Hunter HFS-100 Flow Sensor for use with ACC controller, 1in. Schedule 40 Sensor Body, 24 VAC, 2 amp.
M2	Water Meter 1"
———	Irrigation Lateral Line: PVC Schedule 40
— — —	Irrigation Mainline: PVC Schedule 40
- - -	Pipe Sleeve: PVC Class 200 SDR 21 Sleeves to be Twice the Size of Through Pipes. At Mainlines, Run Separate Sleeve for Control Wires.

Valve Callout





Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

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modern OUTWEST

STATE OF UTAH — LICENSED LANDSCAPE ARCHITECT
JAMES D. ZAUGG
3085204
09/15/2023

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MIXED USE SOUTH

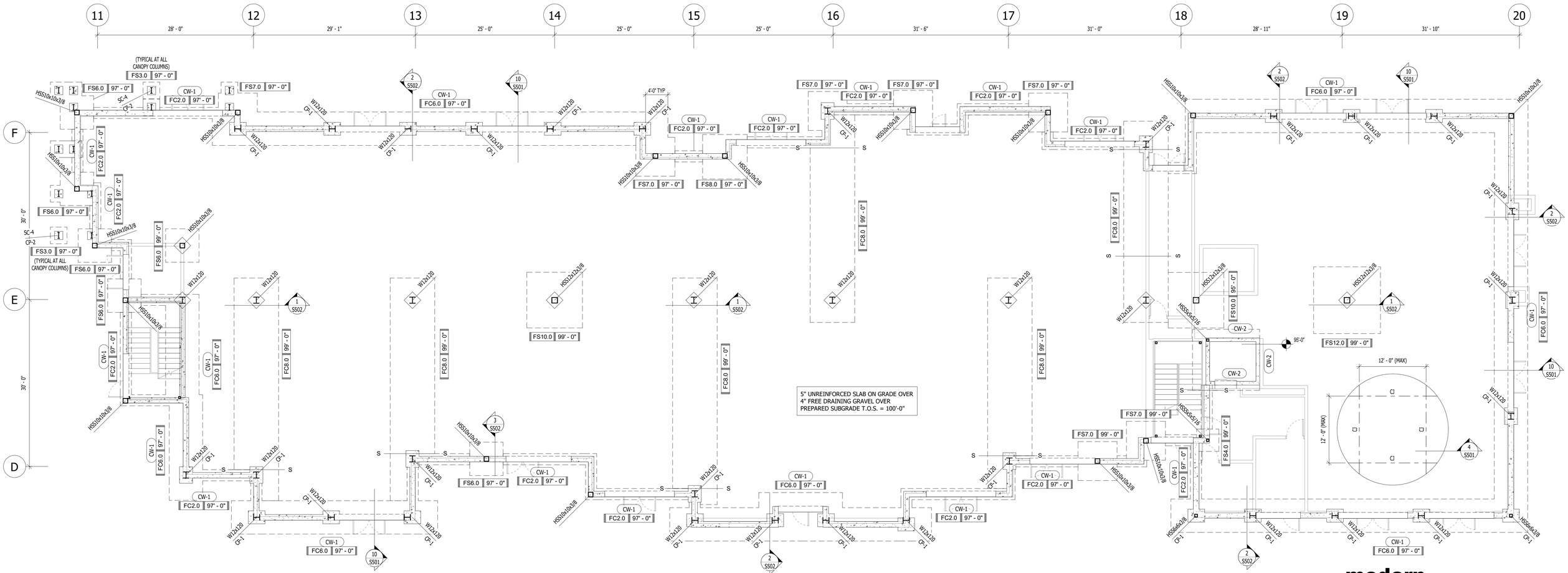
LL101 Irrigation Plan

MARKS AND SYMBOL LEGEND

SECTION MARK / SHEET NUMBER (Sxxx)		WALL ABOVE	
FTG DESIGNATION		CW-x	CONC WALL, SEE SCHED
FTG / ELEV. — TOP OF FOOTING ELEVATIONS		FS-x	SPOT FTG, SEE SCHED
CONC WALL, SEE SCHED		FC-x	CONT. FTG, SEE SCHED
DEPRESSED FND WALL, POUR SLAB OVER, SEE FTG AND FND DETS ON (S501)		CJ	CONTROL JOINT, SEE FTG AND FND DETAILS ON (S501)
WOOD COLUMN		HD-x	HOLD-DOWN TYPE, SEE GSN AND SCHED'S
STEEL COLUMN		CP-x	CONC. PIER, SEE SCHED
S — S FTG STEP, SEE FTG AND FND DETS ON (S501)			

FOOTING AND FOUNDATION PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
3. SEE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO ALL STEEL COLUMNS COORDINATE DIMENSIONS SHOWN WITH ARCHITECTURAL DRAWINGS.
5. SEE FOOTING AND FOUNDATION DETAILS FOR BURIED PIPES RUNNING PARALLEL AND PERPENDICULAR TO FOOTINGS.
6. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR TYPICAL CONSTRUCTION AND CONTROL JOINTS IN FLOOR SLAB.
7. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR LOCATIONS WHERE CONTROL JOINTS ARE DISCONTINUOUS.
8. SEE FOOTING AND FOUNDATION DETAILS FOR REINFORCING AROUND MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
9. SEE FOOTING AND FOUNDATION DETAILS FOR TERMINATION OF HORIZONTAL WALL REINFORCING AT CORNERS.
10. CENTER ALL SPOT FOOTINGS UNDER COLUMNS AS SHOWN ON PLAN, TYPICAL UNLESS NOTED OTHERWISE.
11. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR FILL BENEATH FOOTINGS.
12. ALL EXTERIOR WALLS ARE (SW-1) UNLESS NOTED OTHERWISE, SEE SHEAR WALL SHEATHING SCHEDULE (USE 5/8"ø AB AT 32"oc).



1 FOOTING AND FOUNDATION PLAN

1/8" = 1'-0"

5 0 5 10 15

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Office: 801-905-1097
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No.	Revision Description	Date
1	ADDENDUM 06	9.26.2023

Client	CRANDALL CAPITAL 1776 Park Ave. #145 Park City, UT 84060
Print Date	11/20/2023 11:03:23 AM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
Checked by	MJ

PROFESSIONAL STRUCTURAL ENGINEERS — MATTHEW D. JACKSON — 4775434 — 11/20/2023 — STATE OF UTAH

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Mechanical	NONE REQUIRED Project Address City, State Zip email@mail.com
Electrical	NONE REQUIRED Project Address City, State Zip email@mail.com

STUDIO CROSSING MIXED USE

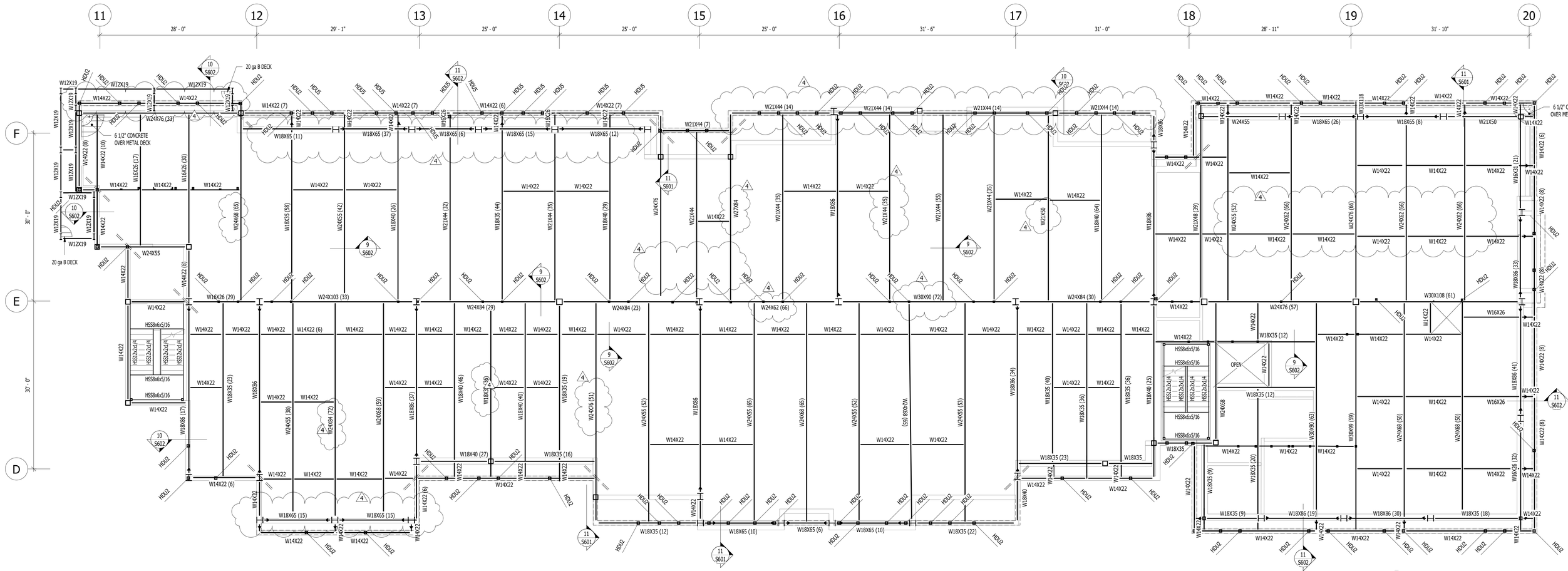
S201 FOOTING AND FOUNDATION PLAN

MARKS AND SYMBOL LEGEND

Sxxx — SECTION MARK / SHEET NUMBER	W_x_ — COMPOSITE STL BMS, SEE GSN ON (S101)
FRAME ELEVATION	(x) — NUMBER OF 3/4"ø x5" HSA FOR COMPOSITE STL BM, SEE GSN ON (S101)
3 1/2" CONC OVER W3 (3") MTL DECK, SEE GSN ON (S101) (6 1/2" TOTAL)	c = (x) — INDICATES CAMBER UPWARD IN INCHES
ADDITIONAL CONC REINF OF (2) # 5 BARS x 8'-0", CTR ON CORNERS, NO SPLICE	MOMENT CONNECTION, SEE S401
OR — STEEL COLUMN, SEE SCHED ON (S302)	FLOOR OFFSET, VERIFY DEPRESSION w/ ARCH DWG
HSS_x_ — STL COL, SEE SCHED ON (S302)	

FLOOR FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL DRAWINGS.
2. SEE ARCHITECTURAL PLANS FOR ALL DIMENSION TO ALL STEEL COLUMN LOCATIONS.
3. SEE SHEET (S601) FOR TYPICAL FLOOR REINFORCING AND FRAMING DETAILS.
4. SEE SHEET (S601) FOR TYPICAL FLOOR OPENING FRAMING DETAILS AND REINFORCING REQUIRMENTS.
5. SEE ARCH/MECHANICAL FOR PIPE PENETRATIONS THROUGH SLABS.
6. BEAM SPACING IS 10'-0"oc, TYPICAL.



SECOND FLOOR FRAMING PLAN

1 1/8" = 1'-0"

5 0 5 10 15

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modern OUTWEST

No.	Revision Description	Date
1	ADDENDUM 06	9.26.2023
4	PCC3	2023.12.0 7

PROFESSIONAL STRUCTURAL ENGINEER — MATTHEW D. JACKSON — 4775434 — 12/11/2023 — STATE OF UTAH

Client	CRANDALL CAPITAL, 1776 Park Ave. #145, Park City, UT 84060
Print Date	12/7/2023 1:27:58 PM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
Checked by	MJ

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Mechanical	NONE REQUIRED, Project Address, City, State Zip, email@mail.com
Electrical	NONE REQUIRED, Project Address, City, State Zip, email@mail.com

STUDIO CROSSING MIXED USE

S202 SECOND FLOOR FRAMING PLAN

WOOD BEAM/HEADER SCHEDULE (SEE NOTE 2)

TAG	SIZE	GRADE	MIN. POST (SEE NOTE 1)	COMMENTS
B1	(3) 2x8	DF #2	P1	-
B2	(3) 2x10	DF #2	P2	-
B3	(2) 2x12	DF #2	P2	-
B4	(3) 1 3/4"x11 7/8" LVL	2.1E	P2	-
B5	(2) 1 3/4"x11 7/8" LVL	2.1E	P3	-
B6	(3) 1 3/4"x5 1/2" LVL	2.1E	P2	-
B7	(2) 1 3/4"x14" LVL	2.1E	P3	-

NOTE:
1. POST SIZE FOR BEAM TAGS PROVIDED ABOVE ARE MIN REQUIRED UNO ON PLAN. CONTRACTOR IS TO VERIFY ON PLAN IF LARGER POST SIZE IS REQUIRED.
2. ALL EXTERIOR WOOD HEADER BEAMS ARE TO BE 'B2' UNO ON PLAN. ALL INTERIOR WOOD HEADER BEAMS ARE TO BE 'B1' U.N.O. ON PLAN.
3. FOR TYPICAL HEADER FRAMING AT EXTERIOR WALL OPENINGS SEE DETAIL (3/S701).
4. SEE DETAIL (2/S701) FOR BUILT UP BEAM/HEADER FASTENING REQUIREMENTS.
5. SEE FLOOR FRAMING PLAN NOTE #3 FOR EXTERIOR WALL CONDITIONS.

WOOD FRAMED BEARING WALL SCHEDULE

LEVEL	SIZE	SPACING	GRADE	REMARKS
INTERIOR	2 x 6	16" oc	DF # 2	-
EXTERIOR	2 x 6	16" oc	DF # 2	-

NOTES:
1. SEE FLOOR FRAMING PLAN FOR SHEATHING REQUIREMENTS.

WOOD POST COLUMN SCHEDULE

TAG	LEVEL	SIZE	GRADE
P1	2	(2) 2x6	DF #2
	3	(2) 2x6	DF #2
P2	2	(3) 2x6	DF #2
	3	(3) 2x6	DF #2
P3	2	6x6	DF #1
	3	(3) 2x6	DF #2

NOTE:

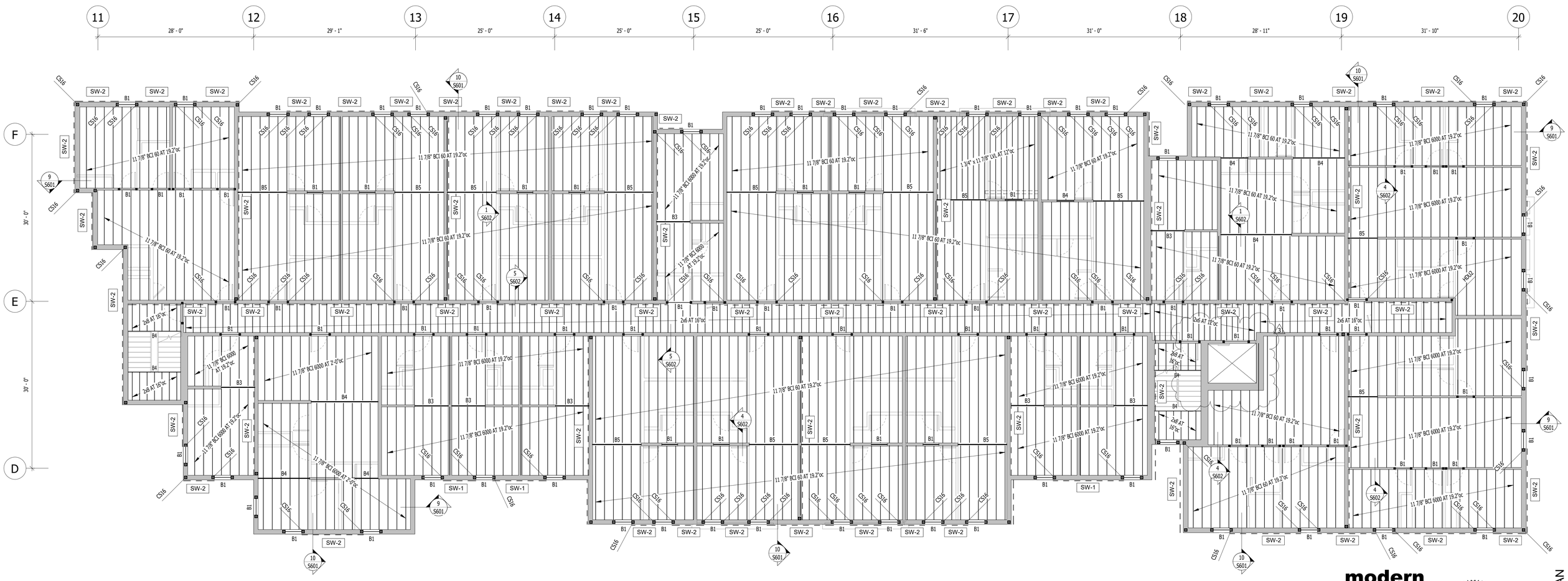
1. SEE DETAIL FOR BUILT UP POST/COLUMN FASTENING REQUIREMENTS.
2. SEE FLOOR FRAMING PLAN NOTE #3 FOR EXTERIOR WALL CONDITIONS
3. SEE DETAIL (3/S701) FOR KING STUDS

MARKS AND SYMBOL LEGEND

- Sxxx — SECTION MARK / SHEET NUMBER
- FRAME ELEVATION
- 3 1/2" CONC OVER W3 (3") MTL DECK, SEE GSN ON (S101) (6 1/2" TOTAL)
- ADDITIONAL CONC REINF OF (2) # 5 BARS x 8'-0", CTR ON CORNERS, NO SPLICE
- OR — STEEL COLUMN, SEE SCHED ON (S302)
- HSS_x_ — STL COL, SEE SCHED ON (S302)
- W_x_ — COMPSITE STL BMS, SEE GSN ON (S101)
- (x) — NUMBER OF 3/4"ø x5" HSA FOR COMPOSITE STL BM, SEE GSN ON (S101)
- c = (x) — INDICATES CAMBER UPWARD IN INCHES
- MOMENT CONNECTION, SEE S401
- FLOOR OFFSET, VERIFY DEPRESSION w/ ARCH DWG

FLOOR FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL DRAWINGS.
2. SEE ARCHITECTURAL PLANS FOR ALL DIMENSION TO ALL STEEL COLUMN LOCATIONS.
3. SEE SHEET (S601) FOR TYPICAL FLOOR REINFORCING AND FRAMING DETAILS.
4. SEE SHEET (S601) FOR TYPICAL FLOOR OPENING FRAMING DETAILS AND REINFORCING REQUIRMENTS.
5. SEE ARCH/MECHANICAL FOR PIPE PENETRATIONS THROUGH SLABS.
6. BEAM SPACING IS 10'-0"oc, TYPICAL.



1 THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

5 0 5 10 15

modern OUTWEST

MATTHEW D JACKSON 4775434 11/20/2023 PROFESSIONAL STRUCTURAL ENGINEER STATE OF UTAH

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No.	Revision Description	Date
1	ADDENDUM 06	9.26.2023
3	Plan Check Comments	2023.11.2 0

Client: **CRANDALL CAPITAL**
1776 Park Ave. #145
Park City, UT 84060

Print Date: **11/20/2023 11:03:32 AM**
Project Submission: **PERMIT SET**
Project number: **23133**

Drawn by: **JG**
Checked by: **MJ**

Architect: **MODERN CUT WEST**
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Mechanical: **NONE REQUIRED**
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Electrical: **NONE REQUIRED**
Project Address
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STUDIO CROSSING MIXED USE

S203 THIRD FLOOR FRAMING PLAN

WOOD BEAM/HEADER SCHEDULE (SEE NOTE 2)

TAG	SIZE	GRADE	MIN. POST (SEE NOTE 1)	COMMENTS
B1	(3) 2x8	DF #2	P1	-
B2	(3) 2x10	DF #2	P2	-
B3	(2) 2x12	DF #2	P2	-
B4	(3) 1 3/4"x11 7/8" LVL	2.1E	P2	-
B5	(2) 1 3/4"x11 7/8" LVL	2.1E	P3	-
B6	(3) 1 3/4"x5 1/2" LVL	2.1E	P2	-
B7	(2) 1 3/4"x14" LVL	2.1E	P3	-

NOTE:
1. POST SIZE FOR BEAM TAGS PROVIDED ABOVE ARE MIN REQUIRED UNO ON PLAN. CONTRACTOR IS TO VERIFY ON PLAN IF LARGER POST SIZE IS REQUIRED.
2. ALL EXTERIOR WOOD HEADER BEAMS ARE TO BE 'B2' UNO ON PLAN. ALL INTERIOR WOOD HEADER BEAMS ARE TO BE 'B1' U.N.O. ON PLAN.
3. FOR TYPICAL HEADER FRAMING AT EXTERIOR WALL OPENINGS SEE DETAIL (3/S701).
4. SEE DETAIL (2/S701) FOR BUILT UP BEAM/HEADER FASTENING REQUIREMENTS.
5. SEE FLOOR FRAMING PLAN NOTE #3 FOR EXTERIOR WALL CONDITIONS.

WOOD FRAMED BEARING WALL SCHEDULE

LEVEL	SIZE	SPACING	GRADE	REMARKS
INTERIOR	2 x 6	16" oc	DF # 2	-
EXTERIOR	2 x 6	16" oc	DF # 2	-

NOTES:
1. SEE FLOOR FRAMING PLAN FOR SHEATHING REQUIREMENTS.

WOOD POST COLUMN SCHEDULE

TAG	LEVEL	SIZE	GRADE
P1	2	(2) 2x6	DF #2
	3	(2) 2x6	DF #2
P2	2	(3) 2x6	DF #2
	3	(3) 2x6	DF #2
P3	2	6x6	DF #1
	3	(3) 2x6	DF #2

NOTE:

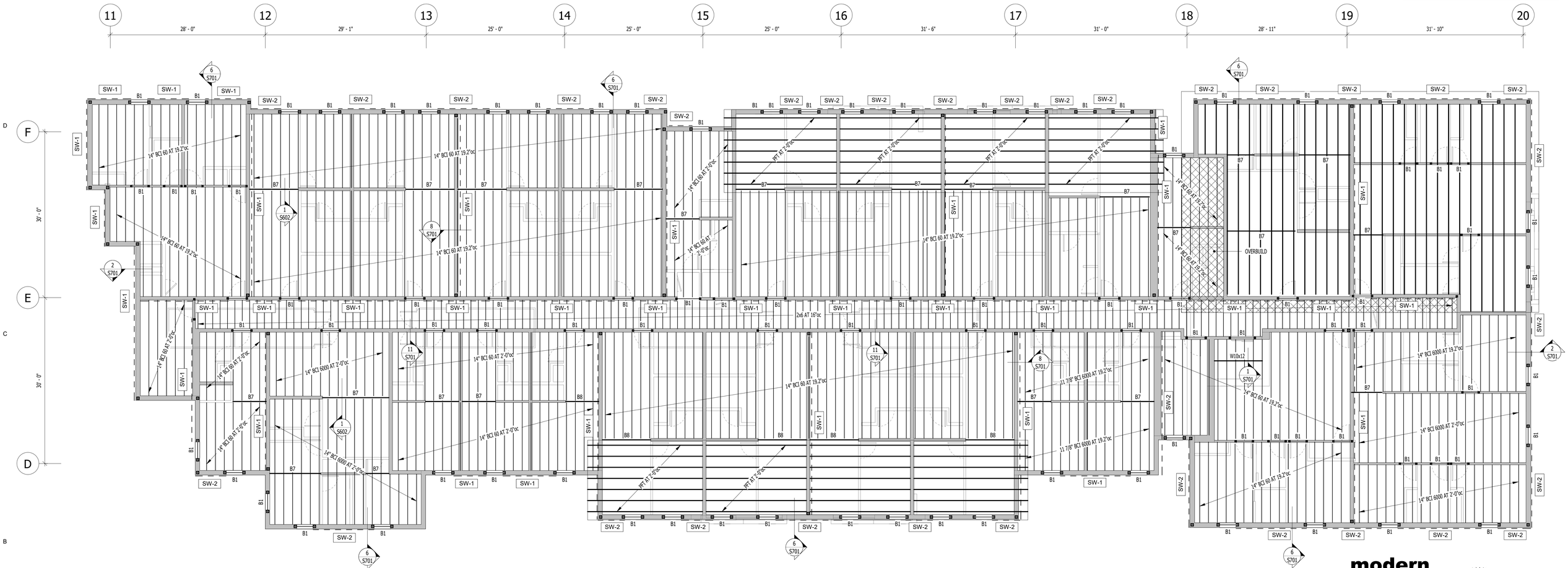
1. SEE DETAIL FOR BUILT UP POST/COLUMN FASTENING REQUIREMENTS.
2. SEE FLOOR FRAMING PLAN NOTE #3 FOR EXTERIOR WALL CONDITIONS
3. SEE DETAIL (3/S701) FOR KING STUDS

MARKS AND SYMBOL LEGEND

- SECTION MARK / SHEET NUMBER (Sxxx)
- SHEATHING ORIENTATION, SEE SHEATHING SCHEDULE FOR THICKNESS, SPAN RATING AND NAILING REQUIREMENTS
- WOOD COLUMN
- STEEL COLUMN (OR) I
- WALL ABOVE
- WOOD BRG WALL, SEE SCHED
- WOOD SHEARWALL, DASHED LINE INDICATES SIDE OF WALL TO RECEIVE SHEATHING, SEE SCHED
- SW-x WOOD SHEAR WALL TAG, SEE SCHED
- (V) TS / (V) KS INDICATES NUMBER OF TRIMMER STUDS / INDICATES NUMBER OF KING STUDS

ROOF FRAMING PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
2. VERIFY ROOF SLOPES, DRAINS, AND DECK BEARING ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ROOF FRAMING DETAILS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING ELEVATIONS AND SOFFIT ELEVATIONS AND DETAILS.
4. ALL ROOF SHEATHING SHALL HAVE STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO FRAMING MEMBERS. UNLESS NOTED OTHERWISE. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING SCHEDULE ON SHEET (S301).
5. WEIGHTS AND LOCATIONS OF MECHANICAL EQUIPMENT SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR REVIEW PRIOR TO PLACEMENT OF ROOF FRAMING.
6. REFER TO GENERAL STRUCTURAL NOTES ON SHEET (S101) FOR DESIGN LOADS OF ROOF TRUSSES.
7. ALL TRUSS DETAILS, AND TRUSS TO GIRDER TRUSS DETAILS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER.
8. TRUSS MANUFACTURER SHALL VERIFY ALL CEILING ELEVATIONS AND SPECIAL CONDITIONS PRIOR TO FABRICATION.
9. ALL GIRDER TRUSS BEARING LOCATIONS SHALL BE MULTIPLE STUDS, OR POSTS, AND SHALL BE OF CONTINUOUS FRAMING TO THE FOUNDATION LEVEL. SEE PLANS AND SCHEDULE.
10. CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BRACE, WALLS, BEAMS, TRUSSES, ETC. AS REQUIRED DURING CONSTRUCTION.
11. SEE THE MINIMUM NAILING SCHEDULE FOR CONNECTIONS NOT SPECIFICALLY DETAILED.
12. SEE SCHEDULE FOR PIPE PENETRATIONS THROUGH WOOD WALL TOP PLATES.
13. FOR BUILT UP BEAMS AND COLUMNS, SEE FRAMING DETAILS.
14. IF TIE DOWN POST AND FULL HEIGHT BEARING POST OCCUR AT THE SAME LOCATION, USE LARGER OF POSTS SPECIFIED.
15. SEE FRAMING DETAILS FOR TYPICAL BEARING STUDS AND KING STUDS AT WALL OPENINGS.
16. ALL EXTERIOR WALLS, ARE (SW-1) UNLESS NOTED OTHERWISE. SEE SHEAR WALL SHEATHING SCHEDULE.



1 ROOF FRAMING PLAN

1/8" = 1'-0"

5 0 5 10 15

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PROFESSIONAL STRUCTURAL ENGINEER — MATTHEW D. JACKSON — 4775434 — 11/20/2023 — STATE OF UTAH

No.	Revision Description	Date
1	ADDENDUM 06	9.26.2023
2	ROOF CHANGE	10.30.202 3

Client	CRANDALL CAPITAL 1776 Park Ave. #145 Park City, UT 84060
Print Date	11/20/2023 11:03:36 AM
Project Submission	PERMIT SET
Project number	23133
Drawn by	JG
Checked by	MJ

Architect	MODERN OUT WEST 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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Mechanical	NONE REQUIRED Project Address City, State Zip email@mail.com
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STUDIO CROSSING MIXED USE

S204 ROOF FRAMING PLAN

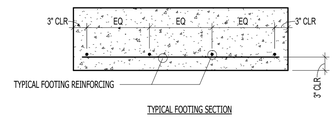
CONCRETE FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
FC1.5	1'-6"	CONT	12"	—	—	—	—	2	#4	CONT	EQ	
FC2.0	2'-0"	CONT	12"	—	—	—	—	3	#4	CONT	EQ	
FC3.0	3'-0"	CONT	12"	—	#5	2'-6"	14"	3	#5	CONT	EQ	
FC8.0	8'-0"	CONT	21"	—	#6	7'-6"	—	7	#6	7'-6"†	EQ	
FTS2.0	2'-0"	CONT	12"	—	—	—	—	3	#4	CONT	EQ	
FTS3.0	3'-0"	CONT	12"	—	#5	2'-6"	14"	3	#5	CONT	EQ	
FS3.0	3'-0"	3'-0"	12"	3	#5	2'-6"	EQ	3	#5	2'-6"	EQ	
FS4.0	4'-0"	4'-0"	12"	4	#5	3'-6"	EQ	4	#5	3'-6"	EQ	
FS5.0	5'-0"	5'-0"	12"	5	#5	4'-6"	EQ	5	#5	4'-6"	EQ	
FS6.0	6'-0"	6'-0"	12"	6	#5	5'-6"	EQ	6	#5	5'-6"	EQ	
FS7.0	7'-0"	7'-0"	13"	7	#5	6'-6"	EQ	7	#5	6'-6"	EQ	
FS8.0	8'-0"	8'-0"	15"	6	#6	7'-6"	EQ	6	#6	7'-6"	EQ	
FS9.0	9'-0"	9'-0"	16"	8	#6	8'-6"	EQ	8	#6	8'-6"	EQ	
FS10.0	10'-0"	10'-0"	18"	10	#6	9'-6"	EQ	10	#6	9'-6"	EQ	
FS11.0	11'-0"	11'-0"	19"	9	#7	10'-6"	EQ	9	#7	10'-6"	EQ	
FS12.0	12'-0"	12'-0"	21"	10	#7	11'-6"	EQ	10	#7	11'-6"	EQ	

C3000-S1500

NOTES:

1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER, UNLESS NOTED OTHERWISE.
2. TOP REINFORCING, WHERE SPECIFIED, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
3. IF FOOTINGS ARE EARTH FORMED, FOOTING WIDTH AND LENGTH SHALL BE 6" WIDER AND LONGER THAN SCHEDULED.
4. SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.
5. NOT ALL FOOTINGS ARE USED, SEE FOUNDATION PLAN FOR FOOTING MARKS.
6. RUN CONTINUOUS BARS IN 'FC' FOOTING THROUGH INTERSECTED 'FS' FOOTINGS.



TYPICAL FOOTING SECTION

1 CONCRETE FOOTING SCHEDULE
S301 NO SCALE:

CONCRETE WALL SCHEDULE

MARK	THICKNESS	REINFORCING			WALL TYPE	COMMENTS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM		
CW-1	12"	(2) #4 AT 12"oc	(2) #4 AT 12"oc	(1) #5	A	__
CW-2	8"	(1) #4 AT 16"oc	(1) #4 AT 12"oc	(1) #4	A	__

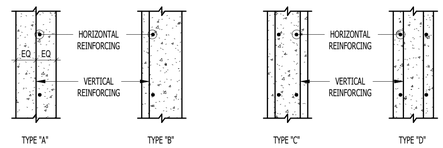
NOTES:

1. SEE GENERAL STRUCTURAL NOTES FOR COVER AND OTHER REQUIREMENTS NOT NOTED IN SCHEDULE.
2. CONCRETE WALLS NOT DESIGNATED ON THE PLANS SHALL BE REINFORCED AS FOLLOWS:

THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	#4 BARS AT 18"oc	#4 BARS AT 16"oc
8"	#4 BARS AT 18"oc	#4 BARS AT 12"oc
10"	#4 BARS AT 16"oc	#5 BARS AT 15"oc
12"	#4 BARS AT 18"oc EACH FACE	#4 BARS AT 16"oc EACH FACE

3. PLACE STEEL IN THE CENTER OF THE WALL (EXCEPT TYPE 'B' AND RETAINING WALLS). WALLS THICKER THAN 10" SHALL HAVE TWO CURTAINS OF REINFORCEMENT (PLACED NEAR EACH FACE OF THE WALL), UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

WALL REINFORCEMENT PLACEMENT TYPES:



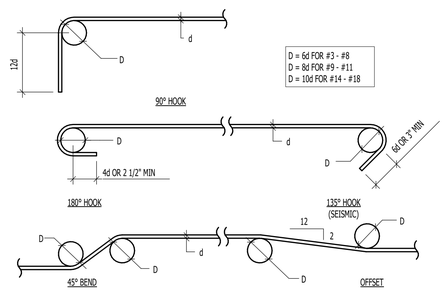
2 CONCRETE WALL SCHEDULE
S301 NO SCALE:

CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE

BAR SIZE	f'c = 3000 PSI				f'c = 4000 PSI				f'c = 4500 PSI				f'c = 5000 PSI			
	REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
#3	17"	22"	22"	28"	15"	19"	19"	25"	14"	18"	18"	23"	13"	17"	17"	22"
#4	22"	29"	29"	38"	19"	25"	25"	33"	18"	24"	24"	31"	17"	23"	23"	29"
#5	28"	36"	36"	47"	24"	31"	31"	41"	23"	30"	30"	38"	22"	28"	28"	36"
#6	33"	43"	43"	56"	29"	37"	37"	49"	27"	35"	35"	46"	26"	34"	34"	49"
#7	48"	63"	63"	81"	42"	54"	54"	71"	40"	51"	51"	67"	38"	49"	49"	63"
#8	55"	72"	72"	93"	48"	62"	62"	81"	45"	59"	59"	76"	43"	56"	56"	72"
#9	62"	81"	81"	105"	54"	70"	70"	91"	51"	66"	66"	86"	48"	63"	63"	81"
#10	70"	91"	91"	118"	61"	79"	79"	102"	57"	74"	74"	96"	54"	71"	71"	92"
#11	78"	101"	101"	131"	67"	87"	87"	114"	64"	82"	82"	107"	60"	78"	78"	102"

NOTES:

1. THIS SCHEDULE SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
2. HORIZONTAL BARS ARE CLASSIFIED AS TOP BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BARS.
3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS NOTED OTHERWISE.
4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
5. FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3.
6. FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3 FOR TOP BARS AND 1.5 FOR REGULAR BARS.
7. LAP LENGTHS SHALL BE MULTIPLIED BY 1.25 AT SHEAR WALL BOUNDARY ELEMENTS.
8. DEVELOPMENT LENGTH 'Ld' IS EQUAL TO CLASS 'A' SPLICE.



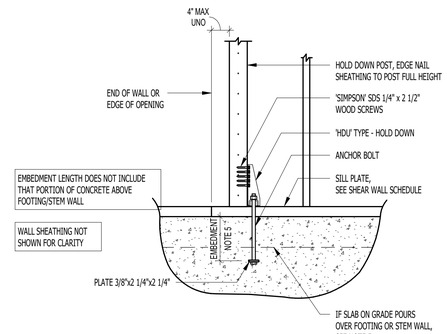
3 CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE / BAR BENDING DIAGRAMS
S301 NO SCALE:

'HDU' TYPE HOLDDOWN SCHEDULE

MARK	HOLDOWN POST	WOOD SCREWS "SIMPSON" SDS 1/4" x 2 1/2"	ANCHOR BOLT Ø	EMBED DEPTH NOTE 5
HDU2	(2) 2x	(6)	5/8"	0'-8"
HDU4	(2) 2x	(10)	5/8"	0'-8"
HDU5	(2) 2x	(10)	5/8"	0'-8"
HDU8	(3) 2x	(14)	7/8"	1'-0"
HDU11	6x6	(20)	1"	1'-0"
HDU14	6x8	(36)	1"	1'-2"

NOTES:

1. ANCHOR BOLTS SHALL INCLUDE A DOUBLE NUT AND 2 1/4 x 2 1/4 x 3/8" WASHER.
2. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
3. ALL HOLD DOWNS SPECIFIED ARE 'SIMPSON STRONG TIE', SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
4. LAG SCREWS SHALL NOT BE USED.
5. ANCHOR DEPTH IS REQUIRED TO BE INCREASED FOR THE THICKNESS OF FLOOR SLAB POUR OVER CONDITIONS THAT OCCUR ABOVE TOP OF FOOTINGS OR TOP OF STEM WALLS. EMBEDMENT LENGTH DOES NOT INCLUDE THAT PORTION OF CONCRETE ABOVE THE FOOTING OR STEM WALL.



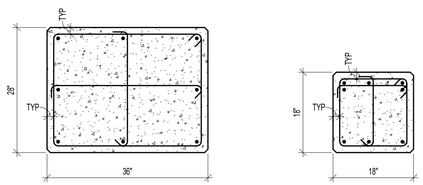
4 'HDU' TYPE HOLDDOWN SCHEDULE
S301 NO SCALE:

CONCRETE PIER SCHEDULE

MARK	PIER SIZE	REINFORCING		TYPE	COMMENTS
		VERTICAL	TIES		
CP -1	36" x 28"			A	
CP -2	18" x 18"	(6) # 5	#4 AT 8"oc	B	

NOTES:

1. INSTALL (3) SETS OF TIES AT 3"oc AT TOP OF ALL PIERS (UNO).
2. ALTERNATE POSITION OF HOOKS IN PLACING SUCCESSIVE SETS OF TIES.



TYPE "A" TYPE "B"

5 CONCRETE PIER SCHEDULE
S301 NO SCALE:

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modern OUTWEST

PROFESSIONAL STRUCTURAL ENGINEERS
MATTHEW D. JACKSON
4775434
11/20/2023
STATE OF UTAH

No.	Revision Description	Date

Client: **CRANDALL CAPITAL**
1776 Park Ave. #145
Park City, UT 84060

Print Date: **11/20/2023 11:03:42 AM**
Project Submission: **PERMIT SET**
Project number: **23133**

Drawn by: **JG**
Checked by: **MJ**

Architect: **MODERN OUT WEST**
380 West 400 North
Salt Lake City, UT 84103
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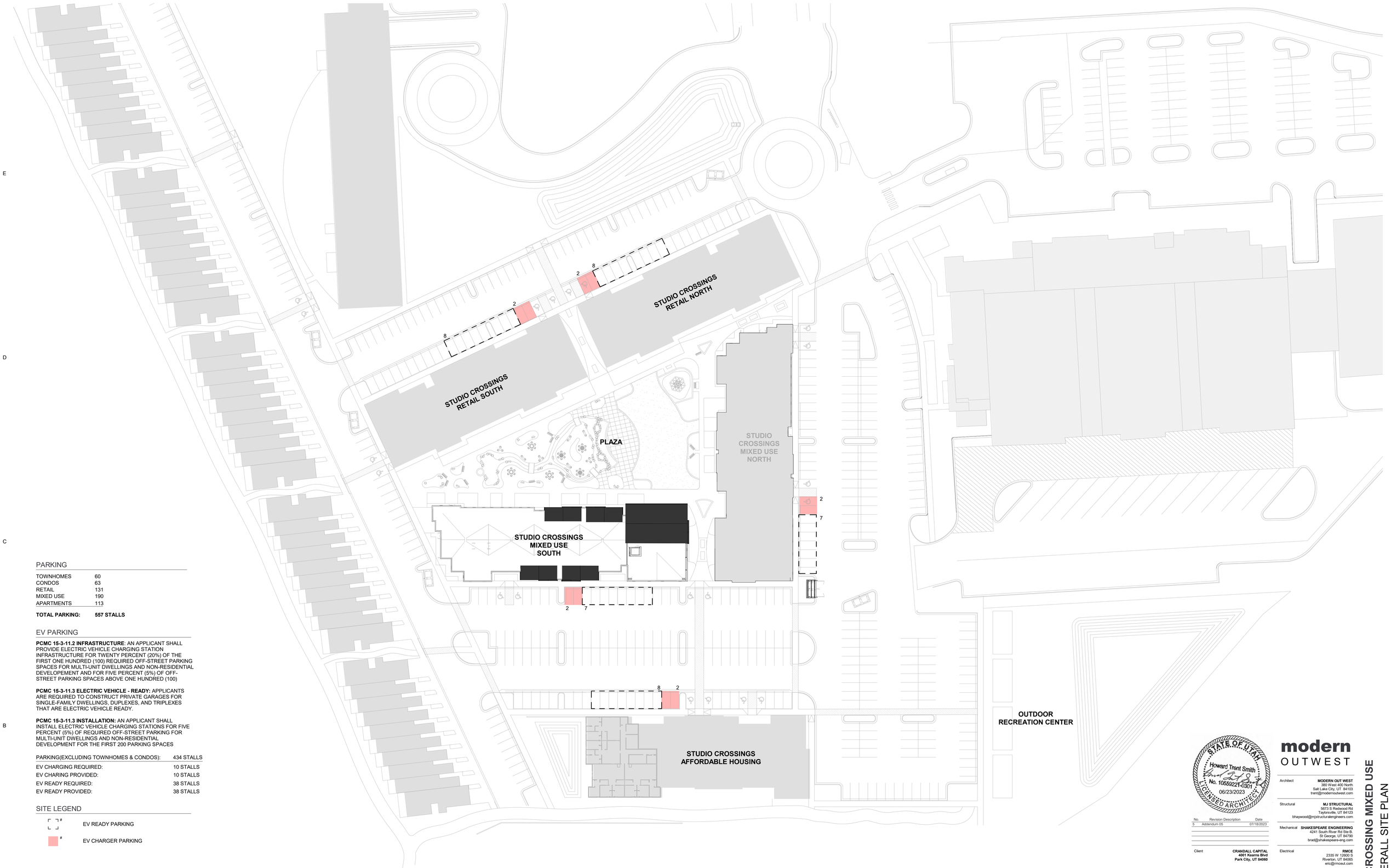
Structural: **MJ STRUCTURAL ENGINEERS**
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Mechanical: **NONE REQUIRED**
Project Address
City, State Zip
email@mail.com

Electrical: **NONE REQUIRED**
Project Address
City, State Zip
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STUDIO CROSSING MIXED USE

S301 SCHEDULES



PARKING

TOWNHOMES	60
CONDOS	63
RETAIL	131
MIXED USE	190
APARTMENTS	113
TOTAL PARKING:	**557 STALLS**

EV PARKING

PCMC 15-3-11.2 INFRASTRUCTURE: AN APPLICANT SHALL PROVIDE ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE FOR TWENTY PERCENT (20%) OF THE FIRST ONE HUNDRED (100) REQUIRED OFF-STREET PARKING SPACES FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPEMENT AND FOR FIVE PERCENT (5%) OF OFF-STREET PARKING SPACES ABOVE ONE HUNDRED (100)

PCMC 15-3-11.3 ELECTRIC VEHICLE - READY: APPLICANTS ARE REQUIRED TO CONSTRUCT PRIVATE GARAGES FOR SINGLE-FAMILY DWELLINGS, DUPLEXES, AND TRIPLEXES THAT ARE ELECTRIC VEHICLE READY.

PCMC 15-3-11.3 INSTALLATION: AN APPLICANT SHALL INSTALL ELECTRIC VEHICLE CHARGING STATIONS FOR FIVE PERCENT (5%) OF REQUIRED OFF-STREET PARKING FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPMENT FOR THE FIRST 200 PARKING SPACES

PARKING(EXCLUDING TOWNHOMES & CONDOS):	434 STALLS
EV CHARGING REQUIRED:	10 STALLS
EV CHARING PROVIDED:	10 STALLS
EV READY REQUIRED:	38 STALLS
EV READY PROVIDED:	38 STALLS

SITE LEGEND

EV READY PARKING

EV CHARGER PARKING

A1 OVERALL SITE PLAN /5

1" = 40'-0"

NORTH

SCALE: 1" = 40'

0' 20' 40' 100' 200'

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
5	Addendum 05	07/18/2023

Client: **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date: **11/21/2023 2:39:00 PM**
Project Submission: **ADDENDUM**
Project Number: **2234**

Drawn by: **Kyle Rowbotham**
Checked by: **Trent Smith**

modern OUTWEST

Architect: **MODERN OUT WEST**
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STUDIO CROSSING MIXED USE
A101. OVERALL SITE PLAN



A3 SOUTH ENLARGED SITE PLAN

5

1" = 20'-0"

NORTH

SCALE: 1" = 20'

0' 10' 20' 40' 100'

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FINISH NOTES

ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE. EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

KEYNOTES

17 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALLS AT PROPERTY LINE TO MITIGATE ENCROACHMENT, TYP

18 NEW TRANSFORMER, COORDINATE WITH ELECTRICAL FOR EXACT POWER REQUIREMENTS, INSTALLATION REQUIREMENTS, TIMING, AND COORDINATION WITH CITY AND OTHER PUBLIC UTILITY ENTITIES FOR SHUT DOWN OF NEIGHBORING PROPERTIES FOR HOOKUP. COORDINATE WITH ARCHITECT AND ELECTRICAL FOR EXACT LOCATION.

19 NEW DRIVING AISLE STRIPING. PROVIDE ALL NECESSARY PARKING AND DRIVE AISLE STRIPING PER CODE, COORDINATE WITH OWNER ON ADDITIONAL STRIPING OR MARKINGS AS REQUIRED

22 PROVIDE ALL NECESSARY ADA PARKING, STRIPING, AND SIGNAGE AS REQUIRED BY CODE AND LOCAL JURISDICTION

23 NEW 4" PARKING STRIPING (TYP). PROVIDE CONCRETE PARKING STOPS AT EACH PARKING STALL, FOR EVERY INTERIOR AND EXTERIOR STALL IN PROJECT. CONTRACTOR TO FOLLOW LOCAL PARKING STALL REQUIREMENTS PER JURISDICTION.

24 LANDSCAPE PLANTING AREA. SEE LANDCSAPE PLANS. PROVIDE ALLOWANCE FOR LANDSCAPING THROUGHOUT PROJECT.

25 NEW COVERED DUMPSTER ENCLOSURE. REFER TO DUMPSTER ENCLOSURE SHEET AND STRUCTURAL.

26 NEW STREET LAMP. SPECIFIC LOCATION T.B.D. BY ARCHITECT AND ELECTRICAL. REFER TO ELECTRICAL SITE PLANS.

27 NEW EXTERIOR GRADE BIKE RACK. BIKE RACK LOCATION AND SPECIFIC MAKE/MODEL T.B.D. BY ARCHITECT.

28 NEW CONCRETE SIDEWALK OVER COMPACTED BASE. REFER TO CIVIL DRAWINGS. AND SITE DETAILS SHEET.

29 NEW CONCRETE SIDEWALK OVER COMPACTED BASE. REFER TO CIVIL DRAWINGS. AND SITE DETAILS SHEET.

40 NEW CENTRAL PLAZA. REFER TO LANSCAPE DRAWINGS.

43 ELECTRICAL VEHICLE STALL. INCLUDES PEDESTAL MOUNTED CHARGING STATION, SIGNAGE, AND BARRIER FREE ROUTES TO CHARGING EQUIPMENT.

44 SPACE PROVIDED FOR POTENTIAL ELECTRIC VEHICLE STALL.

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8	Revision 8	Date 8

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Drawn by **Kyle Rowbotham**
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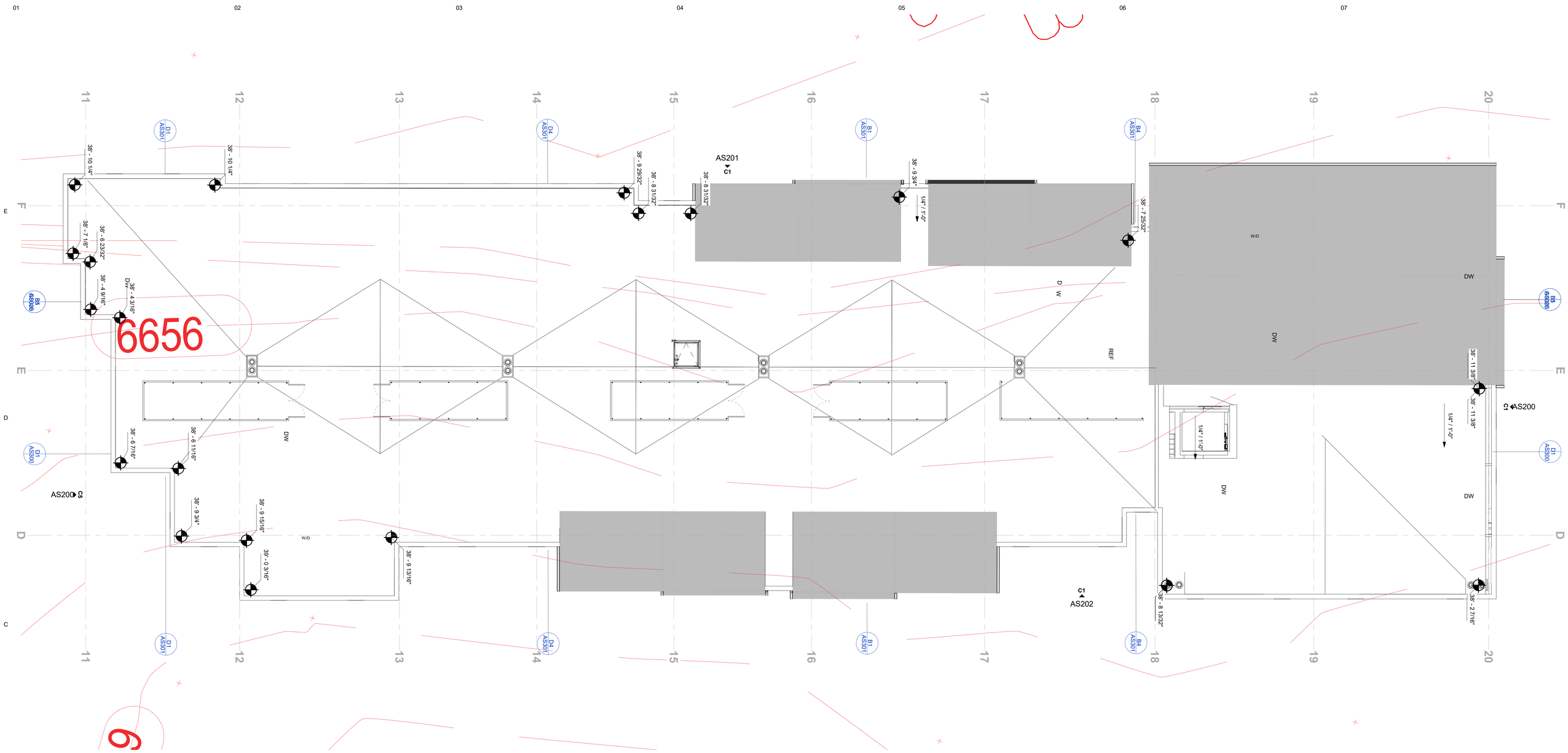
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STUDIO CROSSING MIXED USE

A104 SOUTH ENLARGED SITE PLAN

6



A1 SOUTH ROOF OVER TOPO

1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 32'

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

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ROOF NOTES

DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE. NOTIFY ARCHITECT, ROOFING MANUFACTURE, INSTALLER, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.

THE ROOFING SUPPLIER, MANUFACTURE AND INSTALLER SHALL REVIEW, ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. THE CONTRACTOR IS TO PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. MINIMUM SLOP AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT. DO NOT SCALE PLANS FOR CRICKET DIMENSIONS. ALL CRICKET SLOPES SHALL BE ACHIEVED IN ACCORDANCE WITH ROOFING MANUFACTURES REQUIREMENTS.

PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PREMANUFACTURED CURBS SEPARATE ALL DISSIMILAR METALS WITH BITUMINOUS COATINGS OR OTHER METHODS ACCEPTABLE TO THE ARCHITECT. FLASHING DETAILS SHALL BE IN STRUCT COMPLIANCE APPROVED ROOFING MANUFACTURES STANDARDS FOR APPLICATION AND SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) TECHNICAL MANUAL.

ALL SCUPPERS SHALL BE CONSTRUCTED WITH FOR FULL SIDES, WITH FLANGES THROUGH THE THICKNESS OF THE WALL, FORMING A COMPLETE 'SLEEVE' THROUGH THE WALL, UNLESS DETAILS SHOW OTHERWISE PROVIDE FLASHING PER ROOF MANUFACTURE'S STANDARD DETAILS AT ALL ELECTRICAL CONDUIT, HVAC LINES, ETC.

THE CONTRACTOR AND ALL SUBTRADES SHALL EXERCISE THE NECESSARY CARETO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANE REFER TO CIVIL DRAWINGS FOR SPLASH BLOCKS & TRENCH DRAINS PROVIDE WALKWAYS PADS AT EACH MECHANICAL UNIT & ROOF HATCH.

FINISH NOTES

SEE SHEET A500 FOR FURTHER DETAILS REGARDING FINISH OF INTERIOR SPACES. REFER TO SHEET A500 FOR ALL BACKING DETAILS, BACKING TO BE PROVIDED AT ALL TV LOCATIONS, AND AT EXISTING WALL LOCATION GYP PATCH/REPAIR/PAINT TO BE INCLUDED AT TIME OF BID.

CONTRACTOR TO PROVIDE A LIKE-NEW PRODUCT, ALL EXISTING WALL SURFACES NOTED TO RECEIVE NEW PAINT ARE TO BE PATCHED, REPAIRED, SANDED, AND PREPPED FOR NEW PAINT. COORDINATE RESIDENCE WALLS WITH ARCHITECT WHERE REQUIRED, MIN. (1) WALL PER OFFICE TYPICAL U.N.O. ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE.

CONTRACTOR TO PREP FLOOR SURFACE FOR NEW LVT IN ALL ROOMS WHERE NOTED, AND TO PROVIDE LVT PER SPECIFICATIONS INCLUDING RUBBER BASE SIZE AND FINISH AS SPECIFIED.

CONTRACTOR TO COORDINATE WITH OWNER ALL APPLIANCE SELECTIONS PRIOR TO FABRICATION OF MILLWORK TO ENSURE PROPER FIT. IF CONTRACTOR DOES NOT COORDINATE, MILLWORK IS TO BE MODIFIED TO ENSURE FIT AT NO COST TO OWNER.

EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

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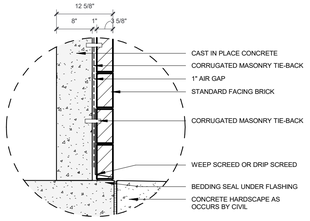
No.	Revision Description	Date

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Print Date	**11/21/2023 3:39:13 PM**
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Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

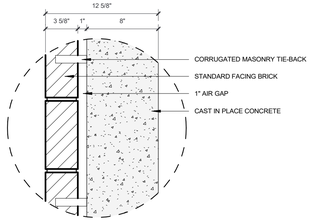
modern
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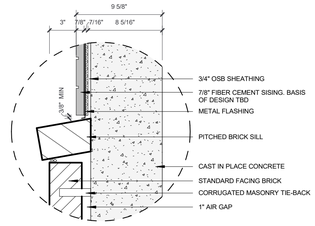
STUDIO CROSSING MIXED USE
A106 SOUTH ROOF OVER TOPO



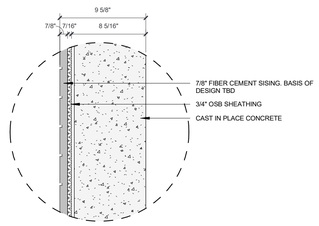
E1 ENCLOSURE WALL @ BASE
3/4" = 1'-0"



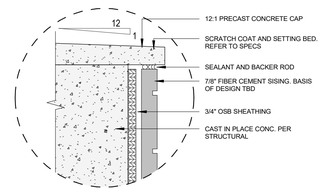
E2 ENCLOSURE MASONRY WALL
1 1/2" = 1'-0"



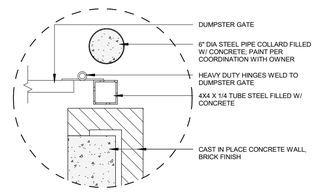
E3 MASONRY/SIDING TRANS.
1 1/2" = 1'-0"



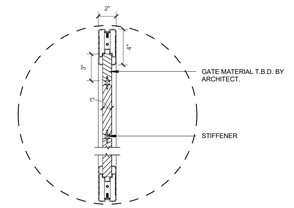
E4 ENCLOSURE SIDING WALL
1 1/2" = 1'-0"



E5 ENCLOSURE WALL @ CAP
3" = 1'-0"



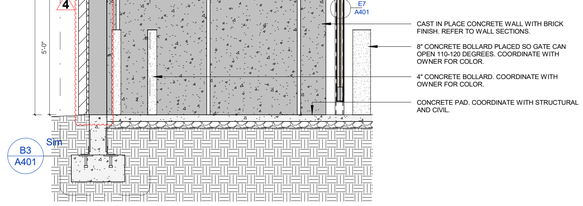
E6 ENCLOSURE DOOR HINGE
1" = 1'-0"



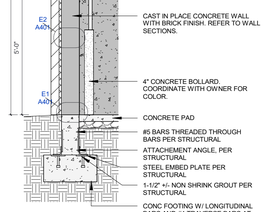
E7 ENCLOSURE DOOR SECTION
1 1/2" = 1'-0"

E

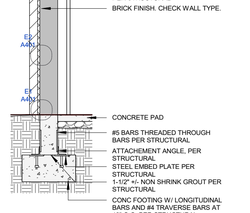
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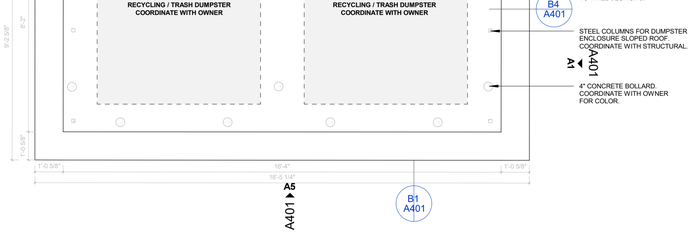
B1 ENCLOSURE SECTION
3/8" = 1'-0"



B3 ENCLOSURE WALL SECTION A
3/8" = 1'-0"

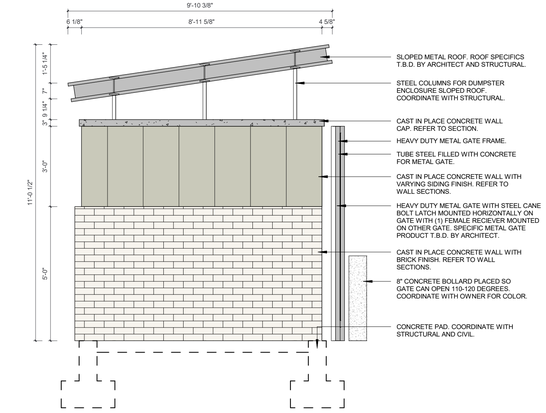


B4 ENCLOSURE WALL SECTION B
3/8" = 1'-0"

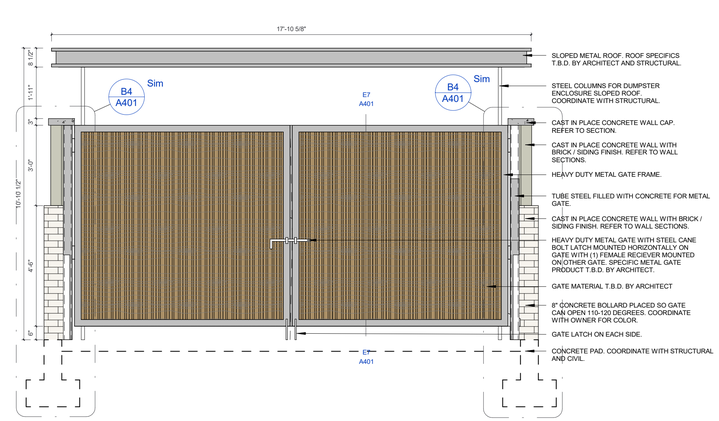


B5 DUMPSTER ENCLOSURE PLAN TYP.
3/8" = 1'-0"

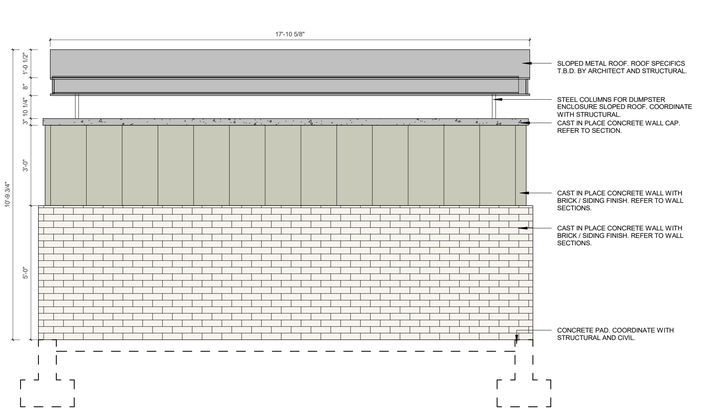
B



A1 ENCLOSURE ELEVATION - SIDE
3/8" = 1'-0"



A3 ENCLOSURE ELEVATION - FRONT
3/8" = 1'-0"



A5 ENCLOSURE ELEVATION - BACK
3/8" = 1'-0"

A

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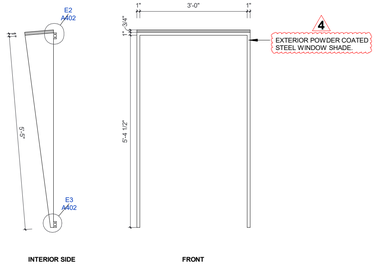
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modern
OUTWEST

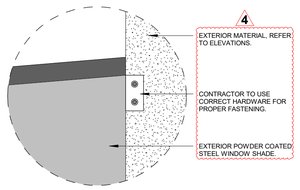
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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STUDIO CROSSING MIXED USE
A401 DUMPSTER ENCLOSURE

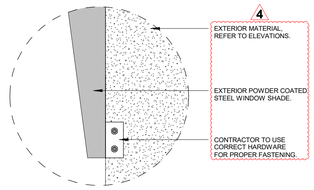


E

E1 WINDOW SHADE
1/2" = 1'-0"

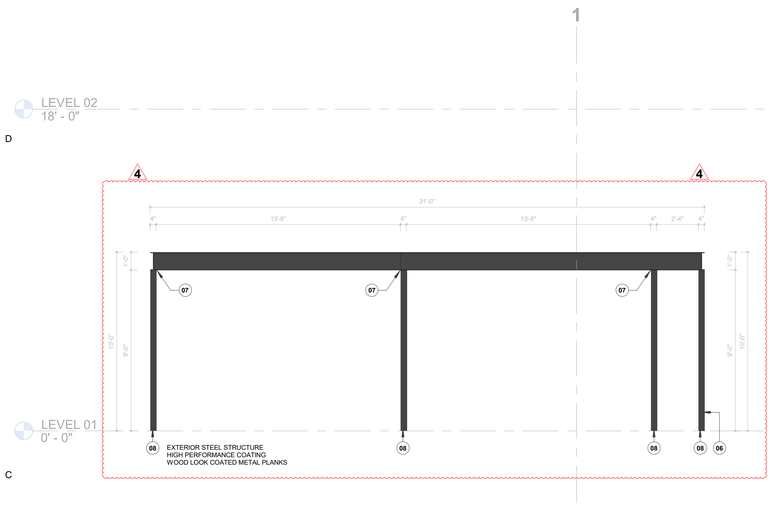


E2 WINDOW SHADE HEAD ATTACH
3" = 1'-0"



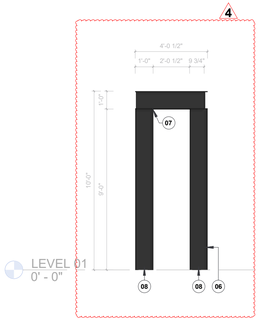
E3 WINDOW SHADE BASE ATTACH
3" = 1'-0"

D

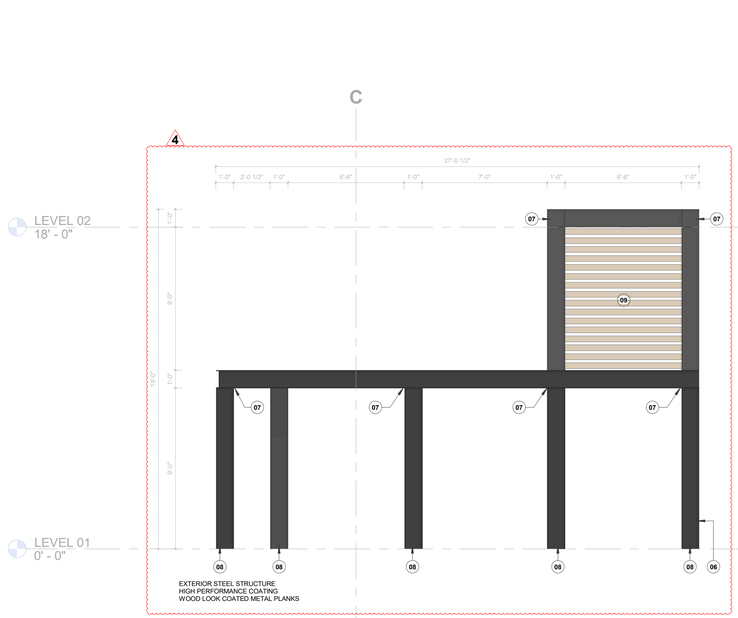


C

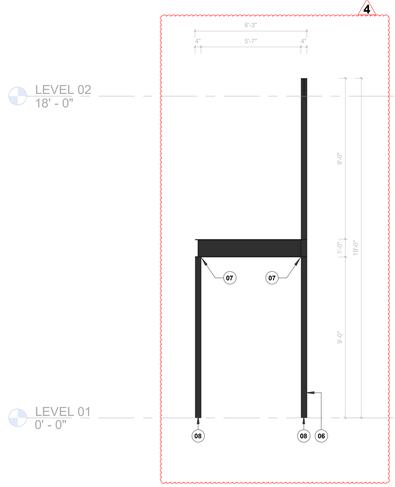
C1 CANOPY ELEVATION A
1/4" = 1'-0"



C3 CANOPY ELEVATION B
1/4" = 1'-0"



C5 CANOPY ELEVATION C
1/4" = 1'-0"



C6 CANOPY ELEVATION D
4
1/4" = 1'-0"

B

GENERAL NOTES 4

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PLAN NOTES 4

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FINISH NOTES 4

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A

ELEVATION NOTES 4

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES 4

06	EXTERIOR SEPERATE PAINTED STEEL METAL AWNING STRUCTURE. PROVIDE COMPLETE WORKING COVERED WALKWAY / ROOFING SYSTEM SLOPE TO DRAIN DOWNSPOUT OF SAME COLOR. PAINT COLOR T.B.D. BY ARCHITECT. STEEL BEAM SIZE T.B.D. BY STRUCTURAL.
07	SEE STRUCTURAL FOR STEEL BEAM CONNECTION DETAIL INFORMATION.
08	SEE STRUCTURAL DRAWINGS FOR FOOTING INFORMATION.
09	EXTERIOR WOOD SLATS. MATERIAL AND FINISH T.B.D. BY ARCHITECT.

4



No.	Revision Description	Date
4	Addendum 04	07/14/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:39:25 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Author**
Checked by	**Checker**

modern
OUTWEST

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Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
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Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
A402 EXTERIOR CANOPY

TENANT

18" HEIGHT ALUMINUM PAN - CHANNEL LETTERS FOR LIGHTING CAPABILITIES.

2" DEPTH. WHITE OR BLACK PAINTED PER TENANT DECISION.

TEXT BASED ON TENANT DECISION.

EXTERIOR SIGNAGE TYPE B - LIT

TENANT

18" HEIGHT ALUMINUM CHANNEL LETTERS.

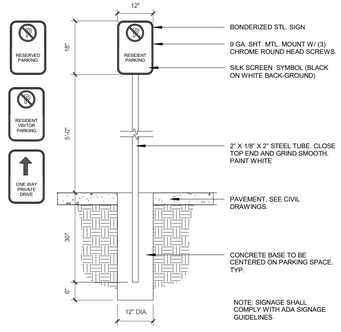
2" DEPTH. WHITE OR BLACK PAINTED PER TENANT DECISION.

TEXT BASED ON TENANT DECISION.

EXTERIOR SIGNAGE TYPE A

A1 EXTERIOR SIGNAGE TYPES

3" = 1'-0"



A3 SITE - TYP SIGN

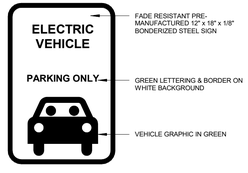
1/2" = 1'-0"

B4 ADA VAN PARKING SIGNAGE

1 1/2" = 1'-0"

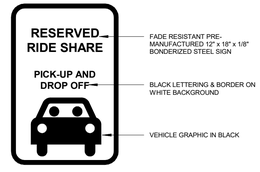
B5 ADA PARKING SIGNAGE

1 1/2" = 1'-0"



A4 ELECTRIC PARKING SIGNAGE

1 1/2" = 1'-0"



A5 FUEL EFFICIENT SIGNAGE

1 1/2" = 1'-0"

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 2:39:36 PM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Jamie Ohls**
Checked by **Trent Smith**

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OUTWEST

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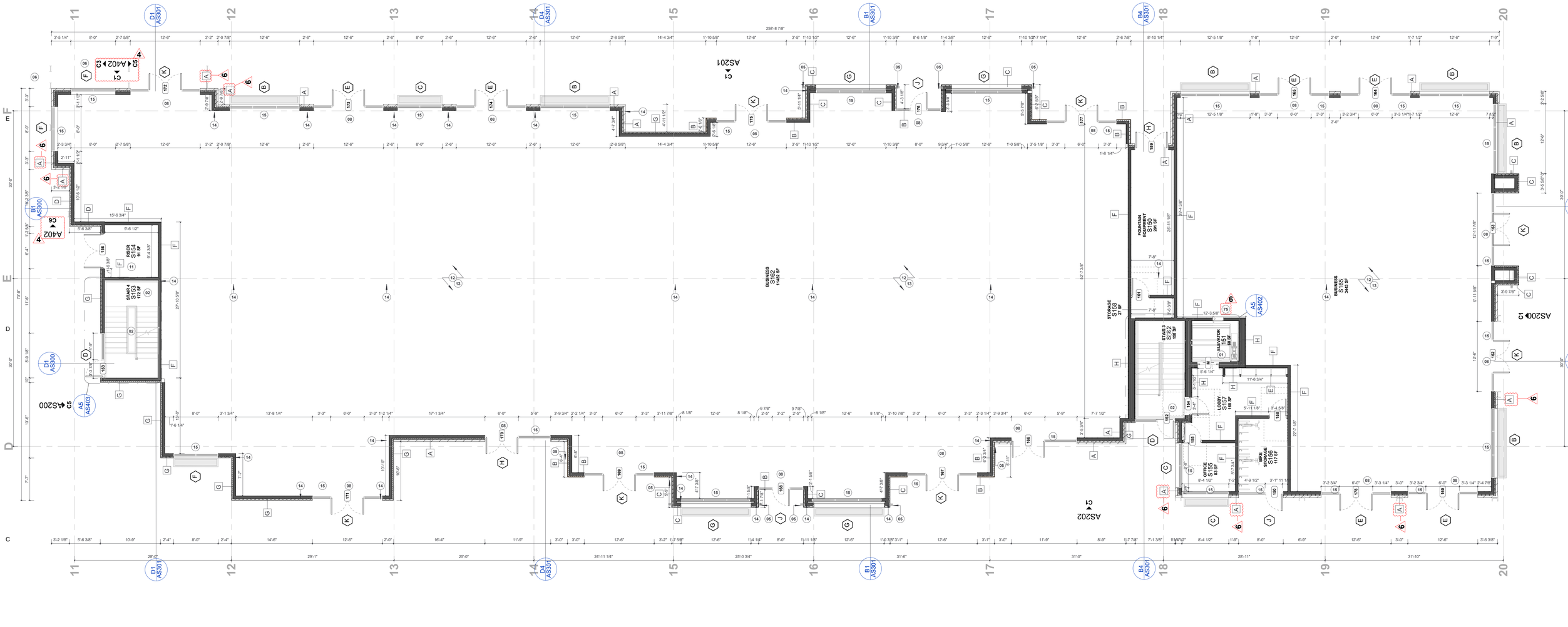
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Landscape **GREAT BASIN ENGINEERING**
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jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE

A502 DETAILS - SITE SIGNAGE



A1 RETAIL ANNOTATED PLAN

1/8" = 1'-0"

NORTH

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KEYNOTES

01 NEW HIGH-SPEED PASSENGER ELEVATOR. PROVIDE ALL NECESSARY EQUIPMENT, DRAINAGE, POWER, TO PROVIDE COMPLETE WORKING SYSTEM. PROVIDE FULL INSTALLATION, BALANCE, AND TESTING AS PART OF INSTALLATION AND COMMISSIONING

02 WOOD STAIRS, SEE SECTIONS AND DETAILS, FINISH ALL EXPOSED WOOD AT INTERIOR EGRESS STAIR, U.N.O. PROVIDE ALL NECESSARY STRINGER, PERFORATED METAL RAILING TO MATCH EXTERIOR PANELS, AND PREFABRICATED TUBE HANDRAIL. CONFIRM ALL CLEARANCES WITH ACTUATOR AS CONSTRUCTION COMMENCES

04 NEW METAL MAILBOXES FOR ENTIRETY OF UNITS (104) SLOTS, PROVIDE ALL NECESSARY BACKING AND ASSOCIATED FRAMING FOR FULLY RECESSED PARCEL LOCKERS AND MAILBOXES

05 POWDER COATED OR FACTORY FINISHED BLACK METAL DOWNSPOUTS WHERE OCCUR, INCLUDING ALL FLASHING, ATTACHMENT, AND CONCEALED FASTENERS. WRAPPED IN HEAT TAPE AT EVERY ROOF TO DOWNSPOUT CONDITION

06 EXTERIOR SEPERATE STEEL METAL AWNING STRUCTURE, PAINTED. PROVIDE COMPLETE WORKING COVERED WALKWAY / ROOFING SYSTEM SLOPE TO DRAIN DOWNSPOUT OF SAME COLOR

07 EXTERIOR CONCRETE STAIR, REFER TO SITEPLANS, INCLUDE POURED AND REINFORCED TREAD NOSING WITH CONCRETE JOINTS FOR SLIP RESISTANCE

08 SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

09 MECHANICAL SHAFT FOR FUTURE GREASE EXHAUST. SEE MECHANICAL PLANS.

10 FOUNTAIN EQUIPMENT ROOM WITH NEW EYE-WASH SAFETY STATION. REFER TO MECHANICAL.

11 RISER ROOM, REFER TO MECHANICAL PLANS.

12 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALL, REFER TO STRUCTURAL.

13 CONTRACTOR TO ENSURE LIKE-NEW FINISH ON ALL INTERIOR GYP. WALLS. SEAM VISIBILITY AND PAINT INCONSISTENCY WILL NOT BE ACCEPTED.

14 NEW EXPOSED STRUCTURAL STEEL W-FLANGE COLUMNS. REFER TO STRUCTURAL.

15 NEW CURTAINWALL. REFER TO WINDOW ELEVATIONS AND WINDOW SCHEDULE. REFER TO DETAILS.

16 REFER TO ENLARGED UNIT PLANS FOR SPECIFIC UNIT INFORMATION.

73 FIELD MEASURED AND INSTALLED ACCESS LADDER, RUNGS AND LADDER RAILS PER CODE, FACTORY PAINTED IF POSSIBLE TO ENSURE QUALITY FINISH

75 ELEVATOR DOOR AND FRAME INCLUDING CORRIDOR SMOKE CONTAINMENT SYSTEM INSTALLED FLUSH WITH CEILING U.N.O. BASIS OF DESIGN STOBICH ELEVATOR SMOKE CONTAINMENT CURTAIN GX.

93 3' X 4' MECHANICAL ACCESS PANEL WITH LOCK. COORDINATE FINAL LOCATION WITH TRADES

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
4	Addendum 04	07/14/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:41:17 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
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Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE

AS111 SOUTH - RETAIL ANNOTATED PLAN



A1 RETAIL RCP

1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 32'

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CEILING NOTES

FOR RESIDENTIAL UNIT REFLECTED CEILING PLANS, SEE ENLARGED UNIT PLANS. FOR ADDITIONAL INFORMATION SEE FINISH SCHEDULES, MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER DRAWINGS.

CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.

SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, EXIT SIGNAGE, AND FIRE ALARM DEVICES, ETC. SEE ELECTRICAL FOR LOCATIONS OF WALL MOUNTED EXIT LIGHTS.

CONTRACTOR TO PROVDE FOR FIT AND FINISH FOR ALL CEILINGS. FINISH GYP TO LEVEL 04 AND PREPARE FOR PAINT. SEE FINISH SCHEDULE FOR PAING COLOR. ARCHIETCT TI APPROVE FINISH AND TEST AREA.

COORDINATE PENETRATIONS AND ACCESS PANELS WITH TRADES NOTIFY ARCHITECT OF DISCREPENCIES.

KEYNOTES

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14 NEW EXPOSED STRUCTURAL STEEL W-FLANGE COLUMNS. REFER TO STRUCTURAL.

16 REFER TO ENLARGED UNIT PLANS FOR SPECIFIC UNIT INFORMATION.

20 CEILING MOUNTED 40"X40" MECHANICAL ACCESS HATCH, FLUSH INSTALLATION WITH ADJACENT DRYWALL CEILING, PAINTED ADJACENT WALL COLOR.

21 NEW GYP. CEILING.

STATE OF UTAH
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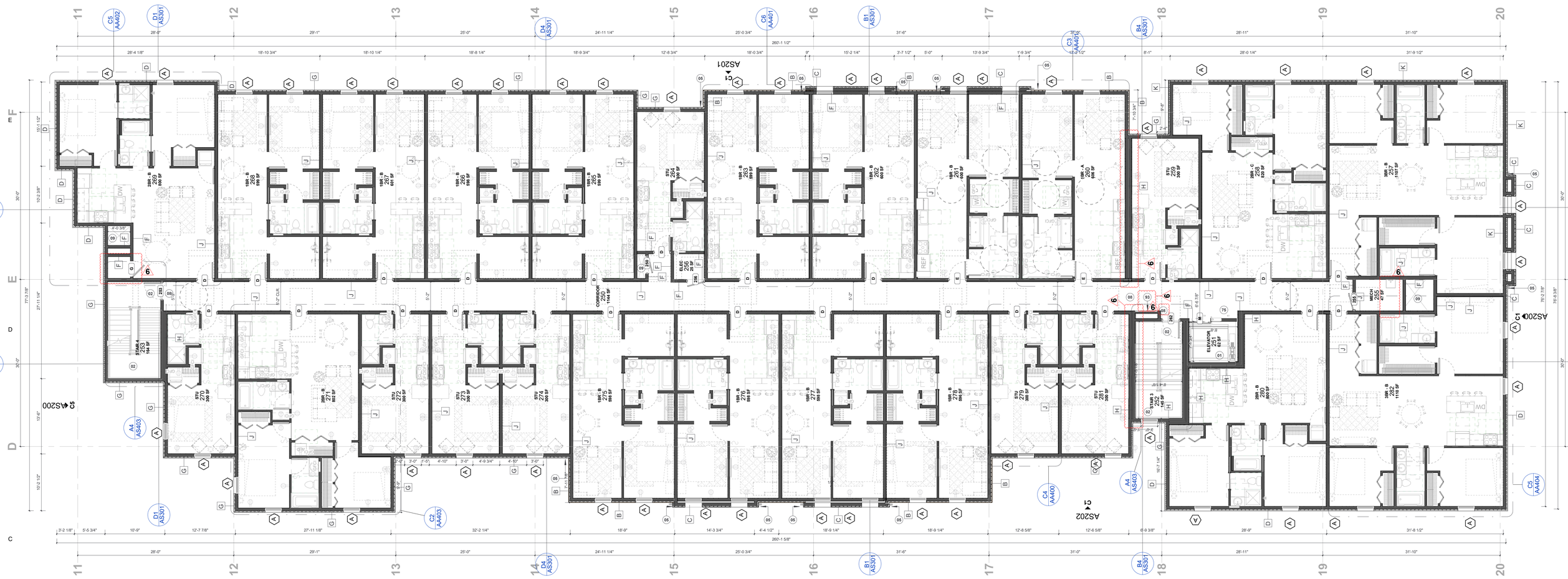
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STUDIO CROSSING MIXED USE
AS113 SOUTH - RETAIL RCP

6



A1 LEVEL 02 ANNOTATED PLAN

1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 32'

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STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:41:35 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
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Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AS121 SOUTH - LEVEL 02 ANNOTATED PLAN 6



A1 LEVEL 02 RCP

1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 32'

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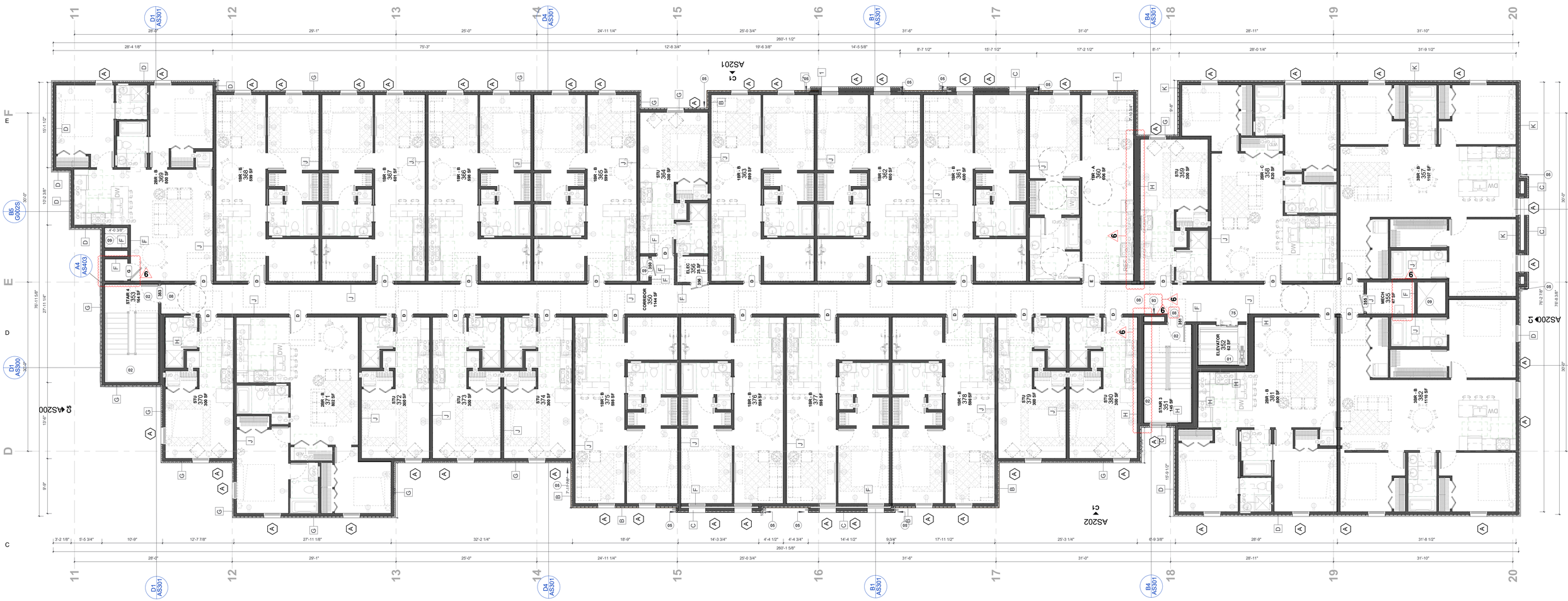
No.	Revision Description	Date
0	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:41:42 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern
OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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STUDIO CROSSING MIXED USE
AS123 SOUTH - LEVEL 02 RCP



A1 LEVEL 03 ANNOTATED PLAN

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NORTH

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93 3' X 4' MECHANICAL ACCESS PANEL WITH LOCK. COORDINATE FINAL LOCATION WITH TRADES 6

STATE OF UTAH
Howard Trent Smith
No. 10552221-0301
06/23/2023
LICENSED ARCHITECT

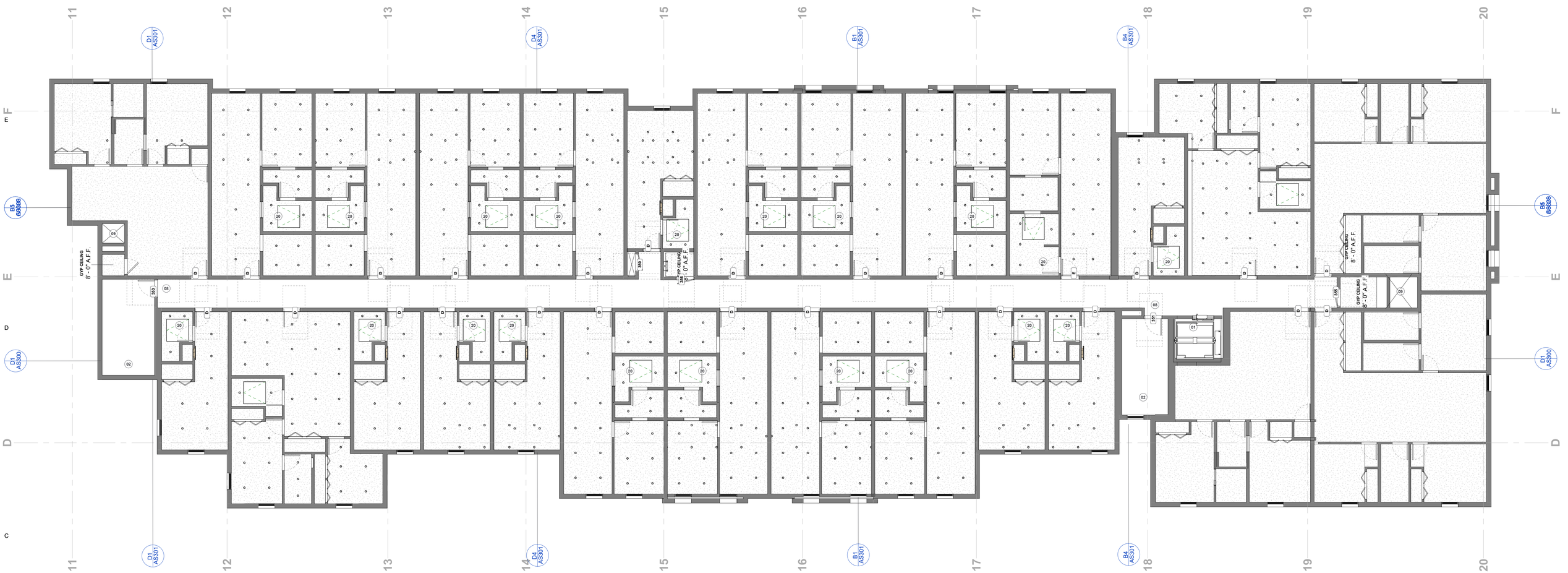
No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:41:54 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AS131 SOUTH - LEVEL 03 ANNOTATED PLAN
6



A1 LEVEL 03 RCP

1/8" = 1'-0"

NORTH

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

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6	Addendum 06	09/29/2023

Client: **GRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date: **11/21/2023 2:42:01 PM**
Project Submission: **ADDENDUM**
Project Number: **2234**

Drawn by: **Kyle Rowbotham**
Checked by: **Trent Smith**

modern OUTWEST

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380 West 400 North
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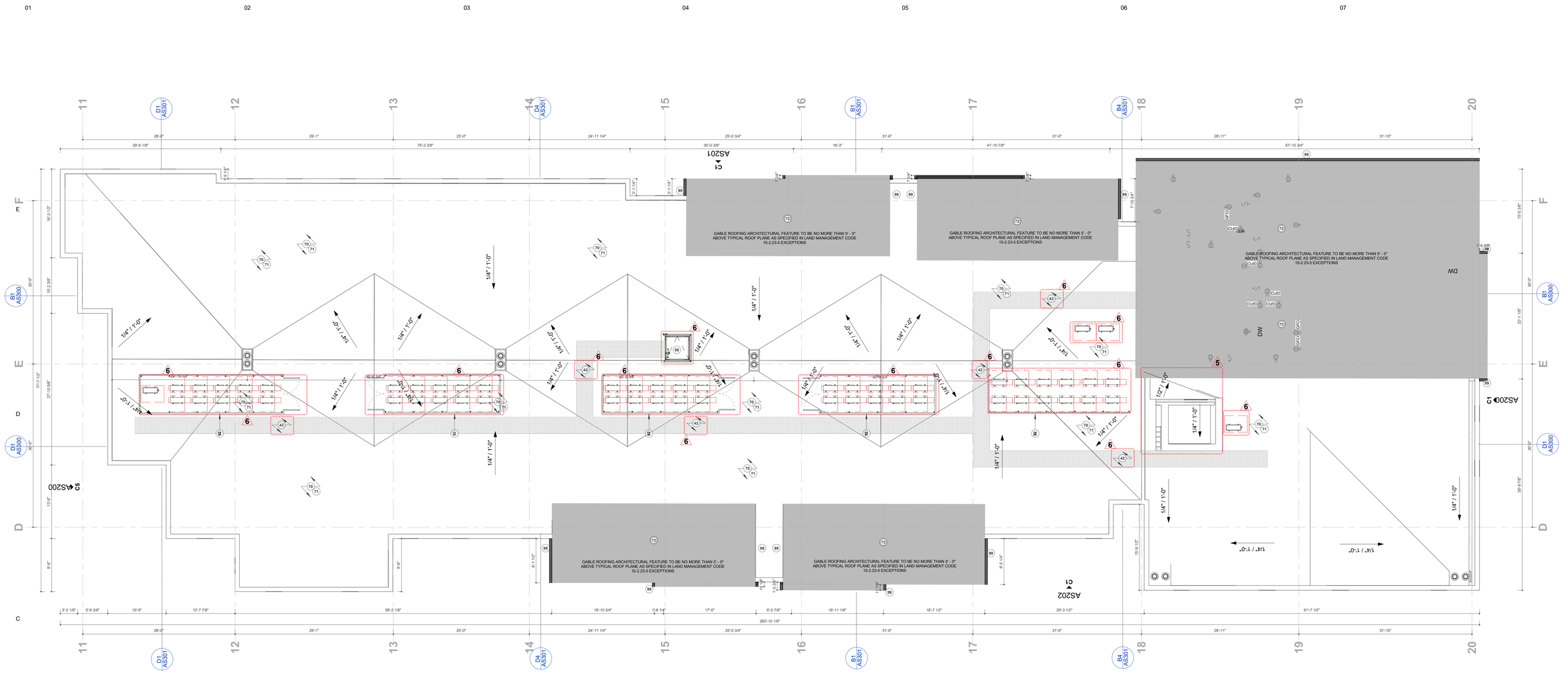
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jcaygill@greatbasineng.com

STUDIO CROSSING MIXED USE
AS133 SOUTH - LEVEL 03 RCP
A1.6



A1 ROOF ANNOTATED PLAN

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ROOF NOTES

DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE. NOTIFY ARCHITECT, ROOFING MANUFACTURE, INSTALLER, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.

THE ROOFING SUPPLIER, MANUFACTURE AND INSTALLER SHALL REVIEW, ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. THE CONTRACTOR IS TO PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. MINIMUM SLOP AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT. DO NOT SCALE PLANS FOR CRICKET DIMENSIONS. ALL CRICKET SLOPES SHALL BE ACHIEVED IN ACCORDANCE WITH ROOFING MANUFACTURES REQUIREMENTS.

PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PREMANUFACTURED CURBS SEPARATE ALL DISSIMILAR METALS WITH BITUMINOUS COATINGS OR OTHER METHODS ACCEPTABLE TO THE ARCHITECT. FLASHING DETAILS SHALL BE IN STRUCT COMPLIANCE APPROVED ROOFING MANUFACTURES STANDARDS FOR APPLICATION AND SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) TECHNICAL MANUAL.

ALL SCUPPERS SHALL BE CONSTRUCTED WITH FOR FULL SIDES, WITH FLANGES THROUGH THE THICKNESS OF THE WALL, FORMING A COMPLETE 'SLEEVE' THROUGH THE WALL, UNLESS DETAILS SHOW OTHERWISE PROVIDE FLASHING PER ROOF MANUFACTURE'S STANDARD DETAILS AT ALL ELECTRICAL CONDUIT, HVAC LINES, ETC.

THE CONTRACTOR AND ALL SUBTRADES SHALL EXERCISE THE NECESSARY CARETO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANE REFER TO CIVIL DRAWINGS FOR SPLASH BLOCKS & TRENCH DRAINS PROVIDE WALKWAYS PADS AT EACH MECHANICAL UNIT & ROOF HATCH.

KEYNOTES

42 WALKING MATS FOR ACCESS TO ROOF MECHANICAL EQUIPMENT

70 CONTRACTOR TO FOLLOW MANUFACTURERS GUIDELINES FOR ROOFING MEMBRANE. REFER TO DETAILS.

71 REFER TO / COORDINATE WITH MECHANICAL FOR ON-ROOF MECHANICAL UNITS.

72 NEW METAL SEAM ROOF. REFER TO SECTIONS, AND DETAILS. CONTRACTOR TO ENSURE BUILT ROOF SLOPE MATCHES DRAWINGS.

86 INTEGRATED AND FLASHED ROOF HATCH SINGLE DOOR SYSTEM, SINGLE LEAF. CONTRACTOR TO INSTALL AND PROVIDE ALL FLASHING AND CURB REQUIRED FOR FUNCTIONING AND SAFE ACCESS.

92 CONTRACTOR TO FURNISH AND INSTALL MECHANICAL SCREENS. COORDINATE WITH EQUIPMENT INSTALLATION FOR PROPER CLEARANCE AND ACCESS. COLOR AND MATERIAL SELECTIONS BY ARCHITECT. 6

99 POWDER COATED OR FACTORY FINISHED BLACK METAL GUTTER WHERE OCCUR, INCLUDING ALL FLASHING, ATTACHMENT, AND CONCEALED FASTENERS. WRAPPED IN HEAT TAPE AT EVERY ROOF TO DOWNSPOUT CONDITION

STATE OF UTAH
Howard Trent Smith
No. 10655223-6301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client: **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date: **11/21/2023 2:42:06 PM**
Project Submission: **ADDENDUM**
Project Number: **2234**

Drawn by: **Kyle Rowbotham**
Checked by: **Trent Smith**

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OUTWEST

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Landscape: **GREAT BASIN ENGINEERING**
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STUDIO CROSSING MIXED USE
AS141 SOUTH - ROOF ANNOTATED PLAN
6

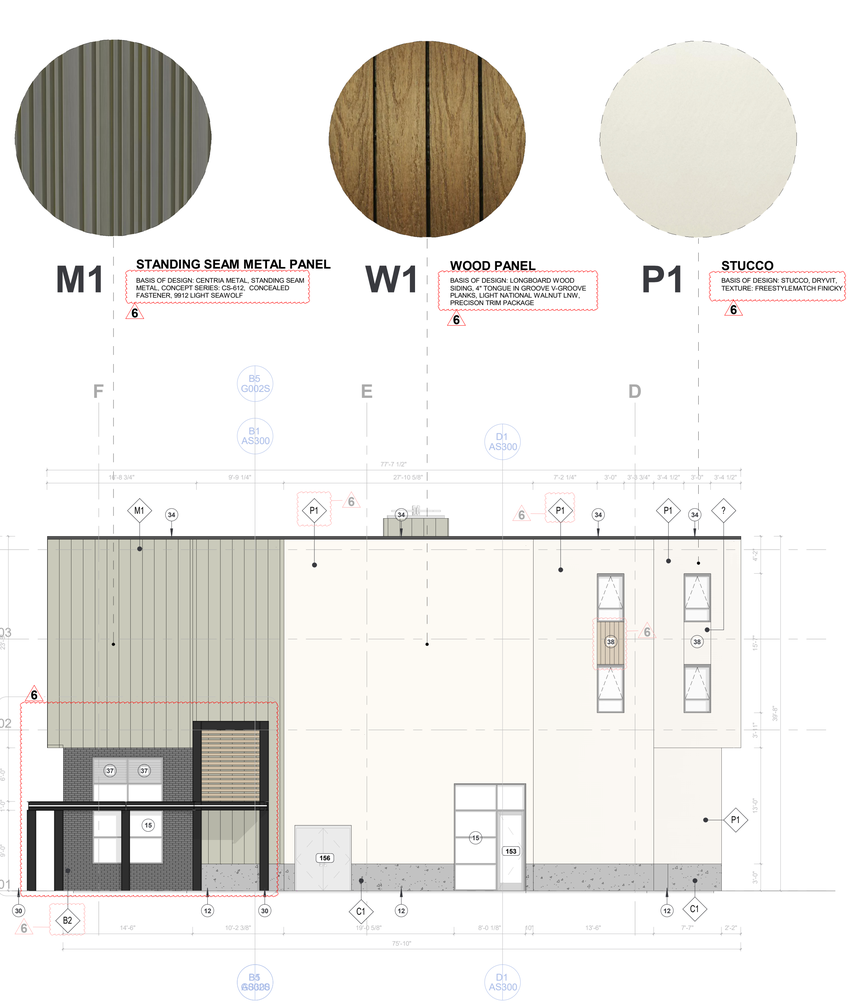


C1 NORTH ELEVATION

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

0' 4' 8' 16' 32'



C5 SOUTH ELEVATION

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KEYNOTES

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33	ROOF MECHANICAL ACCESS DOOR INCLUDING APPROPRIATE ROOF STEP, FLASHING, AND MEMBRANE TIE-IN. INCLUDE PANIC FUNCTION HARDWARE ON OUTSIDE, WEATHER SEALED AND KEY-ONLY LEVER FUNCTION ON INTERIOR.
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Howard Trent Smith
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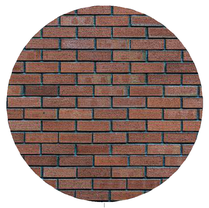
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Print Date	**11/21/2023 2:42:28 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

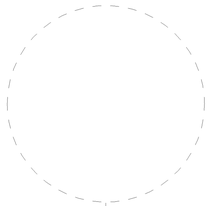
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
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STUDIO CROSSING MIXED USE
AS200 SOUTH - BUILDING ELEVATIONS



B1 **BRICK**

BASIS OF DESIGN: INTERSTATE STANDARD BRICK IN PARK ROSE, CONTRACTOR TO PRODUCE FULL SCALE MOCKUP AND ENSURE AS FEW BATCHES AS POSSIBLE.



S1 **SIDING** 5

BASIS OF DESIGN: JAMES HARDIE, ARTISAN SHIPLAP SIDING, COBBLE STONE 6



M2 **CORRUGATED METAL**

BASIS OF DESIGN: CENTRIA METAL, CORRUGATED METAL PANEL, INSTALLED HORIZONTALLY, PROFILE: ECONOLAP 3/4", 156 COLONIAL RED 6



W1 **WOOD PANEL**

BASIS OF DESIGN: LONGBOARD WOOD SIDING, 4" TONGUE IN GROOVE V-GROOVE PLANKS, LIGHT NATIONAL WALNUT LNW, PRECISON TRIM PACKAGE 6



G1 **GLASS**

BASIS OF DESIGN: SOLARBAN 70 OPTIGRAY COLOR IN DARK BRONZE VINYL FRAME AT ALL WINDOWS, ALUMINUM STOREFRONT KAWNEER 451 AT ALL ENTRANCES



P1 **STUCCO**

BASIS OF DESIGN: STUCCO, DRYVIT, TEXTURE: FREESTYLEMATCH FINICKY 6



C1 **CONCRETE**

BASIS OF DESIGN: PORTLAND CEMENT BOARD FORM CONCRETE, CONTRACTOR TO PRODUCE FULL SCALE MOCKUP AND ENSURE AS FEW BATCHES AS POSSIBLE.



M1 **STANDING SEAM METAL PANEL** 6

BASIS OF DESIGN: CENTRIA METAL, STANDING SEAM METAL, CONCEPT SERIES: CS-612, CONCEALED FASTENER, 9912 LIGHT SEAWOLF



C1 WEST ELEVATION

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No. 10559224-0301
LICENSED ARCHITECT
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No.	Revision Description	Date
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Client **CRANDALL CAPITAL 4001 Kearns Blvd Park City, UT 84060**

Print Date **11/21/2023 2:42:53 PM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Kyle Rowbotham**
Checked by **Trent Smith**

modern OUTWEST

Architect **MODERN OUT WEST** 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com

Structural **MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com

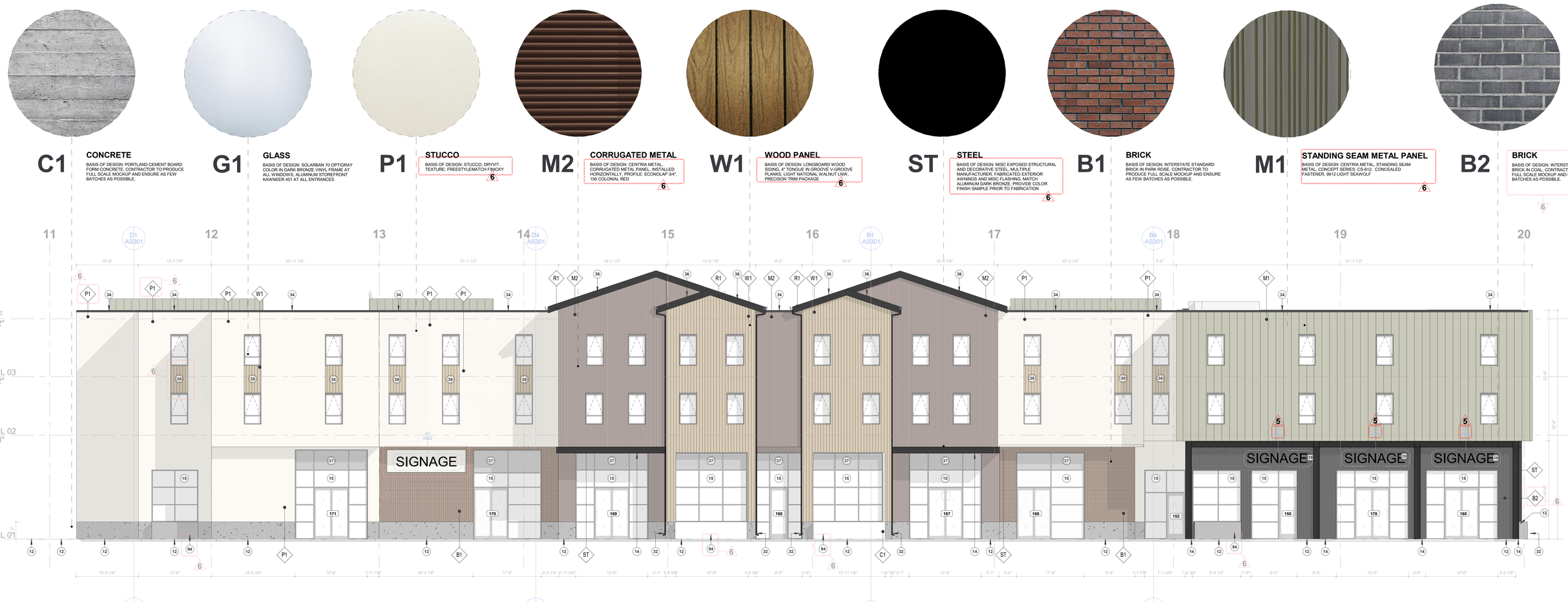
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Landscape **GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AS2011 SOUTH - BUILDING ELEVATIONS
6



C1 EAST ELEVATION

1/8" = 1'-0"

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

0' 4' 8' 16' 32'

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

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DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVISES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

ELECTRICAL NOTES

THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.

THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.

ELEVATION NOTES

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES

12 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALL, REFER TO STRUCTURAL.

14 NEW EXPOSED STRUCTURAL STEEL W-FLANGE COLUMNS. REFER TO STRUCTURAL.

15 NEW STOREFRONT. REFER TO WINDOW ELEVATIONS AND WINDOW SCHEDULE. REFER TO DETAILS. 6

30 EXTERIOR STRUCTURAL STEEL METAL STRUCTURE, PAINTED WITH WEATHER RESISTENT EPOXY PAINT. SEE SHEET 509 FOR ELEVATIONS AND DIMENSIONS.

32 POWDER COATED OR FACTORY FINISHED BLACK METAL DOWNSPOUTS WHERE OCCUR, INCLUDING ALL FLASHING, ATTACHMENT, AND CONCEALED FASTENERS. WRAPPED IN HEAT TAPE AT EVERY ROOF TO DOWNSPOUT CONDITION 5

33 ROOF MECHANICAL ACCESS DOOR INCLUDING APPROPRIATE ROOF STEP, FLASHING, AND MEMBRANE TIE-IN. INCLUDE PANIC FUNCTION HARDWARE ON OUTSIDE, WEATHER SEALED AND KEY-ONLY LEVER FUNCTION ON INTERIOR.

34 ARCHITECTURAL PARAPET CAP BREAKMETAL IN 8'-0" SEAMED CONNECTION SECTIONS OR LONGER, CONTINUOUS TERMINATION BAR AND MEMBRANE FLASHING TIE-IN. COORDINATE WITH ARCHITECT ON FINAL DETAIL.

35 POWDER COATED, MECHANICALLY FASTENTED AND FULLY FLASHED BLACK STEEL ANGLED WINDOW COVERS AS PART OF WINDOW FLASHING. SEE DETAILS FOR ATTACHMENT

36 BLACK STEEL ROOF SNOW GUARDS AT ALL SEAMED METAL ROOF CONDITIONS WITH GABLE OR PITCHES GREATER THAN 2:12 SLOPE. PROVIDE GUARDS AT 4'-0" INCREMENTS PERPENDICULAR TO ROOF SLOPE. PROVIDE GUARD RAILS, NOT CLEATS ONLY.

37 NEW ARCHITECTURAL METAL LOUVER WINDOW 6

38 NEW EXTERIOR WOOD SIDING TO MATCH WOOOD PANEL W1.

39 NEW BACKLIT ALUMINUM CHANNEL LETTERING SIGNAGE PER TENANT. COORDINATE WITH OWNER AND TENANT FOR EXACT LOCATION, DESIGN, AND LIGHTING PREFERENCES. COORDINATE WITH ELECTRICAL. 5

94 MANUFACTURED PLANTER BOX. SEE LANDSCAPE DRAWINGS 6

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
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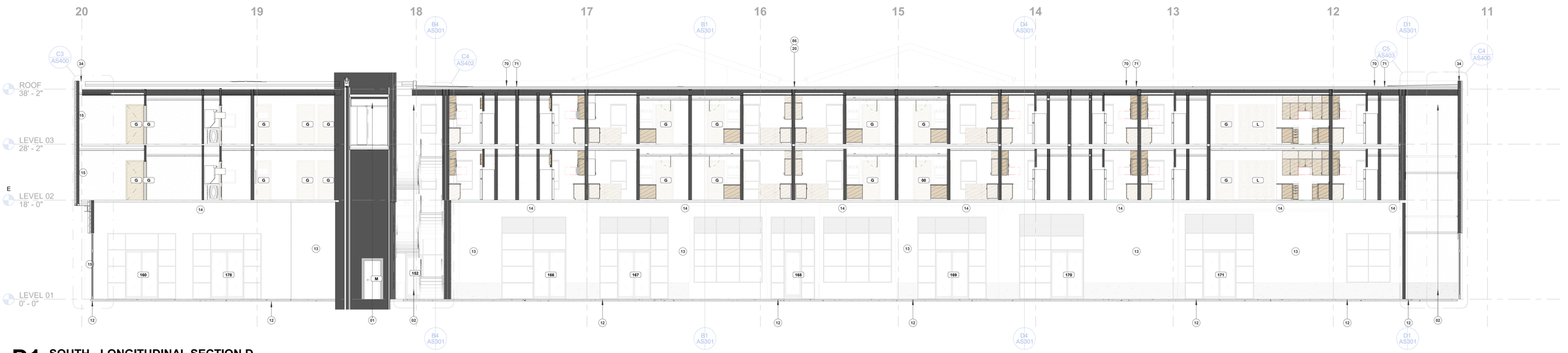
No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:43:32 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

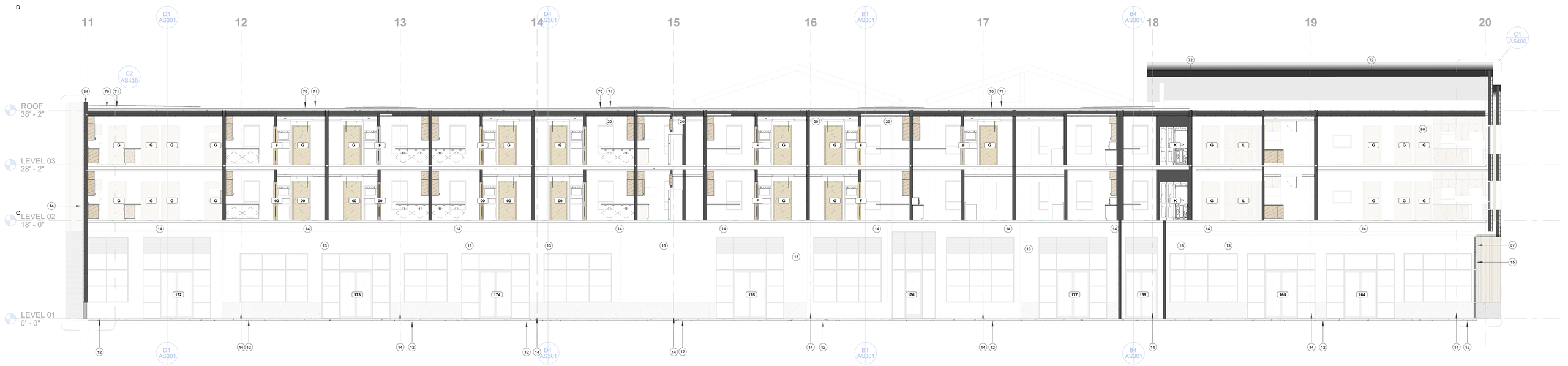
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Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AS202 SOUTH - BUILDING ELEVATIONS



D1 SOUTH - LONGITUDINAL SECTION D

1/8" = 1'-0"



B1 SOUTH - LONGITUDINAL SECTION C

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STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
6	Addendum 06	09/29/2023

Print Date 11/21/2023 2:43:34 PM
Project Submission ADDENDUM
Project Number 2234

Drawn by Kyle Rowbotham
Checked by Trent Smith

modern OUTWEST

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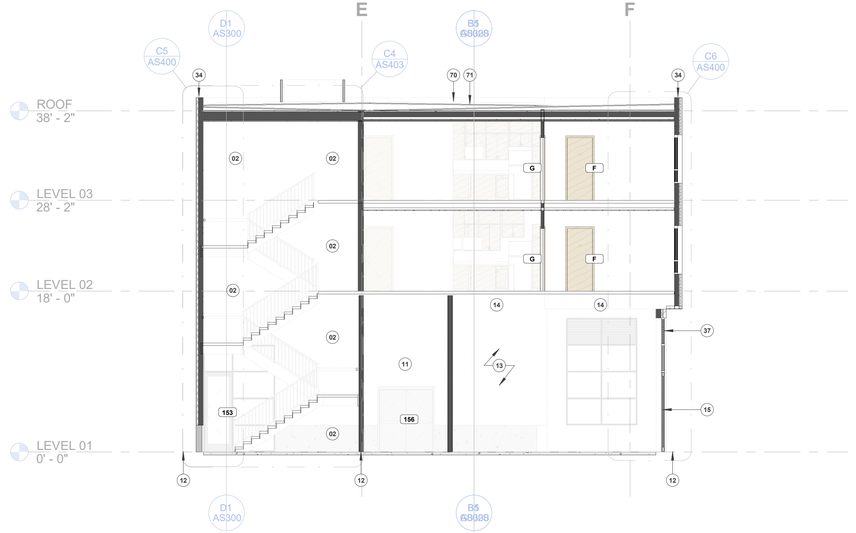
Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Electrical **RMCE**
2335 W 12600 S
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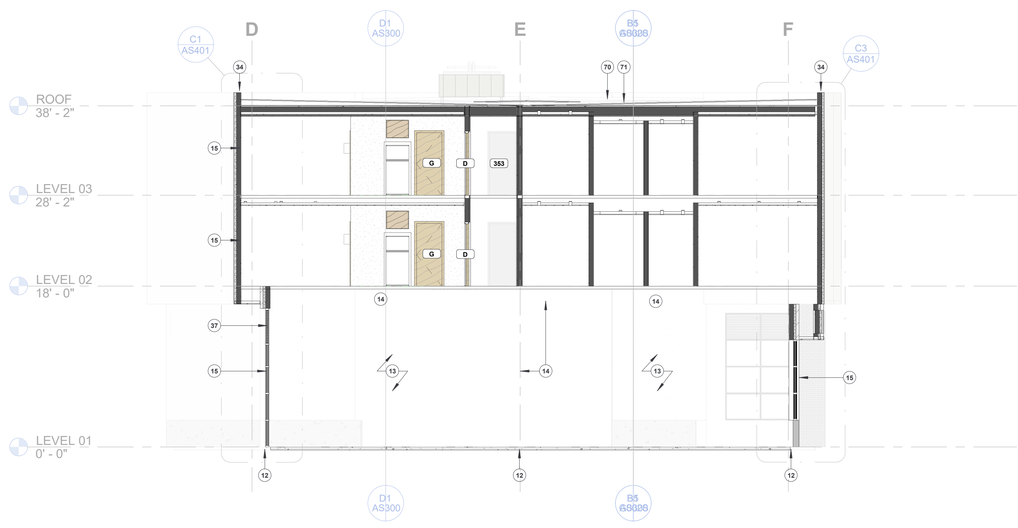
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STUDIO CROSSING MIXED USE
AS300 SOUTH - BUILDING SECTIONS



D1 SOUTH - TRANSVERSE SECTION E

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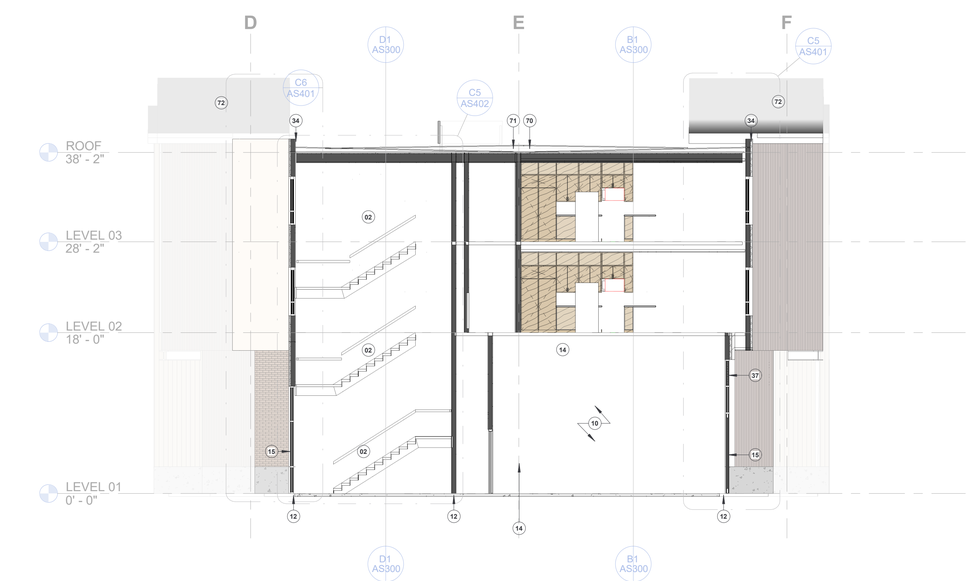
D4 SOUTH - TRANSVERSE SECTION F

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B1 SOUTH - TRANSVERSE SECTION G

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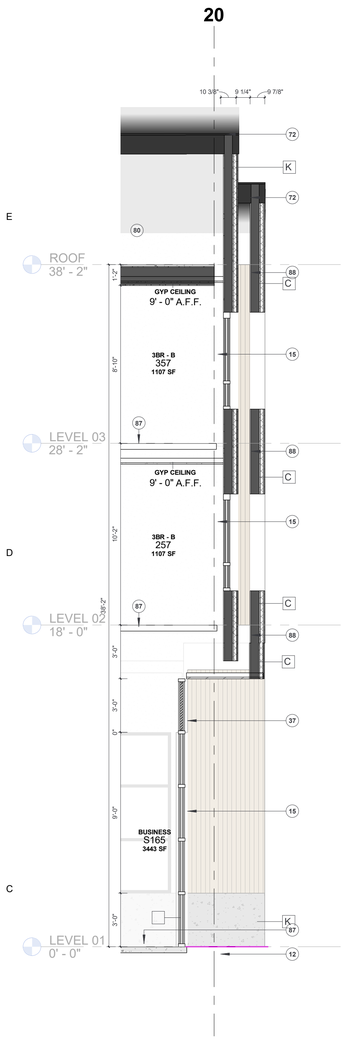
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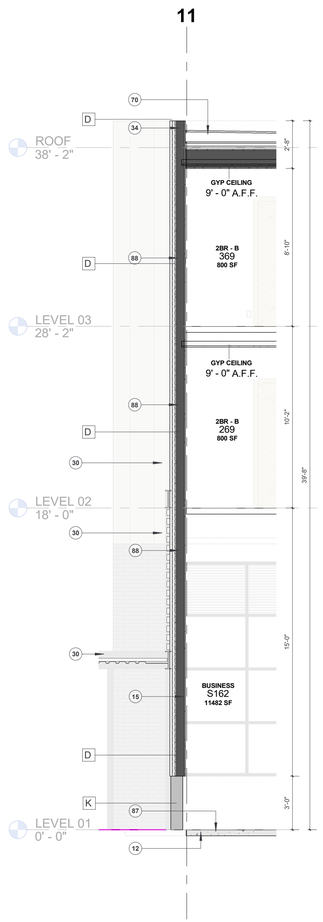
Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
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Drawn by	**Kyle Rowbotham**
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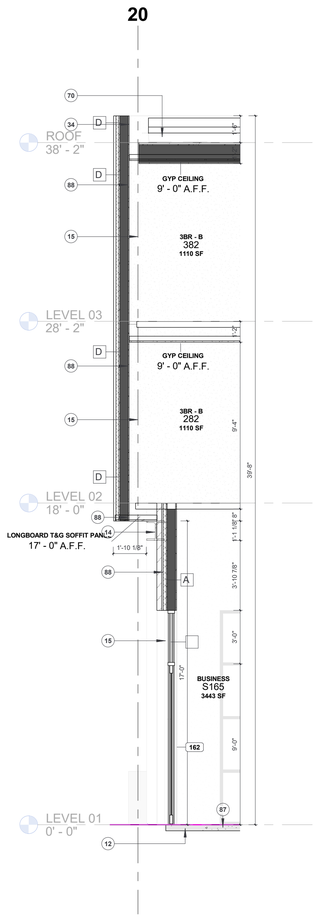
modern
OUTWEST

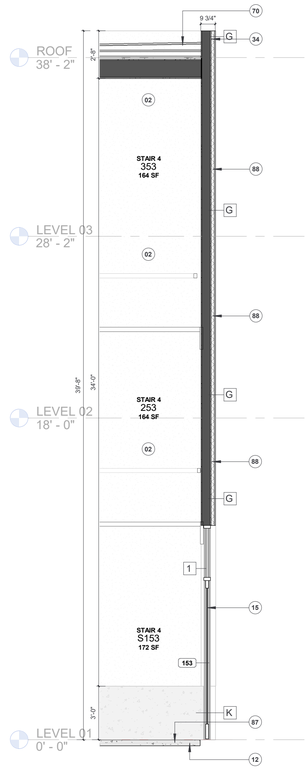
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5748 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

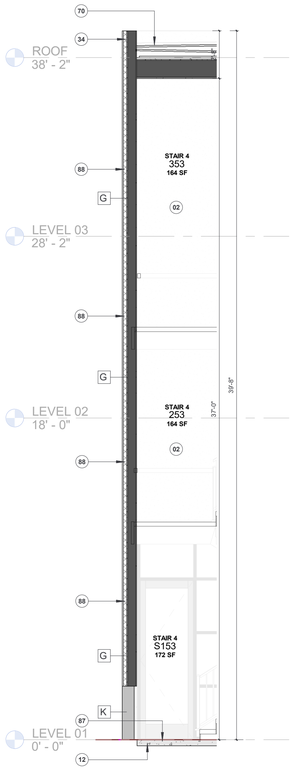
STUDIO CROSSING MIXED USE
AS301 SOUTH - BUILDING SECTIONS
S6

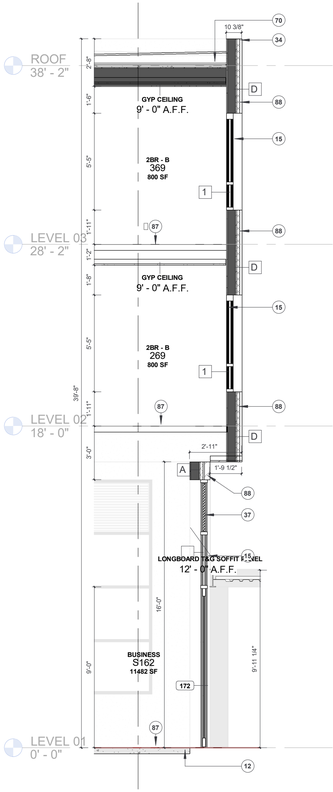












C1 WALL SECTION A.
1/4" = 1'-0"

C2 WALL SECTION B.
1/4" = 1'-0"

C3 WALL SECTION C.
1/4" = 1'-0"

C4 WALL SECTION D.
1/4" = 1'-0"

C5 WALL SECTION E.
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C6 WALL SECTION F.
1/4" = 1'-0"

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

0' 4' 8' 16' 32'

GENERAL NOTES

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STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
0	Addendum 06	09/29/2023

Client: **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date: **11/21/2023 2:44:01 PM**
Project Submission: **ADDENDUM**
Project Number: **2234**

Drawn by: **Author**
Checked by: **Checker**

modern
OUTWEST

Architect: **MODERN OUT WEST**
380 West 400 North
Salt Lake City, UT 84103
trent@modernoutwest.com

Structural: **MJ STRUCTURAL**
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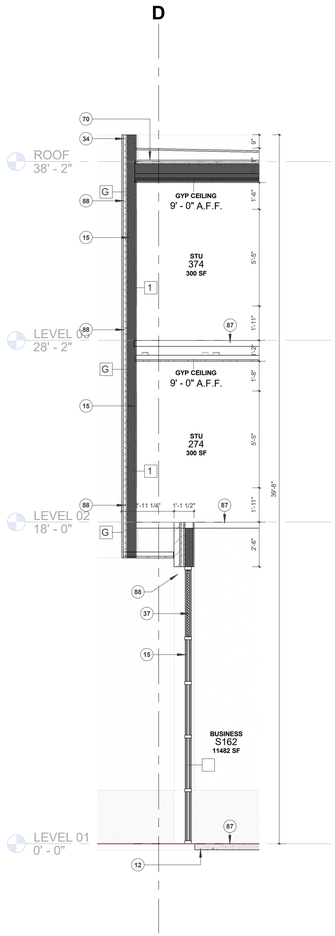
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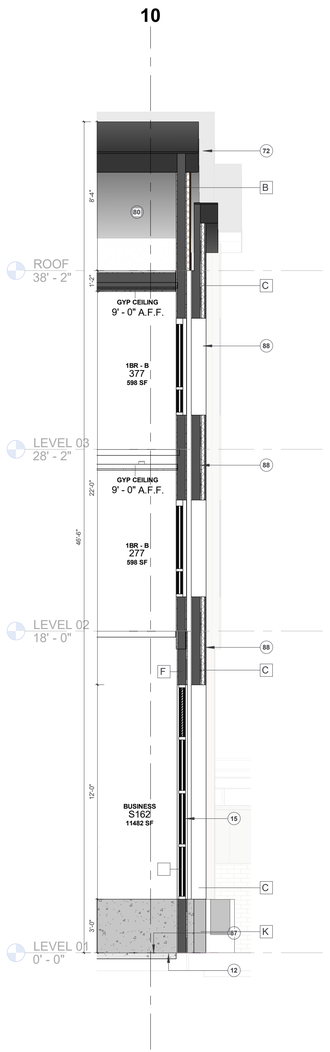
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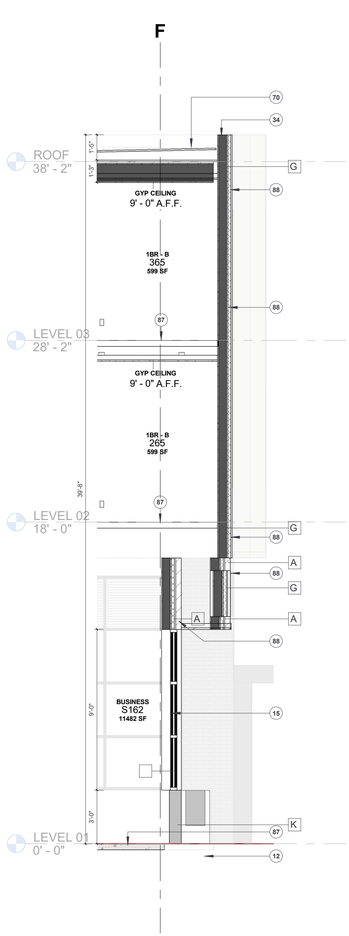
STUDIO CROSSING MIXED USE
AS400 - SOUTH - WALL SECTIONS
6



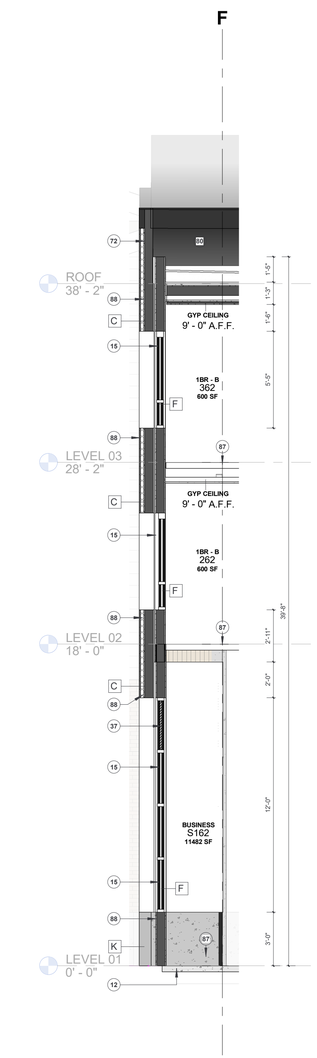
C1 WALL SECTION G.
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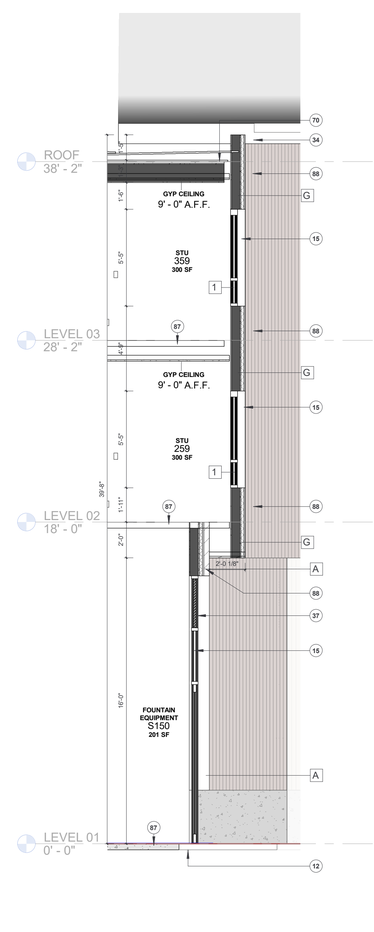
C2 WALL SECTION H.
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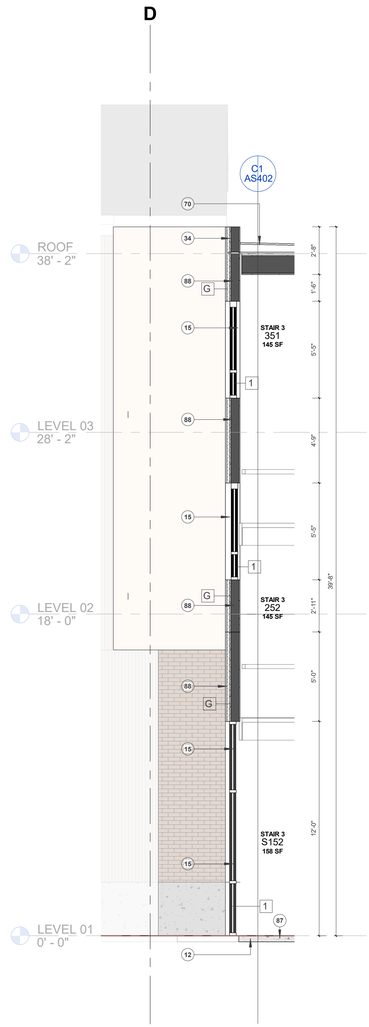
C3 WALL SECTION I.
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C4 WALL SECTION J.
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C5 WALL SECTION K.
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No. 10559221-0301
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06/23/2023

No.	Revision Description	Date
0	Addendum 06	09/29/2023

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4001 Kearns Blvd
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Print Date: **11/21/2023 2:44:17 PM**
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Drawn by: **Author**
Checked by: **Checker**

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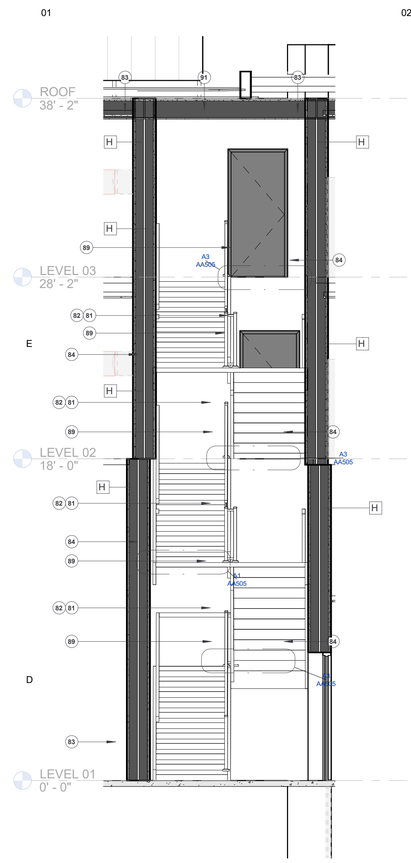
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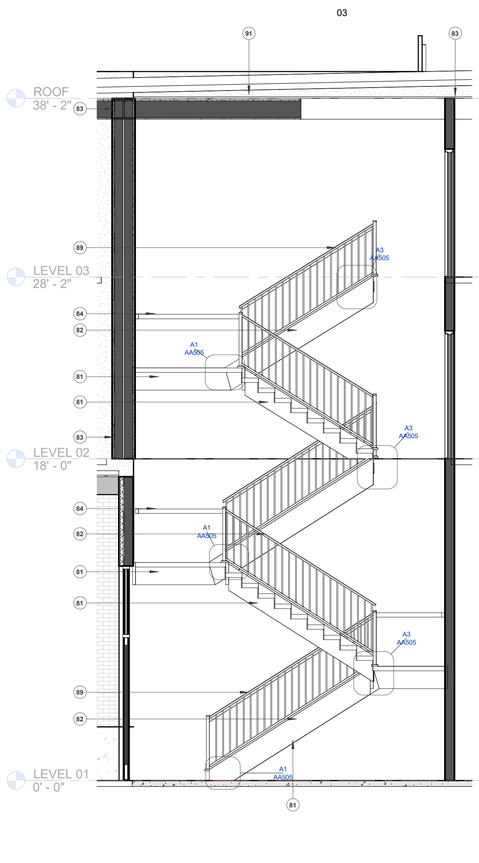
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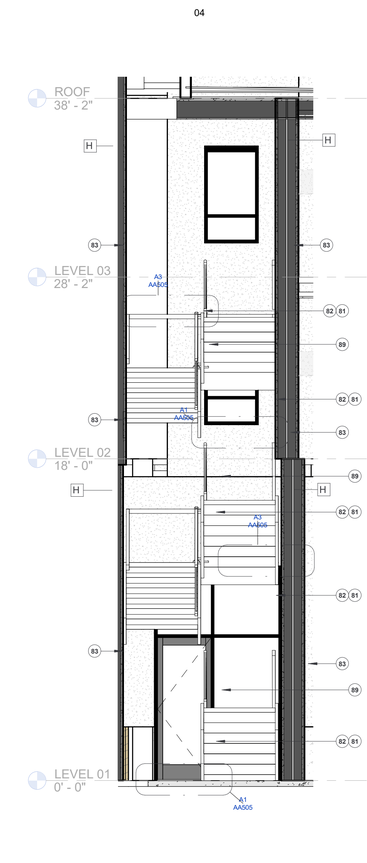
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6



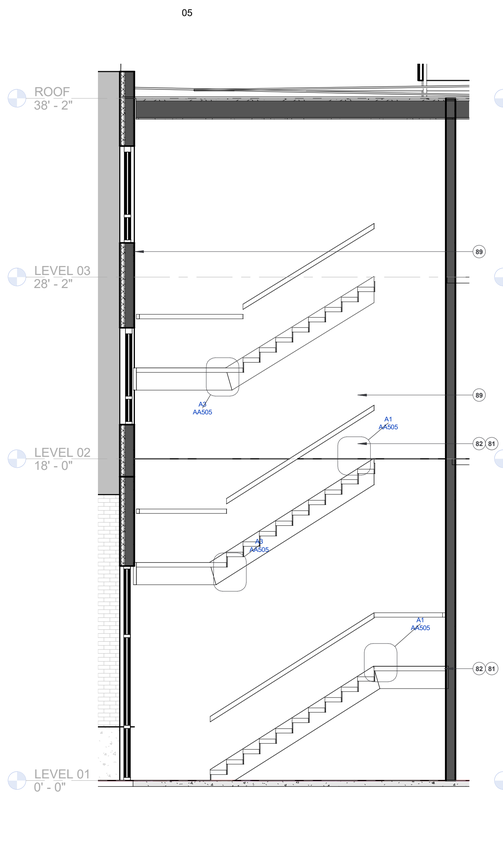
C1 STAIR 3 SECTION A
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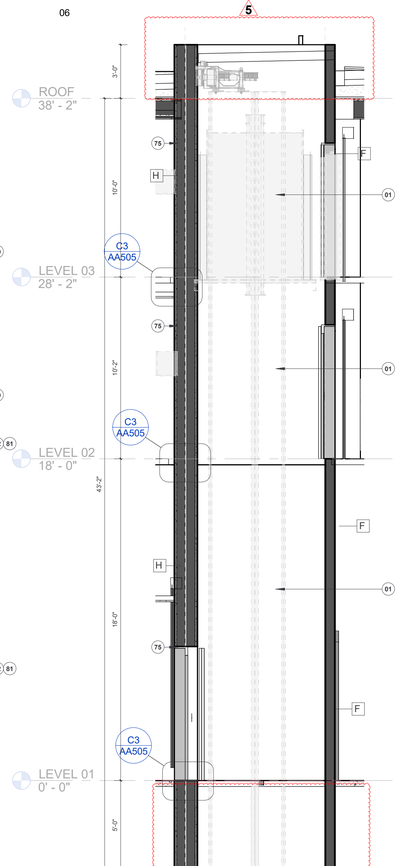
C2 STAIR 3 SECTION B
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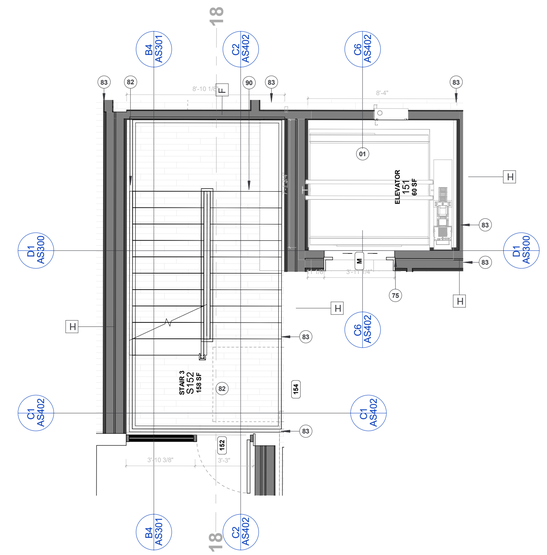
C4 STAIR 3 SECTION C
1/4" = 1'-0"



C5 STAIR 3 SECTION D
1/4" = 1'-0"



C6 ELEVATOR SECTION
1/4" = 1'-0"



A5 STAIR 3 AND ELEVATOR PLAN
1/8" = 1'-0"

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ELEVATOR NOTES

CONTRACTOR SHALL CERTIFY THAT ANY ELEVATOR BID WILL FIT INTO THE
SHAFTS AS DESIGNED AND ALL COSTS ASSOCIATED WITH NECESSARY ADJUSTMENTS ARE CAPTURED INTO THE BASE BID AND WILL NOT BE A CHANGE ORDER TO THE OWNER. THIS INCLUDES ANY ADDITIONAL STEEL OR EMBEDED PLATES NEEDED FOR RAIL ATTACHMENTS AND HOIST BEAM CONFIGURATIONS INCLUDING ANY STEEL RAIL SUPPORTS OR ADDTIONAL STRUCTURAL COMPONENTS INSIDE SHAFT WALL.

THIS ALSO INCLUDES ANY ADDED ELEVATOR CONTROL ROOMS (OR CLOSETS) AND ALL ASSOCIATED COMPONENTS OF THOSE CLOSETS WHETHER THEY BE ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL AND ANY REROUTING OF OTHER SYSTEMS TO AVOID THOSE CLOSETS.

AT ALL ELEVATOR SHAFT LOCATIONS AND EQUIPMENT CLOSETS THERE SHALL BE NO CONDUIT, PIPING, DUCTWORK, ETC., THAT IS NOT ASSOCIATED WITH THE ELEVATOR SYSTEM.

KEYNOTES

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41	FIELD MEASURED AND INSTALLED ACCESS LADDER, RUNGS AND LADDER RAILS PER CODE, FACTORY PAINTED IF POSSIBLE TO ENSURE QUALITY FINISH
74	ELEVATOR DOOR AND FRAME INCLUDING CORRIDOR SMOKE CONTAINMENT SYSTEM INSTALLED FLUSH WITH CEILING U.N.O. BASIS OF DESIGN STOBICH ELEVATOR SMOKE CONTAINMENT CURTAIN GX.
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STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

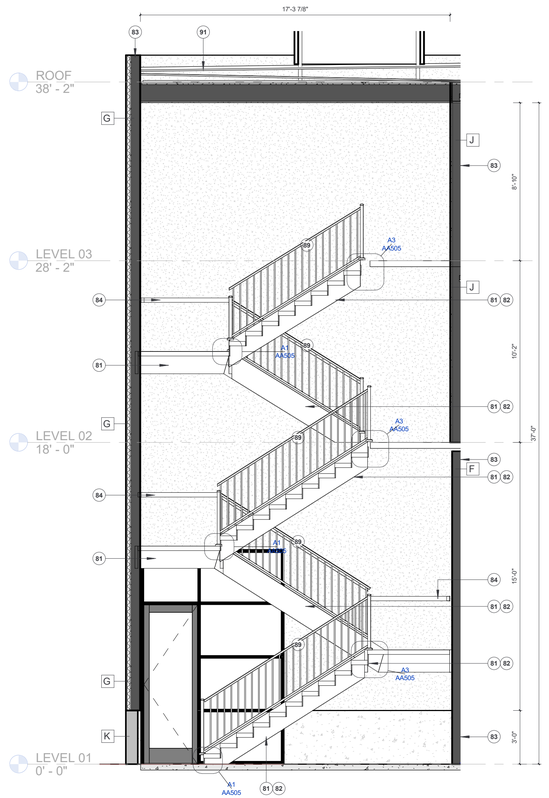
No.	Revision Description	Date
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:44:33 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern
OUTWEST

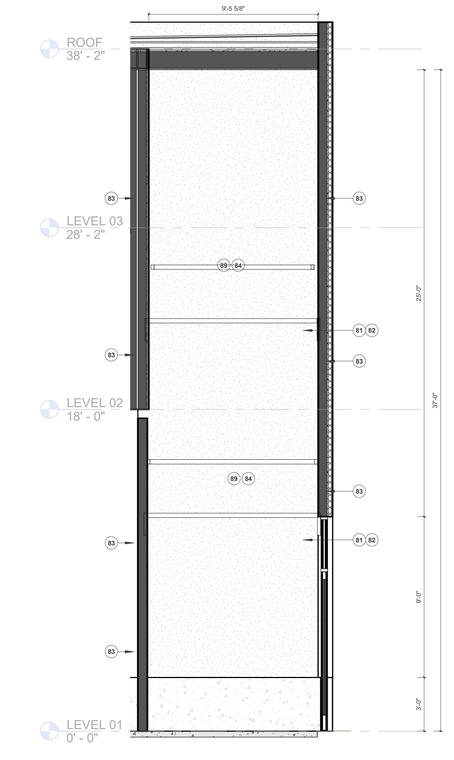
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AS402 SOUTH - STAIR 3 & ELEVATOR
6



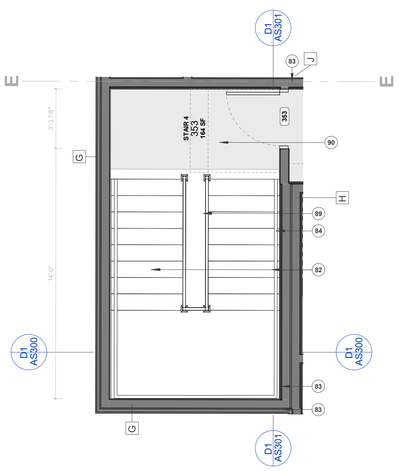
C4 STAIR 4 SECTION A

1/4" = 1'-0"



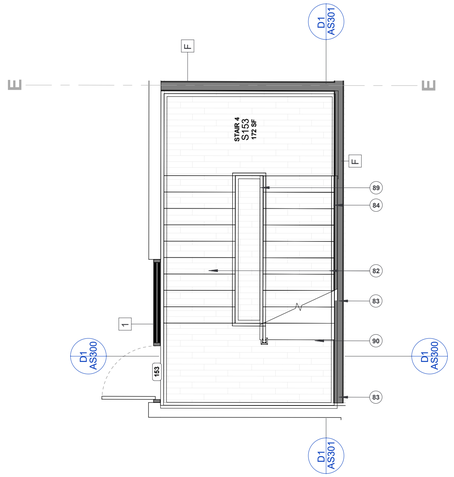
C5 STAIR 4 SECTION B

1/4" = 1'-0"



A4 STAIR 4 - LEVEL 01 PLAN

1/8" = 1'-0"



A5 STAIR 4 - LEVEL 02 - 03 PLAN

1/8" = 1'-0"

GENERAL NOTES

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FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

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FINISH NOTES

SEE SHEET A600 FOR FURTHER DETAILS REGARDING FINISH OF INTERIOR SPACES. REFER TO SHEET A500 FOR ALL BACKING DETAILS, BACKING TO BE PROVIDED AT ALL TV LOCATIONS, AND AT EXISTING WALL LOCATION GYP PATCH/REPAIR/PAINT TO BE INCLUDED AT TIME OF BID.

CONTRACTOR TO PROVIDE A LIKE-NEW PRODUCT, ALL EXISTING WALL SURFACES NOTED TO RECEIVE NEW PAINT ARE TO BE PATCHED, REPAIRED, SANDED, AND PREPPED FOR NEW PAINT. COORDINATE RESIDENCE WALLS WITH ARCHITECT WHERE REQUIRED, MIN. (1) WALL PER OFFICE TYPICAL U.N.O. ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE.

CONTRACTOR TO PREP FLOOR SURFACE FOR NEW LVT IN ALL ROOMS WHERE NOTED, AND TO PROVIDE LVT PER SPECIFICATIONS INCLUDING RUBBER BASE SIZE AND FINISH AS SPECIFIED.

CONTRACTOR TO COORDINATE WITH OWNER ALL APPLIANCE SELECTIONS PRIOR TO FABRICATION OF MILLWORK TO ENSURE PROPER FIT. IF CONTRACTOR DOES NOT COORDINATE, MILLWORK IS TO BE MODIFIED TO ENSURE FIT AT NO COST TO OWNER.

EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

ELEVATOR NOTES

CONTRACTOR SHALL CERTIFY THAT ANY ELEVATOR BID WILL FIT INTO THE
SHAFTS AS DESIGNED AND ALL COSTS ASSOCIATED WITH NECESSARY ADJUSTMENTS ARE CAPTURED INTO THE BASE BID AND WILL NOT BE A CHANGE ORDER TO THE OWNER. THIS INCLUDES ANY ADDITIONAL STEEL OR EMBEDED PLATES NEEDED FOR RAIL ATTACHMENTS AND HOIST BEAM CONFIGURATIONS INCLUDING ANY STEEL RAIL SUPPORTS OR ADDTIONAL STRUCTURAL COMPONENTS INSIDE SHAFT WALL.

THIS ALSO INCLUDES ANY ADDED ELEVATOR CONTROL ROOMS (OR CLOSETS) AND ALL ASSOCIATED COMPONENTS OF THOSE CLOSETS WHETHER THEY BE ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL AND ANY REROUTING OF OTHER SYSTEMS TO AVOID THOSE CLOSETS.

AT ALL ELEVATOR SHAFT LOCATIONS AND EQUIPMENT CLOSETS THERE SHALL BE NO CONDUIT, PIPING, DUCTWORK, ETC., THAT IS NOT ASSOCIATED WITH THE ELEVATOR SYSTEM.

KEYNOTES

01	NEW HIGH-SPEED PASSENGER ELEVATOR, PROVIDE ALL NECESSARY EQIUPMENT, DRAINAGE, POWER, TO PROVIDE COMPLETE WORKING SYSTEM. PROVIDE FULL INSTALLATION, BALANCE, AND TESTING AS PART OF INSTALLATION AND COMMISSIONING
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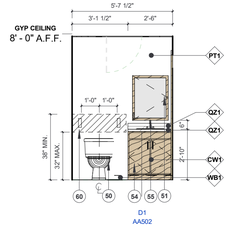
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modern OUTWEST

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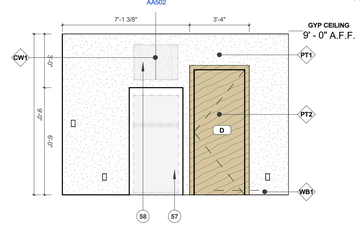
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STUDIO CROSSING MIXED USE
AS403 SOUTH - STAIR 4
6



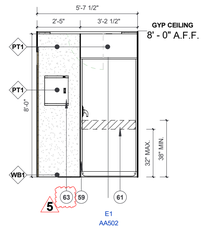
D5 STUDIO - BATH 02

1/4" = 1'-0"



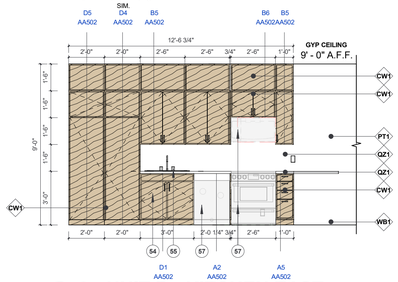
D6 UNIT B - KITCHEN WEST

1/4" = 1'-0"



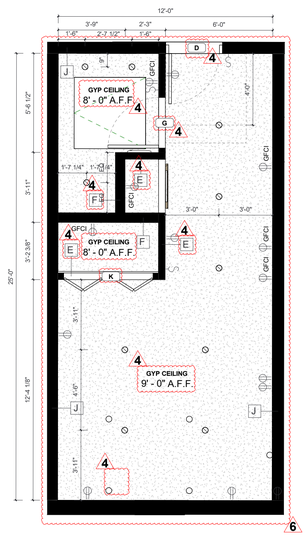
C5 STUDIO - BATH 01

1/4" = 1'-0"



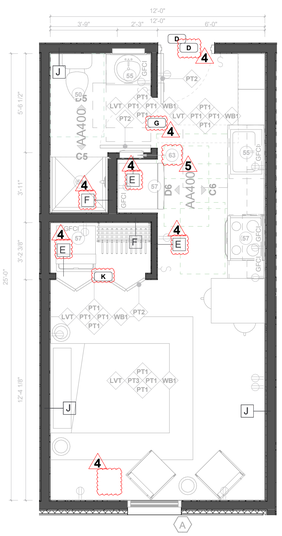
C6 UNIT B - KITCHEN EAST

1/4" = 1'-0"



C3 STUDIO UNIT RCP

1/4" = 1'-0"



C4 STUDIO UNIT PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

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PLAN NOTES

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DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

DOOR NOTES

ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVISES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

ELEVATION NOTES 5

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES

50 COMFORT HEIGHT ELONGATED OR ADA TOILET, WHERE OCCURS SEE FIXTURE SCHEDULE. CONTRACTOR TO ENSURE PLUMBING REQUIREMENTS AND ALL REQUIRED BLOCKING.

51 24"X42"RECESSED MEDICINE CABINET WITH HINGED MIRROR AND INTERIOR SHELVES, FULLY RECESSED AND FIRE-CAULKED TO MAINTAIN FIRE RESISTANCE RATINGS WHERE OCCURS.

52 24"X42" BLACK FRAMED SQUARE MIRROR MOUNTED ON WALL WITH MIRROR MASTIC, FULLY SECURED TO WALL

53 ADA COMPLIANT STAINLESS STEEL GRAB BAR WHERE OCCURS, ENSURE ALL FAIR HOUSING AND ADA BLOCKING AND LOCATION / CLEARANCE REQUIREMENTS.

54 OPTIONAL REMOVABLE CABINETRY FRONT PANEL. ALLOW FOR REMOVAL WITHOUT REMOVAL OR REPLACEMENT OF COUNTERTOP. FINISH ALL SURROUNDING CABINETRY FACES, WALLS, AND FLOOR BENEATH CABINETRY.

55 SINK AND FAUCET, SEE FIXTURE SCHEDULE AND COORDINATE FINAL SELECTION WITH ARCHITECT.

56 ACRYLIC BATH TUB SURROUND, INCLUDE ALL FAIR HOUSING REQUIRED BLOCKING FOR FUTURE GRAB BAR INSTALLATION IF REQUIRED. COORDINATE WITH ARCHITECT ON FINAL COLOR AND PATTERN

57 CONTRACTOR SUPPLIED AND INSTALLED APPLIANCE. SEE FIXTURE SCHEDULE, INCLUDE ALL POWER CORDS, HOSES, TRIM KITS ETC. FOR COMPLETE WORKING SYSTEM

58 RECESSED MILLWORK CABINET, PLASTIC LAMINATE. PRICING OPTION FOR THERMOFOIL LAMINATE IF COST SAVINGS. PROVIDE COLOR MATCHED EDGE BANDING ON ALL EXPOSED EDGES AND SEAMS.

59 SHOWER SURROUND, DRAIN, FLASHING, HARDWARE, FIXTURES, INSTALL SHOWER SURROUND AND WALL MOUNTED SHOWER HEAD AND CONTROLS PER FIXTURE SCHEDULE

60 BLOCKING PROVIDED FOR POTENTIAL SWING VERTICAL ADA GRAB BARS PER FAIR HOUSING ACT / ADA.

61 GRAB BAR BLOCKING PROVIDED WHERE SHOWN, CONTRACTOR TO PROVIDE CONTINUOUS BLOCKING AT ALL LOCATIONS

62 ACCESSIBLE BATH TUB BACKING, PROVIDED AT ALL THREE SIDES OF BATH TUB SURROUND.

63 ELECTRICAL PANEL, PAINT TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH. SEE FINISH LEGEND.

FINISH LEGEND

LVT PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

LVT2 PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

PT1 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7671 ON THE ROCKS, FINISH: EGGSHELL, SEMI GLOSS ON HM FRAMES

PT2 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS

PT3 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL

WB1 PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH

CW1 PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD

QZ1 PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER

SS1 PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD

HW1 PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD

SC PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

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4	Addendum 04	07/14/2023
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Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 2:39:43 PM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Kyle Rowbotham**
Checked by **Trent Smith**

modern
OUTWEST

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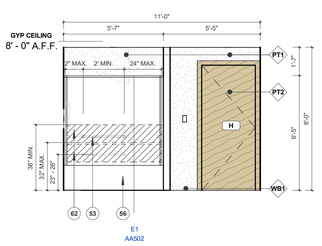
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Murray, UT 84123
jeremyh@dominioneng.net

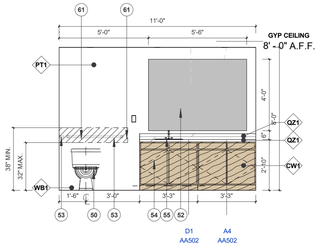
Landscape **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA400 STUDIO UNIT



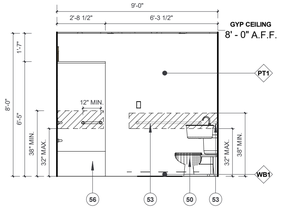
E1 1BR A - BATH 01

1/4" = 1'-0"



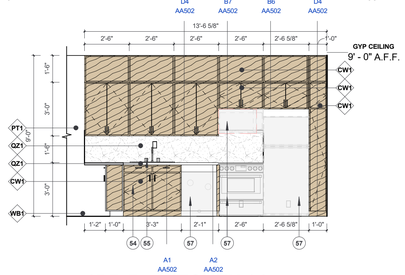
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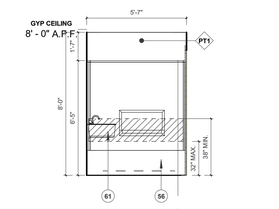
E3 1BR A - BATH 03

1/4" = 1'-0"



E4 1BR B - KITCHEN 01

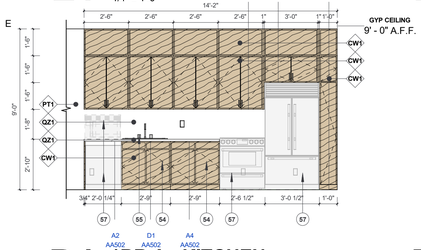
1/4" = 1'-0"



E5 1BR B - BATH 01

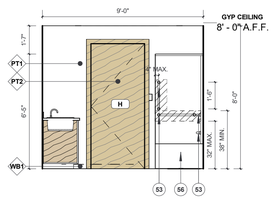
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E



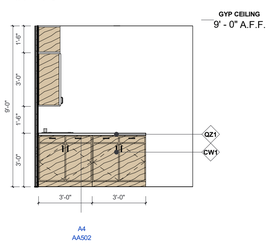
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1/4" = 1'-0"



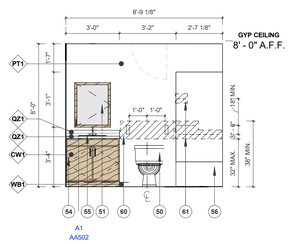
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1/4" = 1'-0"



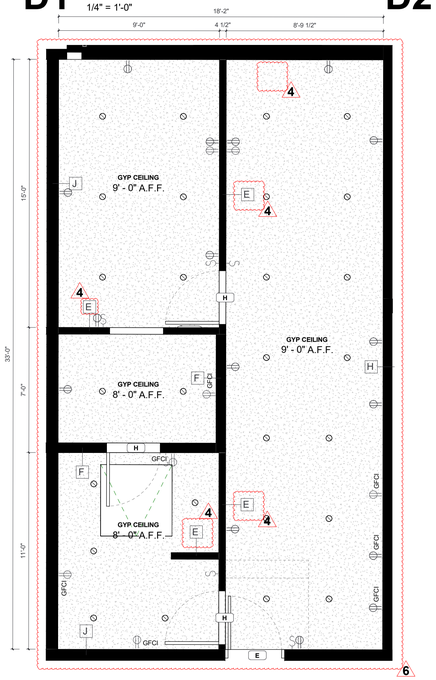
D4 1BR B - KITCHEN 02

1/4" = 1'-0"



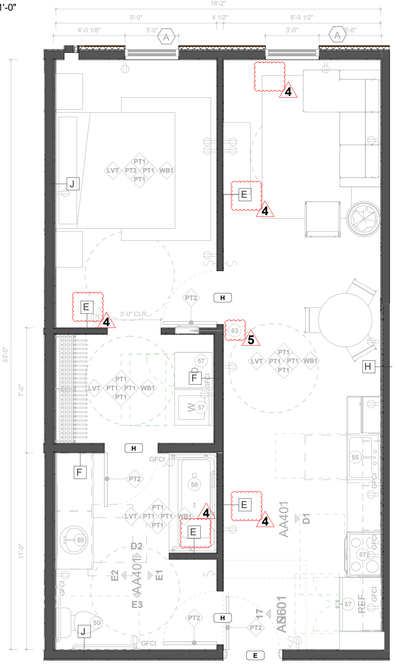
D5 1BR B - BATH 02

1/4" = 1'-0"



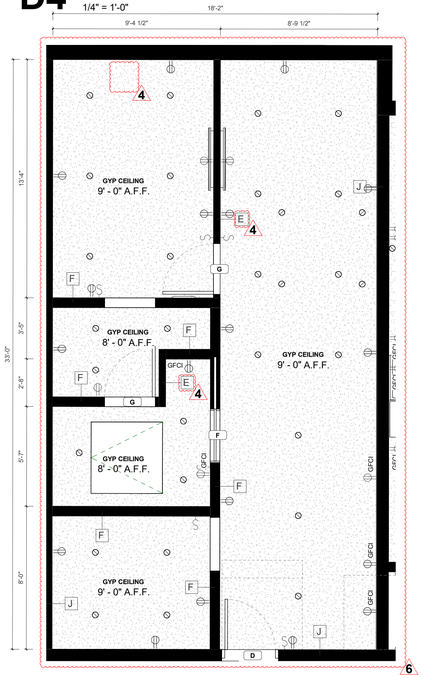
C1 ONE BED A RCP

1/4" = 1'-0"



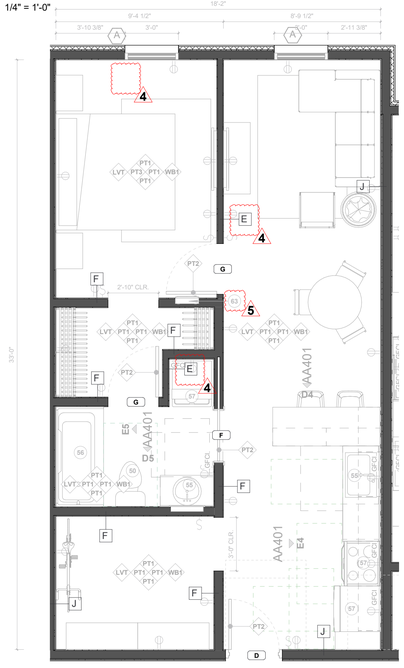
C3 ONE BED A UNIT PLAN

1/4" = 1'-0"



C4 ONE BED B RCP

1/4" = 1'-0"



C6 ONE BED B UNIT PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

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01

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02

ELEVATION NOTES 5

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03

KEYNOTES

50 COMFORT HEIGHT ELONGATED OR ADA TOILET, WHERE OCCURS SEE FIXTURE SCHEDULE. CONTRACTOR TO ENSURE PLUMBING REQUIREMENTS AND ALL REQUIRED BLOCKING.

51 24"X42"RECESSED MEDICINE CABINET WITH HINGED MIRROR AND INTERIOR SHELVES, FULLY RECESSED AND FIRE-CAULKED TO MAINTAIN FIRE RESISTANCE RATINGS WHERE OCCURS.

52 24"X42" BLACK FRAMED SQUARE MIRROR MOUNTED ON WALL WITH MIRROR MASTIC, FULLY SECURED TO WALL.

53 ADA COMPLIANT STAINLESS STEEL GRAB BAR WHERE OCCURS, ENSURE ALL FAIR HOUSING AND ADA BLOCKING AND LOCATION / CLEARANCE REQUIREMENTS.

54 OPTIONAL REMOVABLE CABINETRY FRONT PANEL. ALLOW FOR REMOVAL WITHOUT REMOVAL OR REPLACEMENT OF COUNTERTOP. FINISH ALL SURROUNDING CABINETRY FACES, WALLS, AND FLOOR BENEATH CABINETRY.

55 SINK AND FAUCET, SEE FIXTURE SCHEDULE AND COORDINATE FINAL SELECTION WITH ARCHITECT.

56 ACRYLIC BATH TUB SURROUND, INCLUDE ALL FAIR HOUSING REQUIRED BLOCKING FOR FUTURE GRAB BAR INSTALLATION IF REQUIRED. COORDINATE WITH ARCHITECT ON FINAL COLOR AND PATTERN

57 CONTRACTOR SUPPLIED AND INSTALLED APPLIANCE. SEE FIXTURE SCHEDULE, INCLUDE ALL POWER CORDS, HOSES, TRIM KITS ETC. FOR COMPLETE WORKING SYSTEM

58 RECESSED MILLWORK CABINET, PLASTIC LAMINATE, PRICING OPTION FOR THERMOFOIL LAMINATE IF COST SAVINGS. PROVIDE COLOR MATCHED EDGE BANDING ON ALL EXPOSED EDGES AND SEAMS.

04

59 SHOWER SURROUND, DRAIN, FLASHING, HARDWARE, FIXTURES, INSTALL SHOWER SURROUND AND WALL MOUNTED SHOWER HEAD AND CONTROLS PER FIXTURE SCHEDULE

60 BLOCKING PROVIDED FOR POTENTIAL SWING VERTICAL ADA GRAB BARS PER FAIR HOUSING ACT / ADA.

61 GRAB BAR BLOCKING PROVIDED WHERE SHOWN, CONTRACTOR TO PROVIDE CONTINUOUS BLOCKING AT ALL LOCATIONS

62 ACCESSIBLE BATH TUB BACKING, PROVIDED AT ALL THREE SIDES OF BATH TUB SURROUND.

63 ELECTRICAL PANEL, PAINT TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH. SEE FINISH LEGEND.

05

FINISH LEGEND

LVT PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

LVT2 PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

PT1 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7671 ON THE ROCKS, FINISH: EGGSHELL, SEMI GLOSS ON HM FRAMES

PT2 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS

PT3 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL

WB1 PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH

CW1 PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD

QZ1 PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER

SS1 PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD

HW1 PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD

SC PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

06

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:39:55 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

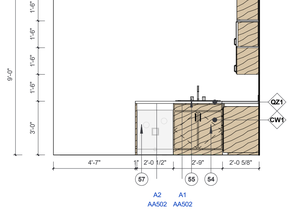
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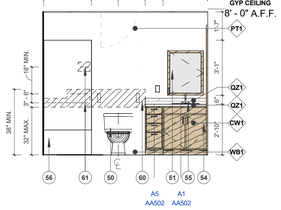
modern OUTWEST

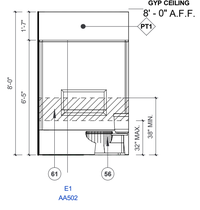
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE

AA401 ONE BED UNITS 6

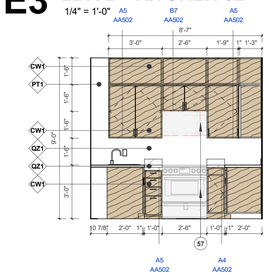






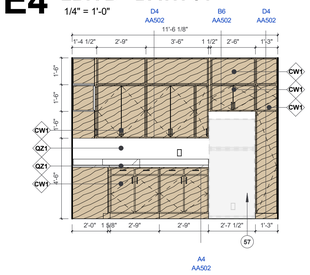
E3 2BR B - KITCHEN 02

1/4" = 1'-0"



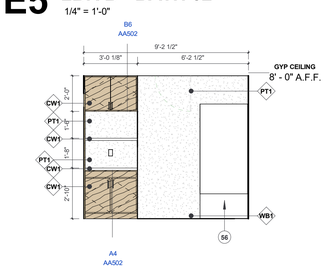
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E5 2BR B - BATH 02

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D3 2BR B - KITCHEN 01

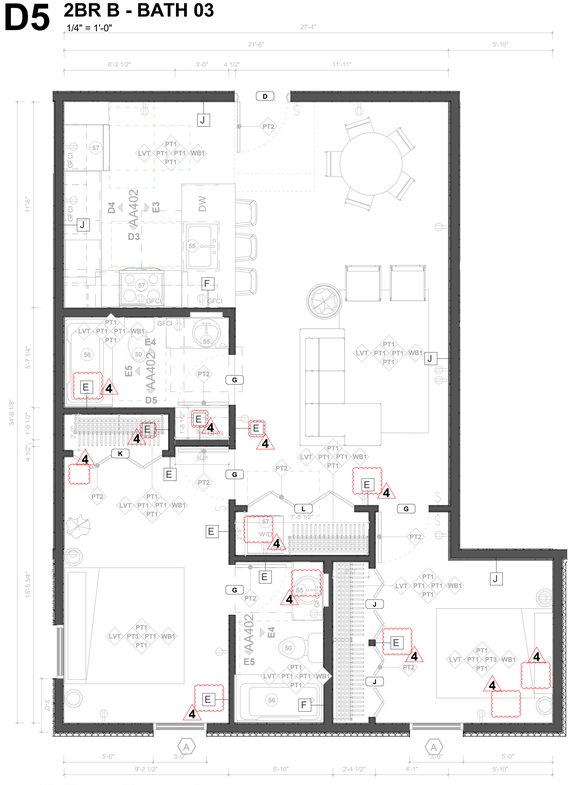
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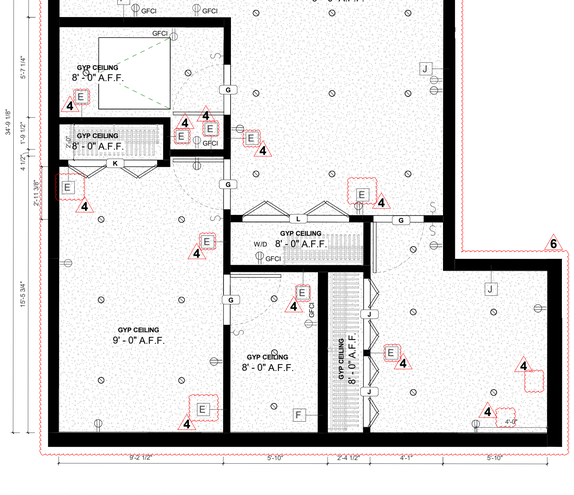
D4 2BR B - KITCHEN 03

1/4" = 1'-0"

D5 2BR B - BATH 03

1/4" = 1'-0"





C3 TWO BED B RCP

1/4" = 1'-0"

C5 TWO BED B UNIT PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

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57 CONTRACTOR SUPPLIED AND INSTALLED APPLIANCE. SEE FIXTURE SCHEDULE, INCLUDE ALL POWER CORDS, HOSES, TRIM KITS ETC. FOR COMPLETE WORKING SYSTEM

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59 SHOWER SURROUND, DRAIN, FLASHING, HARDWARE, FIXTURES, INSTALL SHOWER SURROUND AND WALL MOUNTED SHOWER HEAD AND CONTROLS PER FIXTURE SCHEDULE

60 BLOCKING PROVIDED FOR POTENTIAL SWING VERTICAL ADA GRAB BARS PER FAIR HOUSING ACT / ADA.

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FINISH LEGEND

- LVT: PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120
- LVT2: PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120
- PT1: PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7671 ON THE ROCKS, FINISH: EGGSHELL, SEMI GLOSS ON HM FRAMES
- PT2: PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS
- PT3: PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL
- WB1: PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH
- CW1: PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD
- QZ1: PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER
- SS1: PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD
- HW1: PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD
- SC: PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client: **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date: **11/21/2023 2:40:05 PM**
Project Submission: **ADDENDUM**
Project Number: **2234**

Drawn by: **Kyle Rowbotham**
Checked by: **Trent Smith**

modern
OUTWEST

Architect: **MODERN OUT WEST**
380 West 400 North
Salt Lake City, UT 84103
trent@modernoutwest.com

Structural: **MJ STRUCTURAL**
5673 S Redwood Rd
Taylorsville, UT 84123
bhaywood@mjstructuralengineers.com

Mechanical: **SHAKESPEARE ENGINEERING**
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St George, UT 84790
brad@shakespeare-eng.com

Electrical: **RMCE**
2335 W 12600 S
Riverton, UT 84065
eric@rmceut.com

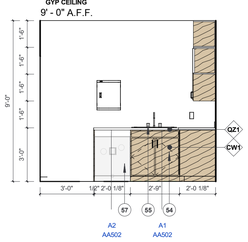
Civil: **DOMINION ENGINEERING**
South Green St
Murray, UT 84123
jeremyh@dominioneng.net

Landscape: **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE

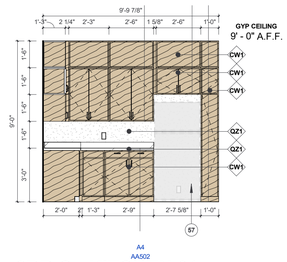
AA402 TWO BED UNIT

6



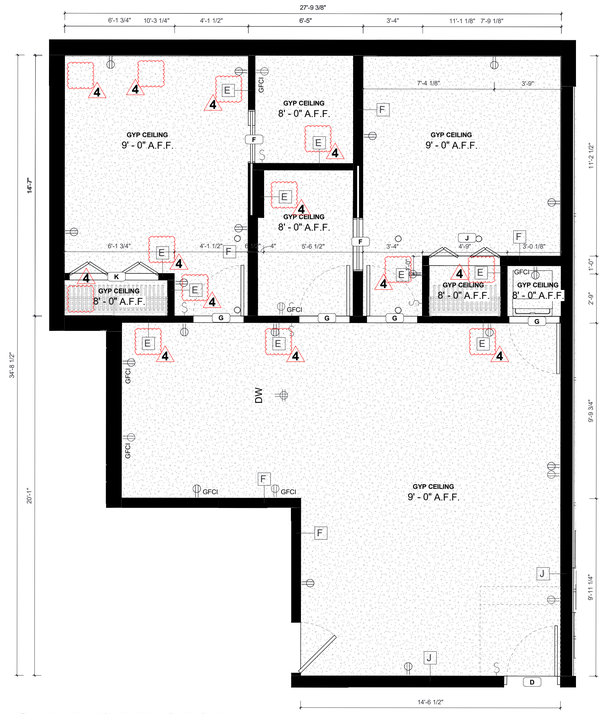
E2 2BR C - KITCHEN 02

1/4" = 1'-0"



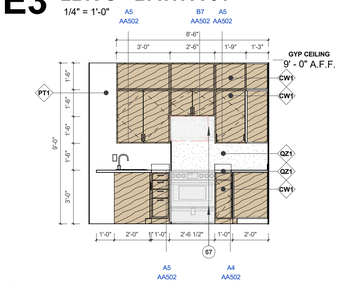
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1/4" = 1'-0"



E3 2BR C - BATH A 01

1/4" = 1'-0"

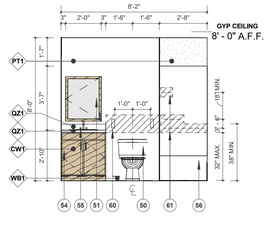


D3 2BR C - KITCHEN 03

1/4" = 1'-0"

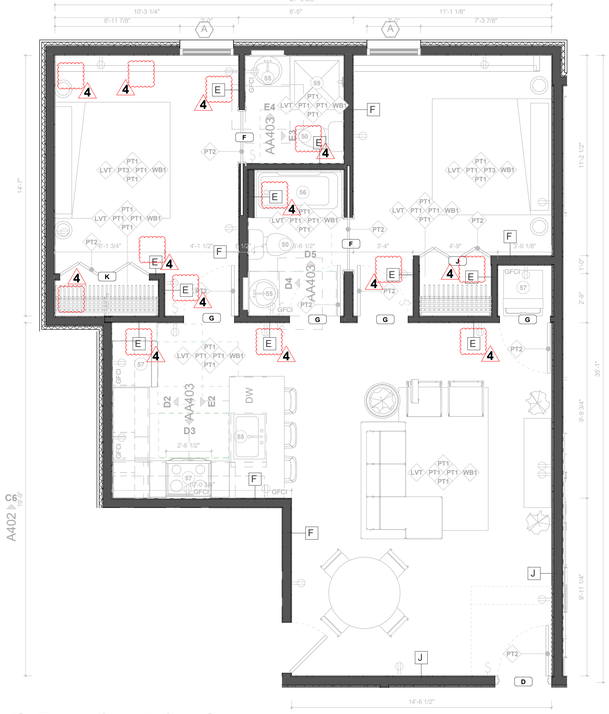
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1/4" = 1'-0"



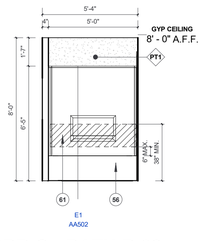
D4 2BR C - BATH B 01

1/4" = 1'-0"



D5 2BR C - BATH B 02

1/4" = 1'-0"



C4 TWO BED C RCP

1/4" = 1'-0"

C2 TWO BED C UNIT PLAN

1/4" = 1'-0"

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

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ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

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ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

ELEVATION NOTES 5

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES

50 COMFORT HEIGHT ELONGATED OR ADA TOILET, WHERE OCCURS SEE FIXTURE SCHEDULE. CONTRACTOR TO ENSURE PLUMBING REQUIREMENTS AND ALL REQUIRED BLOCKING.

51 24"X42"RECESSED MEDICINE CABINET WITH HINGED MIRROR AND INTERIOR SHELVES, FULLY RECESSED AND FIRE-CAULKED TO MAINTAIN FIRE RESISTANCE RATINGS WHERE OCCURS.

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PT2 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS

PT3 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL

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CW1 PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD

QZ1 PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER

SS1 PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD

HW1 PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD

SC PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

STATE OF UTAH
Howard Trent Smith
No. 10552221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 2:40:15 PM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Kyle Rowbotham**
Checked by **Trent Smith**

modern
OUTWEST

Architect **MODERN OUT WEST**
360 West 400 North
Salt Lake City, UT 84103
trent@modernoutwest.com

Structural **MJ STRUCTURAL**
5673 S Redwood Rd
Taylorsville, UT 84123
bhaywood@mjstructuralengineers.com

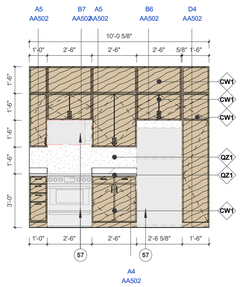
Mechanical **SHAKESPEARE ENGINEERING**
4241 South River Rd Ste B,
St George, UT 84790
brad@shakespeare-eng.com

Electrical **RMCE**
2335 W 12600 S
Riverton, UT 84065
eric@rmceut.com

Civil **DOMINION ENGINEERING**
South Green St
Murray, UT 84123
jeremyh@dominioneng.net

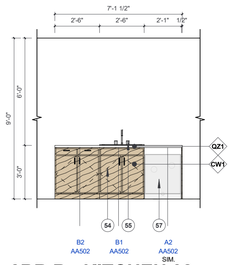
Landscape **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA403 TWO BED UNIT
6



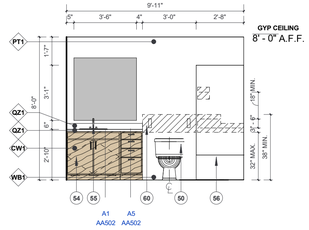
E2 3BR B - KITCHEN 01

1/4" = 1'-0"



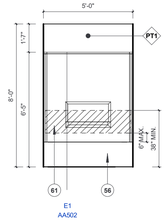
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1/4" = 1'-0"



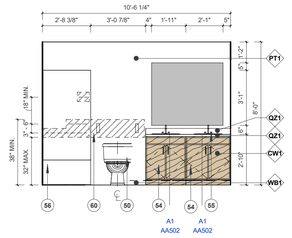
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1/4" = 1'-0"



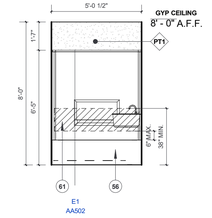
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1/4" = 1'-0"



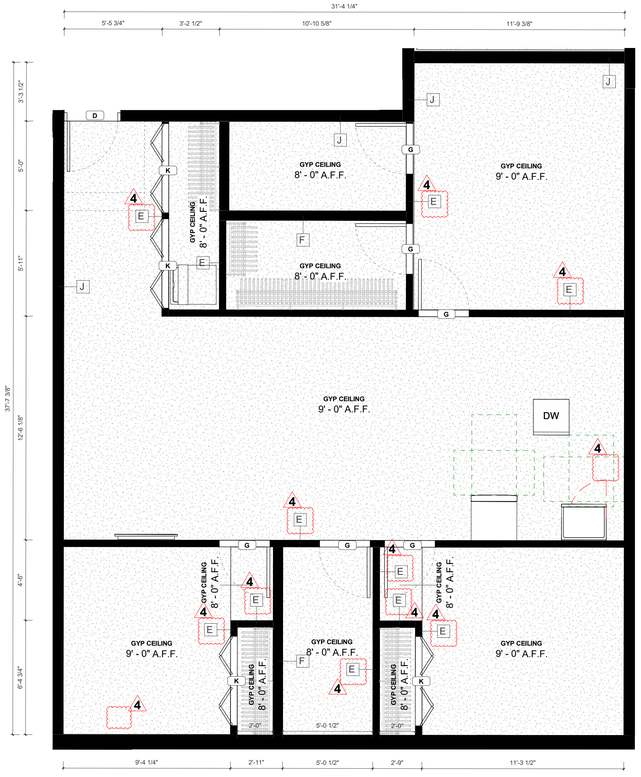
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1/4" = 1'-0"



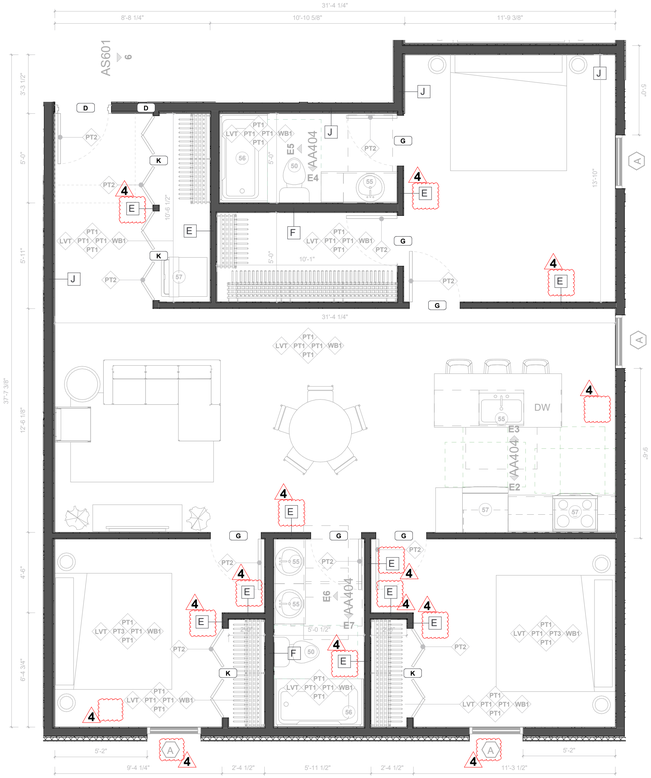
E7 3BR B - BATH B 02

1/4" = 1'-0"



C3 THREE BED B RCP

1/4" = 1'-0"



C5 THREE BED - UNIT B

1/4" = 1'-0"

SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

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ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVISES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

ELEVATION NOTES 5

ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR. RAFER TO MATERIAL LEGEND FOR ROOF PANEL TYPES AND COLOR. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER. ALL FINISHES ARE TO TRANSITION ON AN INSIDE CORNER. IF THE ELEVATION SHOWS A MATERIAL, THE CONTRACTOR IS TO ASSUME THE MATERIAL TURNS THE CORNER, AND RETURNS TO THE INSIDE CORNER BEYOND.

ALL EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS, ON SITE AND ON DRAWINGS, MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE. CONTRACTOR SHALL CONDUCT THEIR OWN SITE SURVEY OF THE EXISTING GROUND AND CURB LEVELS AND REPORT ACTUAL LEVELS TO ENGINEER.

ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND EXTERIOR GLASS SYSTEMS ARE SHOWN SCHEDMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH THE PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION, AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.

KEYNOTES

50 COMFORT HEIGHT ELONGATED OR ADA TOILET, WHERE OCCURS SEE FIXTURE SCHEDULE. CONTRACTOR TO ENSURE PLUMBING REQUIREMENTS AND ALL REQUIRED BLOCKING.

51 24"X42"RECESSED MEDICINE CABINET WITH HINGED MIRROR AND INTERIOR SHELVES, FULLY RECESSED AND FIRE-CAULKED TO MAINTAIN FIRE RESISTANCE RATINGS WHERE OCCURS.

52 24"X42" BLACK FRAMED SQUARE MIRROR MOUNTED ON WALL WITH MIRROR MASTIC, FULLY SECURED TO WALL.

53 ADA COMPLIANT STAINLESS STEEL GRAB BAR WHERE OCCURS, ENSURE ALL FAIR HOUSING AND ADA BLOCKING AND LOCATION / CLEARANCE REQUIREMENTS.

54 OPTIONAL REMOVABLE CABINETRY FRONT PANEL. ALLOW FOR REMOVAL WITHOUT REMOVAL OR REPLACEMENT OF COUNTERTOP. FINISH ALL SURROUNDING CABINETRY FACES, WALLS, AND FLOOR BENEATH CABINETRY.

55 SINK AND FAUCET, SEE FIXTURE SCHEDULE AND COORDINATE FINAL SELECTION WITH ARCHITECT.

56 ACRYLIC BATH TUB SURROUND, INCLUDE ALL FAIR HOUSING REQUIRED BLOCKING FOR FUTURE GRAB BAR INSTALLATION IF REQUIRED. COORDINATE WITH ARCHITECT ON FINAL COLOR AND PATTERN

57 CONTRACTOR SUPPLIED AND INSTALLED APPLIANCE. SEE FIXTURE SCHEDULE, INCLUDE ALL POWER CORDS, HOSES, TRIM KITS ETC. FOR COMPLETE WORKING SYSTEM

58 RECESSED MILLWORK CABINET, PLASTIC LAMINATE, PRICING OPTION FOR THERMOFOIL LAMINATE IF COST SAVINGS. PROVIDE COLOR MATCHED EDGE BANDING ON ALL EXPOSED EDGES AND SEAMS.

59 SHOWER SURROUND, DRAIN, FLASHING, HARDWARE, FIXTURES, INSTALL SHOWER SURROUND AND WALL MOUNTED SHOWER HEAD AND CONTROLS PER FIXTURE SCHEDULE

60 BLOCKING PROVIDED FOR POTENTIAL SWING VERTICAL ADA GRAB BARS PER FAIR HOUSING ACT / ADA.

61 GRAB BAR BLOCKING PROVIDED WHERE SHOWN, CONTRACTOR TO PROVIDE CONTINUOUS BLOCKING AT ALL LOCATIONS

62 ACCESSIBLE BATH TUB BACKING, PROVIDED AT ALL THREE SIDES OF BATH TUB SURROUND.

63 ELECTRICAL PANEL, PAINT TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH. SEE FINISH LEGEND.

FINISH LEGEND

LVT PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY, EDGE PROFILE: SQUARE, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

LVT2 PRODUCT: LUXURY VINYL TILE, MANUFACTURER: MANNINGTON COMMERCIAL, STYLE: WALKWAY 20, EDGE PROFILE: MICRO BEVEL, SIZE: 6IN X 36IN, COLOR: BOLLY BEACH WW120

PT1 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7671 ON THE ROCKS, FINISH: EGGSHELL, SEMI GLOSS ON HM FRAMES

PT2 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 7018 DOVETAIL, FINISH: SEMI GLOSS

PT3 PRODUCT: WALL & CEILING PAINT, MANUFACTURER: SHERWIN WILLIAMS, COLOR: 6209 RIPE OLIVE, FINISH: EGGSHELL

WB1 PRODUCT: WOOD BASE & CASE MOULDING, PROFILE: SQUARE, WOOD SPECIES: TBD, FINISH: MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH

CW1 PRODUCT: CASEWORK, MANUFACTURER: CORONA MILLWORKS, WOOD SPECIES: THERMOFOIL, COLOR: DUST GREY, FINISH: TBD

QZ1 PRODUCT: THINSCAPE PERFORMANCE COUNTERTOP, MANUFACTURER: WILSONART, COLOR: SOLENNE MARBLE TS508, FINISH: LUSTER

SS1 PRODUCT: SHOWER SURROUND, MANUFACTURER: TBD, COLOR: TBD

HW1 PRODUCT: CABINET HARDWARE, MANUFACTURER: TBD, STYLE: TBD, FINISH: TBD

SC PRODUCT: SEALED CONCRETE, MANUFACTURER: ENDURASEAL, FINISH: CLEAR

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
4	Addendum 04	07/14/2023
5	Addendum 05	07/18/2023
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:40:25 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremym@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

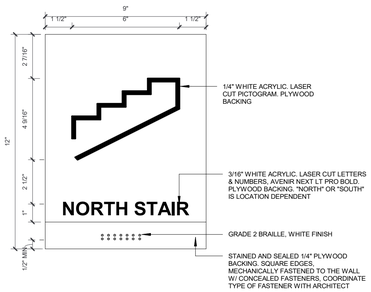
STUDIO CROSSING MIXED USE
AA404 THREE BED UNIT
6

SIGNAGE SCHEDULE

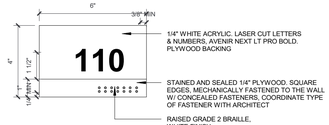
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204	UTILITY	B	UTILITY	Not Placed
254	UTILITY	B	UTILITY	Not Placed
N108	STORAGE	B	MECHANICAL	Not Placed
N109	RESTAURANT	NONE	NO SIGNAGE	Not Placed
N110	RETAIL			Not Placed
N111	STORAGE	B	STORAGE	Not Placed
N111	RETAIL			Not Placed
N112	RESTAURANT			Not Placed
N112	RETAIL			Not Placed
N113	RETAIL			Not Placed
N114	RETAIL			Not Placed
N117	RETAIL			Not Placed
N119	RETAIL			Not Placed
S159	RESTAURANT			Not Placed
S160	RETAIL			Not Placed
S161	RETAIL			Not Placed
S163	RETAIL			Not Placed
S164	RETAIL			Not Placed
101	ELEVATOR	D, G, H	ELEVATOR	LEVEL 01
151	ELEVATOR	D, G, H	ELEVATOR	LEVEL 01
N102	STAIR 01	C, E, F	STAIR 01, B	LEVEL 01
N103	STAIR 02	C, E, F	STAIR 02, B	LEVEL 01
N104	RISER	B	MECHANICAL	LEVEL 01
N105	OFFICE	B	OFFICE	LEVEL 01
N106	LOBBY	B	LOBBY	LEVEL 01
N107	BIKE STORAGE	B	BIKE	LEVEL 01
N115	BUSINESS	NONE	NO SIGNAGE	LEVEL 01
S150	FOUNTAIN EQUIPMENT	B	MECHANICAL	LEVEL 01
S152	STAIR 3	C, E, F	STAIR 03, B	LEVEL 01
S153	STAIR 4	C, E, F	STAIR 04, B	LEVEL 01
S154	RISER	B	MECHANICAL	LEVEL 01
S155	OFFICE	B	OFFICE	LEVEL 01
S156	BIKE STORAGE	B	BIKE	LEVEL 01
S157	LOBBY	B	LOBBY	LEVEL 01
S158	STORAGE	B	STORAGE	LEVEL 01
S162	BUSINESS	B	NO SIGNAGE	LEVEL 01
S165	BUSINESS	NONE	NO SIGNAGE	LEVEL 01
200	CORRIDOR	NONE	NO SIGNAGE	LEVEL 02
200	CORRIDOR			LEVEL 02
201	ELEVATOR	D, G, H	ELEVATOR	LEVEL 02
202	STAIR 1	C, E, F	STAIR 01, B	LEVEL 02
203	STAIR 2	C, E, F	STAIR 02, B	LEVEL 02
205	MECH	B	UTILITY	LEVEL 02
206	ELEC	B	ELECTRICAL	LEVEL 02
207	3BR - B	A	207	LEVEL 02
208	2BR - B	A	208	LEVEL 02
209	1BR - A	A	209	LEVEL 02
210	1BR - B	A	210	LEVEL 02
211	1BR - B	A	211	LEVEL 02
212	1BR - B	A	212	LEVEL 02
213	STU	A	213	LEVEL 02
214	1BR - B	A	214	LEVEL 02
215	1BR - B	A	215	LEVEL 02
216	1BR - B	A	216	LEVEL 02
217	1BR - B	A	217	LEVEL 02
218	2BR - C	A	218	LEVEL 02
219	STU	A	219	LEVEL 02
220	2BR - B	A	220	LEVEL 02
221	STU	A	221	LEVEL 02
222	STU	A	222	LEVEL 02
223	STU	A	223	LEVEL 02
224	1BR - B	A	224	LEVEL 02
225	1BR - B	A	225	LEVEL 02
226	1BR - B	A	226	LEVEL 02
227	1BR - B	A	227	LEVEL 02
228	STU	A	228	LEVEL 02
229	STU	A	229	LEVEL 02
230	STU	A	230	LEVEL 02
231	2BR - C	A	231	LEVEL 02
232	3BR - B	A	232	LEVEL 02
250	CORRIDOR	NONE	NO SIGNAGE	LEVEL 02
251	ELEVATOR	D, G, H	ELEVATOR	LEVEL 02
252	STAIR 3	C, E, F	STAIR 03, B	LEVEL 02
253	STAIR 4	C, E, F	STAIR 04, B	LEVEL 02
255	MECH	B	MECHANICAL	LEVEL 02
256	ELEC	B	ELECTRICAL	LEVEL 02
257	3BR - B	A	257	LEVEL 02
258	2BR - C	A	258	LEVEL 02
259	STU	A	259	LEVEL 02
260	1BR - A	A	260	LEVEL 02
261	1BR - B	A	261	LEVEL 02
262	1BR - B	A	262	LEVEL 02
263	1BR - B	A	263	LEVEL 02
264	STU	A	264	LEVEL 02
265	1BR - B	A	265	LEVEL 02
266	1BR - B	A	266	LEVEL 02
267	1BR - B	A	267	LEVEL 02
268	1BR - B	A	268	LEVEL 02
269	2BR - B	A	269	LEVEL 02
270	STU	A	270	LEVEL 02
271	2BR - B	A	271	LEVEL 02
272	STU	A	272	LEVEL 02
273	STU	A	273	LEVEL 02
274	STU	A	274	LEVEL 02
275	1BR - B	A	275	LEVEL 02
276	1BR - B	A	276	LEVEL 02
277	1BR - B	A	277	LEVEL 02
278	1BR - B	A	278	LEVEL 02
279	STU	A	279	LEVEL 02
280	2BR - B	A	280	LEVEL 02
281	STU	A	281	LEVEL 02
282	3BR - B	A	282	LEVEL 02
300	CORRIDOR	NONE	NO SIGNAGE	LEVEL 03

SIGNAGE SCHEDULE CONT.

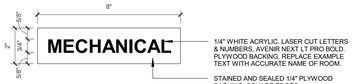
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301	ELEVATOR	D, G, H	ELEVATOR	LEVEL 03
302	STAIR 1	C, E, F	STAIR 01, B	LEVEL 03
303	STAIR 2	C, E, F	STAIR 02, B	LEVEL 03
304	UTILITY	B	UTILITY	LEVEL 03
305	MECH	B	MECHANICAL	LEVEL 03
306	ELEC	B	ELECTRICAL	LEVEL 03
307	3BR - B	A	307	LEVEL 03
308	2BR - C	A	308	LEVEL 03
309	1BR - A	A	309	LEVEL 03
310	1BR - B	A	310	LEVEL 03
311	1BR - B	A	311	LEVEL 03
312	1BR - B	A	312	LEVEL 03
313	STU	A	313	LEVEL 03
314	1BR - B	A	314	LEVEL 03
315	1BR - B	A	315	LEVEL 03
316	1BR - B	A	316	LEVEL 03
317	1BR - B	A	317	LEVEL 03
318	2BR - C	A	318	LEVEL 03
319	STU	A	319	LEVEL 03
320	2BR - B	A	320	LEVEL 03
321	STU	A	321	LEVEL 03
322	STU	A	322	LEVEL 03
323	STU	A	323	LEVEL 03
324	1BR - B	A	324	LEVEL 03
325	1BR - B	A	325	LEVEL 03
326	1BR - B	A	326	LEVEL 03
327	1BR - B	A	327	LEVEL 03
328	STU	A	328	LEVEL 03
329	STU	A	329	LEVEL 03
330	STU	A	330	LEVEL 03
331	2BR - B	A	331	LEVEL 03
332	3BR - B	A	332	LEVEL 03
350	CORRIDOR	NONE	NO SIGNAGE	LEVEL 03
351	STAIR 3	C, E, F	STAIR 03, B	LEVEL 03
352	ELEVATOR	D, G, H	ELEVATOR	LEVEL 03
353	STAIR 4	C, E, F	STAIR 04, B	LEVEL 03
354	UTILITY	B	UTILITY	LEVEL 03
355	MECH	B	MECHANICAL	LEVEL 03
356	ELEC	B	ELECTRICAL	LEVEL 03
357	3BR - B	A	357	LEVEL 03
358	2BR - C	A	358	LEVEL 03
359	STU	A	359	LEVEL 03
360	1BR - A	A	360	LEVEL 03
361	1BR - B	A	361	LEVEL 03
362	1BR - B	A	362	LEVEL 03
363	1BR - B	A	363	LEVEL 03
364	STU	A	364	LEVEL 03
365	1BR - B	A	365	LEVEL 03
366	1BR - B	A	366	LEVEL 03
367	1BR - B	A	367	LEVEL 03
368	1BR - B	A	368	LEVEL 03
369	2BR - B	A	369	LEVEL 03
370	STU	A	370	LEVEL 03
371	2BR - B	A	371	LEVEL 03
372	STU	A	372	LEVEL 03
373	STU	A	373	LEVEL 03
374	STU	A	374	LEVEL 03
375	1BR - B	A	375	LEVEL 03
376	1BR - B	A	376	LEVEL 03
377	1BR - B	A	377	LEVEL 03
378	1BR - B	A	378	LEVEL 03
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381	2BR - B	A	381	LEVEL 03
382	3BR - B	A	382	LEVEL 03



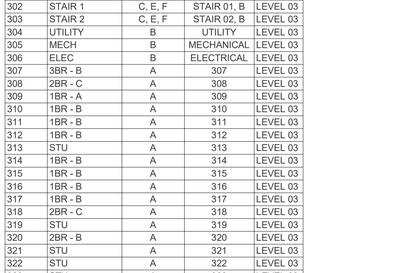
INTERIOR SIGNAGE TYPE C



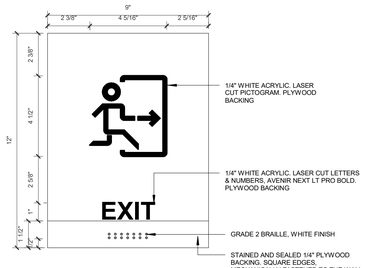
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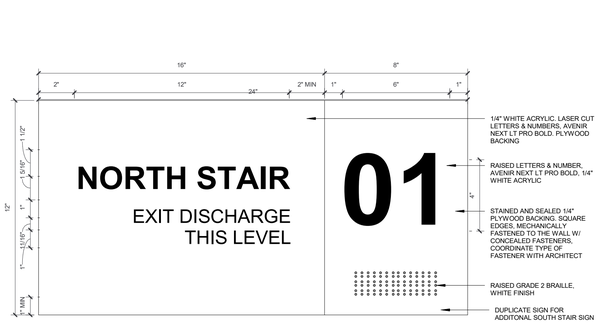
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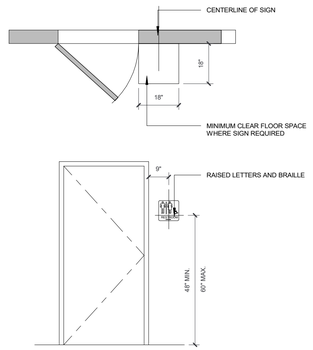
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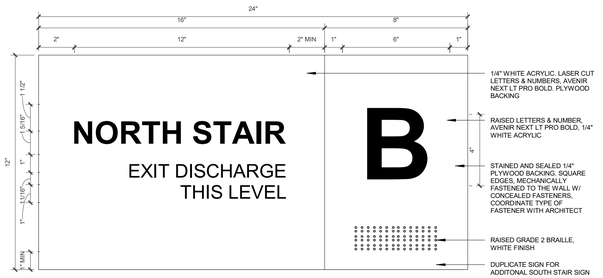
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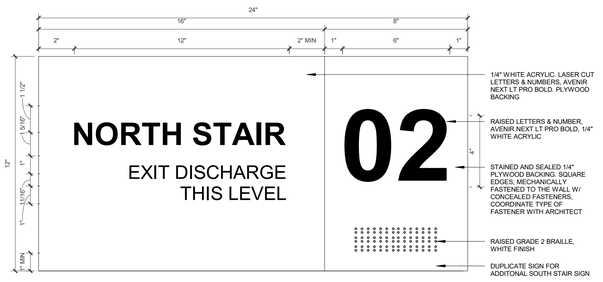


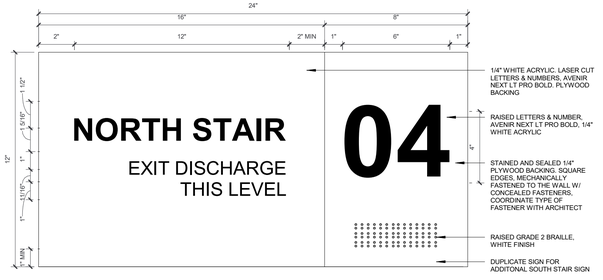
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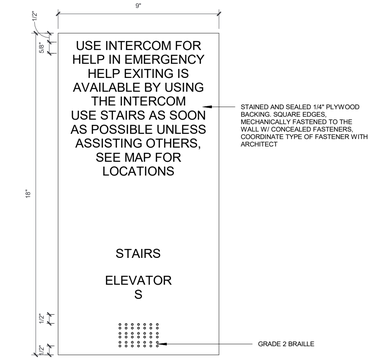


SIGN MOUNTING LOCATION

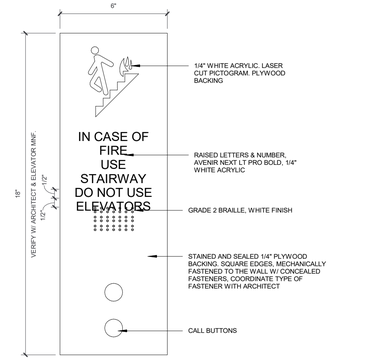








INTERIOR SIGNAGE TYPE G



INTERIOR SIGNAGE TYPE H

NOTE:

1. PROVIDE FIRE EXTINGUISHER SIGN PER OSHA/IFC REQUIREMENTS

2. AVENIR NEXT LT PRO BOLD

STATE OF UTAH
Howard Trent Smith
No. 10552021-0301
06/23/2023
LICENSED ARCHITECT

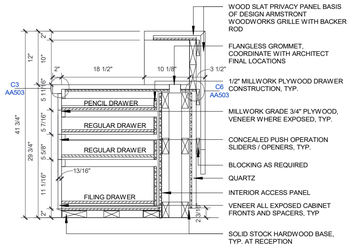
No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:40:30 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

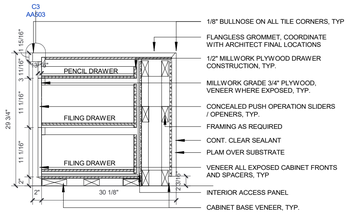
modern
OUTWEST

Architect	**MODERN OUT WEST** 360 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

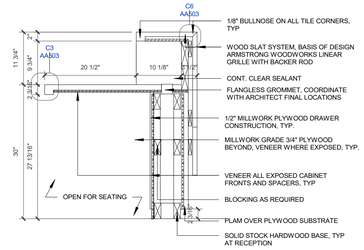
STUDIO CROSSING MIXED USE
AA500 DETAILS - INTERIOR SIGNAGE
6



E1 RECEPTION DESK - FRONT 01
3/4" = 1'-0"



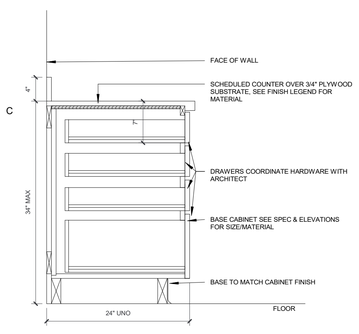
E2 RECEPTION DESK - FRONT 02
3/4" = 1'-0"



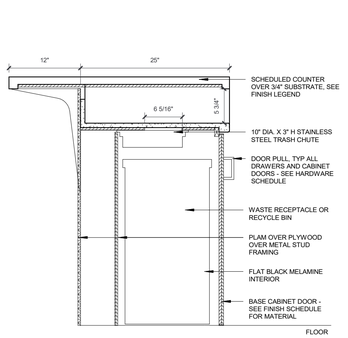
E3 RECEPTION DESK - FRONT 03
3/4" = 1'-0"

E

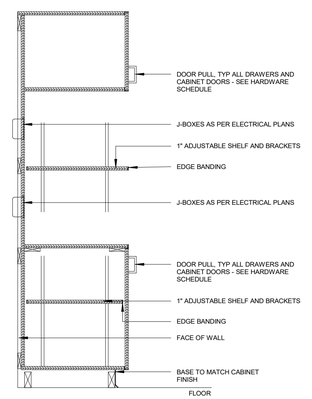
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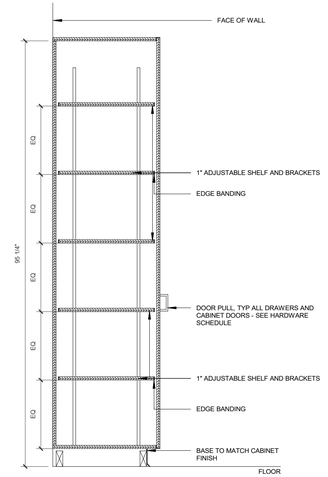
B1 BASE CABINET - 4 DRAWERS
1" = 1'-0"



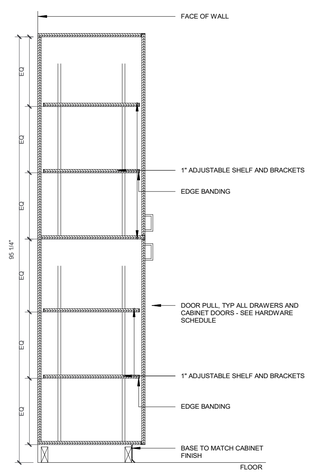
B2 TRASH CHUTE
1" = 1'-0"



B3 CASEWORK - MICROWAVE
3/4" = 1'-0"

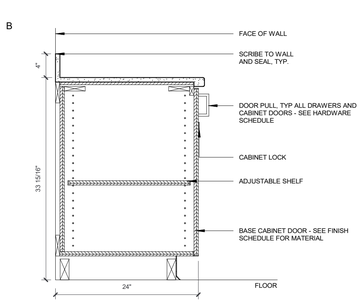


B4 CASEWORK SECTION
3/4" = 1'-0"

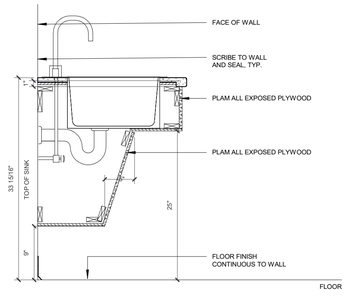


B5 TALL CABINET DBL 8FT
3/4" = 1'-0"

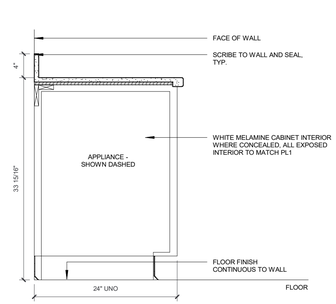
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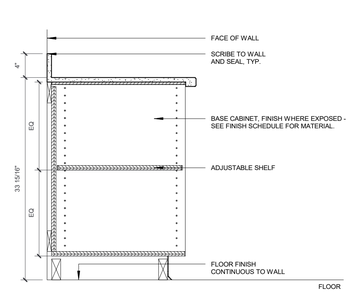
A1 BASE CABINET NO DRAWER
1" = 1'-0"



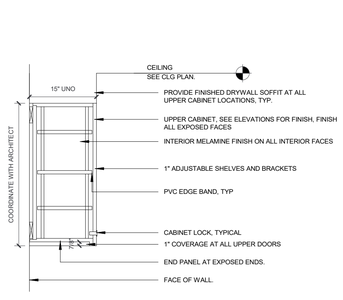
A2 OPEN CABINET W/ SINK
1" = 1'-0"



A3 CABINET AT APPLIANCE
1" = 1'-0"



A4 OPEN CABINET BASE
1" = 1'-0"



A5 UPPER CABINET - DOOR
3/4" = 1'-0"

A

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:40:34 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

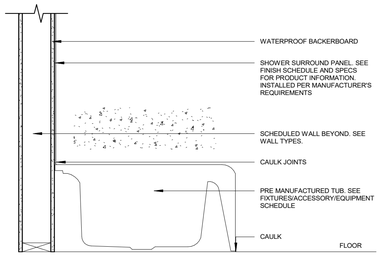
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12900 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

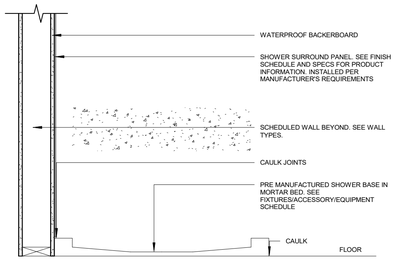
STUDIO CROSSING MIXED USE

AA501 DETAILS - MILLWORK

6

01 02 03 04 05 06 07

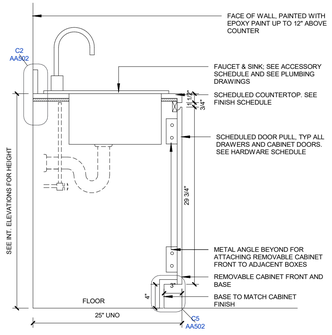


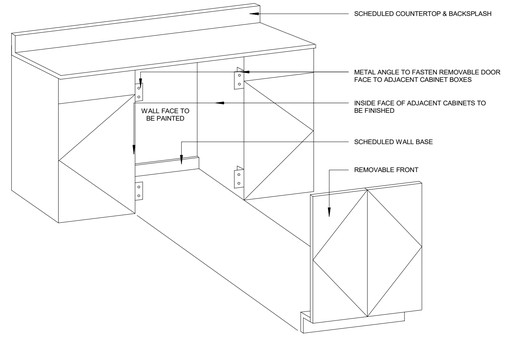


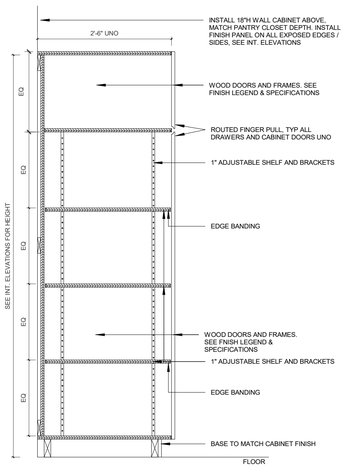
E1 TUB SURROUND

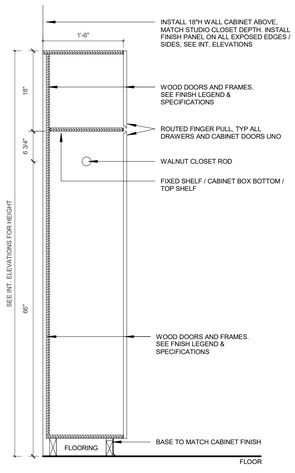
1" = 1'-0"

E





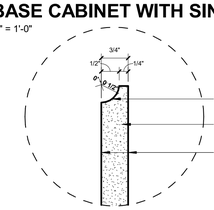


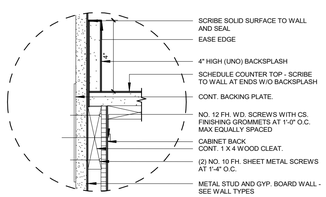


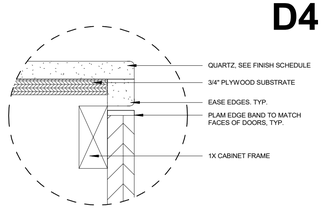
D1 BASE CABINET WITH SINK - ADA

1" = 1'-0"

D

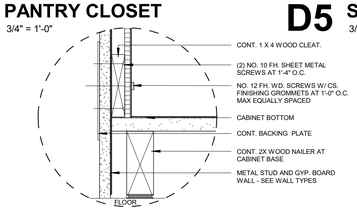






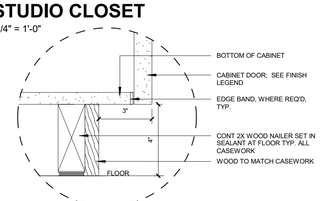
D4 PANTRY CLOSET

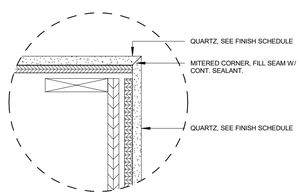
3/4" = 1'-0"



D5 STUDIO CLOSET

3/4" = 1'-0"





C1 CONTINUOUS ROUTED PULL

6" = 1'-0"

C2 BASE CABINET BACKSPLASH

3" = 1'-0"

C3 NOSING - QUARTZ

6" = 1'-0"

C4 BASE CABINET ATTACH @ WALL

3" = 1'-0"

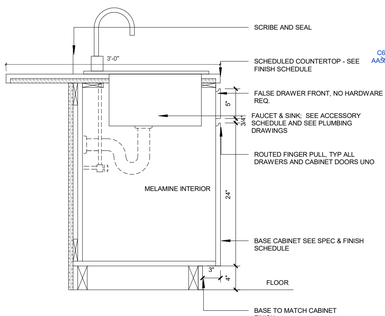
C5 BASE CABINET WOOD BASE

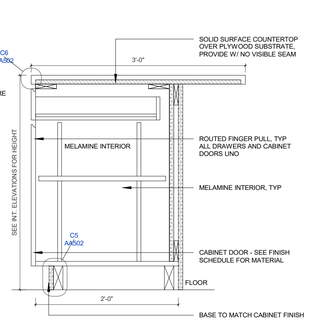
3" = 1'-0"

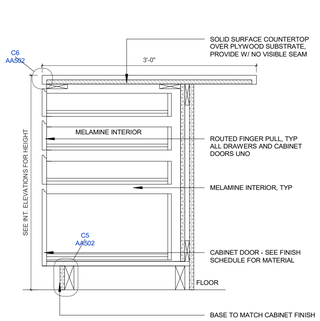
C6 CABINET - WATERFALL EDGE

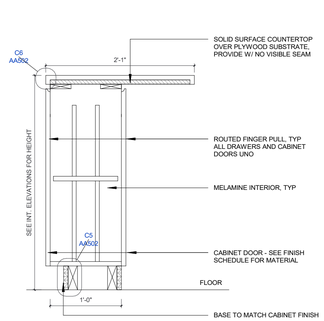
3" = 1'-0"

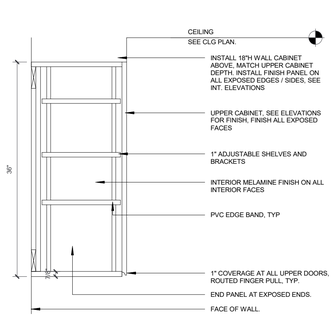
C

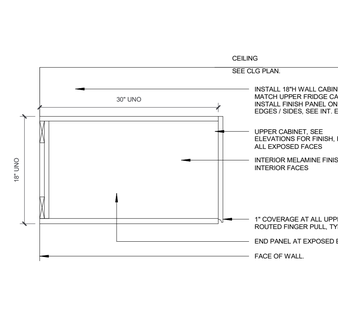








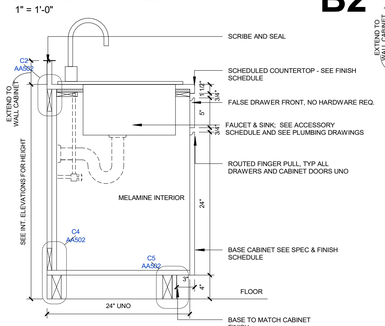


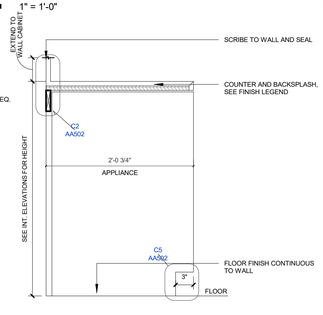


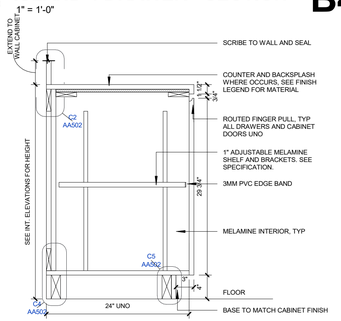
B1 ISLAND WITH SINK

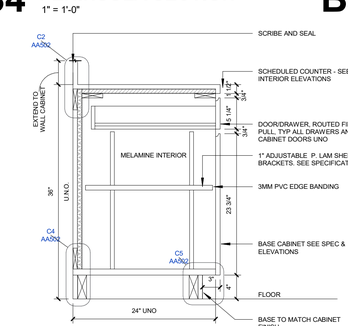
1" = 1'-0"

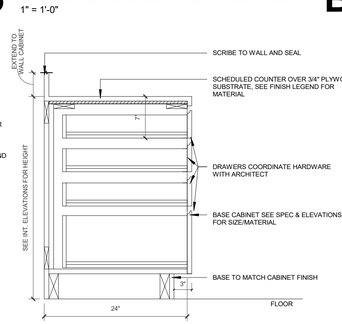
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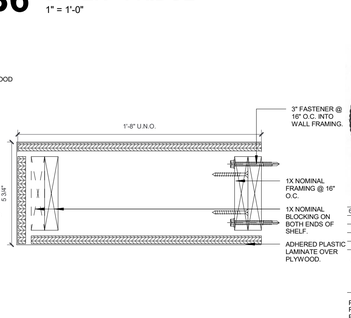












A1 BASE CABINET WITH SINK

1" = 1'-0"

A

01

A2 BASE CABINET AT APPLIANCE

1" = 1'-0"

02

A3 BASE CABINET FULL DOOR

1" = 1'-0"

03

A4 BASE CABINET WITH DRAWER

1" = 1'-0"

04

A5 BASE CABINET - 4 DRAWERS1

1" = 1'-0"

05

A6 FLOATING COUNTERTOP

3" = 1'-0"

06

B2 ISLAND SECTION

1" = 1'-0"

B3 ISLAND 4 DRAWER - SECTION

1" = 1'-0"

B4 PENINSULA SECTION

1" = 1'-0"

B5 UPPER CABINET - STANDARD

1" = 1'-0"

B6 UPPER - FRIDGE

1" = 1'-0"

B7 UPPER - OVEN RANGE

1" = 1'-0"

07

STATE OF UTAH
Howard Trent Smith
No. 10659221-6301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date **11/21/2023 2:40:39 PM**
Project Submission **ADDENDUM**
Project Number **2234**

Drawn by **Author**
Checked by **Checker**

modern OUTWEST

Architect **MODERN OUT WEST**
360 West 400 North
Salt Lake City, UT 84103
trent@modernoutwest.com

Structural **MJ STRUCTURAL**
5673 S Redwood Rd
Taylorsville, UT 84123
bhaywood@mjstructuralengineers.com

Mechanical **SHAKESPEARE ENGINEERING**
4241 South River Rd Ste B,
St George, UT 84790
brad@shakespeare-eng.com

Electrical **RMCE**
2335 W 12600 S
Riverton, UT 84065
eric@rmceut.com

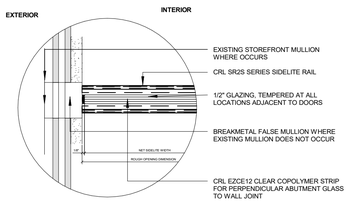
Civil **DOMINION ENGINEERING**
South Green St
Murray, UT 84123
jeremyh@dominionenq.net

Landscape **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
jzaugg@greatbasineng.com

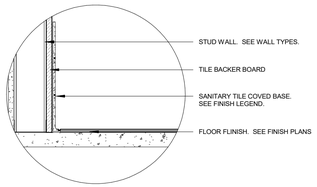
STUDIO CROSSING MIXED USE
AA502 DETAILS - MILLWORK
6

Digitally signed by Howard Trent Smith
Date: 2023.06.23 16:04:36 -06'00'

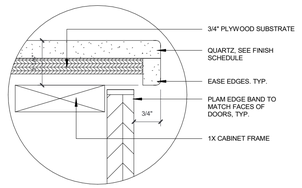
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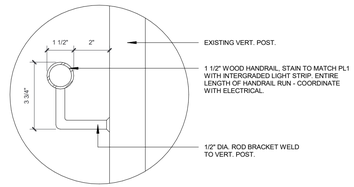
D1 CRL AT EXT STOREFRONT
3" = 1'-0"



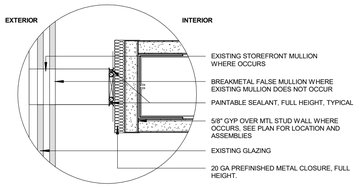
D2 BASE - TILE
1 1/2" = 1'-0"



D3 NOSING - QUARTZ
6" = 1'-0"

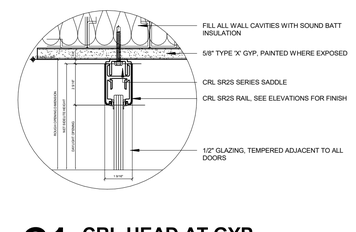


D4 WELDED HANDRAIL DETAIL
3" = 1'-0"

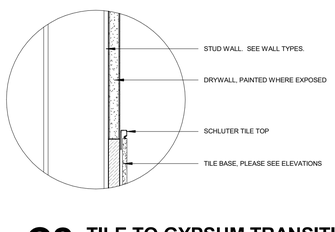


D5 WALL AT EXT STOREFRONT
3" = 1'-0"

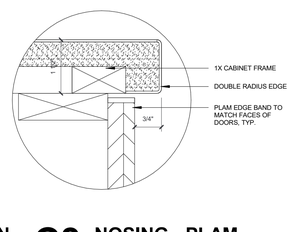
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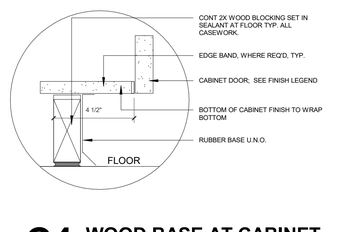
C1 CRL HEAD AT GYP
3" = 1'-0"



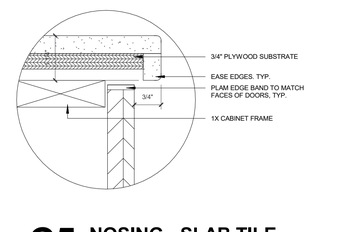
C2 TILE TO GYPSUM TRANSITION
3" = 1'-0"



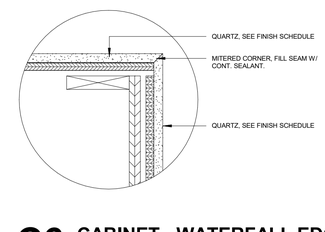
C3 NOSING - PLAM
6" = 1'-0"



C4 WOOD BASE AT CABINET
3" = 1'-0"

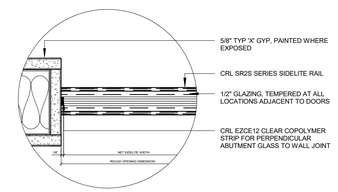


C5 NOSING - SLAB TILE
6" = 1'-0"

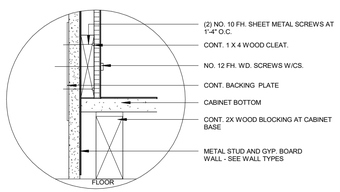


C6 CABINET - WATERFALL EDGE
3" = 1'-0"

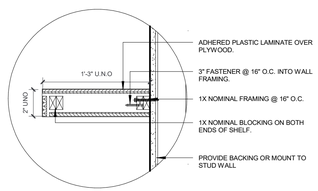
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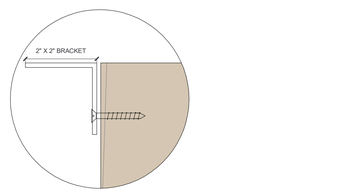
B1 CRL JAMB AT WALL PARALLEL
3" = 1'-0"



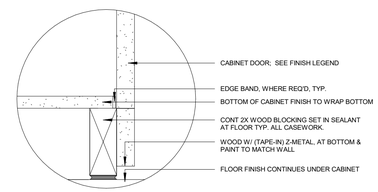
B2 BASE CABINET ATTACHMENT
3" = 1'-0"



B3 MILLWORK - HOLLOW SHELF
1 1/2" = 1'-0"

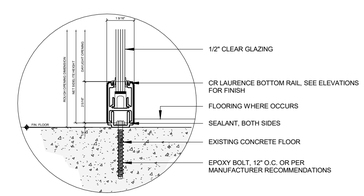


B4 WOOD WALL CEILING ATTACH.
6" = 1'-0"

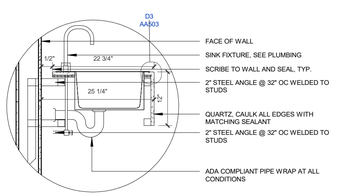


B5 BASE REVEAL AT CABINET
3" = 1'-0"

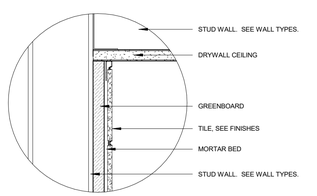
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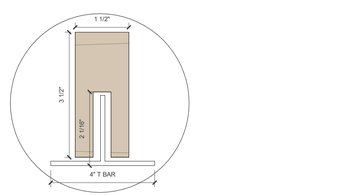
A1 CRL BASE AT SLAB
3" = 1'-0"



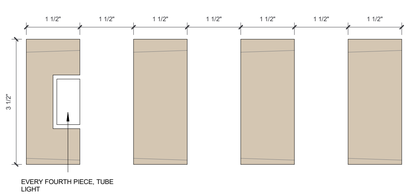
A2 OPEN CABINET W/ SINK
3/4" = 1'-0"



A3 TILE INSIDE CORNER / CEILING
3" = 1'-0"



A4 WOOD WALL FLOOR ATTACH.
6" = 1'-0"



A5 WOOD SLAT WALL SECTION
6" = 1'-0"

A

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client: **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date: **11/21/2023 2:40:43 PM**
Project Submission: **ADDENDUM**
Project Number: **2234**

Drawn by: **Kyle Rowbotham**
Checked by: **Trent Smith**

modern OUTWEST

Architect: **MODERN OUT WEST**
380 W'est 400 North
Salt Lake City, UT 84103
trent@modernoutwest.com

Structural: **MJ STRUCTURAL**
5673 S Redwood Rd
Taylorsville, UT 84123
bhaywood@mjstructuralengineers.com

Mechanical: **SHAKESPEARE ENGINEERING**
4241 South River Rd Ste B
St George, UT 84790
brad@shakespeare-eng.com

Electrical: **RMCE**
2335 W 12600 S
Riverton, UT 84065
eric@rmceut.com

Civil: **DOMINION ENGINEERING**
South Green St
Murray, UT 84123
jeremyh@dominioneng.net

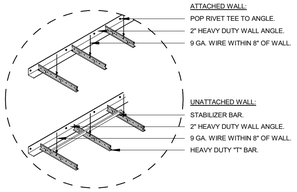
Landscape: **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA503 DETAILS
6

01 02 03 04 05 06 07

E

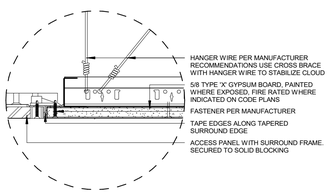
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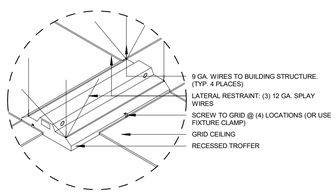
NOTE:
NOT REQUIRED FOR CEILINGS LESS THAN 144 SF (7/8" WALL ANGLE FOR CEILINGS LESS THAN 144 SF)

C

C1 SUSPENDED EDGE
1 : 10

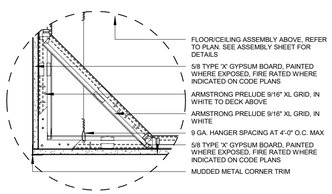


C2 TYP. SUSPEND BAFFLE ELEV.1
1 1/2" = 1'-0"

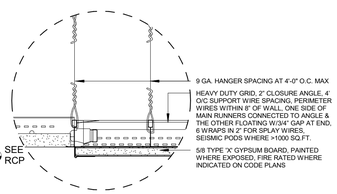


NOTE:
ABOVE APPLIES TO TYPICAL LIGHT FIXTURE OVER 56 LBS. FOR FIXTURES UNDER 56 LBS PROVIDE (1) WIRE EA. DIAGONAL CORNER TO STRUCTURE (WIRES MAY BE SLACK).

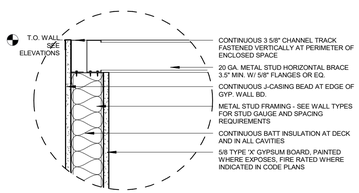
C3 TYP. SUSPENDED BAFFLE1
1 1/2" = 1'-0"

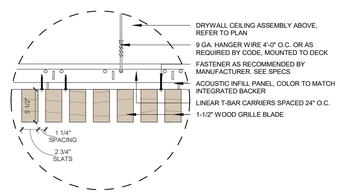


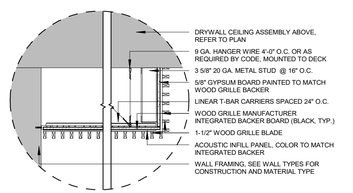
C4 TILE INSIDE CORNER / CEILING
3" = 1'-0"



C5 ACOUSTICAL CLOUD EDGE
3" = 1'-0"



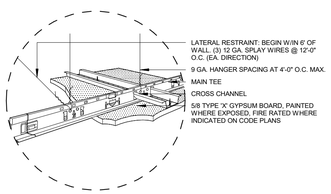




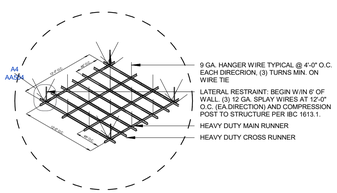
B7 CLNG WOOD TYPICAL UPTURN
3/4" = 1'-0"

B

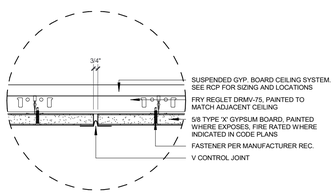
B1 CEILING - ACCESS PANEL1
3" = 1'-0"



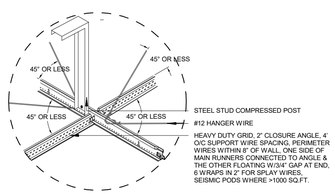
B2 TYP LIGHT FIXTURE BRACING
1 1/2" = 1'-0"



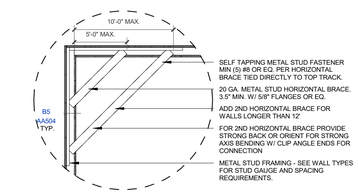
B3 CEILING GYP SOFFIT1
1 1/2" = 1'-0"



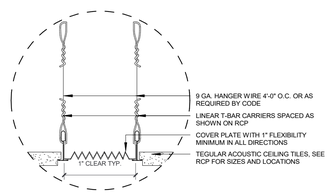
B4 ACOUSTIC TO GYP - FLUSH
3" = 1'-0"



B5 TOP TRACK - NON-FULL HEIGHT
1 1/2" = 1'-0"



B6 WOOD SLAT CEILING ELEV.1
1" = 1'-0"



A

A1 CEILING - SUSPENDED GYP
3/8" = 1'-0"

A2 TYP SUSPENDED BRACING
1 : 10

A3 GYP. CEILING CONTROL JOINT
3" = 1'-0"

A4 TYP CEILING BRACING1
1 : 6

A5 HORIZONTAL WALL BRACING
3/8" = 1'-0"

A6 GYP. CEILING CONTROL JOINT
3" = 1'-0"

01 02 03 04 05 06 07

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:40:48 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

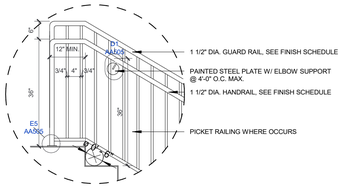
modern
OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12900 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

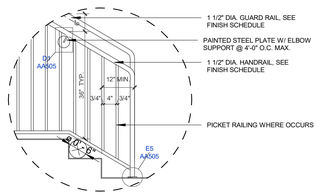
STUDIO CROSSING MIXED USE
AA504 DETAILS - CEILING

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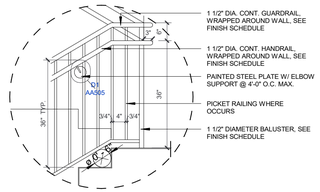
E



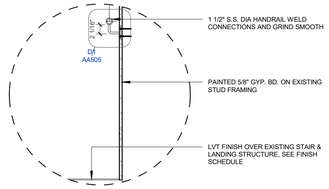
E1 RAIL EXTENSION, TYP.
1/2" = 1'-0"



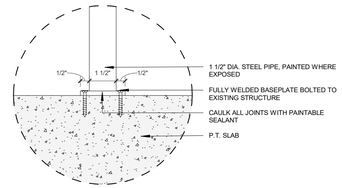
E2 RAIL EXTENSION, TYP.
1/2" = 1'-0"



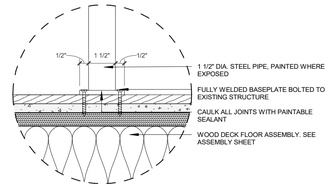
E3 RAIL AT INTERMEDIATE WALL
1/2" = 1'-0"



E4 HANDRAIL SECTION, TYP
3/4" = 1'-0"

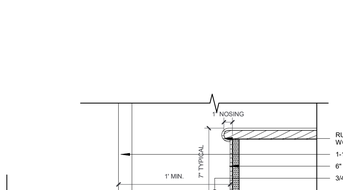


E5 RAILING MOUNT AT SLAB
3" = 1'-0"

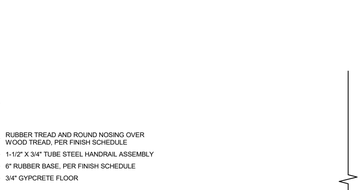


E6 RAIL MOUNT AT WOOD DECK
3" = 1'-0"

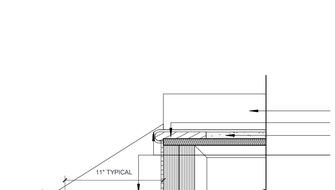
D



D1 MID-RAIL DETAIL
3" = 1'-0"



D2 HANDRAIL TERMINATION
3" = 1'-0"



D3 RAIL TYP. WALL BRACKET
3" = 1'-0"



D4 BASE RAILING
6" = 1'-0"

D5 END RAILING
6" = 1'-0"

D6 WELDED HANDRAIL DETAIL
3" = 1'-0"



D7 ANGLED TOP RAILING
6" = 1'-0"

C

C1 ANGLED BASE RAILING
6" = 1'-0"

C2 INCLINE T-RAILING
6" = 1'-0"

C3 ELEVATOR SILL STUD FRAME
1" = 1'-0"

C4 ELEVATOR JAMB STUD WALL
3/4" = 1'-0"

C5 ELEVATOR SILL AT SLAB
1" = 1'-0"

B

A1 STAIR SECTION DETAIL AT LANDING (BOTTOM)
1 1/2" = 1'-0"

A3 STAIR SECTION DETAIL AT LANDING (TOP)
1 1/2" = 1'-0"

A

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

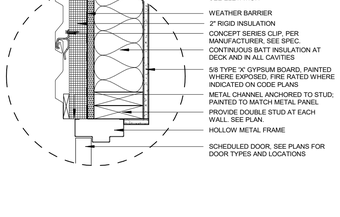
No.	Revision Description	Date
6	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:40:53 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

modern OUTWEST

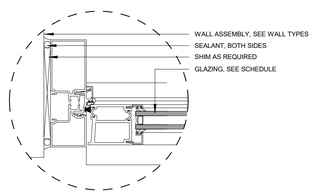
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominionerg.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

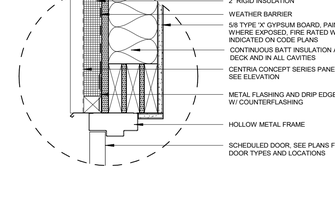
STUDIO CROSSING MIXED USE
AA505 DETAILS - STAIR AND RAILING



E4 HM @ METAL PANEL JAMB

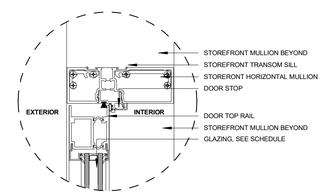
1 1/2" = 1'-0"

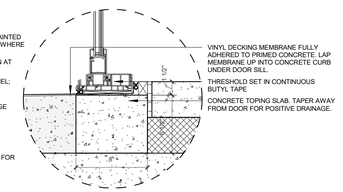




E5 HM @ METAL PANEL HEAD

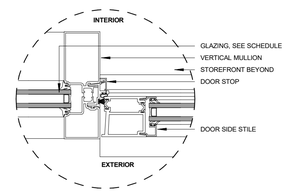
1 1/2" = 1'-0"

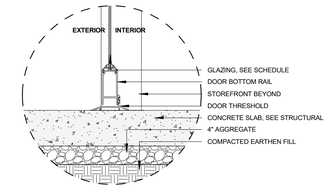




E6 DOOR THRESHOLD

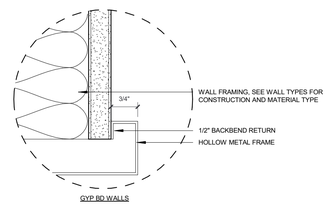
1 1/2" = 1'-0"





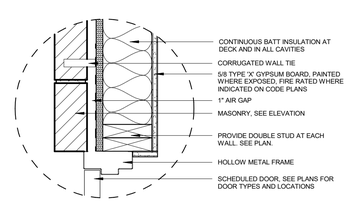
E7 SF 451 DOOR STD SILL1

1 1/2" = 1'-0"



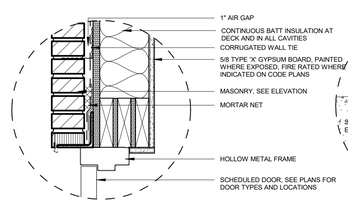
D4 SF 451 DOOR JAMB @ WALL1

3" = 1'-0"



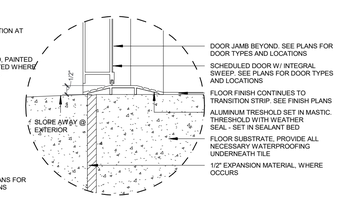
D5 SF DOOR HEAD

3" = 1'-0"



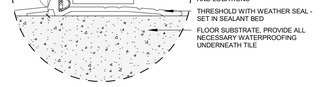
D6 SF DOOR JAMB

3" = 1'-0"



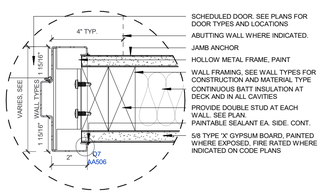
D7 HM FRAME RETURN

6" = 1'-0"



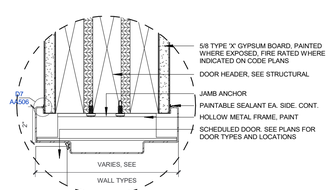
C4 DOOR JAMB @ MASONRY WALL

1 1/2" = 1'-0"



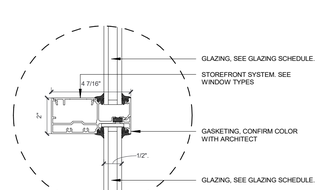
C5 DOOR HEAD @ MASONRY WALL

1 1/2" = 1'-0"



C6 ALUMINUM THRESHOLD1

3" = 1'-0"

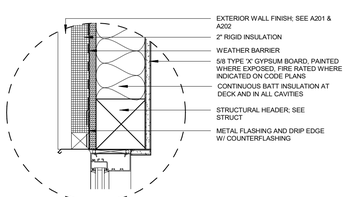


C7 THRESHOLD AT EXTERIOR

6" = 1'-0"

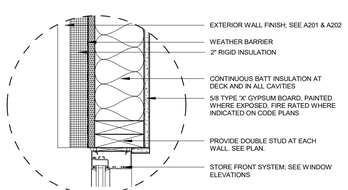
B4 TYP HM FRAME DOOR

3" = 1'-0"



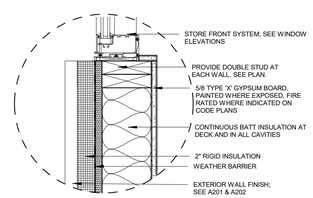
B5 TYP HM FRAME HEAD

3" = 1'-0"



B6 SF MULLION VERT / HOR

3" = 1'-0"



A4 TYP STOREFRONT HEAD

1 1/2" = 1'-0"

A5 TYP STOREFRONT JAMB

1 1/2" = 1'-0"

A6 TYP STOREFRONT SILL

1 1/2" = 1'-0"

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

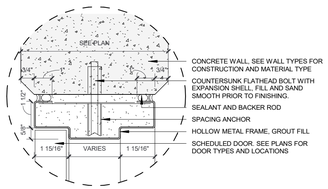
No.	Revision Description	Date
0	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:40:57 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

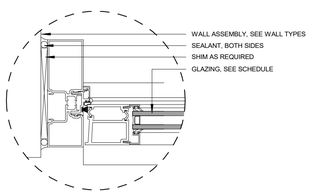
modern
OUTWEST

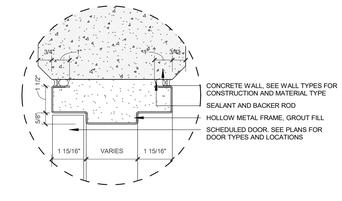
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA506 DETAILS - OPENINGS
6

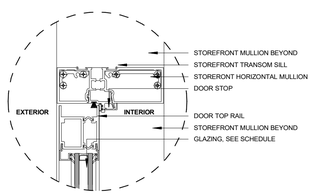


E4 DOOR JAMB AT CONC. WALL
3" = 1'-0"

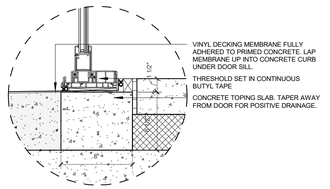




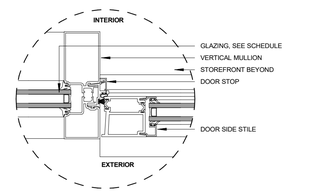
E5 DOOR HEAD AT CONC. WALL
3" = 1'-0"

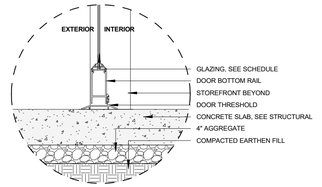


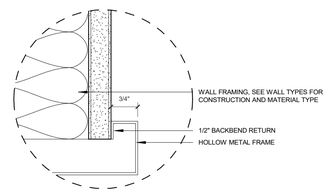
E6 DOOR-TRESHOLD @ PT SLAB
1 1/2" = 1'-0"



E2 SF 451 DOOR STD SILL
1 1/2" = 1'-0"

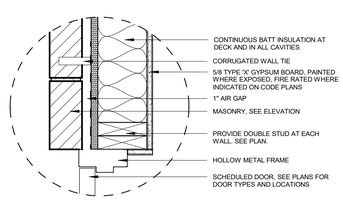




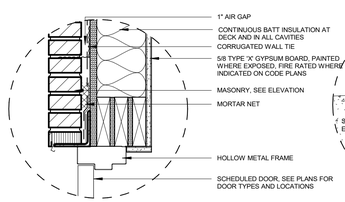


GYP BD WALLS

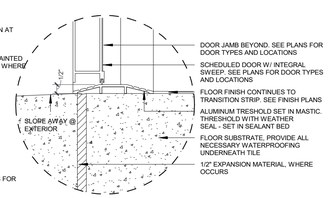
D4 SF 451 DOOR JAMB @ WALL
3" = 1'-0"



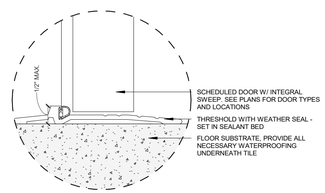
D5 SF DOOR HEAD
3" = 1'-0"



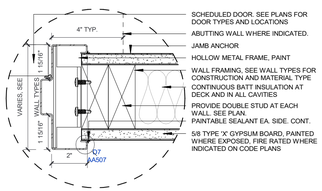
D6 SF DOOR JAMB
3" = 1'-0"



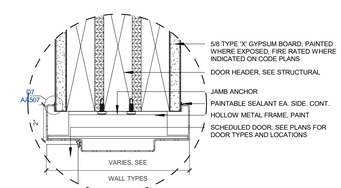
D7 HM FRAME RETURN
6" = 1'-0"



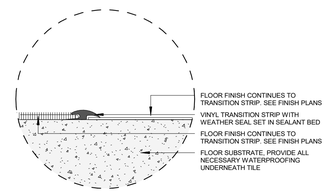
C4 DOOR JAMB AT MASONRY WALL
1 1/2" = 1'-0"



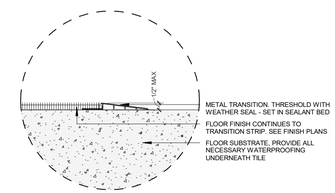
C5 DOOR HEAD AT MASONRY WALL
1 1/2" = 1'-0"



C6 ALUMINUM THRESHOLD
3" = 1'-0"

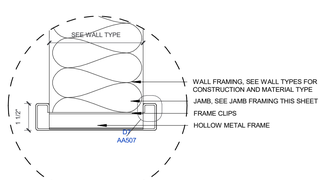


C7 THRESHOLD AT EXTERIOR
6" = 1'-0"

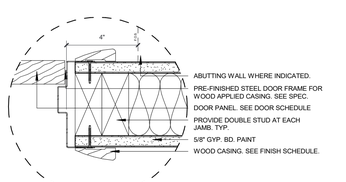


B4 TYP HM FRAME DOOR
3" = 1'-0"

B5 TYP HM FRAME HEAD
3" = 1'-0"



B6 TYP VINYL THRESHOLD
3" = 1'-0"



B7 METAL TRANSITION STRIP
3" = 1'-0"

A5 JAMB AT CASED OPENING
3" = 1'-0"

A6 HM FRAME W/ WOOD CASING
3" = 1'-0"

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/23/2023

No.	Revision Description	Date
0	Addendum 06	09/29/2023

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:41:02 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

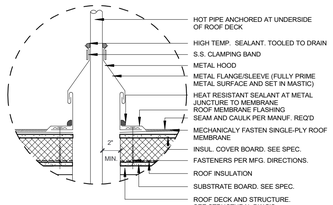
modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

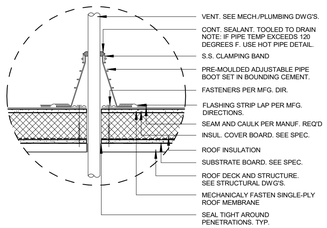
STUDIO CROSSING MIXED USE

AA507 DETAILS - DOORS

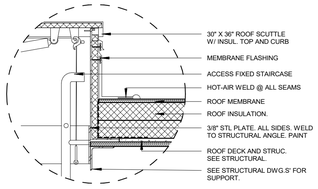
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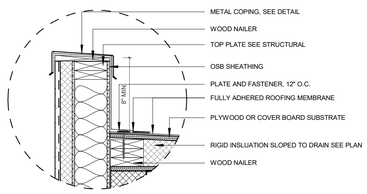
D1 HOT PIPE PENETRATION
1" = 1'-0"



D2 PIPE PENETRATION
1" = 1'-0"

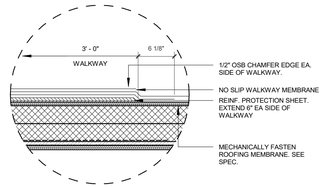


D3 ROOF - ACCESS HATCH
1" = 1'-0"

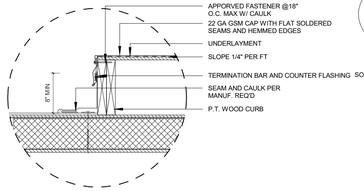


D4 PARAPET FLASHING
1" = 1'-0"

8

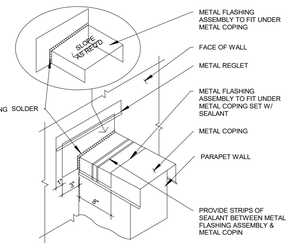


D5 ROOF-REINFORCED WALK MAT
1" = 1'-0"

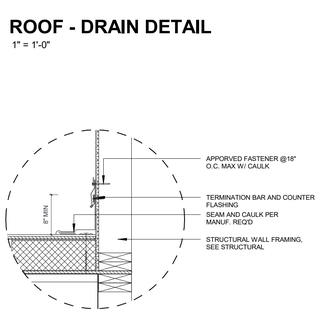


D6 ROOF-MECHANICAL PLATFORM
1" = 1'-0"

8

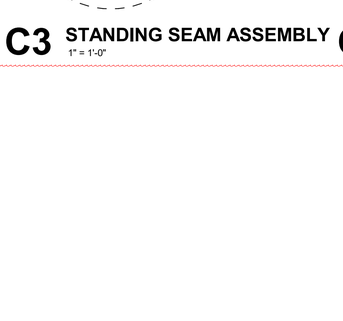


D7 ROOF COPING FLASHING
1" = 1'-0"

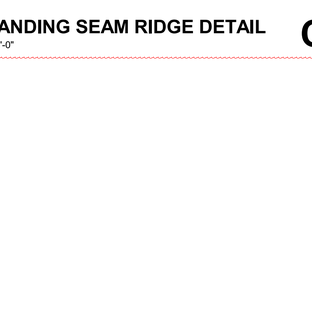


C1 ROOF - DRAIN DETAIL
1" = 1'-0"

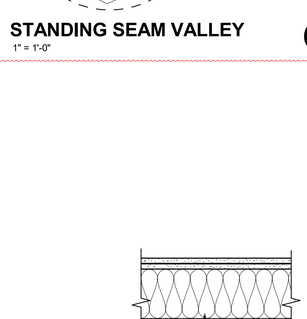
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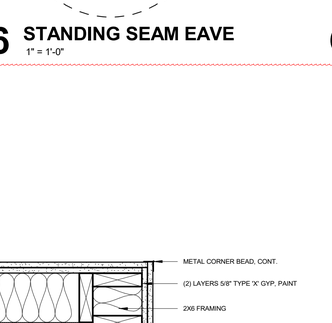
C3 STANDING SEAM ASSEMBLY
1" = 1'-0"



C4 STANDING SEAM RIDGE DETAIL
1" = 1'-0"



C5 STANDING SEAM VALLEY
1" = 1'-0"



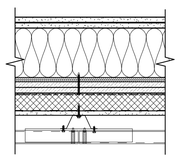
C6 STANDING SEAM EAVE
1" = 1'-0"

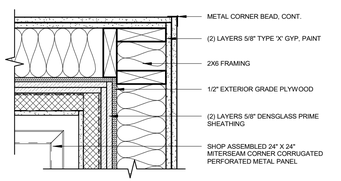


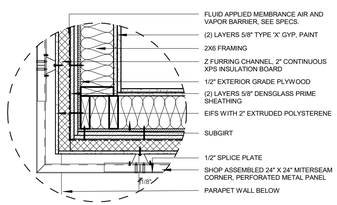
C7 GUTTER DETAIL
1" = 1'-0"

B1 ROOF-WALL FLASHING
1" = 1'-0"

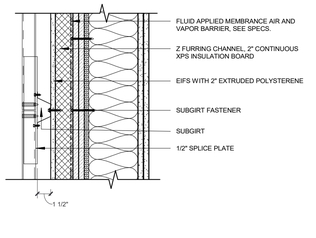
8







A5 PP OUTSIDE CORNER MITER
1" = 1'-0"



B6 PP INSIDE CORNER MITER
1 1/2" = 1'-0"



No.	Revision Description	Date
6	Addendum 06	09/29/2023
8	Revision 8	Date 8

Client	**GRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:41:07 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

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OUTWEST

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Electrical	**RMCE** 2335 W 12600 S Riverton, UT 84065 eric@rmceut.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyf@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING MIXED USE
AA508 DETAILS - ROOF/WALL

6

FINISH SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLLECTION/STYLE	COLOR	COMMENTS
EXTERIOR					
AL	ALUMINUM STOREFRONT	KAWNEER 451	4.5" X 2.5" PROFILE	ANODIZED DARK BRONZE	HARDWARE: 4' LADDER PULL WITH OFFSET ATTACHMENT
W1	WOOD SIDING	LONGBOARD	PROFILE: TONGUE IN GROOVE PLANKS, SIZE: 4" V-GROOVE	LIGHT NATIONAL WALNUT LNW	PRECISON TRIM PACKAGE
M1	STANDING SEAM METAL	CENTRIA METAL	STANDING SEAM METAL, CONCEPT SERIES: CS-612, CONCEALED FASTENER	9912 LIGHT SEAWOLF	
M2	CORRUGATED METAL PANEL	CENTRIA METAL	CORRUGATED METAL PANEL, INSTALLED HORIZONTALLY, PROFILE: ECONOLAP 3/4"	156 COLONIAL RED	
P1	STUCCO	DRYVIT	TEXTURE: FREESTYLE	MATCH FINICKY	
B1	TAN BRICK	INTERSTATE	SEE ELEVATION FOR PATTERN, TEXTURE: MATTE, SIZE: NORMAN 4" X 2 1/4" X 12"	TUMBLEWEED	80% TUMBLEWEED :10% SAWGRASS :10% SMOKY MOUNTAIN
B2	RED BRICK	INTERSTATE	SEE ELEVATION FOR PATTERN, TEXTURE: MATTE, SIZE: NORMAN 4" X 2 1/4" X 12"	PARK ROSE	
B3	BLACK BRICK	INTERSTATE	SEE ELEVATION FOR PATTERN, TEXTURE: MATTE, SIZE: NORMAN 4" X 2 1/4" X 12"	COAL	
R1	STANDING SEAM METAL ROOFING	WESTERN STATES METAL ROOFING	WESTERN LOCK STANDING SEAM. SNAP-LOCK CLIP SYSTEM	MATCH ALUMINUM DARK BRONZE	GUTTERS FINISH TO MATCH ROOFING COLOR
S1	CEMENTITIOUS SIDING	JAMES HARDIE	ARTISAN SHIPLAP SIDING	COBBLE STONE	
ST	MISC EXPOSED STRUCTURAL AND DECORATIVE STEEL	MULTIPLE	FABRICATED EXTERIOR AWNINGS AND MISC FLASHING	MATCH ALUMINUM DARK BRONZE	PROVIDE COLOR FINISH SAMPLE PRIOR TO FABRICATION
C1	CONCRETE				
PAINT					
PT1	GENERAL PAINT	SHERWIN WILLIAMS	SW 7671 ON THE ROCKS	WALL: EGGSHELL ADJ. HM DOORS & FRAMES: SEMI-GLOSS ADJ. BASE & CASE: SEMI-GLOSS CEILING: FLAT	
PT2	UNIT DOOR & FRAME PAINT	SHERWIN WILLIAMS	SW 7018 DOVETAIL	SEMI-GLOSS	
PT3	ACCENT PAINT	SHERWIN WILLIAMS	SW 6209 RIPE OLIVE	ONE WALL PER BEDROOM: EGGSHELL	
WALL FINISHES					
TILE					
FLOOR					
LVT	LUXURY VINYL TILE	MANNINGTON COMMERCIAL	COLLECTION: WALKWAY, STYLE: WOOD	BOLLY BEACH WW120	SIZE: 6IN X 36IN, EDGE PROFILE: SQUARED, INSTALLATION METHOD: RANDOM STAGGER
LVT2	LUXURY VINYL TILE	MANNINGTON COMMERCIAL	COLLECTION: WALKWAY 20, STYLE: WOOD	BOLLY BEACH W120	SIZE: 6IN X 36IN, EDGE PROFILE: MICRO BEVELED, INSTALLATION METHOD: RANDOM STAGGER
SC	SEALED CONCRETE	ENDURASEAL		CLEAR FINISH	
WCT	WALK OFF MODULAR CARPET TILE	MANNINGTON COMMERCIAL	COLLECTION: FRIXTION, STYLE: CHARGE	KINETIC 11360	SIZE: 18IN X 36IN, INSTALLATION METHOD: HORIZONTAL BRICK ASHLAR
BASE					
WB1	WOOD BASE AND CASE MOULDING	TBD	SQUARE PROFILE	MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH	WOOD SPECIES: TBD
CEILING					
CASEWORK					
CW1	CASEWORK	ARBORITE	HIGH PRESSURE LAMINATE	WILLOW GREY	FINISH: VELVATEX
QZ1	THINSCAPE PERFORMANCE COUNTERTOP	WILSONART	THINSCAPE	PIETRA NOIR TS405, FINISH: LUSTER, EDGE PROFILE: REVERSE KNIFE	COORDINATE DECK SEAMS WITH ARCHITECT BEFORE FABRICATION
HW1	CABINET HARDWARE	TBD	TBD	BLACK	TBD

ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLLECTION/STYLE	COLOR	COMMENTS
RESTROOM					
	TOWEL RING	DELTA	TRINSIC 759460-BL	MATTE BLACK	
	TISSUE HOLDER	DELTA	TRINSIC 75950-BL	MATTE BLACK	
	CURVED SHOWER ROD	MOEN	TRIVA CSR2168BL	MATTE BLACK	
	24 INCH TOWEL BAR	DELTA	TRINSIC 759240-BL	MATTE BLACK	
	ROBE HOOK	DELTA	TRINSIC 75935-BL	MATTE BLACK	

FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLLECTION/STYLE	COLOR	COMMENTS
RESTROOM					
SS1	TUB & SHOWER SURROUND	MINCEY MARBLE	TS-CS 4X12 VERTICAL CONTEMPORARY SHOWER WALL PANEL SYSTEM	WHITE 2250	
	SHOWER PAN	MINCEY MARBLE	SP-3636 36X36 CENTER DRAIN SHOWER PAN	WHITE 2250	
	ALCOVE BATH	KOHLER	BELLWETHER K-848-0	WHITE	66X32 ALCOVE BATH, RIGHT DRAIN
	ALCOVE BATH	KOHLER	BELLWETHER K-847-0	WHITE	66X32 ALCOVE BATH, LEFT DRAIN
	BATHROOM FAUCET	GROHE	CIA 62218L	MATTE BLACK	
	SHOWER TRIM	DELTA	MODERN MONITOR 14 T14259-BL-PP	MATTE BLACK	
	TUB & SHOWER TRIM	DELTA	MODERN MONITOR 14 T14459-BL-PP	MATTE BLACK	
	TOILET	KOHLER	ADAIR K-3946-RA-0	WHITE	
	KITCHEN FAUCET	MOEN	CIA 7622BL	MATTE BLACK	
KITCHEN					
	KITCHEN SINK	BLANCO	PRECIS 30	COAL BLACK	
	KITCHEN SINK ADA	BLANCO	PRECIS ADA	COAL BLACK	

APPLIANCE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLLECTION/STYLE	COLOR	COMMENTS
KITCHEN					
	DISHWASER	GE APPLIANCES	MODEL GDT550PYRFS	FINGERPRINT RESISTANT STAINLESS STEEL	
	ELECTRIC RANGE	GE APPLIANCES	MODEL JBS60RKSS	STAINLESS STEEL	
	OVER-THE-RANGE MICROWAVE	GE APPLIANCES	MODEL JVM3162RJSS	STAINLESS STEEL / BLACK	
	TOP-FREEZER REFRIGERATOR	GE APPLIANCES	MODEL GTS18HYNRFS	FINGERPRINT RESISTANT STAINLESS STEEL	
	ADA DISHWASHER	GE APPLIANCES	MODEL GDT226SSLSS	STAINLESS STEEL	
	ADA ELECTRIC RANGE	GE APPLIANCES	MODEL JS645SLSS	STAINLESS STEEL	
	ADA COUNTERTOP MICROWAVE	GE APPLIANCES	MODEL PES7227SLSS	STAINLESS STEEL	
	ADA FRENCH-DOOR REFRIGERATOR	GE APPLIANCES	MODEL GFE26JSMSS	STAINLESS STEEL	
LAUNDRY					
	STACKABLE WASHER DRYER	GE APPLIANCES	MODEL GUD27EESNWW	WHITE ON WHITE (ELECTRIC)	
	ADA WASHER	GE APPLIANCES	MODEL GFW550SSNWW	WHITE	
	ADA DRYER	GE APPLIANCES	MODEL GFD55ESSNWW	WHITE	

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FINISH NOTES

SEE SHEET A500 FOR FURTHER DETAILS REGARDING FINISH OF INTERIOR SPACES.

CONTRACTOR TO PROVIDE A LIKE-NEW PRODUCT, ALL EXISTING WALL SURFACES NOTED TO RECEIVE NEW PAINT ARE TO BE PATCHED, REPAIRED, SANDED, AND PREPPED FOR NEW PAINT. COORDINATE ACCENT WALLS WITH ARCHITECT WHERE REQUIRED, MIN. (1) WALL PER OFFICE TYPICAL U.N.O.

CONTRACTOR TO PREP FLOOR SURFACE FOR NEW LVT IN ALL ROOMS WHERE NOTED, AND TO PROVIDE LVT PER SPECIFICATIONS INCLUDING RUBBER BASE SIZE AND FINISH AS SPECIFIED.

CONTRACTOR TO COORDINATE WITH OWNER ALL APPLIANCE SELECTIONS PRIOR TO FABRICATION OF MILLWORK TO ENSURE PROPER FIT. IF CONTRACTOR DOES NOT COORDINATE, MILLWORK IS TO BE MODIFIED TO ENSURE FIT AT NO COST TO OWNER.

EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

REFER TO SHEET A500 FOR ALL BACKING DETAILS, BACKING TO BE PROVIDED AT ALL TV LOCATIONS, AND AT EXISTING WALL LOCATION GYP PATCH/REPAIR/PAINT TO BE INCLUDED AT TIME OF BID.

ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE.

MECHANICAL NOTES

THE WORKING DRAWINGS ARE DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND,OR ELBOW NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL LOCATIONS FOR MECHANICAL EQUIPMENT SHALL BE FIELD VERIFIED AND COORDINATED WITH ALL DRAWINGS. THE CONTRACTOR SHALL PROVIDE OR COORDINATE WITH THE GENERAL CONTRACTOR PROVISIONS FOR BLOCKOUTS OR CORE DRILLS THROUGH STRUCTURE.

ELECTRICAL NOTES

THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.

DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVISES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
06/23/2023
LICENSED ARCHITECT

No.	Revision Description	Date
6	Addendum 06	09/29/2023

modern
OUTWEST

Client	**CRANDALL CAPITAL** **4001 Kearns Blvd** **Park City, UT 84060**
Print Date	**11/21/2023 2:41:08 PM**
Project Submission	**ADDENDUM**
Project Number	**2234**
Drawn by	**Kyle Rowbotham**
Checked by	**Trent Smith**

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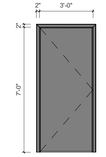
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STUDIO CROSSING MIXED USE

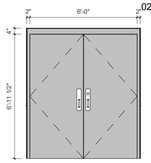
AA600 SCHEDULES

6



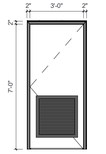
TYPE A

HOLLOW METAL FRAME, PAINT
HOLLOW METAL PANEL, PAINT



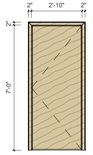
TYPE B

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HOLLOW METAL PANEL, PAINT



TYPE C

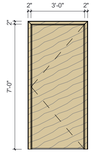
HOLLOW METAL FRAME, PAINT
HOLLOW METAL PANEL, PAINT
2'-0" X 2'-0" METAL LOUVER



TYPE D

WOOD FRAME, PAINT
WOOD PANEL, PAINT

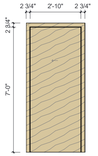
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TYPE E

WOOD FRAME, PAINT
WOOD PANEL, PAINT

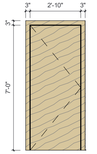
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TYPE F

WOOD FRAME, PAINT
WOOD PANEL, PAINT

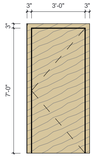
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TYPE G

WOOD FRAME, PAINT
WOOD PANEL, PAINT

6

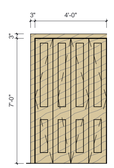


TYPE H

WOOD FRAME, PAINT
WOOD PANEL, PAINT

6

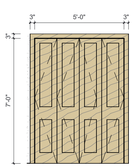
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TYPE J

WOOD FRAME, PAINT
WOOD PANEL, PAINT

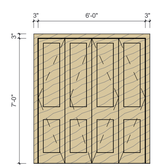
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TYPE K

WOOD FRAME, PAINT
WOOD PANEL, PAINT

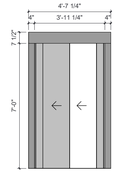
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TYPE L

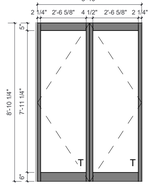
WOOD FRAME, PAINT
WOOD PANEL, PAINT

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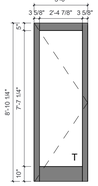
TYPE M

HOLLOW METAL FRAME, PAINT
PAIRED SOLID CORE WOOD, PAINT



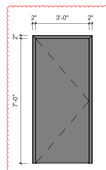
TYPE N

4 1/2" X 2 1/2" ALUMINUM
STOREFRONT



TYPE P

4 1/2" X 2 1/2" ALUMINUM
STOREFRONT INTERIOR



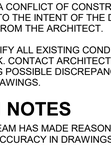
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TYPE Q

HOLLOW METAL FRAME, PAINT
HOLLOW METAL PANEL, PAINT

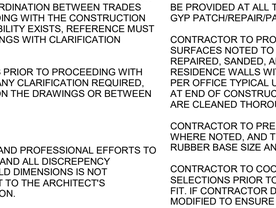
E1 DOOR TYPES

1/4" = 1'-0"



TYPE A

4 1/2" X 2 1/2" AMSCO
STUDIO SERIES



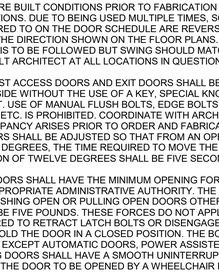
TYPE B

4 1/2" X 2 1/2" ALUMINUM STOREFRONT



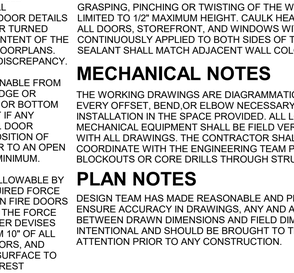
TYPE C

4 1/2" X 2 1/2" ALUMINUM STOREFRONT



TYPE D

4 1/2" X 2 1/2" ALUMINUM STOREFRONT



TYPE E

4 1/2" X 2 1/2" ALUMINUM STOREFRONT

TYPE F

4 1/2" X 2 1/2" ALUMINUM STOREFRONT

TYPE G

4 1/2" X 2 1/2" ALUMINUM STOREFRONT

TYPE H

4 1/2" X 2 1/2" ALUMINUM STOREFRONT

TYPE J

4 1/2" X 2 1/2" ALUMINUM STOREFRONT

TYPE K

4 1/2" X 2 1/2" ALUMINUM STOREFRONT

B1 WINDOW TYPES SCALE: 1/4" = 1' - 0"

1/4" = 1'-0"

0' 4' 8' 16'

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FINISH NOTES

SEE SHEET A600 FOR FURTHER DETAILS REGARDING FINISH OF INTERIOR SPACES. REFER TO SHEET A500 FOR ALL BACKING DETAILS, BACKING TO BE PROVIDED AT ALL TV LOCATIONS, AND AT EXISTING WALL LOCATION GYP PATCH/REPAIR/PAINT TO BE INCLUDED AT TIME OF BID.

CONTRACTOR TO PROVIDE A LIKE-NEW PRODUCT. ALL EXISTING WALL SURFACES NOTED TO RECEIVE NEW PAINT ARE TO BE PATCHED, REPAIRED, SANDED, AND PREPPED FOR NEW PAINT. COORDINATE RESIDENCE WALLS WITH ARCHITECT WHERE REQUIRED, MIN. (1) WALL PER OFFICE TYPICAL U.N.O. ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION, CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE.

CONTRACTOR TO PREP FLOOR SURFACE FOR NEW LVT IN ALL ROOMS WHERE NOTED, AND TO PROVIDE LVT PER SPECIFICATIONS INCLUDING RUBBER BASE SIZE AND FINISH AS SPECIFIED.

CONTRACTOR TO COORDINATE WITH OWNER ALL APPLIANCE SELECTIONS PRIOR TO FABRICATION OF MILLWORK TO ENSURE PROPER FIT. IF CONTRACTOR DOES NOT COORDINATE, MILLWORK IS TO BE MODIFIED TO ENSURE FIT AT NO COST TO OWNER.

EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT; USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVISES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR HARDWARE TO BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF SEALANT SHALL MATCH ADJACENT WALL COLOR OR BE PAINTABLE.

MECHANICAL NOTES

THE WORKING DRAWINGS ARE DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND,OR ELBOW NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL LOCATIONS FOR MECHANICAL EQUIPMENT SHALL BE FIELD VERIFIED AND COORDINATED WITH ALL DRAWINGS. THE CONTRACTOR SHALL PROVIDE OR COORDINATE WITH THE ENGINEERING THE PLUMBING PROVISIONS FOR BLOCKOUTS OR CORE DRILLS THROUGH STRUCTURE.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

Hardware Group No. 01
For use on Door #(s):**108** **158**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	STOREROOM LOCK	W581P6 LAT	622	FAL
1	EA	ELECTRIC STRIKE	6211 FSE 12/162/429 VAC/VDC	630	VON
1	EA	SURFACE CLOSER	SC81A HDPA FC	622	FAL
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	BLK	IVE
1	EA	WALL STOP	WS406/407CCV	BLK	IVE
3	EA	SILENCER	SR64	GRY	IVE
2	EA	WIRE HARNESS	CON-XX AS REQUIRED		SCH
1	EA	CARD READER	BY SECURITY CONTRACTOR	BLK	SCE
1	EA	DOOR CONTACT	7764 / 679-05 AS REQUIRED	628	SCE
1	EA	POWER SUPPLY	BY SECURITY CONTRACTOR	LGR	SCE

Hardware Group No. 02
For use on Door #(s):
202 **203** **253** **302** **303** **351** **353**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	FIRE EXIT HARDWARE	F-25-R-L-BE-LAT	622	FAL
1	EA	SURFACE CLOSER	SC81A HDPA FC	622	FAL
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	BLK	IVE
1	EA	WALL STOP	WS406/407CCV	BLK	IVE
1	EA	SET GASKETING	488SBK	BK	ZER

Hardware Group No. 03
For use on Door #(s):**104** **154**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	FIRE EXIT HARDWARE	F-25-R-L-BE-LAT	622	FAL
1	EA	SURFACE CLOSER	SC81A SS FC	622	FAL
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	BLK	IVE
1	EA	WALL STOP	WS406/407CCV	BLK	IVE
1	SET	SET GASKETING	488SBK	BK	ZER

Hardware Group No. 04
For use on Door #(s):**200** **205** **250** **255** **300** **305** **350** **355**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	STOREROOM LOCK	W581P6 LAT	622	FAL
1	EA	SURFACE CLOSER	SC81A SS FC	622	FAL
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	BLK	IVE
3	EA	SILENCER	SR64	GRY	IVE

Hardware Group No. 05
For use on Door #(s):**101** **204** **205B** **254** **255B** **304** **307** **354** **355B**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	STOREROOM LOCK	W581P6 LAT	622	FAL
1	EA	WALL STOP	WS406/407CCV	BLK	IVE
3	EA	SILENCER	SR64	GRY	IVE

Hardware Group No. 06
For use on Door #(s):
206 **256** **306** **356**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	PANIC HARDWARE	25-R-L-NL-LAT	622	FAL
1	EA	MORTISE CYLINDER	AS REQUIRED	622	SCH
1	EA	SURFACE CLOSER	SC81A SS FC	622	FAL
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	BLK	IVE
1	EA	SET GASKETING	488SBK	BK	ZER

Hardware Group No. 07
For use on Door #(s):**105** **155**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	ENTRY / OFFICE LOCK	W511P6 LAT	622	FAL
1	EA	WALL STOP	WS406/407CCV	BLK	IVE
3	EA	SILENCER	SR64	GRY	IVE

Hardware Group No. 08
For use on Door #(s):**156**
Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
6	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	CONST LATCHING BOLT	FB51P	BLK	IVE
1	EA	DUST PROOF STRIKE	DP2	BLK	IVE
1	EA	STOREROOM LOCK	T581P6 LAT	622	FAL
1	EA	OH STOP	450S	622	GLY
1	EA	SURFACE CLOSER	SC81A SS FC	622	FAL
2	EA	KICK PLATE	8400 10" X 1" LDW B-CS	BLK	IVE
1	EA	RAIN DRIP	142BK	BK	ZER
1	SET	GASKETING	4298K-S	BK	ZER
2	EA	DOOR SWEEP	39BK	BK	ZER
1	EA	ASTRAGAL	43STST	STST	ZER
2	EA	MEETING STILE	8194BK	BK	ZER
1	EA	THRESHOLD	VERIFY SILL CONDITION	BK	ZER
2	EA	DOOR CONTACT	7764 / 679-05 AS REQUIRED	628	SCE
1	EA	KNOX BOX 3200 SERIES			KNO

Hardware Group No. 09
For use on Door #(s):**106**
Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
6	EA	HINGE	5BB1 4.5 X 4.5 NRP	BBLK/622	IVE
1	EA	CONST LATCHING BOLT	FB51P	BLK	IVE
1	EA	DUST PROOF STRIKE	DP2	BLK	IVE
1	EA	STOREROOM LOCK	T581P6 LAT	622	FAL
1	EA	SURFACE CLOSER	SC71A HDPA	622	FAL
2	EA	KICK PLATE	8400 10" X 1" LDW B-CS	BLK	IVE
2	EA	FLOOR STOP	FS18S	BLK	IVE
1	EA	RAIN DRIP	142BK	BK	ZER
1	SET	GASKETING	4298K-S	BK	ZER
2	EA	DOOR SWEEP	39BK	BK	ZER
1	EA	ASTRAGAL	43STST	STST	ZER
2	EA	MEETING STILE	8194BK	BK	ZER
1	EA	THRESHOLD	VERIFY SILL CONDITION	BK	ZER
2	EA	DOOR CONTACT	7764 / 679-05 AS REQUIRED	628	SCE

Hardware Group No. AL01
For use on Door #(s):**100** **102** **150** **152** **153**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	CONT. HINGE	112XY EPT	315AN	IVE
1	EA	POWER TRANSFER	EPT10 CON	SP313	VON
1	EA	ELEC FIRE EXIT HARDWARE	RX-MEL-F-24-R-C-718-CON 24 VDC	622	FAL
1	EA	MORTISE CYLINDER	AS REQUIRED	622	SCH
1	EA	LONG DOOR PULL	9264F 36" 20" STD	BLK	IVE
1	EA	SURF. AUTO OPERATOR	4642 TBWMS 120 VAC	693	LCN
1	EA	ACTUATOR PKG	8310-3857T	630	LCN
1	EA	WEATHER RING	8310-801		LCN
1	EA	DOOR SWEEP	39BK	BK	ZER
1	EA	THRESHOLD	VERIFY SILL CONDITION	BK	ZER
2	EA	WIRE HARNESS	CON-XX AS REQUIRED		SCH
1	EA	CARD READER	BY SECURITY CONTRACTOR	BLK	SCE
1	EA	DOOR CONTACT	7764 / 679-05 AS REQUIRED	628	SCE
1	EA	POWER SUPPLY	BY SECURITY CONTRACTOR	LGR	SCE
1	EA	WIRING, PT TO PT DIAGRAM & ELEVATION DIAGRAM	BY HARDWARE SUPPLIER		
1		SEALS BY DOOR / FRAME MANUFACTURER			

DOOR IS NORMALLY LOCKED. RESTRICTING ENTRY.
AUTHORIZED CREDENTIAL AT OUTSIDE CARD READER MOMENTARILY RETRACTS LATCH TO ALLOW ENTRY OR BY KEY.
AUTHORIZED CREDENTIAL AT OUTSIDE CARD READER TO ALLOW ADA PUSH BUTTON TO ACTIVATE AUTO OPERATOR AND OPEN DOOR INSIDE ADA PUSH BUTTON ALWAYS ACTIVE.SHOULD OWNER DESIRE ACCESS CONTROL SYSTEM MAY HAVE LATCH RETRACTED DURING OPEN HOURS TO ALLOW FREE PUBLIC ENTRY. INSIDE TOUCHBAR ALWAYS ALLOWS EGRESS.

Hardware Group No. AL02
For use on Door #(s):**103** **118** **126** **168** **176**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	CONT. HINGE	112XY	315AN	IVE
1	EA	EXIT INDICATOR	4089	622	ADA
1	EA	DEADLOCK	MS1850	BLK	ADA
1	EA	MORTISE CYL TURN	AS REQUIRED	622	SCH
1	EA	MORTISE CYLINDER	AS REQUIRED	622	SCH
1	EA	PUSHPULL BAR	9190HD-10"	BLK	IVE
1	EA	OH STOP	100S	BLK	GLY
1	EA	SURFACE CLOSER	SC71A HDPA	622	FAL
1	EA	MOUNTING PLATE	SC70A-18PA	622	FAL
1	EA	CUSH SHOE SUPPORT	SC70A-30	622	FAL
1	EA	BLADE STOP SPACER	SC70A-61	622	FAL
1	SET	SEALS	BY DOOR / FRAME MANUFACTURER		
1	EA	DOOR SWEEP	39BK	BK	ZER
1	EA	THRESHOLD	VERIFY SILL CONDITION	BK	ZER
1	EA	DOOR CONTACT	7764 / 679-05 AS REQUIRED	628	SCE

Hardware Group No. AL03
For use on Door #(s):**107** **109** **110** **112** **113** **114** **115** **116** **117** **119** **120** **121** **122**
123 **124** **125** **127** **159** **160** **162** **163** **164** **165** **166** **167** **169** **170** **171**
172 **173** **174** **175** **177** **178**
Provide each PR door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA	CONT. HINGE	112XY	315AN	IVE
2	SET	HEADER / THRESHOLD BOLT	4015 X 4085	622	ADA
1	EA	EXIT INDICATOR	4089	622	ADA
1	EA	DEADLOCKMS	1850	BLK	ADA
1	EA	MORTISE CYL TURN	AS REQUIRED	622	SCH
1	EA	MORTISE CYLINDER	AS REQUIRED	622	SCH
2	EA	PUSHPULL BAR	9190HD-10"	BLK	IVE
2	EA	OH STOP	100S	BLK	GLY
2	EA	SURFACE CLOSER	SC71A HDPA	622	FAL
2	EA	MOUNTING PLATE	SC70A-18PA	622	FAL
2	EA	CUSH SHOE SUPPORT	SC70A-30	622	FAL
2	EA	BLADE STOP SPACER	SC70A-61	622	FAL
1	SET	SEALS	BY DOOR / FRAME MANUFACTURER		
2	EA	DOOR SWEEP	39BK	BK	ZER
1	EA	THRESHOLD	VERIFY SILL CONDITION	BK	ZER
2	EA	DOOR CONTACT	7764 / 679-05 AS REQUIRED	628	SCE

Hardware Group No. U01
For use on Door #(s):**D** **E**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA	SPRING HINGE	3SP1 4.5 X 4.5	FBLK631	IVE
1	EA	HINGE	5BB1 4.5 X 4.5	FBLK631	IVE
1	EA	DEADBOLT	BE460T GRW 6 VDC	622	SCH
1	EA	PASSAGE SET	J10F SOL 16-059	622	SCH
1	EA	OH STOP	450S	622	GLY
1	EA	SURFACE CLOSER	SC61A REG OR PA AS REQ	622	FAL
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	BLK	IVE
1	EA	WALL STOP	WS406/407CCV	BLK	IVE
1	EA	SET GASKETING	488SBK	BK	ZER
2	EA	DOOR SWEEP	1118K	BK	ZER
1	EA	THRESHOLD	VERIFY SILL CONDITION	BK	ZER
2	EA	VIEWER	U698	BBLK/622	IVE

IF DOOR SWINGS INTO ANOTHER DOOR PROVIDE OVERHEAD STOP 450S.
PROVIDE SECOND VIEWER AT ADA UNITS.

Hardware Group No. U02
For use on Door #(s):**G** **H**
Provide each SGL door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	HINGE	1021 4.5 X 4	FBZE	IVE
1	EA	PRIVACY LOCK	J40 SOL	622	SCH
1	EA	DOOR STOP	63 / 70 AS REQUIRED	FBLK631	IVE
3	EA	SILENCER SR65		GRY	IVE

Hardware Group No. U04
For use on Door #(s):**F**
Provide each PD door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	POCKET DOOR HARDWARE KIT	AS REQUIRED		JOH
1	EA	POCKET DOOR PRIVACY LOCK	9001ADAL-5	622	ACC

Hardware Group No. U05
For use on Door #(s):**J** **K** **L**
Provide each BF door(s) with the following:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	BI FOLD HARDWARE	AS REQUIRED		JOH
2	EA	PULL	8700 9"	BLK	IVE

DOOR SCHEDULE

NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	FIRE RATING	DOOR TYPE	PANEL TYPE	FRAME TYPE	HDW	COMMENTS
150	3' - 0"	8' - 11"		TYPE P	SF	AL	AL01	
152	3' - 0"	8' - 0"		TYPE P	SF	AL	AL01	
153	3' - 0 1/16"	8' - 11"		TYPE P	SF	AL	AL03	
154	3' - 0"	7' - 0"	20 MIN	TYPE C	HM	HM	03	
155	3' - 0"	7' - 0"	20 MIN	TYPE E	WD	WD	07	
156	6' - 0"	7' - 0"		TYPE B	HM	HM	08	
158	3' - 0"	7' - 0"	20 MIN	TYPE E	WD	WD	01	
159	5' - 8"	8' - 11"		TYPE N	SF	AL	AL03	
160	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
161	3' - 0"	7' - 0"	20 MIN	TYPE C	HM	HM	05	
162	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
163	5' - 10"	8' - 9"		TYPE N	SF	AL	AL03	
164	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
165	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
166	5' - 9"	8' - 11"		TYPE N	SF	AL	AL03	
167	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
168	3' - 0"	8' - 11"		TYPE P	SF	AL	AL02	
169	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
170	5' - 9"	8' - 11"		TYPE N	SF	AL	AL03	
171	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
172	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
173	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
174	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
175	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
176	3' - 0"	8' - 11"		TYPE P	SF	AL	AL02	
177	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
178	5' - 10"	8' - 11"		TYPE N	SF	AL	AL03	
250	3' - 0"	7' - 0"	20 MIN	TYPE Q	HM	HM	04	
253	3' - 0"	7' - 0"	45 MIN	TYPE A	HM	HM	02	
255	3' - 0"	7' - 0"	20 MIN	TYPE C	HM	HM	04	
256	3' - 0"	7' - 0"	20 MIN	TYPE Q	HM	HM	06	
262	3' - 0"	7' - 0"	45 MIN	TYPE A	HM	HM	02	
350	3' - 0"	7' - 0"	20 MIN	TYPE Q	HM	HM	04	
351	3' - 0"	7' - 0"	45 MIN	TYPE A	HM	HM	02	
353	3' - 0"	7' - 0"	45 MIN	TYPE A	HM	HM	02	
355	3' - 0"	7' - 0"	20 MIN	TYPE C	HM	HM	04	
356	3' - 0"	7' - 0"	20 MIN	TYPE Q	HM	HM	06	
D	2' - 10"	7' - 0"	20 MIN	TYPE D	WD	WD	U01	
E	3' - 0"	7' - 0"	20 MIN	TYPE E	WD	WD	U01	
F	2' - 11"	7' - 0"		TYPE F	WD	WD	U04	
G	2' - 10"	7' - 0"		TYPE G	WD	WD	U02	
H	3' - 0"	7' - 0"		TYPE H	WD	WD	U02	
J	4' - 0"	7' - 0"		TYPE J	WD	WD	U05	DOUBLE BIFOLD CLOSET DOOR
K	5' - 0"	7' - 0"		TYPE K	WD	WD	U05	DOUBLE BIFOLD CLOSET DOOR
L	6' - 0"	7' - 0"		TYPE L	WD	WD	U05	DOUBLE BIFOLD CLOSET DOOR
M	3' - 0"	7' - 6"	2 HR	TYPE M	HM	HM		ELEVATOR DOOR WITH SMOKE SCREEN

STATE OF UTAH
Howard Trent Smith
No. 10652218-6301
LICENSED ARCHITECT
06/23

DRAWING INDEX

SHEET #	SHEET NAME	REV.	REV. NAME	DATE
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PS102	LEVEL 02 PLUMBING PLAN SOUTH	1	ADDENDUM 6	9.27.2023
PS103	LEVEL 03 PLUMBING PLAN SOUTH	1	ADDENDUM 6	9.27.2023
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PX301	DWV PLUMBING ISOMETRIC	1	ADDENDUM 6	9.27.2023
PX401	ENLARGED PLUMBING PLAN	1	ADDENDUM 6	9.27.2023
PX402	ENLARGED PLUMBING PLAN	1	ADDENDUM 6	9.27.2023
PX403	ENLARGED PLUMBING PLAN	1	ADDENDUM 6	9.27.2023
PX404	ENLARGED PLUMBING PLAN	1	ADDENDUM 6	9.27.2023
PX405	ENLARGED PLUMBING PLAN	1	ADDENDUM 6	9.27.2023
PX501	PLUMBING DETAILS	1	ADDENDUM 6	9.27.2023
PX502	PLUMBING DETAILS	1	ADDENDUM 6	9.27.2023
PX601	PLUMBING SCHEDULES	1	ADDENDUM 6	9.27.2023
PX602	PLUMBING SCHEDULES	2	ADDENDUM 8	11.02.2023

ABBREVIATIONS

(NOTE: ALL ABBREVIATIONS MAY NOT BE USED)

(E)	EXISTING
(F)	FUTURE
AAV	AIR ADMITTANCE VALVE
AD	ACCESS DOOR
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLER UNIT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
ATC	AUTO TEMPERATURE CONTROL
AUTO	AUTOMATIC
AW	AIR WASHER
B	BOILER
B	BOTTOM
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BC	BRANCH CONTROLLER
BD	BALANCING DAMPER
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSE POWER
BOD	BOTTOM OF DUCT
BOE	BOTTOM OF EQUIPMENT
BOP	BOTTOM OF PIPE
BP	BOOSTER PUMP
BS	BRANCH SELECTOR
BT	BATH TUB
BTH	BTU PER HOUR
BTU	BRITISH THERMAL UNITS
CA	COMBUSTION AIR
CA	COMPRESSED AIR LINE
CAV	CONSTANT AIR VOLUME
CC	COOLING COIL
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE ELEVATION
CLG	CEILING
CLG	COOLING
CO	CLEAN OUT
COMP	COMPONENT
COND	CONDENS(-ER, -ING, -ATION)
CONN	CONNECTION
CT	COOLING TOWER
CU	CONDENSING UNIT
CU	COPPER
CV	CONTROL VALVE
CWR	CONDENSER WATER RETURN
CWS	CONSDENSER WATER SUPPLY
DB	DRY BULB TEMPERATURE
DCW	DOMESTIC COLD WATER
DCWS	DOMESTIC COLD WATER SOFTENED
DF	DRINKING FOUNTAIN
DH	DUCT HEATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
DIA	DIAMETER
DN	DOWN THROUGH FLOOR
DP	DIFFERENTIAL PRESSURE
DSN	DOWN SPOUT NOZZLE
DTW	DOMESTIC TEMPERED WATER
DV	DRYER VENT
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE

ABBREVIATIONS

(NOTE: ALL ABBREVIATIONS MAY NOT BE USED)

EC	ELECTRICAL CONTRACTOR
EC	EVAPORATIVE COOLER
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EFF	EFFICIENCY
EG	ETHYLENE GLYCOL
EH	ELECTRIC HEATER
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENT	ENTERING
EOR	ENGINEER OF RECORD
ES	EMERGENCY SHOWER
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EVAP	EVAPORAT(-E, -ING, -ED, -OR)
EW	EMERGENCY EYE WASH
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
EXT	EXTERNAL
F	FAHRENHEIT
F	FURNACE
FC	FAN COIL UNIT
FD	FIRE DAMPER
FD	FLOOR DRAIN
FDR	FLOOR DRAIN ROUND
FDS	FLOOR DRAIN SQUARE
FH	FIRE HYDRANT
FL	FILTER
FLA	FULL LOAD AMPERAGE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOS	FLAT ON SIDE
FOT	FLAT ON TOP
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOOR SINK
FSD	FIRE SMOKE DAMPER
FT	FOOT/FEET
FU	FIXTURE UNIT
GA	GAUGE
GAL	GALLON(S)
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GE	GREASE EXHAUST
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRD	GRADE
GV	GREASE VENT
GW	GREASE WASTE
HB	HOSE BIBB
HD	HEAD
HDR	HEADER
HG	MERCURY
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
HP	HIGH PRESSURE
HP	HORSE POWER
HR	HOUR
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HU	HUMIDIFIER
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HX	HEAT EXCHANGER
HZ	HERTZ (FREQUENCY)

ABBREVIATIONS

(NOTE: ALL ABBREVIATIONS MAY NOT BE USED)

ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IEER	INTEGRATED ENERGY EFFICIENCY RATIO
IM	ICE MAKER BOX
IN	INCHES
INSUL	INSULATION
JS	JANITOR SINK
KS	KITCHEN SINK
kW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LAV	LAVATORY
LBS	POUNDS
LH	LATENT HEAT
LI	LIQUID
LI/SU	LIQUID/SUCTION
LP	LOW PRESSURE
LRA	LOCKED ROTOR AMPS
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MA	MAKE UP AIR
MAU	MAKE UP AIR UNIT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MD	MANUAL DAMPER
MFR	MANUFACTUR(-ER, -ED)
MH	MANHOLE
MIN	MINIMUM
MP	MEDIUM PRESSURE
N/A	NOT APPLICABLE
N/C	NOT CONDITIONED
NC	NOISE CRITERION
NC	NORMALLY CLOSED
NEBB	NATIONAL ENVIRONMENTAL BALANCING BUREAU
NEG	NEGATIVE
NEUT	NEUTRAL
NG	NATURAL GAS
NIC	NOT IN CONTRACT
NPSH	NET POSITIVE SUCTION HEAD
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OD	OUTSIDE DIAMETER
ORD	OVERFLOW ROOF DRAIN
OS	OIL/SAND
OST	OUNCES PER SQUARE INCH
OZ	OUNCE
P	PUMP
P&TV	PRESSURE & TEMPERATURE VALVE
PD	PRESSURE DROP OF DIFFERENCE
PG	PROPOLENE GLYCOL
PH	PHASE
POS	POSITIVE
PPM	PARTS PER MILLION
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PSIG	PSI GAUGE
PVC	POLYVINYL CHLORIDE
QD	QUICK DISCONNECT
R	THERMAL RESISTANCE
RA	RETURN AIR
RD	ROOF DRAIN
RF	RELIEF AIR
RH	RELATIVE HUMIDITY
RH	RELIEF HOOD

ABBREVIATIONS

(NOTE: ALL ABBREVIATIONS MAY NOT BE USED)

RI	ROUGH-IN
RLA	RATED LOAD AMPS
RP	RECIRCULATION PUMP
RPM	REVOLUTIONS PER MINUTE
RQD	REQUIRED
RTU	ROOF TOP UNIT
RV	RELIEF VENT
SA	SUPPLY AIR LOW PRESSURE
SA-MP	SUPPLY AIR MEDIUM PRESSURE
SC	SHADING COEFFICIENT
SCFM	STANDARD CUBIC FEET PER MINUTE
SD	STORM DRAIN
SF	SQUARE FOOTAGE
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SHWR	SNOWMELT HOT WATER RETURN
SHWS	SNOWMELT HOT WATER SUPPLY
SL	SEA LEVEL
SP	STATIC PRESSURE
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	SANITARY SEWER
SS	STAINLESS STEEL
ST	SOUND TRAP
ST	STORAGE TANK
STD	STANDARD
SU	SUCTION
SW	SOIL, WASTE
TA	TRANSFER AIR
TAB	TESTING, ADJUSTING, AND BALANCING
TD	TEMP. DROP OR DIFF.
TD	TRENCH DRAIN
THERM	THERMAL
TMV	TEMPERATURE MIXING VALVE
TOD	TOP OF DUCT
TP	TRAP PRIMER ASSEMBLY
TRW	TEMPERED RECIRC WATER
TSTAT	THERMOSTAT
TWU	THROUGH WALL UNIT
TYP	TYPICAL
UH	UNIT HEATER
UP	UP THROUGH FLOOR
UR	URINAL
V	VENT, VENTALTION
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VB	VACUUM BREAKER
VEL	VELOCITY
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VRV	VARIABLE REFRIGERANT VOLUME
VTR	VENT THROUGH ROOF
W/	WITH
WB	WET BULB TEMPERATURE
WC	WATER CLOSET
WC	WATER COLUMN
WCO	WALL CLEAN OUT
WF	WASH FOUNTAIN
WG	INCHES WATER GAUGE
WG	WATER GAUGE
WH	WATER HEATER
WHA	WATER HAMMER ARRESTER
WM	WASHING MACHINE
WPD	WATER PRESSURE DROP
WT	WEIGHT

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

LEGEND

- AØ — ROUND DUCT
- AxB — RECTANGULAR DUCT, SIDE SHOWN IS "A" DIMENSION
- INSULATED DUCT
- LINED DUCT
- SUPPLY DIFFUSER
- (15°) — DUCT DIFFUSER
- LINEAR SLOT DIFFUSER
- SIDE WALL DIFFUSER
- EXHAUST/RETURN GRILLE
- U-TRANSFER
- GRILLE, REGISTER, & DIFFUSER TAG
  - SERVICE: S-SUPPLY, E-EXHAUST, RETURN, OR TRANSFER
  - SURFACE TYPE: L-LAY IN, G-GYPSUM, D-DUCT, W-WALL, S-LINEAR SLOT
  - SI-XXXX — GRD IDENTIFIER
  - 1000 CFM — AIRFLOW, RAG, OR TAG
- AIRFLOW ARROW
- U.C. 1/2" — TRANSFER AIR DOOR UNDERCUT INDICATOR
- WC-10 — PLUMBING FIXTURE TAG
- PIPE FLOW ARROW
- 1/8" / 1'-0" — PIPE SLOPE INDICATOR
- RTU-301 — MECHANICAL EQUIPMENT TAG
- Room name 101 — ROOM TAG
- 1 / A101 SIM — DETAIL INDICATOR
- B.1 — REVISION INDICATOR
- 1 — KEYNOTE INDICATOR
- NEW CONNECTION POINT TO EXISTING
- DEMO EXISTING SERVICES
- T — THERMOSTAT
- S — SWITCH
- LC — LIGHTING CONTROL OVERRIDE SWITCH
- C — CO2 SENSOR
- DP — DIFFERENTIAL PRESSURE SENSOR
- SP — STATIC PRESSURE SENSOR
- J — JUNCTION BOX
- H — HUMIDISTAT

HVAC BASIS OF DESIGN

CLIMATE ZONE: 6B

OUTSIDE DESIGN TEMPS.: 93ºF Db SUMMER, 59ºF Wb SUMMER, -7ºF Db WINTER — DESIGN ALTITUDE: 6000 FT.

INTERIOR DESIGN DATA	SUMMER		WINTER	
	T DB (°F)	MAX RH (%)	T DB (°F)	MIN RH (%)
APARTMENTS	75	65	70	5
FUTURE RETAIL	95	65	35	5

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No.	Revision Description	Date
A	SD SET	5.22.2023
B	PERMIT SET	6.16.2023
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023
2	ADDENDUM 8	11.02.2023

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Print Date: **10/31/2023 12:31:00 PM**
Project Submission: **PERMIT SET**
Project number: **23139**

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STUDIO CROSSING MIXED USE

M001 TITLE SHEET (Legend & Abbreviations)

Print Date: 10/31/2023 12:31:00 PM

TEST ADJUST & BALANCE NOTES

1. THE MINIMUM REQUIRMENT FOR TESTING, ADJUSTING, AND BALANCING (TAB) OF THE HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) DISTRIBUTION SYSTEMS AND DOMESTIC HOT WATER RECIRCULATION SYSTEMS SHALL BE AS FOLLOWS.
2. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TESTING ADJUSTING AND BALANCING FOR THIS PROJECT
3. THE SYSTEMS SHALL BE TESTED, ADJUSTED AND BALANCED (WHERE APPLICABLE): SUPPLY AIR SYSTEM, RETURN AIR SYSTEM, EXHAUST AIR SYSTEM, OUTSIDE AIR SYSTEM, HYDRONIC SYSTEM, REFRIGERANT SYSTEM, DOMESTIC HOT WATER RECIRCULATION SYSTEM, AND ALL ASSOCIATED EQUIPMENT.
4. CONTRACTOR PERFORMING TESTING ADJUSTING AND BALANCING WORK SHALL BE EITHER AABC OR NEBB CERTIFIED.
5. TESTING ADJUSTING AND BALANCING SHALL BE PERFORMED IN ACCORDANCE WITH THE NEBB OR AABC TEST PROCEDURES.
6. TESTING ADJUSTING AND BALANCING REPORT FORMS SHALL BE STANDARD FORMS FROM EITHER AABC OR NEBB.
7. CONTRACTOR SHALL VERIFY QUANTITIES AND LOCATIONS OF ALL BALANCING DEVICES. CONTRACTOR SHALL VERIFY THAT THESE BALANCING DEVICES ARE ACCESSIBLE AN APPROPRIATE FOR BALANCING AND FOR EFFICIENT SYSTEM AND EQUIPMENT OPERATION PRIOR TO COMMENCING WORK.
8. MECHANICAL AND HYDRONIC SYSTEMS SHALL BE ADJUSTED TO WITHIN THE FOLLOWING TOLERANCES.
9.

SUPPLY AIR AND RETURN AIR:	(-)10% TO (+)10%
EXHAUST FANS:	(-)5% TO (+)10%
EQUIPMENT WITH FANS:	(-)5% TO (+)5%
AIR OUTLETS AND INLETS:	(-)10% TO (+)10%
PUMPS:	(-)10% TO (+)10%
HYDRONIC BALANCE DEVICES :	(-)10% TO (+)10%

10. FINAL BALANCE REPORT SHALL INCLUDE THE FOLLOWING (WHERE APPLICABLE): TEST CONDITIONS FOR FANS, SYSTEM DIAGRAMS, AIR CONDITIONING UNIT TEST REPORTS, FAN TEST REPORTS, AIR TERMINAL DEVICE REPORTS, PUMP REPORTS, AND HYDRONIC BALANCE DEVICE REPORTS.
11. SUBMIT FINAL BALANCING REPORT TO THE DESIGN ENGINEER AND OWNER. IF INCLUDED IN PROJECT SCOPE, CONTRACTOR SHALL REQUEST THAT A FINAL INSPECTION BE MADE BY THE DESIGN ENGINEER. DURING THE FINAL INSPECTION, DESIGN ENGINEER MAY SELECT MEASUREMENTS DOCUMENTED IN THE FINAL REPORT TO BE VERIFIED BY THE CONTRACTOR.
12. APPROXIMATELY 90 DAYS AFTER SUBMISSION OF THE FINAL BALANCING REPORT, CONTRACTOR SHALL PERFORM ADDITIONAL TESTING ADJUSTING AND BALANCING TO VERIFY THAT BALANCED CONDITIONS ARE BEING MAINTAINED THROUGHOUT EACH SYSTEM AND TO CORRECT UNUSUAL CONDITIONS.
13. ADDITIONAL TESTING ADJUSTING AND BALANCING SHALL BE MADE AS DIRECTED BY THE DESIGN ENGINEER TO CORRECT UNUSUAL CONDITIONS. ADDITIONAL TESTING WILL NOT EXCEED THREE (3) DAYS DURING THE FIRST SIX MONTHS OF OPERATION.
14. IF INITIAL TESTING ADJUSTING AND BALANCING PROCEDURES WERE NOT PERFORMED DURING NEAR-PEAK SUMMER AND WINTER CONDITIONS, PERFORM ADDITIONAL TESTING ADJUSTING AND BALANCING DURING NEAR PEAK SUMMER AND WINTER CONDITIONS.

DUCT CONSTRUCTION NOTES

1. ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL, EXCEPT WHERE INDICATED OTHERWISE.
2. SHEET METAL DUCT STATIC PRESSURE CLASSIFICATION:

SUPPLY AIR DUCT:	2" W.C.
RETURN AIR DUCT:	2" W.C. (NEGATIVE)
EXHAUST AIR DUCT:	2" W.C. (NEGATIVE)
OUTSIDE AIR DUCT:	2" W.C.

3. SEAL ALL TRANSVERSE JOINTS AND LONGITUDINAL SEAMS TO SMACNA SEAL CLASS B.
4. DO NOT USE GRAY DUCT TAPE, FOIL BACKED TAPE, OIL BASED CAULKING AND GLAZING COMPOUNDS TO SEAL METAL DUCTS.
5. CROSS-BREAK DUCT SURFACES 19" THROUGH 60". USE ANGLE REINFORCING FOR DUCTS SURFACES OF 60".
6. ALL METAL LONGITUDINAL SEAMS SHALL BE PITTSBURGH OR OTHER LISTED SMACNA LISTED SEAM. DO NOT USE BUTTON PUNCH SNAP-BACK SEAMS.
7. SUSPEND METAL DUCTWORK NOT EXCEEDING 30" LONGEST SIDE AT EVERY JOINT. DO NOT EXCEED 10'-0" HANGER SPACING. USE 1" X 18 GAGE GALVANIZED STRAPS (MINIMUM) ATTACHED TO BOTTOM AND SIDES OF DUCT.
8. SUSPEND METAL DUCTWORK EXCEEDING 30" LONGEST SIDE AT MAXIMUM 8'-0" SPACING USING ANGLES AND RODS.
9. SUPPORT DUCTWORK FROM STRUCTURAL MEMBERS. ATTACHMENT TO ROOF DECK IS NOT ACCEPTABLE.
10. DUCT SIZES SHALL BE VERIFIED FOR CLEARANCES AT THE JOB SITE PRIOR TO FABRICATION. DIMENSIONS MAY BE CHANGED TO ACCOMMODATE CONSTRUCTION CLEARANCES. FREE AREA OF DUCT SHALL BE MAINTAINED.
11. DUCT TRANSITIONS SHALL BE CONSTRUCTED WITH SLOPE OF 1/4.
12. PROVIDE ELBOWS AND CHANGES IN DIRECTION WITH SINGLE VANE TURNING VANES.
13. ALL JOINTS SHALL BE MADE AIRTIGHT BY APPROVED METHODS, INCLUDING TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS.
14. TAPE ALONE CANNOT BE SUBSTITUTED FOR MECHANICAL FASTENERS.
15. TAPES AND MASTICS USED TO SEAL DUCTWORK MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE, "181A-M" FOR MASTIC OR "181A-H" FOR HEAT SENSITIVE TAPE.
16. TAPES AND MASTICS USED TO SEAL FLEXIBLE AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181B-FX" FOR PRESSURE SENSITIVE TAPE, OR "181B-M" FOR MASTIC.
17. MECHANICAL FASTENERS USED WITH FLEXIBLE NON-METALLIC AIR DUCTS SHALL COMPLY WITH UL 181 AND SHALL BE MARKED "181B-".
18. FLEXIBLE CONNECTORS SHALL NOT BE USED.
19. HIGH EFFICIENCY TAKE-OFF FITTINGS WITH MANUAL DAMPER SHALL HAVE 2" STAND OFF BRACKET.
20. ALL BRANCH TAKE-OFFS TO INDIVIDUAL AIR INLET OR AIR OUTLET SHALL BE PROVIDED WITH MANUAL DAMPER.
21. ALL DUCTWORK SHALL BE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL.

GENERAL EQUIPMENT NOTES

1. ALL CAPACITES ARE AT JOB SITE CONDITIONS AND ARE MINIMUM CAPACITY.
2. ALL AIR CONDITIONING EQUIPMENT SHALL BE A.R.I. CERTIFIED AND U.L. LISTED.
3. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED TO CONFORM WITH LOCAL SEISMIC REQUIREMENTS AND THE REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS.
4. VERIFY ALL REQUIRED SERVICE CONNECTIONS, INCLUDING ELECTRICAL CHARACTERISTICS FOR ALL EQUIPMENT PRIOR TO ORDERING EQUIPMENT.
5. ALL EQUIPMENT SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURAL MEMBERS.
6. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
7. ALL SIMILAR EQUIPMENT SHALL BE OF THE SAME MANUFACTURER.
8. AIR INLETS AND OUTLETS SHALL BE OF THE SAME MANUFACTURER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC EQUIPMENT CHECK-IN, SAFEKEEPING, AND DAMAGE.
10. ALL SYSTEM COMPONENTS, WHERE REQUIRED, SHALL BE CERTIFIED AND LISTED BY A THIRD PARTY.
11. CONTRACTOR SHALL PAY SPECIAL ATTENTION TO INSTALLING PTAC UNITS WITH WALL SLEEVES. INSURE WALL SLEEVES ARE SECURELY ANCHORED TO STRUCTURAL FRAMING MEMBERS

GENERAL MECHANICAL NOTES

1. MECHANICAL DRAWINGS SHOW GENERAL DESIGN, ARRANGEMENT AND EXTENT OF MECHANICAL SYSTEMS. DRAWINGS DO NOT SHOW ALL OFFSETS, BENDS OR ELBOWS NECESSARY FOR COMPLETE INSTALLATION IN SPACE PROVIDED. CONTRACTOR SHALL MAKE SUCH SLIGHT ALTERATIONS AS MAY BE NECESSARY TO MAKE SYSTEMS COMPLETE AND OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT. MAJOR DEVIATIONS SUCH AS CHANGES IN COMPONENT SIZES, WEIGHTS, QUANTITIES OR MATERIAL REQUIRE PRIOR APPROVAL BY DESIGN ENGINEER.
2. DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER AND SHALL BE INTERPRETED AS IN INTEGRAL UNIT WITH ITEMS SHOWN ON ONE AND NOT OTHER BEING FURNISHED AND INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH.
3. ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODES, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER APPLICABLE CITY, COUNTY, STATE, AND FEDERAL CODES AND REGULATIONS IN EFFECT.
4. ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO ANY CODES, RULES, REGULATIONS AND REQUIREMENTS OF OWNER.
5. PRIOR TO FABRICATION AND INSTALLATION OF ANY MECHANICAL COMPONENT, CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL MECHANICAL WORK WITH ALL OTHER BUILDING TRADES, INCLUDING BUILDING TRADES HIRED DIRECTLY BY OWNER. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
6. SPACE ABOVE ALL CEILINGS IS LIMITED. CAREFUL COORDINATION IS REQUIRED WITH ALL TRADES BEFORE ANY PIPE, DUCT, OR EQUIPMENT IS ORDERED AND OR INSTALLED. ANY CONFLICTS AND OR CHANGES FOUND DURING INSTALLATION THAT RESULT FROM LACK OF COORDINATION BY THE CONTRACTORS DURING SHOP DRAWING PROCESS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND USE, WHERE APPROPRIATE, ALL MECHANICAL DETAILS SHOWN ON THE DRAWINGS. DETAILS MAY OR MAY NOT BE CALLED OUT ON DRAWINGS WITH SYMBOLS OR KEYED NOTES. ANY CHANGES RESULTING FROM FAILURE TO INSTALL MECHANICAL SYSTEM WITHOUT USING THE INCLUDED DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STRUCTURE SHOWN ON DETAILS MAY OR MAY NOT PERTAIN TO A PORTION OR ANY PORTION OF THE BUILDING. COORDINATE ALL MOUNTING REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
9. ANY PART OF THE MECHANICAL INSTALLATION THAT FAILS, IS UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.
10. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL CEILING DIFFUSERS AND GRILLES.
11. CONTRACTOR SHALL OPERATE SYSTEMS AND DEMONSTRATE ALL ASPECTS OF SYSTEMS TO ENGINEER AND OR OWNER TO PROVE ALL SYSTEMS ARE OPERATIONAL.
12. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT REDLINED RECORD DRAWINGS AT THE PROJECT SITE. ALL CHANGES IN LAYOUT, ROUTING, EQUIPMENT, COMPONENTS, AND ACCESSORIES SHALL BE RECORDED. THESE REDLINED DRAWINGS SHALL BE GIVEN TO THE ARCHITECT/ENGINEER AFTER FINAL INSPECTION IN ACCORDANCE WITH SPECIFICATIONS.

PENETRATION FIRESTOP NOTES

1. FIRE RATED PENETRATIONS DETAILS SHOWN ON THE CONSTRUCTIONS DOCUMENTS SHOW GENERAL METHOD OF MECHANICAL (HVAC) AND PLUMBING PENETRATION FIRESTOPPING.
2. CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE SPECIFIC FIRESTOPPING DETAILS FROM A SPECIFIC FIRESTOPPING MANUFACTURER FOR EACH MECHANICAL (HVAC) AND PLUMBING PIPE OR DUCT PENETRATION FOR EACH FIRE RATED ASSEMBLY.
3. PROVIDE PENETRATION FIRESTOPPING THAT IS PRODUCED AND INSTALLED TO RESIST SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF CONSTRUCTION PENETRATED.
4. PENETRATION FIRESTOPPING SYSTEMS SHALL BE COMPATIBLE WITH ONE ANOTHER, WITH THE SUBSTRATES FORMING OPENINGS, AND WITH PENETRATING ITEMS IF ANY.
5. PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS: PROVIDE PENETRATION FIRESTOPPING WITH RATINGS DETERMINED PER ASTM E 814 OR UL 1479, BASED ON TESTING AT A POSITIVE PRESSURE DIFFERENTIAL OF 0.01-INCH W.G.
6. PENETRATION FIRESTOPPING PRODUCTS SHALL BEAR UL, ETL OR FM GLOBAL CLASSIFICATION MARKING OF QUALIFIED TESTING AND INSPECTING AGENCY.
7. DO NOT INSTALL PENETRATION FIRESTOPPING WHEN AMBIENT OR SUBSTRATE TEMPERATURES ARE OUTSIDE LIMITS PERMITTED BY PENETRATION FIRESTOPPING MANUFACTURERS OR WHEN SUBSTRATES ARE WET BECAUSE OF RAIN, FROST, CONDENSATION, OR OTHER CAUSES.
8. COORDINATE CONSTRUCTION OF OPENINGS AND PENETRATING ITEMS TO ENSURE THAT PENETRATION FIRESTOPPING IS INSTALLED ACCORDING TO SPECIFIED REQUIREMENTS.
9. COORDINATE SIZING OF SLEEVES, OPENINGS, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE PENETRATION FIRESTOPPING.
10. INSTALL PENETRATION FIRESTOPPING TO COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND PUBLISHED DRAWINGS FOR PRODUCTS AND APPLICATIONS INDICATED.
11. INSTALL FORMING MATERIALS AND OTHER ACCESSORIES OF TYPES REQUIRED TO SUPPORT FILL MATERIALS DURING THEIR APPLICATION AND IN THE POSITION NEEDED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS REQUIRED TO ACHIEVE FIRE RATINGS INDICATED.
12. IDENTIFY PENETRATION FIRESTOPPING WITH PREPRINTED METAL OR PLASTIC LABELS. ATTACH LABELS PERMANENTLY TO SURFACES ADJACENT TO AND WITHIN 6 INCHES OF FIRESTOPPING EDGE SO LABELS WILL BE VISIBLE TO ANYONE SEEKING TO REMOVE PENETRATING ITEMS OR FIRESTOPPING.

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M002 MECHANICAL NOTES

MECHANICAL SPECIFICATIONS

230010 - BASIC MECHANICAL REQUIREMENTS

1. COORDINATE LOCATIONS OF ALL NEW ROOF OPENINGS AND ROOF MOUNTED EQUIPMENT WITH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO ANY INSTALLATION.
2. V-BELT DRIVES SHALL BE OF FABRIC AND RUBBER CONSTRUCTION. BELT GUARDS SHALL BE PROVIDED FOR ALL EXPOSED BELTS AND DRIVES.
3. PROVIDE 4" THICK CONCRETE HOUSEKEEPING PADS UNDER ALL FLOOR MOUNTED EQUIPMENT.
4. PROPERLY LUBRICATE ALL PIECES OF EQUIPMENT BEFORE TURNING THE SYSTEM OVER TO OWNER.
5. INSTALL DUCT MOUNTED SUPPLY AND RETURN AIR SMOKE DETECTORS IN ALL ROOFTOP, FAN-COIL, AIR-HANDLING, AND OTHER SUPPLY AIR SYSTEMS WITH CAPACITY GREATER THAN 2000 CFM. SMOKE DETECTORS ARE PURCHASED AND WIRED BY DIVISION 26 CONTRACTOR.

230011 - BASIC PIPING MATERIALS & METHODS

1. CORE CUT ALL PIPE PENETRATION OF MASONRY OR CONCRETE WALLS AND FLOORS. SLEEVE ALL PENETRATIONS THROUGH NEW WALLS AND FLOORS. SEAL ALL PENETRATIONS WATER TIGHT WITH SILICONE SEALANT. USE FIRE RATED SEALANT (3M "FIRE BARRIER" OR EQUAL) FOR 1 HOUR OR 2 HOUR PENETRATIONS.
2. CAULK AROUND ALL PIPING THAT PASSES THROUGH FIRE-RATED PARTITIONS WITH A NON-HARDENING CAULKING SIMILAR TO 3M "FIRE BARRIER".
3. SEAL ALL PIPING THROUGH WALLS AIR TIGHT.

230523 - VALVES

1. PROVIDE VALVES OF TYPE AND QUANTITY SHOWN ON DRAWINGS. VALVES OF THE SAME TYPE SHALL BE BY ONE MANUFACTURER.

230593 - TESTING, ADJUSTING AND BALANCING

1. OBTAIN SERVICES OF AN INDEPENDENT TESTING AND BALANCING AGENCY TO BALANCE AND ADJUST SYSTEMS. THIS SHALL BE DONE BY PERSONS FULLY FAMILIAR WITH SYSTEMS OF THIS TYPE. BALANCING SHALL BE DONE IN ACCORDANCE WITH AABC OR NEBB STANDARDS. ALL DATA SHALL BE RECORDED AND A REPORT SUBMITTED TO THE ENGINEER PRIOR TO JOB CLOSE OUT.

230700 - MECHANICAL INSULATION

1. PIPE INSULATION TO BE SNAP-ON GLASS FIBER TYPE WITH VAPOR JACKET. SEAL ALL ENDS AND JOINTS TO PROVIDE A COMPLETELY SEALED SYSTEM. ALTERNATIVELY, USE FLEXIBLE UNICELLULAR ASTM 534 TYPE 1 INSULATION. USE 1" THICKNESS FOR PIPE UP TO 2"∅, AND 1 1/2" FOR PIPE OVER 2"∅.
2. WRAP ALL SUPPLY AND RETURN DUCTWORK WITH 1-1/2" THICK FOIL FACED FIBERGLASS INSULATION. WRAP INSULATION TIGHTLY ON THE DUCT WITH ALL CIRCUMFERENTIAL JOINTS BUTTED AND LONGITUDINAL JOINTS OVERLAPPED A MIN. OF 2". COVER ALL JOINTS WITH FOIL-REINFORCED 'KRAFT' TAPE, 3" WIDE.
3. NO RETURN AIR DUCT INSULATION IS REQUIRED IF THE RETURN AIR AND PLENUM TEMPERATURE DIFFERENCE IS LESS THAN 10°F
4. OUTDOOR DUCTWORK EXPOSED TO THE WEATHER SHALL HAVE 2" INSULATION AND SHALL BE FITTED WITH 0.016 EMBOSSED ALUMINUM JACKET POP-RIVITED FOR A TIGHT WEATHERPROOF FIT.
5. SEE 233113 FOR LINED RECTANGULAR DUCTWORK.

MECHANICAL SPECIFICATIONS

233113 - METAL DUCTWORK

1. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS AND PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS, OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION, (SMACNA).
2. TRANSITION ALL DUCTWORK TO CONNECT WITH EQUIPMENT SIZES AS REQUIRED.
3. DUCTWORK SHALL BE GALVANIZED STEEL THROUGHOUT, FABRICATED AND INSTALLED SO THAT NO VIBRATION OR NOISE RESULTS. IT SHALL BE MADE FROM THE BEST GRADE OF GALVANIZED MILLED STEEL SHEETS OF U.S. STANDARD GAUGE AND BE FREE FROM BLISTERS, SLIVERS, AND PITS. ALL SEAMS SHALL BE AIRTIGHT, THE CONSTRUCTION OF ALL DUCTWORK, INCLUDING GAUGES OF METAL, BRACING LAYOUT, ETC., SHALL BE IN ACCORDANCE WITH SMACNA. SLEEVES FOR FIRE DAMPERS AND DUCT SECTIONS FORMING AN EXTENSION OF THE FIRE WALL SHALL BE 10 GAUGE STEEL.
4. SEAL DUCTWORK ACCORDING TO THE FOLLOWING SMACNA DUCT SEALING CLASS:

DUCT LOCATION	DUCT TYPE			
	SUPPLY		EXH.	RET.
	<2in. Wg.	>2in. Wg.		
OUTDOORS	A	A	A	A
UNCONDITIONED SPACES	B	A	B	B
CONDITIONED SPACES	C	B	B	B
(CONCEALED DUCTWORK) CONDITIONED SPACES (EXPOSED DUCTWORK)	A	A	B	B

5. HANGERS FOR DUCTS UP TO 18" IN WIDTH OR DIAMETER SHALL BE PLACED ON NOT MORE THAN 8 FOOT CENTERS. DUCTS 19" AND OVER IN WIDTH OR DIAMETER SHALL BE SUPPORTED ON NOT MORE THAN 4 FOOT CENTERS. DUCT HANGERS SHALL BE CONSTRUCTED OF GALVANIZED BAND IRON 1-1/8" FOR DUCTS UP TO 36" IN WIDTH OR DIAMETER. HANGERS SHALL EXTEND DOWN SIDES AND A MINIMUM OF 1" UNDER RECTANGULAR DUCTS, AND WRAP COMPLETELY AROUND ROUND DUCTS. ALL DUCTS SHALL BE RIGIDLY SUPPORTED.
6. ALL DUCTWORK SHALL BE CLEANED PRIOR TO THE INSTALLATION OF CEILING AND DIFFUSERS. OPERATE FANS TO BLOW OUT DUCTWORK.
7. RECTANGULAR LOW-PRESSURE SUPPLY AND RETURN AIR DUCTWORK SHALL BE LINED WITH 1" FACED FIBERGLASS INSULATION SECURELY BUTTONED OR LAPPED AND SEALED. INSULATION SHALL BE 1-1/2 POUND DENSITY.
8. OUTDOOR DUCTWORK EXPOSED TO THE WEATHER SHALL BE LINED WITH MINIMUM R-5 FACED FIBERGLASS INSULATION SECURELY BUTTONED OR LAPPED AND SEALED, AND SHALL BE FITTED WITH A 0.016 EMBOSSED ALUMINUM JACKET POP RIVETED FOR A WEATHERPROOF FIT.
9. DUCT DIMENSIONS SHOWN ON DRAWINGS ARE INSIDE CLEAR AREA AND SHALL BE INCREASED TO ACCOMMODATE INSULATION. DUCT LINER TO BE BY KNAUF GmbH, JOHN-MANSVILLE OR SCHULLER INTERNATIONAL.

MECHANICAL SPECIFICATIONS

233300 - DUCTWORK ACCESSORIES

1. FLEXIBLE DUCTWORK:THE FINAL 5 FOOT CONNECTION TO GRILLES AND DIFFUSERS IN LAY-IN CEILINGS, OR TO FLOOR MOUNTED GRILLES, MAY BE MADE WITH FLEXIBLE DUCT, FLEXMASTER TYPE 5M ONLY. ENDS SHALL BE SEALED.
2. SQUARE AND/OR RECTANGULAR ELBOWS SHALL BE PROVIDED WITH TURNING VANES.
3. PROVIDE FLEXIBLE CONNECTIONS NOT LESS THAN 4" WIDE CONSTRUCTED OF HEAVY, WATERPROOF, WOVEN PLASTIC COATED GLASS FABRIC AT SUPPLY AND RETURN CONNECTIONS TO FURNACES, AIR HANDLING, ROOFTOP, MAKE-UP AIR OR FAN-COIL UNITS. CORNERS SHALL BE SEWN TIGHT. CONNECTIONS SHALL BE 20 OUNCE VENTFABRICS OR EQUAL.
4. COMBINATION FIRE AND SMOKE DAMPERS OR FIRE DAMPERS IN DUCTWORK THROUGH ALL FLOORS AND FIRE WALLS SHALL BE FURNISHED AND INSTALLED AS REQUIRED TO CONFORM TO THE LATEST NFPA BULLETIN CONCERNING THIS TYPE OF BUILDING AND SHALL BEAR THE UL LABEL. DAMPERS, COMPLETE WITH MOUNTING ANGLES, SHALL BE MULTI-BLADE, FUSIBLE LINK, SPRING ACTING WITH 11 GAUGE SLEEVE. FUSIBLE LINK SHALL BE RATED AT 165°F.
5. DUCT MOUNTED BALANCING DAMPERS SHALL BE USED TO CONTROL SUPPLY AIR TO EACH DIFFUSER AND GRILLE. AN OPERATING HEAD SHALL BE PLACED ON THE SIDE OF THE DUCT WITH A POSITIVE LOCKING QUADRANT. DAMPERS SHALL BE PROVIDED IN RETURN AND EXHAUST AIR DUCTS WHERE SHOWN ON DRAWINGS. COORDINATE THE LOCATION OF CEILING ACCESS PANELS.
6. PROVIDE CEILING ACCESS DOORS AT ALL LOCATIONS OF BALANCING DAMPERS, FIRE DAMPERS, FIRE/SMOKE DAMPERS, VALVES, ETC., WHERE THERE IS NOT A LIFT-OUT TYPE CEILING. ACCESS DOORS SHALL BE HINGED OF METAL CONSTRUCTION WITH SCREWDRIVER LATCHES.
7. AT FIRE DAMPERS, A DUCT MOUNTED SHEET METAL HINGED DOOR SHALL BE PROVIDED AND INSTALLED WITH POSITIVE LOCKING HANDLE. WHERE DUCTS ARE INSULATED, COVERS SHALL BE INSULATED.
8. GRAVITY OR BACKDRAFT DAMPERS SHALL BE ALL ALUMINUM CONSTRUCTION, INTERCONNECTED AND BLADED, PRESSURE DROP THROUGH DAMPERS SHALL NOT EXCEED 0.04 INCH W.G.

233423 - FANS AND ROOF HOODS

1. ROOF MOUNTED EXHAUST FANS SHALL BE COMPLETE WITH BACKDRAFT DAMPERS. A DISCONNECT SWITCH SHALL BE PROVIDED AT FAN LOCATIONS. PROVIDE FAN ASSEMBLY COMPLETE WITH INSECT SCREEN AND PREFABRICATED ROOF CURB MATCHING THE FAN SIZE AND ROOF SLOPE.
2. CEILING MOUNTED EXHAUST FANS SHALL BE COMPLETE WITH LOUVERED GRILLE, BACKDRAFT DAMPER, AND WALL CAP OR ROOF CAP, SEE PLANS.
3. ROOF MOUNTED HOODS SHALL BE COMPLETE WITH BACKDRAFT DAMPERS, INSECT SCREEN AND PREFABRICATED ROOF CURB MATCHING THE HOOD SIZE AND ROOF SLOPE.

236300 - CONDENSING UNITS

1. FACTORY ASSEMBLED AND TESTED AIR COOLED CONDENSING UNITS, CONSISTING OF CASING, COMPRESSOR, CONDENSER COIL, CONDENSER FAN AND MOTOR, REFRIGERANT RESERVOIR, AND OPERATING CONTROLS. UNITS TO BE COMPLETE WITH HIGH AND LOW PRESSURE CUTOUTS, SERVICE SHUTOFF VALVES, AND HAVE 5 YEAR COMPRESSOR WARRANTY.

MECHANICAL SPECIFICATIONS

233713 - GRILLES, DIFFUSERS AND LOUVERS

1. ALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE COMPLETE WITH FRAMES AND RUBBER GASKETS. FINISH FOR ALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE WHITE.
2. COORDINATE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL LIGHTING LAYOUT, AND ARCHITECTURAL ELEVATIONS.
3. LOUVERS SHALL HAVE MINIMUM FREE AREA AND MAXIMUM PRESSURE DROP AS LISTED IN THE SCHEDULES. LOUVERS SHALL HAVE FRAME AND SILLS COMPATIBLE WITH ADJACENT SUBSTRATE AND FIT ACCURATELY FOR WEATHERPROOF INSTALLATION. LOUVERS SHALL BE COMPLETE WITH 1/2" MESH ANODIZED ALUMINUM BIRD SCREEN.

238113 - PACKAGED TERMINAL A/C UNITS

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING: AMANA.
2. MANUFACTURED UNITS: FACTORY-ASSEMBLED AND -TESTED, SELF-CONTAINED, PACKAGED TERMINAL AIR CONDITIONER WITH ROOM CABINET, ELECTRIC REFRIGERATION SYSTEM, HEATING, AND TEMPERATURE CONTROLS; FULLY CHARGED WITH REFRIGERANT AND FILLED WITH OIL; WITH CORD-CONNECTED CHASSIS.
3. CABINET: 0.052-INCH- THICK STEEL WITH REMOVABLE FRONT PANEL WITH CONCEALED LATCHES. MOUNTING: WALL WITH WALL SLEEVE. DISCHARGE GRILLE: EXTRUDED-ALUMINUM DISCHARGE GRILLE. LOUVERS: EXTRUDED ALUMINUM WITH ENAMEL FINISH. FINISH: BAKED ENAMEL. ACCESS DOOR: HINGED DOOR IN TOP OF CABINET FOR ACCESS TO CONTROLS. WALL SLEEVES: GALVANIZED STEEL WITH POLYESTER FINISH.
4. REFRIGERATION SYSTEM: DIRECT-EXPANSION INDOOR COIL WITH CAPILLARY RESTRICTOR; AND HERMETICALLY SEALED SCROLL COMPRESSOR WITH VIBRATION ISOLATION AND OVERLOAD PROTECTION. INDOOR AND OUTDOOR COILS: SEAMLESS COPPER TUBES MECHANICALLY EXPANDED INTO ALUMINUM FINS WITH CAPILLARY TUBE DISTRIBUTOR ON INDOOR COIL. ACCUMULATOR:CONSTANT-PRESSURE EXPANSION VALVE. REVERSING VALVE. CHARGE:R-410A.
5. INDOOR FAN: FORWARD CURVED, CENTRIFUGAL; WITH MOTOR AND POSITIVE-PRESSURE VENTILATION DAMPER WITH ELECTRIC OPERATOR.
6. FILTERS: WASHABLE POLYURETHANE IN MOLDED PLASTIC FRAME.
7. CONDENSATE DRAIN: DRAIN PAN TO DIRECT CONDENSATE TO OUTDOOR COIL FOR RE-EVAPORATION.COMPLY WITH ASHRAE 62.1 FOR DRAIN PAN CONSTRUCTION AND CONNECTIONS.
8. OUTDOOR FAN: FORWARD CURVED, CENTRIFUGAL TYPE MOTOR. INDOOR AND OUTDOOR FAN MOTORS: TWO SPEED; COMPLY WITH NEMA DESIGNATION, TEMPERATURE RATING, SERVICE FACTOR, ENCLOSURE TYPE, AND EFFICIENCY REQUIREMENTS FOR MOTORS SPECIFIED IN SECTION 230513 "COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT." FAN MOTORS: PERMANENTLY LUBRICATED SPLIT CAPACITOR.
9. ELECTRIC-RESISTANCE HEATING COIL: NICKEL-CHROMIUM- WIRE, ELECTRIC-RESISTANCE HEATING ELEMENTS WITH CONTACTOR AND HIGH-TEMPERATURE-LIMIT SWITCH.
10. CONTROLS: INTEGRAL CONTROL: STANDARD UNIT-MOUNTED CONTROLS, LOW-VOLTAGE ADJUSTABLE THERMOSTAT WITH HEAT ANTICIPATOR, HEAT-OFF-COOL-AUTO SWITCH, AND ON-AUTO FAN SWITCH.
11. INSTALL UNITS LEVEL AND PLUMB, MAINTAINING MANUFACTURER'S RECOMMENDED CLEARANCES AND TOLERANCES.
12. INSTALL WALL SLEEVES IN FINISHED WALL ASSEMBLY; SEAL AND WEATHERPROOF. JOINT-SEALANT MATERIALS AND APPLICATIONS ARE SPECIFIED IN DIVISION 7 SECTION.
13. INSTALL AND ANCHOR WALL SLEEVES TO WITHSTAND, WITHOUT DAMAGE TO EQUIPMENT AND STRUCTURE, SEISMIC FORCES REQUIRED BY BUILDING CODE.

MECHANICAL SPECIFICATIONS

238126 - SPLIT SYSTEM A/C UNITS

1. PROVIDE FACTORY ASSEMBLED AND TESTED SPLIT TYPE AIR CONDITIONING UNIT WITH INDOOR UNIT CONSISTING OF CASING, EVAPORATOR COIL, EVAPORATOR FAN, AND DRAIN PAN: AND OUTDOOR UNIT CONSISTING OF COMPRESSOR, CONDENSER COIL, AND CONDENSER FAN. PROVIDE UNIT COMPLETE WITH CONDENSATE PUMP, MICROPROCESSOR CONTROLS AND 5 YEAR COMPRESSOR WARRANTY.

235400 - FORCED AIR FURNACES

1. FACTORY ASSEMBLED CONDENSING GAS FURNACE WITH 100% OUTDOOR COMBUSTION AIR, SEALED COMBUSTION MINIMUM 90% AFUE. FURNACE SHALL CONSIST OF CASING, HEAT EXCHANGERS, BLOWER, AIR FILTER, REDUNDANT GAS VALVE, HOT SURFACE IGNITOR, AND CONTROLS. UNITS TO HAVE 20 YEAR HEAT EXCHANGER WARRANTY.
2. PIPING FOR FURNACE VENT/INTAKE AIR AND FOR CONDENSATE DRAINS SHALL BE PVC SCHEDULE 40, SECURELY SUPPORTED AT NO MORE THAN 5 FT CENTERS. INSULATE ALL VENTS AND AIR INTAKES LOCATED IN TRUSS SPACES AND IN ATTICS.
3. PROVIDE FURNACE MANUFACTURER'S STANDARD A-FRAME OR N- FRAME DX COOLING COIL. COIL TO BE COMPLETE WITH GALVANIZED DRAIN PAN WITH DRAIN CONNECTION, DX EXPANSION VALVE, LIQUID SOLENOID VALVE, AND LIQUID LINE SIGHT GLASS/MOISTURE INDICATOR. MOUNT COOLING COIL IN FURNACE SUPPLY PLENUM IN LOCATION SHOWN ON DRAWINGS.
4. INSTALL 3/4" COPPER CONDENSATE DRAIN LINE FROM COOLING COIL DRAIN PAN AT INDOOR UNIT OF SPLIT SYSTEMS AND EXTEND TO OUTSIDE, TIE TO TAILPIECE OF NEAREST SINK, RUN TO NEAREST FAN ROOM FLOOR DRAIN OR RUN TO NEAREST SERVICE SINK.

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M003 MECHANICAL SPECIFICATIONS

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SHEET KEYNOTES

1 CONNECT TO ARCHITECTURAL LOUVER IN THIS APPROXIMATE LOCATION. SEAL DUCT AROUND BLANK OFF PANEL.

2 ROUTE EA FROM PLAZA WATER FEATURE CHEMICAL CLOSETS TIGHT TO STRUCTURE. FIELD COORDINATE WITH ALL TRADES. EA MATERIAL TO BE ALUMINUM OR APPROVED NON-CORROSIVE MATERIAL.



NORTH

1 LEVEL 01 MECHANICAL PLAN SOUTH

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

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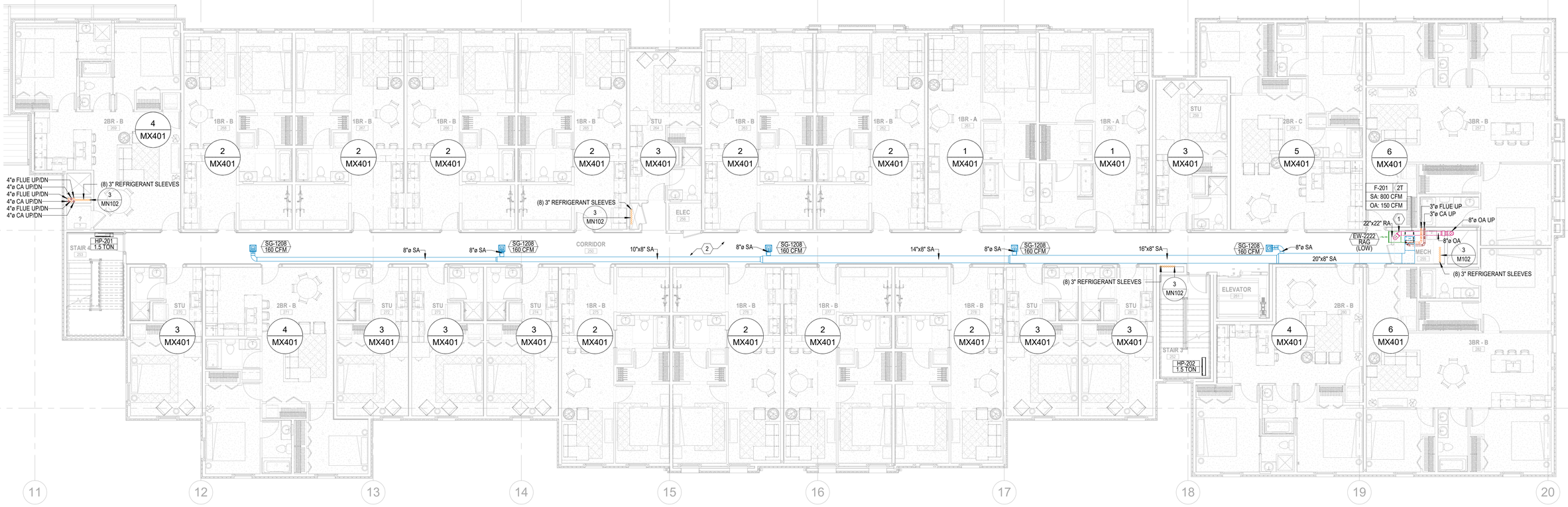
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MS101 LEVEL 01 MECHANICAL PLAN SOUTH

SHEET KEYNOTES

1 CONNECT OA DUCT TO RA DUCT SERVICE IN THIS APPROXIMATE LOCATION.PROVIDE AIR BALANCE DAMPER AND BALANCE TO MIN. OA FLOW RATE INDICATED ON FURNACE SCHEDULE.

2 ROUTE SA AND OA DUCT TIGHT TO BOTTOM OF RATED FLOOR CEILING ASSEMBLY (TYP).



NORTH

1 LEVEL 02 MECHANICAL PLAN SOUTH

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

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STUDIO CROSSING MIXED USE

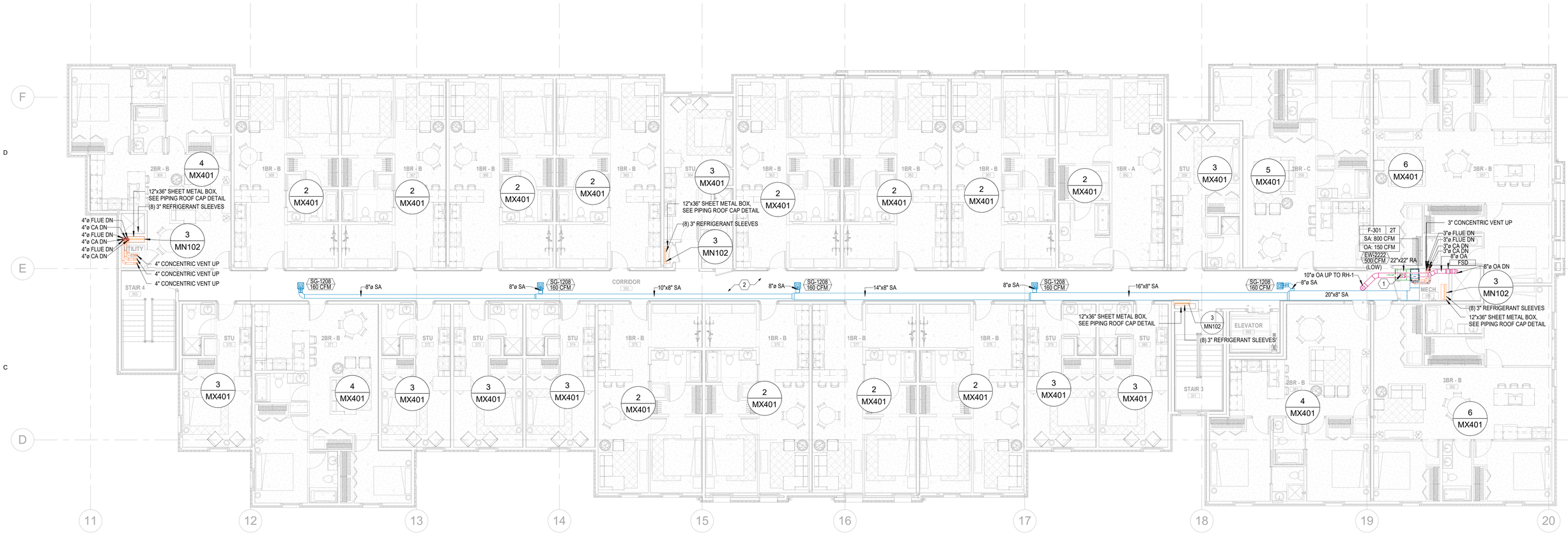
MS102 LEVEL 02 MECHANICAL PLAN SOUTH

10/31/2023 12:31:06 PM Print Date

SHEET KEYNOTES

1 CONNECT OA DUCT TO RA DUCT SERVICE IN THIS APPROXIMATE LOCATION.PROVIDE AIR BALANCE DAMPER AND BALANCE TO MIN. OA FLOW RATE INDICATED ON FURNACE SCHEDULE.

2 ROUTE SA AND OA DUCT TIGHT TO BOTTOM OF RATED FLOOR CEILING ASSEMBLY (TYP).



NORTH

1 LEVEL 03 MECHANICAL PLAN SOUTH

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

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No.	Revision Description	Date
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023

Client	**CRANDALL CAPITAL**
	1776 Park Ave. #145 Park City, UT 84060
Print Date	**10/31/2023 12:31:11 PM**
Project Submission	**PERMIT SET**
Project number	**23139**
Drawn by	**DIA**
Checked by	**BTS**

PROFESSIONAL ENGINEER THOMAS BRADLEY SHAKESPEARE 10361435 STATE OF UTAH

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STUDIO CROSSING MIXED USE

MS103 LEVEL 03 MECHANICAL PLAN SOUTH

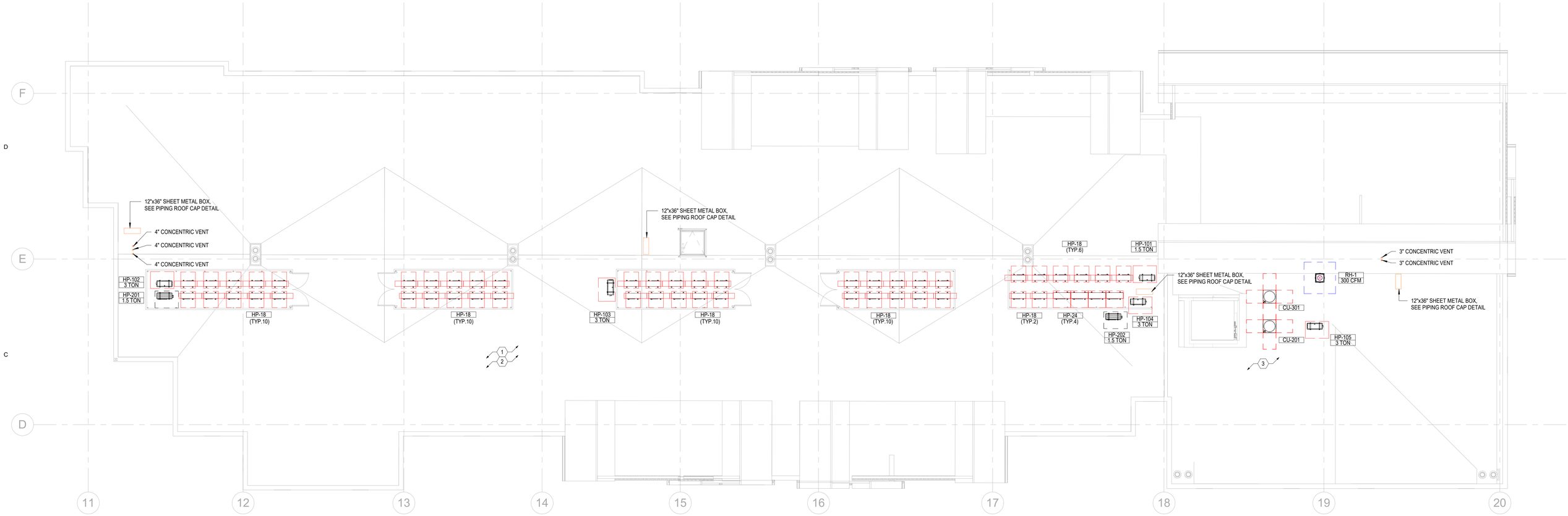
10/31/2023 12:31:11 PM Print Date

SHEET KEYNOTES

1 MOUNT HEAT PUMP UNITS ON 12" MECHANICAL STAND MECHANICALLY FASTENED TO STRUCTURE.

2 MECHANICAL EQUIPMENT TO MAINTAIN 10' SEPERATION FROM BUILDING EDGE/PARAPET.

3 KEEP EA AND SEWER VENT TERMINATIONS NOT LESS THAN 10' FROM ROOF HOOD INTAKE (TYP).



1 ROOF MECHANICAL PLAN SOUTH

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

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PROFESSIONAL ENGINEER THOMAS BRADLEY SHAKESPEARE 10361455 STATE OF UTAH 12 JUNE 2023

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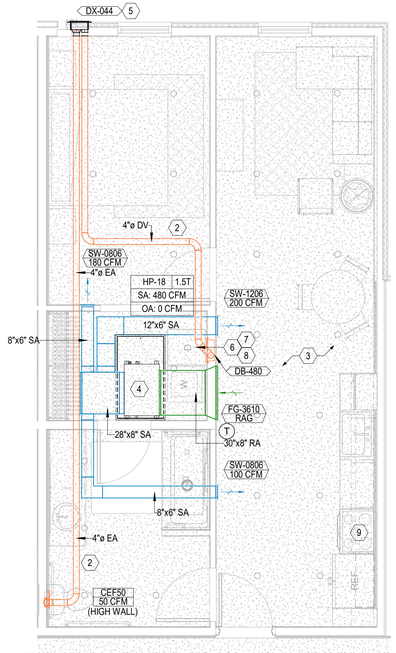
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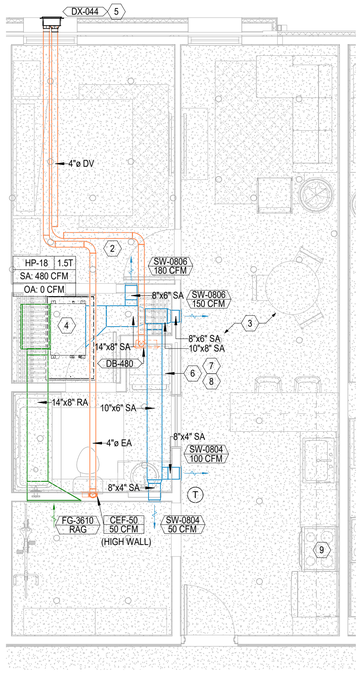
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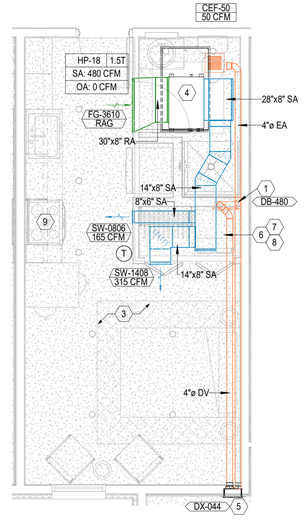
MS104 ROOF MECHANICAL PLAN SOUTH



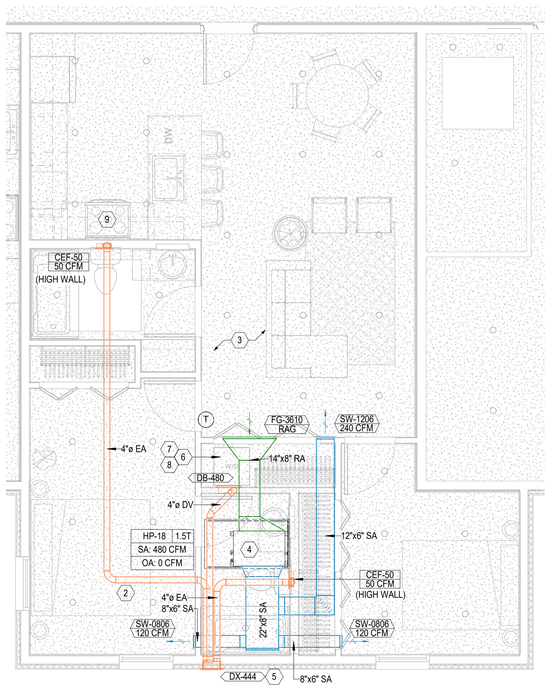
1 ONE BED A UNIT ENLARGED MECHANICAL PLAN



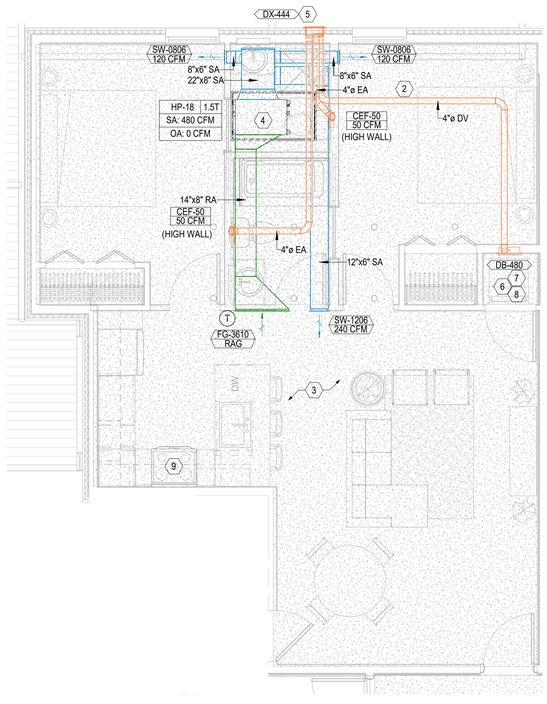
2 ONE BED B UNIT ENLARGED MECHANICAL PLAN



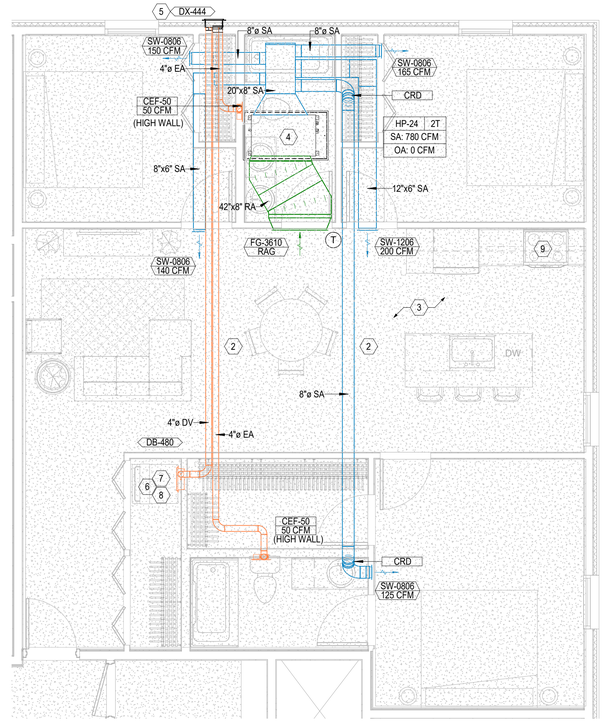
3 STUDIO UNIT ENLARGED MECHANICAL PLAN



4 TWO BED B UNIT ENLARGED MECHANICAL PLAN



5 TWO BED C UNIT ENLARGED MECHANICAL PLAN



6 THREE BED B UNIT ENLARGED MECHANICAL PLAN

SHEET KEYNOTES

1. EXHAUST DUCT TO RISE AND PENETRATE FLOOR CEILING ASSEMBLY THROUGH WALL TOP PLATE. PROVIDE FIRE STOP AT POINT OF PENETRATION.
2. DUCT TO PENETRATE AND ROUTE THROUGH STRUCTURAL TJI IN THIS APPROXIMATE LOCATION. PENETRATION TO BE AT CENTER THIRD OF TGI SPAN TO MINIMIZE STRUCTURAL IMPACT, SEE STRUCTURAL DRAWINGS FOR PENETRATION DETAILS AND ALLOWANCES.
3. SPACE TO BE MECHANICALLY VENTILATED BY USE OF RUNNING LOCAL RESTROOM EXHAUST FANS CONTINUOUSLY. SEE REQUIRED OUTSIDE AIR FOR DWELLING UNITS CALCULATIONS ON SHEET M601.
4. PROVIDE FULL SIZE CEILING ACCESS PANEL TO ALLOW COMPLETE REOMOVAL OF AIR HANDLER AND ACCESS TO UNIT CONTROL PANEL, FIELD VERIFY EXACT LOCATION AND COORDINATE AROUND LIGHTING.
5. EXHAUST FAN AND DRYER VENTS TO BE MIN. 3'-0" FROM ANY OPERABLE WINDOWS. CONTRACTOR TO COORDINATE AND PLACE VENT TERMINATIONS AS REQ'D.
6. OWNER TO FURNISH DRYERS WITH EXTENDED VENT LENGTH CAPACITIES UP TO 60 EQUIVELANT FEET.
7. UNDERCUT DRYER CLOSET DOOR AS NOTED, TO PROVIDE NOT LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR.
8. TOP FLOOR UNITS MAY ROUTE EA AND DV DUCT THROUGH ROOF WITH APPROVED ROOF HOOD WITH BACK DRAFT DAMPER AT THERMAL BARRIER. PROVIDE FIRE STOP PROTECTION AT RATED ASSEMBLY PENETRATIONS.
9. DUCTLESS RANGE HOOD OVER COOK TOP, SEE ARCHITECTURAL DRAWINGS.

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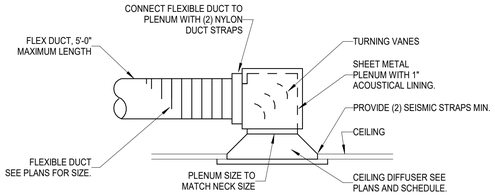
Client	**CRANDALL CAPITAL**
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PROFESSIONAL ENGINEER
THOMAS BRAILEE SHAKESPEARE
10361455
STATE OF UTAH

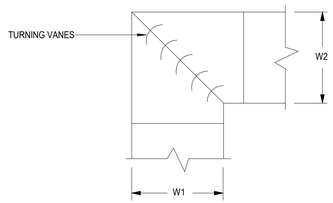
STUDIO CROSSING MIXED USE

MX401 ENLARGED MECHANICAL PLAN



1 DIFFUSER - CEILING MOUNTED

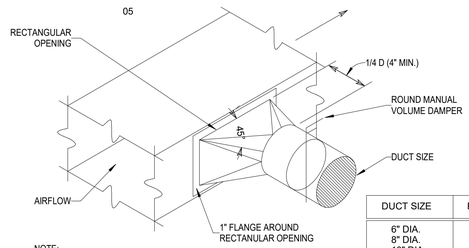
NTS



NOTES:
1. ALL TURNING VANES SHALL BE SINGLE VANE TYPE REGARDLESS OF DIMENSION.
2. ALL SINGLE VANES SHALL HAVE A 2 INCH RADIUS, 1 INCH MAXIMUM SPACE BETWEEN VANES AND A 3/4 INCH TRAILING EDGE.

2 DUCT ELBOW - SQUARE

NTS

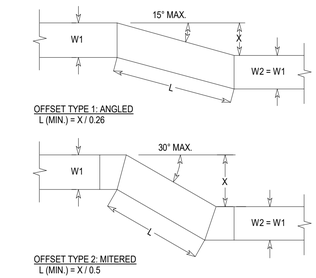


NOTE:
CONSTRUCT FITTING PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE FIGURE 2-6.

DUCT SIZE	RECT. OPNG.
6" DIA.	6" X 9"
8" DIA.	8" X 12"
10" DIA.	10" X 14"
12" DIA.	12" X 16"
14" DIA.	14" X 18"

3 DUCT HIGH EFFICIENCY TAKE-OFF

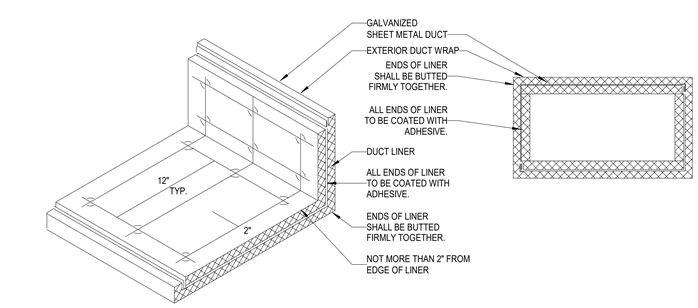
NTS



NOTES:
1. UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN SHALL APPLY.
2. ALL OFFSETS SHOWN ON DRAWINGS MADE BE MADE WITH ANY OF THE 3 OFFSET TYPES ABOVE.

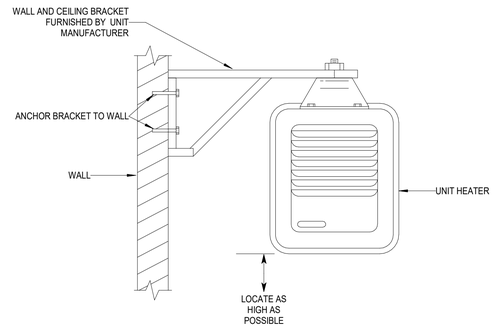
4 DUCT OFFSETS

NTS



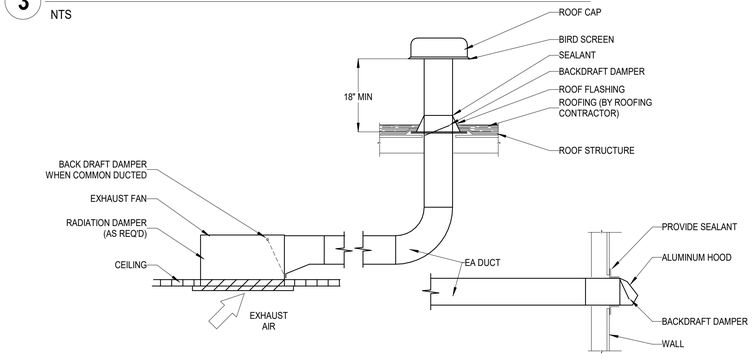
5 DUCT LINER AND INSULATION

NTS



6 ELECTRIC UNIT HEATER - WALL BRACKET

NTS

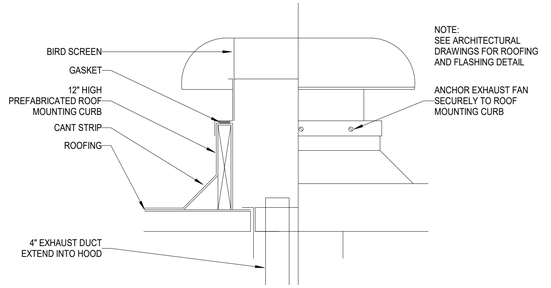


7 EXHAUST FAN - CEILING

NTS

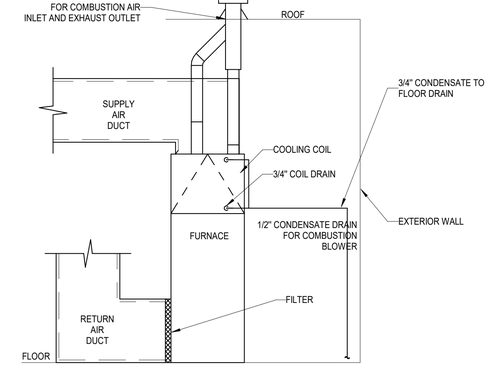
8 FIRE/SMOKE DAMPER ACCESS - VERTICAL

NTS



9 ROOF HOOD

NTS



10 FURNACE - UP FLOW

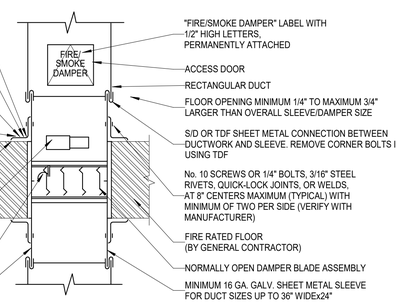
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NOTE:

1. EQUIPMENT ANCHORAGE SHALL BE COORDINATED WITH SEISMIC CONTRACTOR. SEISMIC ANCHORAGE SHALL BE DEFERRED SUBMITTAL.

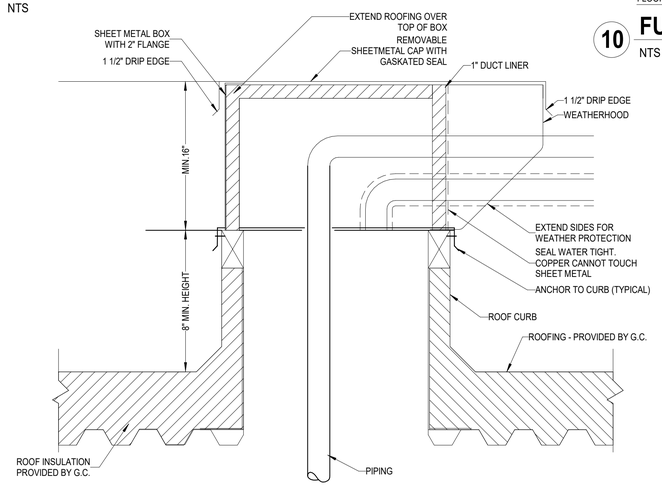
11 ROOF CURB INSTALLED ON METAL ROOF DECK

NTS



12 FIRE/SMOKE DAMPER - HORIZONTAL

NTS



13 PIPING ROOF CAP

NTS

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STUDIO CROSSING MIXED USE

MX501 MECHANICAL DETAILS

Print Date 10/3/2023 12:31:19 PM

DWELLING UNIT OUTSIDE AIR CALCULATIONS

UNIT NAME	AREA (SF)	# OF BEDROOMS	TOTAL REQUIRED OUTSIDE AIR (CFM)	DESIGN OUTSIDE AIR (CFM)
ONE BED A UNIT	600	1	21	25
STUDIO	300	1	18	20
TWO BED B UNIT	800	2	31	35
TWO BED C UNIT	800	2	31	35
ONE BED B UNIT	600	1	21	25
THREE BEDROOM B UNIT	1110	3	41	45

OUTSIDE AIR CALCULATIONS PER IMC 403.3.2.1 EQUATION 4-9

$$Q_{OA} = 0.01 A_{floor} + 7.5(N_{br} + 1)$$

where:

Q_{OA} = outdoor airflow rate, cfm

A_{floor} = floor area, ft^2

N_{br} = number of bedrooms; not to be less than one

SPLIT HEAT PUMP & FAN COIL SYSTEM SCHEDULE (SINGLE ZONE)

ACCEPTABLE MANUFACTURERS: ANY EQUAL

ACCESSORIES AND REMARKS:

1) INDOOR UNIT POWERED THROUGH OUDOOR UNIT
2) PRE-INSULATED REFRIGERANT LINESET - FLD
3) BACNET CONTROL ADAPTOR - FLD INSTALLED
4) THERMOSTATIC EXPANSION VALVE - FAC INSTALLED

INDOOR UNIT

20) WIRED THERMOSTAT - WALL MOUNT PROGRAMMABLE LCD DISPLAY (1H, IC)
21) WIRELESS THERMOSTAT - WALL MOUNT PROGRAMMABLE LCD DISPLAY (1H, IC)
22) RUN CONDENSATE TO INDIRECT DRAIN W/ AIR GAP
23) CONDENSATE LIFT PUMP - FLD INSTALLED
24) FILTER BOX (MANUFACTURE) - 2" MERV 8 - FLD INSTALLED
25) LINED FILTER BOX (CUSTOM) - (1) 24"x24"x2" MERV 8 FILTER, TOP MOUNT
26) DUCT SMOKE DETECTOR (RA) - FLD INSTALLED
27) CO2 SENSOR - WALL MOUNT WITH LCD
28) MOTORIZED 2-POS OA DAMPER, OPEN 100% WEHN CO2 SENSOR EXCEEDS LIMIT, OTHERWISE CLOSED, FAIL CLOSED.
29) BI-POLAR ION GENERATOR (PLASMA AIR 7200), INTERLOCK WITH FAN CIRCUIT (120/1/60; 2W) - FLD INSTALLED
30) FLOOR MOUNT 12" STAND WITH SOUND BAFFLE.

OUTDOOR UNIT

40) AIR OUTLET GUIDE - FLD INSTALLED
41) WIND BAFFLE - FLD INSTALLED
42) 36" TALL STAND WITH RUBBERIZED BASE RATED FOR 90MPH WINDS - FLD INSTALLED
43) COMPOSITE BASE PAD WITH RUBBERIZED BASE RATED FOR 90 MPH WINDS - FLD INSTALLED
44) WALL MOUNT BRACKET
45) SYSTEM RATED FOR HIGH HEAT OPERATION AT -22F AMBIENT TEMPERATURES.

SYMBOL	AREA SERVED	MANUFACTURER	OUTDOOR HEAT PUMP							INDOOR FAN COIL																	REFR. TYPE	ACCESSORIES AND REMARKS
			MODEL	NOM. TONS	CONTROL	ELECTRICAL		MOCP	SOUND dB(A)	WEIGHT (LBS)	MODEL	TYPE	AIRFLOW			COOLING			HEATING				ELECTRICAL		SOUND dB(A)	WEIGHT (LBS)		
						POWER	MCA						CONTROL	SA (CFM)	ESP (WG)	MIN. OA (CFM)	TOTAL (MBH)	SENSIBLE (MBH)	LAT DB (°F)	SEER	HEAT PUMP @17°F OUTPUT (MBH)	HEAT PUMP @17°F COP	AUX. RESISTANCE INPUT (kW)	AUX. RESISTANCE OUTPUT (MBH)	POWER	MCA				
HP-18	APARTMENT	CARRIER	38MARBQ18AA3	1.5	VARIABLE	208-1-60	16	25	-	125	40MBDQ18---3	DUCTED HORIZONTAL	VARIABLE	480	0.5	70	18	12.5	55	16.5	12.7	1.8	3	10.2	208-1-60	1.2	-	55	R-410A	1,2,4,20,22,45,42
HP-24	APARTMENT	CARRIER	38MARBQ24AA3	2	VARIABLE	208-1-60	25	35	-	150	40MBDQ24---3	DUCTED HORIZONTAL	VARIABLE	780	0.5	95	24	20	55	19.6	16.5	2.8	5	17.1	208-1-60	1.2	-	90	R-410A	1,2,4,20,22,45,42
HP-101	LOBBY 104	CARRIER	38MARBQ18AA3	1.5	VARIABLE	208-1-60	16	25	59	125	40MBDQ18---3	DUCTED HORIZONTAL	VARIABLE	480	0.5	50	18	-	55	19.6	12.7	1.8	3	10.2	208-1-60	1.2	39	55	R-410A	1,2,4,20,22,23,24,42,45
HP-102	FUTURE RETAIL	CARRIER	38MARBQ36AA3	3	VARIABLE	208-1-60	28	35	62	150	40MBDQ36---3	DUCTED HORIZONTAL	VARIABLE	1080	0.5	0	36	-	55	17.5	22.4	2.18	7.5	25.6	208-1-60	2.45	45	106	R-410A	1,2,4,20,22,23,24,42,45
HP-103	FUTURE RETAIL	CARRIER	38MARBQ36AA3	3	VARIABLE	208-1-60	28	35	62	150	40MBDQ36---3	DUCTED HORIZONTAL	VARIABLE	1080	0.5	0	36	-	55	17.5	22.4	2.18	7.5	25.6	208-1-60	2.45	45	106	R-410A	1,2,4,20,22,23,24,42,45
HP-104	FUTURE RETAIL	CARRIER	38MARBQ36AA3	3	VARIABLE	208-1-60	28	35	62	150	40MBDQ36---3	DUCTED HORIZONTAL	VARIABLE	1080	0.5	0	36	-	55	17.5	22.4	2.18	7.5	25.6	208-1-60	2.45	45	106	R-410A	1,2,4,20,22,23,24,42,45
HP-105	FUTURE RETAIL	CARRIER	38MARBQ36AA3	3	VARIABLE	208-1-60	28	35	62	150	40MBDQ36---3	DUCTED HORIZONTAL	VARIABLE	1080	0.5	0	36	-	55	17.5	22.4	2.18	7.5	25.6	208-1-60	2.45	45	106	R-410A	1,2,4,20,22,23,24,42,45
HP-201	STAIR 2	CARRIER	38MARBQ18AA3	1.5	VARIABLE	208-1-60	16	25	59	101	40MAQB18B--3	HIGH WALL	VARIABLE	650	0.5	0	18	-	55	20	18	10.3	NA	NA	208-1-60	-	-	-	R-410A	1,2,4,20,22,23,42,45
HP-202	STAIR 1	CARRIER	38MARBQ18AA3	1.5	VARIABLE	208-1-60	16	25	59	125	40MAQB18B--3	HIGH WALL	VARIABLE	650	0.5	0	18	-	55	20	18	10.3	NA	NA	208-1-60	-	-	-	R-410A	1,2,4,20,22,23,42,45

UNITARY SPLIT FURNACE SCHEDULE

ACCEPTABLE MANUFACTURERS: ANY EQUAL

ACCESSORIES AND REMARKS:

GENERAL

1) SEE HVAC BASIS OF DESIGN CRITERIA
2) ANTI-CYCLE RELAY
3) REFRIGERANT LINESET BY MANUFACTURER

OUTDOOR UNIT

10) LOW AMBIENT KIT - FIELD INSTALLED
11) GFCI OUTLET, FIELD WIRED
12) MOUNT TO 6" CONCRETE PAD (BY GC) WITH VIBRATION ISOLATORS.
13) ROOF MOUNT ON 12" STAND OR CURB WITH VIBRATION AND NOISE ISOLATION

INDOOR UNIT

20) HORIZONTAL SUSPENSION KIT
21) FLOOR MOUNT 12" STAND WITH SOUND BAFFLE.
22) DRAIN PAN OVERFLOW SWITCH
23) ROUTE CONDENSATE DRAIN LINE FULL SIZE TO NEAREST DRAIN.
24) 2" PLEATED MERV 8 FILTERS
25) DUCT SMOKE DETECTOR (SA (>2,000 CFM) – FIELD INSTALLED
26) CONCENTRIC DIRECT VENT ASSEMBLY
27) ECONOMIZER WITH DUAL ENTHALPY CONTROL
28) ECONOMIZER WITH DIFFERENTIAL SENSIBLE CONTROL
29) HIGH PERFORMANCE ECONOMIZER WITH CONTROL MODULE
30) RUN FAN CONTINIOUSLY DURING OCCUPIED HOURS.

CONTROLS AND SENSORS

50) CO2 SENSOR – WALL-MOUNT WITH LCD
51) DEHUMIDIFICATION SYSTEM WITH WALL-MOUNT WITH LCD HUMIDISTAT
53) THERMOSTAT – WALL-MOUNT PROGRAMMABLE LCD DISPLAY (1H, 1C)
54) ICON LENNOX BAS WITH SENSORS
55) BACNET MODULE AND SENSORS

SYMBOL	MANUFACTURER	MODEL	UNIT TYPE	ARRANGEMENT	FAN SELECTION (1)						DESIGN COOLING CAPACITY (1)					DESIGN HEATING CAPACITY (1)			ELECTRICAL				SOUND		WEIGHT (LBS)	ACCESSORIES AND REMARKS
					MODUL-ATION	AIRFLOW (CFM)	MIN. OA (CFM)	ESP (WG)	MOTOR SIZE (HP/BHP)	MOTOR SPEED (RPM)	NOM. (TONS)	TOTAL (MBH)	SENSIBLE (MBH)	REFR.	SEER	INPUT/ OUTPUT (MBH)	AFUE (%)	STAGES	MCA	AMPS	MOCP	POWER	dB	SONES		
F-201	LENNOX	ML195UH045XP24B	INDOOR	VERTICAL	CAV	800		0.5	1/5	-	-	-	-	-	-	45.0 / 41.0	95	1	-	3.1	15	120-1-60			120	1,2,3,21,22,23,24,26,28,30,53
CU-201	LENNOX	14ACX-024	OUTDOOR	TOP DISCHARGE		-		-	1/6	-	2	21.6	20.5	R410A	14	-	-	-	15	-	25	208-1-60			160	1,2,3,11,13
F-301	LENNOX	ML195UH045XP24B	INDOOR	VERTICAL	CAV	800		0.5	1/5	-	-	-	-	-	-	45.0 / 41.0	95	1	-	3.1	15	120-1-60			120	1,2,3,21,22,23,24,26,28,30,53
CU-301	LENNOX	14ACX-024	OUTDOOR	TOP DISCHARGE		-		-	1/6	-	2	21.6	20.5	R410A	14	-	-	-	15	-	25	208-1-60			160	1,2,3,11,13

ELECTRIC UNIT HEATER SCHEDULE

ACCEPTABLE MANUFACTURERS: QMARK, MARLEY, BERKO

ACCESSORIES AND REMARKS:

1) UNIT MOUNTED LINE VOLTAGE T-STAT, ENERGIZE <55°F WITH 5°F DEADBAND
2) DISCONNECT SWITCH
3) CEILING MOUNTING BRACKET
4) WALL MOUNTED UNIT
5) 14 GA SECURITY FRONT COVER

SYMBOL	MANUFACTURER	MODEL	TYPE	AIRFLOW (CFM)	HEATING CAPACITY		MOTOR		POWER	WEIGHT (LBS)	ACCESSORIES AND REMARKS
					BTUH	KW	POWER (HP)	SPEED (RPM)			
EUH-1	QMARK	MUH03-81	HORIZONTAL	350	10.200	3.0	1/100	1,600	208-1-60	27	1

EXHAUST FAN SCHEDULE

ACCEPTABLE MANUFACTURERS: PENN BARRY, LOREN COOK, TWIN CITY, GREENHECK

CONTROLS:

A) WALL SWITCH (BY DIVISION 26)
B) RUN CONTINUOUSLY.
C) INTERLOCK FAN WITH POOL DEHUMIDIFIER
D) LINE VOLTAGE THERMOSTAT, ENERGIZE <85°F WITH 5°F DEADBAND
E) CONSTANT PRESSURE CONTROL WITH INTEGRAL PRESSURE TRANSDUCER.
F) INTERLOCK WITH LIGHTING
G) INTERLOCK WITH CO AND NOx CONTROLS. RUN CONTINUOUSLY AT MIN. 3,000 CFM FLOWRATE. INCREASE AIRFLOW TO MAX FLOW RATE IF CO AND NOx CONCENTRATION LIMITS ARE EXCEEDED.

ACCESSORIES AND REMARKS:

1) ALL ALUMINUM CONSTRUCTION
2) BACKDRAFT DAMPER
3) RADIANT DAMPER
4) INTEGRAL THERMAL OVERLOAD PROTECTION
5) SPRING CEILING MOUNTED VIBRATION ISOLATOR
6) DIRECT DRIVE MOTOR WITH SPEED CONTROLLER
7) 14" TALL ROOF CURB WITH DAMPER TRAY
8) CAPACITY AT JOB SITE ELEVATION
9) VFD WITH SPEED CONTROLLER (BY EC)

SYMBOL	AREA SERVED	MANUFACTURER	MODEL	TYPE	AIRFLOW (CFM)	ESP (WG)	FAN SPEED (RPM)	ELECTRICAL			SOUND		WEIGHT (LBS)	CONTROLS	ACCESSORIES AND REMARKS
								HP	WATTS	POWER	dB	SONES			
CEF-50	APT. RESTROOM	PANASONIC	FV-0510VS1	CEILING/WALL	50	0.3	1025	-	-	120-1-60	-	0.5	10	B	2,4,6,8
PEF-101	STORAGE /FOUNTAIN EQUIPMENT			CEILING	120			-	-	120-1-60	-				

ELECTRIC DUCT HEATER SCHEDULE

ACCEPTABLE MANUFACTURERS: ANY EQUAL

CONTROLS:

A) WALL SWITCH (BY DIVISION 26)
B) DIFFERENTIAL PRESSURE FAN INTERLOCK SWITCH
C) INTERLOCK FAN WITH POOL DEHUMIDIFIER
D) INTEGRAL DUCT THERMOSTAT, ENERGIZE <70°F WITH 5°F DEADBAND

ACCESSORIES AND REMARKS:

1) GALVANIZED STEEL COMPARTMENT WITH 1/2" FIBERGLASS INSULATION AND HINGED COVER
2) DOOR INTERLOCK DISCONNECT SWITCH
3) PRIMARY AUTOMATIC RESET TEMPERATURE LIMITING CONTROL
4) LOAD CARRYGING SECONDARY OVER TEMPERATURE PROTECTIVE DEVICE

SYMBOL	AREA SERVED	MANUFACTURER	MODEL	HEATING			DUCT DIMENSION (IN)		ELECTRICAL		WEIGHT (LBS)	CONTROLS	ACCESSORIES AND REMARKS
				kW	MBH	STAGES	WxH	DIA.	AMPS	POWER			
DH-101		GREENHECK	IDHE	2	6.83	1	-	6	-	208-1-60	25	D	1,2, 3, 4

AIR DEVICE SCHEDULE

ACCEPTABLE MANUFACTURERS: ANEMOSTAT, TITUS, KRUEGER, TUTTLE AND BAILEY

ACCESSORIES AND REMARKS:

1) VAV THERMOSTATIC DIFFUSER WITH RELIEF AIR COLLAR AND INTEGRAL THERMOSTAT
2) LONGEST LENGTH FRONT LOUVER
3) AIR BALANCE DEFLECTOR
4) OPPOSED BLADE DAMPER
5) BUTTERFLY DAMPER
6) THERMAL BLANKET
7) 1HR RADIATION DAMPER
8) PLENUM BOX-INSULATED
9) AIR VOLUME CONTROL VANE
10) DRYER VENT HOSE RECEPTACLE
11) 2 3/4" CURB FOR FLAT ROOF ELEMENTS PROTECTION
12) WATERTIGHT EXTENDED COLLAR FOR SECURE DOCKING
13) HIGH PROFILE
14) LOW PROFILE
15) RECESSED GRAVITY DAMPER & INTEGRATED MAGNETS
16) BUILT-IN DRIP EDGE

SYMBOL	SERVICE	SURFACE TYPE	MOUNTING LOCATION	NECK SIZE	FACE SIZE	FACE TYPE	MATERIAL	FINISH	MANUFACTURER - MODEL	ACCESSORIES AND REMARKS
DB-480	DV	GYP	WALL	4Ø	18x24	-	STEEL	WHITE ENAMEL	THE DRYER BOX DB-480	10
DL-1212	TA	DOOR	DOOR	12x12	NECK+2"	V LOUVER	STEEL	WHITE ENAMEL	ANEMOSTAT - CHDL-1F	
DV-466	DV	EXTERNAL	WALL	4Ø	6x6	-	GALVALUME	ARCH COLOR	DRYER WALL VENT DWV4	15,16
DX-044	DV	EXTRNAL	WALL	Ø4.Ø4	13x9	-	POLYMER	ARCH COLOR	X-Vent DHEB-44-S	
DX-444	DV	EXTRNAL	WALL	Ø4.Ø4.Ø4	13x9	-	POLYMER	ARCH COLOR	X-Vent THEB-444-S	
EG-0808	EA, RA, TA	GYP	CEILING	8x8	NECK+1.75"	PERFORATED	STEEL	WHITE ENAMEL	ANEMOSTAT - 3P	
EG-1010	EA, RA, TA	GYP	CEILING	10x10	NECK+1.75"	PERFORATED	STEEL	WHITE ENAMEL	ANEMOSTAT - 3P	
EG-1616	EA, RA, TA	GYP	CEILING	16x16	NECK+1.75"	PERFORATED	STEEL	WHITE ENAMEL	ANEMOSTAT - 3P	
EW-2222	EA, RA, OR TA	GYP	WALL	22x22	NECK+2"	DOUBLE DEFLECTION	STEEL	WHITE ENAMEL	ANEMOSTAT - S30H	2,4
FG-3610	EA, RA	GYP	CEILING	36x10	NECK+1.75"	45° DEFLECTION	STEEL	WHITE ENAMEL	ANEMOSTAT - F30-1LHL45	
SG-1208	SA	GYP	CEILING	8Ø	12x12	PLAQUE	STEEL	WHITE ENAMEL	ANEMOSTAT - PGF-11	5
SG-2410	SA	GYP	CEILING	10Ø	24x24	PLAQUE	STEEL	WHITE ENAMEL	ANEMOSTAT - PGF-22	5
SR-1808	SA	GYP	CEILING	8Ø	18Ø	LOUVERED	STEEL	WHITE ENAMEL	ANEMOSTAT - CM1	
SW-0804	SA	GYP	WALL	8x4	NECK+2"	DOUBLE DEFLECTION	STEEL	WHITE ENAMEL	ANEMOSTAT - S2H	2,4
SW-0806	SA	GYP	WALL	8x6	NECK+2"	DOUBLE DEFLECTION	STEEL	WHITE ENAMEL	ANEMOSTAT - S2H	2,4
SW-1206	SA	GYP	WALL	12x6	NECK+2"	DOUBLE DEFLECTION	STEEL	WHITE ENAMEL	ANEMOSTAT - S2H	2,4
SW-1408	SA	GYP	WALL	14x8	NECK+2"	DOUBLE DEFLECTION	STEEL	WHITE ENAMEL	ANEMOSTAT - S2H	2,4

DAMPER SCHEDULE

SYMBOL	DESCRIPTION	OPTIONS & ACCESSORIES	ACCEPTABLE MANUFACTURERS
MVD	MANUAL VOLUME DAMPER: RECTANGULAR, SINGLE BLADE, 22 GAUGE GALVANIZED STEEL BLADE, MOLDED SYNTHETIC BEARING, (12" MAXIMUM DUCT HEIGHT)	2" STAND-OFF BRACKET WITH HEAVY DUTY LOCKING QUATRANT (DURA-DYNE 8177)	RUSKIN MD25
RMVD	MANUAL VOLUME DAMPER: ROUND, SINGLE BLADE, 22 GAUGE GALVANIZED STEEL BLADE, MOLDED SYNTHETIC BEARING, (20" MAXIMUM DUCT)	2" STAND-OFF BRACKET WITH HEAVY DUTY LOCKING QUATRANT (DURA-DYNE 8177)	RUSKIN MDRS25
MD-2	MOTORIZED OPPOSED BLADE DAMPER: RECTANGULAR, OPPOSED BLADE, 16 GAUGE GALVANIZED STEEL BLADES, STAINLESS STEEL JAMB SEALS, VINYL EDGE SEALS	2-POSITION ACTUATOR; 120 VOLT; 1 PHASE	RUSKIN CD-36
FSD	FIRE-SMOKE DAMPER: RECTANGULAR, 16, GA SLEEVE, PARALLEL BLADE, STAINLESS STEEL JAMB SEALS, VINYL BLADE EDGE SEALS, STAINLESS STEEL SLEEVE BEARINGS, 1-1/2 HOUR, CLASS 1 LEAKAGE, UL 555 AND UL 555S LISTED AND LABELED	120 VOLT, 1 PHASE ELECTRIC ACTUATOR ETL ELECTRIC RESET LINK (212 F.) DUCT SMOKE DETECTOR ACCESS DOOR	RUSKIN FSD-37
HEF	HIGH EFFICIENCY FITTING: 24 GAGE GALVANIZED CONSTRUCTION, 18 GA. GALV. STEEL BLADE, SOLID ROD, MOLDED SYNTHETIC BEARING, 1" FLANGE, EPDM RUBBER GASKET, INLET SIZE TO CONFORM TO SMACNA FIGURE 2-6 "BRANCH CONNECTIONS"	2" STAND-OFF BRACKET WITH HEAVY DUTY LOCKING QUATRANT (DURA-DYNE 8177)	DUCTMATE SHTS15
FD	FIRE DAMPER (DYNAMIC): RECTANGULAR OR ROUND, 20 GA BLADES, 20 GA FRAME, 165°F FUSIBLE LINK, MILL FINISH, 3-HOUR RATING, UL 555C LISTED AND LABELED; DYNAMIC RATED	DUCT ACCESS DOOR	RUSKIN DIBD2

ACCEPTABLE MANUFACTURERS: RUSKIN AIR BALANCE LOUVERS & DAMPERS, GREENHECK

NOTES:

ROOF HOOD SCHEDULE

ACCEPTABLE MANUFACTURERS: LOREN COOK, GREENHECK, PENN BARRY

ACCESSORIES AND REMARKS:

1) AUTOMATIC DAMPER INTERLOCKED WITH AIR HANDLER(S) OPERATION
2) 12" ROOF CURB
3) BIRD SCREEN
4) BAROMETRIC BACK DRAFT DAMPER

SYMBOL	MANUFACTURER	MODEL	SERVICE	THROAT SIZE W x D (inches)	AIRFLOW (CFM)	THROAT AREA (SF)	THROAT VELOCITY (FPM)	DP (WG)	WEIGHT (LBS)	ACCESSORIES AND REMARKS
RH-1	GREENHECK	GRSI-10	INTAKE	10x10	300	1	526	0.046	8	1,2,3

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No.	Revision Description	Date
A	SD SET	5.22.2023
B	PERMIT SET	6.16.2023
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STUDIO CROSSING MIXED USE

MX601 MECHANICAL SCHEDULES

PLUMBING GENERAL NOTES

1. THE DRAWINGS SHOW GENERAL DESIGN, ARRANGEMENT AND EXTENT OF PLUMBING SYSTEMS. BECAUSE OF THE SMALL SCALE, THE DRAWINGS DO NOT SHOW ALL OFFSETS, BENDS OR ELBOWS NECESSARY FOR COMPLETE INSTALLATION IN SPACES PROVIDED. THIS CONTRACTOR SHALL MAKE SUCH MINOR ALTERATIONS AS MAY BE NECESSARY TO MAKE PLUMBING SYSTEMS COMPLETE AND OPERATIONAL IN ACCORDANCE WITH DESIGN INTENT.
2. MAJOR DEVIATIONS SUCH AS CHANGES IN COMPONENT SIZES, WEIGHTS, QUANTITIES OR MATERIAL REQUIRE PRIOR APPROVAL BY DESIGN ENGINEER.
3. DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER AND SHALL BE INTERPRETED AS AN INTEGRAL UNIT WITH ITEMS SHOWN ON ONE AND NOT THE OTHER BEING FURNISHED AND INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH.
4. ENTIRE PLUMBING INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODES, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER APPLICABLE CITY, COUNTY, STATE, AND FEDERAL CODES AND REGULATIONS IN EFFECT.
5. PRIOR TO FABRICATION AND INSTALLATION OF ANY PLUMBING COMPONENTS THE CONTRACTOR SHALL COORDINATE ALL PLUMBING WORK WITH ALL OTHER BUILDING TRADES, INCLUDING BUILDING TRADES HIRED DIRECTLY BY OWNER. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND USE, WHERE APPROPRIATE, ALL PLUMBING DETAILS SHOWN ON THE DRAWINGS. DETAILS MAY OR MAY NOT BE CALLED OUT ON THE DRAWINGS WITH SYMBOLS OR KEYED NOTES. ANY CHANGES RESULTING FROM FAILURE TO INSTALL PLUMBING SYSTEMS WITHOUT USING THE INCLUDED DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ANY PART OF THE PLUMBING INSTALLATION THAT FAILS, IS UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

PLUMBING FIXTURE NOTES

1. SIMILAR EQUIPMENT SHALL BE OF THE SAME MANUFACTURER.
2. ALL EQUIPMENT SHALL PROVIDE SCHEDULED PERFORMANCE AT JOB SITE ELEVATION.
3. FIXTURE AND EQUIPMENT MODEL NUMBERS SHOWN IN PLUMBING FIXTURE SCHEDULE AND PLUMBING EQUIPMENT SCHEDULES ARE SHOWN TO ESTABLISH TYPE OF PRODUCT THAT SHALL BE USED. SUBMITTED PRODUCTS SHALL MEET SCHEDULED PERFORMANCE DATA SHOWN ON THE DRAWINGS EVEN IF A DIFFERENT MODEL IS SUPPLIED.
4. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL NECESSARY FITTINGS, TRANSITIONS, VALVES AND OTHER DEVICES AND ACCESSORIES REQUIRED FOR A COMPLETE, WORKABLE INSTALLATION.
5. ALL MOTOR STARTING EQUIPMENT, NOT PROVIDED AS A PART OF THE PLUMBING EQUIPMENT, SHALL BE PROVIDED BY DIVISION 26.
6. SEE "PLUMBING FIXTURE SCHEDULE" FOR INDIVIDUAL TRAPS, WASTE, VENT, AND DOMESTIC WATER PIPING SIZES FOR INDIVIDUAL FIXTURES.
7. ALL PLUMBING EQUIPMENT SHALL BE LISTED AND LABELED BY AN APPROVED THIRD PARTY TESTING AGENCY.
8. FIXTURES, EQUIPMENT AND PIPING INSTALLATION SHALL MEET NSF STANDARDS.
9. PROVIDE WATER HAMMER ARRESTERS (WHA) AT ALL PIPING CONNECTIONS TO PLUMBING FIXTURES AND PLUMBING EQUIPMENT PROVIDED WITH QUICK CLOSING VALVES AND INSTALLATIONS WHICH RESULT IN EXCESS PIPE VIBRATION OR MOVEMENT.
10. ALL OWNER FURNISHED EQUIPMENT WITH DIRECT CONNECTION TO THE DOMESTIC WATER SYSTEM SHALL BE PROVIDED WITH AN APPROVED BACKFLOW DEVICE.
11. INSTALLATION AND FINAL CONNECTION OF ALL OWNER FURNISHED EQUIPMENT SHALL BE BY DIVISION 22.

PLUMBING PIPING GENERAL NOTES

1. PROVIDE PROPER PROVISIONS FOR EXPANSION, CONTRACTION, OR MOVEMENT OF ALL PIPING.
2. INSTALL PIPING WITHOUT FORCING OR SRINGING.
3. INSTALL PIPING TO CLEAR DOORS AND WINDOWS.
4. PROVIDE LARGE ENOUGH PIPE SLEEVES THROUGH WALL OR FLOOR TO ALLOW FOR ANTICIPATED DIFFERENTIAL MOVEMENT.
5. ALL EXPOSED PIPING SHALL INSTALLED NEATLY; ARRANGED PARALLEL TO BUILDING STRUCTURAL ELEMENTS.
6. COPPER PIPING SHALL NOT COME IN CONTACT WITH FIRE TREATED LUMBER. PROVIDE ½" THICK SLIP-ON CLOSED CELL INSULATION WHERE COPPER PIPING IS ADJACENT TO FIRE TREATED LUMBER. CLOSED CELL INSULATION SHALL EXTEND A MINIMUM OF 1-1/2" PAST LUMBER.
7. INSTALL EXTERIOR WATER PIPING, SEWER AND WASTE PIPING AND ROOF DRAINAGE BELOW FROST LEVEL (4'-0" MINIMUM). VERIFY EXACT LOCAL REQUIREMENTS WITH AND CIVIL ENGINEER AND SITE UTILITY DRAWINGS PRIOR TO INSTALLATION.

PIPE HANGERS GENERAL NOTES

1. SUPPORT ALL PIPING WITH CLEVIS OR LOOP HANGERS (MSS TYPE 1). PERFORATED METAL STRAPS OR PLASTIC STRAPPING (PLUMBER TAPE) SHALL NOT BE USED TO SUPPORT OR BRACE ANY PIPE.
2. PROVIDE PIPE HANGERS WITHIN 18 INCHES OF ALL CHANGES OF DIRECTION.
3. ALL STEEL HANGERS USED TO SUPPORT COPPER PIPING SHALL BE COPPER PLATED OR PLASTIC COATED.
4. ALL STEEL HANGERS USED TO SUPPORT PLASTIC PIPING SHALL BE PLASTIC COATED.
5. PROVIDE ELASTOMERIC CUSHION (COOPER B-LINE B1999 "VIBRA CUSHION") BETWEEN COPPER PIPING AND GALVANIZED CHANNEL SUPPORT CLAMPS. PLASTIC PIPE WRAP TAPE IS NOT ACCEPTABLE.
6. PROVIDE ELASTOMERIC INSERT (COOPER B-LINE BVP "VIBRA- CLAMPS") BETWEEN PLASTIC PIPE AND GALVANIZED CHANNEL SUPPORT CLAMPS. PLASTIC PIPE WRAP TAPE IS NOT ACCEPTABLE.
7. PROVIDE SWAY BRACING FOR ALL PIPING 4" AND LARGER AT ALL CHANGES IN DIRECTION GREATER THAN 45 DEGREES.

DISINFECT POTABLE WATER

1. DOMESTIC COLD WATER AND DOMESTIC HOT WATER SYSTEMS (I.E. POTABLE WATER) SHALL BE PURGED OF DELETEROUS MATTER AND DISINFECTED PRIOR TO UTILIZATION.
2. FOLLOW METHOD PRESCRIBED THE LOCAL HEALTH AUTHORITY OR WATER PURVEYOR HAVING JURISDICTIONS.
3. IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE DESCRIBED IN EITHER AWWA C651 OR AWWA C652 OR AS DESCRIBED SHALL BE FOLLOWED.
4. THESE PROCEDURES SHALL APPLY TO "ON-SITE" OR "IN-PLANT" FABRICATION OF A SYSTEM OR TO A MODULAR PORTION OF A SYSTEM.
5. DISINFECTION PROCEDURE:
   a. THE PIPING SYSTEM, INCLUDING FIXTURES AND EQUIPMENT, SHALL BE FLUSHED WITH CLEAR, POTABLE WATER UNTIL DIRTY WATER DOES NOT APPEAR AT THE POINTS OF OUTLET.
   b. THE SYSTEM OR PARTS THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVES OFF AND ALLOWED TO STAND FOR 24-HOURS;

      OR

   c. THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION CONTAINING NOT LESS THAN 200 PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR 3-HOURS
   d. FOLLOWING THE REQUIRED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE CHLORINE IS PURGED FROM THE SYSTEM.
   e. THE PROCEDURE SHALL BE REPEATED WHERE SHOWN BY A BACTERIOLOGICAL EXAMINATION THAT CONTAMINATION REMAINS PRESENT IN THE SYSTEM.
   f. DURING THE DISINFECTION PROCEDURE, WARNING SIGNS SHALL BE PLACED AT BUILDING ENTRANCES, ROOM ENTRANCES AND WATER OUTLETS INDICATING THAT POTABLE WATER HAS A HIGH CONCENTRATION OF CHLORINE AND IS NOT SAFE TO DRINK OR USE.

DOMESTIC WATER GEN. NOTES

1. ALL EXPOSED DOMESTIC WATER PIPE IN OCCUPIED SPACES SHALL BE POLISHED CHROME PLATED.
2. PROVIDE ISOLATION VALVES IN DOMESTIC WATER PIPING TO EACH SET OF RESIDENT ROOMS OR BATHROOM GROUPS..
3. INSTALL PIPING SO THAT VALVES, STRAINERS, UNIONS, TRAPS, FLANGES, AND ALL OTHER APPURTENANCES REQUIRING ACCESS ARE ACCESSIBLE.
4. VALVES (EXCEPT CONTROL VALVES) AND STRAINERS SHALL BE FULL SIZE OF PIPE BEFORE REDUCING PIPE SIZE TO MAKE CONNECTIONS TO EQUIPMENT.
5. VALVES SHALL BE INSTALLED SO THAT VALVE REMAINS IN SERVICE WHEN EQUIPMENT OR PIPING ON EQUIPMENT SIDE OF VALVE IS REMOVED.
6. PROVIDE DOMESTIC WATER BOOSTER PUMP IF WATER PRESSURE FROM LOCAL UTILITY IS INADEQUATE TO SERVE BUILDING. BOOSTER PUMP SHALL BE INCLUDED IF REQUIRED.
7. PROVIDE MANIFOLD PIPING AT WATER HEATERS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS. BALANCE WATER FLOW THROUGH WATER HEATERS AFTER INSTALLATION.
8. INSTALL DOMESTIC WATER PIPING ABOVE OR BEHIND WATER HEATERS TO ALLOW FOR WATER HEATER REMOVAL.
9. SOFTENED WATER SHALL SERVE DOMESTIC COLD WATER SERVICE TO WATER HEATERS ONLY.

DRAIN, WASTE & VENT NOTES

1. ALL EXPOSED DRAINAGE PIPING ON OCCUPIED SPACES INCLUDING TRAPS UNDER SINKS SHALL BE POLISHED CHROME PLATED.
2. DRAWINGS SHOW GENERAL ARRANGEMENT OF DRAIN, WASTE AND VENT SYSTEM. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL CLEANOUTS AS REQUIRED BY PLUMBING CODE.
3. INVERT ELEVATIONS AS SHOWN ON DRAWINGS ARE REFERENCED FROM FINISHED FLOOR ELEVATION. COORDINATE ALL INVERTS WITH BOTH CIVIL AND ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
4. ALL VENTS THROUGH ROOF SHALL BE A MINIMUM OF 10 FEET FROM ANY AIR INTAKES.
5. SLOPE VENT SYSTEM TOWARDS DRAINAGE SYSTEM.
6. INSTALL ALL SANITARY DRAINAGE PIPING 3" AND LARGER WITH SLOPE IN DIRECTION OF FLOW OF 1/8" PER FOOT MINIMUM.
7. INSTALL ALL SANITARY DRAINAGE PIPING 2-1/2" AND SMALLER AND ALL GREASE WASTE PIPING WITH SLOPE IN DIRECTION OF FLOW AT 1/4" PER FOOT.
8. DRAINAGE PATTERN FITTINGS SHALL BE USED ON ALL VENT PIPING LOCATED BELOW THE FLOOD LEVEL RIM OF FIXTURES.

FUEL GAS PIPING GEN. NOTES

1. NATURAL GAS PIPING IS SIZED AT 2.0 PSI.
2. PROVIDE GAS SHUT OFF VALVES AT ALL GAS FIRED EQUIPMENT.
3. ALL EXTERIOR FUEL GAS PIPING SHALL BE PAINTED WITH TWO COATS OF PAINT:
   a. ONE COAT: 2.5 MIL (DRY) 5.0 MIL (WET) 4160-7100 (RED) DEVGUARD EXTERIOR, MULTI-PURPOSE TANK & STRUCTURAL ALKYD PRIMER. SEE SPEC. 15195.
   b. ONE COAT: 1486-XXXX (GRAY) UNIGRIP WATER BASED AQUACRYLIC DRY FALL SEMI-GLOSS PAINT.
4. FUEL GAS PIPING SHALL BE PURGED OF ALL AIR PRIOR TO THE PIPING SYSTEM BEING PUT INTO OPERATION.
5. THE OPEN END OF FUEL GAS PIPING SYSTEM BEING PURGED SHALL DISCHARGE TO THE OUTDOORS.
6. THE OPEN END OF THE GAS PIPING SYSTEM SHALL BE CONTINUOUSLY MONITORED DURING PURGING.

DOM. H.W. TEMP. CHART

SYSTEM OR FIXTURE	HOT WATER TEMP. (°F)
RESIDENT GUEST ROOMS	120-125
RESIDENT GUEST ROOM SHOWER	120
ACCESSIBLE RESIDENT GUEST ROOM SHOWER	120
ACCESSIBLE RESIDENT GUEST ROOM LAVATORY	120
ACCESSIBLE RESIDENT GUEST ROOM SINK	120
PUBLIC RESTROOM LAVATORY	105
PUBLIC CLOTHES WASHERS	120
COMMERCIAL LAUNDRY	140

PLUMBING PIPE MATERIAL SPECIFICATIONS

SERVICE	PIPE MATERIAL	FITTINGS	JOINTS	NOTES
DOMESTIC WATER (BELOW GRADE)	ASTM 88 TYPE "K" COPPER TUBING	ASME B16.18 CAST COPPER-ALLOY SOLDER JOINT OR ASME B16.22 WROUGHT COPPER SOLDER JOINT	ASTM B32 SILVER SOLDER BRAZE	PERMITTED FOR 1/2" THROUGH 3" TUBING
	UL/FM APPROVED 304 SST STAILNESS STEEL RISER	PRE-FABFRICATED SINGLE EXTENDED 90 DEGREE BUTT WELDED RISER.	AWWA C900 (INLET) AWWA C606 (OUTLET)	PERMITTED FOR 4" THROUGH 10" TUBING
DOMESTIC WATER (ABOVE GRADE)	ASTM B88 TYPE 'L' COPPER TUBING	ASME B16.18 CAST COPPER-ALLOY SOLDER JOINT OR ASME B16.22 WROUGHT COPPER SOLDER JOINT	ASTM B32 LEAD FREE SOLDER	
	ASTM F876 AND OR F877 CROSS-LINKED POLYETHYLENE (PEX) SDR 9	ASTM F877 LEAD FREE BRASS INSERT OR ASTM F 1960 ENG. PLASTIC INSERT	ASTM F877 COPPER CRIMP RING OR ASTM F1960 COLD EXPANSION	NOT PERMITTED IN RETURN AIR PLENUMS FITTING AND JOINING METHOD APPROVED BY PIPE MANUFACTURER PROVIDE A 2-FT. X 3-FT. THERMAL EXPANSION LOOP FOR EVERY 60 FT. OF LINEAR HOT WATER PIPE SECTION.
	ASTM F2389 POLYPROPYLENE (PP-R) TUBING AQUATHERM "GREENPIPE" SDR 11	ASME F 2389 POLYPROPYLENE (PP-R) AQUATHERM "GREENPIPE" SOCKET FUSION WELD	SOCKET FUSION WELD OR BUT FUSION WELD	NOT PERMITTED IN RETURN AIR PLENUMS FITTING AND PIPE BY SAME MANUFACTURER PROVIDE A 2-FT. X 3-FT. THERMAL EXPANSION LOOP FOR EVERY 60 FT. OF LINEAR HOT WATER PIPE SECTION.
	ASTM D2646 CHLORINATED POLYVINYL CHLORIDE (CPVC) CTS (SDR 11)	ASTM D2846 CTS FITTINGS	LISTED PRIMER & SOLVENT CEMENT OR ASTM F 493 YELLOW ONE-STEP SOLVENT CEMENT	SINGLE STEP SOLVENT CEMENT PERMITTED FOR 1/2" THROUGH 2" PIPE SIZES. PROVIDE A 2-FT. X 3-FT. THERMAL EXPANSION LOOP FOR EVERY 60 FT. OF LINEAR HOT WATER PIPE SECTION.
DRAIN WASTE AND VENT (BELOW GRADE)	ASTM D1785 SCHEDULE 40 SOLID CORE PVC	ASTM AD 2665 DRAINAGE PATTERN	ASTM D 2564 SOLVENT CEMENT	
DRAIN WASTE AND VENT (ABOVE GRADE)	ASTM F 891 SCHEDULE 40 CELLULAR CORE PVC	ASTM AD 2665 DRAINAGE PATTERN	ASTM D 2564 SOLVENT CEMENT	NOT PERMITTED IN RETURN AIR PLENUMS
	ASTM A 74 STANDARD WEIGHT CAST IRON NO-HUB	ASTM A74 STANDARD WEIGHT CAST IRON NO-HUB, DRAINAGE PATTERN.	ASTM C 1277 COMPRESSION TYPE NEOPRENE GASKETS, STAINLESS STEEL BANDS.	
NATURAL GAS (BELOW GRADE)	ASTM D2513 POLYETHYLENE (PE) MEDIUM DENSITY	ASTM D3350	FUSION (SOCKET, BUTT, SADDLE, OR ELECTRO) OR MECHANICAL RATED FOR DIRECT BURIAL	BURY NOT LESS THAN 24" BELOW GRADE CONTINUOUS LINE TRACE WIRE CONTINIOUS WARNING LABEL 12" ABOVE
NATURAL GAS (ABOVE GRADE)	ASTM A53 SCHEDULE 40 BLACK STEEL	ASTM B16.3 CLASS 150 MALLEABLE IRON OR ASTM B16.9 BUTT WELDED STEEL	THREADED TEFLON TAPE	
CONDENSATE DRAIN	ASTM D 1785 SCHEDULE 40 POLYVINYL CHLORIDE (PVC)	ASTM D 2466 PVC SOCKET JOINT	ASTM F 656 PURPLE PRIMER ASTM D 2664 SOLVENT CEMENT	NOT PERMITTED IN RETURN AIR PLENUMS
	ASTM B88 TYPE 'M' COPPER TUBING	ASME B16.18 CAST COPPER-ALLOY SOLDER JOINT OR ASME B16.22 WROUGHT COPPER SOLDER JOINT	ASTM B32 LEAD FREE SOLDER	
ROOF DRAIN (BELOW GRADE)	ASTM D1785 SCHEDULE 40 SOLID CORE PVC	ASTM AD 2665 DRAINAGE PATTERN	ASTM D 2564 SOLVENT CEMENT	
ROOF DRAIN (ABOVE GRADE)	ASTM F 891 SCHEDULE 40 CELLULAR CORE PVC	ASTM AD 2665 DRAINAGE PATTERN	ASTM D 2564 SOLVENT CEMENT	NOT PERMITTED IN RETURN AIR PLENUMS
	ASTM A 74 STANDARD WEIGHT CAST IRON NO-HUB	ASTM A74 STANDARD WEIGHT CAST IRON NO-HUB, DRAINAGE PATTERN.	ASTM C 1277 COMPRESSION TYPE NEOPRENE GASKETS, STAINLESS STEEL BANDS.	

PLUMBING SPECIFICATIONS

220500 - BASIC PIPING MATERIALS AND METHODS

1. CORE CUT ALL PIPE PENETRATIONS OF MASONRY OR CONCRETE WALLS AND FLOORS. SLEEVE ALL PENETRATIONS THROUGH NEW WALLS AND FLOORS. SEAL ALL PENETRATIONS WATER TIGHT WITH SILICONE SEALANT. USE FIRE RATED SEALANT (3M "FIRE BARRIER" OR EQUAL) FOR 1 HOUR OR 2 HOUR PENETRATIONS.
2. CAULK AROUND ALL PIPING THAT PASSES THROUGH FIRE-RATED PARTITIONS WITH A NON-HARDENING CAULKING SIMILAR TO 3M "FIRE BARRIER".
3. SEAL ALL PIPING THROUGH WALLS AIR TIGHT.

220700 - PLUMBING INSULATION

1. PIPE INSULATION: SNAP-ON GLASS FIBER TYPE WITH VAPOR JACKET. SEAL ALL ENDS AND JOINTS TO PROVIDE A COMPLETELY SEALED SYSTEM. ALTERNATIVELY, FOR INTERIOR WATER PIPING, USE FLEXIBLE UNICELLULAR ASTM 534 TYPE 1 INSULATION. USE THE FOLLOWING MIN. PIPE INSULATION THICKNESS BY SERVICE AND SIZE:
   - DCW: ALL SIZES (1/2")
   - DHW: 1/2"-1-1/4" (1")
   - DHW: 1-1/2"+ (1-1/2")
2. FOR PIPING SMALLER THAN 1-1/2" AND LOCATED IN PARTITIONS WITHIN CONTIDIONED SPACES, REDUCTION OF THESE THICKNESSES BY 1" SHALL BE PERMITTED BUT NOT TO A THICKNESS LESS THAN 1".
3. INDOOR PIPE INSULATION AND RELATED MATERIALS SHALL HAVE A FLAME-SPREAD INDEX OF 25 OR LESS, AND SMOKE-DEVELOPED INDEX OF 50 OR LESS WHEN TESTED TO ASTM E 84.
4. ALL PIPE INSULATION SHALL NOT FLAME, GLOW, SMOLDER OR SMOKE WHEN TESTED IN ACORDANCE WITH ASTM C411.
5. PROVIDE ADA COMPLIANT FIXTURES WITH SNAP ON ADA ARTICLE 4.19 22FF COMPLIANT WHITE INSULATION. TRUEBRO LAV GUARD, BASIN GUARD OR LAV SHIELD.

221116 - WATER DISTRIBUTION PIPING

1. INSTALL PIPE HANGERS WITH MINIMUM ROD SIZES AND MAXIMUM SPACING AS SHOWN IN DRAWING SCHEDULES.
2. ALL PIPE HANGERS AND EQUIPMENT SUPPORTS SHALL BE LOCATED A MINIMUM OF 2" FROM ANY REFRIGERANT PIPE.
3. ALL PLUMBING FIXTURES CONNECTED TO THE POTABLE WATER SYSTEM WITH HOSE CONNECTIONS ON THE OUTLET SIDE SHALL BE PROVIDED WITH BACKFLOW PREVENTION.

221316 - DRAINAGE AND VENT SYSTEMS

1. INSTALL SANITARY DRAIN LINES 2-1/2" AND SMALLER WITH A MIN. SLOPE OF 2%. INSTALL SANITARY DRAIN LINES 3" AND LARGER WITH A MIN. SLOPE OF 1%.
2. PROVIDE ACCESSIBLE WALL CLEAN-OUT WITH FLAT CHROME COVER PLATE AT ALL SEWER STACKS AND URINAL FIXTURES.

221416 - NATURAL GAS SYSTEMS

1. SEE GAS UTILITY CALUCLATIONS AND/OR ISOMETRIC FOR SYSTEM PRESSURE. WHERE GREATER THAN 1/2" PSIG (7" W.C.), LOCATE PRESSURE REGULATORS AS SHOWN ON THE DRAWINGS TO REDUCE PRESSURE TO 7" W.C. PROVIDE FULL SIZE VENT LINES FROM GAS PRESSURE REGULATORS AND EXTEND TO OUTSIDE OR THROUGH ROOF (AS REQUIRED). FLASH PENETRATIONS AND MAKE WATER TIGHT.
2. PROVIDE GAS SHUT OFF VALVE AT EACH PIECE OF GAS UTILIZING EQUIPMENT.
3. THE EQUIPMENT INSTALLER SHALL APPLY AND SIGN A CERTIFICATION LABEL TO EACH GAS-FIRED APPLIANCE, STATING THE APPLIANCE HAS BEEN ADJUSTED OR MODIFIED PER MANUFACTURER'S REQUIREMENTS FOR OPERATION AT THE PROJECT ALTITUDE AND WITH THE BTU-CONTENT OF THE AVAILABLE FUEL-GAS.

223400 - WATER HEATERS

1. INSTALL UNITS PLUMB AND LEVEL AND FIRMLY ANCHORED PER SEISMIC REQUIREMENTS. MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES. ORIENT SO CONTROLS AND DEVICES NEEDING SERVICING ARE ACCESSIBLE.
2. CONNECT HOT AND COLD WATER PIPING TO UNITS WITH SHUT-OFF VALVES AND UNIONS. CONNECT HOT WATER CIRCULATING PIPING TO UNIT WITH SHUT-OFF VALVE, CHECK VALVE AND UNION.
3. USE DIELECTRIC FITTINGS AND UNIONS WHERE PIPING CONNECTIONS ARE DISSIMILAR METALS.
4. INSTALL VACUUM RELIEF VALVE IN COLD WATER INLET PIPING. EXTEND RELIEF VALVE DISCHARGE TO CLOSEST FLOOR DRAIN. INSTALL DRAIN AS INDIRECT WASTE TO SPILL INTO OPEN DRAIN OR OVER FLOOR DRAIN.
5. PROVIDE AND INSTALL EXPANSION TANK AS SCHEDULED IN DRAWINGS. EXPANSION TANK: DIAPHRAGM TYPE, PRE- PRESSURIZED STEEL TANK WITH RELIEF VALVE SETTING @ 120 PSI MAXIMUM PRESSURE.
6. CONNECT GAS SUPPLY PIPING TO BURNER WITH DRIP LEG, TEE, GAS COCK, AND UNION, MINIMUM SIZE SAME AS INLET CONNECTION. INSTALL GAS PRESSURE REGULATORS WHERE INDICATED.
7. ELECTRICAL CONNECTIONS: POWER WIRING AND DISCONNECT SWITCHES ARE SPECIFIED IN DIVISION 26. CONNECT UNIT COMPONENTS TO GROUND IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
8. VENT CONNECTIONS: CONNECT GAS FIRED WATER HEATER DRAFT HOOD TO VENT SYSTEM. UNLESS OTHERWISE INDICATED, PROVIDE VENT SAME SIZE AS OUTLET ON HEATER. COMPLY WITH GAS UTILITY REQUIREMENTS.
9. PROVIDE SEALED COMBUSTION SYSTEMS WITH CONNECTIONS FOR OUTSIDE COMBUSTION AIR.
10. PROVIDE CONCENTRIC VENT TERMINATION KIT FOR ROOF OR WALL APPLICATIONS.
11. PROVIDE PVC COMBUSTION AIR AND VENT PIPING FROM WATER HEATER TO TERMINATION KIT.
12. PROVIDE CONDENSATE DRAIN FROM WATER HEATER OR VENT AS REQUIRED.

224213 - PLUMBING FIXTURES

1. PROVIDE CARRIERS AS REQUIRED FOR FLOOR OR WALL MOUNTED PLUMBING FIXTURES. INSTALL ALL FIXTURES WITH ACCESSORIES AS REQUIRED TO PROVIDE A COMPLETE, WORKABLE INSTALLATION.
2. PLUMBING FIXTURES SHALL INCLUDE COMPRESSION STOPS ABOVE FLOOR IN SUPPLIES TO ALL FIXTURES AND A MINIMUM 17 GAUGE P- TRAP.
3. ALL LAVATORIES AND HAND SINKS WILL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MINIMUM OF 10 SECONDS.
4. ALL JANITORIAL SINK FAUCETS MUST BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION DEVICE.
5. FLOOR DRAINS AND FLOOR SINKS ARE SHOWN IN THE APPROXIMATE LOCATION. COORDINATE FINAL LOCATION WITH EQUIPMENT AND DRAINAGE REQUIREMENTS. PROVIDE BLOCKOUTS AS NECESSARY.
6. SEE REFRIGERATION OR ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FLOOR DRAINS AND FLOOR SINKS.

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No.	Revision Description	Date
A	SD SET	5.22.2023
B	PERMIT SET	6.16.2023
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023

Client **CRANDALL CAPITAL**
1776 Park Ave. #145 Park City, UT 84060

Print Date **10/31/2023 12:31:21 PM**
Project Submission **PERMIT SET**
Project number **23139**

Drawn by **DIA**
Checked by **BTS**

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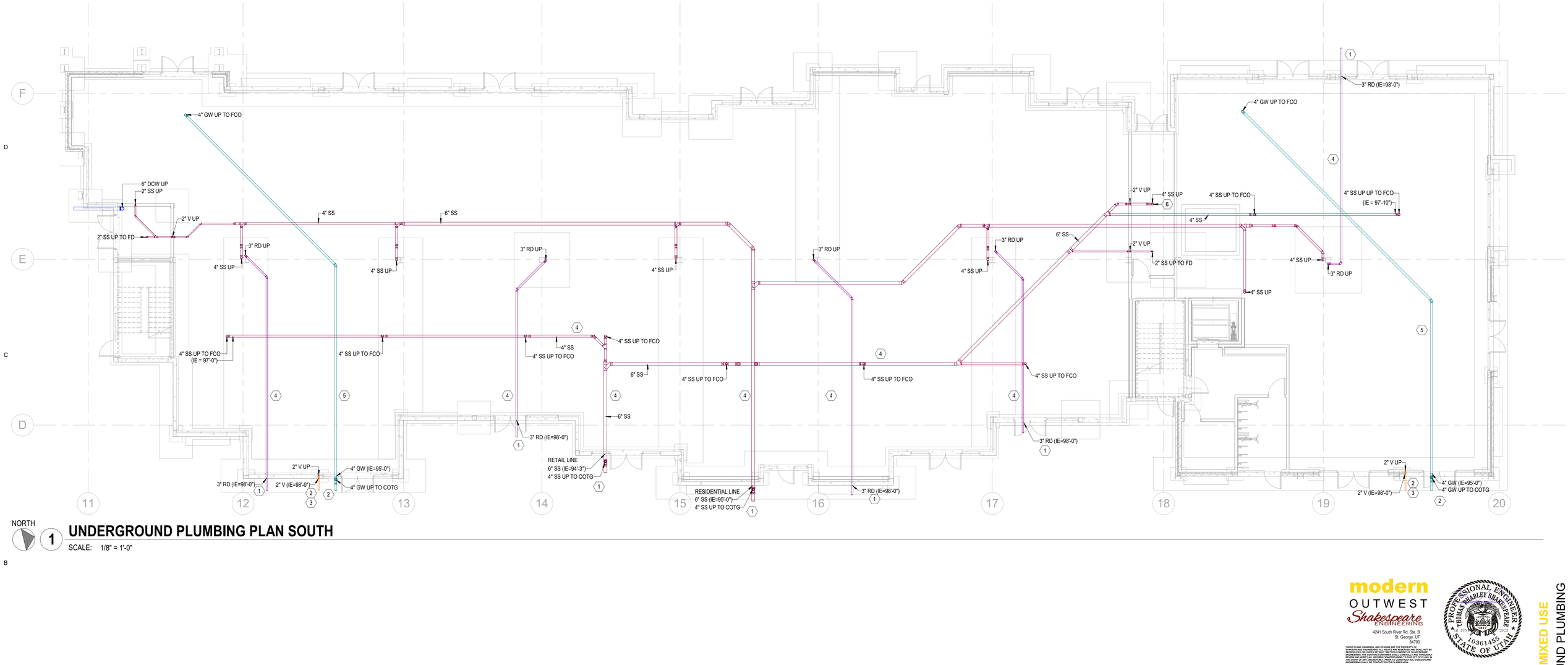
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P001 PLUMBING NOTES & SPECIFICATIONS

10/31/2023 12:31:21 PM Print Date

SHEET KEYNOTES

1 CONTINUATION BY SITE UTILITIES CONTRACTOR, SEE CIVIL DESIGN.
2 CONTINUATION BY SITE UTILITY CONTRACTOR TO 1,000 GAL. (MIN.) GRAVITY GREASE INTERCEPTOR, SEE CIVIL DESIGN.
3 2" VENT FROM GREASE INTERCEPTOR.
4 RUN SANITARY AND ROOF DRAIN AT 1/8"/FT SLOPE.
5 RUN GREASE WASTE AT 1/4"/FT SLOPE.
6 3'x3'x3' CONCRETE PIT WITH REMOVABLE GRATE (BY GC) FOR BACKWASH SUMP WITH DRAIN TO WASTE. DRAIN FROM CENTER OF BACKWASH SUMP WITH P-TRAP.



NORTH

1 UNDERGROUND PLUMBING PLAN SOUTH

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

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No.	Revision Description	Date
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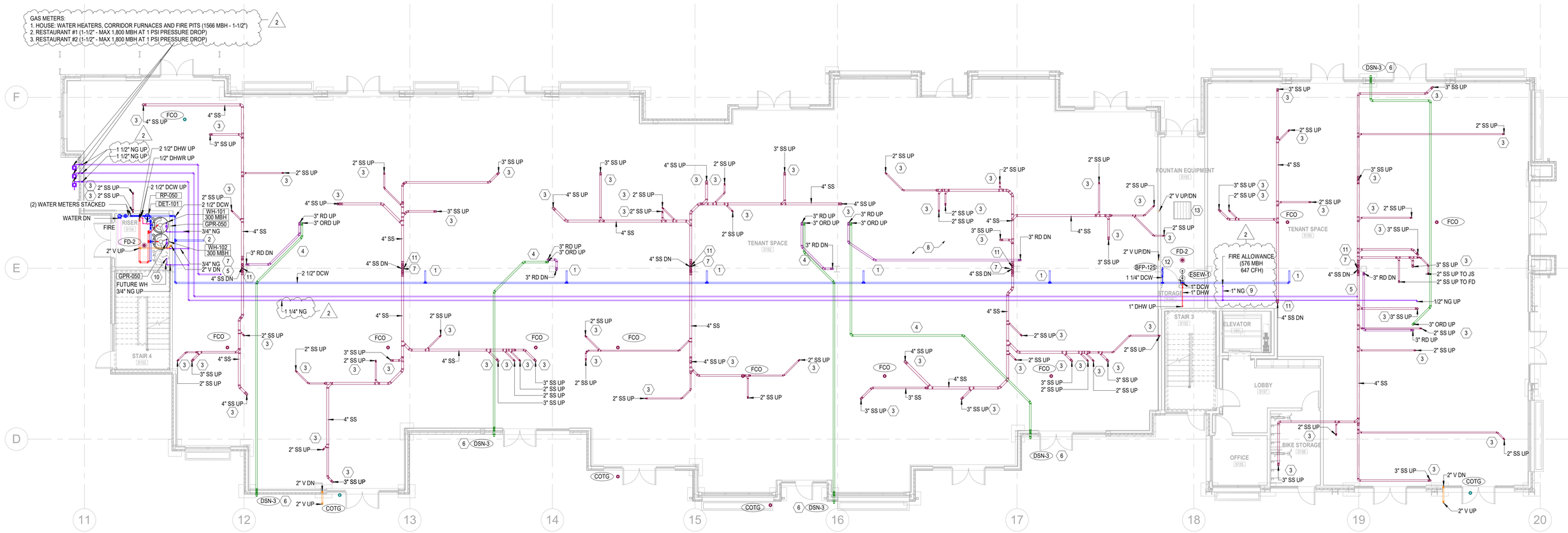
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PS100 UNDERGROUND PLUMBING PLAN SOUTH

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SHEET KEYNOTES

1. PROVIDE/INSTALL 1-1/2" DCW STUB OUT FOR FUTURE USE, FINISH WITH ISOLATION VALVE AND CAP.
2. PROVIDE/INSTALL 2" DCW STUB OUT FOR FUTURE USE, FINISH WITH ISOLATION VALVE AND CAP.
3. SANITARY SEWER TO SERVE UPPER LEVEL APARTMENT FIXTURES. SEE ENLARGED UNIT PLANS AND ISOMETRICS FOR CONTINUATION. FIELD VERIFY EXACT ROUTING.
4. RUN SANITARY AND ROOF DRAIN AT 1/8"/FT SLOPE.
5. 1-1/2" 2 LB. NATURAL GAS FOR FUTURE RESTAURANT. VALVED AND CAPPED.
6. 3" OVERFLOW ROOF DRAIN TO DOWN SPOUT.
7. COMBINE 4" SANITARY DRAINS AT COLUMN TO A COMBINED 4" SANITARY DRAIN.
8. ROUTE ALL PLUMBING THROUGH STRUCTURE WHERE POSSIBLE, COORDINATE AROUND OTHER TRADES. (TYP.)
9. VALVE AND CAP 1" NG LINE TO EXTERIOR FIRE FEATURES. ACTUAL SIZES AND LOCATIONS TO BE DETERMINED.
10. VALVE AND CAP 1/2" NG LINE TO FUTURE WATER HEATER. PROVIDE GAS REGULATOR IF FUTURE WATER HEATER IS INSTALLED.
11. PROVIDE WALL CLEAN OUT ON SANITARY DRAIN RISER, SEE DETAIL.
12. ROUTE TO PLAZA WATER FEATURE EQUIPMENT MAKE-UP WATER, SEE WATER FEATURE DESIGN FOR CONTINUATION.
13. 3'X3'X3' CONCRETE PIT WITH REMOVABLE GRATE (BY GC) FOR BACKWASH SUMP WITH DRAIN TO WASTE. DRAIN FROM CENTER OF BACKWASH SUMP WITH P-TRAP.



NORTH

1 LEVEL 01 PLUMBING PLAN SOUTH

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

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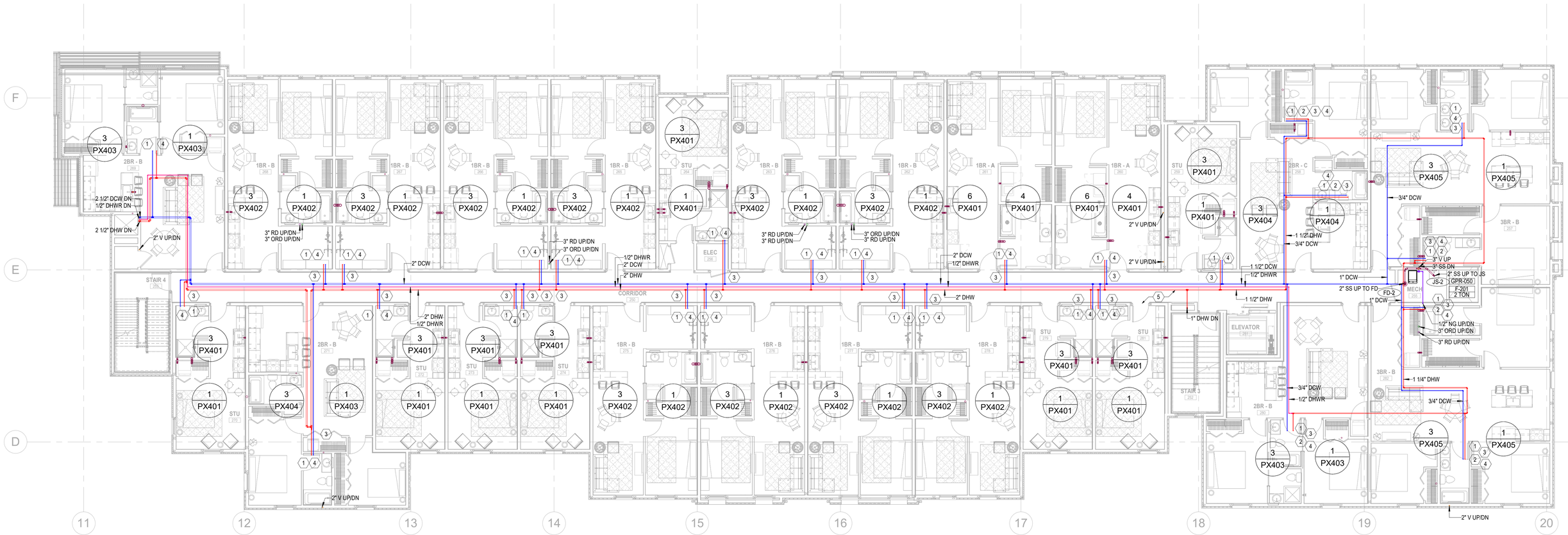
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PS101 LEVEL 01 PLUMBING PLAN SOUTH

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SHEET KEYNOTES

1. 1/2" PEX PIPING FROM 3/4" VALVELESS MANIFOLD TO LEVELS 2&3 UNITS, SEE CONTINUATION ON ENLARGED UNIT PLANS.
2. NON-CIRCULATED DHW BRANCH VOLUMES NOT TO EXCEED 64 OZ. CALCULATED CRITICAL BRANCH: 3/4" (4(FT) X 3 (OZ/FT) + 1/2" (34(FT) X 1.5 (OZ(FT)=63.0Z<64 OZ.
3. PROVIDE DCW AND DHW ISOLATION VALVE SERVING APARTMENT MANIFOLD WITH 12"x12" CEILING ACCESS PANEL.
4. UP TO (12) OUTLET 1/2" PEX DCW AND DHW FROM 3/4" VALVELESS MANIFOLD (1" MANIFOLD PERMITTED ON DCW UP TO (18) OUTLET TO APARTMENT UNIT FIXTURES, SEE ENLARGED APARMENTS PLANS. MANIFOLD TO BE SIOUX CHIEF 672X1230 (672X1830) TYPE OR EQUAL.
5. ROUTE ALL PLUMBING THROUGH STRUCTURE WHERE POSSIBLE, COORDINATE AROUND OTHER TRADES. (TYP.)



NORTH

1 LEVEL 02 PLUMBING PLAN SOUTH

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

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No.	Revision Description	Date
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PROFESSIONAL ENGINEER
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06 JUNE 2023
STATE OF UTAH

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Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335W 1260OS Riverton, UT 84065 eric@rmceut.com

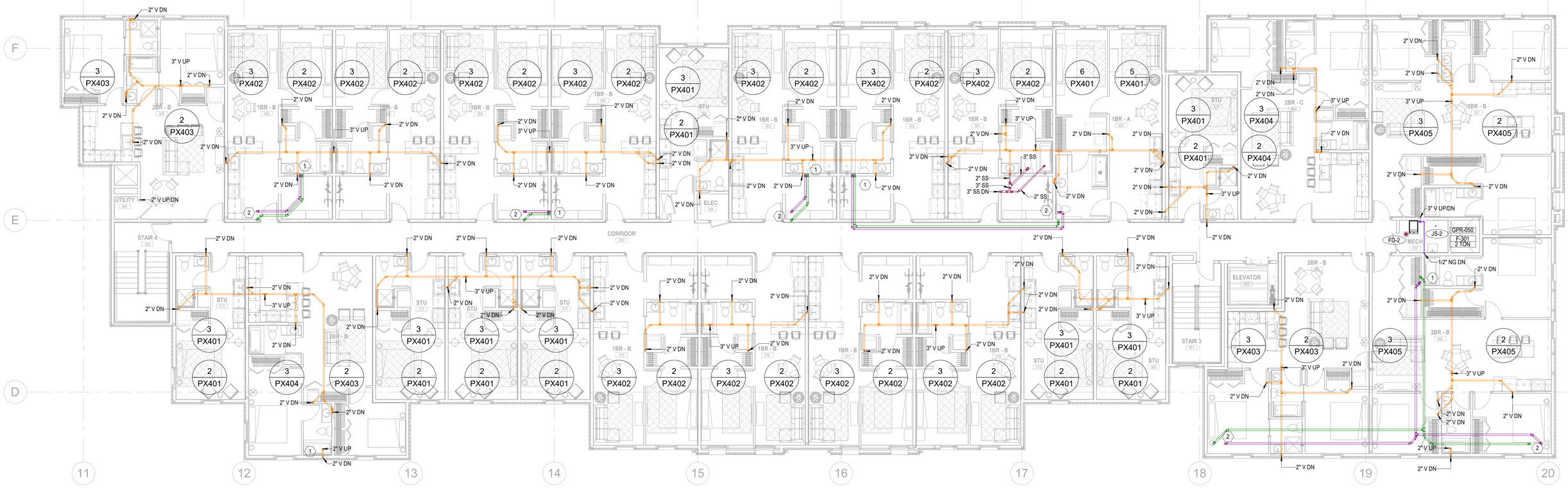
STUDIO CROSSING MIXED USE

PS102 LEVEL 02 PLUMBING PLAN SOUTH

10/31/2023 12:31:30 PM Print Date

SHEET KEYNOTES

1 3" ROOF DRAIN AND OVERFLOW ROOF DRAIN PIPING DOWN.
2 3" PIPING FROM ROOF AND OVERFLOW ROOF DRAINS.



NORTH

1 LEVEL 03 PLUMBING PLAN SOUTH

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

modern OUTWEST
Shakespeare ENGINEERING
4241 South River Rd, Ste. B
St. George, UT
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No.	Revision Description	Date
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023

Client	**CRANDALL CAPITAL**
	1776 Park Ave. #145 Park City, UT 84060
Print Date	**10/31/2023 12:31:35 PM**
Project Submission	**PERMIT SET**
Project number	**23139**
Drawn by	**DIA**
Checked by	**BTS**

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**MJ STRUCTURAL** 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
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Electrical	**RMCE** 2359W 1260OS Riverton, UT 84065 eric@rmceut.com

STUDIO CROSSING MIXED USE

PS103 LEVEL 03 PLUMBING PLAN SOUTH

Print Date 10/31/2023 12:31:35 PM

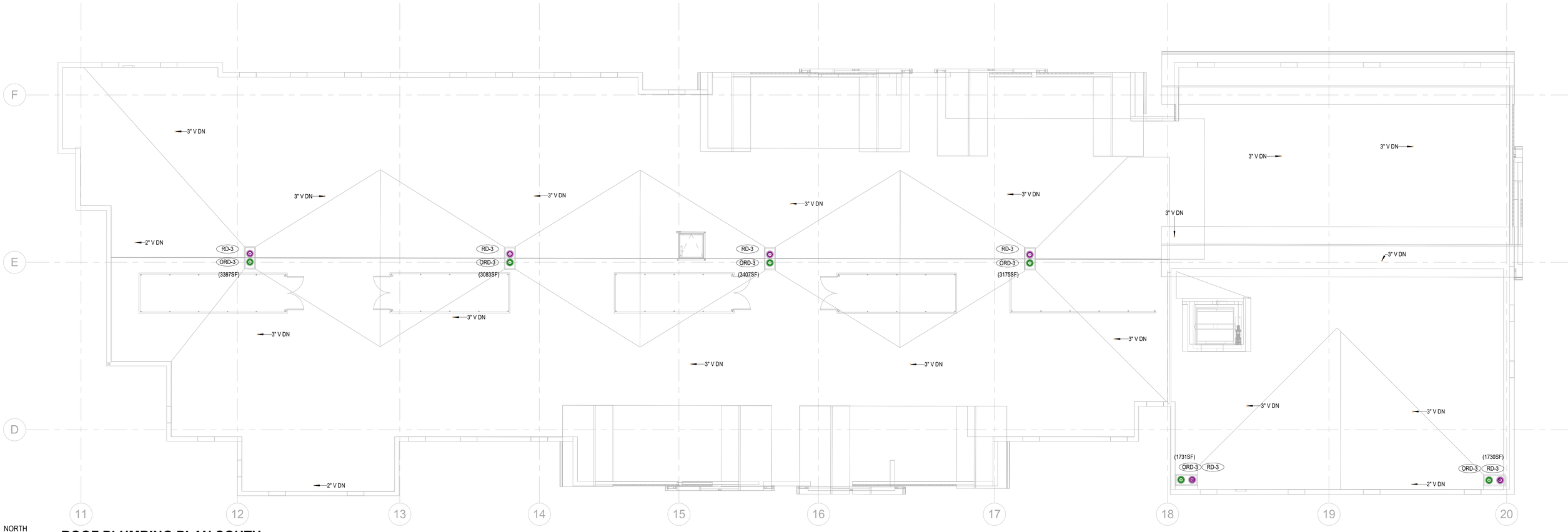
PIPE SIZE (inches)	CAPACITY (GPM)				
	SLOPE OF HORIZONTAL DRAIN				
	VERTICAL	1/16" / FT	1/8" / FT	1/4" / FT	1/2" / FT
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,546	5,016	7,093

PIPE SIZE (inches)	ROOF AREA (FT2)				
	SLOPE OF HORIZONTAL DRAIN				
	VERTICAL	1/16" / FT	1/8" / FT	1/4" / FT	1/2" / FT
2	34	1,108	1,625	2,289	3,249
3	87	2,880	4,062	5,834	8,197
4	180	5,982	8,492	12,037	17,058
5	311	8,640	12,185	17,280	24,443
6	538	17,945	25,403	35,963	50,880
8	1,117	37,292	52,726	74,585	105,526
10	2,050	68,455	96,812	136,985	193,698
12	3,272	109,292	154,560	218,585	309,194
15	5,543	185,206	261,858	370,412	523,791

1.3	Rain Fall Rate (Inches / Hour)
0.0135	GPM / SF

*Note Vertical walls are

SHEET KEYNOTES



NORTH

1 ROOF PLUMBING PLAN SOUTH

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

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PROFESSIONAL ENGINEER · THOMAS HAILEY SHAKESPEARE · 10361435 · STATE OF UTAH

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STUDIO CROSSING MIXED USE

PS104 ROOF PLUMBING PLAN SOUTH

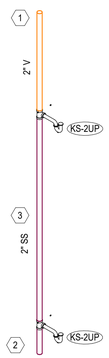
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SHEET KEYNOTES

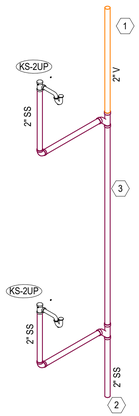
1 MAY COMBINE WASTE STACK VENT RISERS AND SERVE ADDITIONAL FIXTURE PER FLOOR, WHERE OCCURS.

2 CONTINUATION ON PLUMBING PLAN (TYP).

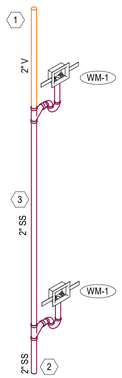
3 PROVIDE EXPANSION FITTING ON SS AND VENT RISERS AT 2ND LEVEL TO ALLOW FOR UP TO 1/2" REDUCTION. ALL SS AND VENT BRANCHES WITHIN 4 FEET OF RISER STACKS THAT PENETRATE FLOOR STRUCTURES TO HAVE OVERSIZED PENETRATIONS TO ALLOW FOR UP TO 1/2" VERTICAL MOVEMENT.



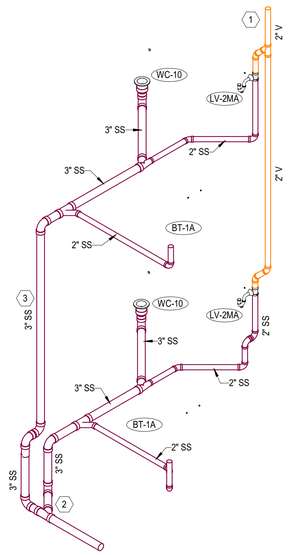
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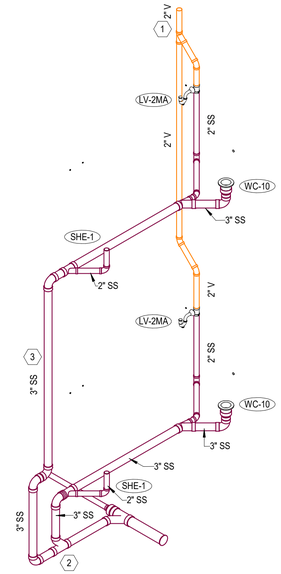
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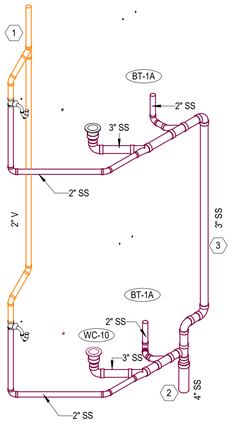
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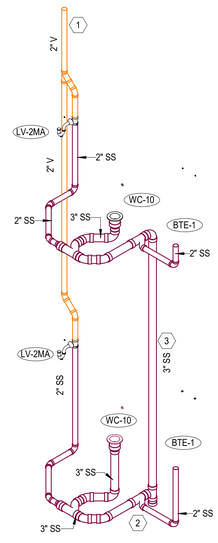
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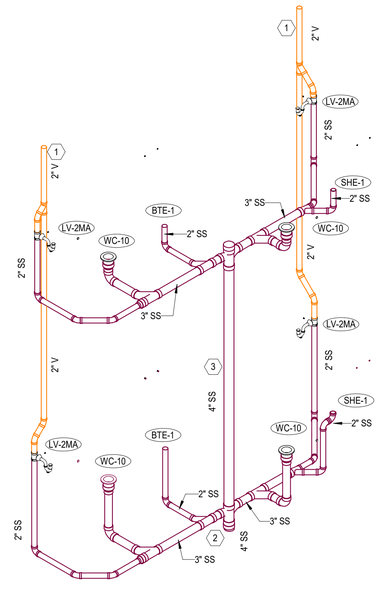
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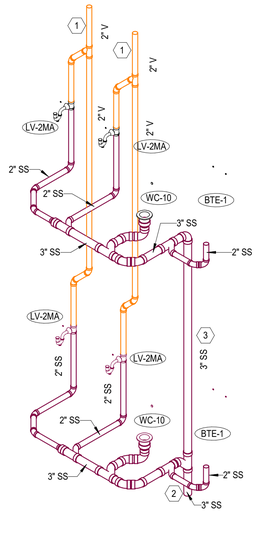
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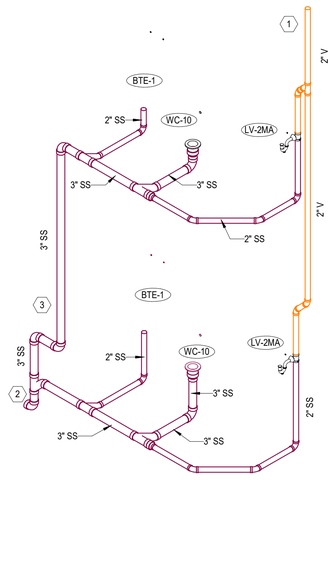
7 DWV RISER ISOMETRIC 7



8 DWV RISER ISOMETRIC 8



9 DWV RISER ISOMETRIC 9



10 DWV RISER ISOMETRIC 10

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Checked by	**BTS**

Architect **MODERN OUT WEST**
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STUDIO CROSSING MIXED USE

PX301 DWV PLUMBING ISOMETRIC

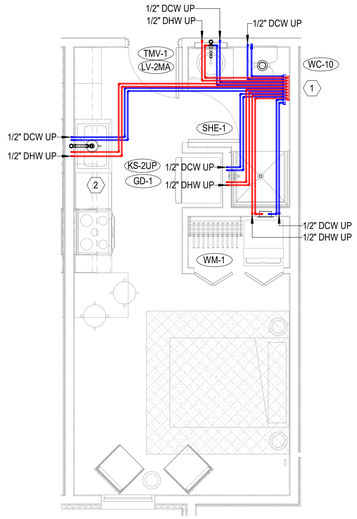
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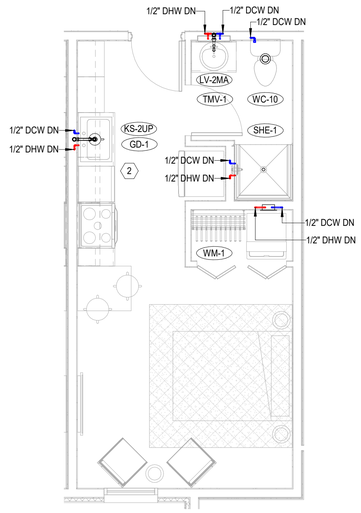
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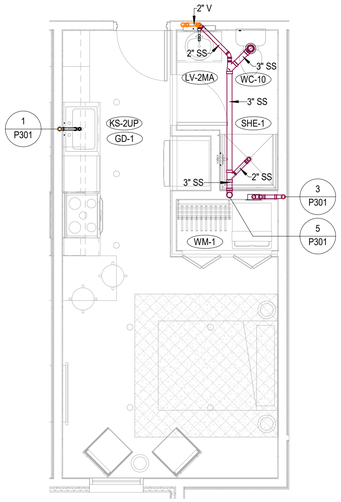
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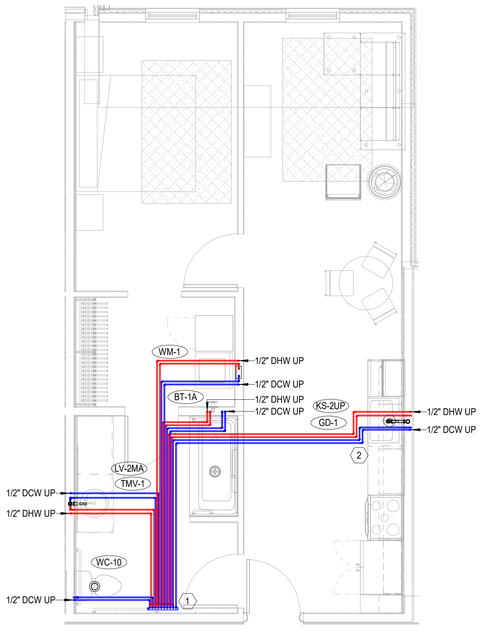
1 STUDIO UNIT LEVEL 2 ENLARGED DOM. WATER PLAN



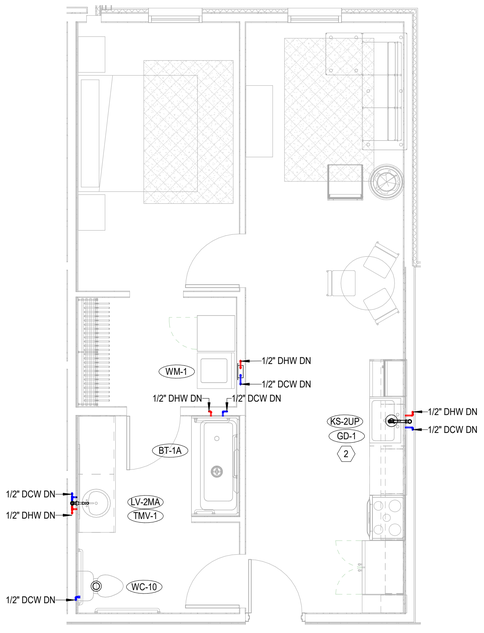
2 STUDIO UNIT LEVEL 3 ENLARGED DOM. WATER PLAN



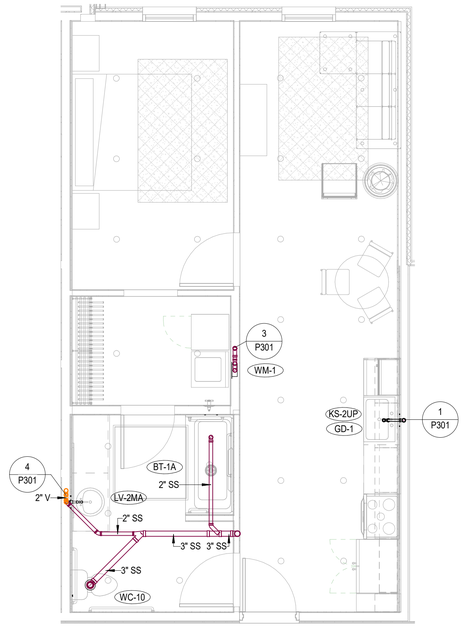
3 STUDIO UNIT LEVEL 2 & 3 ENLARGED DWV PLAN



4 ONE BED A UNIT LEVEL 2 ENLARGED DOM. WATER PLAN



5 ONE BED A UNIT LEVEL 3 ENLARGED DOM. WATER PLAN



6 ONE BED A UNIT LEVEL 2 & 3 ENLARGED DWV PLAN

SHEET KEYNOTES

1 SEE CONTINUATION OF 3/4" DOMESTIC WATER LINES FROM MANIFOLD BACK TO LEVEL 2 CORRIDOR ON PLUMBING FLOOR PLANS.

2 CONTRACTOR TO CONNECT WATER SERVICES TO TENANT FURNISHED DISHWASHER PER MANUFACTURER REQUIREMENTS.

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Client **CRANDALL CAPITAL**
1776 Park Ave. #145 Park City, UT 84060

Print Date **10/31/2023 12:31:42 PM**
Project Submission **PERMIT SET**
Project number **23139**

Drawn by **DIA**
Checked by **BTS**

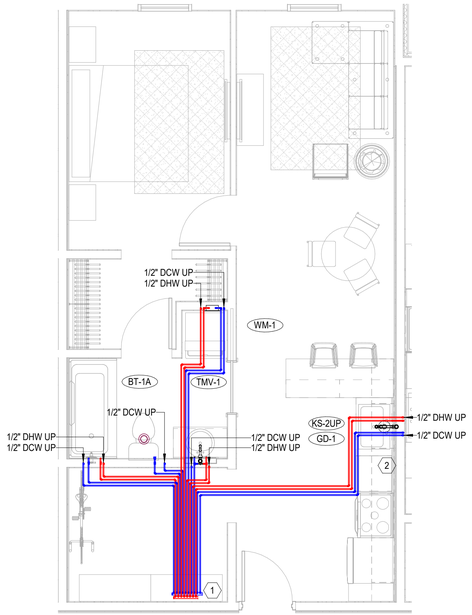
PROFESSIONAL ENGINEER THOMAS BRADLEY SHAKESPEARE 10361455 STATE OF UTAH

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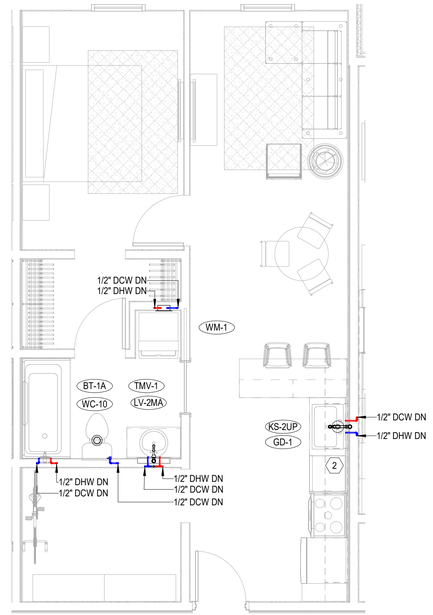
STUDIO CROSSING MIXED USE

PX401 ENLARGED PLUMBING PLAN

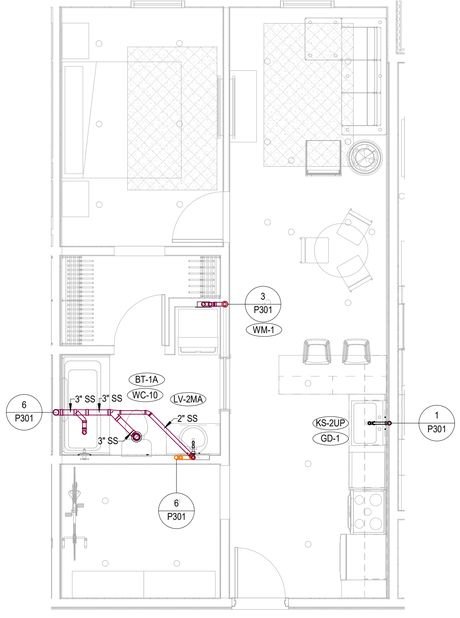
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1 ONE BED B UNIT LEVEL 2 ENLARGED DOM. WATER PLAN



2 ONE BED B UNIT LEVEL 3 ENLARGED DOM. WATER PLAN



3 ONE BED B UNIT LEVEL 2 & 3 ENLARGED DWV PLAN

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1 SEE CONTINUATION OF 3/4" DOMESTIC WATER LINES FROM MANIFOLD BACK TO LEVEL 2 CORRIDOR ON PLUMBING FLOOR PLANS.

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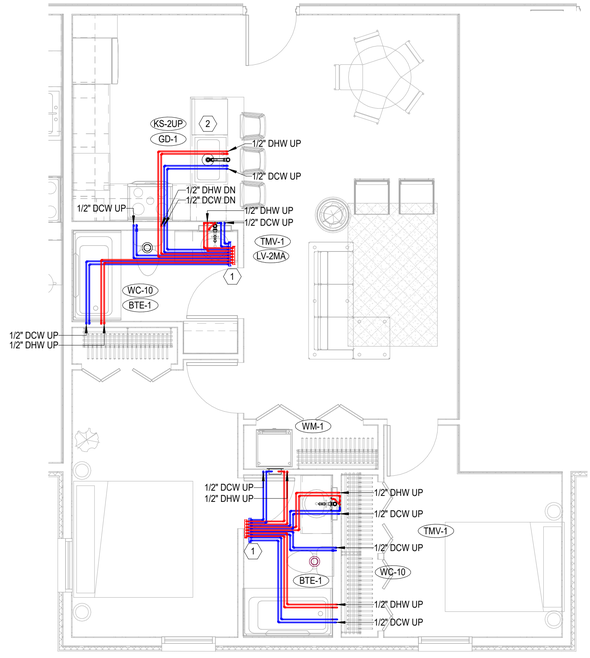
Client	**CRANDALL CAPITAL** **1776 Park Ave. #145 Park City, UT 84060**
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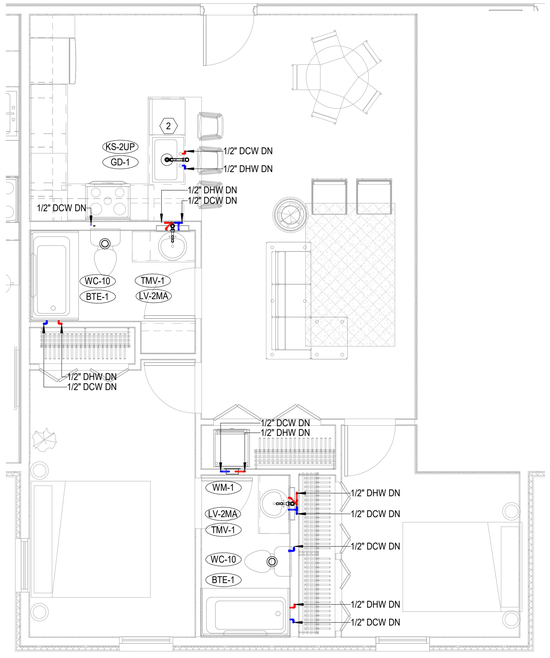
STUDIO CROSSING MIXED USE

PX402 ENLARGED PLUMBING PLAN

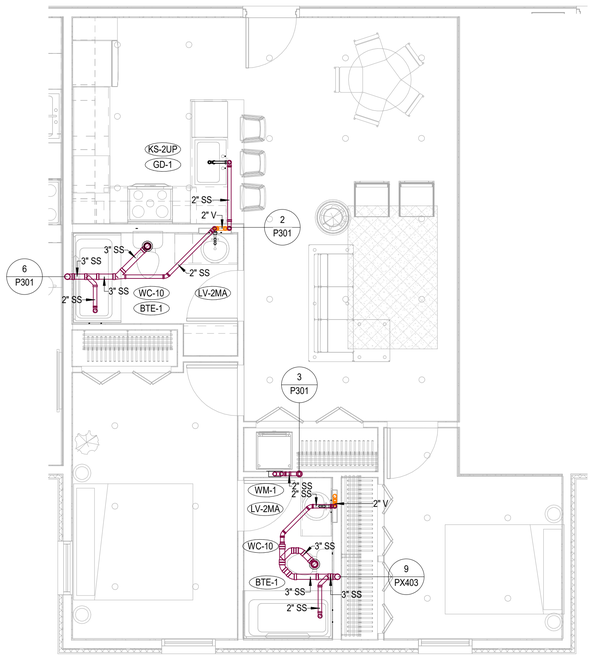
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1 TWO BED B UNIT LEVEL 2 ENLARGED DOM. WATER PLAN



2 TWO BED B UNIT LEVEL 3 ENLARGED DOM. WATER PLAN



3 TWO BED B UNIT LEVEL 2 & 3 ENLARGED DWV PLAN

SHEET KEYNOTES

1 SEE CONTINUATION OF 3/4" DOMESTIC WATER LINES FROM MANIFOLD BACK TO LEVEL 2 CORRIDOR ON PLUMBING FLOOR PLANS.

2 CONTRACTOR TO CONNECT WATER SERVICES TO TENANT FURNISHED DISHWASHER PER MANUFACTURER REQUIREMENTS.

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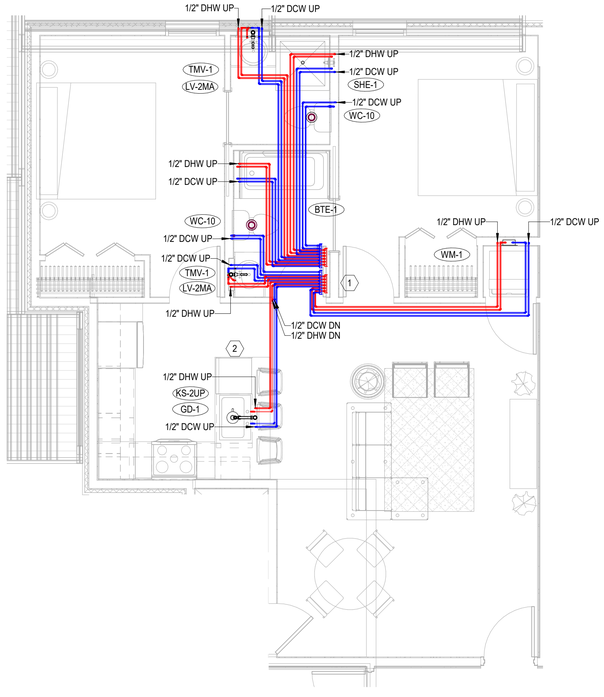
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Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River rd Ste B. St George, UT 84790 brad@shakespeare-eng.com
Electrical	**RMCE** 2335W 1260OS Riverton, UT 84065 eric@rmceut.com

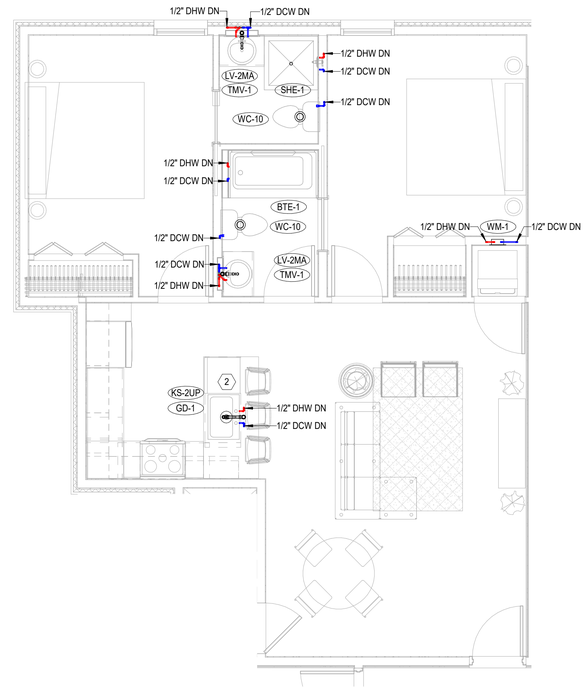
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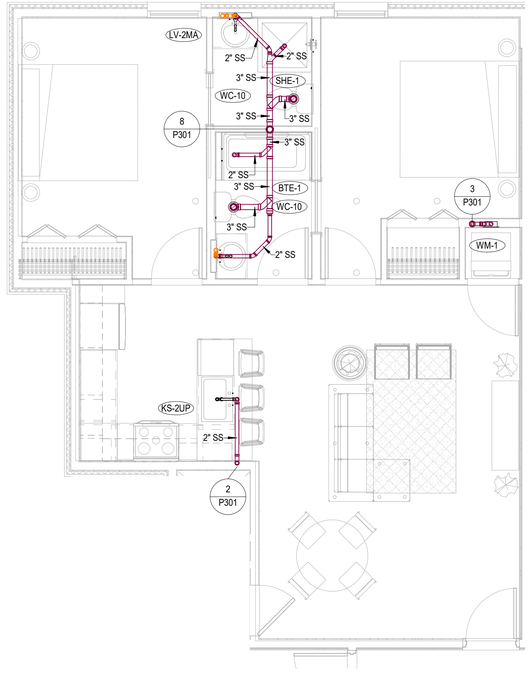
PX403 ENLARGED PLUMBING PLAN



1 TWO BED C UNIT LEVEL 2 ENLARGED DOM. WATER PLAN



2 TWO BED C UNIT LEVEL 3 ENLARGED DOM. WATER PLAN



3 TWO BED C UNIT LEVEL 2 & 3 ENLARGED DWV PLAN

SHEET KEYNOTES

1 SEE CONTINUATION OF 3/4" DOMESTIC WATER LINES FROM MANIFOLD BACK TO LEVEL 2 CORRIDOR ON PLUMBING FLOOR PLANS.

2 CONTRACTOR TO CONNECT WATER SERVICES TO TENANT FURNISHED DISHWASHER PER MANUFACTURER REQUIREMENTS.

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A	SD SET	5.22.2023
B	PERMIT SET	6.16.2023
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023

Client	**CRANDALL CAPITAL** **1776 Park Ave. #145 Park City, UT 84060**
Print Date	**10/31/2023 12:31:47 PM**
Project Submission	**PERMIT SET**
Project number	**23139**
Drawn by	**DIA**
Checked by	**BTS**

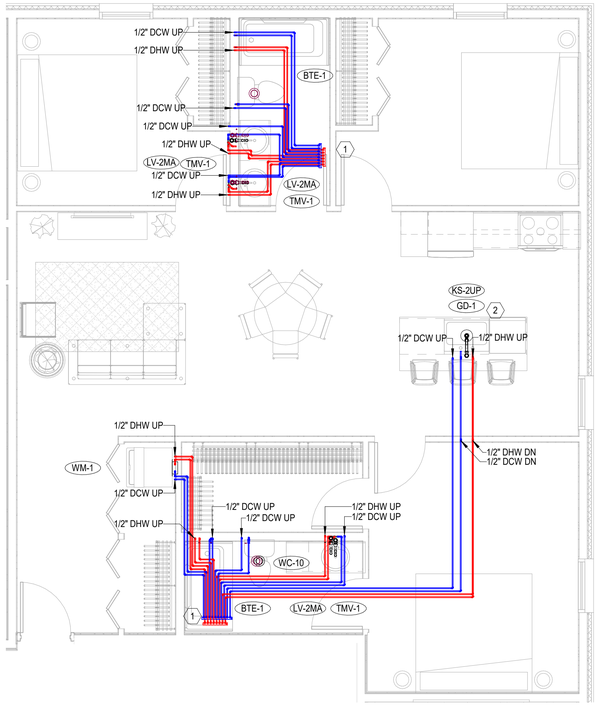
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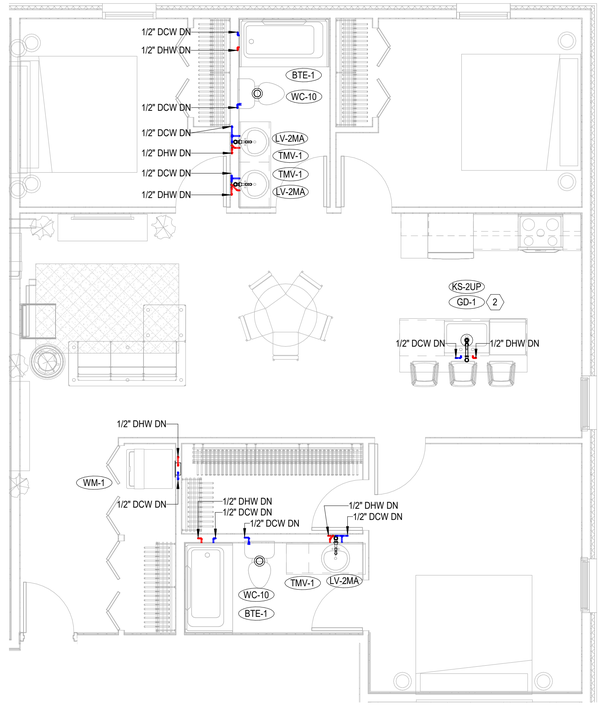
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PX404 ENLARGED PLUMBING PLAN

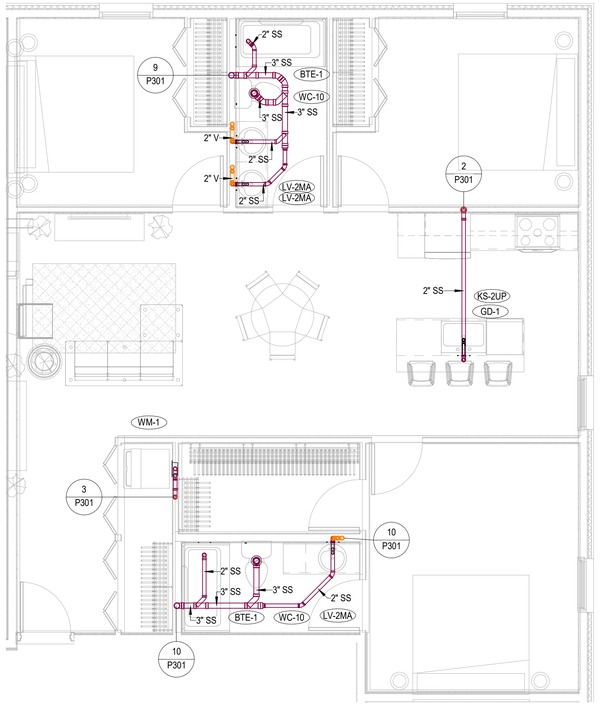
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1 THREE BED B UNIT LEVEL 2 ENLARGED DOM. WATER PLAN



2 THREE BED B UNIT LEVEL 3 ENLARGED DOM. WATER PLAN



3 THREE BED B UNIT LEVEL 2 & 3 ENLARGED DVW PLAN

SHEET KEYNOTES

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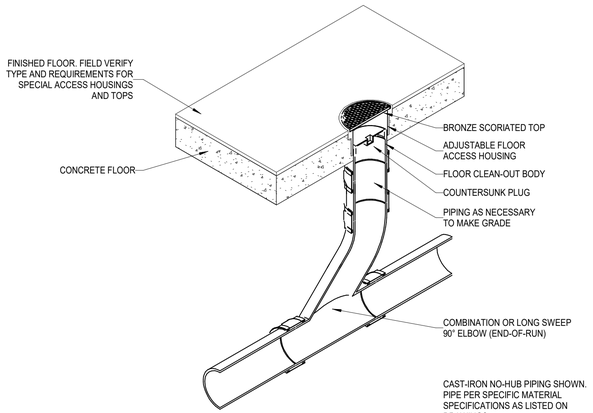
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STUDIO CROSSING MIXED USE

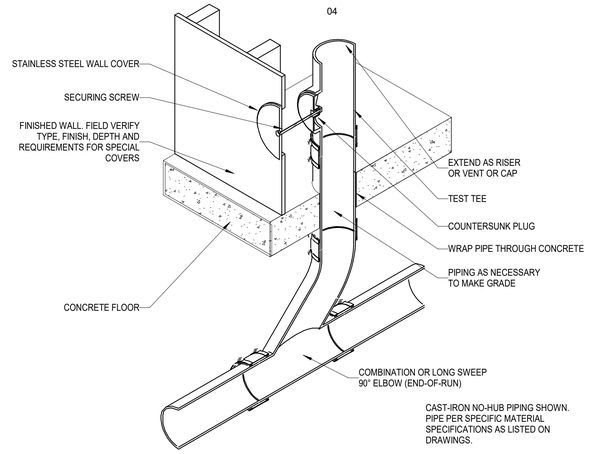
PX405 ENLARGED PLUMBING PLAN

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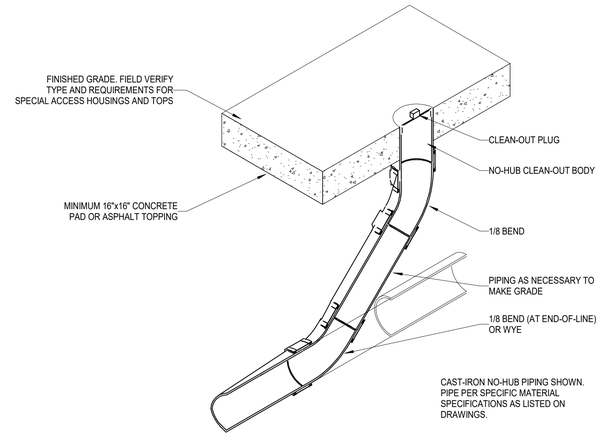
1 CLEAN OUT - FLOOR

NTS



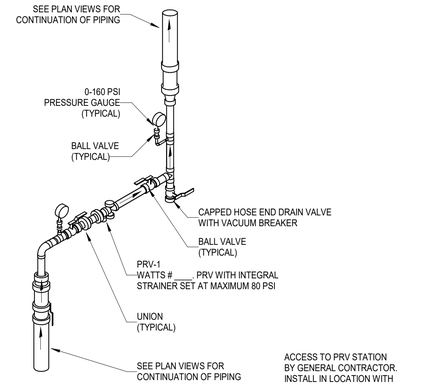
2 CLEAN OUT - WALL

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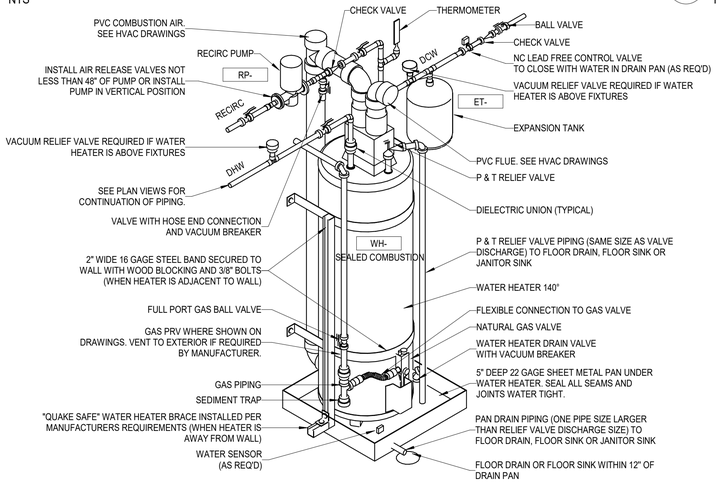
3 CLEAN OUT TO GRADE

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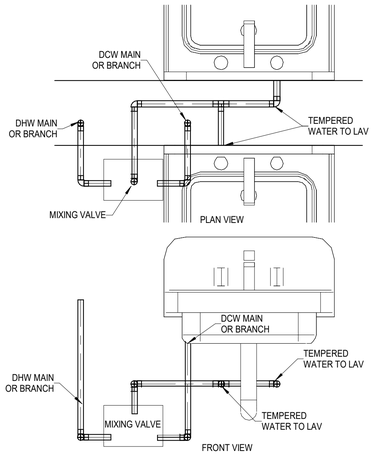
4 PRV STATION - SINGLE WATER

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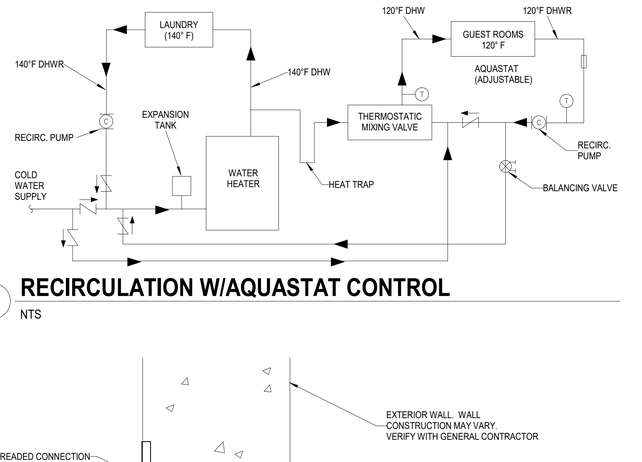
5 WATER HEATER - SEALED, GAS W/RECIRC

NTS



6 MIXING VALVE PIPING - LAV

NTS



7 RECIRCULATION W/AQUASTAT CONTROL

NTS

9 ROOF DRAIN

NTS

10 FLOOR DRAIN - TRAP SEAL

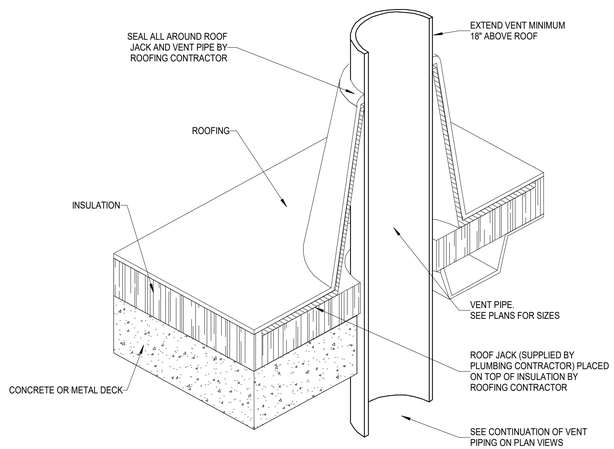
NTS

14 DOWN SPOUT NOZZEL

NTS

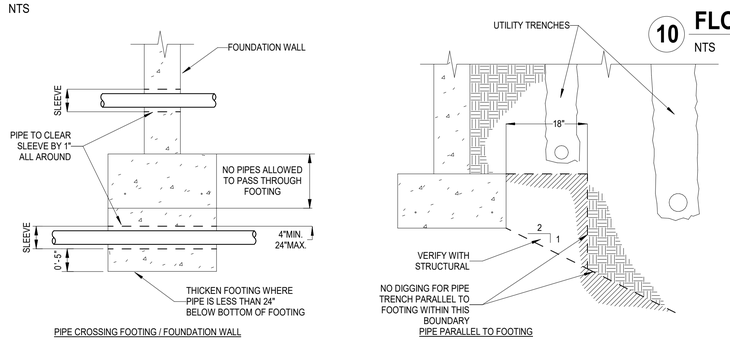
8 GAS PRES. REG.

NTS



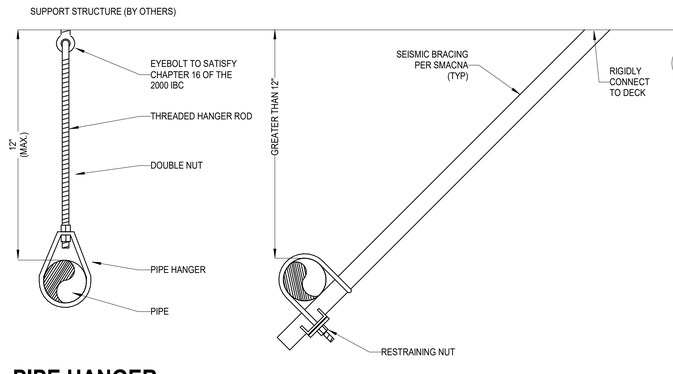
12 VENT THROUGH ROOF

NTS



13 PIPE LOCATIONS RELATIVE TO FOOTINGS

NTS



11 PIPE HANGER

NTS

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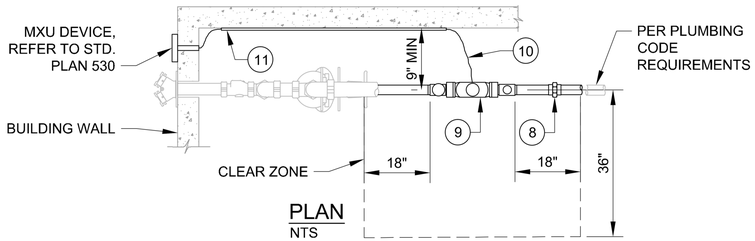
Client	**CRANDALL CAPITAL**
	1776 Park Ave. #145 Park City, UT 84060
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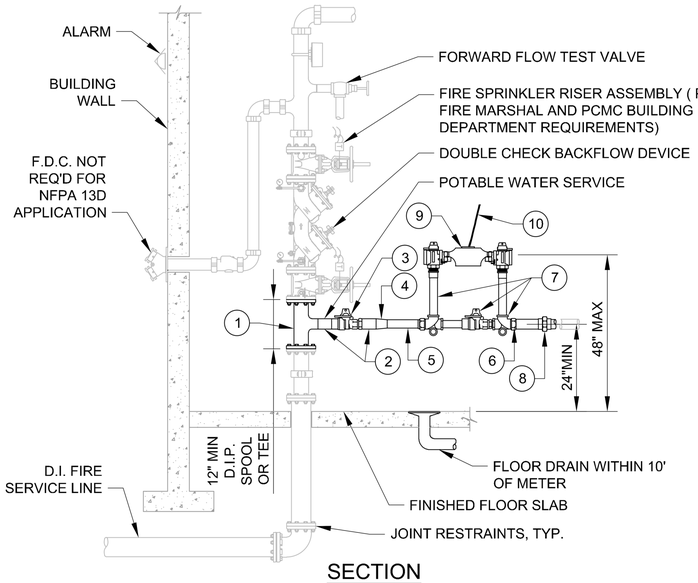
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STUDIO CROSSING MIXED USE

PX501 PLUMBING DETAILS



PLAN
NTS



SECTION
NTS

NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 526 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" AND 2" METER INSIDE SETTING	STD. PLAN
	05/2014		526
	REV.		
	0		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE OR 2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
②	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.		
③	2" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
		FORD	B11-777Q
④	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 2" X 1-1/2" DIA. (REQ'D FOR 1-1/2" YOKE ONLY)		
⑤	1-1/2" OR 2" DIA. BRASS NIPPLES AND BRASS FITTINGS OR COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	1-1/2" OR 2" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P, H-14222N
⑦	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x12" B2423-2-01N (WITH BYPASS) 1-1/2"x12" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-12B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-12-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS	MUELLER	2"x12" B2423-2-01N (WITH BYPASS) 2"x12" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-12B-11-77-NL (WITH BYPASS) 2" VBHH77-12-11-77-NL (WITHOUT BYPASS)
⑧	PIPE SIZE BRASS NIPPLE AND BRONZE UNION, F.I.P., THREADED		
⑨	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" and 2" METER INSIDE SETTING	STD. PLAN
	10/2020		526 S.1
	REV.		
	0		

DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9" MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
   18" CLEAR ON EACH SIDE OF METER ASSEBLY
   36" CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. PROVIDE ISOLATION (CURB) VALVES AT METER INLET AND OUTLET
8. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN CURB VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL CURB VALVES LOCATED PRIOR TO AND AFTER METERS.
9. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
10. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS "POTABLE WATER".
11. PROVIDE PIPE ANCHORAGE TO SUPPORT METER YOKE AND ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
12. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFER TO WATER STANDARD PLANS 520 AND 530.
13. PROVIDE 1/2" EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET.
14. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION
15. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" and 2" METER INSIDE SETTING	STD. PLAN
	10/2020		526 S.2
	REV.		
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PROFESSIONAL ENGINEER THOMAS BRADLEY SHAKESPEARE 10361455 STATE OF UTAH

STUDIO CROSSING MIXED USE

PX502 PLUMBING DETAILS

Print Date 10/31/2023 12:31:52 PM

PLUMBING BUILDING UTILITY CALCULATIONS - RESIDENTIAL

Fixture	Quantity	Waste Fixtures		Total Water Fixtures	
Fixture	Quantity	Units (A)	Total Units	Units (A)	Total Units
Bathroom Group (Private Tank)	64	5.0	320.0	3.6	230.4
Water Closet (Private Valve)	0	3.0	0.0	6.0	0.0
Water Closet (Valve)	0	4.0	0.0	10.0	0.0
Urinal (Valve)	0	2.0	0.0	5.0	0.0
Lavatory (Private)	0	1.0	0.0	0.7	0.0
Lavatory	0	1.0	0.0	2.0	0.0
Sink (Bar)	0	1.0	0.0	2.0	0.0
Sink (Kitchen)	52	2.0	104.0	1.4	72.8
Sink (Janitor)	0	2.0	0.0	3.0	0.0
Sink (3 Compartment)	0	2.0	0.0	4.0	0.0
Hand Sink	0	1.0	0.0	2.0	0.0
Hose Bibb	0	0.0	0.0	2.0	0.0
Emergency Floor Drain 2"	0	0.0	0.0	0.0	0.0
Floor Drain 2"	0	2.0	0.0	0.0	0.0
Floor Sink 2"	0	3.0	0.0	0.0	0.0
Dishwasher (Private)	52	2.0	104.0	1.4	72.8
Dishwasher	0	8.0	0.0	1.4	0.0
Washing Machine (8lb Private)	52	2.0	104.0	1.4	72.8
		DFU:	**632.0**	WSFU:	**448.8**
		Slope (In/Ft):	**1/8**	GPM (A):	**115**
				GPM (B):	**73**
Suggested Water Meter Size (in):	**1 1/2"**	SIZE:	**6"**	SIZE:	**2 1/2"**
(A) Based on IPC 2018					
(B) Based on ASHRAE MODIFIED HUNTER CURVE B for Residential units.					Tank

PLUMBING BUILDING UTILITY CALCULATIONS - RETAIL

Fixture	Quantity	Waste Fixtures		Total Water Fixtures	
Fixture	Quantity	Units (A)	Total Units	Units (A)	Total Units
Bathroom Group (Private Tank)	0	5.0	0.0	3.6	0.0
Water Closet (Private Valve)	32	3.0	96.0	6.0	192.0
Water Closet (Valve)	0	4.0	0.0	10.0	0.0
Urinal (Valve)	0	2.0	0.0	5.0	0.0
Lavatory (Private)	32	1.0	32.0	0.7	22.4
Lavatory	0	1.0	0.0	2.0	0.0
Sink (Bar)	0	1.0	0.0	2.0	0.0
Sink (Kitchen)	8	2.0	16.0	1.4	11.2
Sink (Janitor)	8	2.0	16.0	3.0	24.0
Sink (3 Compartment)	0	2.0	0.0	4.0	0.0
Hand Sink	0	1.0	0.0	2.0	0.0
Hose Bibb	0	0.0	0.0	2.0	0.0
Emergency Floor Drain 2"	8	0.0	0.0	0.0	0.0
Floor Drain 2"	8	2.0	16.0	0.0	0.0
Floor Sink 2"	8	3.0	24.0	0.0	0.0
Dishwasher (Private)	0	2.0	0.0	1.4	0.0
Dishwasher	0	8.0	0.0	1.4	0.0
Washing Machine (8lb Private)	0	2.0	0.0	1.4	0.0
		DFU:	**200.0**	WSFU:	**249.6**
		Slope (In/Ft):	**1/8**	GPM (A):	**75**
				GPM (B):	
Suggested Water Meter Size (in):	**1 1/2"**	SIZE:	**5"**	SIZE:	**2 1/2"**
(A) Based on IPC 2018					
(B) Based on ASHRAE MODIFIED HUNTER CURVE B for Residential units.					Tank

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	CONNECTION SIZES (IN)					DESCRIPTION	MODEL
		TRAP	WASTE	VENT	DCW	DHW		
AAV-1	Air Admittance Valve (UP TO 20 DFU'S)	-	-	2	-	-	ABS VALVE WITH SILICONE MEMBRANE, PVC OR ABS ADAPTOR, INSECT SCREEN NOT PLENUM RATED	Studor Redi-Vent
BFP-125		-	-	-	2	-		
BT-1A	BATHTUB (1.5 GPM) HANDHELD (ADA)	2	2	2	1/2	1/2	BASIN: WHITE 60"x32", ACRYLIC, TEXTURED BOTTOM, INTEGRAL APRON, TILE FLANGE, LEFT OR RIGHT DRAIN TRIM: CHROME PLATED, 6" DIAM. SINGLE LEVER HANDLE, 30" SLIDE BAR, FLEXIBLE HOSE, INTEGRAL STOPS, WATER SENSE, ASSE 1016 FITTINGS: TUB DRAIN ASSEMBLY, TRAP	KOHLER K-1123-RA (BASIN) Moen T8389EP15 (TRIM)
BTE-1	BATHTUB (1.5 GPM) ENCLOSURE	2	2	2	1/2	1/2	ENCLOSURE: WHITE 60"x32"x72", SLIP RESISTANT BOTTOM, LEFT OR RIGHT DRAIN, MOLDED TOILETRY SHELVES TRIM: CHROME PLATED, 6" DIAM. SINGLE LEVER HANDLE, 4" HEAD, DIVERTER SPOUT, INTEGRAL STOPS, WATER SENSE, ASSE 1016 FITTINGS: TUB DRAIN ASSEMBLY, TRAP	AQUATIC 2603SG (ENCLOSURE) Moen T8389EP15 (TRIM)
COTG	CLEANOUT TO GRADE	-	VARIES	-	-	-	HEAVY DUTY NICKEL BRONZE TOP, BRASS PLUG 3" CO FOR 3" DRAINS, 4" CO FOR 4" - 6" DRAINS, 6" CO FOR 8" DRAINS, 8" CO FOR 10"+ DRAINS	J.R. SMITH 4113S-NB
DSN-3	Downspout Nozzle	-	3	-	-	-	NICKEL BRONZE BODY AND THREADED OUTLET, WALL ANCHOR FLANGE WITH CONTERSUNK HOLDER AND DECORATIVE OUTLET NOZZEL. STAINLESS STEEL HINGED PERFORATED COVER	Mifab R1940-84
ESEW-1	Emergency Shower (20 GPM)/Eyewash FLOOR MOUN	-	-	-	1	1	WASH: 1" ABS BOWL, INVERTED LAMINAR FLOW, 3.7 GPM FLOW CONTROL, SHOWER HEAD WITH 20 GPM FLOW CONTOL, CHROME PLATED STAY-OPEN BALL VALVE, PULL DOWL ACTIVATION, 50 MESH WATER STRAINER, SCH. 40 GALVANIZED STEEL PIPE AND FITTINGS, 9" POWER COATED CAST IRON FLOOR FLANGE, DUST COVER. MIXING VALVE ASSE 1071 LISTED, LEAD FREE.	Haws 8320 (WASH). Leonard TM-800 (MIXING VALVE)
FCO	FLOOR CLEANOUT	-	VARIES	-	-	-	HEAVY DUTY NICKEL BRONZE TOP, BRASS PLUG 3" CO FOR 3" DRAINS, 4" CO FOR 4" - 6" DRAINS, 6" CO FOR 8" DRAINS, 8" CO FOR 10"+ DRAINS	J.R. SMITH 4113S-NB
FD-2	Floor Drain-Round	2	2	2	-	-	POLYVINYL CHLORIDE (PVC) BODY, ADJUSTABLE, ANCHOR FLANGE, 6" ROUND NICKEL BRONZE STRAINER, LIGHT DUTY BARRIER TYPE FLOOR DRAIN TRAP SEAL PROTECTION DEVICE, ASSE STANDARD 1072 PVC P-TRAP WITH SOLVENT WELD JOINTS.	JR SMITH 212 (DRAIN) PROSET (TRAPGUARD)
GD-1	Garbage Disposal - 1/2 HP	1 1/2	2	-	-	-	CONTINIOUS FEED TYPE, WALL SWITH CONTROL, DISHWASHER DRAIN CONNECTION, (1/2 HP 120-1-60)	Insinkerator Badger 5
JS-2	Janitor Sink, FLOOR MOUNT	2	2	2	1/2	1/2	BODY: WHITE, 24"x24"x10", COMPOSIT FAUCET: CHROME, 8" CENTERSET, INTEGRAL STOPS, 3/4" HOSE END, VACUUM BREAKER, PAIL HOOK FITTINGS: STRAINER.	Mustee 63M (BASIN) Mainline XD-141RC (FAUCET)
KS-2UP	Kitchen Sink (1.8 GPM) 2 COMP UNDER MOUNT, PULLDOWN	1 1/2	2	2	1/2	1/2	BODY: BRUSHED SATIN, 14-1/2"x16"x10" (BOWL 1). 14-1/2"x16"x10" (BOWL 2), 16GA. STAINLESS STEEL, BACK CENTER DRAINS, SOUND PADS; FAUCET: BRUSHED NICKEL, PULL DOWN, SINGLE HOLE, LEVER HANDLE, LEAD FREE, WATER SENSE FITTINGS: TAIL PIECE, TRAP, STOP/SUPPLY, TRAP PROTECTOR, STRAINER	LUXART LXUD771 (BASIN) LUXART AERRO-BN (FAUCET)
LS-2AV	LAVATORY 2 STATION (0.35 GPM) WALL MOUNT-SENSOR VALVE (ADA)	(2)1 1/2	(2) 2	2	1/2	1/2	BODY: COLOR/HEIGHT PER ARCHITECT, 55"x21"x,2" QUARTZ DECK, CHROME MANUAL SOAP DISPENSER FAUCET: CHROME, CENTERSHANK, 5-3/8" REACH, 7-5/8" HEIGHT, DUAL-SENSOR, AC PLUG-IN, VANDAL RESISTANT, LEAD FREE, WATER SENSE FITTINGS: TAIL PIECE, STOP/SUPPLY, STRAINER, DRAIN AND TRAP, SS ACCESS PANEL, SUPPORT BRACKET	BRADLEY VERGE LVSD2 (STATION) VERGE CRESTT S53-3100 (FAUCET) BRADLEY 6324 (SOAP)
LV-2MA	Lavatory (0.5 GPM) UNDER MOUNT-MANUAL VALVE (ADA)	1 1/4	2	2	1/2	1/2	BODY: WHITE, 17"x14" OVAL,6 1/2" DEEP, VITREOUS CHINA, OVERFLOW DRAIN; FAUCET: POLISHED CHROME, 4" CENTERSET, SINGLE CONTROL, 5" SPOUT, LEVEL HANDLE, LEAD FREE, WATER SENSE; FITTINGS: BASIN CLAMPS, TAIL PIECE, TRAP, STOP/SUPPLY, TRAP PROTECTOR.	Kohler K-2210 (BASIN), ZURN Z7440-XL-FC (FAUCET)
ORD-3	Overflow Roof Drain	-	3	-	-	-	LACQUERED CAST IRON BODY, DEEP SUMP, 15" DIAMETER ANCHOR FLANGE, CAST IRON WEATHERPROOFING MEMBRANE CLAMP RING WITH INTEGRAL GRAVEL STOP, SELF LOCKING POLYETHYLENE DOME STRAINER, 24"x24" SUMP RECEIVER, UNDERDECK CLAMP 2" EXTERNAL WATER DAM	Mifab R1200-R
RD-3	Roof Drain	-	3	-	-	-	LACQUERED CAST IRON BODY, DEEP SUMP, 15" DIAMETER ANCHOR FLANGE, CAST IRON WEATHERPROOFING MEMBRANE CLAMP RING WITH INTEGRAL GRAVEL STOP, SELF LOCKING POLYETHYLENE DOME STRAINER, 24"x24" SUMP RECEIVER, UNDERDECK CLAMP	Mifab R1200
SHE-1	SHOWER ENCLOUSURE (1.5 GPM)	2	2	2	1/2	1/2	ENCLOSURE: WHITE ACRYLIC 36"x36"x72", SMOOTH FINISH, SHELVES, SLIP RESISTANT, CNTR DRAIN HEAD/VALVE: CHROME PLATED, 7" DIAMETER SINGLE LEVER HANDLE, INTEGRAL STOPS, ESCUTIONS, WATER SENSE, ASSE 1016 LISTED FITTINGS: BRASS SHOWER DRAIN, TRAP	LASCO 1363CWH (ENCLOSURE) Moen 8375EP15 (HEAD/FAUCET)
TMV-1	THERMOSTATIC MIXING VALVE POINT OF USE - LOW FLOW	-	-	-	1/2	1/2	LEAD FREE, BRONZE BODY, VANDAL RESISTANT ADJUSTMENT TEMPERATURE FACTORY SET TO 105°F, INTEGRAL CHECK VALVES ON INLETS. MIN FLOW RATE: 0.25 GPM, RATED FLOW RATE@5PSI: 0.7 GPM, MAX HOT WATER TEMPERATURE: 180°F, MAX OPERATING PRESSURE: 125PSI ASSE 1070 CERTIFIED.	POWERS LFG480
WC-10	Water Closet (1.28 GPF) Floor Mount-Manual Tank	INT	4	2	1/2	-	BODY: WHITE, VITREOUS CHINA, ELONGATED BOWL, COMBINATION TOILET, CHROME LEVER, EXTRA HEAVY DUTY OPEN FRONT SEAT, ASME A112.19.2M, WATER SENSE FITTINGS: BEDPAN LUGS, WAX RING, WALL ESCUTCHEON, STOP, BRAIDED HOSE CONNECTOR	ZURN Z5535-K
WM-1	Washing Machine Box	2	2	2	1/2	1/2	WHITE, 8 1/4"x6"x3-3/4", PVC, RECESSED WALL BOX, DUAL DRAIN, QUARTER TURN HAMMER ARRESTER VALVES, SNAP-ON FRAME	Water-Tite 857**

GAS PRESSURE REGULATOR SCHEDULE

ACCEPTABLE MANUFACTURERS:	ACCESSORIES AND REMARKS:
PEITRO FIORENTINI MAXITROL	(1) 2.0 PSIG INLET PRESSURE, 850 BTU PER CF (2) 4 OZ (7" W.C.) OULET PRESSURE (3) DIE CAST ALUMINUM BODY, NITRILE DIAPHRAGM (4) NPT THREADED INLET & OUTLET (5) BALL CHECK AUTOMATIC VENT LIMITING DEVICE

SYMBOL	LOCATION	MANUFACTURER	MODEL	REGULATOR SIZE (INCHES)	RATED CAPACITY (CFH)	ACCESSORIES AND REMARKS
GPR-050		PF REGULATOR	F30051	1/2	928	1-5

DOMESTIC WATER PRV SCHEDULE

ACCEPTABLE MANUFACTURERS:	ACCESSORIES AND REMARKS:
ANY EQUAL	1) LEAD FREE CAST CONSTRUCITON 2) SEALEAD SPRING CAGE AND STAINLESS STEEL ADJUSTING AND CAGE SCREWS 3) REPLACEABLE SEAT MODULE 4) BYPASS FEATURE 5) INTEGRAL STAINLESS STEEL STRAINER 6) SEPERATE STAINLESS STEEL WYE STRAINER 7) SERVICABLE IN LINE 8) GUAGE TAPPING AND 160PSI GAUGE 9) HIGH PRESSURE RANGE (75-125PSI) 10) LOW PRESSURE RANGE (10-35PSI) 11) ASSE STANDARD 1003 COMPLIANT

SYMBOL	MANUFACTURER	MODEL	SERVICE	TYPE	SIZE (IN)	TEMP. (°F)	FLOW RATE (GPM)	FALL OFF (PSI)	OUTLET (PSI)	ACCESSORIES AND REMARKS
WPR-250	WATTS	LFN223B	DCW	SINGLE SEAT DIRECT	2-1/2	50	150	20	80	1,2,3,4,5,7,8,11

DOMESTIC HOT WATER EXPANSION TANK

ACCEPTABLE MANUFACTURERS:	ACCESSORIES AND REMARKS:
WATTS DET AMTROL ST BELL & GOSSETT PT	(1) BUTL DIAPHRAGM (2) RIGID POLYPROPYLENE LINER

SYMBOL	MANUFACTURER	MODEL	TOTAL VOLUME (GALLONS)	INITAL ACCEPTANCE VOLUME (GALLONS)	INITAL FILL PRESSURE (PSIG)	ACCESSORIES AND REMARKS
DET-101	AMTROL	ST-25V	10.3	10.3	55	(1)(2)

WATER HEATER SCHEDULE (GAS FIRED TANKLESS)

ACCEPTABLE MANUFACTURERS:	ACCESSORIES AND REMARKS:
ALL	(1) SEALED COMBUSTION, 90% MINIMUM THERMAL EFFICIENCY. (2) WALL MOUNTED (3) POWER DIRECT VENTING WITH CONCENTRIC VENT KIT AND 3" PVC PIPE. (4) AGA/ASME TEMPERATURE & PRESSURE RELIEF VALVE. (5) INTEGRATED SOLID-STATE TEMPERATURE AND IGNITION CONTROLS. (6) ULTRA LOW NOX.

SYMBOL	MANUFACTURER	MODEL	INPUT CAPACITY (MBH)	FUEL	RISE		OUTLET TEMP. (°F)	THERMAL EFFICIENCY (UEF)	ELECTRICAL		WEIGHT (LBS)	ACCESSORIES AND REMARKS
					FLOW RATE (GPM)	(°F)			KW	POWER		
WH-101	AO SMITH	BTH-300	300	NG	349	40	140	96	1.8	120-1-60	855	1,2,3,4,5,6,7,8
WH-102	AO SMITH	BTH-300	300	NG	349	40	140	96	1.8	120-1-60	855	1,2,3,4,5,6,7,8

DOMESTIC WATER CIRCULATING PUMP

ACCEPTABLE MANUFACTURERS:	NOTES:
	(1) WET ROTOR; 3-SPEED MOTOR (2) LEAD-FREE BRONZE CONSTRUCTION (3) AQUASTAT, SET AT 110°F

SYMBOL	MANUFACTURER	MODEL	FLOW RATE (GPM)	HEAD (FT)	MOTOR SPEED (RPM)	ELECTRICAL		NOTES
						WATTS	POWER	
RP-050	BELL & GOSSETT	PL-30	2.0	12.0	2650	1/12	120-1-60	1-3

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No.	Revision Description	Date
A	SD SET	5.22.2023
B	PERMIT SET	6.16.2023
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023

Client **CRANDALL CAPITAL**
1776 Park Ave. #145 Park City, UT 84060

Print Date **10/31/2023 12:31:54 PM**
Project Submission **PERMIT SET**
Project number **23139**

Drawn by **DIA**
Checked by **BTS**

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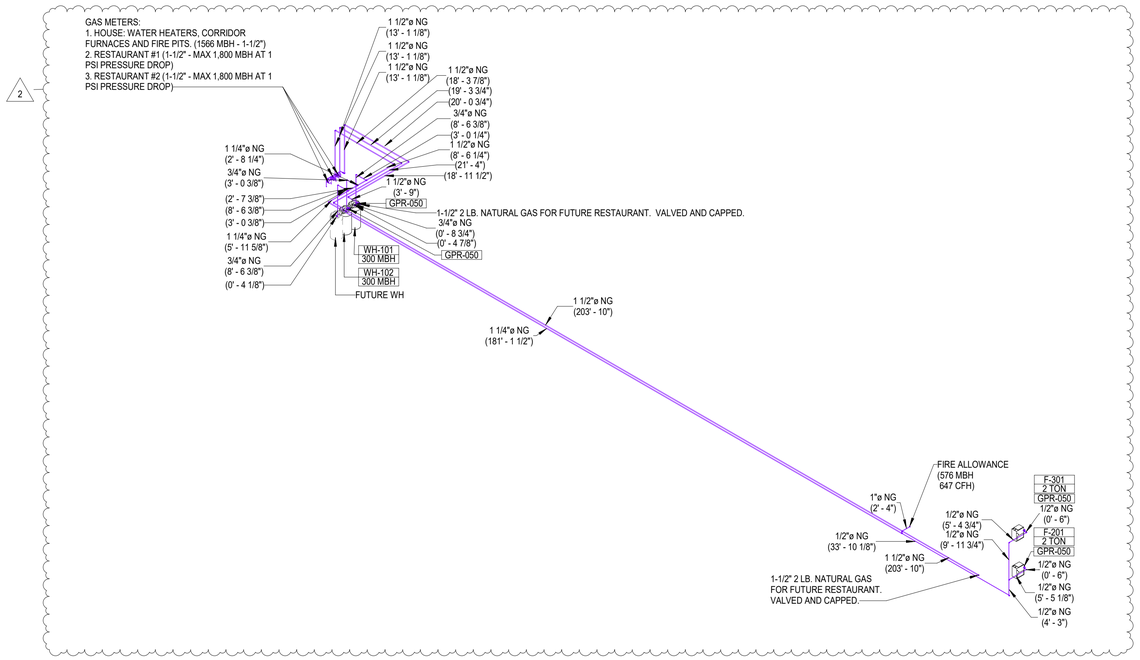
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STUDIO CROSSING MIXED USE

PX601 PLUMBING SCHEDULES

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2 NATURAL GAS ISOMETRIC VIEW SOUTH

2

HOUSE NATURAL GAS BUILDING UTILITY

Equipment Serving Building:

TAG	QTY	INPUT (MBH)	TOTAL (MBH)	TAG	QTY	INPUT (MBH)	TOTAL (MBH)	TAG	QTY	INPUT (MBH)	TOTAL (MBH)
WH	3	300	900	-	-	-	-	-	-	-	-
FC	2	45	90	-	-	-	-	-	-	-	-
FIRE PITS	2	200	400	-	-	-	-	-	-	-	-
BBQ	2	88	176	-	-	-	-	-	-	-	-

TOTAL BUILDING INPUT (MBH): 1566 NG Heating Value (BTU/CF): 890

MAX NATURAL GAS LINE LENGTH (FT): 425

BUILDING MAIN SYSTEM PRESSURE (PSI): 2 BUILDING MAIN SYSTEM SIZE (IN): 1 1/2

HIGH-PRESSURE GAS PIPING (1.5 PSI AND ABOVE) CALCULATIONS

2018 IFGC A.4-1 (Equation 4-2 Shown and then Rearranged to solve for Q):

Elevation =	7000	feet	Elevation	Y =	0.9992		Flow factor (0.9992)
L =	425	feet	Length of branch in feet	Cr =	0.6094		Specific Gravity factor (0.6094)
P =	2	psi	Regulator pressure in psi	P1 =	13.5	psi	Upstream pressure, absolute
DP =	1	psi	Maximum allowable pressure drop in psi	P2 =	12.5	psi	Downstream pressure, absolute
Q =	1760	cfh	Max flow rate at allowed pressure drop	p =	11.5	psi	Altitude pressure in psi

Pipe Size	**1/4**	**3/8**	**1/2**	**3/4**	**1**	**1 1/4**	**1 1/2**	**2**	**2 1/2**	**3**	**4**	**5**	**6**	**8**	**10**
***Inside Diam.**	0.364	0.493	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981	10.020
Max CFH	**46**	**101**	**187**	**391**	**736**	**1,513**	**2,267**	**4,368**	**6,964**	**12,316**	**25,132**	**45,484**	**73,672**	**151,437**	**275,154**
							^								
Actual DP (psi)					6.3	1.3	0.6	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0

*Inside Diameter shown used as 'D' in the equations for diameter

RESTAURANT NATURAL GAS BUILDING UTILITY

Equipment Serving Building:

TAG	QTY	INPUT (MBH)	TOTAL (MBH)	TAG	QTY	INPUT (MBH)	TOTAL (MBH)	TAG	QTY	INPUT (MBH)	TOTAL (MBH)
FUT	1	1800	1800	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-

TOTAL BUILDING INPUT (MBH): 1800 NG Heating Value (BTU/CF): 890

MAX NATURAL GAS LINE LENGTH (FT): 325

BUILDING MAIN SYSTEM PRESSURE (PSI): 2 BUILDING MAIN SYSTEM SIZE (IN): 1 1/2

HIGH-PRESSURE GAS PIPING (1.5 PSI AND ABOVE) CALCULATIONS

2018 IFGC A.4-1 (Equation 4-2 Shown and then Rearranged to solve for Q):

Elevation =	7000	feet	Elevation	Y =	0.9992		Flow factor (0.9992)
L =	325	feet	Length of branch in feet	Cr =	0.6094		Specific Gravity factor (0.6094)
P =	2	psi	Regulator pressure in psi	P1 =	13.5	psi	Upstream pressure, absolute
DP =	1	psi	Maximum allowable pressure drop in psi	P2 =	12.5	psi	Downstream pressure, absolute
Q =	2022	cfh	Max flow rate at allowed pressure drop	p =	11.5	psi	Altitude pressure in psi

Pipe Size	**1/4**	**3/8**	**1/2**	**3/4**	**1**	**1 1/4**	**1 1/2**	**2**	**2 1/2**	**3**	**4**	**5**	**6**	**8**	**10**
***Inside Diam.**	0.364	0.493	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981	10.020
Max CFH	**53**	**117**	**216**	**452**	**851**	**1,749**	**2,621**	**5,050**	**8,051**	**14,238**	**29,055**	**52,584**	**85,171**	**175,075**	**318,103**
							^								
Actual DP (psi)					6.2	1.3	0.6	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0

*Inside Diameter shown used as 'D' in the equations for diameter

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No.	Revision Description	Date
0	BID SET	7.05.2023
1	ADDENDUM 6	9.27.2023
2	ADDENDUM 8	11.02.2023

Client	**CRANDALL CAPITAL**
	1776 Park Ave. #145 Park City, UT 84060
Print Date	**10/31/2023 12:31:55 PM**
Project Submission	**PERMIT SET**
Project number	**23139**
Drawn by	**DIA**
Checked by	**BTS**

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STUDIO CROSSING MIXED USE

PX602 PLUMBING SCHEDULES

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ELECTRICAL GENERAL NOTES

GENERAL NOTES:

1. THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND THE SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS, AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIERS SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THE ORIGINAL BID. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.
2. THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
4. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.
5. WHERE A RACEWAY ENTERS A BUILDING OR STRUCTURE FROM THE OUTSIDE, IT SHALL BE SEALED AS PER NEC 225.27.
6. ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD OR FACTORY LABELED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS PER NEC 110.16. THE LABEL SHALL ALSO CONTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATIONS WERE PERFORMED AS PER NEC 110.24.
7. ALL PANELBOARDS AND SWITCHBOARDS SHALL BE PERMANENTLY MARKED TO INDICATED EACH DEVICE OR EQUIPMENT WHERE THEIR POWER ORIGINATES AS PER NEC 408.4B.
8. ALL EQUIPMENT PROVIDED BY THE EC SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.
9. THE EC SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE EC SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
10. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.
11. THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.
12. THE EC SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.
13. MINIMUM SIZE CONDUIT SHALL BE 3/4" UNO. CONDUIT INSTALLED WITHIN THE BUILDING IN DRY LOCATIONS WITHIN WALL CEILINGS, OR EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE SHALL BE EMT WITH STEEL SET SCREW FITTINGS. IN EXTERIOR LOCATIONS (EXCEPT FOR THE SERVICE ENTRANCE) THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH. 40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.
14. FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.
15. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.
16. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR).
17. WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12 (CU,THHN) + 1#12 (CU,THHN) GND IN 3/4" EMT CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10 (CU,THHN) FOR BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES, AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.
18. CONDUCTORS SHALL BE COPPER, 600VAC RATED, TYPE THHN/THWN-2 UNO. CONDUCTORS UP TO #10AWG SHALL BE SOLID AND CONDUCTORS #8AWG OR LARGER SHALL BE STRANDED.
19. METAL CLAD CABLING MAY BE USED BETWEEN DEVICES SUCH AS LIGHTING, RECEPTACLES, SWITCHES, ETC. UNLESS OTHERWISE REQUIRED BY THE NEC. HOME RUNS SHALL BE INSTALLED IN CONDUIT. MC CABLE SHALL NOT BE INSTALLED EXPOSED.
20. EC SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.
21. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.
22. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH FIRE STOPPING, IE. 3M BRAND CAULK, PUTTY, STRIP AND SHEET FORMS, DOW CORNING 3-6548 SILICONE RTV FOAM.
23. COORDINATE LOCATION OF WALL MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS. COORDINATE CEILING MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR NEW LOCATION.
24. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE PLACEMENT OF ALL DEVICES INSTALLED WITHIN THE CEILING SUCH AS LIGHTING, SPEAKERS, FIRE SPRINKLERS, SMOKE/HEAT DETECTORS, ETC. ANY EXISTING DEVICES THAT NEED TO BE RELOCATED IN ORDER TO ACCOMMODATE NEW CONSTRUCTION/REMODEL MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR RESOLUTION AND FURTHER DIRECTION.

REMODEL NOTES:

25. THE EC SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE EXISTING POWER PANELS FROM WHICH NEW CIRCUITS ARE BEING FED. VERIFY EXISTING BRANCH CIRCUIT BREAKERS AND PROVIDE NEW BRANCH CIRCUIT BREAKERS AS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM.
THE EC SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE TELECOM ROOM FROM WHICH NEW TELE/DATA OUTLETS WILL BE FED. VERIFY EXISTING PATCH PANEL SPACES AND PROVIDE NEW PATCH PANELS AS NECESSARY TO LAND/TERMINATE NEW TELECOM CABLING.
26. ALL DEVICES NOT SHOWN ON PLANS ARE EXISTING TO REMAIN IN PLACE AND FUNCTIONAL. IN THE EVENT THAT WIRING TO AN EXISTING DEVICE IS DAMAGED, WIRING MUST BE REPLACED AND DEVICE BROUGHT BACK TO FULL OPERATION.

SITE NOTES:

27. ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER COMPANY SERVICE TRANSFORMER BEFORE INSTALLING THE PAD, PRIMARY CONDUIT, AND SECONDARY SERVICE LATERAL. PROVIDE LABOR AND CONDUIT, CONDUCTORS, WIRE WAYS, TRANSFORMER LUGS, METER BASES, METER CONDUIT, CONDUCTORS, CONCRETE PADVAULT, ETC. AS NEEDED FOR A COMPLETE ELECTRIC SERVICE TO THIS FACILITY. THE EC SHALL COORDINATE LOCATION OF TELEPHONE PEDESTAL, ROUTING/SIZE OF TELEPHONE SERVICE CONDUIT, AND THE MAIN TELEPHONE SERVICE BOARD REQUIREMENTS WITH THE TELEPHONE COMPANY PRIOR TO ROUGH-IN. INSTALL A 3/4" CONDUIT WITH (1) #6 BARE COPPER CONDUCTOR FROM TELEPHONE TERMINAL BOARD (TTB) TO THE MAIN BUILDING GROUNDING SYSTEM.
28. UNDERGROUND CONDUIT FOR SITE LIGHTING SHALL BE BURIED 24" B.F.G. AND SHALL HAVE ONE (1) #10 THHN GREEN GROUND CONDUCTOR TO GROUND ALL LUMINAIRES.
29. PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL COORDINATE WITH COMMUNICATIONS/DATA, CABLE TV, GAS, AND WATER UTILITY PROVIDERS (BLUE STAKES), AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING PRIOR TO COMMENCING WORK. DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.

LIGHTING NOTES:

30. ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.
31. LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.
32. ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBERS.
33. TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURER, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT, AND STARTING CHARACTERISTICS FOR ALL INSTALLED.
34. LIGHT FIXTURES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE UL LISTED FOR INSTALLATION IN THE PROPER ENVIRONMENT. CARE SHOULD BE TAKEN TO ENSURE THAT DIFFUSERS AND LENSES ARE APPROPRIATE FOR THEIR INSTALLED USE AND PREMATURE DISCOLORATION WILL NOT RESULT DUE TO EXPOSURE TO UV LIGHT, CHEMICALS, OR OTHER CONDITIONS.
35. ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING CONTROL SHOP DRAWINGS WITH ELECTRICAL SUBMITTAL FOR REVIEW.

POWER NOTES:

36. ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
37. WIRING DEVICES SHALL HAVE A NYLON COVER PLATE. COLOR SHALL BE COORDINATED WITH ARCHITECT. EXTERIOR OUTLETS SHALL HAVE CAST COVERS WITH FLIP TYPE LIDS UNO.
38. THE EC SHALL MAINTAIN ELECTRICAL CONTINUITY TO REMAINING EQUIPMENT WHEN ANY EXISTING ELECTRICAL EQUIPMENT IS REMOVED.
39. EC SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE EC SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE EC WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE EC'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
40. EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.
41. PROVIDE A 20AMP, 120VAC RECEPTACLE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT PER NEC 210.63. RECEPTACLE SHALL BE OF THE GROUND FAULT CIRCUIT INTERRUPTING TYPE, INSTALLED WITHIN A CAST METAL BOX, AND WITHIN 25' OF ALL REQUIRED EQUIPMENT.

DATA/TELECOM NOTES:

42. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR THE TELECOM/CATV SYSTEMS. THIS SHALL CONSIST OF A FOUR SQUARE DEVICE MOUNTING BOX WITH CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE OR TO THE CEILING SPACE ABOVE IF OPEN. CABLING, JACKS, FACEPLATES, TESTING AND TERMINATIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.

ROOF NOTES:

43. ELECTRICAL CONTRACTOR TO INSTALL A ROOF JACK (BOOT) FOR ALL CONDUIT PENETRATIONS THROUGH THE ROOF. ALL ROOF PENETRATION SEALS SHALL BE IN ACCORDANCE WITH THE ROOF WARRANTY AND BE COMPLETELY SEALED WITH ROOF ADHESIVE. UTILIZE PROPER CLAMPING METHODS TO SEAL BOOT AROUND CONDUIT.

ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING	NOTES
	LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - WALL MOUNTED	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL MOUNTED	WALL	1, 2
	LIGHT FIXTURE - DOWNLIGHT	CEILING	1
	EMERGENCY LIGHT FIXTURE - DOWNLIGHT	CEILING	1, 2
	LIGHT FIXTURE - WALL WASH DOWNLIGHT	CEILING	1
	LIGHT FIXTURE - CEILING MOUNTED	CEILING	1
	LIGHT FIXTURE - PENDANT/CHANDELIER	CEILING	1
	LIGHT FIXTURE - WALL BRACKET	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL BRACKET	WALL	1, 2
	LIGHT TRACK WITH FIXTURES	SURFACE	1
	EXIT FIXTURE - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE - CEILING MOUNT	CEILING	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - CEILING MOUNT	CEILING	1, 2, 3
EM	DUAL HEAD EMERGENCY LIGHT FIXTURE	WALL	1, 2
	AREA LIGHT FIXTURE - POLE MOUNTED	POLE	1
	OCCUPANCY SENSOR - CEILING MOUNT	CEILING	1
PC	PHOTO-ELECTRIC CELL WITH RELAY	SURFACE	1
PP	LIGHTING RELAY/POWER PACK	SURFACE	1
TC	TIME CLOCK - 7 DAY	5' - 0"	
$OS	WALL OCCUPANCY SENSOR SWITCH	4' - 0"	
$	SINGLE POLE SWITCH	4' - 0"	
$2	DOUBLE POLE SWITCH	4' - 0"	
$3	THREE WAY SWITCH	4' - 0"	
$4	FOUR WAY SWITCH	4' - 0"	
$D	DIMMER SWITCH	4' - 0"	
$LV	LOW VOLTAGE SWITCH	4' - 0"	
$TH	THERMAL OVERLOAD SWITCH	4' - 0" UNO	
$P	PILOT LIGHT SWITCH	4' - 0"	
	DUPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	DUPLEX OUTLET - SPLIT WIRED	1' - 6" UNO	
	DUPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	DUPLEX OUTLET WITH USB PORTS	1' - 6" UNO	
OS	DUPLEX OUTLET - OCCUPANCY SENSOR CONTROLLED	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	DUPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	FOURPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	FOURPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	FOURPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	APPLIANCE OUTLET - 208/240V SINGLE PHASE	18" OR 48"	
	APPLIANCE OUTLET - 208/480V 3-PHASE	18" OR 48"	
	DATA OUTLET	1' - 6" UNO	
	TELEPHONE OUTLET	1' - 6" UNO	
	DUAL TELEPHONE/DATA OUTLET	1' - 6" UNO	
	DATA OUTLET - FLOOR	FLOOR	
	DUAL TELEPHONE/DATA OUTLET - FLOOR	FLOOR	
	CEILING DATA OUTLET/ WIRELESS ACCESS POINT	CEILING	
	CABLE TELEVISION OUTLET	1' - 6" UNO	

	JUNCTION BOX	SURFACE	
	WALL JUNCTION BOX	1' - 6" UNO	
	FLOOR JUNCTION BOX	FLOOR	
	DISCONNECT SWITCH - NON-FUSED	5' - 0" UNO	4
F	DISCONNECT SWITCH - FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - SHUNT TRIP	5' - 0" UNO	4
	COMBINATION MAGNETIC STARTER/DISCONNECT	5' - 0" UNO	
	MOTOR STARTER	5' - 0" UNO	
	CONTACTOR	5' - 0" UNO	
	MOTOR	SURFACE	
	METER - PLAN VIEW	WALL	
	PUSH BUTTON SWITCH	4' - 0"	
	EMERGENCY POWER SHUTOFF SWITCH	4' - 0"	
	PANELBOARD - SURFACE MOUNTED	6' - 6" TO TOP	
	PANELBOARD - RECESSED	6' - 6" TO TOP	
	TRANSFORMER - PLAN VIEW	PAD/FLOOR	
	TELEPHONE TERMINAL BOARD	WALL	

	CIRCUIT BREAKER	M	METER - ONE-LINE
	MLO PANEL - ONE-LINE		TRANSFORMER - ONE-LINE
	MCB PANEL - ONE-LINE		PAD MOUNT XFMR - ONE-LINE
	AUTOMATIC TRANSFER SWITCH		GROUND SLEEVE - ONE-LINE
	CT ENCLOSURE - ONE-LINE	XXXA / XXXA / XXXA / 5PWR	FUSED DISCONNECT - ONE-LINE
	CURRENT TRANSFORMER		FUSED SWITCH
			GROUND
	OH RISER	XXX	CABLE/WIRE SIZE TAG
X	KEYED NOTE TAG	X / EXXX	DETAIL/VIEW NUMBER
XX / X	MECH/ELEC. EQUIPMENT TAG		DETAIL/VIEW REFERENCE TAG
X	OTHER EQUIPMENT TAG		SHEET NUMBER
	WIRING / CONDUIT		UNDERGROUND/FLOOR WIRING
	CONDUIT TURNED UP		CONDUIT TURNED DOWN
	CIRCUIT HOME RUN TO PANEL (INCLUDES SEPARATE NEUTRAL & EQUIPMENT GROUND)		

NOTES

1. SEE LIGHT FIXTURE SCHEDULE FOR TYPE, MOUNTING, AND OTHER SPECIFICS.
2. CONNECT EMERGENCY AND/OR EXIT LIGHTS TO THE UNSWITCHED SIDE OF THE AREA LIGHTING BRANCH CIRCUIT.
3. ARROW DENOTES EXIT DIRECTION.
4. USE HEAVY DUTY FOR 480 VOLT.
5. MOUNT SWITCH AT DOOR JAM PER MANUFACTURER'S INSTRUCTIONS.
6. PROVIDE UL LISTED DEVICE TO BE USED WITH THE FIRE ALARM PANEL/SYSTEM OR PROVIDE A MONITOR MODULE TO CONNECT INTO FIRE ALARM SYSTEM.
7. PROVIDE RACEWAY WITH OUTLETS 12" ON CENTER UNO.

ABBREVIATIONS

AFCI - ARC FAULT CKT INTERRUPTER
AFF - ABOVE FINISHED FLOOR
AFG - ABOVE FINISHED GRADE
AIC - AMPS INTERRUPTING CAPACITY
AL - ALUMINUM
ATS - AUTOMATIC TRANSFER SWITCH
BC - BARE COPPER
BFC - BELOW FINISHED CEILING
BFG - BELOW FINISHED GRADE
CKT - CIRCUIT
CND. OR C. - CONDUIT
CLG - INSTALLED IN CEILING
C.R. - CORD REEL
CT - CURRENT TRANSDUCER
CU - COPPER
(E) - EXISTING TO REMAIN
EC - ELECTRICAL CONTRACTOR
EM - EMERGENCY
(F) - FUTURE
FACP - FIRE ALARM CONTROL PANEL
FLA - FULL LOAD AMPS
FVNR - FULL VOLTAGE NON REVERSING
GC - GENERAL CONTRACTOR
GFCI - GROUND FAULT CKT INTERRUPTER
GND - GROUND
HP - HORSEPOWER
IG - ISOLATED GROUND
KW - KILOWATTS
LCP - LIGHTING CONTROL PANEL
LTG - LIGHTING
LV - LOW VOLTAGE
MC - MECHANICAL CONTRACTOR
MCA - MINIMUM CIRCUIT AMPS
MCB - MAIN CIRCUIT BREAKER
MCC - MOTOR CONTROL CENTER
MDP - MAIN DISTRIBUTION PANEL
MLO - MAIN LUGS ONLY
MOCP - MAX. OVERCURRENT PROTECTION
(N) - NEW
NIC - NOT IN CONTRACT
NEC - NATIONAL ELECTRICAL CODE
NFPA - NATIONAL FIRE PROT. ASSN.
NL - NIGHT LIGHT
NR - NOT REQUIRED
NTS - NOT TO SCALE
PC - PLUMBING CONTRACTOR
PH - PHASE
PNL - PANEL
POC - POINT OF CONNECTION
POS - POINT OF SALE
(R) - RELOCATED
REC - RECEPTACLES
RMC - RIGID METAL CONDUIT
SCA - SHORT CIRCUIT AMPERES
SES - SERVICE ENTRANCE
SWITCHGEAR
SPD - SURGE PROTECTIVE DEVICE
TL - TWIST LOCK
TTB - TELEPHONE TERMINAL BOARD
TR - TAMPER RESISTANT
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
VA - VOLT/AMPS
VIF - VERIFY IN FIELD
VR - VANDAL RESISTANT
WP - WEATHERPROOF/NEMA 3R
WU - FURNISHED WITH UNIT
XFMR - TRANSFORMER

modern OUTWEST

REG. LICENSED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
6/16/23
STATE OF UTAH

No.	Revision Description	Date

Client: **Owner**
PROJECT ADDRESS

Print Date: **9/21/2023 11:51:05 AM**
Project Submission: **PERMIT SET**
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Drawn by: **Author**
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STUDIO CROSSING MIXED USE

EE000 ELECTRICAL GENERAL
SHEET



1 ELECTRICAL SITE PLAN

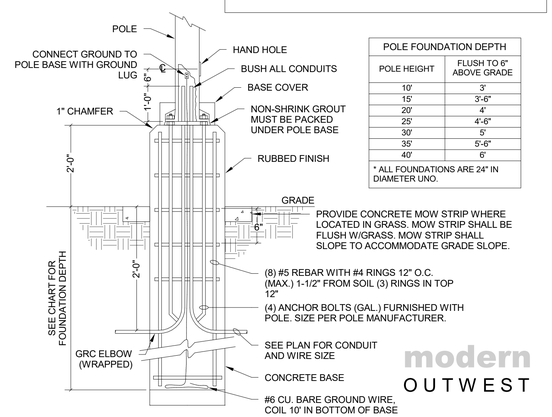
E001 — 1" = 50'

KEYED NOTES

1. PROPOSED UTILITY SWITCH LOCATION. COORDINATE EXACT LOCATION WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION.
2. PROVIDE (1) 4"C WITH PULL-STRING BURIED MIN 48" BELOW GRADE FOR UTILITY POWER LINES. PROVIDE A RED METALLIC MARKING TAPE BURIED 12" DIRECTLY ABOVE CONDUIT. COORDINATE WITH ROCKY MOUNTAIN POWER.
3. NEW EV CHARGING PEDESTAL. PROVIDE (1) 2"C WITH (2) DEDICATED 208V, 50A CIRCUITS FROM THE LOCAL HOUSE PANEL. REFER TO THE HOUSE PANEL SCHEDULE FOR CIRCUIT INFORMATION. EXTEND CONDUIT UP THE EV CHARGER PEDESTAL TO THE MANUFACTURER TERMINATION POINT. COORDINATE WITH THE EV CHARGER MANUFACTURER INSTALLATION GUIDELINES.
4. PROVIDE (2) 3"C FROM UTILITY TRANSFORMER TO NEW METERING EQUIPMENT.
5. PROVIDE (3) 4"C FROM UTILITY TRANSFORMER TO NEW METERING EQUIPMENT.
6. PROVIDE (5) 4"C FROM UTILITY TRANSFORMER TO NEW METERING EQUIPMENT.
7. PROVIDE (7) 4"C FROM UTILITY TRANSFORMER TO NEW SERVICE ENTRANCE SWITCHBOARD 'SES'.
8. COORDINATE CONNECTION TO LOCAL UTILITIES WITH RMP PRIOR TO CONSTRUCTION. STUB CONDUIT(S) TO WITHIN 5' OF EXISTING EQUIPMENT. PROVIDE ALL NECESSARY CONDUIT FOR CONDUIT CONNECTIONS.
9. PROVIDE (1) 6"C BURIED MINIMUM 48" BELOW GRADE WITH A RED MAGNETIC MARKING TAPE BURIED 12" DIRECTLY ABOVE THE CONDUIT. EXTEND CONDUITS TO THE CONDUIT STUB THAT WAS PREVIOUSLY BORED UNDER THE HIGHWAY. ON THE OPPOSITE SIDE OF THE HIGHWAY, EXTEND THE CONDUIT TO A GROUND SLEEVE AND EXISTING POWER POLE AT RMP'S INSTRUCTION.
10. FUTURE EV CHARGER PEDESTAL. PROVIDE (1) 2"C FROM THE LOCAL BUILDING HOUSE PANEL TO THE LOCATION INDICATED. EXTEND CONDUIT STUBS TO WITHIN 6" OF CURB AND MARK WITH GPS COORDINATES FOR FUTURE USE. PROVIDE ALL CONDUIT GPS COORDINATES WITH THE OWNER PRIOR TO JOB COMPLETION.
11. STUB (2) 4"C FROM DEMARCATION BOARD WITHIN BUILDING FIRE RISER ROOM TO PROPERTY LINE FOR CONNECTION TO LOCAL TELECOM. VERIFY BUILDING FIRE RISER LOCATION PRIOR TO CONSTRUCTION. COORDINATE WITH THE LOCAL TELECOMMUNICATIONS PROVIDER.
12. STUB (1) 4"C FROM BUILDING DEMARCATION BOX TO PROPERTY LINE FOR CONNECTION TO LOCAL TELECOM. COORDINATE WITH THE LOCAL TELECOMMUNICATIONS PROVIDER.
13. ROUTE CONDUITS UNDERGROUND, UP EXTERIOR WALL, AND STUB INTO TENANT SPACES. SEE SHEET E201 AND E701 FOR MORE INFORMATION.
14. PROVIDE (4) 4"C FROM UTILITY TRANSFORMER TO NEW METERING EQUIPMENT.
15. PROVIDE (8) 4"C FROM UTILITY TRANSFORMER TO NEW SERVICE ENTRANCE SWITCHBOARD 'SESC'.
16. PROVIDE 8" STEEL BOLLARDS TO PROTECT UTILITY EQUIPMENT FROM TRAFFIC. MAINTAIN 24" CLEARANCE FROM THE TRANSFORMER. PROVIDE REMOVABLE BOLLARDS WHERE BOLLARDS INTERFERE WITH TRANSFORMER CLEARANCES. REFER TO RMP ESR REQUIREMENTS.

GENERAL NOTES

A. ALL ELECTRICAL IS TO BE BURIED IN ACCORDANCE WITH NEC TABLE 300.5 UNLESS OTHERWISE NOTED. UTILITY POWER CONDUITS SHALL BE BURIED MINIMUM 48" BELOW GRADE. UTILITY TELECOMMUNICATION CABLES ARE TO BE BURIED MINIMUM 36" BELOW GRADE.
B. ALL BURIED ELECTRICAL SHALL HAVE BURIAL TAPE BURIED 12" DIRECTLY ABOVE LINE. UTILITY CABLE BURIAL TAPE SHALL BE MAGNETIC.
C. PROVIDE A NAME PLATE ON EACH ELECTRICAL PANEL AND SERVICE DISCONNECT WITH AVAILABLE FAULT CURRENT AND THE DATE WHICH THE CALCULATIONS WERE PERFORMED (9/15/20) PER NEC 110.24.



POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 LIGHT POLE BASE DETAIL

E001 — NO SCALE

modern OUTWEST

No.	Revision Description	Date
1	Addendum #7	9/20/23

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Project Submission	PERMIT SET
Project number	21400
Drawn by	Author
Checked by	Checker

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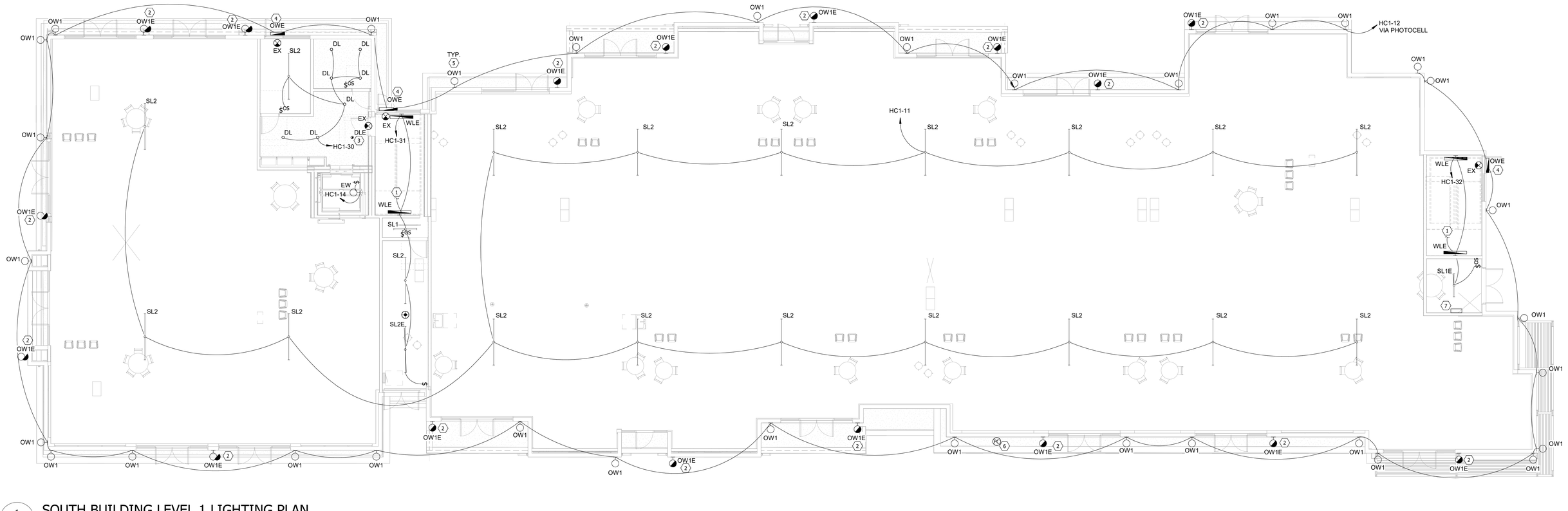
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E001 ELECTRICAL SITE PLAN

LTG CTRL SEQUENCE OF OPERATION
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021. OCCUPANCY SENSORS WILL CONTROL LIGHTING IN UTILITY ROOMS, AND STORAGE ROOMS. CORRIDOR LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2 (EXIT PASSAGEWAYS) STAIRWELL LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2 (EXIT STAIRWAYS) DAYLIGHT ZONES EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2021 405.2.4 (1) (LESS THAN 150 W) WALL MOUNTED DIMMABLE OCC. SENSORS WILL BE PROVIDED IN PRIVATE OFFICES AND CONFERENCE ROOMS. OCCUPANCY SENSORS SHALL BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN ON TO NOT MORE THAN 50-PERCENT. (C405.2.1) EXTERIOR LIGHTING SHALL RAMAIN ON DURING NIGHT HOURS FOR TENANT SAFETY. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)

GENERAL NOTES	
A.	CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY.
B.	IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.
C.	COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.
D.	ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.

KEYED NOTES	
1.	CIRCUIT TO STAIRWELL LIGHTING ABOVE.
2.	CIRCUIT TO EMERGENCY LIGHTING BRANCH CIRCUIT (HC1-13) VIA AN EMERGENCY LIGHTING INVERTER. SEE KEYED NOTE #7 FOR MORE INFORMATION.
3.	CIRCUIT TO EMERGENCY LIGHTING BRANCH CIRCUIT (HC1-19) VIA AN EMERGENCY LIGHTING INVERTER. SEE KEYED NOTE #4 ON 1/EE102 FOR MORE INFORMATION.
4.	ALL 'OWE' FIXTURES TO BE MOUNTED DIRECTLY TO DOOR MULLION.
5.	ALL 'OW1' FIXUTRES TO BE MOUNTED 8'-0" FROM GRADE.
6.	PROVIDE A PHOTOCELL MOUNTED ON THE EXTERIOR SIDE OF THE NORTH FACING WALL FOR EXTERIOR LIGHTING CONTROL.
7.	PROVIDE AN IOTA IIS 550 I (OR EQUAL) EMERGENCY LIGHTING INVERTER FOR EXTERIOR EGREESS LIGHTING.



1 EE101 SOUTH BUILDING LEVEL 1 LIGHTING PLAN

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

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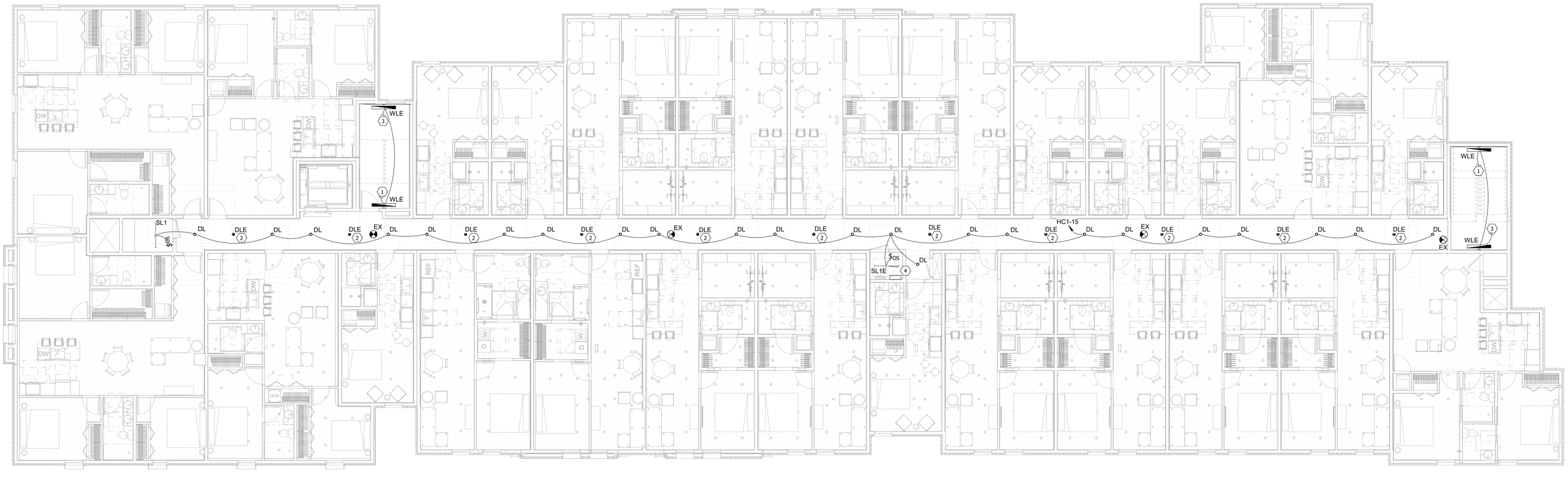
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EE101 SOUTH BUILDING LEVEL 1 LIGHTING PLAN

LTG CTRL SEQUENCE OF OPERATION	GENERAL NOTES	KEYED NOTES
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021. OCCUPANCY SENSORS WILL CONTROL LIGHTING IN UTILITY ROOMS, AND STORAGE ROOMS. CORRIDOR LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2 (EXIT PASSAGEWAYS) STAIRWELL LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2 (EXIT STAIRWAYS) DAYLIGHT ZONES EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2021 405.2.4 (1) (LESS THAN 150 WATTS)	A. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. B. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE. C. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS. D. ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.	1. CIRCUIT TO STAIRWELL LIGHTING ABOVE. 2. CIRCUIT TO EMERGENCY LIGHTING BRANCH CIRCUIT (HC1-19) VIA AN EMERGENCY LIGHTING INVERTER. SEE KEYED NOTE #4 FOR MORE INFORMATION. 3. CIRCUIT TO STAIRWELL LIGHTING BELOW. 4. PROVIDE AN IOTA IIS 375 I (OR EQUAL) EMERGENCY LIGHTING INVERTER FOR CORRIDOR EGRESS LIGHTING.



1 / EE102 SOUTH BUILDING LEVEL 2 LIGHTING PLAN

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

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STATE OF UTAH

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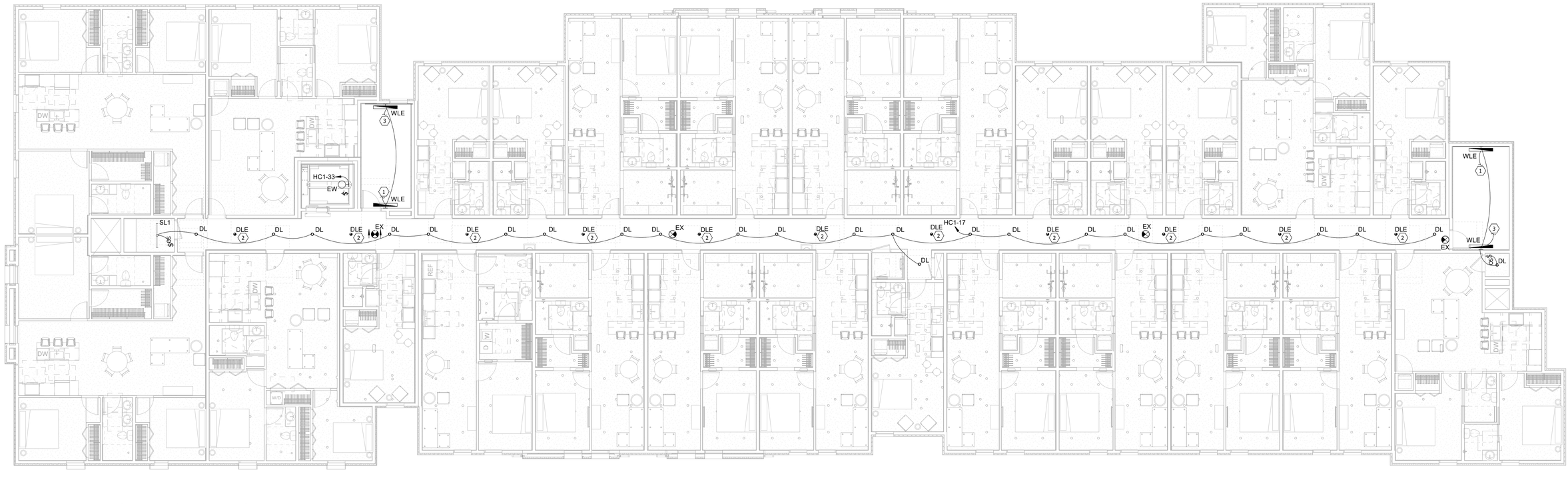
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EE102 SOUTH BUILDING LEVEL 2 LIGHTING PLAN

LTG CTRL SEQUENCE OF OPERATION	GENERAL NOTES	KEYED NOTES
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021. OCCUPANCY SENSORS WILL CONTROL LIGHTING IN UTILITY ROOMS, AND STORAGE ROOMS. CORRIDOR LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2 (EXIT PASSAGEWAYS) STAIRWELL LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2 (EXIT STAIRWAYS) DAYLIGHT ZONES EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2021 405.2.4 (1) (LESS THAN 150 WATTS)	A. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. B. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE. C. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS. D. ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.	1. CIRCUIT TO STAIRWELL LIGHTING BELOW. 2. CIRCUIT TO EMERGENCY LIGHTING BRANCH CIRCUIT (HC1-19) VIA AN EMERGENCY LIGHTING INVERTER. SEE KEYED NOTE #4 ON 1/E102 FOR MORE INFORMATION.



1 EE103 SOUTH BUILDING LEVEL 3 LIGHTING PLAN

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

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6/16/23

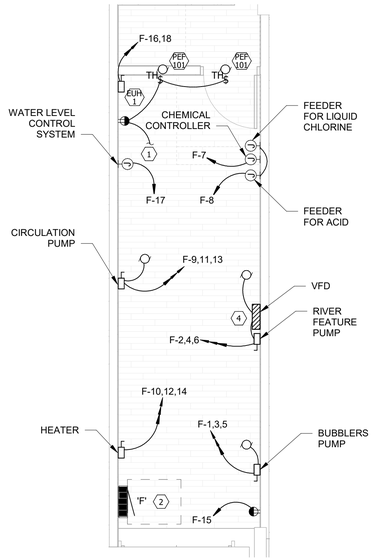
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EE103 SOUTH BUILDING LEVEL 3 LIGHTING PLAN



2 / EE201 FOUNTAIN EQUIPMENT POWER PLAN

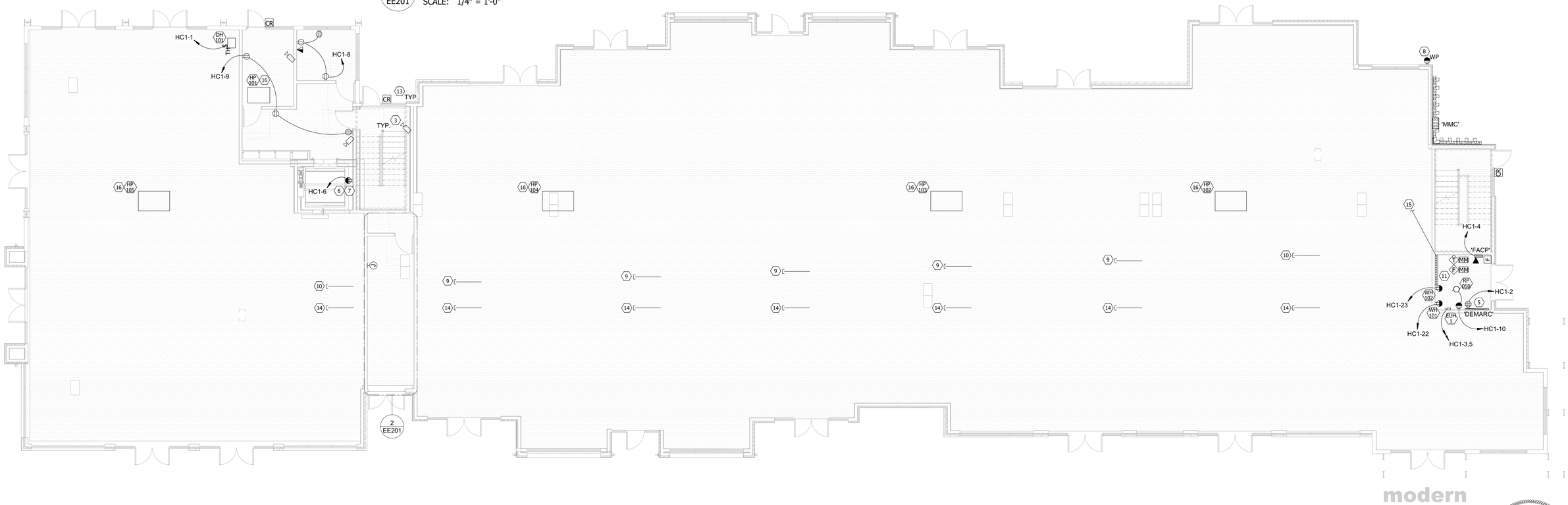
SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. COORDINATE FINAL OUTLET LAYOUT AND MOUNTING HEIGHTS WITH MILLWORK CONTRACTOR PRIOR TO ROUGH-IN.
B. COORDINATE ALL CEILING HUNG LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN. VERIFY LIGHTING IS NOT OBSTRUCTED BY MECHANICAL DUCTWORK OR EQUIPMENT.
C. ALL RECEPTACLES TO BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.
D. PROVIDE TAMPER RESISTANT RECEPTACLES AS PER NEC 406.12.

KEYED NOTES

1. CIRCUIT TO 'F-15'.
2. ALL ELECTRICAL IN THIS AREA TO BE INSTALLED IN PVC CONDUIT AND BOXES. ENCLOSURES TO BE NEMA 4X RATED.
3. PROVIDE (1) 3/4"C BACK TO SECURITY HEAD END. COORDINATE LOCATION WITH SECURITY SYSTEM INSTALLER.
4. VFD FOR RIVER FEATURE PUMP TO BE PROVIDED BY OTHERS. EC TO MAKE ALL CONNECTIONS.
5. PROVIDE A 96"X48"X3/4" FIRE TREATED PLYWOOD BOARD MOUNTED AT 108" TO THE TOP OF THE BOARD. PROVIDE A QUAD RECEPTACLE AND HUBBELL HBBB14210 (OR EQUAL) GROUNDING BUSS BAR ON THE TELEPHONE BOARD. SEE DETAIL 1/EE702 FOR OTHER ELECTRICAL REQUIREMENTS.
6. PROVIDE A DEDICATED FOURPLEX GFCI RECEPTACLE WITHIN ELEVATOR PIT FOR ELEVATOR / MECHANICAL SERVICE.
7. COORDINATE ALL ELEVATOR ELECTRICAL EQUIPMENT LOCATIONS WITH ELEVATOR INSTALLER PRIOR TO CONSTRUCTION.
8. CIRCUIT TO 'HB1-10'.
9. STUB (1) 2.5"C ABOVE CEILING FROM GUTTER TO THIS LOCATION FOR FUTURE USE. GUTTER LOCATED IN FIRE RISER.
10. STUB (2) 2.5"C ABOVE CEILING FROM GUTTER TO THIS LOCATION FOR FUTURE USE. GUTTER LOCATED IN FIRE RISER.
11. PROVIDE A 60" GUTTER MOUNTED ON FIRE RISER WALL FOR THE ROUTING OF TENANT CONDUITS.
12. NOT USED.
13. REFER TO CARD READER DETAIL 1/EE501 FOR TYPICAL INSTALLATION GUIDELINES. COORDINATE WITH THE SECURITY SYSTEM INSTALLER.
14. STUB (1) 2"C ABOVE CEILING FROM THE BUILDING DEMARCATION BOARD TO THIS LOCATION FOR FUTURE USE.
15. ROUTE TENANT CONDUITS FROM REMOTE SERVICE ENTRANCE SWITCHGEAR 'SESC' TO GUTTER WITHIN FIRE RISER. SEE ONE LINE DIAGRAM 1/EE701 AND SITE PLAN 1/EE001 FOR MORE INFORMATION.
16. INDOOR UNIT POWERED BY CORRESPONDING OUTDOOR UNIT. COORDINATE WITH THE MECHANICAL CONTRACTOR.



1 / EE201 SOUTH BUILDING LEVEL 1 POWER PLAN

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

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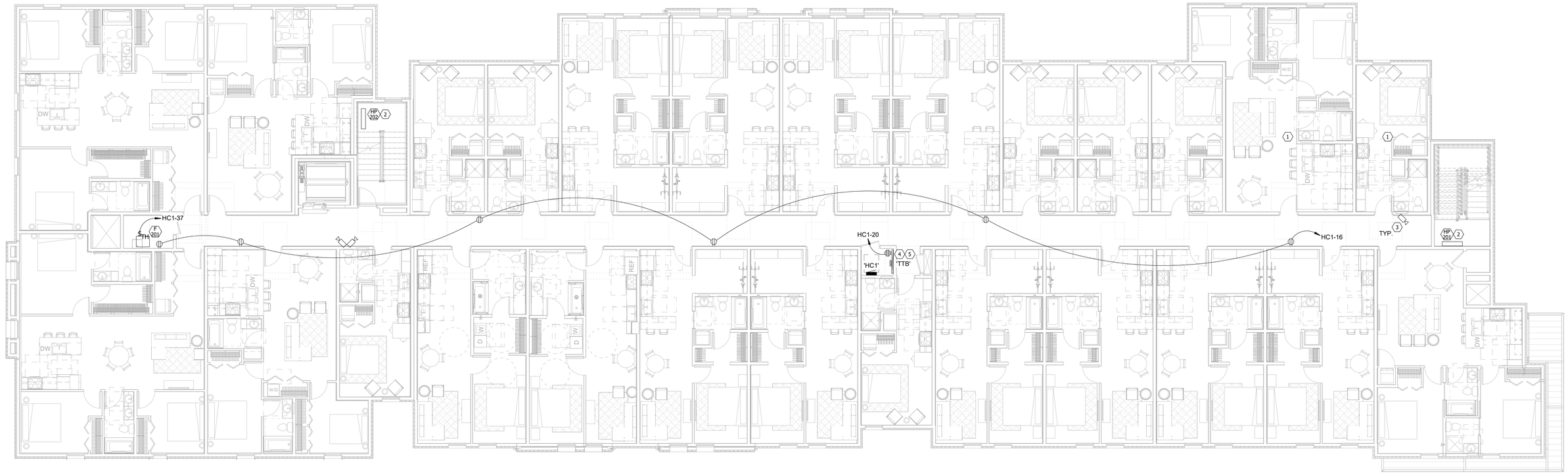
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EE201 SOUTH BUILDING LEVEL 1 POWER PLAN

GENERAL NOTES	KEYED NOTES
A. COORDINATE FINAL OUTLET LAYOUT AND MOUNTING HEIGHTS WITH MILLWORK CONTRACTOR PRIOR TO ROUGH-IN. B. COORDINATE ALL CEILING HUNG LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN. VERIFY LIGHTING IS NOT OBSTRUCTED BY MECHANICAL DUCTWORK OR EQUIPMENT. C. ALL RECEPTACLES TO BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED. D. PROVIDE TAMPER RESISTANT RECEPTACLES AS PER NEC 406.12.	1. THIS UNIT TO HAVE A 22,000 AIC RATED PANEL. SEE ONE-LINE DIAGRAM ON SHEET EE701 FOR MORE INFORMATION. 2. INDOOR UNIT POWERED BY CORRESPONDING OUTDOOR UNIT. COORDINATE WITH THE MECHANICAL CONTRACTOR. 3. PROVIDE (1) 3/4"C BACK TO SECURITY HEAD END. COORDINATE LOCATION WITH SECURITY SYSTEM INSTALLER. 4. PROVIDE A 96"X48"X3/4" FIRE TREATED PLYWOOD BOARD MOUNTED AT 108" TO THE TOP OF THE BOARD. PROVIDE A QUAD RECEPTACLE AND HUBBELL HBBB14210 (OR EQUAL) GROUNDING BUSS BAR ON THE TELEPHONE BOARD. PROVIDE (2) 2"C WITH PULL-STRING TO THE BUILDING TELECOMMUNICATIONS BOARD IN THE ELECTRICAL CLOSET. SEE DETAIL 1/EE702 FOR OTHER ELECTRICAL REQUIREMENTS. 5. PROVIDE (3) 3" CONDUIT SLEEVES THROUGH CEILING FOR LOW VOLTAGE WIRING. FILL WITH FIRE RATED SEALANT AFTER WIRE PULLS ARE COMPLETE.



1 EE202 SOUTH BUILDING LEVEL 2 POWER PLAN

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

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6/16/23
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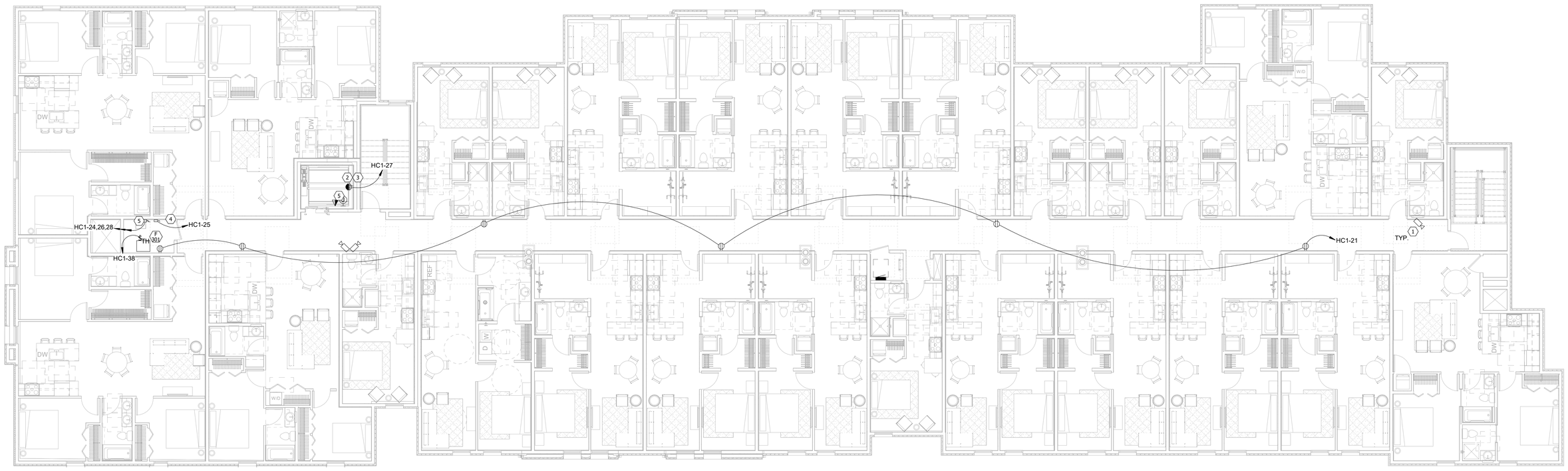
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Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

STUDIO CROSSING MIXED USE

EE202 SOUTH BUILDING LEVEL 2 POWER PLAN

GENERAL NOTES	KEYED NOTES
A. COORDINATE FINAL OUTLET LAYOUT AND MOUNTING HEIGHTS WITH MILLWORK CONTRACTOR PRIOR TO ROUGH-IN. B. COORDINATE ALL CEILING HUNG LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN. VERIFY LIGHTING IS NOT OBSTRUCTED BY MECHANICAL DUCTWORK OR EQUIPMENT. C. ALL RECEPTACLES TO BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED. D. PROVIDE TAMPER RESISTANT RECEPTACLES AS PER NEC 406.12.	1. PROVIDE (1) 3/4"C BACK TO SECURITY HEAD END. COORDINATE LOCATION WITH SECURITY SYSTEM INSTALLER. 2. PROVIDE A DEDICATED FOURPLEX GFCI RECEPTACLE WITHIN ELEVATOR SHAFT FOR ELEVATOR / MECHANICAL SERVICE. 3. COORDINATE ALL ELEVATOR ELECTRICAL EQUIPMENT LOCATIONS WITH ELEVATOR INSTALLER PRIOR TO CONSTRUCTION. 4. PROVIDE A FUSED DISCONNECT WITH FUSES RATED AT 15A FOR ELEVATOR CAB LIGHTING. 5. PROVIDE A SHUNT TRIP DISCONNECT FOR ELEVATOR OVERCURRENT PROTECTION. EXTEND CIRCUIT TO THE ELEVATOR CONTROL PANEL LOCATED IN THE ELEVATOR DOOR JAMB. COORDINATE CONNECTION REQUIREMENTS WITH THE ELEVATOR INSTALLER.



1 / EE203 SOUTH BUILDING LEVEL 3 POWER PLAN

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

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STATE OF UTAH

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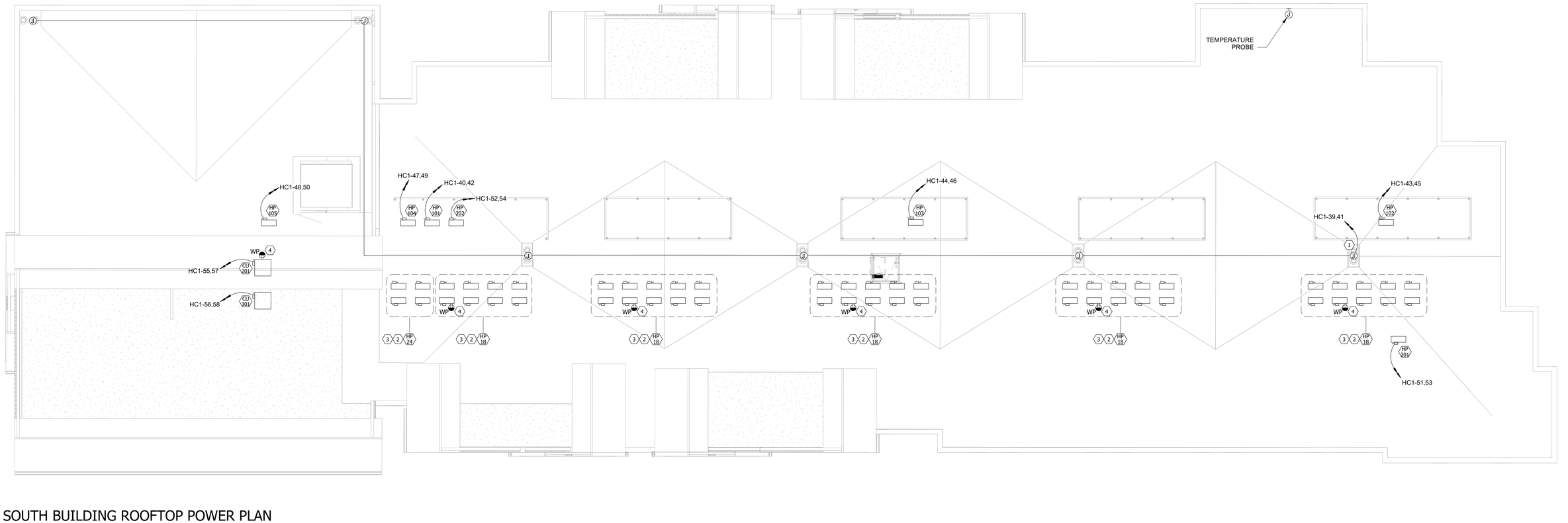
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STUDIO CROSSING MIXED USE

EE203 SOUTH BUILDING LEVEL 3 POWER PLAN

GENERAL NOTES	KEYED NOTES
A. EC TO VERIFY EXACT ELECTRICAL REQUIREMENTS OF AL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATION PRIOR TO INSTALLATION OF THE EQUIPMENT. B. ANY ROOF PENETRATIONS SHALL HAVE A BOOT JACK AND SHALL BE PROPERLY SEALED. COORDINATE WITH ROOFING CONTRACTOR.	1. PROVIDE AN ICE/SNOW MELT SYSTEM AS MANUFACTURED BY RAYCHEM (OR EQUAL) TO ALL ROOF DRAINS ON ROOF ABOVE AND IN PATIO. HEAT TAPE SHALL BE SELF-REGULATING 12W/LF AT 208V, CONTROLLED FROM BOTH MOISTURE AND TEMPERATURE SENSORS LOCATED ON BACK OF ROOFTOP PARAPET WALL. PROVIDE A WEATHER PROOF BELL BOX AT EACH ROOF DRAIN FOR HEAT TRACE TERMINATIONS. EXTEND 48" OF HEAT TRACE AND END SEAL TERMINATION KIT INTO EACH ROOF DRAIN. PROVIDE A 7' LOOP AT EACH VALLEY PER MANUFACTURER'S GUIDELINES (MAX 30' OF HEAT TRACE AT EACH ROOF DRAIN). MOUNT THE HEAT TRACE CONTROLLER IN THE BUILDING ELECTRICAL CLOSET. 2. COORDINATE WITH MECHANICAL CONTRACTOR AS TO WHICH CONDENSER UNIT FEEDS WHICH APARTMENT. SEE PANEL SCHEDULES FOR CONDENSER UNIT CIRCUITRY. VERIFY ELECTRICAL REQUIREMENT FOR EACH CONDENSER UNIT. 3. ALL CONDENSER UNITS SHALL BE CLEARLY LABELED WITH A PERMANENT ENGRAVED PLACARD AS TO WHICH APARTMENT IT SERVICES AND WHICH CIRCUIT IT IS FED FROM. 4. CIRCUIT TO ROOFTOP RECEPTACLE CIRCUIT 'HB1-59'.



1 SOUTH BUILDING ROOFTOP POWER PLAN

EE204 SCALE: 1/8" = 1'-0"

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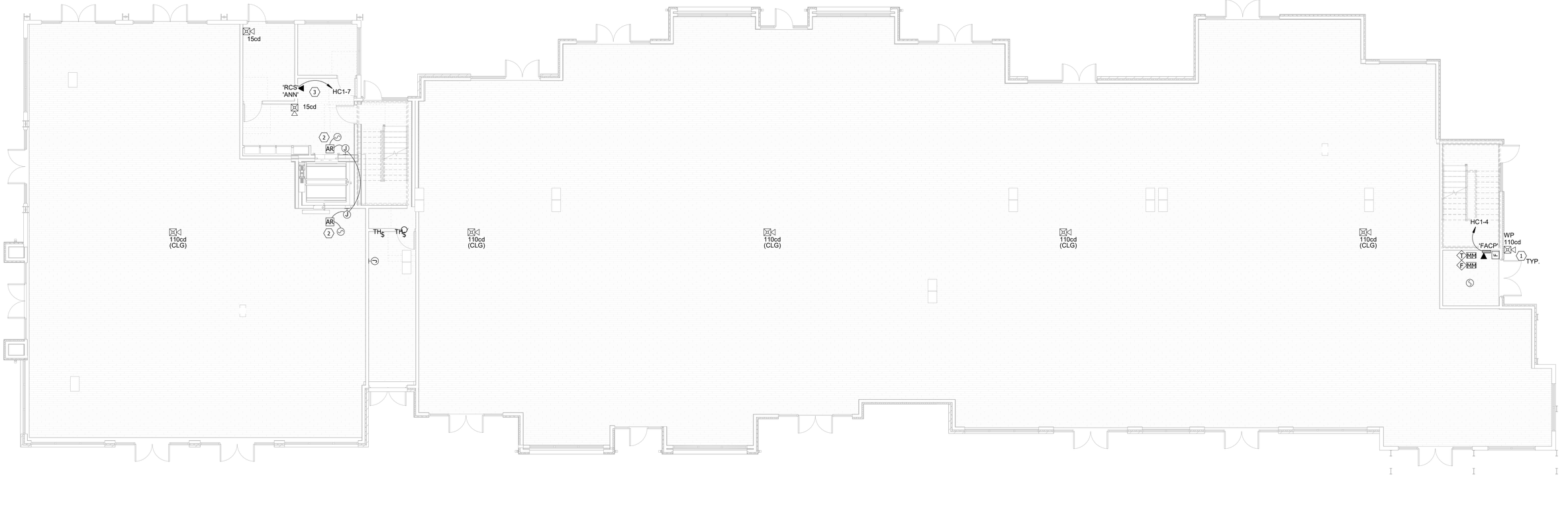
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Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

STUDIO CROSSING MIXED USE

EE204 SOUTH BUILDING ROOFTOP POWER PLAN

GENERAL NOTES	KEYED NOTES
A. COORDINATE ALL CEILING HUNG LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN. VERIFY LIGHTING IS NOT OBSTRUCTED BY MECHANICAL DUCTWORK OR EQUIPMENT. B. EC SHALL ENSURE THAT HORN STROBE SPACING PROVIDES 15db THROUGHOUT SPACE. ANY ADDITIONAL HORN STROBES REQUIRED BY FIRE MARSHALL SHALL BE PROVIDED AT THE COST OF THE GENERAL CONTRACTOR.	1. WALL MOUNTED HORN STROBES TO BE NO LOWER THAN 80" AFF TO BOTTOM OF FIXTURE AND NO HIGHER THAN 96" TO TOP OF FIXTURE. SEE FIRE ALARM RISER DIAGRAM FOR MORE INFORMATION. 2. CONTINUE A 120V CIRCUIT TO EACH ADDRESSABLE RELAY CONTROLLING ELEVATOR MAG DOOR HOLDERS ON THIS FLOOR AND TO THE ABOVE FLOORS. PROVIDE A JUNCTION BOX FOR ELEVATOR SMOKE DOOR MAGNETIC HOLDERS. COORDINATE JUNCTION BOX LOCATION WITH ELEVATOR INSTALLER. CIRCUIT TO 'HC1-29'. 3. RADIO COMMAND CENTER 'RCS'. PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE LIFE SAFETY 2-WAY COMMUNICATION SYSTEM. REFER TO DETAIL 1/EE703 FOR MORE INFORMATION.



1
EE301

SOUTH BUILDING LEVEL 1 FIRE ALARM PLAN

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

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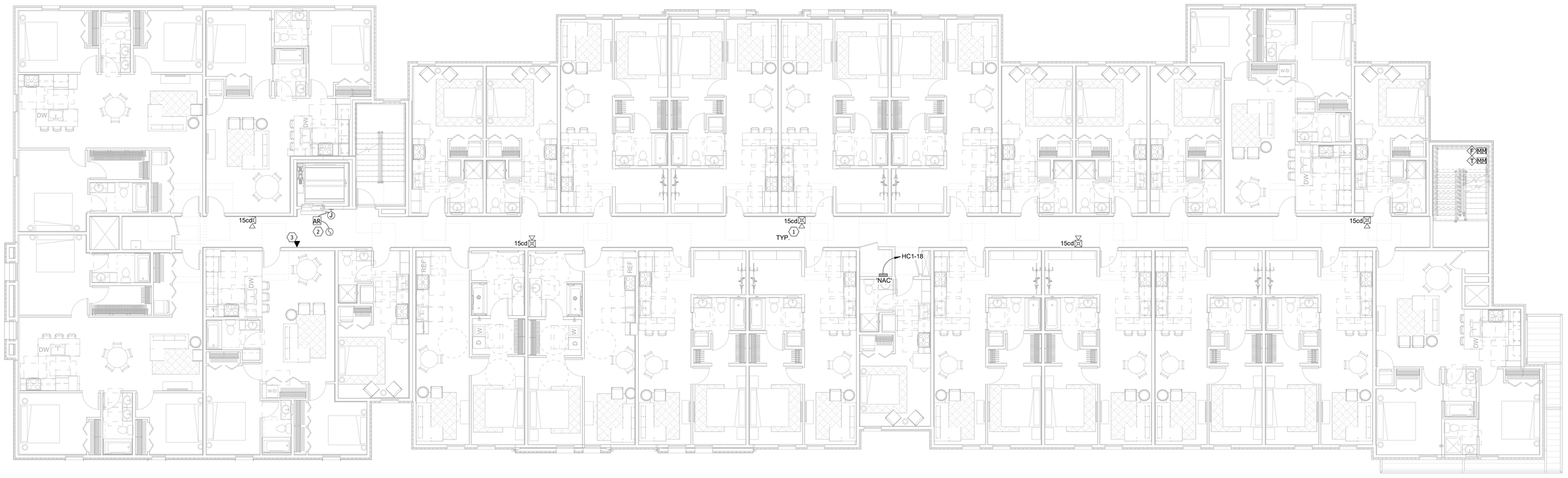
Mechanical: **NONE REQUIRED**
Project Address
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Electrical: **NONE REQUIRED**
Project Address
City, State Zip
email@mail.com

STUDIO CROSSING MIXED USE

EE301 SOUTH BUILDING LEVEL 1
FIRE ALARM PLAN

GENERAL NOTES	KEYED NOTES
A. EC SHALL ENSURE THAT HORN STROBE SPACING PROVIDES 15db THROUGHOUT SPACE. ANY ADDITIONAL HORN STROBES REQUIRED BY FIRE MARSHALL SHALL BE PROVIDED AT THE COST OF THE GENERAL CONTRACTOR.	1. WALL MOUNTED HORN STROBES TO BE NO LOWER THAN 80" AFF TO BOTTOM OF FIXTURE AND NO HIGHER THAN 96" TO TOP OF FIXTURE. SEE FIRE ALARM RISER DIAGRAM FOR MORE INFORMATION. 2. CONTINUE A 120V CIRCUIT TO EACH ADDRESSABLE RELAY CONTROLLING ELEVATOR MAG DOOR HOLDERS ON THIS FLOOR AND TO THE ABOVE FLOORS. PROVIDE A JUNCTION BOX FOR ELEVATOR SMOKE DOOR MAGNETIC HOLDERS. COORDINATE JUNCTION BOX LOCATION WITH ELEVATOR INSTALLER. CIRCUIT TO 'HC1-29'. 3. PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE LIFE SAFETY 2-WAY COMMUNICATION SYSTEM. REFER TO DETAIL 1/EE703 FOR MORE INFORMATION.



1 SOUTH BUILDING LEVEL 2 FIRE ALARM PLAN

EE302 SCALE: 1/8" = 1'-0"

modern OUTWEST

REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
6/16/23
STATE OF UTAH

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Checked by	**Checker**

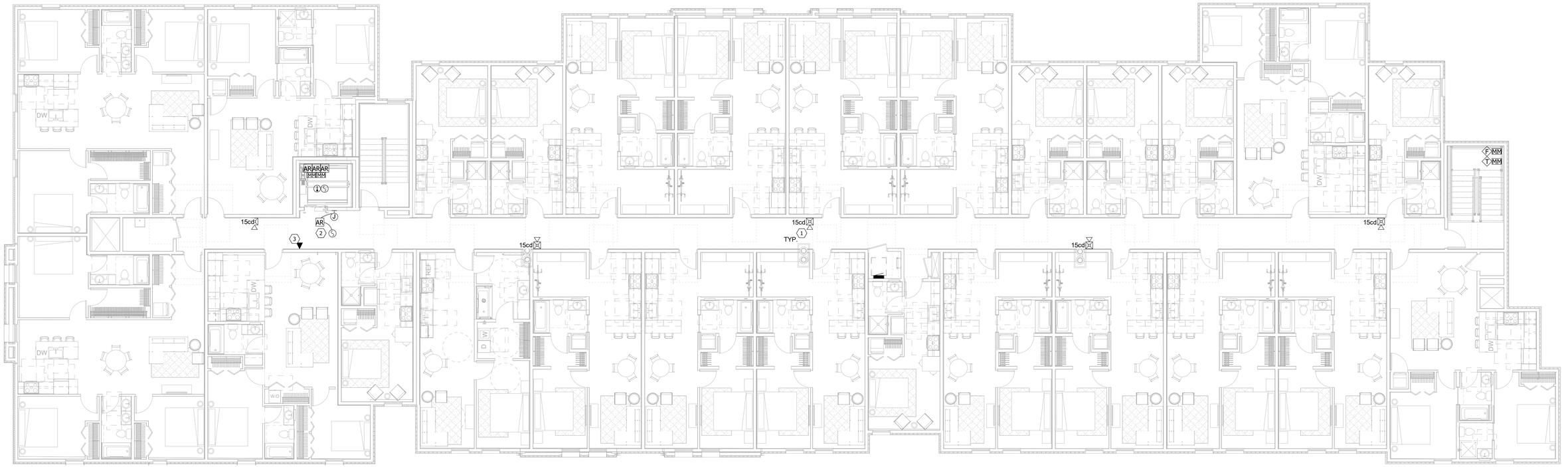
Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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Mechanical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**
Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

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EE302 SOUTH BUILDING LEVEL 2
FIRE ALARM PLAN

GENERAL NOTES	
A.	EC SHALL ENSURE THAT HORN STROBE SPACING PROVIDES 15db THROUGHOUT SPACE. ANY ADDITIONAL HORN STROBES REQUIRED BY FIRE MARSHALL SHALL BE PROVIDED AT THE COST OF THE GENERAL CONTRACTOR.

KEYED NOTES	
1.	WALL MOUNTED HORN STROBES TO BE NO LOWER THAN 80" AFF TO BOTTOM OF FIXTURE AND NO HIGHER THAN 96" TO TOP OF FIXTURE. SEE FIRE ALARM RISER DIAGRAM FOR MORE INFORMATION.
2.	CONTINUE A 120V CIRCUIT TO EACH ADDRESSABLE RELAY CONTROLLING ELEVATOR MAG DOOR HOLDERS ON THIS FLOOR AND TO THE ABOVE FLOORS. PROVIDE A JUNCTION BOX FOR ELEVATOR SMOKE DOOR MAGNETIC HOLDERS. COORDINATE JUNCTION BOX LOCATION WITH ELEVATOR INSTALLER. CIRCUIT TO 'HC1-29'.
3.	PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE LIFE SAFETY 2-WAY COMMUNICATION SYSTEM. REFER TO DETAIL 1/EE703 FOR MORE INFORMATION.



1 EE303 SOUTH BUILDING LEVEL 3 FIRE ALARM PLAN

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

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REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
6/16/23
STATE OF UTAH

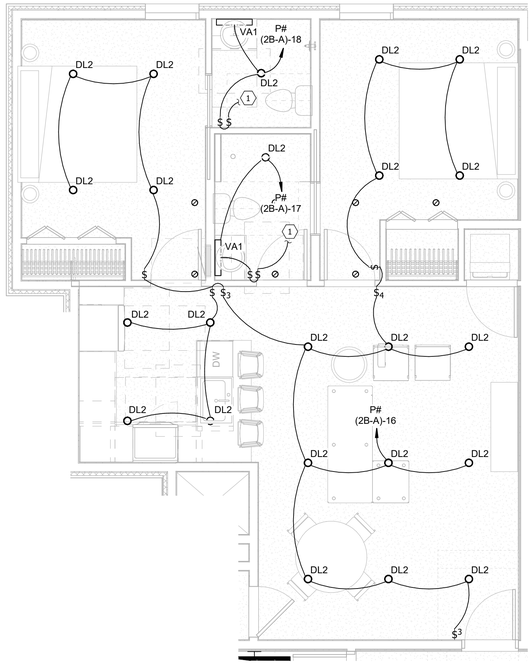
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Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
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Mechanical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**
Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

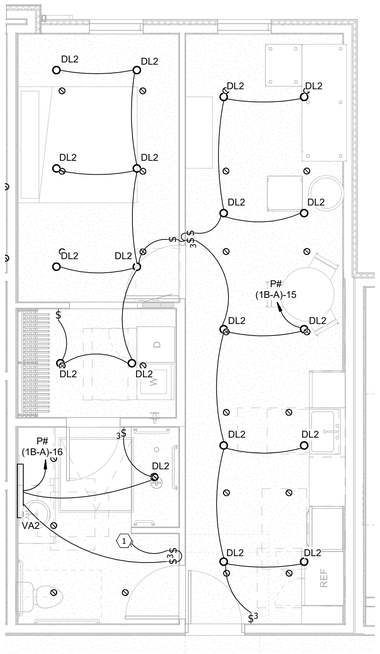
STUDIO CROSSING MIXED USE

EE303 SOUTH BUILDING LEVEL 3 FIRE ALARM PLAN



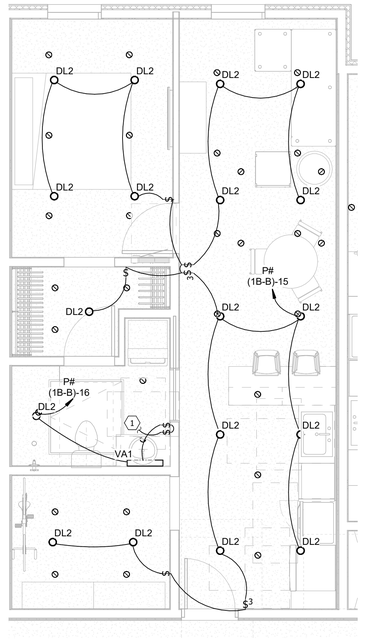
1 EE401 — TWO BED - UNIT A - LIGHTING PLAN

SCALE: 1/4" = 1'-0"



2 EE401 — ONE BED - UNIT A - LIGHTING PLAN

SCALE: 1/4" = 1'-0"

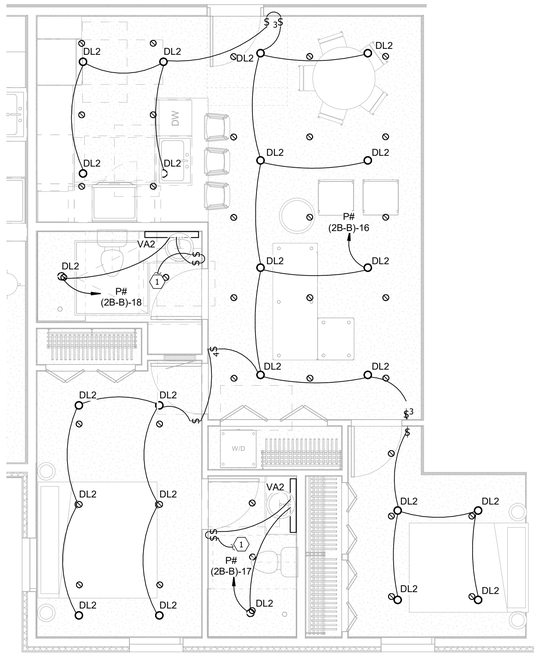


3 EE401 — ONE BED - UNIT B - LIGHTING PLAN

SCALE: 1/4" = 1'-0"

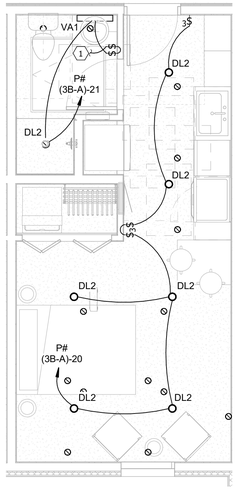
KEYED NOTES

1. CIRCUIT SWITCH TO BATHROOM CEILING FAN.



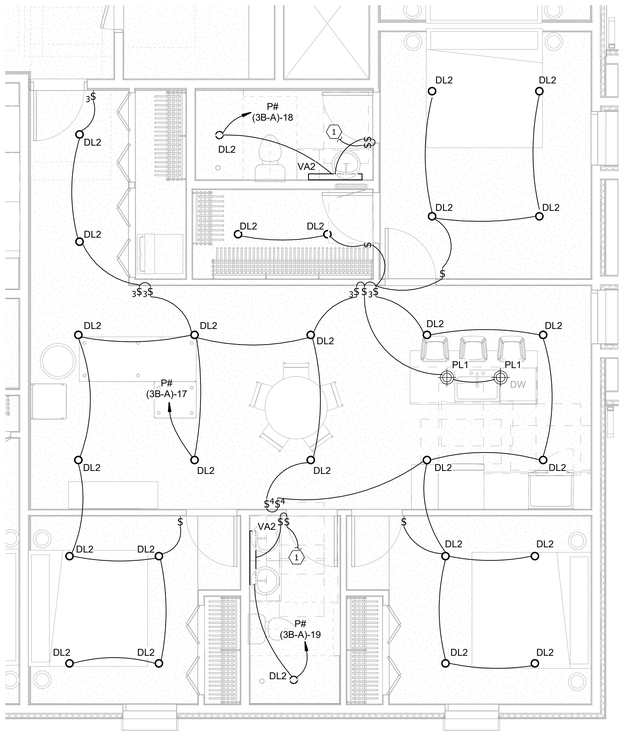
4 EE401 — TWO BED - UNIT B - LIGHTING PLAN

SCALE: 1/4" = 1'-0"



5 EE401 — STUDIO - UNIT B - LIGHTING PLAN

SCALE: 1/4" = 1'-0"



6 EE401 — THREE BED - UNIT A - LIGHTING PLAN

SCALE: 1/4" = 1'-0"

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No.	Revision Description	Date

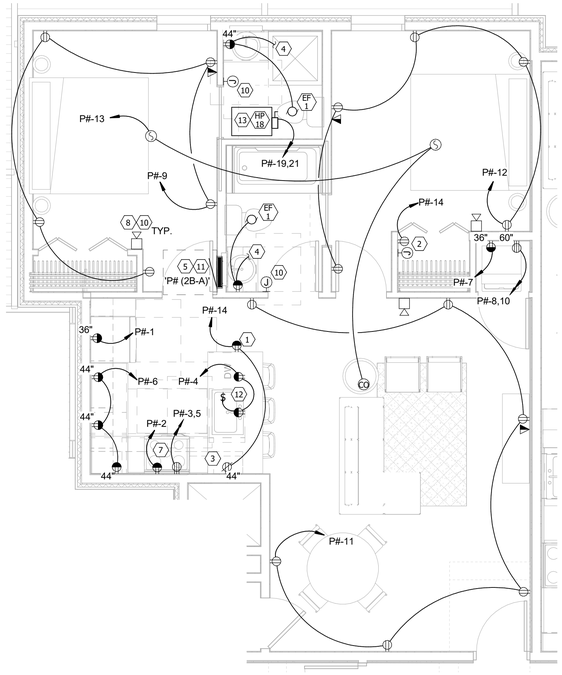
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6/16/23
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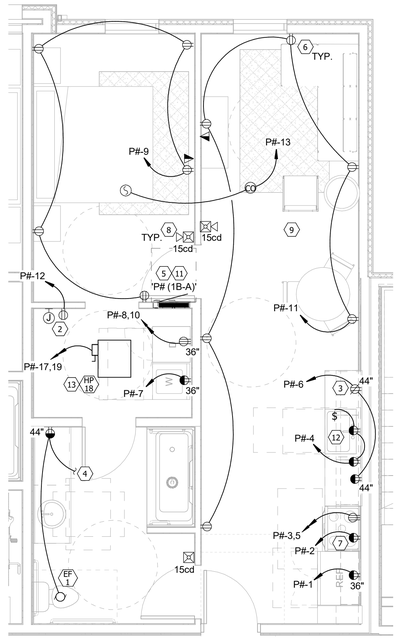
STUDIO CROSSING MIXED USE

EE401 LARGE SCALE LIGHTING PLANS



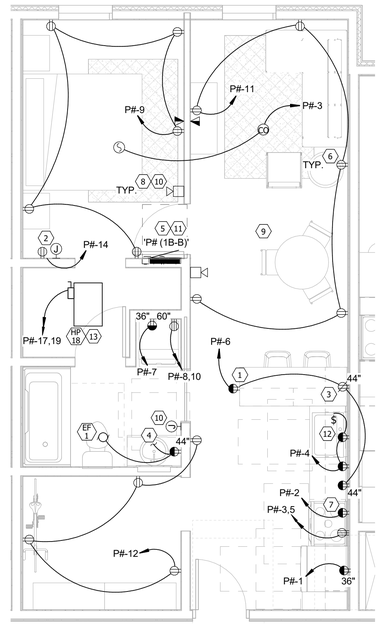
1 EE402 TWO BED - UNIT A - POWER PLAN

SCALE: 1/4" = 1'-0"



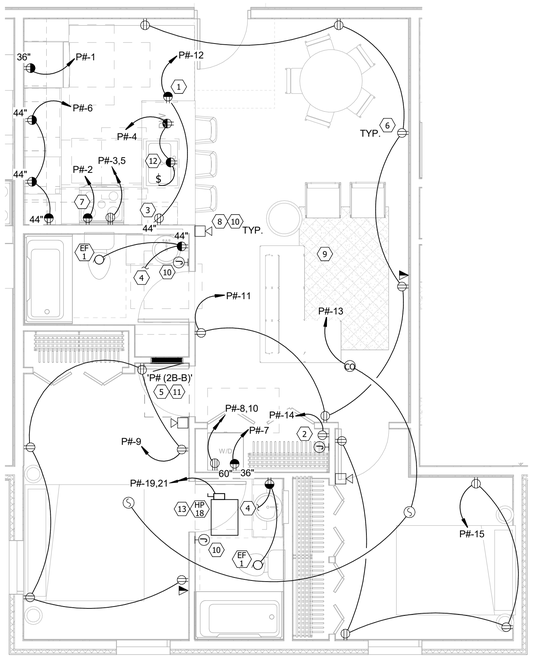
2 EE402 ONE BED - UNIT A - POWER PLAN

SCALE: 1/4" = 1'-0"



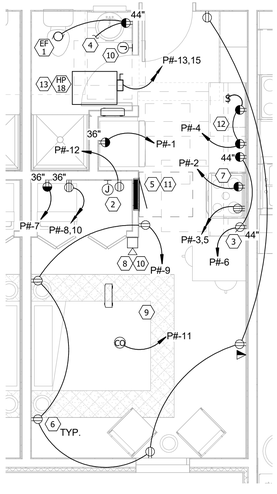
3 EE402 ONE BED - UNIT B - POWER PLAN

SCALE: 1/4" = 1'-0"



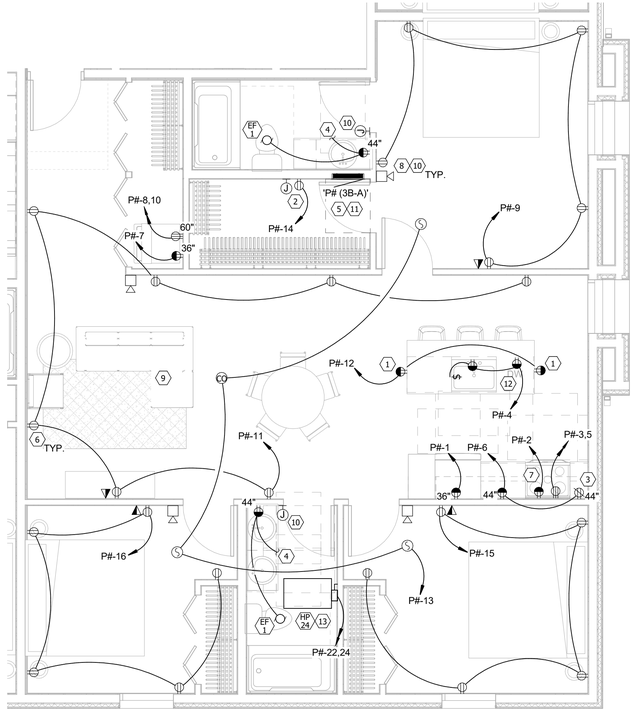
4 EE402 TWO BED - UNIT B - POWER PLAN

SCALE: 1/4" = 1'-0"



5 EE402 STUDIO - UNIT B - POWER PLAN

SCALE: 1/4" = 1'-0"



6 EE402 THREE BED - UNIT A - POWER PLAN

SCALE: 1/4" = 1'-0"

KEYED NOTES

1. MOUNT RECEPTACLE HORIZONTALLY IN CABINET WALL JUST BELOW COUNTER TOP. COORDINATE WITH MILLWORK INSTALLER.
2. PROVIDE A STANDARD PLASTIC 14"X20" COMM BOX WITH COVER AND A DUPLEX RECEPTACLE LOCATED INSIDE. MOUNT BOX AT 60" AFF. ALL TELECOM CABLING WIHTIN APARTMENT UNIT SHALL BE ROUTED TO THIS BOX. PROVIDE (2) CAT6 CABLES FROM THIS BOX TO THE BUILDING TELECOMMUNICATION BOARD. SEE TELECOM RISER FOR MORE INFORMATION.
3. USB RECEPTACLE TO BE SLAVED FROM GFCI RECEPTACLE INDICATED.
4. CIRCUIT BATH RECEPTACLE WITH LIGHTS AND FAN.
5. INSTALL TYPE A AND B ADA UNIT PANELS SO THAT TOP OF PANEL IS 48" AFF.
6. MOUNT RECEPTACLES IN TYE A AND B UNITS AT 25" AFF UNO.
7. COORDINATE LOCATINO AND MOUNTING HEIGHT OF MICROWAVE/HOOD RECEPTACLE WITH MILLWORK INSTALLER.
8. HORN/STROBE TO BE CONNECTED TO BUILDING FIRE ALARM SYSTEM. HORN STROBES TO BE MOUNTED AT 84" AFF.
9. SEE PANEL SCHEDULE FOR A/C UNIT CIRCUITING.
10. PROVIDE FUTUER CONNECTIONS TO THE BUILDING STROBE LOOP FOR FUTURE AUDIO / VISUAL NOTIFICATION DEVICE. PROVIDE ROUGH IN ONLY FOR FUTURE STROBE DEVICES IN BEDROOM AND RESTROOMS OF TYPE B ADA UNITS.
11. PROVIDE ARC FAULT BREAKERS AS REQUIRED PER NEC ARTICLE 210.12.
12. MOUNT DISPOSAL SWITCH IN THE CABINET JUST UNDER THE SINK. SWITCH SHALL BE MOUNTED WITHIN 6" OF THE CABINET OPENING WHERE EASILY ACCESSIBLE AND NOT EXPOSED TO PHYSICAL DAMAGE.
13. INDOOR UNIT POWERED BY CORRESPONDING OUTDOOR UNIT. COORDINATE WITH THE MECHANICAL CONTRACTOR.

GENERAL NOTES

A. COORDINATE ALL LIGHTING AND ELECTRICAL DEVICE PLACEMENT WITH MILLWORK CONTRACTROR AND MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
B. COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH IN.
C. IN ACCORDANCE WITH FEDERAL ACCESSIBILITY LAWS, ALL TYPE B UNITS SHALL HAVE PANELS MOUNTED AT 48" AFF.
D. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.

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6/16/23
STATE OF UTAH

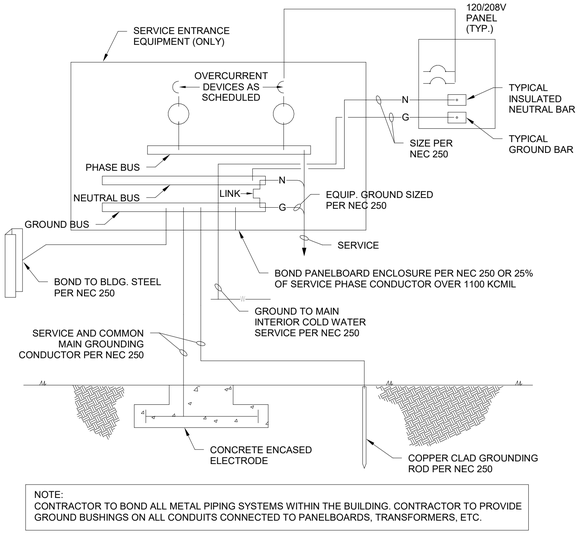
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Structural	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**
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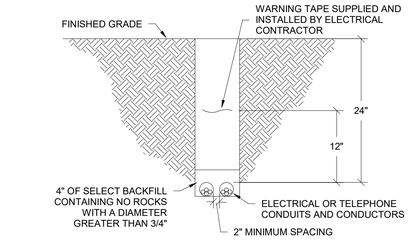
EE402 LARGE SCALE POWER PLANS



NOTE:
CONTRACTOR TO BOND ALL METAL PIPING SYSTEMS WITHIN THE BUILDING. CONTRACTOR TO PROVIDE GROUND BUSHINGS ON ALL CONDUITS CONNECTED TO PANELBOARDS, TRANSFORMERS, ETC.

4 208V GROUNDING/BONDING DETAIL

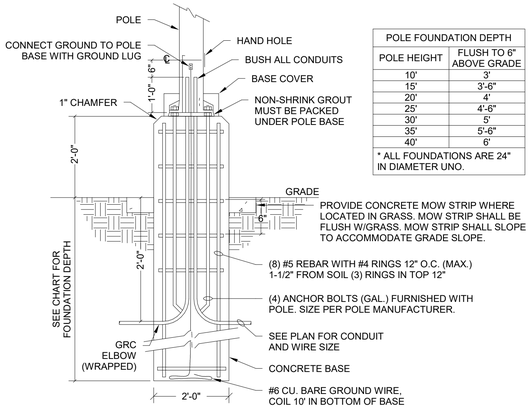
EE501 SCALE: NO SCALE



NOTES:
1. ELECTRICAL SERVICE CONDUIT AND CONDUCTORS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. BURIAL DEPTH SHALL BE PER NEC TABLE 300.5
2. TELEPHONE SERVICE CONDUIT SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. TELEPHONE SERVICE CABLING SHALL BE PROVIDED BY THE LOCAL TELEPHONE COMPANY. COORDINATE WITH LOCAL TELEPHONE COMPANY FOR ANY SPECIFIC REQUIREMENTS.
3. THE QUANTITY/SIZE OF CONDUITS AND/OR CONDUCTORS SHALL BE AS CALLED OUT ON THE ELECTRICAL DRAWINGS. COORDINATE WITH THE ELECTRICAL ENGINEER.
4. WHERE TELECOMMUNICATIONS AND ELECTRICAL SHARE THE SAME TRENCH, A MINIMUM 12" CLEARANCE SHALL BE MAINTAINED BETWEEN CONDUITS.

3 UNDERGROUND CONDUIT DETAIL

EE501 SCALE: NO SCALE

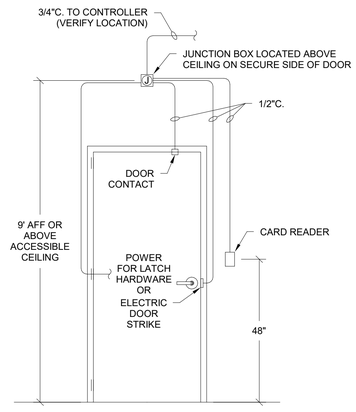


POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 LIGHT POLE BASE DETAIL

EE501 SCALE: NO SCALE



1 CARD ACCESS ROUGH-IN DETAIL

EE501 SCALE: NO SCALE

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6/16/23
STATE OF UTAH

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EE501 ELECTRICAL DETAILS

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	VOLTAGE	LAMPING	CONTROL	MOUNTING	LOAD(VA)	DESCRIPTION
DL	JUNO	SLIMFORM LED JSF 7IN	UNV	LED 1000 LUMENS 4000 K	-	SURFACE	13.00000	7" LED SURFACE MOUNT PUCK LIGHT FIXTURE
	HALO	SMD6						
	LIGHTOLIER	S7R						
	CONTECH LIGHTING	SMTR7						
DL2	JUNO	SLIMFORM LED JSF 7IN	UNV	LED 1000 LUMENS 3000 K	-	SURFACE	13.00000	7" LED SURFACE MOUNT PUCK LIGHT FIXTURE
	HALO	SMD6						
	LIGHTOLIER	S7R						
	CONTECH LIGHTING	SMTR7						
SL1	LITHONIA	ZL1D L48 3000LM FST MVOLT 40K	UNV	LED 3000 LUMENS 4000 K	0-10V	SUSPENDED	30.00000	LED STRIP LIGHT
	METALUX	SNLED-LD5						
	DAYBRITE	FSS						
	INDUSTRIAL LIGHTING PRODUCT	SS						
SL1E	SAME AS FIXTURE 'SL1' WITH AN EMERGENCY BATTERY PACK.							
SL2	LITHONIA	ZL1D L96 6000LM FST MVOLT 40K	UNV	LED 6000 LUMENS 4000 K	0-10V	SUSPENDED	60.00000	LED STRIP LIGHT
	METALUX	SNLED-LD5						
	DAYBRITE	FSS						
	INDUSTRIAL LIGHTING PRODUCT	SS						
SL2E	SAME AS FIXTURE 'SL1' WITH AN EMERGENCY BATTERY PACK.							
WLE	LITHONIA	WL4 30L GZ10 LP840	UNV	LED 3000 LUMENS 4000 K	0-10V	WALL	28.20000	4' LED STAIRWELL LIGHT WITH EMERGENCY BATTERY BACKUP
	METALUX	SRL LED						
	DAYBRITE	FSW						
	INDUSTRIAL LIGHTING PRODUCT	CV4						
VA1	LITHONIA	FMVCSLS 24IN MVOLT 30K 90CRI SCBA	UNV	LED 1500 LUMENS 4000 K	-	WALL	18.00000	2' VANITY LIGHT
	MAXIM LIGHTING	52000 BK						
	OXYGEN	3-537-22						
	WAC	WS-77624						
	SUNPARK	FL5524D-G-MCT-62						
VA2	LITHONIA	FMVCSL 36IN MVOLT 30K 90CRI BN	UNV	LED 1922 LUMENS 3000 K	-	WALL	25.27000	3' VANITY LIGHT. COORDINATE FINISH WITH ARCHITECT.
	LUMENCIA	LLFL5339D-J-MCT-SN						
	LIGHTWAY	VTEV-36-LED-O3B-2-STANDARD-WSA-DIM						
	WAC LIGHTING	WS-77636-30-AL						
PL1	WESTINGHOUSE	6326800 KILIAN INDOOR PENDANT	120.00000	LED 800 LUMENS 3000 K	-	PENDANT	9.50000	KITCHEN PENDANT LIGHT. COORDINATE COLOR AND HEIGHT WITH ARCHITECT
	LUMENCIA	LLF4514-BLK-MB-1X 100W LED						
	LUMINANCE BRANDS	F4514-31						
	PROGRESS LTG	P5000051-143						
EW1	LITHONIA LIGHTING	OLVTWM	UNV	LED 600 LUMENS 4000 K	-	WALL	15.00000	LED VAPORTIGHT FIXTURE
	UTOPIA LIGHTING	VTD-W-12LED-50K-UNV-GR						
	STONCO	VWXL-14-NW-G1-8						
	LEDVANCE LLC	JELYJAR1A/10UNV740/WM/GR						
OWE	LITHONIA	BLD24 NODIM 10W 30K MVOLT DP EMB310	UNV	LED 1000 LUMENS 3000 K	-	DOOR MULLION	10.00000	24" LED BLADE WITH EMERGENCY BATTERY PACK. MOUNTED DIRECTLY TO DOOR MULLION. NORMALLY OFF.
	EVERGREEN LIGHTING	GL-CSM-NRW-15W-9-CFA-24-DIM40K-EMR						
OW1	KIRLIN	LWR-03489-1500L 30K 89 DL	UNV	LED 1500 LUMENS 3000 K	-	WALL	15.00000	EXTERIOR CYLINDER SCONCE. DOWN LIGHT ONLY.
	CSL	LWD3						
	PATHWAY LIGHTING	C86 D WL						
OW2	LITHONIA	WST LED P1 30K VW MVOLT	UNV	LED 1500 LUMENS 3000 K	-	WALL	12.00000	TRAPEZOIDAL LED WALL PACK
	MCGRAW	IST						
	NLS LIGHTING	TWA						
	HUBBELL OUTDOOR	RWL						
OW2E	SAME AS FIXTURE 'OW2' WITH EMERGENCY BATTERY PACK.							
OP1	LITHONIA	DSX1 LED P2 30K 80CRI T3M	UNV	LED 8500 LUMENS 3000 K	-	POLE	68.00000	POLE MOUNTED BLADE STYLE LED FIXTURE
	MCGRAW EDISON	GALN						
	NLS LIGHTING	NV-2						
	HUBBELL OUTDOOR	ASL						
OP2	LITHONIA	(2) DSX1 LED P2 30K 80CRI T3M	UNV	LED 17000 LUMENS 3000 K	-	POLE	136.00000	DUAL HEAD POLE MOUNTED BLADE STYLE LED FIXTURE
	MCGRAW EDISON	GALN						
	NLS LIGHTING	NV-2						
	HUBBELL OUTDOOR	ASL						
OP3	STERNBERG LIGHTING	1521LED 16L30T4 MDL018 SV1 BLOC	UNV	LED 8400 LUMENS 3000 K	-	POLE	80.00000	DUAL HEAD POLE MOUNTED BLADE STYLE LED FIXTURE
EX1	LITHONIA	EXRG EL M6	UNV	-	-	WALL / CEILING	3.80000	THERMOPLASTIC EXIT SIGN WITH NICKEL CADMIUM BATTERY GREEN LETTERING.
	EVENLITE	TLX-AC-GU-W						
	CHLORIDE	VEGWEM						
	COMPASS PRODUCTS	CEG						

NOTES:

1. ALL LIGHT FIXTURES SHOWN HALF SHADED SHALL BE PROVIDED WITH AN EMERGENCY BATTERY PACK CAPABLE OF PROVIDING 90 MIN. OF EGRESS ILLUMINATION.

2. ALL LIGHTING VALUE ENGINEERING PROVIDED FOR THIS PROJECT SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER FOR REVIEW AND APPROVAL AFTER THE PROJECT HAS BEEN BID AND AWARDED. ANY CREDITS FOR VE SHALL INCLUDE TIME TO COMPENSATE OUR OFFICE FOR ENGINEERING REVIEW AND VERIFICATION OF BRANCH CIRCUIT LOADING AND/OR ENERGY CODE COMPLIANCE. NO VE SUBMITTALS WILL BE APPROVED WITHOUT THIS PROCESS IN PLACE. VE SUBMITTALS SHALL INCLUDE PHOTOMETRIC ANALYSIS TO ENSURE NEW LIGHT FIXTURES PROVIDE COMPARABLE LIGHT LEVELS TO THOSE ORIGINALLY DESIGNED.

3. PRIOR APPROVALS SHALL BE SUBMITTED TO OUR OFFICE NO LESS THAN 5 BUSINESS DAYS OF THE PROJECT BID DATE. ANYTHING SUBMITTED AFTER THIS TIME FRAME WILL NOT BE REVIEWED AND WILL BE CONSIDERED NON-APPROVED FOR BIDDING PURPOSES. ALL LIABILITY ASSOCIATED WITH NON-APPROVED FIXTURES THAT DO NOT MEET THE PROJECT REQUIREMENTS WILL REST SOLELY WITH THE CONTRACTOR.

4. MANUFACTURER SHALL PROVIDE SEISMIC SUPPORT WITH FIXTURES OVER 20 LBS.

EQUIPMENT SCHEDULE

MARK	DESCRIPTION	ELECTRICAL V	PH	KW	HP	MCA	FLA	MOCP	CONDUIT SIZE	WIRE QTY.	WIRE SIZE	GND. SIZE	STARTER NEMA SIZE	OVERCURRENT PROTECTION DISCONNECT SIZE/POLE	FUSE SIZE	REMARKS
HP-18	OUTDOOR UNIT	208	1			16		25	3/4"	2	10	10	-	30/2	25	1A
	INDOOR UNIT	208	1			1.2		-	3/4"	2	12	12	-	-	-	6A
		208	1			15		20	3/4"	2	12	12	-	30/2	-	2A
HP-24	OUTDOOR UNIT	208	1			25		35	3/4"	2	8	10	-	30/2	35	1A
	INDOOR UNIT	208	1			1.2		-	3/4"	2	12	12	-	-	-	6A
		208	1			24		30	3/4"	2	10	10	-	30/2	-	2A
HP-101	OUTDOOR UNIT	208	1			25		35	3/4"	2	8	10	-	30/2	35	1A
	INDOOR UNIT	208	1			1.69		-	3/4"	2	12	12	-	-	-	6A
HP-102	OUTDOOR UNIT	208	1			17		35	3/4"	2	8	10	-	30/2	35	1A
	INDOOR UNIT	208	1			3.3		-	3/4"	2	12	12	-	-	-	6A
HP-103	OUTDOOR UNIT	208	1			26		45	3/4"	2	8	10	-	30/2	35	1A
	INDOOR UNIT	208	1			3.3		-	3/4"	2	12	12	-	-	-	6A
HP-104	OUTDOOR UNIT	208	1			26		45	3/4"	2	8	10	-	30/2	35	1A
	INDOOR UNIT	208	1			3.3		-	3/4"	2	12	12	-	-	-	6A
HP-105	OUTDOOR UNIT	208	1			26		45	3/4"	2	8	10	-	30/2	35	1A
	INDOOR UNIT	208	1			3.3		-	3/4"	2	12	12	-	-	-	6A
HP-201	OUTDOOR UNIT	208	1			18		20	3/4"	2	8	10	-	30/2	35	1A
	INDOOR UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A
HP-202	OUTDOOR UNIT	208	1			18		20	3/4"	2	8	10	-	30/2	35	1A
	INDOOR UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A
F-201	FURNACE	120	1				3.1	15	3/4"	2	12	12	-	-	-	4A
CU-201	CONDENSING UNIT	208	1			15		25	3/4"	2	10	10	-	30/2	25	1A
F-301	FURNACE	120	1				3.1	15	3/4"	2	12	12	-	-	-	4A
CU-301	CONDENSING UNIT	208	1			15		25	3/4"	2	10	10	-	30/2	25	1A
DH-101	DUCT HEATER	208	1					20	3/4"	2	12	12	-	-	-	4A
CEF-50	EXHAUST FAN	120	1					20	3/4"	2	12	12	-	-	-	15A
EUH-1	ELECTRIC UNIT HEATER	208	1	3			15	20	3/4"	2	12	12	-	30/2	-	2A
PEF-1	EXHAUST FAN	120	1	12W			0.1	20	3/4"	2	12	12	-	-	-	4A
WH-201	GAS WATER HEATER	120	1	1.8			14	20	3/4"	2	12	12	-	-	-	12A
WH-202	GAS WATER HEATER	120	1	1.8			14	20	3/4"	2	12	12	-	-	-	12A
RP-050	CIRCULATION PUMP	120	1				1	20	3/4"	2	12	12	-	-	-	13A

NOTE: COORDINATE FINAL EQUIPMENT CONNECTIONS WITH EQUIPMENT PROVIDER PRIOR TO ROUGH-IN. VERIFY ALL MOUNTING HEIGHTS.

REMARKS:

1. FUSED DISCONNECT SWITCH	10. REDUCED VOLTAGE STARTER	13. DIRECT CONNECTION
2. NON-FUSED DISCONNECT SWITCH	11. VARIABLE FREQUENCY DRIVE	14. DUCT DETECTOR IN RETURN DUCT
3. BREAKER IN ENCLOSURE	12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.	15. SWITCH WITH LIGHTS
4. THERMAL OVERLOAD SWITCH		
5. TOGGLE SWITCH	A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26	
6. INDOOR UNIT POWERED BY OUTDOOR UNIT	B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26	
7. MAGNETIC STARTER/NON-FUSED DISCONNECT SWITCH	C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26	
8. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION	D. FURNISHED, INSTALLED, AND CONNECTED UNDER ANOTHER DIVISION	
9. MAGNETIC STARTER/BREAKER COMBINATION	E. FURNISHED AND INSTALLED UNDER DIVISION 26 REQUIRING CONNECTION UNDER ANOTHER DIVISION	

Branch Panel: F

Location: FOUNTAIN EQUIPMEN...
Supply From: HC1
Mounting: SURFACE
Enclosure: NEMA 4X

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 400 A
MCB Rating: 1 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1				2005	5044								2
3	BUBBLERS PUMP	25 A	3			2005	5044			3	60 A	RIVER FEATURE PUMP	4
5								2005	5044				6
7	CHEMICAL CONTROLLER	20 A	1	100	240					1	20 A	CHLORINE / ACID PUMP	8
9						2005	18974						10
11	CIRCULATION PUMP	25 A	3					2005	18974	3	200 A	HEATER	12
13				2005	18974								14
15	REC - GENERLA	20 A	1			374	1500						16
17	WATER LEVEL CONTROL SYSTEM	20 A	1					100	1500	2	20 A	ELECTRIC UNIT HEATER	18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
	Total Load:			28368 VA		29902 VA		29628 VA					
	Total...			236 A		251 A		249 A					

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
Heating	3014 VA	100.00%	3014 VA		
Motor	84085 VA	116.92%	98316 VA	**Total Conn. Load:**	87899 VA
Receptacle	800 VA	100.00%	800 VA	**Total Est. Demand:**	102130 VA
				Total Conn.:	244 A
				Total Est. Demand:	283 A

Notes:

modern OUTWEST

PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
6/16/23
STATE OF UTH

No.	Revision Description	Date

Client	**Owner** **PROJECT ADDRESS**
Print Date	**9/21/2023 11:51:43 AM**
Project Submission	**PERMIT SET**
Project number	**21400**
Drawn by	**Author**
Checked by	**Checker**

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**
Mechanical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**
Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

STUDIO CROSSING MIXED USE

EE601 ELECTRICAL SCHEDULES

Branch Panel: HC1

Location: ELEC 256
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 600 A
MCB Rating: 1 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	DUCT HEATER	20 A	1	500	360					1	20 A	DEMARC	2
3	ELECTRIC UNIT HEATER	20 A	2			1500	500			1	20 A	FACP*	4
5								1500	360	1	20 A	ELEVATOR PIT	6
7	RADIO COMMAND CENTER	20 A	1	500	540					1	20 A	REC - OFFICE	8
9	REC - GENERAL	20 A	1			540	280			1	20 A	REC - FIRE RISER	10
11	LTG - TEMP	20 A	1					680	572	1	20 A	LTG - EXTERIOR	12
13	LTG - EXTERIOR EGRESS	20 A	1	255	24					1	20 A	LTG - ELEVATOR SERVICE	14
15	LTG - LVL 2 CORRIDOR	20 A	1			299	1080			1	20 A	REC - LVL 2 HALL	16
17	LTG - LVL 3 CORRIDOR	20 A	1					349	500	1	20 A	LVL 2 NAC PANELS*	18
19	LTG - CORRIDOR EGRESS	20 A	1	299	360					1	20 A	LVL 2 TTB	20
21	REC - LVL 3 HALL	20 A	1			1080	1800			1	20 A	WATER HEATER	22
23	WATER HEATER	20 A	1					1800	5404	3	70 A	ELEVATOR	24
25	ELEVATOR CAB LIGHTING	20 A	1	500	5404								26
27	ELEVATOR SHAFT	20 A	1			360	5404						28
29	ELEVATOR MAG DOORS	20 A	1					500	151	1	20 A	LTG - LVL 1 LOBBY	30
31	LTG - STAIRWELL	20 A	1	168	181					1	20 A	LTG - STAIRWELL	32
33	LTG - ELEVATOR SERVICE	20 A	1			24	3600			2	50 A	ELECTRIC VEHICLE CHARGER	34
35									3600				36
37	FURNACE 201	15 A	1	372	372					1	15 A	FURNACE 301	38
39	HEAT TRACE	30 A	2			500	2600			2	35 A	HP-101	40
41								500	2600				42
43	HP-102	35 A	2	1768	2704					2	45 A	HP-103	44
45						1768	2704						46
47	HP-104	45 A	2					2704	2704	2	45 A	HP-105	48
49				2704	2704								50
51	HP-201	20 A	2			1872	1872			2	20 A	HP-202	52
53								1872	1872				54
55	CU-201	25 A	2	1560	1560					2	25 A	CU-301	56
57						1560	1560						58
59	REC - ROOFTOP	20 A	1					1080	3600	2	50 A	ELECTRIC VEHICLE CHARGER	60
61	ELECTRIC VEHICLE CHARGER	50 A	2	3600	3600								62
63						3600							64
65	ELECTRIC VEHICLE CHARGER	50 A	2					3600					66
67				3600									68
69													70
71													72
73													74
75													76
77													78
79													80
81													82
83													84
	Total Load:			62003 VA		64405 VA		65576 VA					
	Total...			517 A		540 A		550 A					

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
HVAC	22464 VA	100.00%	22464 VA		
Heating	4258 VA	100.00%	4258 VA	**Total Conn. Load:**	191984 VA
Motor	120121 VA	111.85%	134352 VA	**Total Est. Demand:**	206295 VA
Other	1500 VA	100.00%	1500 VA	**Total Conn.:**	533 A
Receptacle	11340 VA	94.09%	10670 VA	**Total Est. Demand:**	573 A
Spare	29300 VA	100.00%	29300 VA		
Lighting	3001 VA	125.00%	3752 VA		

Notes:
*PROVIDE HANDLE LOCKS AND RED MARKINGS TO INDICATED LIFE CIRCUIT.

Branch Panel: P# (3B-A)

Location: 3BR - B 232
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 1 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	REFRIGERATOR*	20 A	1	800	1200					1	20 A	MICROWAVE*	2
3	OVEN**	40 A	2			4000	1500			1	20 A	DISHWASHER / DISPOSAL*	4
5				4000	360					1	20 A	REC - KITCHEN COUNTER*	6
7	WASHER*	20 A	1			1500	2500			2	30 A	DRYER**	8
9	REC - BEDROOM*	15 A	1	900	2500								10
11	REC - LIVING ROOM	15 A	1			1260	360			1	20 A	REC - KITCHEN COUNTER*	12
13	FIRE ALARM	15 A	1	400	180					1	20 A	REC - TELECOM*	14
15	REC - BEDROOM*	15 A	1			900	900			1	15 A	REC - BEDROOM*	16
17	Lighting	20 A	1	386	45					1	20 A	Lighting	18
19	Lighting	20 A	1			45	78			1	20 A	Lighting	20
21	Lighting	20 A	1	45	2496					2	30 A	HEAT STRIP	22
23							2496						24
25													26
27													28
29													30
	Total Load:			13308 VA		15537 VA		0 VA					
	Total...			128 A		147 A		0 A					

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
Electric Clothes Dryer	5000 VA	100.00%	5000 VA		
Motor	7992 VA	115.62%	9240 VA	**Total Conn. Load:**	28846 VA
Other	400 VA	100.00%	400 VA	**Total Est. Demand:**	30242 VA
Receptacle	6060 VA	100.00%	6060 VA	**Total Conn.:**	139 A
Lighting	595 VA	125.00%	744 VA	**Total Est. Demand:**	145 A

Notes:
*PROVIDE AFCI BREAKER PROTECTION.
**PROVIDE GFCI BREAKER PROTECTION.

Branch Panel: P# (1B-A)

Location: 1BR - A 209
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 1 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	REFRIGERATOR*	20 A	1	800	1200					1	20 A	MICROWAVE*	2
3	OVEN**	40 A	2			4000	1500			1	20 A	DISHWASHER / DISPOSAL*	4
5				4000	360					1	20 A	REC - KITCHEN COUNTER*	6
7	WASHER*	20 A	1			1500	2500			2	30 A	DRYER**	8
9	REC - BEDROOM*	15 A	1	900	2500								10
11	REC - LIVING ROOM	15 A	1			1080	180			1	20 A	REC - TELECOM*	12
13	FIRE ALARM	15 A	1	200									14
15	Lighting	20 A	1			234	45			1	20 A	Lighting	16
17	HEAT STRIP	20 A	2	1560									18
19						1560							20
21													22
23													24
	Total Load:			11520 VA		12597 VA		0 VA					
	Total...			111 A		120 A		0 A					

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
Electric Clothes Dryer	5000 VA	100.00%	5000 VA		
Motor	6120 VA	112.75%	6900 VA	**Total Conn. Load:**	24117 VA
Other	200 VA	100.00%	200 VA	**Total Est. Demand:**	24967 VA
Receptacle	3720 VA	100.00%	3720 VA	**Total Conn.:**	116 A
Lighting	278 VA	125.00%	347 VA	**Total Est. Demand:**	120 A

Notes:
*PROVIDE AFCI BREAKER PROTECTION.
**PROVIDE GFCI BREAKER PROTECTION.

Branch Panel: P# (ST-A)

Location: STU 223
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 1 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	REFRIGERATOR*	20 A	1	180	180					1	20 A	MICROWAVE*	2
3	OVEN**	40 A	2			4000	1500			1	20 A	DISHWASHER / DISPOSAL*	4
5				4000	360					1	20 A	REC - KITCHEN COUNTER*	6
7	WASHER*	20 A	1			1500	1500			2	30 A	DRYER**	8
9	REC - LIVING ROOM*	15 A	1	1080	1500								10
11	FIRE ALARM	20 A	1			100	180			1	20 A	REC - TELECOM*	12
13	HEAT STRIP	20 A	2	1500									14
15						1500							16
17													18
19													20
21													22
23													24
	Total Load:			8800 VA		10280 VA		0 VA					
	Total...			85 A		97 A		0 A					

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
Motor	6000 VA	112.50%	6750 VA		
Other	100 VA	100.00%	100 VA	**Total Conn. Load:**	19080 VA
Receptacle	4980 VA	100.00%	4980 VA	**Total Est. Demand:**	19830 VA
				Total Conn.:	92 A
				Total Est. Demand:	95 A

Notes:
*PROVIDE AFCI BREAKER PROTECTION.
**PROVIDE GFCI BREAKER PROTECTION.

Branch Panel: P# (2B-A)

Location: 2BR - C 218
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 1 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	REFRIGERATOR*	20 A	1	800	1200					1	20 A	MICROWAVE*	2
3	OVEN**	40 A	2			4000	1500			1	20 A	DISHWASHER / DISPOSAL*	4
5				4000	540					1	20 A	REC - KITCHEN COUNTER*	6
7	WASHER*	20 A	1			180	2500			2	30 A	DRYER**	8
9	REC - BEDROOM*	15 A	1	720	2500								10
11	REC - LIVING ROOM	15 A	1			1080	900			1	15 A	REC - BEDROOM*	12
13	FIRE ALARM	15 A	1	300	180					1	20 A	REC - TELECOM*	14
15	REC - KITCHEN COUNTER*	20 A	1			360	273			1	20 A	Lighting	16
17	Lighting	20 A	1	45	45					1	20 A	Lighting	18
19	HEAT STRIP	20 A	2			1500							20
21				1500									22
23													24
	Total Load:			11827 VA		12293 VA		0 VA					
	Total...			114 A		118 A		0 A					

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
Electric Clothes Dryer	5000 VA	100.00%	5000 VA		
Motor	4500 VA	116.67%	5250 VA	**Total Conn. Load:**	24120 VA
Other	300 VA	100.00%	300 VA	**Total Est. Demand:**	24960 VA
Receptacle	5160 VA	100.00%	5160 VA	**Total Conn.:**	116 A
Lighting	360 VA	125.00%	450 VA	**Total Est. Demand:**	120 A

Notes:
*PROVIDE AFCI BREAKER PROTECTION.
**PROVIDE GFCI BREAKER PROTECTION.

Branch Panel: P# (1B-B)

Location: 1BR - B 214
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 1 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	REFRIGERATOR*	20 A	1	800	1200					1	20 A	MICROWAVE*	2
3	OVEN**	40 A	2			4000	360			1	20 A	DISHWASHER / DISPOSAL*	4
5				4000	540					1	20 A	REC - KITCHEN COUNTER*	6
7	WASHER*	20 A	1			1500	2500			2	30 A	DRYER**	8
9	REC - BEDROOM*	15 A	1	900	2500								10
11	REC - LIVING ROOM	15 A	1			180	720			1	15 A	REC - STORAGE	12
13	FIRE ALARM	15 A	1	200	180					1	20 A	REC - TELECOM*	14
15	Lighting	20 A	1			221	45			1	20 A	Lighting	16
17	HEAT STRIP	20 A	2	1560									18
19						1560							20
21													22
23													24
	Total Load:			11880 VA		11084 VA		0 VA					
	Total...			113 A		107 A		0 A					

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
Electric Clothes Dryer	5000 VA	100.00%	5000 VA		
Motor	4620 VA	116.88%	5400 VA	**Total Conn. Load:**	22964 VA
Other	200 VA	100.00%	200 VA	**Total Est. Demand:**	23811 VA
Receptacle	4080 VA	100.00%	4080 VA	**Total Conn.:**	110 A
Lighting	265 VA	125.00%	331 VA	**Total Est. Demand:**	114 A

Notes:
*PROVIDE AFCI BREAKER PROTECTION.
**PROVIDE GFCI BREAKER PROTECTION.

Branch Panel: P# (2B-B)

Location: 2BR - B 220
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 1 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	REFRIGERATOR*	20 A	1	800	1200					1	20 A	MICROWAVE*	2
3	OVEN**	40 A	2			4000	1500			1	20 A	DISHWASHER / DISPOSAL*	4
5				4000	540					1	20 A	REC - KITCHEN COUNTER*	6
7	WASHER*	20 A	1			180	2500			2	30 A	DRYER**	8
9	REC - BEDROOM*	15 A	1	900	2500								10
11	REC - LIVING ROOM	15 A	1			1080	360			1	20 A	REC - KITCHEN COUNTER*	12
13	FIRE ALARM	20 A	1	300	180					1	20 A	REC - TELECOM*	14
15	REC - BEDROOM*	15 A	1			720	286			1	20 A	Lighting	16
17	Lighting	20 A	1	45	45					1	20 A	Lighting	18
19	HEAT STRIP	20 A	2			1500							20
21				1500									22
23													24
	Total Load:			12007 VA		12126 VA		0 VA					
	Total...			115 A		116 A		0 A					

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
Electric Clothes Dryer	5000 VA	100.00%	5000 VA		
Motor	4500 VA	116.67%	5250 VA	**Total Conn. Load:**	24133 VA
Other	300 VA	100.00%	300 VA	**Total Est. Demand:**	24976 VA
Receptacle	5160 VA	100.00%	5160 VA	**Total Conn.:**	116 A
Lighting	373 VA	125.00%	467 VA	**Total Est. Demand:**	120 A

Notes:
*PROVIDE AFCI BREAKER PROTECTION.
**PROVIDE GFCI BREAKER PROTECTION.

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OUTWEST

No.	Revision Description	Date
1	Addendum #7	9/20/23

Client: **Owner**
PROJECT ADDRESS

Print Date: **9/21/2023 11:51:45 AM**
Project Submission: **PERMIT SET**
Project number: **21400**

Drawn by: **Author**
Checked by: **Checker**

REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
6/16/23
STATE OF UTAH

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EE602 ELECTRICAL SCHEDULES

KEYED NOTES

1. ALL UNITS WITHIN 45'-0" OF METERBANK TO HAVE PANELS RATED AT 22,000 AIC. SEE SHEET EE202 FOR SPECIFIC UNIT PANEL RATINGS.
2. ALL THREE BEDROOM UNITS (4 TOTAL) TO HAVE A 30CKT PANEL.

GENERAL NOTES

A. EC SHALL VERIFY POSSIBLE VOLTAGE DROPS AND SIZE WIRE ACCORDINGLY.
B. PROVIDE A NAME PLATE ON EACH ELECTRICAL PANEL AND SERVICE DISCONNECT WITH AVAILABLE FAULT CURRENT AND THE DATE WHICH THE CALCULATIONS WERE PERFORMED 02/15/23) PER NEC 110.24.

CONDUIT/CONDUCTOR SCHEDULE

MARK	AMPS	CONDUIT	CU/AL	CONDUCTORS (TOTAL) PHASE	NEUTRAL	GROUND	NOTES
31	100	N/A	AL	(2) 1	1	6	1
401	100	2"	AL	(3) 1/0	1/0	6	1
425	200	3"	AL	(3) 250	250	4	1
2425	400	(2) 3"	AL	(6) 250	(2) 250	(2) 1	1
2450	600	(2) 3.5"	AL	(6) 500	(2) 500	(2) 2/0	1
250G	-	-	AL	-	-	250	3
2.5-	-	2.5"	AL	-	-	-	2
22.5-	-	(2) 2.5"	AL	-	-	-	2
44-	-	(4) 4"	AL	-	-	-	2
84-	-	(8) 4"	AL	-	-	-	2

NOTES:
1. INTERIOR WIRING TO BE ALUMINUM SER CABLE.
2. SERVICE LATERAL CONDUIT BY CONTRACTOR. CONDUCTORS TO BE PROVIDED AND INSTALLED BY RMP.
3. GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE GROUNDING ELECTRODES.
4. SIZED FOR VOLTAGE DROP.
5. WHERE RUNS ARE LONGER THAN 150' PROVIDE 1/0 AL SER CABLE. WHERE RUNS ARE LONGER THAN 190' PROVIDE 2/0 AL SER CABLE. WHERE RUNS ARE LONGER THAN 240' PROVIDE 3/0 AL SER CABLE. WHERE RUNS ARE LONGER THAN 300' PROVIDE 4/0 AL SER CABLE.

AVAILABLE FAULT CURRENTS

- (A) ESTIMATED 46,706A
- (B) 44,675A
- (C) 21,407A
- (D) 12,658A
- (E) 35,435A
- (F) 15,607A

STUDIO UNIT	303	sf
General Lighting	909	VA
Small Appliance	3000	VA
Laundry	1500	VA
Range	8000	VA
Dryer	5000	VA
	18409	VA
1st 10KVA at 100%	10000	VA
Remaining at 40%	3363.6	VA
	13363.6	VA
Electric Heat	3578	VA
Total Dwelling Unit Load	16941.6	VA
	81.5	Amps

ONE BED UNIT A	6.4	sf
General Lighting	19.2	VA
Small Appliance	3000	VA
Laundry	1500	VA
Range	8000	VA
Dryer	5000	VA
	17519.2	VA
1st 10KVA at 100%	10000	VA
Remaining at 40%	3007.68	VA
	13007.68	VA
Electric Heat	3578	VA
Total Dwelling Unit Load	16585.68	VA
	79.7	Amps

ONE BED UNIT B	600	sf
General Lighting	1800	VA
Small Appliance	3000	VA
Laundry	1500	VA
Range	8000	VA
Dryer	5000	VA
	19300	VA
1st 10KVA at 100%	10000	VA
Remaining at 40%	3720	VA
	13720	VA
Electric Heat	3578	VA
Total Dwelling Unit Load	17298	VA
	83.2	Amps

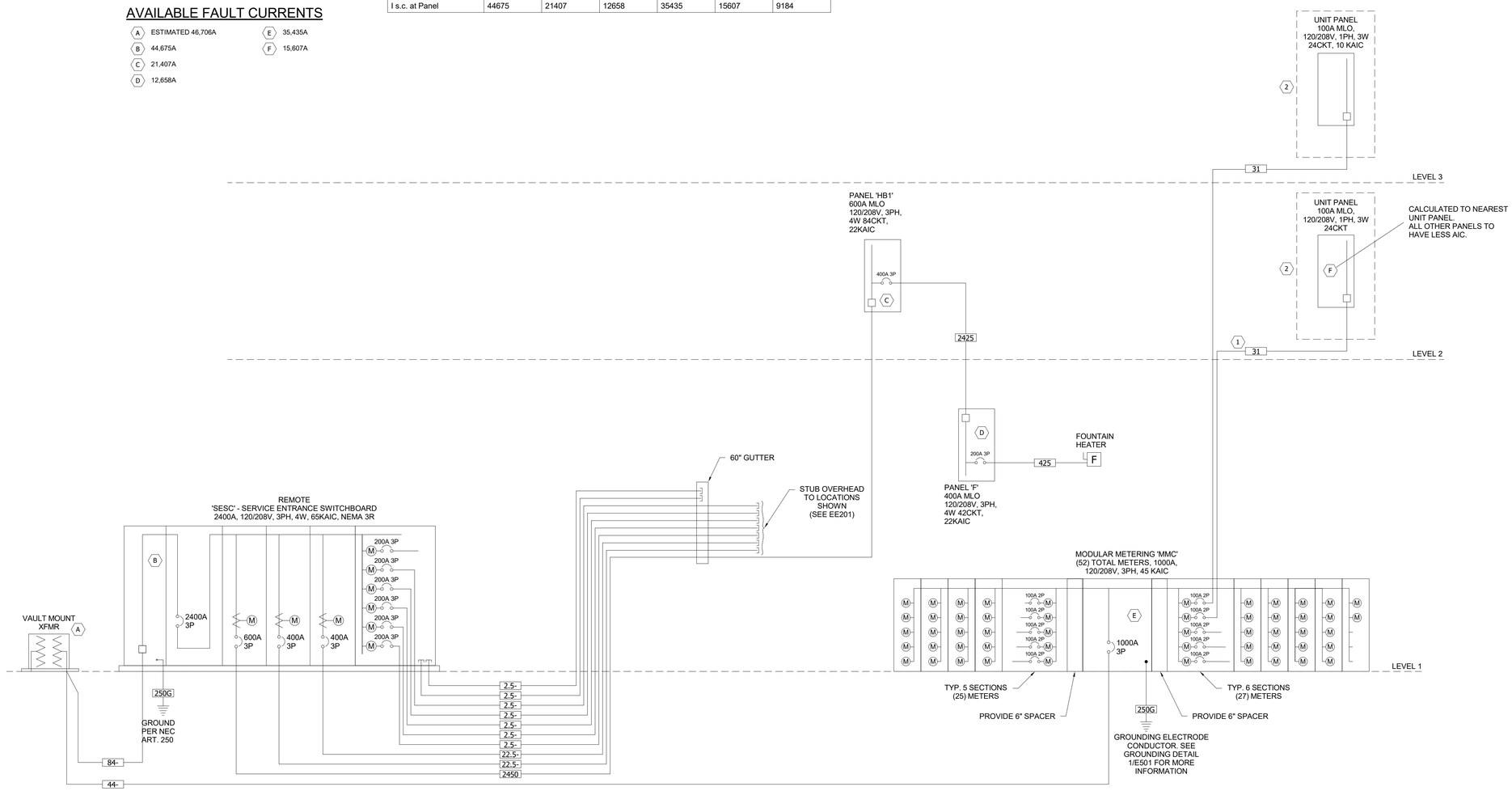
TWO BED UNIT A	813	sf
General Lighting	2439	VA
Small Appliance	3000	VA
Laundry	1500	VA
Range	8000	VA
Dryer	5000	VA
	19939	VA
1st 10KVA at 100%	10000	VA
Remaining at 40%	3975.6	VA
	13975.6	VA
Electric Heat	3578	VA
Total Dwelling Unit Load	17553.6	VA
	84.4	Amps

TWO BE UNIT B	810	sf
General Lighting	2430	VA
Small Appliance	3000	VA
Laundry	1500	VA
Range	8000	VA
Dryer	5000	VA
	19930	VA
1st 10KVA at 100%	10000	VA
Remaining at 40%	3972	VA
	13972	VA
Electric Heat	3578	VA
Total Dwelling Unit Load	17550	VA
	84.4	Amps

THREE BED UNIT A	1110	sf
General Lighting	3330	VA
Small Appliance	3000	VA
Laundry	1500	VA
Range	8000	VA
Dryer	5000	VA
	20830	VA
1st 10KVA at 100%	10000	VA
Remaining at 40%	4332	VA
	14332	VA
Electric Heat	5450	VA
Total Dwelling Unit Load	19782	VA
	95.1	Amps

FAULT CURRENT CALCULATIONS BUILDING 'C'						
208 Volt						
Panel	SESC	HC1	F	MMC	UNIT	UNIT
Feed From	UTIL XFMR	SES	HC1	UTIL XFMR	MMC	MMC
Available Fault Current	46706	44675	21407	46706	35435	35435
(L) Length to panel	20	125	94	55	20	45
Conduit Type (P,S)	P	P	S	P	S	S
Conductor Size	500	500	250	350	1	1
Conductor Type (c,a)	A	A	A	A	A	A
No of Runs	8	2	2	4	1	1
C - from chart	21391	21391	12122	16813	4645	4645
Voltage	208	208	208	208	208	208
f	0.04545338	1.08692978	0.69114361	0.31806414	1.27047159	2.85856109
m	0.95652281	0.47917281	0.59131584	0.75868842	0.44043713	0.25916397
I s.c. at Panel	44675	21407	12658	35435	15607	9184

Meter Bank (MM#)		
(per Optional Calc.NEC 220.84)		
STUDIO UNIT	16	units
ONE BED UNIT A	2	units
ONE BED UNIT B	22	units
TWO BED UNIT A	4	units
TWO BE UNIT B	4	units
THREE BED UNIT A	4	units
Total	52	units
General Lighting	86978.4	VA
Small Appliance	156000	VA
Laundry	78000	VA
Range	416000	VA
Dryer	260000	VA
HVAC	193544	VA
	1190522.4	VA
70 Units Total		
Demand per NEC Table 220-84	0.25	%
	297630.6	VA
Apartments @ 1 ph, 120/208V	1430.9	Amp
Apartments @ 3 ph, 120/208V	826.2	Amp
Total Meter Bank 2 Load	297630.6	VA
	826.2	Amps
Size Meterbank for 1000Amps, 120/208V, 3 Phase		



1 / EE701 SOUTH BUILDING ONE-LINE DIAGRAM

SCALE: NO SCALE

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No.	Revision Description	Date

REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
6/16/23
STATE OF UTAH

Print Date	9/21/2023 11:51:45 AM
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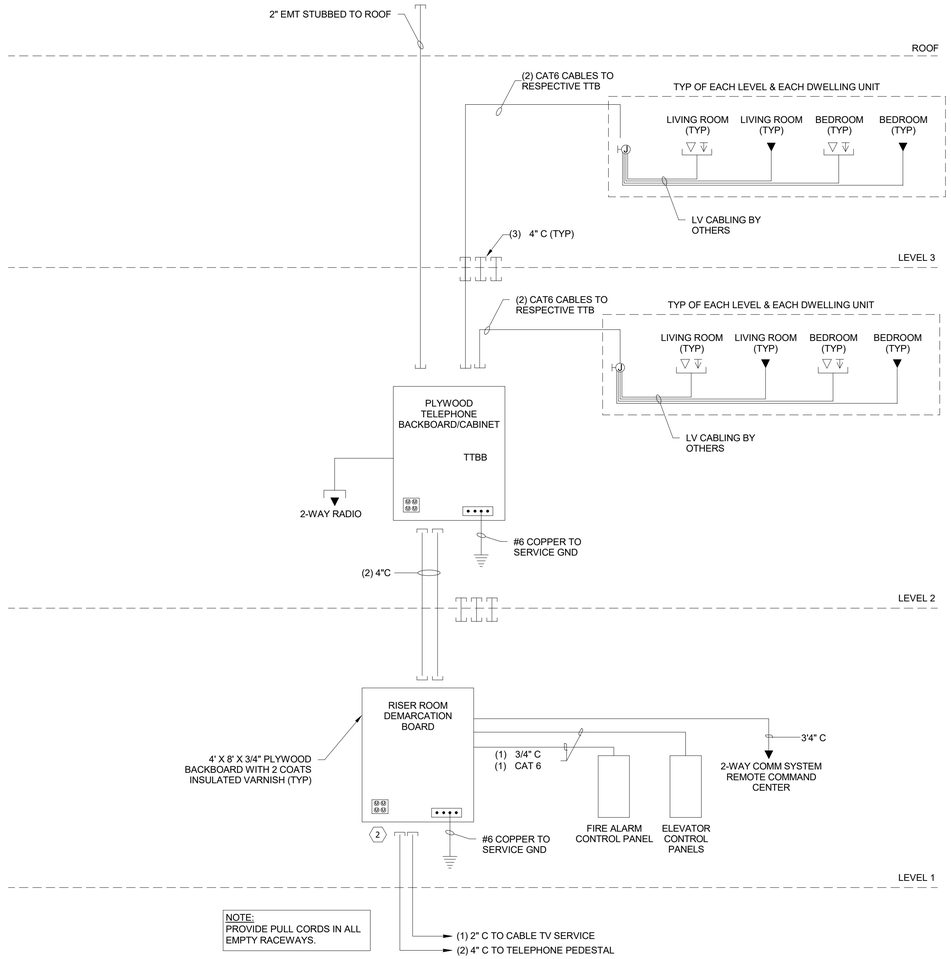
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Mechanical	NONE REQUIRED Project Address City, State Zip email@mail.com
Electrical	NONE REQUIRED Project Address City, State Zip email@mail.com

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EE701 ONE-LINE DIAGRAM

KEYED NOTES

1. NOT USED.
2. STUB CONDUITS 6" AFF. EXTEND ALL CABLING TO TTB WITH 10' OF EXCESS CABLE.



1 EE702 TELECOM RISER DIAGRAM

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EE702 TELECOM RISER DIAGRAM

GENERAL NOTES

A. NOT ALL DEVICES SHOWN IN THIS RISER MAY BE REQUIRED ON THIS PROJECT AND NOT ALL DEVICES REQUIRED BY THIS PROJECT MAY BE SHOWN ON THIS RISER. HOWEVER, ALL REQUIRED DEVICES SHALL BE PROVIDED BY THE CONTRACTOR NECESSARY FOR A COMPLETE AND OPERATIONAL FIRE ALARM SYSTEM AS REQUIRED BY THE APPLICABLE CODES AND THE AUTHORITY HAVING JURISDICTION. WHEN QUESTIONS ARISE CONTACT THE ENGINEER FOR FURTHER CLARIFICATION.

B. SLC CIRCUIT IS TO BE CLASS B STYLE 4.5, NAC CIRCUIT TO BE CLASS B STYLE Y. T-TAPPING OF SLC IS NOT ACCEPTABLE.

C. FIRE ALARM CONTROL PANEL AND ALL REMOTE FIRE ALARM POWER SUPPLIES ARE TO BE ON A DEDICATED, 20A, 1P LOCKING TYPE. CIRCUIT BREAKER LABELED "FIRE ALARM CIRCUIT" WITH RED MARKING PER NFPA-72: 4.4.1.4.2.2.

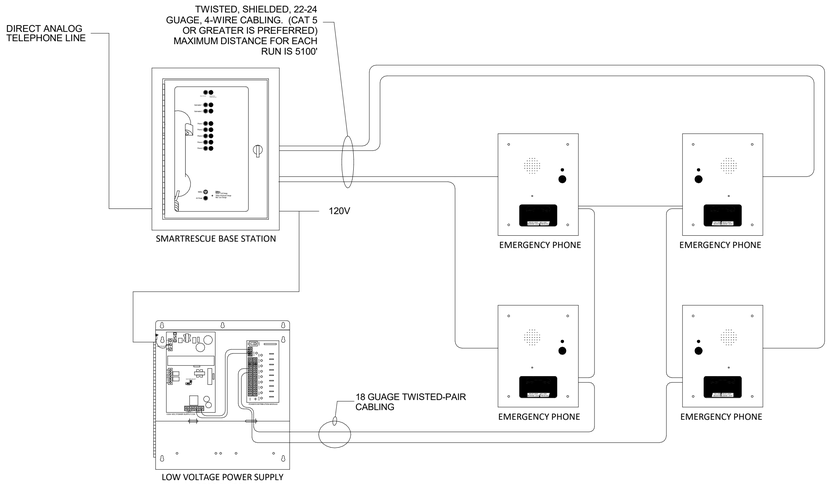
D. RISER DIAGRAM IS FOR DIAGRAMMATIC PURPOSES ONLY. ELECTRICAL CONTRACTOR TO VERIFY EXACT NUMBER OF DEVICES IN PROJECT FROM DRAWINGS, NOT FROM THE RISER DIAGRAM.

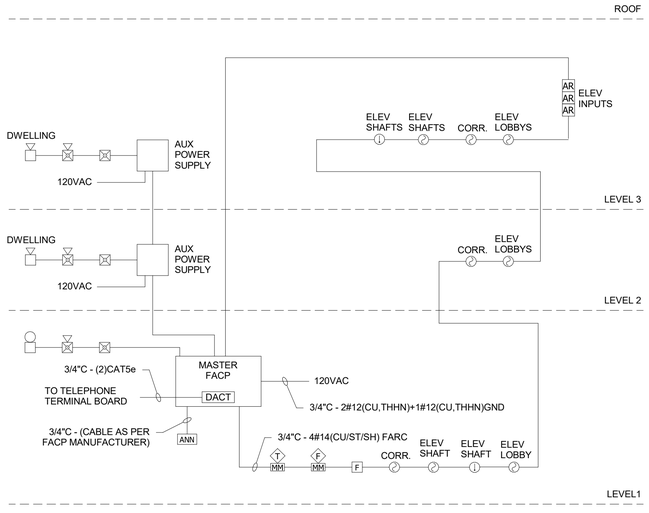
E. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL PANEL AND POWER SUPPLIES.

F. PROVIDE A SMOKE OR HEAT DETECTOR ABOVE AND WITH IN 5' OF FIRE ALARM CONTROL PANEL AND EVERY REMOTE FIRE ALARM POWER SUPPLY PER NFPA-72: 4.4.5.

G. THE LOCATION AND NUMBER OF REQUIRED POWER SUPPLIES SHALL BE AS PER THE MANUFACTURER OF THE FIRE ALARM EQUIPMENT. FIRE ALARM SUB-CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO ENSURE THAT NECESSARY CONDUIT AND WIRE (NOT NECESSARILY SHOWN ON THE DRAWINGS) ARE PROVIDED TO ALL REQUIRED AUXILIARY POWER SUPPLIES.

NOTE:
SYSTEM IS BASED ON A RATH 2-WAY COMMUNICATION SYSTEM. PROVIDE EQUAL.





1 / EE703

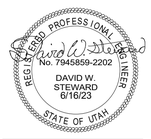
FIRE ALARM RISER DIAGRAM

SCALE: NO SCALE

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No.	Revision Description	Date

Client	**Owner** **PROJECT ADDRESS**
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Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

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EE703 FIRE ALARM RISER DIAGRAM

PART 1 - GENERAL

A. DESCRIPTION

1. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION AS REQUIRED TO PROPERLY INSTALL A COMPLETE AND OPERABLE ELECTRICAL SYSTEM.

B. RULES AND REGULATIONS

1. ALL WORK AND MATERIALS SHALL BE INSTALLED AS SHOWN AND HEREIN SPECIFIED.

2. THE LATEST EDITIONS OF THE FOLLOWING SPECIFICATIONS, STANDARDS, AND AMENDMENTS,AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION, SHALL FORM A PART OF THIS SPECIFICATION THE SAME AS IF HEREIN WRITTEN OUT IN FULL (ALL MATERIALS AND INSTALLATIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS THEREOF.

2.a. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION), PUBLICATION NUMBER 70, "NATIONAL, ELECTRICAL CODE"; PUB. NO. 72E, "AUTOMATIC FIRE DETECTORS".
2.b. UL (UNDERWRITERS LABORATORIES, INC.).
2.c. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
2.d. UBC (UNIFORM BUILDING CODE) AND STANDARD BUILDING CODE.
2.e. IBC (INTERNATIONAL BUILDING CODE)
2.f. IFC (INTERNATIONAL FIRE CODE)
2.g. IECC (INTERNATIONAL ENERGY CONSERVATION CODE).
2.h. IEC (INTERNATIONAL ELECTRICAL CODE).
2.i. STATE AND LOCAL BUILDING AUTHORITY AND CODES.

C. PERMITS AND INSPECTIONS UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL APPLY, PAY FOR AND SCHEDULE ALL APPLICABLE PERMITS, FEES AND INSPECTIONS REQUIRED BY ANY AND ALL PUBLIC AUTHORITIES HAVING JURISDICTION AND REQUIRING INSPECTION.

1. EC SHALL INCLUDE ALL UTILITY COMPANY CHARGES IN THE BASE BID.

D. WORKMANSHIP AND MATERIAL

1. WORKMANSHIP SHALL BE OF THE BEST QUALITY AND NONE BUT COMPETENT PERSONNEL SKILLED IN THEIR TRADE SHALL BE EMPLOYED. THE CONTRACTOR SHALL FURNISH THE SERVICES OF AN EXPERIENCED SUPERINTENDENT, WHO WILL BE IN CHARGE OF THE EXECUTION OF WORK, UNTIL COMPLETED AND ACCEPTED.

2. UNLESS OTHERWISE HEREIN AFTER SPECIFIED, ALL MATERIALS AND EQUIPMENT UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL BE NEW, OF BEST GRADE AND AS LISTED IN PRINTED CATALOGS OF THE MANUFACTURER. EACH ARTICLE OF IT'S KIND SHALL BE THE STANDARD PRODUCT OF A SINGLE MANUFACTURER.

3. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO ACCEPT OR REJECT MATERIAL EQUIPMENT AND/OR WORKMANSHIP AND DETERMINE WHEN THEY HAVE COMPLIED WITH THE REQUIREMENTS HEREIN SPECIFIED.

4. ALL MANUFACTURED MATERIALS SHALL BE CLEARLY MARKED OR STAMPED WITH THE MANUFACTURER'S NAME AND RATING.

5. REFERENCE TO STANDARDS ARE INTENDED TO BE THE LATEST REVISION OF THE STANDARD SPECIFIED, OR THAT ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.

E. MANUFACTURER'S RECOMMENDATIONS

1. EQUIPMENT INSTALLED UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.

F. GUARANTEE

1. ALL MATERIALS AND EQUIPMENT PROVIDED AND INSTALLED UNDER THIS SECTION SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR. SHOULD ANY TROUBLE OR MALFUNCTIONS DEVELOP DURING THIS PERIOD DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THE CONTRACTOR WILL BE HELD LIABLE AND SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CORRECT THE TROUBLE OR MALFUNCTION WITHOUT ADDITIONAL COST TO THE OWNER. ALL DEFECTIVE MATERIAL OR INFERIOR WORKMANSHIP NOTICED DURING THE TIME OF INSTALLATION SHALL BE CORRECTED IMMEDIATELY TO THE ENTIRE SATISFACTION OF THE ARCHITECT AND OWNER, AT NO ADDITIONAL COST.

G. DEFINITIONS

1. FURNISH: TO SUPPLY AND DELIVER, UNLOAD, INSPECT FOR DAMAGE.

2. INSTALL: TO UNPACK, ASSEMBLE, ERECT, APPLY, PLACE, FINISH, CURE, PROTECT, CLEAN, AND MAKE READY FOR USE.

3. PROVIDE: TO FURNISH AND INSTALL.

H. SUBMITTALS

1. PROVIDE SHOP DRAWINGS AND MANUFACTURER'S LITERATURE OF MATERIALS AND EQUIPMENT AS REQUIRED IN THE GENERAL CONDITIONS, AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND AS LISTED BELOW:

2. CATALOG CUTS

2.a. CONDUIT AND FITTINGS.

2.a.a. RIGID METAL
2.a.b. INTERMEDIATE METAL
2.a.c. ELECTRICAL METALLIC TUBING
2.a.d. FLEXIBLE METALLIC
2.a.e. LIQUID TIGHT FLEXIBLE METALLIC
2.a.f. FITTINGS (EACH TYPE)

2.b. WIRE AND CABLE
2.c. SWITCHES

2.c.a. SNAP
2.c.b. LOCATOR
2.c.c. PILOT
2.c.d. DIMMER

2.d. RECEPTACLE OUTLETS

2.d.a. GENERAL PURPOSE
2.d.b. GROUND FAULT CIRCUIT INTERRUPTION

2.e. TRIM AND COVER PLATES (EACH TYPE AND STYLE)
2.f. PANEL BOARDS
2.g. CIRCUIT BREAKERS (EACH SIZE AND TYPE)
2.h. SAFETY SWITCHES
2.i. FUSES (EACH SIZE AND TYPE)
2.j. LIGHTING FIXTURES
2.k. NAMEPLATES
2.l. PHOTOELECTRIC SWITCHES

3. SHOP DRAWINGS

3.a. PANEL BOARDS
3.b. LIGHTING FIXTURES

THE ABOVE IS A STANDARD SUBMITTAL REQUIREMENT LIST. ELECTRICAL CONTRACTOR SHALL SUBMIT ALL APPLICABLE ITEMS FOR REVIEW. MATERIAL NOT SUBMITTED AND APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTORS COST IF DIRECTED BY THE ARCHITECT OR THE OWNER'S REPRESENTATIVE.

PART 2 - MATERIALS

A. GENERAL

1. MATERIALS AND EQUIPMENT SHALL BE STANDARD CATALOGED PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF THE PRODUCT, UL LISTED, AND SHALL BE THE LATEST STANDARD DESIGN THAT CONFORMS TO SPECIFIED MATERIALS AND EQUIPMENT.

B. RACEWAY

1. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED IN INTERIOR DRY LOCATIONS.

2. GALVANIZED FLEXIBLE STEEL OR LIQUID TIGHT STEEL CONDUIT SHALL BE USED FOR CONNECTIONS TO MECHANICAL EQUIPMENT AND TRANSFORMERS OR AS INDICATED. LIQUID TIGHT CONDUIT SHALL BE USED IN EXTERIOR OR DAMP LOCATIONS.

3. SCHEDULE 40 PVC (WITH PVC COATED OR VINYL TAPE DOUBLE WRAPPED RIGID STEEL ELBOWS AND RISES) SHALL BE USED FOR RUNS THAT ARE IN CONTACT WITH THE EARTH.

4. 3/4" CONDUIT SHALL BE THE MINIMUM SIZE CONDUIT.

5. OUTDOOR AND WET OR DAMP LOCATIONS: PROVIDE RIGID STEEL CONDUIT. PROVIDE CAST METAL OR PVC OUTLET, JUNCTION, AND PULL BOXES.

6. PROVIDE SEAL-OFFS IN ALL CONDUITS THAT ENTER THE FREEZERS AND COOLERS.

C. FITTINGS

1. ALL FITTINGS SHALL BE STEEL/MALLEABLE IRON WITH INSULATING BUSHINGS.

D. OUTLET AND JUNCTION BOXES

1. BOXES IN INTERIOR DRY LOCATION SHALL BE GALVANIZED ONE-PIECE PRESSED STEEL, KNOCKOUT TYPE, NOT LESS THAN 4 INCHES SQUARE AND 2 1/8" DEEP; APPLETON, RACO, OR EQUAL.

2. BOXES SHALL BE EQUIPPED WITH PLASTER RINGS, EXTENSION RINGS, AND FIXTURE STUDS AS REQUIRED.

3. BOXES FOR FLOOR OUTLETS SHALL BE OF THE CAST-METAL THREADED-CONDUIT-ENTRANCE, WATERPROOF TYPE WITH MEANS FOR ADJUSTING COVER PLATE TO FINISHED FLOOR LEVEL. BOXES SHALL BE SUCH AS HUBBELL B2503 OR EQUAL. THE COVER SHALL BE HUBBELL S3925, S3082 OR EQUAL TO MATCH THE FLOOR TYPE OR AS SHOWN ON THE PLANS.

4. PROVIDE FLUSH MOUNTING OUTLET BOX IN FINISHED AREAS.

5. BOXES FOR STRUCTURED CABLING (DATA & PHONE) IN INTERIOR DRY LOCATIONS SHALL BE GALVANIZED ONE-PIECE PRESSED STEEL, KNOCKOUT TYPE 4 11/16" x 2 1/8"; RAYCO OR EQUAL.

6. ALL BOXES IN FINISHED SPACES SHALL BE PROVIDED WITH MUD RINGS AS REQUIRED FOR THE DEVICE AND WALL MATERIAL.

E. CONDUCTORS

1. ALL CONDUCTORS SHALL BE SOFT DRAWN, ANNEALED COPPER IN RACEWAY SIZED AS SHOWN ON THE PLANS. ALL CONDUCTORS TO BE MINIMUM #12 AWG U.N.O. #8 AWG AND LARGER SHALL BE STRANDED OR AS INDICATED ON THE DRAWINGS.

2. CONDUCTORS SHALL BE COPPER, THHN OR THWN-2 COLOR CODED IN ACCORDANCE WITH PART 3, SECTION C. 1, OF THESE SPECIFICATIONS.

F. WIRING CONNECTIONS

1. MAKE ALL ELECTRICAL CONNECTIONS.

2. MAKE CONNECTION TO DEVICES USING "PIG-TAILS". DO NOT USE A DEVICE AS A CONNECTION OR A SPLICE UNIT.

3. DO NOT PLACE STRANDED CONDUCTORS DIRECTLY UNDER SCREWS. INSTALL CRIMP-ON, INSULATED, FORK TERMINALS FOR CONDUCTOR TERMINATIONS, OR INSTALL SOLID CONDUCTORS.

G. IDENTIFICATION

1. PROVIDE EACH PANEL BOARD, DISCONNECT SWITCH, AND BREAKER IN SWITCHBOARD WITH A MICARTA PLASTIC NAMEPLATE MADE OF WHITE-FACED BLACKCORE PLASTIC LAMINATE. NAMEPLATE SHALL BE MINIMUM 3" WIDE BY 3/4" HIGH FOR PANEL BOARD IDENTIFICATION INCLUDE DESIGNATION, PHASE, AND VOLTAGE. FASTEN WITH EPOXY GLUE. DOUBLE STICK TAPE IS NOT ACCEPTABLE. PROVIDE UPDATED PANEL SCHEDULES IN ALL ALTERED EXISTING PANELS.

H. TELEPHONE SYSTEM

1. PROVIDE COMPLETE SYSTEM AS INDICATED ON THE DRAWINGS.

I. WIRING DEVICES

1. PLATES - COLOR OF PLATE SHALL MATCH ADJACENT WALL FINISHES. VERIFY COLOR WITH ARCHITECT.

2. TELEPHONE OUTLETS SHALL BE PROVIDED WITH OUTLET BOX AND PLATE AS INDICATED ON THE DRAWINGS.

3. SWITCHES - SHALL BE AS SHOWN ON THE PLANS OR EQUAL OF P&S, LEVITON OR COOPER 20 AMP, SILENT TYPE. COLOR SHALL MATCH ADJACENT WALL FINISHES, VERIFY COLOR WITH ARCHITECT.

4. RECEPTACLES - SHALL BE AS SHOWN ON PLANS OR EQUAL OF P&S, LEVITON OR COOPER 20AMP. COLOR SHALL MATCH ADJACENT WALL FINISHES, VERIFY COLORS WITH ARCHITECT.

5. SPECIAL PURPOSE OUTLETS SHALL BE AS INDICATED ON THE DRAWINGS.

J. FRACTIONAL HORSEPOWER MANUAL STARTER

1. PROVIDE FRACTIONAL HORSEPOWER MANUAL STARTER WITH THE FOLLOWING FEATURES.

1.a. MELTING ALLOY TYPE THERMAL OVERLOAD RELAY
1.b. RED NEON PILOT LIGHT
1.c. THERMAL ELEMENT SIZED FOR MOTOR LOAD

2. PROVIDE A NAMEPLATE ON EACH COMPONENT OF MOTOR CONTROL EQUIPMENT AS SPECIFIED IN "NAMEPLATES".

K. SAFETY SWITCHES

1. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL SAFETY SWITCHES AS INDICATED ON THE DRAWINGS OR AS REQUIRED. ALL SAFETY SWITCHES SHALL BE UL LISTED. THE SWITCHES SHALL BE FUSED SAFETY SWITCHES OR NON-FUSED SAFETY SWITCHES AS SHOWN ON THE DRAWINGS OR REQUIRED AND SHALL BE MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, SIEMENS OR CUTLER HAMMER.

2. SWITCHES SHALL HAVE A QUICK-MAKE AND QUICK-BREAK OPERATING HANDLE AND MECHANISM WHICH SHALL BE AN INTEGRAL PART OF THE BOX. PADLOCKING PROVISIONS SHALL BE PROVIDED FOR PADLOCKING IN THE OFF POSITION WITH AT LEAST THREE PADLOCKS. SWITCHES SHALL BE HORSEPOWER RATED FOR 250 VOLTS AC OR DC OR 600 VOLTS AC AS REQUIRED. LUGS SHALL BE UL LISTED FOR COPPER AND ALUMINUM CABLE AND SHALL HAVE A TEMPERATURE RATING OF AT LEAST 75 DEGREES C.

3. SWITCHES SHALL BE FURNISHED IN NEMA 1 GENERAL PURPOSE ENCLOSURES WITH KNOCKOUTS UNLESS OTHERWISE NOTED OR REQUIRED. SWITCHES LOCATED ON THE EXTERIOR OF THE BUILDING OR IN "WET" LOCATIONS SHALL HAVE NEMA 3R ENCLOSURES (WP).

4. THE SAFETY SWITCHES SHALL BE SECURELY MOUNTED IN ACCORDANCE WITH THE NEC. THE CONTRACTOR SHALL PROVIDE ALL MOUNTING MATERIALS AND INSTALL FUSES IN THE FUSED SAFETY SWITCHES. THE FUSES SHALL BE DUAL ELEMENT ON MOTOR CIRCUITS.

5. PROVIDE FUSES AS SPECIFIED BELOW. FUSES SHALL BE INSTALLED SO THAT THE RATING IS CLEARLY VISIBLE WITHOUT REMOVING FUSE. PROVIDE A SPARE FUSE FOR EACH FUSE INSTALLED.

6. PROVIDE A NAMEPLATE ON EACH DISCONNECT SWITCH AS SPECIFIED IN "NAMEPLATES".

L. FUSES

1. FUSES SHALL BE CLASS "RK-1" REJECTION TYPE. FUSES SERVING MOTOR LOADS SHALL BE DUAL ELEMENT WITH A MINIMUM TIME DELAY OF 10 SECONDS AT 500% RATING. FUSES SHALL BE CURRENT LIMITING TIME DELAY TYPE WITH INTERRUPTING CAPACITY OF 200,000 AMP RMS SYMMETRICAL.

2. FUSES SERVING SWITCH OR CIRCUIT BREAKER DISTRIBUTION PANELS, LIGHTING PANEL BOARDS AND OTHER NON - MOTOR LOADS NEED NOT BE TIME DELAY TYPE, BUT SHALL BE CURRENT LIMITING WITH THE INTERRUPTING CAPACITY OF 200,000AMP RMS SYMMETRICAL MINIMUM. FUSES SHALL BE BUSSMAN, GOULD OR LITTELFUSE.

3. PROVIDE FUSES SIZED FOR THE CONNECTED EQUIPMENT.

M. PANEL BOARDS

1. DEAD FRONT TYPE, EQUIPPED WITH BOLT - ON CIRCUIT BREAKERS AND PROVISIONS FOR FUTURE BREAKERS, AS INDICATED. SQUARE D, GENERAL ELECTRIC, SIEMENS, OR CUTLER HAMMER. THE NUMBER OF POLES, TYPE, VOLTAGE, AND AMP RATING SHALL BE AS INDICATED ON THE PLANS. BUS BARS SHALL BE COPPER. PROVIDE FULL SIZE GROUND BUS. NEUTRAL WIRES SHALL BE CONNECTED TO A COMMON NEUTRAL BUS WITH BINDING SCREWS OR LUGS, THE NEUTRAL BUS SHALL BE INSULATED FROM THE CABINET.

2. FURNISH COMPLETE WITH DOOR, KEYED LOCK AND TYPE WRITTEN, LAMINATED DIRECTORY. CABINETS SHALL BE RIGIDLY SUPPORTED INDEPENDENT OF CONDUITS. KEYING SHALL MATCH EXISTING PANEL BOARDS, IF ANY.

3. PROVIDE FULLY RATED PANEL BOARDS WITH A MINIMUM AIC RATING AS INDICATED ON THE DRAWINGS.

N. INTERIOR AND EXTERIOR LUMINARIES

1. PROVIDE LIGHTING SYSTEM COMPLETE WITH LAMPS AND ACCESSORIES, AS INDICATED IN THE CONTRACT DOCUMENTS.

2. LUMINARIES

2.a. PROVIDE COMPLETE LUMINAIRE ASSEMBLIES OF TYPE INDICATED ON THE DRAWINGS WITH FEATURES, OPTIONS AND ACCESSORIES AS SCHEDULED AND AS NEEDED FOR A COMPLETE ASSEMBLY AND INSTALLATION.
2.b. HID AND FLUORESCENT BALLASTS SHALL BE AS INDICATED ON THE DRAWINGS WITH APPROVED MANUFACTURERS OF ADVANCE, OSRAM SYLVANIA, MAGNETEC OR COLUMBIA.
2.c. HID, FLUORESCENT AND INCANDESCENT LAMPS SHALL BE AS INDICATED ON THE DRAWINGS WITH APPROVED MANUFACTURERS OSRAM SYLVANIA, GENERAL ELECTRIC CO., OR PHILLIPS ELECTRONICS NORTH AMERICA.
2.d. PHILLIPS AUTO ENERGY ADVANTAGE ECON-O-WATT LAMPS SHALL NOT BE USED.

O. SMOKE DETECTION SYSTEM

1. SMOKE DETECTORS SHALL BE AS SHOWN ON THE PLANS AND OF THE PHOTOELECTRIC TYPE LISTED TO UL-217. EACH DETECTOR SHALL HAVE A SOLID STATE PIEZO ALARM SIGNAL. SMOKE DETECTORS USED IF DIFFERENT FROM ABOVE. SHALL BE FOR 120VOLT AC OPERATION LAMP WITH A POWER-ON INDICATOR. THE BUILT-IN AUDIBLE SIGNAL SHALL PRODUCE SOUND OUTPUTS FOR NOT LESS THAN 85DB AT 10 FEET. THE BUILDING REQUIRED STANDARD SMOKE DETECTOR SHALL BE USED IF DIFFERENT FROM ABOVE.

PART 3 - EXECUTION

A. DESCRIPTION

1. ALL MATERIALS SHALL BE INSTALLED IN A PROFESSIONAL MANNER INDICATIVE OF THE TRADE. ALL PENETRATIONS OF THE OUTSIDE WALLS OR ROOF SHALL BE SEALED WITH APPROPRIATE SEALANT OR CAULK FOR THE PARTICULAR SURFACE INVOLVED.

B. RACEWAYS

1. RACEWAYS SHALL RUN CONCEALED UNLESS OTHERWISE INDICATED. EXPOSED RACEWAY RUNS SHALL BE PARALLEL WITH SUPPORTING WALLS, BEAMS, AND CEILINGS AND WITH EACH OTHER AND SHALL NOT RUN CLOSER THAN 6 INCHES TO ANY WATER PIPE OR HEATER FLUME.

2. RACEWAY ENDS SHALL BE REAMED AFTER THREADING AND AFTER CUTTING AND BE MADE TO BUTT IN THE CENTER OF THE COUPLING. THE USE OF RUNNING THREADS IS PROHIBITED.

3. RACEWAYS SHALL BE INSTALLED AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET, BOX OR FITTINGS, AND SHALL BE MECHANICALLY CONNECTED SO THAT ADEQUATE ELECTRICAL CONTINUITY FROM ONE TO ANOTHER IS OBTAINED. CONDUITS SHALL BE SUPPORTED WITH ONE OR TWO HOLE STAMPED STEEL OR MALLEABLE IRON STRAPS (SUCH AS MANUFACTURED BY RACO) DESIGNED FOR SUPPORTING CONDUIT. THE SIZE OF STRAP SHALL MATCH THE SIZE OF THE CONDUIT. NAILS, PERFORATED STRAP, OR PLUMBERS TAPE SHALL NOT BE USED FOR SUPPORT OF RACEWAY.

4. PROVIDE 1/8" POLY PULL CORD IN RACEWAYS WITHOUT CONDUCTORS.

5. FOUR 90 DEGREE BENDS MAXIMUM BETWEEN TERMINATIONS OR BOXES.

6. FIRE ALARM CONDUITS INSTALLED ABOVE DROP CEILING AND OTHER CONCEALED SPACES SHALL BE PROVIDED WITH 2-INCH RED BANDS EVERY 10 FEET.

C. CONDUCTORS

1. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT AND COLOR CODED AS FOLLOWS:

PHASE	208/120	277/480
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	WHITE
GROUND	GREEN	GREEN

2. MAKE JOINTS, SPLICES, TAPS AND CONNECTORS IN CONDUCTORS WITH SOLDERLESS CONNECTORS.

3. WIRING FOR FIRE ALARM SHALL BE TWISTED AND/OR SHIELDED SIZE AS RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT AND TO ENSURE PROPER VOLTAGE AT THE DEVICE (AVOID VOLTAGE DROP OF MORE THAN 3%).

D. JUNCTION AND PULL BOXES

1. PULL BOXES SHALL BE PROVIDED WHERE INDICATED OR WHERE NECESSARY TO FACILITATE THE PULLING OF CONDUCTORS. TELEPHONE RACEWAYS SHALL HAVE A MAXIMUM OF TWO 90 DEGREE BENDS BETWEEN TERMINATIONS OR BOXES.

E. GROUNDING

1. INSTALL A CODE SIZED GROUNDING CONDUCTOR IN ALL RACEWAYS. DO NOT USE THE RACEWAY FOR GROUNDING. MAKE GOOD CONTACT AT ALL PANEL BOARDS, OUTLET BOXES, AND JUNCTION OR PULL BOXES TO THE RACEWAY SYSTEM. USE APPROVED BONDING MATERIALS.

F. LUMINAIRE INSTALLATION

1. ALL FIXTURES RECESSED AND SURFACE SHALL BE SUPPORTED FROM THE STRUCTURE AND NOT FROM THE CEILING FRAMING OR GRID CEILING.

2. INSTALL RECESSED LUMINAIRES TO PERMIT REMOVAL FROM BELOW.

3. LOCATE LUMINAIRES AS INDICATED ON THE DRAWINGS.

4. INSTALL ACCESSORIES FURNISHED WITH AND REQUIRED FOR EACH LUMINAIRE.

5. INSTALL GRID CEILING CLIPS ON RECESSED LUMINAIRES.

G. BONDING

1. BOND ALL PIPING (GAS WATER, ETC) AS REQUIRED BY THE NEC. CONFIRM SYSTEMS TO BE USED WITH MC.

H. SEISMIC REQUIREMENTS

1. IF REQUIRED, RECESSED TYPE LIGHTING FIXTURES, IN ADDITION TO THE STANDARD SEISMIC CLIPS AND SUPPORT ON T-BAR GRID SYSTEM, SHALL HAVE 2#12 STEEL SAFETY WIRES PER FIXTURE. ONE END OF EACH SAFETY WIRE SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE. THE OTHER END (6 INCHES LONGER THAN THE T-BAR GRID SUPPORT WIRES) SHALL BE FASTENED TO DIAGONAL CORNERS OF EACH LIGHTING FIXTURE.

I. CUTTING AND PATCHING

1. PERFORM DRILLING, CUTTING, AND PATCHING OF THE GENERAL CONSTRUCTION WORK WHETHER EXISTING OR NEW, AS REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK. PATCH WITH THE SAME MATERIALS, WORKMANSHIP, AND FINISH AS THE ORIGINAL WORK AND ACCURATELY MATCH ALL SURROUNDING WORK. SUCH WORK WILL BE DONE BY A CRAFTSMAN ACCREDITED IN THE APPLICABLE TRADE UNDER THE CONTRACTOR'S SUPERVISION AND BE ACCEPTABLE TO THE OWNER'S REPRESENTATIVE. COORDINATE WITH OTHER TRADES AND GENERAL CONTRACTOR PRIOR TO CUTTING, DRILLING, OR CORING.

J. WIRING DEVICES

1. MOUNTING HEIGHTS TO THE CENTER OF THE DEVICE AND ORIENTATION SHALL BE AS FOLLOWS:

THERMOSTATS/MECHANICAL SWITCHES - - - - - - - - - - - - -48" AFF
LIGHT SWITCHES -48" AFF
CONVENIENCE AND TELEPHONE OUTLETS ABOVE COUNTER - - - - - - -44" AFF
DATA, TELEPHONE, TV AND CONVENIENCE OUTLETS (TYPICAL) - - - - -18" AFF

ALL MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS. ALL SWITCHES AND THERMOSTATS TO BE MOUNTED AS CLOSE TO DOOR JAMB AS POSSIBLE. COORDINATE ALL DEVICES WITH ARCHITECTURAL PLANS AND DETAILS. RECEPTACLES SHALL BE ORIENTED WITH THE GROUND TERMINAL UP WHEN INSTALLED VERTICAL AND WITH THE NEUTRAL TERMINAL(S) UP WHEN INSTALLED HORIZONTAL.

K. TESTING

1. DEMONSTRATE THAT ALL COMPONENTS OF THE WORK OF THIS DIVISION HAVE BEEN PROVIDED AND THAT THEY OPERATE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

2. TEST WIRING AND CONNECTORS FOR CONTINUITY, SHORT CIRCUITS AND IMPROPER GROUNDS. TEST EACH LIGHTING AND APPLIANCE PANEL WITH MAINS DISCONNECTED FROM FEEDERS, BRANCHES CONNECTED, WALL SWITCHES CLOSED AND FIXTURES PERMANENTLY CONNECTED AND COMPLETE WITH LAMPS. TEST EACH INDIVIDUAL POWER CIRCUIT WITH THE POWER EQUIPMENT CONNECTED FOR PROPER OPERATION.

3. PROVIDE DETAILED DOCUMENTATION OF EACH TEST PERFORMED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, WITH THE NAMES AND THE SIGNATURES OF QUALIFIED INDIVIDUALS WHO CONDUCTED AND WITNESSED EACH TEST.

- END -

modern
OUTWEST

REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
6/16/23
STATE OF UTAH

No.	Revision Description	Date

Client	**Owner** **PROJECT ADDRESS**
Print Date	**9/21/2023 11:51:46 AM**
Project Submission	**PERMIT SET**
Project number	**21400**
Drawn by	**Author**
Checked by	**Checker**

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**
Mechanical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**
Electrical	**NONE REQUIRED** **Project Address** **City, State Zip** **email@mail.com**

STUDIO CROSSING MIXED USE

EE704 ELECTRICAL SPECIFICATIONS

01214657 B: 2806 P: 1314
Page 1 of 132
Rhonda Francis Summit County Recorder
01/17/2024 01:09:18 PM Fee $40.00
By PARK CITY TITLE
Electronically Recorded

DEVELOPMENT AGREEMENT FOR THE QUINN CAPITAL PARTNERS' STUDIO CROSSINGS ANNEXATION AND MASTER PLANNED DEVELOPMENT PARK CITY, SUMMIT COUNTY, UTAH

This Development Agreement is entered into as of this 12th day of January, 2024, by and between QUINN CAPITAL PARTNERS, LLC ("Developer"), as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as Studio Crossings (formerly known as the Quinn's Junction Partnership Annexation Planned Development), and PARK CITY MUNICIPAL CORPORATION, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

RECITALS

A. Developer is the owner of two legal lots of record totaling approximately 29 acres of real property located in Park City, Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, and which real property is depicted on the site plan attached hereto as Exhibit C and incorporated herein by reference (the "Property").

B. The Property is located in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO).

C. As a compromise of claims and in settlement of litigation with a prior owner of the Property, Park City recognized that the property in question has a vested development right to commercial uses and entered into that certain "Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development" on May 24, 2012 (the "2012 Development Agreement") (attached hereto as Exhibit B). The 2012 Development Agreement is recorded at Summit County Entry No. 00949721.

D. Park City also previously entered into an annexation agreement wherein Park City recognized the property has vested development rights to the commercial uses, densities, and configuration as part of a motion picture studio and media campus as stated in the "Annexation Agreement entered into by Quinns Junction Partnership and Park City" on January 18, 2012 (the "2012 Annexation Agreement") (attached hereto as part of Exhibit B).

E. Under the 2012 Development Agreement and 2012 Annexation Agreement, Developer is entitled to build a 374,000 square foot mixed-use development on the Property consisting of a Motion Picture Studio and Media Campus; and ancillary and support commercial and lodging, including a one hundred (100) key hotel (the "Film Studio").

F. Beginning in 2014, Developer constructed the first phase of the Film Studio, including an approximately 91,000 square foot film studio building, with three stages, studio workshops, and support offices.

G. On February 2, 2022, via Ordinance 2022-06, Developer obtained Park City's approval to subdivide the Property into two lots: Lot 1A consisting of 8.622 acres containing the existing developed Film Studio (generally north of Round Valley Drive) and Lot 1B consisting of 20.464 acres containing the remainder of the site (generally south of Round Valley Drive).

H. Developer subsequently applied to modify the 2012 Development Agreement and 2012 Annexation Agreement as it applies to Lot 1B. Under the Developer's application, Lot 1A remains subject to the 2012 Development Agreement and 2012 Annexation Agreement existing terms.

I. Developer seeks to modify the 2012 Development Agreement as it pertains to Lot 1B to allow for the construction of a mixed-use development with a substantial affordable housing component.

J. Under the 2012 Development Agreement and 2012 Annexation Agreement no affordable housing is required; however, as part of the subdivision approval of Lot 1B, the City Council included a plat note requiring that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply.

K. Park City requires development agreements under its Park City Land Management Code ("LMC") for all Master Planned Developments.

L. Following a lawfully advertised public hearing, Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, ***et seq.,*** and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, elected to approve this Development Agreement, amending the 2012 Annexation and 2012 Development Agreements for the Studio Crossing portion of the site only.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Park City hereby agree as follows:

1. Definitions:

1.1. "Approved Uses" means the approved uses which are shown on the Site Plan and detailed in this Development Agreement.

1.2. "Additional Property" means any adjoining property that may be subject to Annexation into this Development Agreement as more fully described below.

1.3. "Building Permit" means a permit issued pursuant to the requirements of the Code, International Building Code, and related building codes as applicable in the Park City Planning District, including permits for grading, footings, foundations, and construction of other improvements.

1.4. "Code" means the Park City Land Management Code.

1.5. ***"City"*** means Park City Municipal Corporation, a political subdivision of the State of Utah, through its Park City City Council.

1.6. ***"Developer"*** means Quinn Capital Partners, LLC, a Utah limited liability company, and its assignees or transferees.

1.7. ***"Development Agreement"*** means this Development Agreement.

1.8. ***"Effective Date"*** is the date first set forth in the first paragraph of this Development Agreement.

1.9. ***"Final Site Plan"*** means the Final Site Plan which is included as Exhibit C to this Development Agreement including the legal description of the Property, the establishment of the Approved Uses, development layout, architectural, landscaping, lighting, and other development details of the Project.

1.10. ***"Planning Commission"*** means the Park City Planning Commission.

1.11. ***"Permitted Uses"*** means the uses allowed as set forth in the Planning Commission Final Action Letter.

1.12. ***"Project"*** means the vested entitlements and rights to build consistent with this Development Agreement on Lot 1B, which is known generally as the "***Studio Crossings***".

1.13. ***"Property"*** means the two legal lots of record totaling approximately 29 acres of real property located in Park City, Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, and which real property is depicted on the site plan attached hereto as Exhibit C.

1.14. ***"Public Facilities"*** means those arterial and access roads and the other public infrastructure or public service facilities serving the Property.

1.15. ***"Recordation Date"*** mans the date on which this Development Agreement is recorded in the Office of the County Recorder, Summit County, Utah, as stamped and shown on the recorded Development Agreement.

2. ***Project Conditions:***

2.1. The (i) Findings of Fact, Conclusions of Law and Conditions of Approval of the Planning Commission's Final Action Letter dated November 9, 2022, and Ordinance 2022-47, dated December 15, 2022, attached hereto as Exhibit E, and (ii) Studio Crossing Master Planned Development, prepared by Modern Out West, and reviewed by the Planning Commission on November 9, 2022 and the City Council on December 15, 2022, attached hereto as Exhibit F, together with related documents attached thereto, are hereby incorporated herein by reference (the "Approval Documents") and shall govern the development of Project, subject to the provisions of the Development Agreement and

Annexation Agreement including the vested rights of 282,575 gross square feet of development for Lot 1B specifically set forth in this Development Agreement. The Project is located in the CT Zoning District, with an RCO. Development Applications for an Administrative Conditional Use Permit and a Park City Building Department building permit are required prior to the commencement of any construction in connection with the Project and shall be processed and granted as set forth in this Development Agreement.

2.2. Developer agrees to pay the then-current impact fees lawfully imposed and uniformly established by the Park City Municipal Code at the time of permit application, whether or not state statutes regarding such fees are amended in the future, unless otherwise made unlawful.

2.3. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.

2.4. Developer shall build the affordable housing as approved in the Affordable Housing Mitigation Plan dated 12/15/22 and attached as Exhibit I. Developer agrees to construct sixty-five (65) deed restricted affordable units (equaling 42.4 Affordable Unit Equivalents) in the first phase of the project. Additionally, Developer will construct a minimum of one hundred twenty (120) additional deed restricted affordable units to be delivered partially in phase 1, and partially in phase 4 or earlier. Developer agrees that a certificate of occupancy will not be granted on the phase 4 condominium building until the deed restricted affordable housing is completed.

2.5. The 60,000 square feet of Commercial Uses in the Project shall be limited to smaller-scale community-oriented Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a Conditional Use Permit (CUP) unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or ChildCare Centers. A detailed parking analysis shall be submitted at the time of CUP application. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP. The Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or a Gasoline Service Station. Nightly Rentals are allowed (subject to business licensing requirements) in the market-rate residential units only. See LMC § 15-2.17-2.

2.6. The market-rate residential units shall consist of no more than fifty (50) market-rate townhomes in five clusters of ten (10) units totaling 82,000 square feet and one market-rate building of 60,000 square feet. Developer shall ensure that any negative impacts such as parking or noise caused by the nightly rental allowance are mitigated through the CC&Rs recorded against the market-rate units.

2.7. Developer shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer, and Park City Transit, with input from High Valley Transit.

2.8. Developer and its successors agree that the following are required to be entered into and approved by Park City prior to the issuance of a Building Permit: (a) a construction mitigation plan; (b) a utility plan; (c) a storm water plan; (d) a grading plan; and (e) a landscape plan. Approvals by Park City shall not be unreasonably withheld.

3. Development Applications.

3.1. Timeliness. Development applications shall be approved by the City within a reasonable time if they comply with the Annexation Agreement and the City's vested rights laws and conform to this Development Agreement.

3.2. City's Denial of a Development Application. If the City denies any Development Application, the City shall provide a written determination advising the Applicant of the reasons for denial, including the specific reasons why the City believes that the Development application is not consistent with this MPD or the City's vested rights laws.

3.3. Meet and Confer regarding Development Application Denials. The City and Applicant shall meet within fifteen (15) business days of a denial to resolve the issues specified in the denial of a Development Application.

3.4. City Denials of Development Applications Based on Denials from Non-City Agencies. If the City's denial of a Development Application is based on the denial of the Development Application by a non-city agency, Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

3.5. Mediation of Development Application Denials.

3.5.1. Issues Subject to Mediation. Issues resulting from the City's denial of a Development Application may be mediated pursuant to Section 1.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development.

3.5.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the issue in dispute. If the parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding of the parties.

3.6. Compliance with local laws. Developer is responsible for compliance with all local, state,

and federal regulations regarding the soils and environmental conditions on the Property. Furthermore, Developer is responsible for receiving any required Army Corp of Engineer Permits related to the riparian zone of Silver Creek if it is required.

4. ***Master Plan Approval and Reserved Legislative Powers***

4.1. MPD. Subject to the provisions of this Development Agreement, Developer is hereby granted the right to develop and construct the Project in accordance with the general uses, densities, massing, intensities, and general configuration of development approved in the Annexation Agreement and this Development Agreement, in accordance with, and subject to, the terms and conditions of the Approval Documents, and subject to compliance with the other applicable ordinances and regulations of Park City. Both parties acknowledge the Site Plan attached as Exhibit C and the Approval Documents supersede and replace the Site Plan attached as Attachment A to the 2012 Annexation Agreement with respect to Lot 1A, the Film Studio Lot.

4.2. Additional Property. If the Developer acquires any additional property contiguous to the Property and located within the bounds of Park City or the City Annexation Declaration area, then Developer may petition to annex or apply to add such future property within this Development Agreement. Park City will reasonably process and consider such petition or application in accordance with applicable state law and the Land Management Code in effect at that time.

4.3. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the power of the City to enact legislation under the police powers vested in a city, such exercise of power through legislation shall only be applied to modify land use and zoning regulations which are applicable to the Project in conflict with the terms of this Development Agreement based upon policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Development Agreement under the above specific limitations and applicable to the Project shall be of general application to all development activity in the City of Park City; and, unless Park City declares an emergency, Developer shall be entitled to the required notice and opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine. Nothing in this section shall limit the future legislative amendment of more specific ordinances or codes for which the Developer does not yet have a vested right, and except as otherwise provided in this agreement, no such rights will vest until such time as a complete application is filed in conformance with the applicable code(s), including but not limited to building and energy, lighting, sign, and subdivision codes.

4.4. Application Under City's Future Laws. Without waiving any rights granted by the Annexation Agreement or this Development Agreement, Developer may at any time

choose to submit a Development Application for some or all of the Project under the City's Future Laws in effect at the time of the Development Application. Any Development Application filed for consideration under the City's Future Laws shall be governed by all portions of the City's Future Laws related to the Development Application so applied for. The election by the Developer at any time to submit a Development Application under the City's Future Laws shall not be construed to prevent Developer from relying on prior Development Applications or the City's Vested right Law as they pertain thereto.

5. ***General Terms and Conditions.***

5.1. Term of Agreement. The Master Planned Development is subject to Section 15-6-4(J) of the Land Management Code. Unless a delay is a result of delay of process by the City for a complete, pending application, a building permit for the first phase of the Project must be approved within two years of the execution of this Development Agreement. If a building permit for any phase of the Project is not issued within six years of the issuance of the first building permit, the Developer shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.

5.2. Binding Effect; Agreement to Run With the Land. This Development Agreement shall be recorded against the Property as described on Exhibit A hereto and shall be deemed to run with the land, provided it remains effective, and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

5.3. Provision of Municipal Services. Except as otherwise provided in the Annexation Agreement, Park City shall provide all City services to the Project that it provides from time-to-time to other residents and properties within the City including but not limited to police and other emergency services. The services shall be provided to the Project at the same level of services, on the same terms, and at the same rates as provided to other residents and properties in the City or applicable service district. Prior to the issuance of a building permit, the Developer shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water Distribution Company has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the Developer to submit responsive information regarding LMC § 15-7.3-6.

5.4. Assignment. Neither this Development Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual or entity without (i) assigning the rights as well as the responsibilities under this Development Agreement and (ii) obtaining the prior written consent of the City directed to the City Recorder, which consent shall not unreasonably withheld. Any such request for assignment may be made by letter addressed to the City, and the prior written consent of the City may also be evidenced by letter from the City to Developer or its successors or assigns. If no response

is given by the City within fourteen (14) calendar days following Developer's delivery of a request for consent, the City consent will be deemed to have been granted. This restriction on assignment shall not prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Development Agreement.

5.5. No Joint Venture. Partnership or Third Party Rights. This Development Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto. Nor does it create any rights or benefits to third parties.

5.6. Integration. This Development Agreement and the Approval Documents collectively contain the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

5.7. Severability. If any part or provision of this Development Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Development Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Development Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

5.8. Attorney's Fees. If either party commences litigation regarding this Development Agreement, any of the Exhibits hereto or the Approval Documents, the prevailing party, as determined by a court of competent jurisdiction, shall be entitled to reasonable attorney's fees and all costs paid by the other party.

5.9. Minor Administrative Modification. Minor administrative modifications to the site plan shall be reviewed and approved by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.

5.10. No Waiver. Failure to enforce any rights under this Development Agreement or applicable laws shall not be deemed to constitute a waiver of such right.

5.11. Default.

5.11.1. Notice. If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party. If the City believes that the Default has been committed by a subdeveloper, then the City shall also provide a courtesy copy of the Notice to Developer.

5.11.2. Contents of the Notice of Default. The Notice of Default shall:

5.11.2.1. Specific Claim. Specify the claimed event of Default;

5.11.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Development Agreement (including exhibits) under which the claimed Default has occurred;

5.11.2.3. Materiality. Identify why the Default is claimed to be material; and

5.11.2.4. Optional Cure. If the City chooses, in its discretion, propose a method and time for curing the Default which shall be of no less than sixty (60) days duration.

5.11.3. Meet and Confer; Mediation. Upon the issuance of a Notice of Default the parties shall engage in the "Meet and Confer" and "Mediation" processes specified in Sections 1.4.3- 1.4.5.

5.11.4. Remedies. If the parties are not able to resolve the Default by "Meet and Confer" or by Mediation, then the parties may have the following remedies:

5.11.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance, and/or damages.

5.11.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

5.11.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits, and/or other permits for development of the Project in the case of a default by the Developer, or, in the case of a default by a subdeveloper, development of those Parcels owned by the subdeveloper until the Default has been cured.

5.11.5. Public Meeting. Before any remedy in Section 3.11.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development may be imposed by the City, the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the Claimed Default.

5.11.6. Emergency Defaults. Anything in this Development Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City, then the City may impose the remedies of Section 3.11.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development without the

requirements of Section 3.11.5. The City shall give Notice to the Developer and/or any applicable subdeveloper of any public meeting at which an emergency default is to be considered, and the Developer and/or any applicable subdeveloper shall be allowed to address the City Counsel at that meeting regarding the claimed emergency Default.

5.11.7. Extended Cure Period. If any Default cannot be reasonably cured within sixty (60) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

5.11.8. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

5.11.9. Default of Assignee. A default of any obligations assumed by an assignee shall not be deemed a default of Developer.

6. Phasing; Access.

6.1. Project Phasing. The Project shall be constructed in phases in accordance with the phasing plan approved together with this Development Agreement (the "Phasing Plan") (attached hereto as Exhibit G), and in accordance with the LMC. Developer may proceed by constructing the Project all at one time or by phase within this approved project Phasing Plan. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining Density to ensure that the remaining development is still in the best interest of the City and immediate neighborhood. Any major modifications or elaborations to the approved Phasing Plan must be approved by the City Council prior to the commencement of construction of the applicable phase. If such proposed major modifications or elaborations are substantial as determined by the Chief Building Official and the Planning Director, such modifications or elaborations will come before the City Council for approval.

6.2. Construction of Access. Developer may commence grading access to the Project as approved by the City Engineer according to generally accepted engineering practices and standards, and pursuant to permit requirements of the LMC, the International Building Code (or if such Code is no longer then in effect, according to the code that is, in fact, then in effect), the Uniform Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to City standards and accepted by the City.

6.3. Form of Ownership Anticipated for Project. The Project will consist of commercial buildings and related improvements; mixed-use commercial and residential buildings; a market rate condominium building and townhomes totaling no more than one hundred (100) units and related improvements; and several residential buildings consisting entirely of deed restricted affordable housing. Developer anticipates that the commercial portions and the affordable housing units will be owned by Developer, or its assigns. Any condominimization of the Project for private ownership, fractional ownership, and

common ownership of land and common facilities requires additional approvals and shall be in compliance with applicable ordinances and state code.

6.4. **Open Space.** Pursuant to the 2012 Annexation Agreement, no definable open space is required. As part of this modification, Developer has increased the overall amount of open space over the 2012 Development Agreement. Any future amendments shall comply with the Code in effect at the time of application, unless otherwise reduced by the Planning Commission in accordance with such Code.

6.5. **Physical Mine Hazards.** If any, a list and map of all known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Owner as well as a description and OPS coordinates of those Physical Mine Hazards are hereby attached and incorporated as Exhibit H.

6.6. **Notices.** All notices, requests, demands, and other communications hereunder shall be in writing and shall be given (i) by Federal Express, UPS, or other established express delivery service which maintains delivery records, (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as the parties may designate by written notice in the above manner:

To Developer:

Gary Crandall
1776 Park Avenue, #145
Park City, UT 84060

With a copy to:

Justin J. Keys
Hoggan Lee Hutchinson
1225 Deer Valley Drive Suite 201
Park City, Utah 84060

To Park City:

445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Attn: City Attorney

Such communications may also be given by facsimile or email transmission, provided any such communication is concurrently given by one of the above methods. Notices shall be deemed effective upon receipt, or upon attempted delivery thereof if delivery is refused by

the intended recipient or if delivery is impossible because the intended recipient has failed to provide a reasonable means for accomplishing delivery.

7. No Undisclosed Rights. Developer acknowledges that this Development Agreement does not restrict any rights that Developer holds under clearly established state law. This Agreement is expressly authorized by Utah Code Section 10-9a-532. The Parties have had the opportunity to obtain legal counsel and have them review this Agreement. Due to Developer incentives and requirements consistent with Utah Code Section 10-9a-535 (1 and 3) including City approval of Ordinance 22-47, amending the City zoning and the prior annexation, settlement agreements and ordinances regarding the project, the Parties acknowledge that this Agreement may remove, replace, or modify certain rights and responsibilities under the Utah Municipal Land Use, Development, and Management Act (the Act), the Park City Land Management Code and applicable common law. Notwithstanding any legal rights afforded to the Parties under the Act, the terms of this Agreement shall govern. Developer expressly agrees that Park City has met any obligation it may owe under Utah Code Section 10-9a-532(2)(c).

List of Exhibits.

Exhibit A - Legal Description
Exhibit B – 2012 Development Agreement including 2012 Annexation Agreement
Exhibit C – Site Plan
Exhibit D – Planning Commission Final Action Letter dated November 9, 2022
Exhibit E – Ordinance 2022-47 dated December 15, 2022
Exhibit F - Master Planned Development Plans Approved on December 15, 2022
Exhibit G - Phasing Plan
Exhibit H - List of all known Physical Mine Hazards on the property (None)
Exhibit I – Housing Authority Final Action Letter and Applicant's Housing Mitigation Plan

[Signatures to follow on next page]

IN WITNESS WHEREOF, this Development Agreement has been executed by Developer by a person duly authorized to execute the same, and by Park City acting by and through its City Council, as of the 10th day of January, 2024.

"Developer"

By: Gary Crawdall
Its: Manager

PAIGE GALVIN
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 726549
COMM. EXP. 09-06-2026

Acknowledgement

STATE OF UTAH)
:ss
COUNTY OF SUMMIT)

On this 10th day of January, 2024, before me, the undersigned notary, personally appeared, personally known to me/proved to me through identification document allowed by law, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she signed it voluntarily for its stated purpose as manager *(title)* for Quinn Capital Partners LLC, a Utah .

Notary Public

PAIGE GALVIN
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 726549
COMM. EXP. 09-06-2026

"Park City"

PARK CITY MUNICIPAL CORPORATION

By: Nann Worel: Mayor

ATTEST:

By: Michelle Kellogg, Recorder

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

APPROVED AS TO FORM:

Mark D. Harrington, City Attorney

Exhibit A

EXHIBIT A

All of Lot 1B, Park City Film Studios First Amended Subdivision, recorded September 20, 2022 as Entry No. 1195353 in the Office of the Summit County Recorder, being more particularly described as follows:

Beginning on the Easterly line of State Highway 248 at a point which is South 89°53'00" East 1557.19 feet along the Section line (Basis of Bearings) and South 00°00'00" East 1834.09 feet from an aluminum pipe monument at the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian from which Section corner the GLO Stone Monument at the Northeast corner of said Section 2 bears South 89°53'00" East 5320.73 feet; and running thence North 22°00'40" East 730.94 feet to a point of curvature with a 50.00 foot radius to the right; thence northeasterly 78.00 feet along the arc of said curve through a central angle of 89°22'48" (chord bears North 66°42'04" East 70.33 feet); thence South 68°36'32" East 123.42 feet; thence North 21°23'28" East 106.09 feet; thence North 64°32'32" West 124.95 feet to a point of curvature with a 50.00 foot radius to the right; thence northerly 75.53 feet along the arc of said curve through a central angle of 86°33'12" (chord bears North 21°15'56" West 68.55 feet); thence North 22°00'40" East 59.40 feet; thence North 34°07'00" East 544.70 feet to a point on a 638.50 foot radius non-tangent curve to the right; thence northeasterly 338.83 feet along the arc of said curve through a central angle of 30°24'18" (chord bears North 49°20'26" East 334.87 feet); thence North 64°25'25" East 14.39 feet; thence South 25°33'14" East 184.37 feet; thence North 68°07'00" West 171.43 feet; thence South 70°33'00" West 63.66 feet; thence South 22°00'00" West 143.52 feet; thence South 68°00'00" East 18.64 feet; thence South 22°00'00" West 58.86 feet to a point of curvature with a 198.00 foot radius to the right; thence southwesterly 60.13 feet along the arc of said curve through a central angle of 17°24'00" (chord bears South 30°42'00" West 59.90 feet); thence South 39°24'00" West 63.89 feet to a point of curvature with a 202.00 foot radius to the left; thence southwesterly 60.64 feet along the arc of said curve through a central angle of 17°12'00" (chord bears South 30°48'00" West 60.41 feet); thence South 22°12'00" West 286.31 feet; thence South 67°15'00" East 107.26 feet; thence South 01°01'45" East 103.31 feet; thence North 88°58'15" East 89.25 feet; thence South 01°01'45" East 11.23 feet; thence North 88°58'15" East 37.45 feet to a point of curvature with a 190.00 foot radius to the right; thence easterly 76.51 feet along the arc of said curve through a central angle of 23°04'24" (chord bears South 79°29'33" East 76.00 feet); thence South 67°57'20" East 257.59 feet ; thence North 22°10'00" East 358.07 feet to a point on a 2664.79 foot radius non-tangent curve to the right; thence southerly 37.06 feet along the arc of said curve through a central angle of 00°47'48" (chord bears South 14°24'06" East 37.06 feet); thence South 23°49'09" East 243.42 feet; thence South 07°02'43" East 58.38 feet; thence South 25°20'00" West 568.97 feet; thence South 00°30'48" West 109.93 feet; thence North 89°53'00" West 1087.39 feet to the POINT OF BEGINNING.

Contains 20.464 acres, more or less.

PCFSS-1B-AM

Exhibit B

ORIGINAL

DEVELOPMENT AGREEMENT
FOR THE
QUINN'S JUNCTION PARTNERSHIP ANNEXATION
MASTER PLANNED DEVELOPMENT
PARK CITY, SUMMIT COUNTY, UTAH

This Development Agreement is entered into as of this 24th day of May, 2012, by and between QUINNS JUNCTION PARTNERSHIP ("Developer"), as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the Quinn's Junction Partnership Annexation Master Planned Development, and PARK CITY MUNICIPAL CORPORATION, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

RECITALS

A. Developer is the owner of approximately 29 acres of real property located in Park City, Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, and which real property is depicted on the site plan attached hereto as Exhibit D and incorporated herein by reference (the "Property").

B. As a compromise of claims and in settlement of litigation, Summit County recognized that the property in question has a vested development right to commercial uses.

C. Developer obtained these vested rights for a commercial project now known as "Quinn's Junction Partnership Annexation Planned Development" wherein, the parties agreed to settle long standing differences in return for recognition for a commercial use of the property in question. The Settlement Agreement is attached hereto as Exhibit B.

D. Developer and Park City also entered into an Annexation Agreement wherein Park City recognized the property has vested development rights to the commercial uses, densities, and configuration as part of a motion picture studio and media campus as stated in the Settlement Agreement described in Recital B. A copy of the Annexation Agreement is attached hereto as Exhibit C.

E. Based on a further agreement between developer and Park City with the consent of the County, Developer applied to build a mixed use development on the Property consisting of a Motion Picture Studio and Media Campus, ancillary and support commercial and lodging (the "Film Studio").

F. Developer obtained Park City approval for the development on the Property of a mixed use hotel and commercial project known as the Quinn's Junction Partnership Annexation Master Planned Development (the "Master Planned Development Approval"), as more fully described in the incorporated Approval Documents (hereinafter defined) and as set forth below (the "Project").

G. Park City requires development agreements under its Park City Land Management Code ("LMC") for all Master Planned Developments.

H. Park City determined that, subject to the terms and conditions of this Development Agreement,

ENTRY NO. 00949721
07/20/2012 11:54:22 AM B: 2138 P: 0576
Agreement PAGE 1/152
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 0.00 BY PARK CITY MUNICIPAL CORP
00949721 Page 1 of 152 Summit County

Exhibit C

SITE PLAN

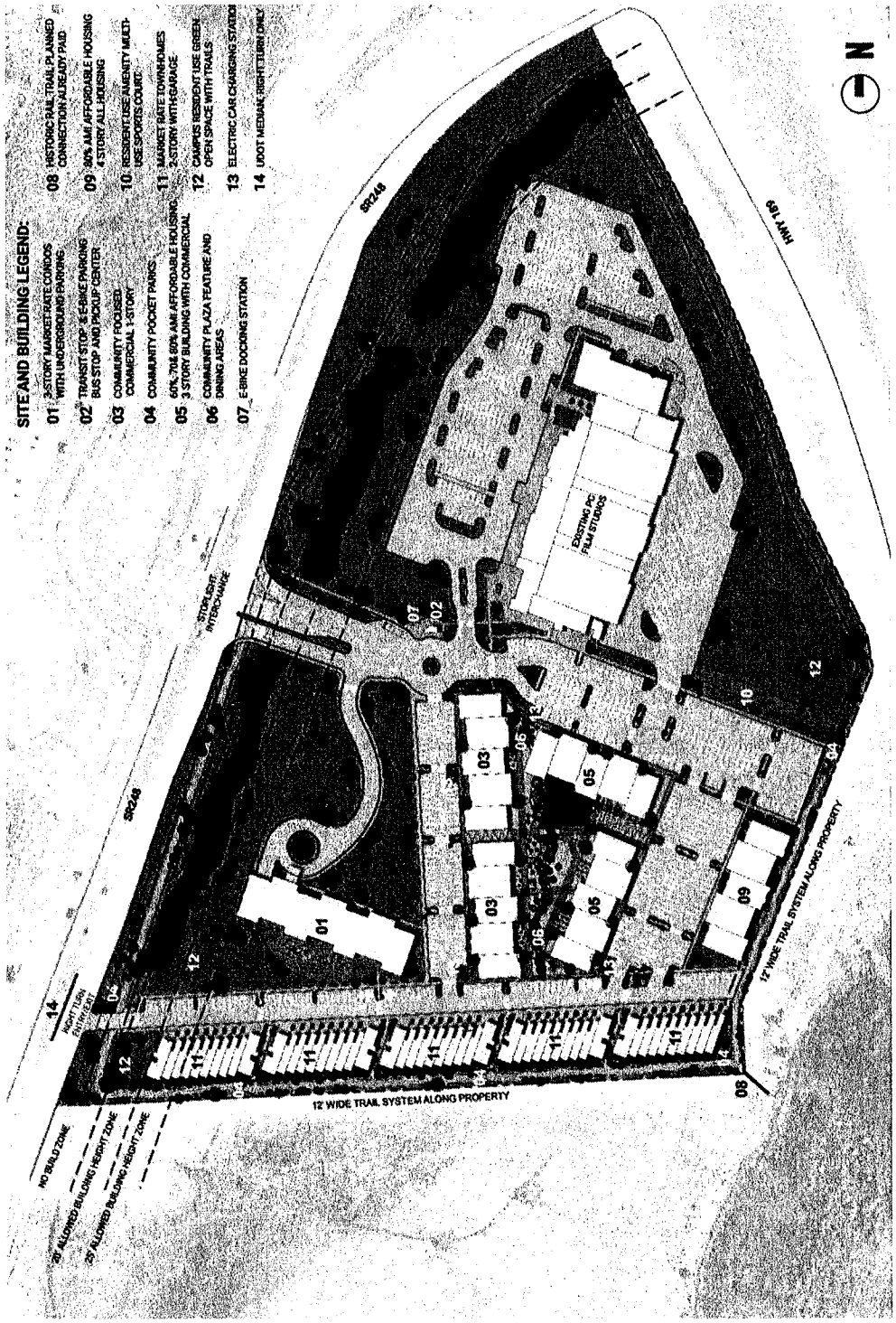

SITE AND BUILDING LEGEND:
01 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING
02 TRANSIT STOP & E-BIKE PARKING BUS STOP AND PICKUP CENTER
03 COMMUNITY FOCUSED COMMERCIAL 1-STORY
04 COMMUNITY POCKET PARKS
05 60% 70& 80% AMI AFFORDABLE HOUSING 3 STORY BUILDING WITH COMMERCIAL
06 COMMUNITY PLAZA FEATURE AND DINING AREAS
07 E-BIKE DOCKING STATION
08 HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID
09 30% AMI AFFORDABLE HOUSING 4 STORY ALL HOUSING
10 RESIDENT USE AMENITY MULTI-USE SPORTS COURT
11 MARKET RATE TOWNHOMES 2-STORY WITH GARAGE
12 CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS
13 ELECTRIC CAR CHARGING STATION
14 UDOT MEDIAN, RIGHT TURN ONLY
SR248
HWY 189
STOPLIGHT INTERCHANGE
EXISTING PC FILM STUDIOS
12' WIDE TRAIL SYSTEM ALONG PROPERTY
NO BUILD ZONE
25' ALLOWED BUILDING HEIGHT ZONE
35' ALLOWED BUILDING HEIGHT ZONE
N

Exhibit D

DocuSign Envelope ID: A0F1C01E-425A-4FA2-8B16-6B3B0015614B

Planning Department

November 9, 2022

Quinn Capital Partners
1776 Park Avenue # 145
Park City, UT 86060

CC: Justin Keys, Attorney for the Applicant

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	3981 Kearns Boulevard
Zoning District:	Community Transition (CT), with Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), Sensitive Land Overlay (SLO), and an MPD for a Film Studio and Media Campus
Application:	MPD and Amendment to the Annexation and Zoning Ordinance No. 2012-12
Project Number:	PL-22-05206 & PL-22-05212
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 9, 2022
Project Summary:	A mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units, and at least 185 affordable for-rent residential units.

Action Taken

On November 9, 2022, the Planning Commission conducted a public hearing and approved the Studio Crossing project, a mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units totaling 142,000 square feet, and at least 185 affordable for-rent residential units, according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 3981 Kearns Boulevard, a 20.464-acre Lot.
2. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).
4. The applicant has submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.

5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to amend the existing MPD to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and 185 affordable for-rent units up to 80% AMI.
6. The applicant submitted:
    a. Conceptual Site Plans including a Phasing Plan
    b. A Parking Analysis
    c. A Trip Generation Analysis
    d. A Housing Mitigation Plan
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing at least 120 "additional' affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). The proposed bedroom mix and size of the affordable units is as follows:

Affordable Units	Number	Size
Studios	77	400
1 Bedrooms	63	600
2 Bedrooms	30	800
3 Bedrooms	15	1,100
Units	**185**	

9. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a proposed Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
10. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
11. Phase 1 and 2 will utilize surface parking stalls and the Planning Department recommends a Condition of Approval that the applicant construct at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.

12. Phase 3 consists of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed building height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the "additional" affordable units, ~65 units, will be constructed in this building.
15. Section 4.5 of the existing MPD expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision reviewed by the Planning Commission on January 12, 2022, and approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. It is because the applicant is proposing to construct 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equaling less than or equal to the 374,000 square feet the site was originally approved for.
17. The Planning Commission approved the amendment to the MPD on November 9, 2022, and voted to recommend exceptions to the Zone Height to the Council for consideration on December 15, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City's Housing Authority for consideration on December 15, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.

PARK CITY
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Planning Department

20. The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, as part of its proposal to amend the 2012 MPD, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size
Studios	27	400
1 Bedroom	23	600
2 Bedrooms	10	800
3 Bedrooms	5	1,100
Units	65	
@ 900 SF		**42.4 AUEs**

21. In addition to meeting the City's Affordable Housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	**120**	
@ 900 SF		**78.8 AUEs**

22. The applicant is proposing that all the affordable units, both the 65 required and the 120 additional affordable units, will be rental units available to households at up 80% AMI, except for the 77 studios. At least 27 Studios will be available to households making up to 60% of AMI, and at least 50 Studios will be available to households making up to 70% of AMI, broadening the affordability of these units. The rest of the 120 additional units may be rented to households making up to 120% of AMI, but rent will be charged at 80% AMI, consistent with the Applicant's Housing Mitigation Plan.

23. The applicant has stated that initially, they shall use a geographic waterfall approach in selecting from applicants in the following priority:
    a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
    b. Qualifying applicants employed within Park City boundaries.
    c. Qualifying applicants employed within the Park City School District boundaries.
    d. Qualifying applicants employed within Summit County (additional affordable units only).
24. The "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Twenty-seven (27) studio units will be available at 60% AMI and 50 studio units will be available at 70% AMI.
25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for the existing MPD and allows for Building Height exceptions
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height, but not located within the ECPO Setback. The proposed townhomes and commercial building meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the ECPO 150-foot Setback requirement.
28. The RCO allows for the City Council to grant a height exception upon recommendation from the Planning Commission.
29. The Planning Commission finds that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.
30. The Planning Commission has consistently expressed that the majority of the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community oriented commercial Uses.
31. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps.
32. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement. The proposed new site plan increases the amount of Open Space over the previously approved MPD.



Planning Department

33. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.
34. The Planning Commission finds that the applicant's parking analysis meets the requirements of LMC § 15-6-5(E) and supports the determination to decrease the required number of commercial parking stalls. The applicant's project requires approximately 312 commercial parking stalls depending on the mix of uses. The overall project requires 655 stalls, and the applicant is proposing 566 stalls. In no case shall the project's commercial parking reduction exceed more than 30% of the project's commercial parking requirement. The Applicant shall meet the project's residential parking requirement.
35. Except for the items noted above, the project complies with all requirements of the Land Management Code, including the minimum requirements of 15-6-5.
36. The project increases the overall amount of open space over the existing MPD.
37. The project promotes the Use of non-vehicular forms of transportation through the addition of a bus stop and bus shelter on site, and e-bike station and by providing a connection to the Park City Rail Trail, which all help to mitigate traffic.
38. Per LMC § 15-2.17-2, *Uses*, Nightly Rentals shall be allowed (subject to zoning and business licensing) in the market-rate units only.

Conclusions of Law:

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The modification to the Master Planned Development:
    a. complies with all requirements of the Land Management Code;
    b. meets the minimum requirements of Section 15-6-5;
    c. provides the highest value of Open Space, as determined by the Planning Commission;
    d. strengthens and enhances the resort character of Park City;
    e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
    f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
    g. provides amenities to the community so that there is no net loss of community amenities;
    h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;

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i. meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
p. addresses and mitigates traffic.

Conditions of Approval:

1. Lot 1A, 4001 Kearns Boulevard, is subject to the Film Studio Annexation, Zoning, and MPD agreements.
2. Development of 3981 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. Approval of this MPD shall expire two years from the date of Development Agreement execution unless construction, as defined by the International Building Code, has commenced on the project.
4. A Construction Mitigation Plan shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any building permits.
5. A storm-water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm-water Best Management Practices.
6. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
7. Final utility plans shall be submitted with the building permit.



Planning Department

8. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
9. The Planning Department shall complete an Administrative CUP for any Child Care Center Intensive Office, and/or Major Retail or Major Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop=off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
10. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
11. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
12. In addition to the required affordable units, the applicant is proposing at least 120 "additional' affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units).
13. Phases 1 and 2 will utilize surface parking stalls and the applicant shall construct at least the required number of parking stalls for each Phase of Development prior to receiving Certificates of Occupancy for each phase.
14. Except for the parking reduction approved by the Planning Commission, the project shall comply with LMC 15-3, Off Street Parking including lighting, landscaping, bicycle parking requirements, and electric vehicle charging stations.
15. The site plan includes one additional 4-story, for-rent affordable building totaling 58,632 square feet, to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, and the balance of the "additional" affordable units will be constructed in this building.
16. Certificates of Occupancy for the Phase 4 market rate units shall be tied to the Certificates of Occupancy for the Phase for affordable units so that all affordable units shall have Certificates of Occupancy prior to the completion of the market rate units.
17. No additional Density shall be built on Lot 1A, and Lot 1B is subject to a maximum Density of 320,632 square feet of total development (including required affordable housing units), consistent with the site plan and final plan set reviewed by the Planning Commission on November 9, 2022.
18. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
19. The applicant shall have six years from the ratification of the Development Agreement to exercise building permits for the project. If the applicant has not exercised all the required building permits for the project the applicant shall return to the Planning Commission to re-permit remaining Density prior to the issuance of any additional building permits.

20. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer and High Valley Transit prior to the issuance of a building permit.
21. The applicant shall provide a bike share and bike fix-it station on site and the applicant shall be responsible for all costs, including annual operational expenses, maintenance of the stations, infrastructure of bike station, kiosk, additional bikes to maintain service standards, and coordinate with vendor provider on installation and purchasing. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access to and around the station.
22. Bike racks shall be provided for the various commercial uses as required by LMC § 15-3.
23. The undulating berm required by the Film Studio MPD shall be constructed and maintained consistent with the original MPD.
24. .Rooftop mechanical equipment shall be architecturally screened from public view.
25. Trash and recycling enclosures shall be screened with landscaping or fencing.
26. All signage shall comply with the LMC.
27. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
28. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
29. A final subdivision plan shall be recorded prior to construction of the condominium units.
30. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable for the site.
31. The applicant shall construct a trail connection from the project site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to $75,000 for the cost of this connection.
32. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the Rail Trail, and providing covered bike storage in all Multi-Unit Dwellings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).
33. See condition 20.
34. Prior to the issuance of a building permit the applicant shall submit a plan to limit right in/right out turns only from the secondary access point for review and approval by the City Engineer.

Planning Department

35. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
36. See Condition 19
37. The proposed development shall not exceed the maximum approved Density of 374,000 square feet.
38. Final building plans shall comply with LMC 15-5-8, Façade Length and Variations.
39. The applicant shall add a noise-mitigating fence around the pickleball courts if required by the City.
40. Final CC&Rs and the Master Association shall include a management standard for the nightly rentals including but not limited to required City licensing and permits.
41. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.

If you have questions or concerns regarding this Final Action Letter, please call Alexandra Ananth, at 435-615-5066, or email alexandra.ananth@parkcity.org.

Sincerely,

DocuSigned by:
Laura Suesser
BA63A50339EA482...

Laura Suesser, Planning Commission Chair

CC: Project File

Exhibit E

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Ordinance No. 2022-47

AN ORDINANCE AMENDING THE ANNEXATION AND ZONING ORDINANCE NO. 2012-12, FOR APPROXIMATELY 20.46 ACRES OF PROPERTY LOCATED AT 3981 KEARNS BOULEVARD, IN THE QUINN'S JUNCTION AREA, KNOWN AS THE PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION LOT 1B, PARK CITY. UTAH. THE SITE WAS PREVIOUSLY ZONED COMMUNITY TRANSITION (CT) WITH A REGIONAL COMMERCIAL OVERLAY (RCO) DESIGNATION.

WHEREAS, the property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the property, which resulted in a settlement that provided Park City with an option to consider the annexation prior to development in the County; and

WHEREAS, as a result, Park City approved a Settlement Agreement, Annexation Agreement, and the Quinn's Junction Partnership Annexation Master Planned Development (MPD) for the purpose of constructing 374,000 square feet of "motion picture studio and media campus" (as stated in the Settlement Agreement); and

WHEREAS, the site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the MPD; and

WHEREAS, the existing MPD is limited to a movie studio and media campus, including a 100-room hotel, amphitheater, and associated Commercial Uses and square footage, as outlined in Exhibit C of the Annexation Agreement and the zoning was adopted at the time of annexation to enable the Film Studio MPD; and

WHEREAS, to date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A, and 7B on the approved site plan, Exhibit B and included below), associated parking, the main entrance, landscaping, and berming along Kearns Blvd, totaling 91,425 square feet of development Density; and

WHEREAS, currently, there are 282,575 square feet of remaining conditionally approved Density to be built on the property, for Uses and buildings consistent with the Annexation Agreement and MPD; and

WHEREAS, in 2021, while considering a phasing plan amendment to construct the allowed hotel building, the City Council indicated a willingness to entertain further amendments to the Annexation and MPD to produce more community benefits, including affordable housing, for the remaining conditionally approved Density; and

WHEREAS, On February 3, 2022, the applicant received approval to subdivide the original parcel into two (2) legal Lots of record (Ordinance 2022-06). Lot 1A now consists of 8.622 acres and contains the existing Film Studio Campus. The applicant is

not proposing any changes to this portion of the site and the existing MPD still governs Lot 1A; and

WHEREAS, Lot 1B consists of 20.464 acres and will contain the remaining Density to be developed with commercial and residential Uses. The applicant is seeking to amend the existing Annexation Ordinance and MPD for this portion of the site only; and

WHEREAS, on July 27, 2022, the property was properly noticed and posted, and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on July 27, 2022, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held public hearings on August 10, 2022, and October 26, 2022, to receive input on the proposed amendment to the MPD and Zoning and Annexation Ordinance; and

WHEREAS, the Planning Commission, on November 9, 2022, unanimously approved the amendment to the MPD for a mixed-use project with at least 185 affordable rental units on Lot 1B; and

WHEREAS, the Planning Commission, on November 9, 2022, forwarded a positive recommendation to the City Council to amend the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, on December 15, 2022, the City Council held a public hearing to receive input on the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, it is in the best interest of Park City, Utah to approve an amendment to the Zoning and Annexation Ordinance and exceptions to the Zone Height for Lot 1B only.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Zoning and Annexation Ordinance 2012-12 as it applies to Lot 1B only, is hereby amended, including for exception to the Zone Height, as shown in Attachment 1, and is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 3981 Kearns Boulevard.

2. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).
4. The applicant submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.
5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and at least 185 affordable for-rent units up to 80% AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
6. The applicant submitted:
    a. Conceptual Site Plans including a Phasing Plan;
    b. A Parking Analysis;
    c. A Trip Generation Analysis; and
    d. A Housing Mitigation Plan.
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing at least 120 "additional' affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). These additional units may be available to households at up to 120% of AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
9. The proposed bedroom mix and size of the affordable units is as follows:

Affordable Units	Number	Size
Studios	77	400
1 Bedrooms	63	600
2 Bedrooms	30	800
3 Bedrooms	15	1,100
Units	**185**	

10. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of affordable rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
11. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a maximum Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
12. Phase 3 consists of no more than 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a maximum Building Height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, exceeding the zone height and the balance of the "additional" affordable units, ~65 units, will be constructed in this building.
15. Section 4.5 of the existing MPD expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. It is because the applicant is proposing to construct at least 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equal to or less than the 374,000 square feet the site was originally approved for.

17. The Planning Commission approved the amendment to the MPD on November 9, 2022, and unanimously voted to recommend the amendment to the zoning and annexation Ordinance including exceptions to the Zone Height, to the Council for consideration on December 15, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City's Housing Authority for consideration on December 15, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.
20. The applicant will construct all 65 units or 42.4 AUEs (38,160 square feet) of required Affordable Housing in Phase 1, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size
Studios	27	400
1 Bedroom	23	600
2 Bedrooms	10	800
3 Bedrooms	5	1,100
Units	65	
@ 900 SF		**42.4 AUEs**

21. In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant will construct at least an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of at least 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	**120**	

@ 900 SF		**78.8 AUEs**

22. All required affordable units, will be rental units available to households at up to 80% AMI, except for 77 studios. At least 27 Studios will be available to households making up to 60% of AMI, and at least 50 Studios will be available to households making up to 70% of AMI broadening the affordability of these units. The rest of the additional units may be available to households at up to 120% of AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
23. The applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:
    a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
    b. Qualifying applicants employed within Park City boundaries.
    c. Qualifying applicants employed within the Park City School District boundaries.
    d. Qualifying applicants employed within Summit County (additional affordable units only).
24. The "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Twenty-Seven (27) studio units will be available at 60% AMI and 50 studio units will be available at 70% AMI.
25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for the existing MPD and allows for Building Height exceptions.
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, with a maximum Building Height of 40 feet. The proposed townhomes and commercial buildings meet the Zone Building Height requirements at 25 feet in Height, and all buildings are located outside of the EOPC 150-foot Setback requirement.
28. The RCO allows for the City Council to grant Building Height exceptions upon recommendation from the Planning Commission.
29. On November 9, 2022, the Planning Commission found that the proposed Building Height exceptions are consistent with the Film Studio MPD Building Height

Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.

30. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps
31. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement. The proposed new site plan increases the amount of Open Space over the previously approved MPD.
32. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.
33. With respect to Building Height, the Council finds that the proposed Building Height exceptions are consistent with the Film Studio MPD Building Height Exceptions, and meet the standards for review of the CT-RCO zone:
    a. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures, and there will be no loss of solar access, view corridors, or ridge line intrusions (Review Criteria 1 & 2 and MPD Building Height Criteria 2).
    b. The height exceptions do not result in additional traffic or loss of Open Space as compared to the approved Film Studio MPD (Review Criteria 3 and MPD Building Height Criteria 5).
    c. The height exceptions are consistent with the approved Film Studio MPD (Review Criteria 4).
    d. The landscape buffer required by the Film Studio MPD is being carried forward and will mitigate and buffer the buildings from adjacent Uses (Review Criteria 5 and MPD Building Height Criteria 3).
    e. The application meets or exceeds all Setback requirements (Review Criteria 6 and MPD Building Height Criteria 4).
    f. The Film Studio MPD has no Open Space requirement, and the applicant is increasing the amount of Open Space with this Amendment (Review Criteria 7).
    g. Both the Commercial Buildings (Buildings 3 on the Site Plan) and the townhomes have maximum Building Heights of 25 feet, which is lower than the underlying Zone Height of 28 feet (Review Criteria 8 and MPD Building Height Criteria 6).
    h. The project includes high quality architecture, transit and trail connections, and a significant amount of affordable housing beyond what the LMC requires (Review Criteria 9).
    i. The amendment to the MPD does not result in a net increase in the allowable square footage or Building volume above Grade over what is possible under the existing MPD (Review Criteria 10 and MPD Building Height Criteria 1).

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Conclusions of Law:

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The modification to the Master Planned Development:
    a. complies with all requirements of the Land Management Code;
    b. meets the minimum requirements of Section 15-6-5;
    c. provides the highest value of Open Space, as determined by the Planning Commission;
    d. strengthens and enhances the resort character of Park City;
    e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
    f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
    g. provides amenities to the community so that there is no net loss of community amenities;
    h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
    i. meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
    j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
    k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
    l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
    m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
    n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
    o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
    p. addresses and mitigates traffic.

Conditions of Approval:

1. Lot 1A, 4001 Kearns Boulevard, is subject to the original Film Studio Annexation, Zoning, and MPD agreements.
2. Development of 3891 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community-oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
4. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
5. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
6. In addition to the required affordable units, the applicant is proposing at least 120 "additional' affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units).
7. The site plan includes one additional 4-story, for-rent affordable building totaling 58,632 square feet, to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, and the balance of the "additional" affordable units will be constructed in this building.
8. Certificates of Occupancy for the Phase 4 building affordable units shall be tied to the issuance of Certificates of Occupancy for the market-rate units, so that all affordable units have Certificates of Occupancy prior to the completion of the market rate units.
9. No additional Density shall be built on Lot 1A, and Lot 1B is subject to a maximum Density of 320,632 square feet of total development (including required affordable housing units), consistent with the site plan and final plan set reviewed by the Planning Commission on November 9, 2022.
10. Parking and lighting shall meet requirements of the LMC, except for the parking reduction granted by the Planning Commission as part of the MPD. See LMC § 15-3 and § 15-5.
11. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
12. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer and High Valley Transit prior to the issuance of a building permit.

13. The applicant shall provide a bike share and bike fix it station on site and the applicant shall be responsible for all costs, including annual operational expenses, maintenance of the stations, infrastructure of bike station, kiosk, additional bikes to maintain service standards, and coordinate with vendor provider on installation and purchasing. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access around the station.
14. Bike racks shall be provided for the various commercial uses as required by LMC § 15-3.
15. The undulating berm required by the Film Studio MPD shall be constructed and maintained consistent with the original MPD.
16. A Stormwater Management Plan shall be reviewed and approved by the City Engineer prior to the issuance of any building permits.
17. Rooftop mechanical equipment shall be architecturally screened from public view.
18. Trash and recycling enclosures shall be screened with landscaping or fencing.
19. All signage shall comply with the LMC.
20. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
21. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
22. A final subdivision plan shall be recorded prior to construction of the condominium units.
23. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable for the site.
24. The applicant shall construct a trail connection from the site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to $75,000 for the cost of this connection.
25. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the Rail Trail, and providing covered bike storage in all Multi-Unit Dwellings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).
26. Final utility plans have not been reviewed for approval and must be submitted for review prior to the issuance of any utility or building permits.
27. The Park City Fire District shall review and approve final plans prior to the issuance of any utility or building permits.
28. The Snyderville Basin Water Reclamation District shall review and approve plans prior to the issuance of any utility or building permits. All items required under the Line Extension Agreement must be completed prior to the issuance of any building permits.

29. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.
30. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
31. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.
32. A Plat Note shall indicate that 3891 Kearns Boulevard, Lot 1B, is subject to Ordinance 2022-47.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 15th day of December, 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
N Worel
57775BCB46414F6...

MAYOR

ATTEST:

DS

DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

City Recorder

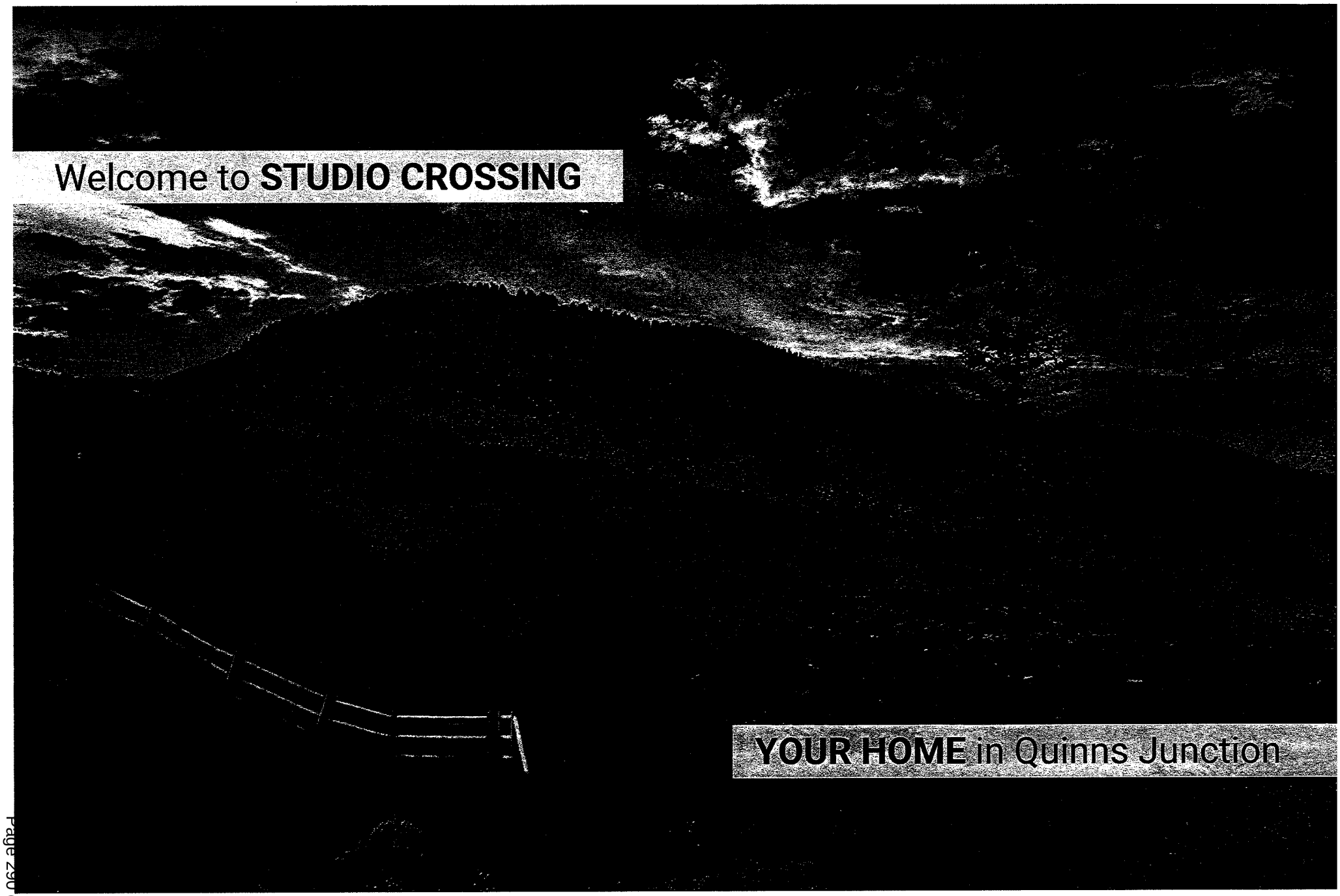
APPROVED AS TO FORM:

DocuSigned by:
Mark Harrington
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City Attorney's Office

Attachment 1 – Conceptually Approved MPD Site Plans

Exhibit F


Welcome to **STUDIO CROSSING**
YOUR HOME in Quinns Junction



NEWPARK

A thriving mixed use development that is home to various dining, shopping, and community events. 122,303 square feet of prime retail with Best Buy as its anchor tenant.

THE COMMONS

Over 22,000 sq ft of street level commercial space with generous outdoor seating. 38 affordable for rent apartments on the 2nd and 3rd floors with a mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedroom units.

THE TERRACES

One of Park City areas fastest selling project of its size. 60-unit, 72,647 square feet, family oriented condo development.

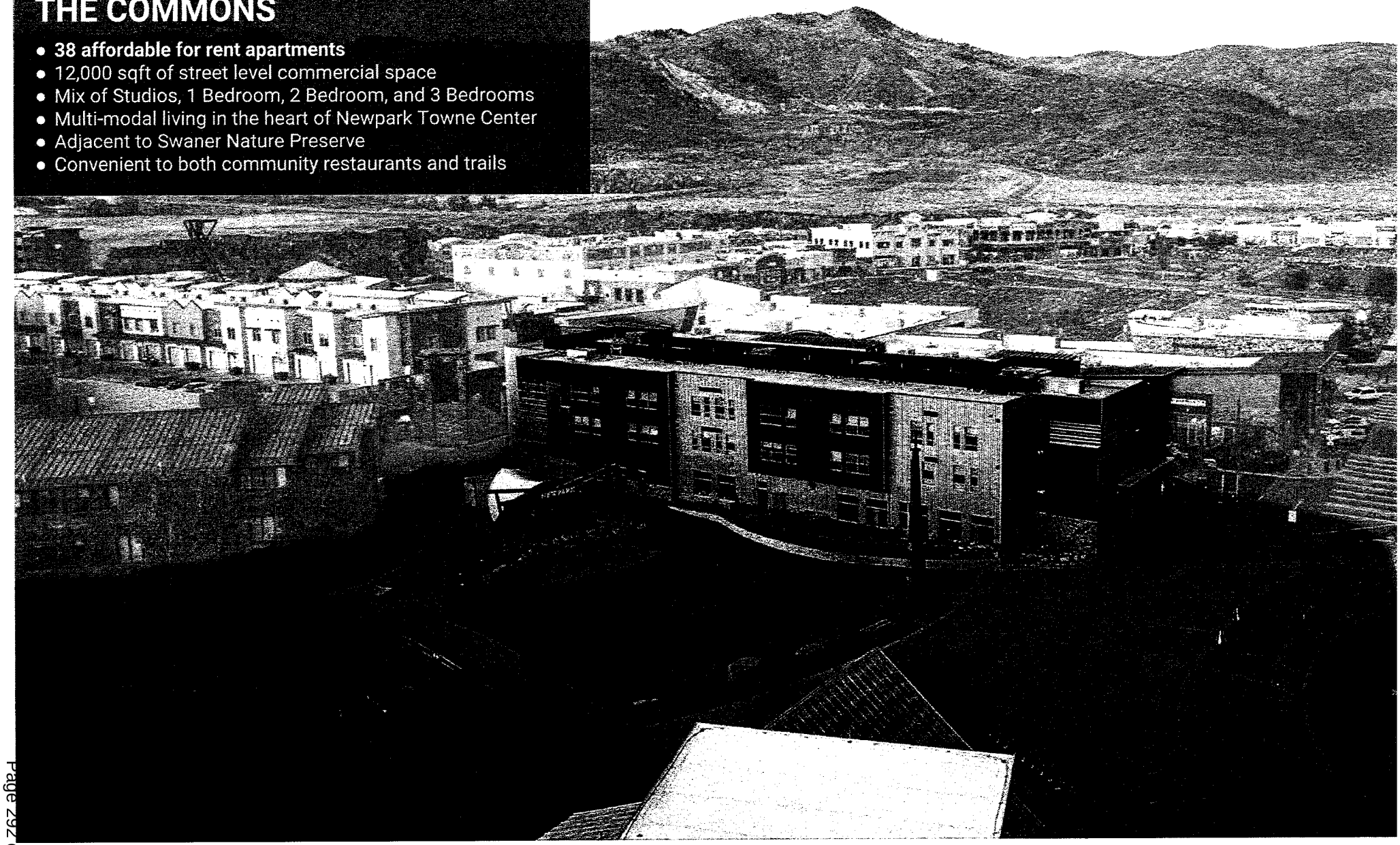
UTAH FILM STUDIOS

State of the art film studio that rivals any facility worldwide. Approximately 100,000 square feet, Utah Film Studios is comprised of: production offices, a mill, and three 15,000 square foot sound stages.

Local Family
Local Developments
Building Communities for all

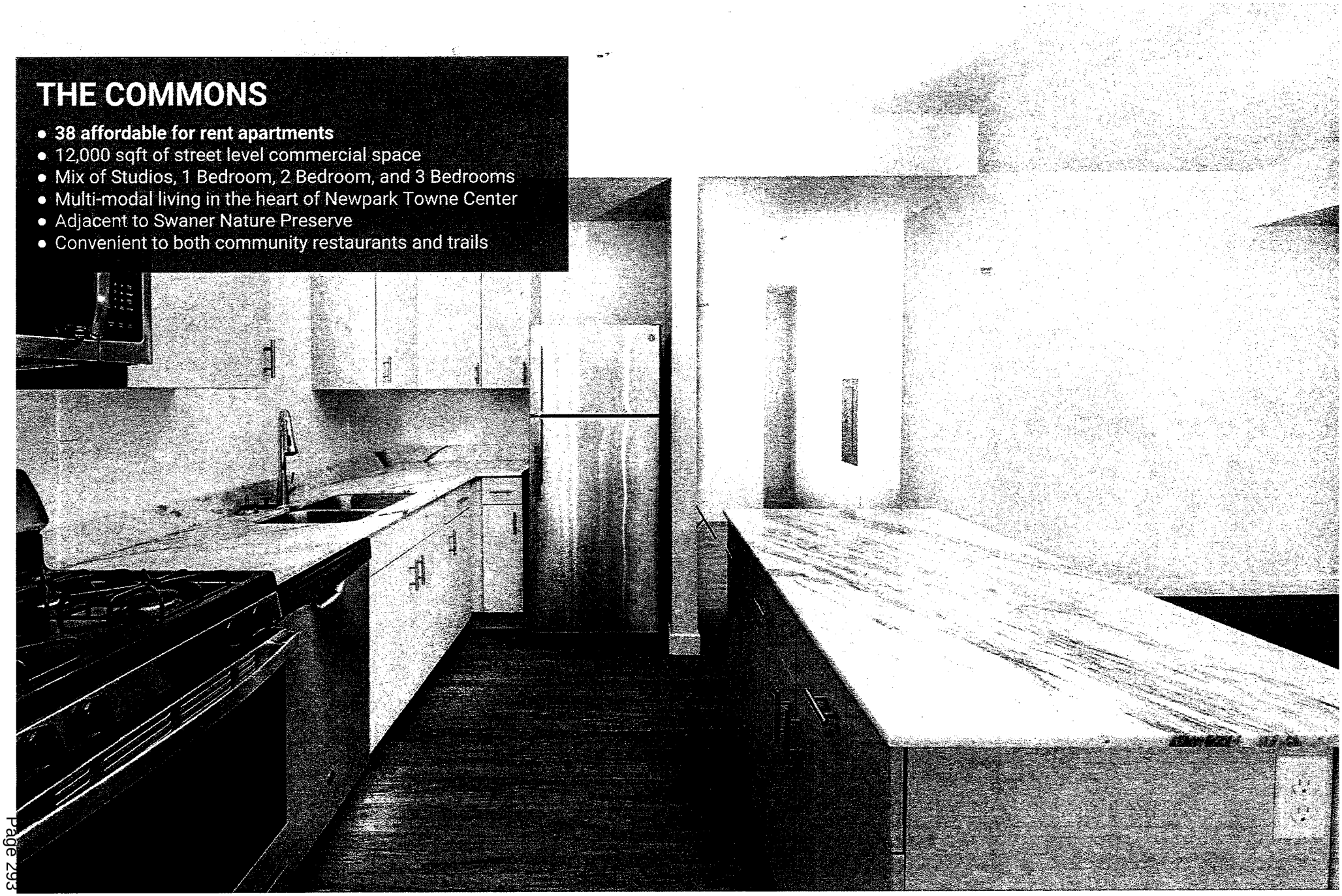
THE COMMONS

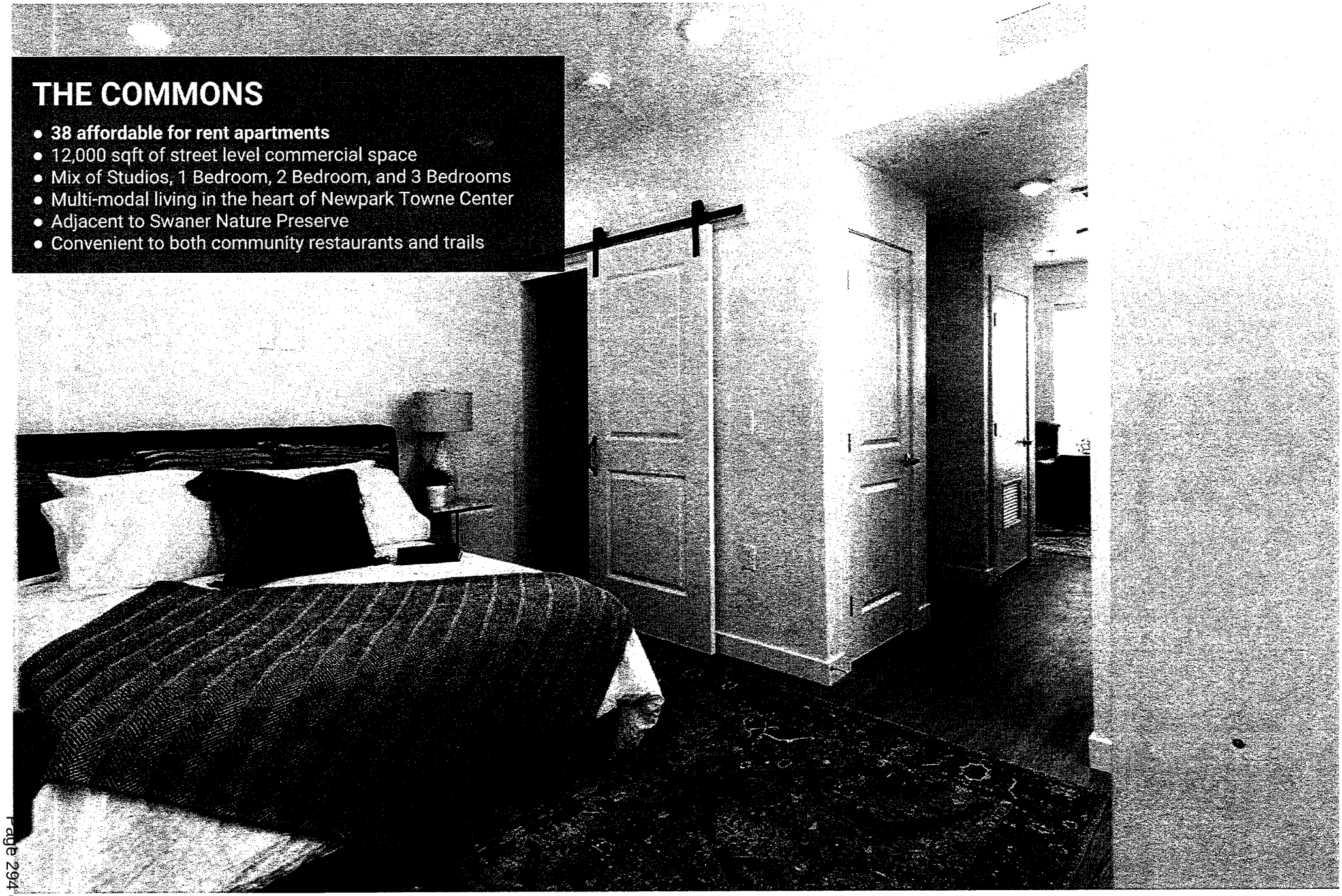
- **38 affordable for rent apartments**
- 12,000 sqft of street level commercial space
- Mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedrooms
- Multi-modal living in the heart of Newpark Towne Center
- Adjacent to Swaner Nature Preserve
- Convenient to both community restaurants and trails

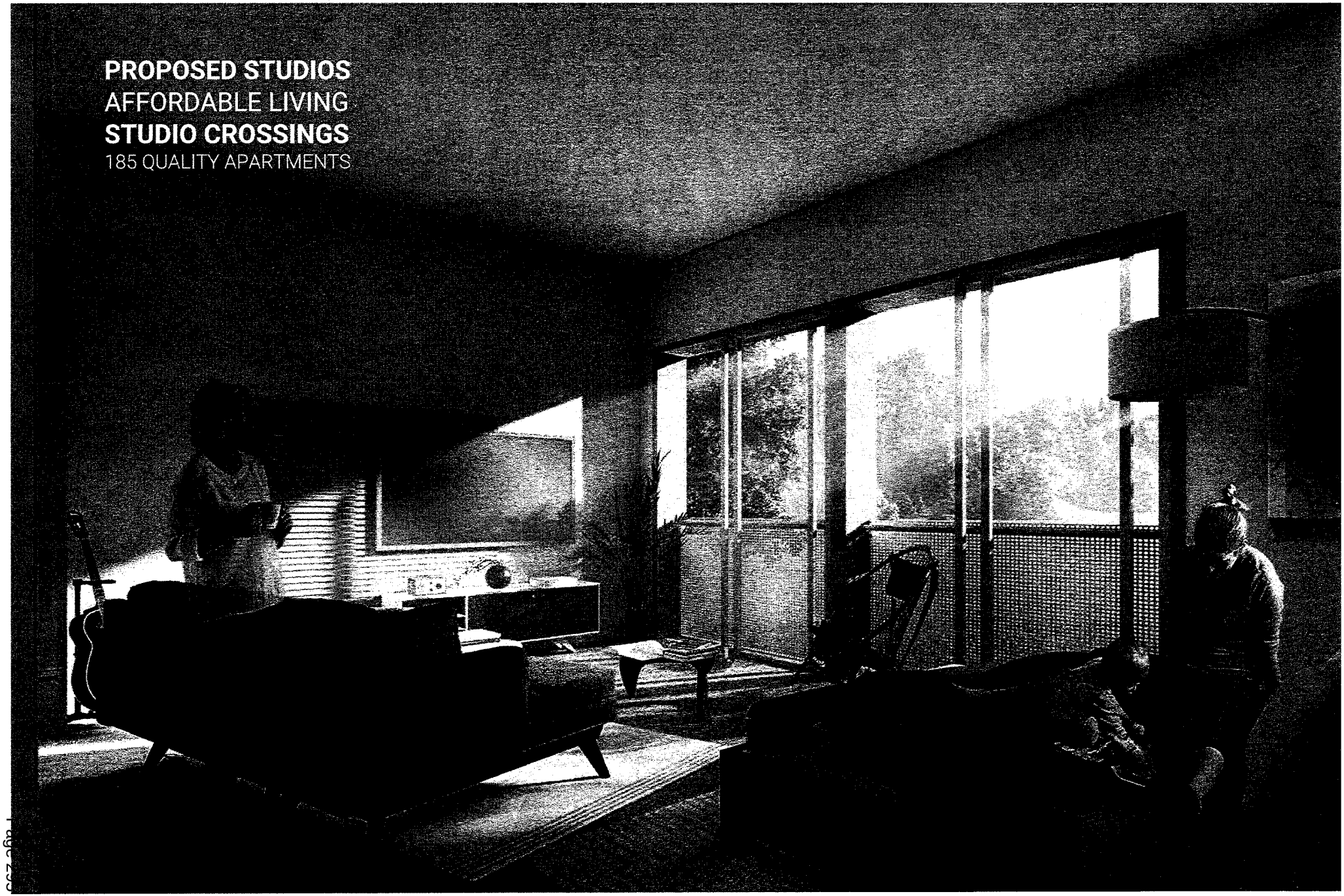


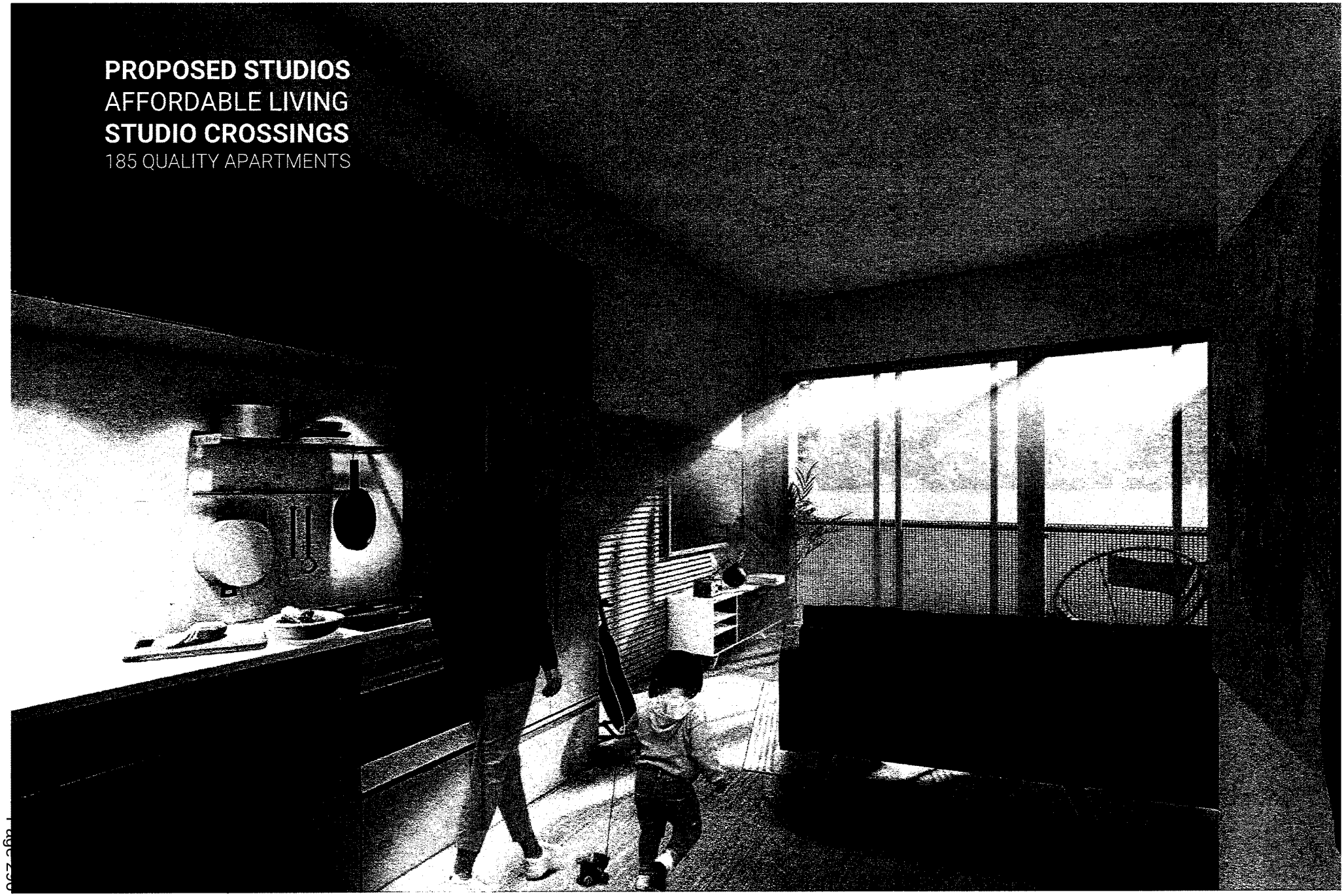
THE COMMONS

- **38 affordable for rent apartments**
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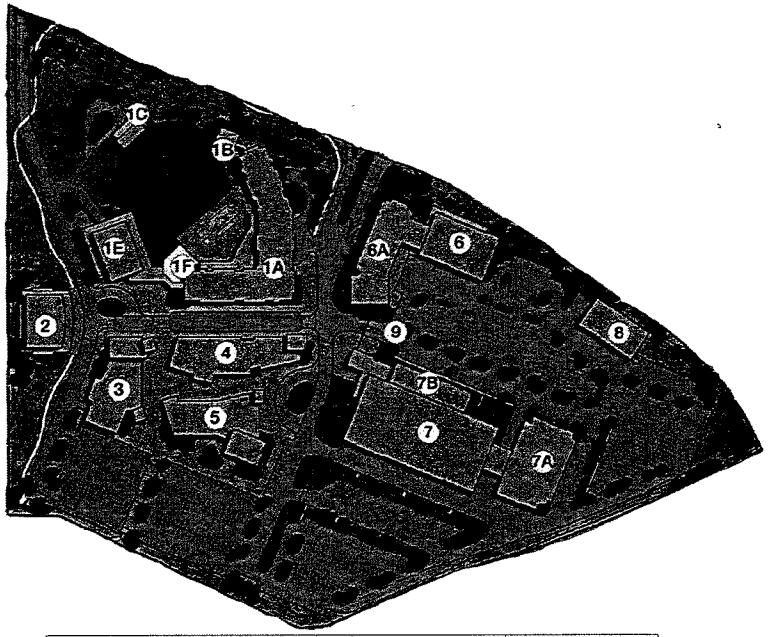



THE COMMONS
• 38 affordable for rent apartments
• 12,000 sqft of street level commercial space
• Mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedrooms
• Multi-modal living in the heart of Newpark Towne Center
• Adjacent to Swaner Nature Preserve
• Convenient to both community restaurants and trails


PROPOSED STUDIOS
AFFORDABLE LIVING
STUDIO CROSSINGS
185 QUALITY APARTMENTS

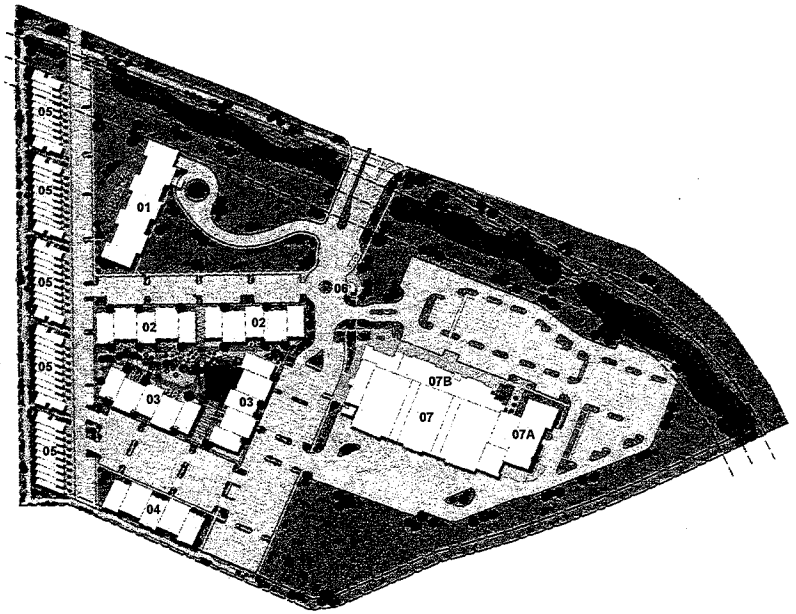

PROPOSED STUDIOS
AFFORDABLE LIVING
STUDIO CROSSINGS
185 QUALITY APARTMENTS

2012 Proposed MPD - Studio Support Commercial



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
1A	Hotel Lodging (100 keys)	112,00	40'
1B	Recording Studio	2,500	16'
1C	Stage Venue	700	28'
1D	Residence (Omitted)	0	
1E	Grand Ballroom	16,000	28'
1F	Atrium	0	28'
2	Screening Rooms / Theater	15,000	40'
3	Entertainment Venue	14,500	40'
4	Mixed Use	33,350	28'
5	Mixed Use	25,625	28'
6	Sound Effects Stage	15,700	40'
6A	Office	37,200	38'
7	Sound Stages	47,375	60'
7A	Workshop	20,000	28'
7B	Production Support / Offices	24,000	34'
8	Workshop Office	10000	18'
9	Guard House	50	10'

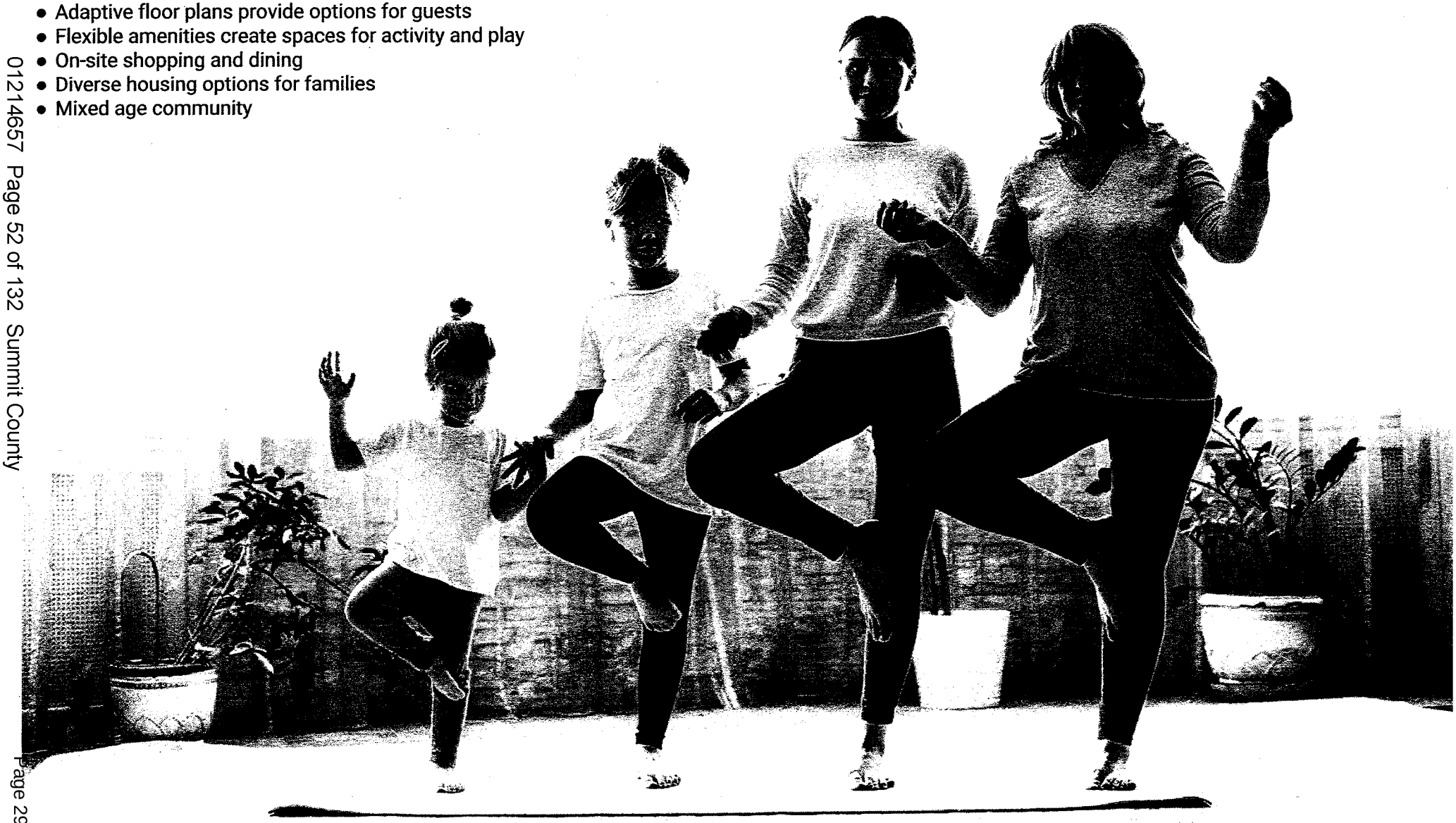
2022 Proposed MPD - Affordable Community



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
01	Residential Condo building	60,000	40'
02	Commercial Buildings	15,000 ea / 30,000 Total	25'
03	Mixed Use Affordable Housing	45,000 ea / 90,000 Total	40'
04	Affordable Housing	58,632 sf	45'
05	Market Rate Townhomes	1,500 ea / 82,000 Total	25'
06	Bus Transit Pick Up	0	15"
07	*(EXISTING) Sound Stages*	*47,375*	*60'*
07A	*(EXISTING) Workshop*	*20,000*	*28'*
07B	*(EXISTING) Production Support / Offices*	*24,000*	*34"*

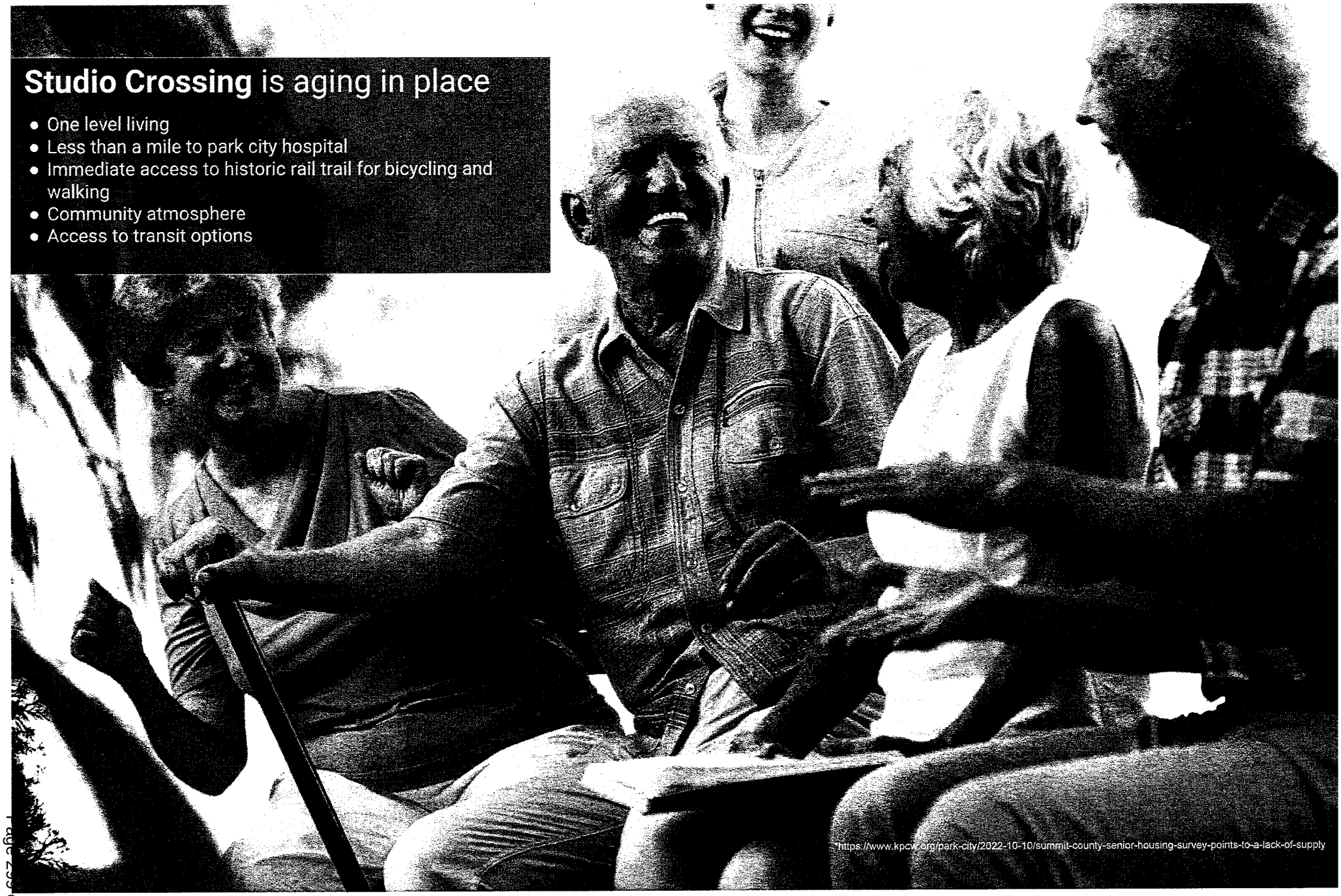
Studio Crossing is Multi-generational

- Adaptive floor plans provide options for guests
- Flexible amenities create spaces for activity and play
- On-site shopping and dining
- Diverse housing options for families
- Mixed age community



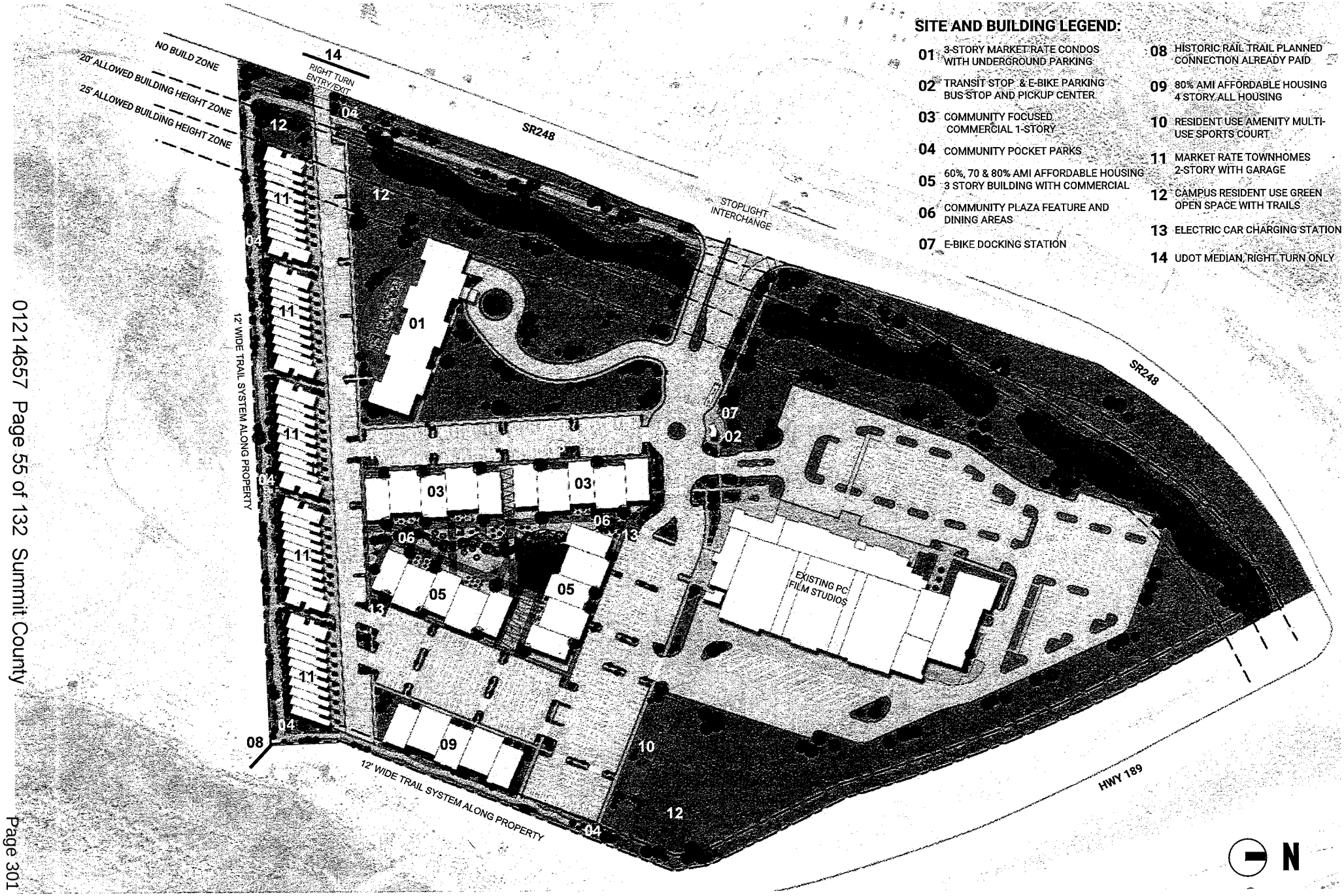
Studio Crossing is aging in place

- One level living
- Less than a mile to park city hospital
- Immediate access to historic rail trail for bicycling and walking
- Community atmosphere
- Access to transit options



*https://www.kpcw.org/park-city/2022-10-10/summit-county-senior-housing-survey-points-to-a-lack-of-supply

PLANNING COMMISSION COMMENTS (08/10)	WE LISTENED, UPDATES TO DESIGN (10/26)
01. Protect the EPOC Zone, no exceptions	Building heights and locations have been lowered and shifted to be compliant with the Entry Protection Overlay Corridor Zone
02. Not in favor of height exceptions for buildings (48' original design)	Building heights have been lowered, (1) at 45' (3) at 40' (52) at 25'
03. UDOT coordination of SW Entry/Exit	Met with UDOT 8/31, no issues with proposed design, UDOT prefers median curb in lieu of original porkchop design, next meeting October 04 setup for engineering review
04. More information on the community amenities	10 Amenities highlighted and analyzed in presentation
05. Narrow down allowed commercial uses, more community focused	Community Commercial has been further refined and narrowed down to focus on small scale community benefit
06. Shared parking study needed	Original and shared parking study included in Planning packet, our parking count is succinctly in between code requirements and shared parking study
07. Would you consider less than 80% AMI, especially for the single income households?	Our team met with Jason Gidden and Housing team and revised AMI **60%, 70%, 80% (STUDIOS RENTED (20 UNITS) AT 60% AMI AND (60) AT 70% AMI)**
08. Can you provide more information on sustainability?	5 Different sustainable organizations studied through 6 divisions, findings and proposed sustainability objectives (LEED, USGBC, PASSIVE, ETC)
09. More Rail Trail connection information	Our team met with Heinrich Deters and Rick Fournier with Mountain Trails Foundation 8/31 and all agree a Rail Trail Connection can be easily be made
10. Concern about the 4 story affordable building blocking the view of the project from the interstate, can we step it down?	Affordable Housing building height lowered, rotated and moved closer to the Plaza in order to promote community connectivity and to hide parking
11. Can you consider deed restrictions on nightly rentals?	**Proposed Partnership with Park City for LITE DEED RESTRICTION** **Affordable housing will require a minimum 6 month lease and qualify** **Nightly rentals are allowed in the RCO Zone** Nightly rental restrictions greatly impact for-sale home ownership Current Entitlement MPD allows 100% nightly rentals


SITE AND BUILDING LEGEND:
01 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING
02 TRANSIT STOP & E-BIKE PARKING BUS STOP AND PICKUP CENTER
03 COMMUNITY FOCUSED COMMERCIAL 1-STORY
04 COMMUNITY POCKET PARKS
05 60%, 70 & 80% AMI AFFORDABLE HOUSING 3 STORY BUILDING WITH COMMERCIAL
06 COMMUNITY PLAZA FEATURE AND DINING AREAS
07 E-BIKE DOCKING STATION
08 HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID
09 80% AMI AFFORDABLE HOUSING 4 STORY ALL HOUSING
10 RESIDENT USE AMENITY MULTI-USE SPORTS COURT
11 MARKET RATE TOWNHOMES 2-STORY WITH GARAGE
12 CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS
13 ELECTRIC CAR CHARGING STATION
14 UDOT MEDIAN, RIGHT TURN ONLY
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE
RIGHT TURN ENTRY/EXIT
SR248
STOPLIGHT INTERCHANGE
12' WIDE TRAIL SYSTEM ALONG PROPERTY
EXISTING PC FILM STUDIOS
HWY 189
N

OVERALL PHASING PLAN

01 MIXED USE COMMUNITY COMMERCIAL WITH AFFORDABLE HOUSING ABOVE

01 TRANSIT BUS STOP AND PROPOSED BIKE SHARE MULTI-MODAL STOP

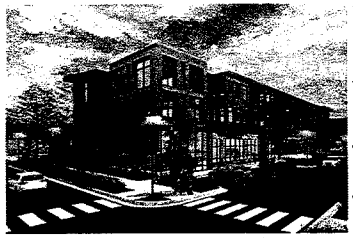
02 COMMUNITY COMMERCIAL ONE STORY BUILDINGS AND THREE SEASON PLAZA

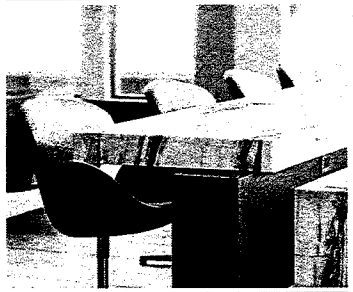
03 50 MARKET RATE TOWNHOMES APPROXIMATELY 1,500 SF EACH

04 50 MARKET RATE CONDOS ONE-STORY LIVING WITH SHARED AMENITIES

04 ALL-AFFORDABLE APARTMENT HOUSING BUILDING


PHASE 01: MIXED USE AFFORDABLE HOUSING

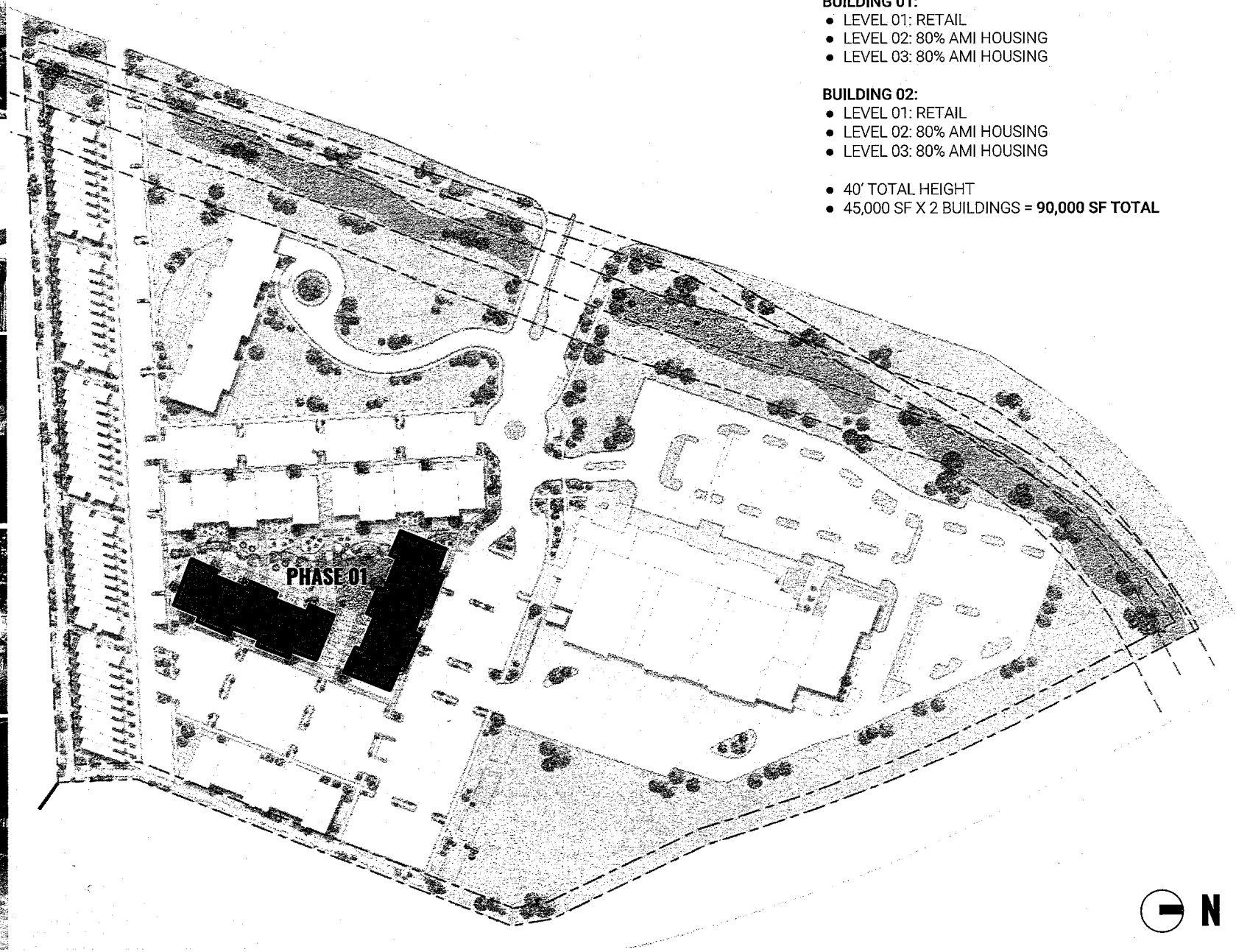












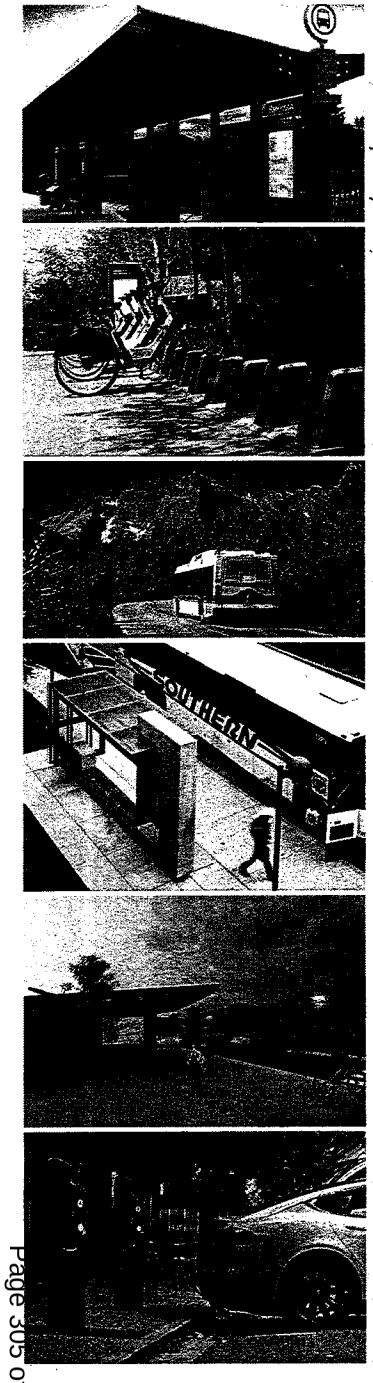
PHASE 01: MIXED-USE AFFORDABLE HOUSING

BUILDING 01:
- LEVEL 01: RETAIL
- LEVEL 02: 80% AMI HOUSING
- LEVEL 03: 80% AMI HOUSING

BUILDING 02:
- LEVEL 01: RETAIL
- LEVEL 02: 80% AMI HOUSING
- LEVEL 03: 80% AMI HOUSING

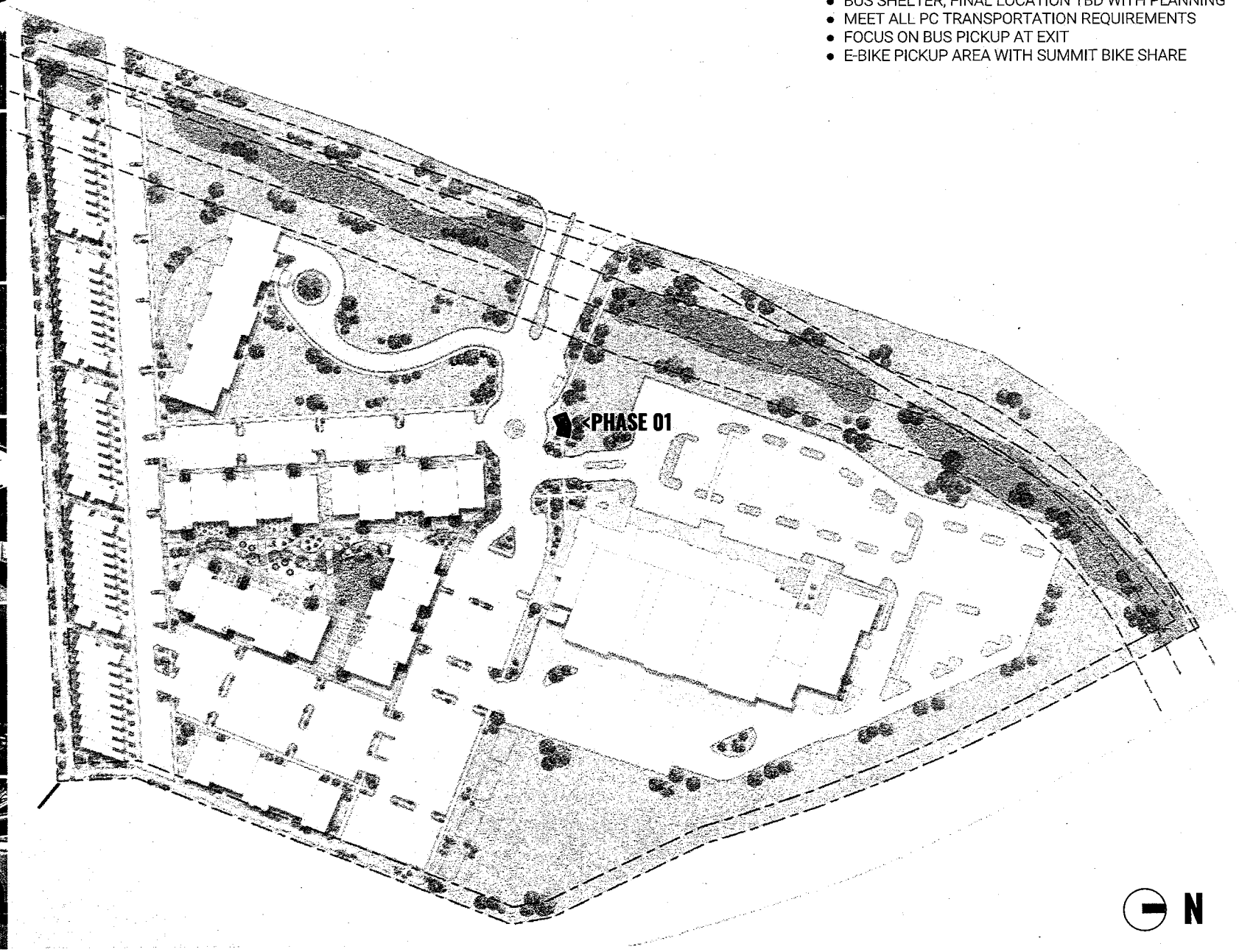
- 40' TOTAL HEIGHT
- 45,000 SF X 2 BUILDINGS = **90,000 SF TOTAL**

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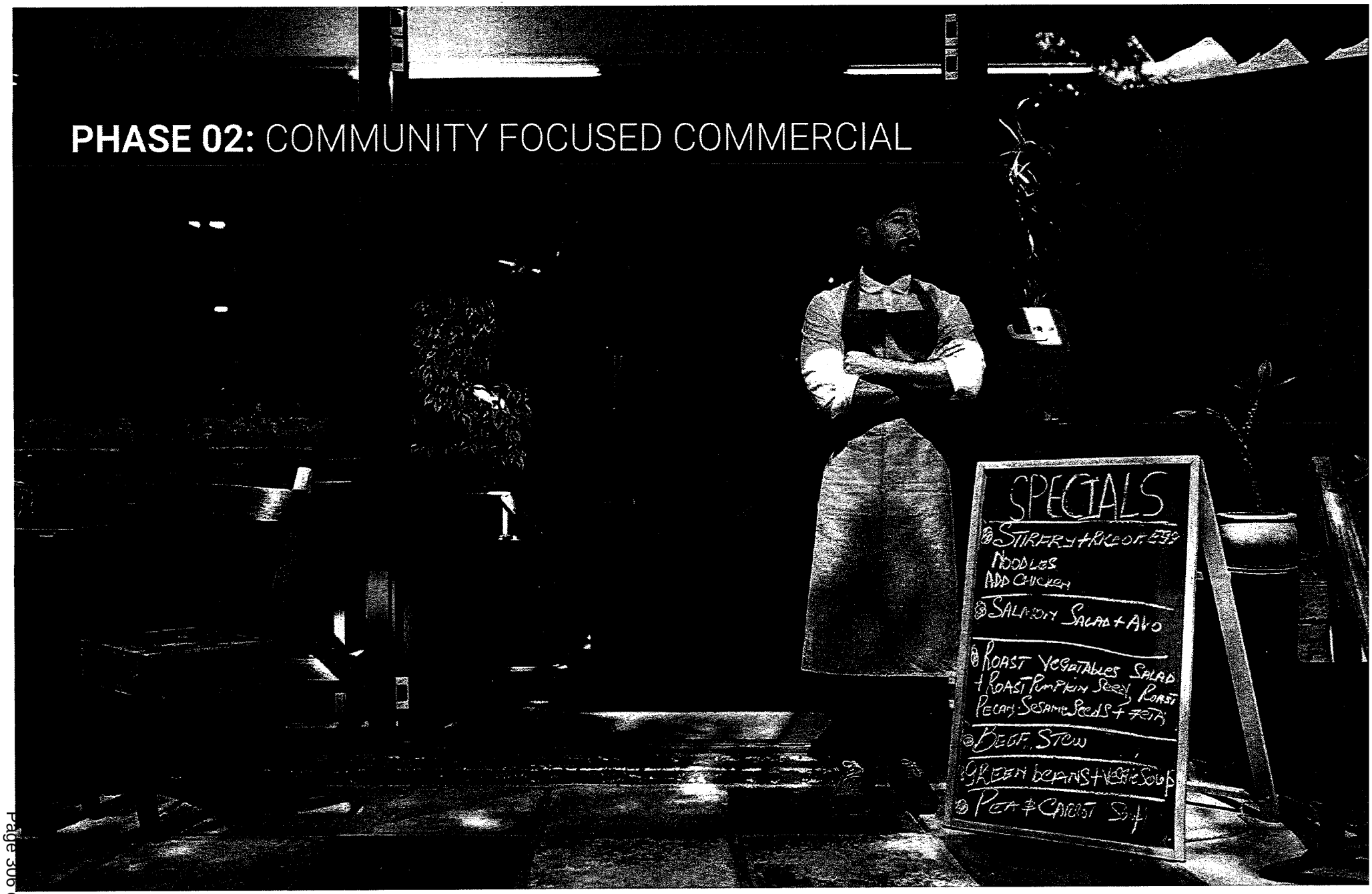


PHASE 01: TRANSIT STOP / BUS STOP

- BUS SHELTER, FINAL LOCATION TBD WITH PLANNING
- MEET ALL PC TRANSPORTATION REQUIREMENTS
- FOCUS ON BUS PICKUP AT EXIT
- E-BIKE PICKUP AREA WITH SUMMIT BIKE SHARE

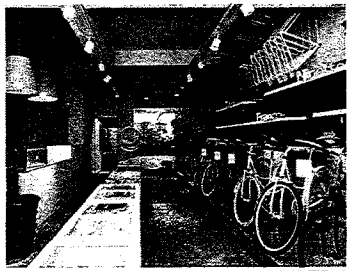


PHASE 02: COMMUNITY FOCUSED COMMERCIAL







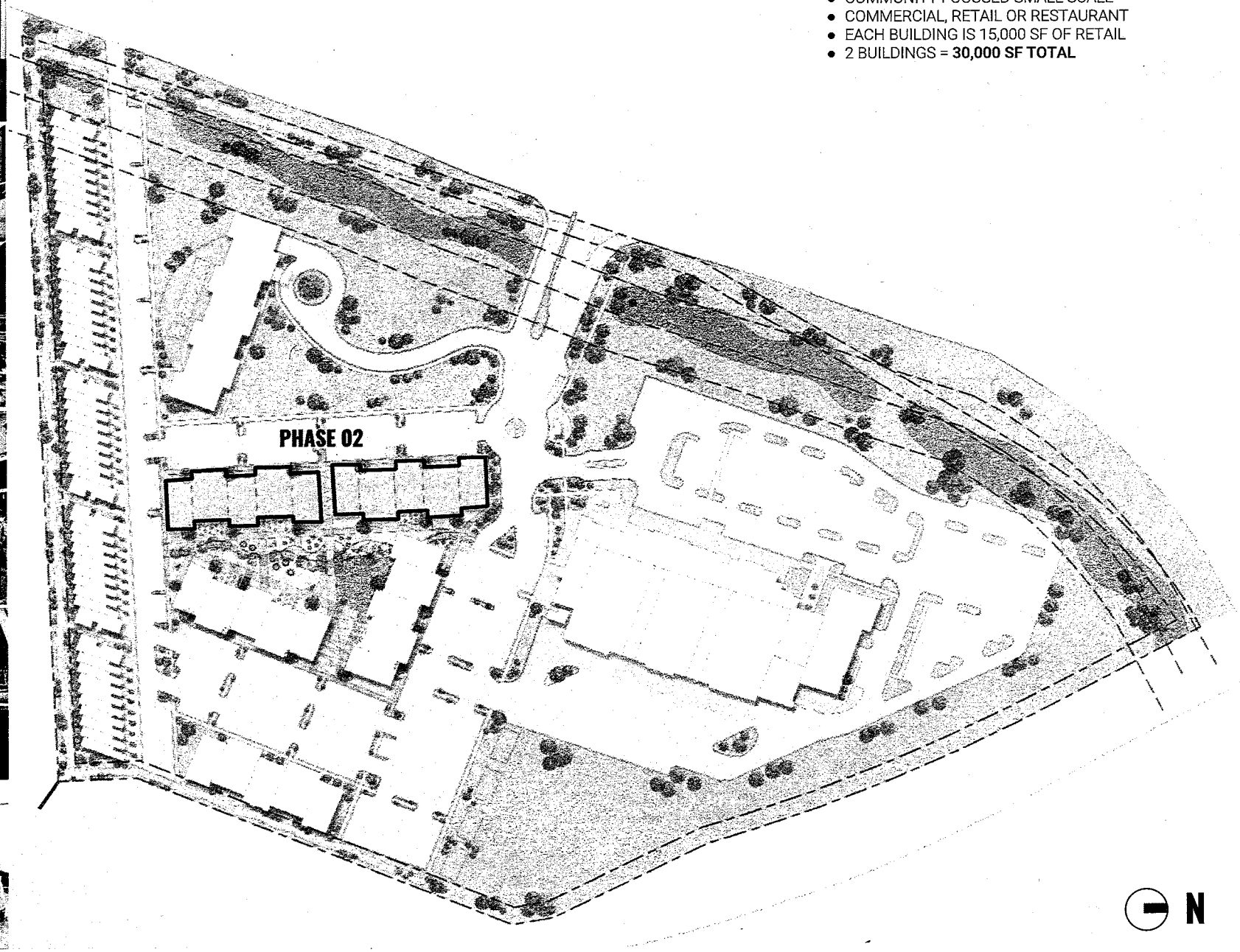




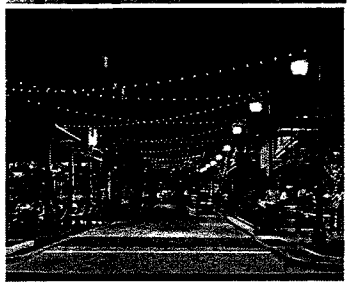


PHASE 02 INFORMATION:

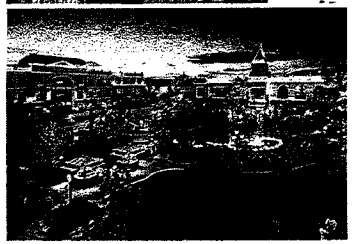
- COMMUNITY FOCUSED SMALL SCALE
- COMMERCIAL, RETAIL OR RESTAURANT
- EACH BUILDING IS 15,000 SF OF RETAIL
- 2 BUILDINGS = **30,000 SF TOTAL**







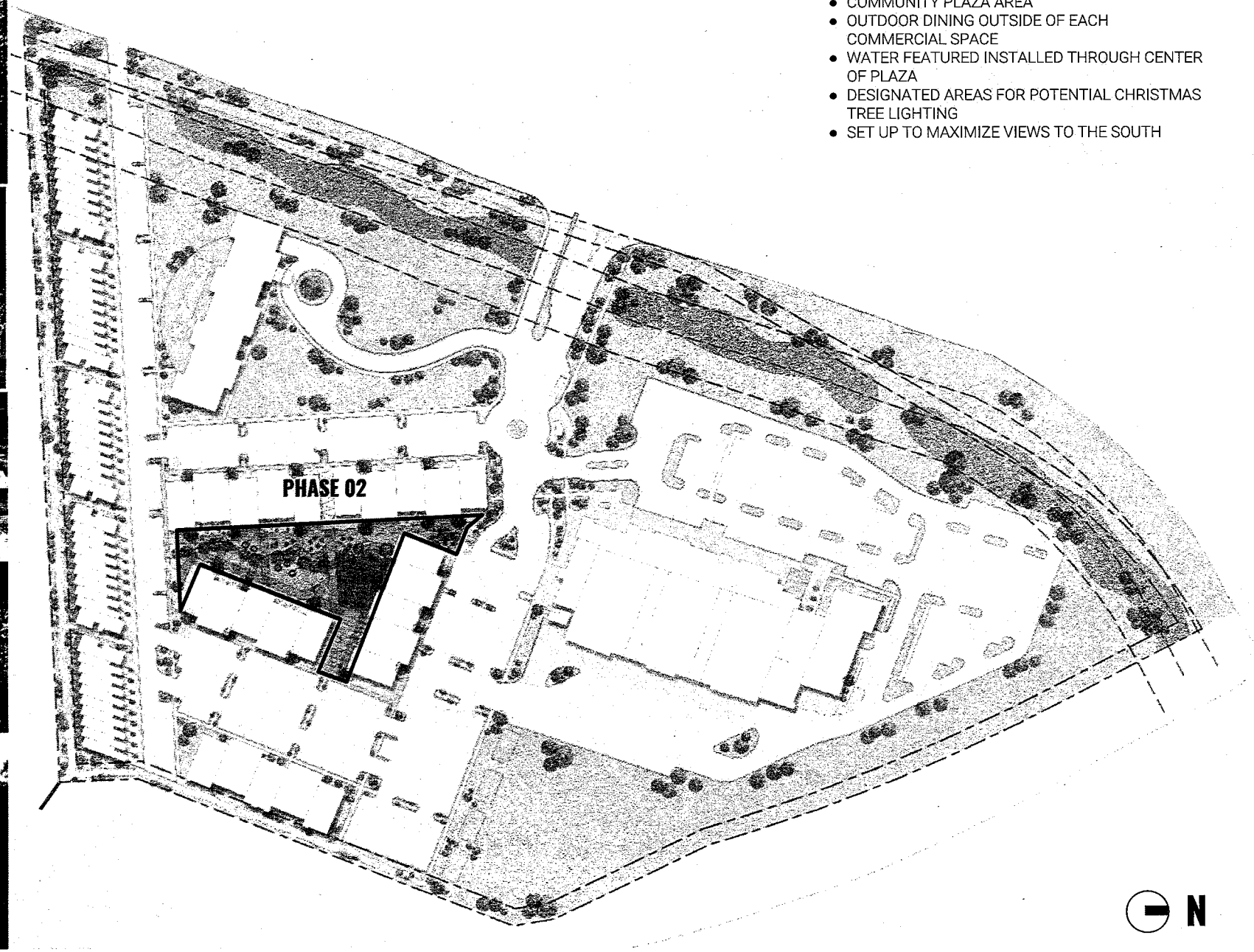


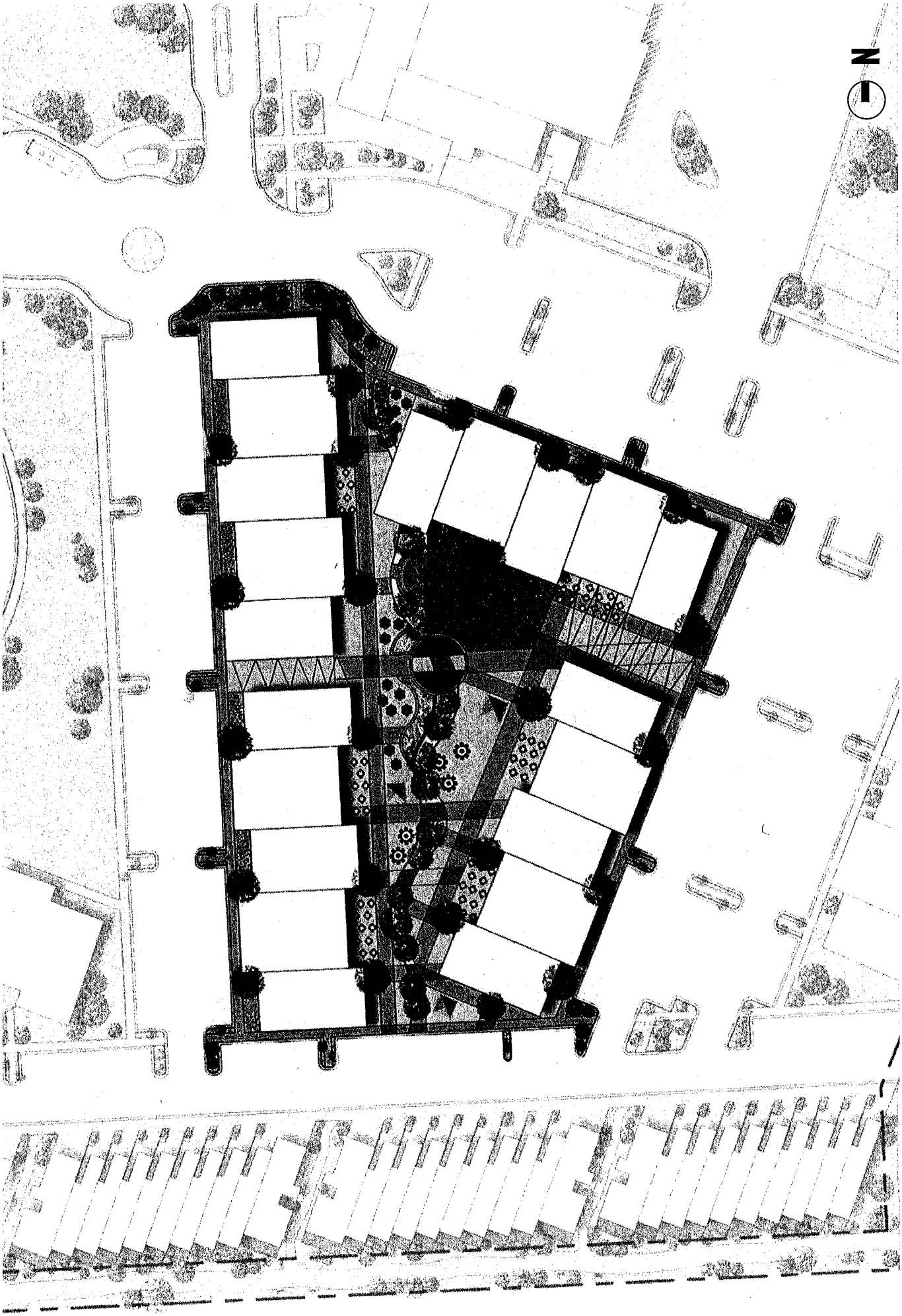




PHASE 02 INFORMATION:

- COMMUNITY PLAZA AREA
- OUTDOOR DINING OUTSIDE OF EACH COMMERCIAL SPACE
- WATER FEATURED INSTALLED THROUGH CENTER OF PLAZA
- DESIGNATED AREAS FOR POTENTIAL CHRISTMAS TREE LIGHTING
- SET UP TO MAXIMIZE VIEWS TO THE SOUTH




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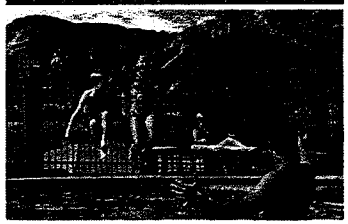
PHASE 03: MARKET RATE TOWNHOMES









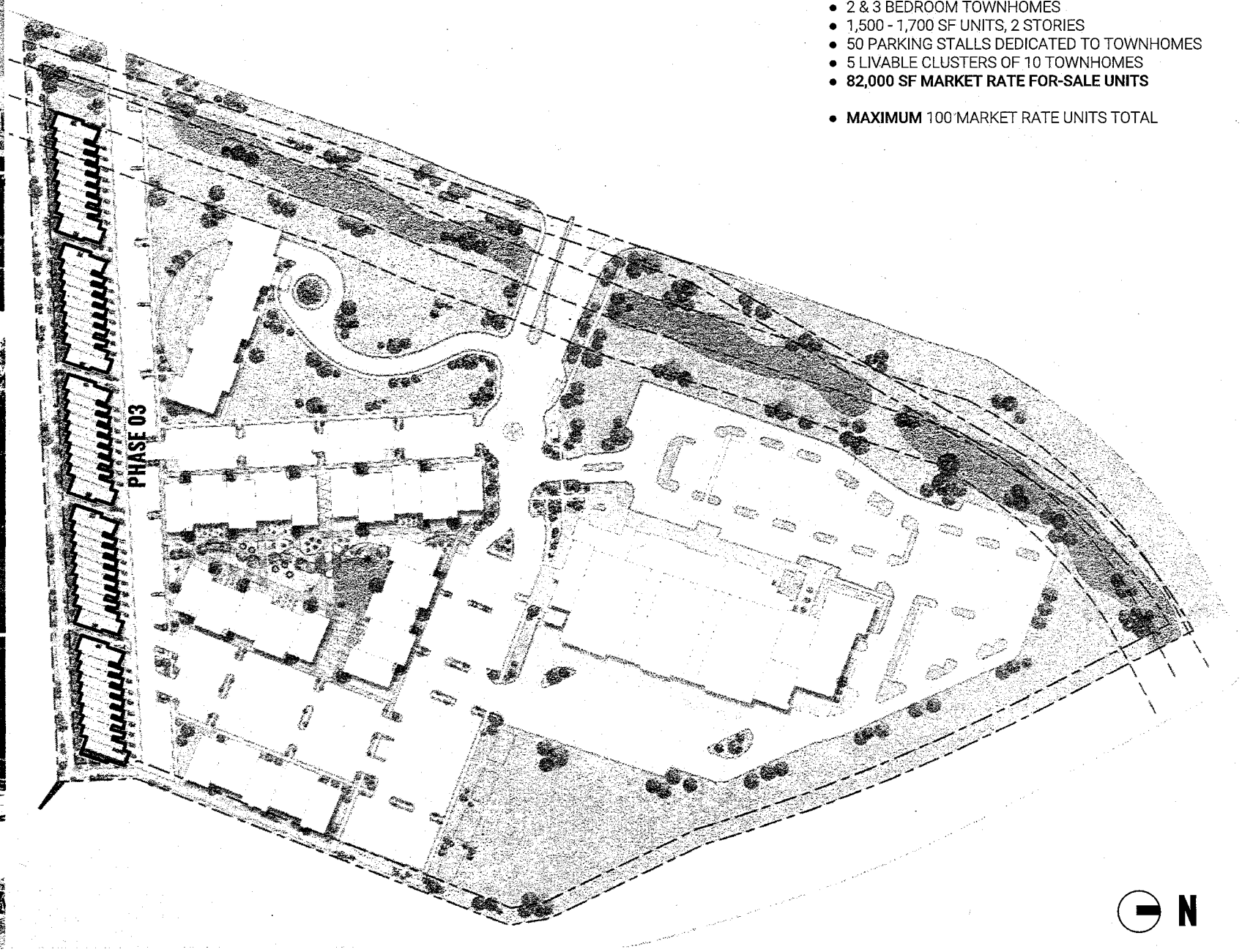




PHASE INFORMATION FOR APPROX 50 BUILDINGS:

- 2 & 3 BEDROOM TOWNHOMES
- 1,500 - 1,700 SF UNITS, 2 STORIES
- 50 PARKING STALLS DEDICATED TO TOWNHOMES
- 5 LIVABLE CLUSTERS OF 10 TOWNHOMES
- **82,000 SF MARKET RATE FOR-SALE UNITS**

- **MAXIMUM** 100 MARKET RATE UNITS TOTAL



PHASE 03: MARKET RATE CONDOS









PHASE INFORMATION FOR 1 BUILDING:

- LEVEL 01: MARKET RATE CONDOS
- LEVEL 02: MARKET RATE CONDOS
- LEVEL 03: MARKET RATE CONDOS

- 40' TALL BUILDING
- **60,000 SF MARKET RATE CONDOS**

- APPROXIMATELY 50 UNITS
- EACH UNIT UNDER 2,000 SF

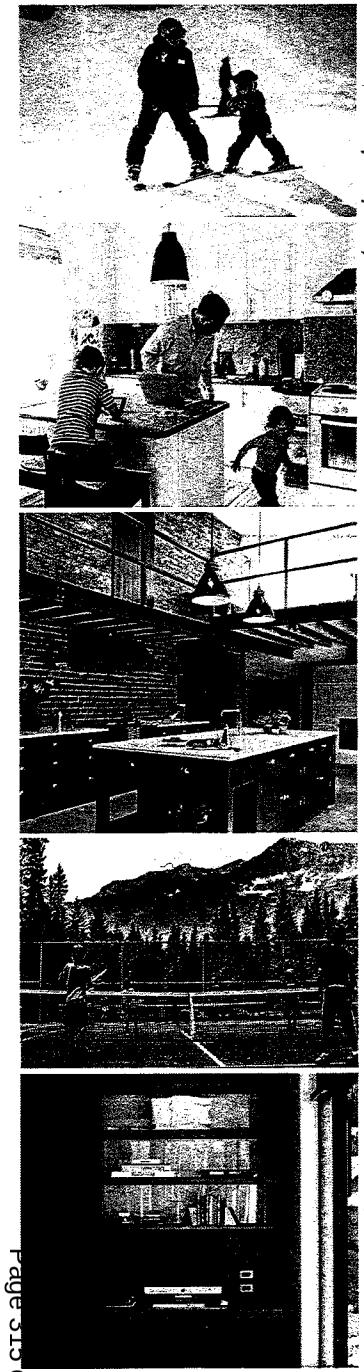
- **MAXIMUM** 100 MARKET RATE UNITS TOTAL

PHASE 04

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PHASE 04: AFFORDABLE HOUSING

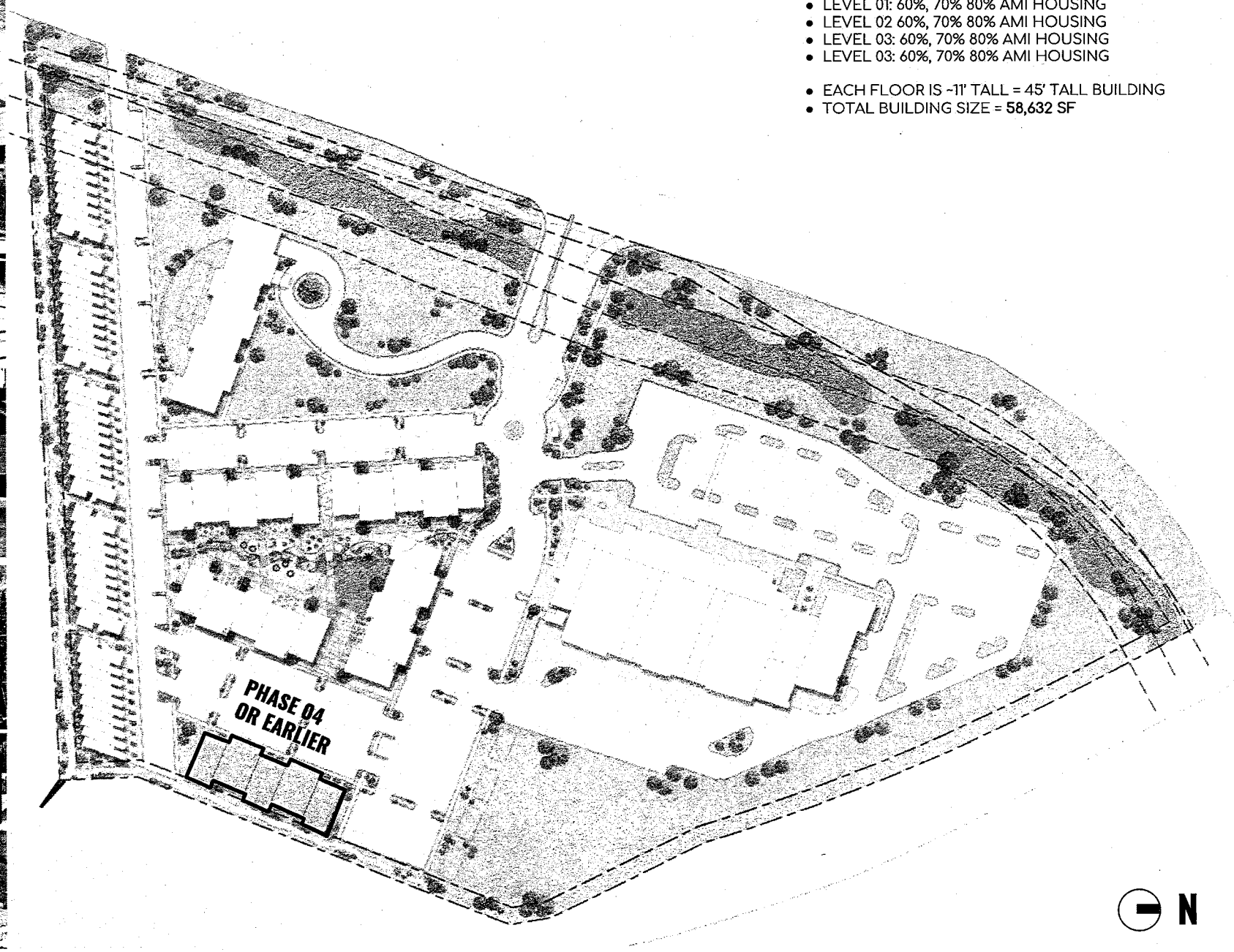


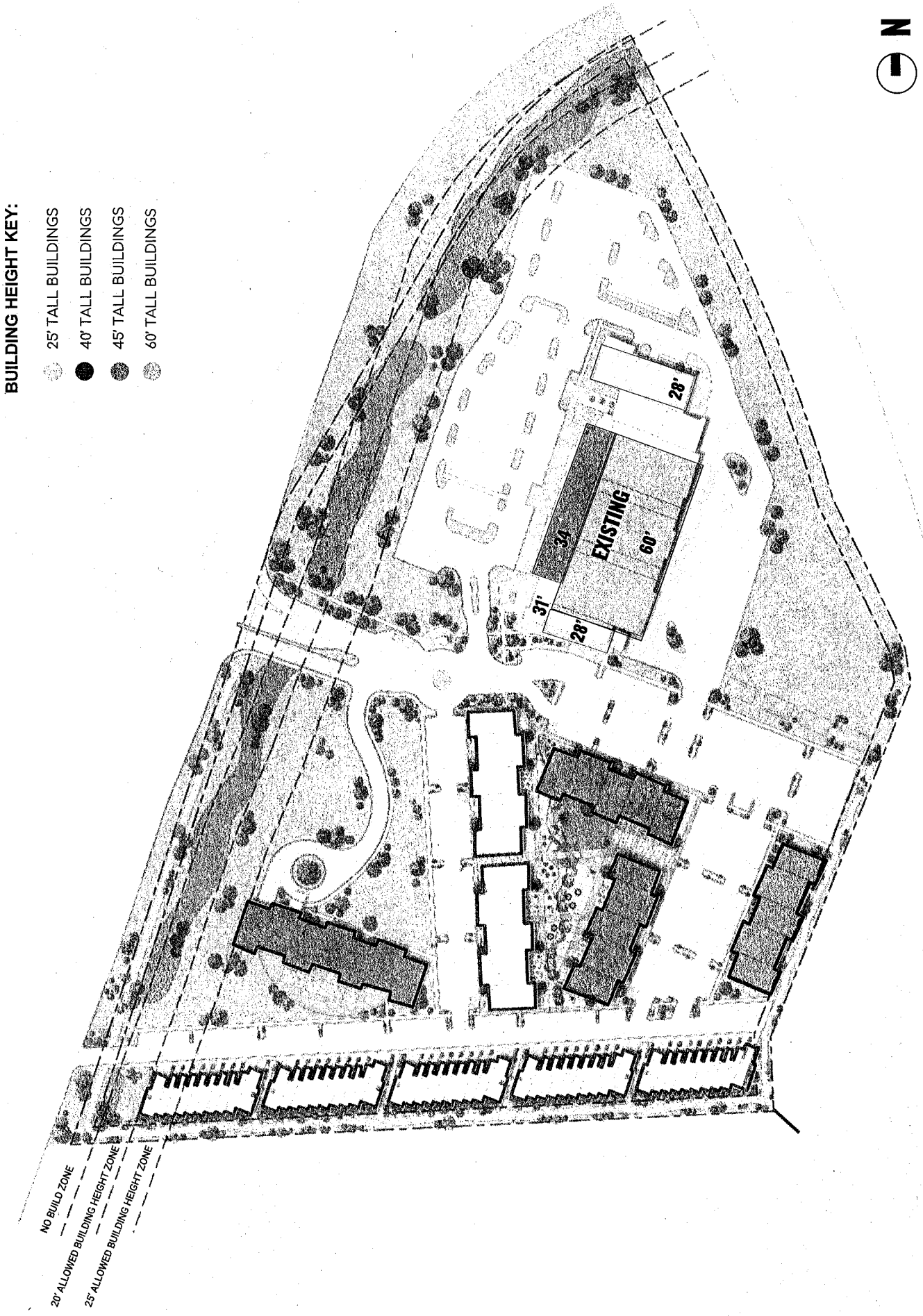


PHASE INFORMATION FOR 1 BUILDING:

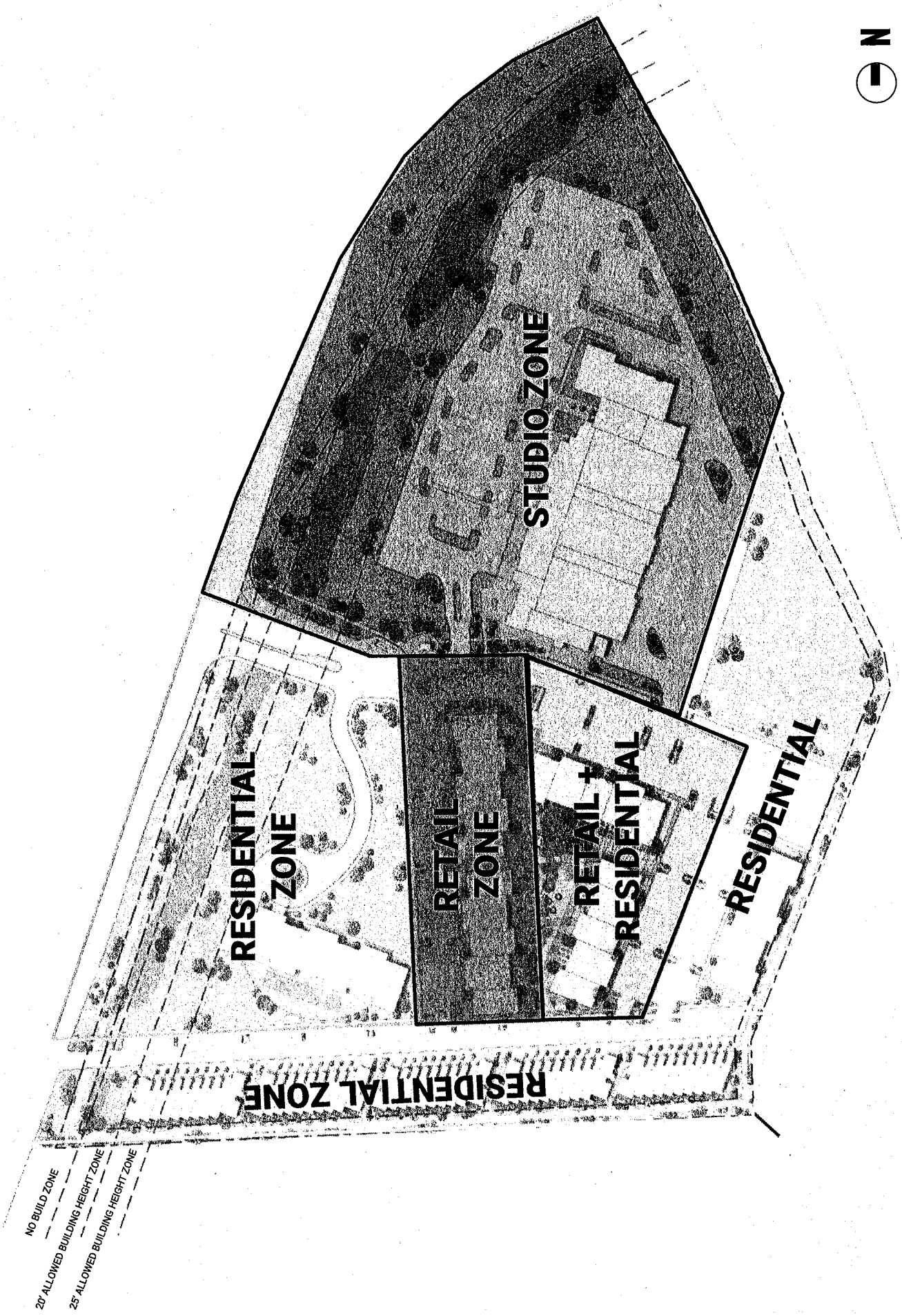
- LEVEL 01: 60%, 70% 80% AMI HOUSING
- LEVEL 02 60%, 70% 80% AMI HOUSING
- LEVEL 03: 60%, 70% 80% AMI HOUSING
- LEVEL 03: 60%, 70% 80% AMI HOUSING

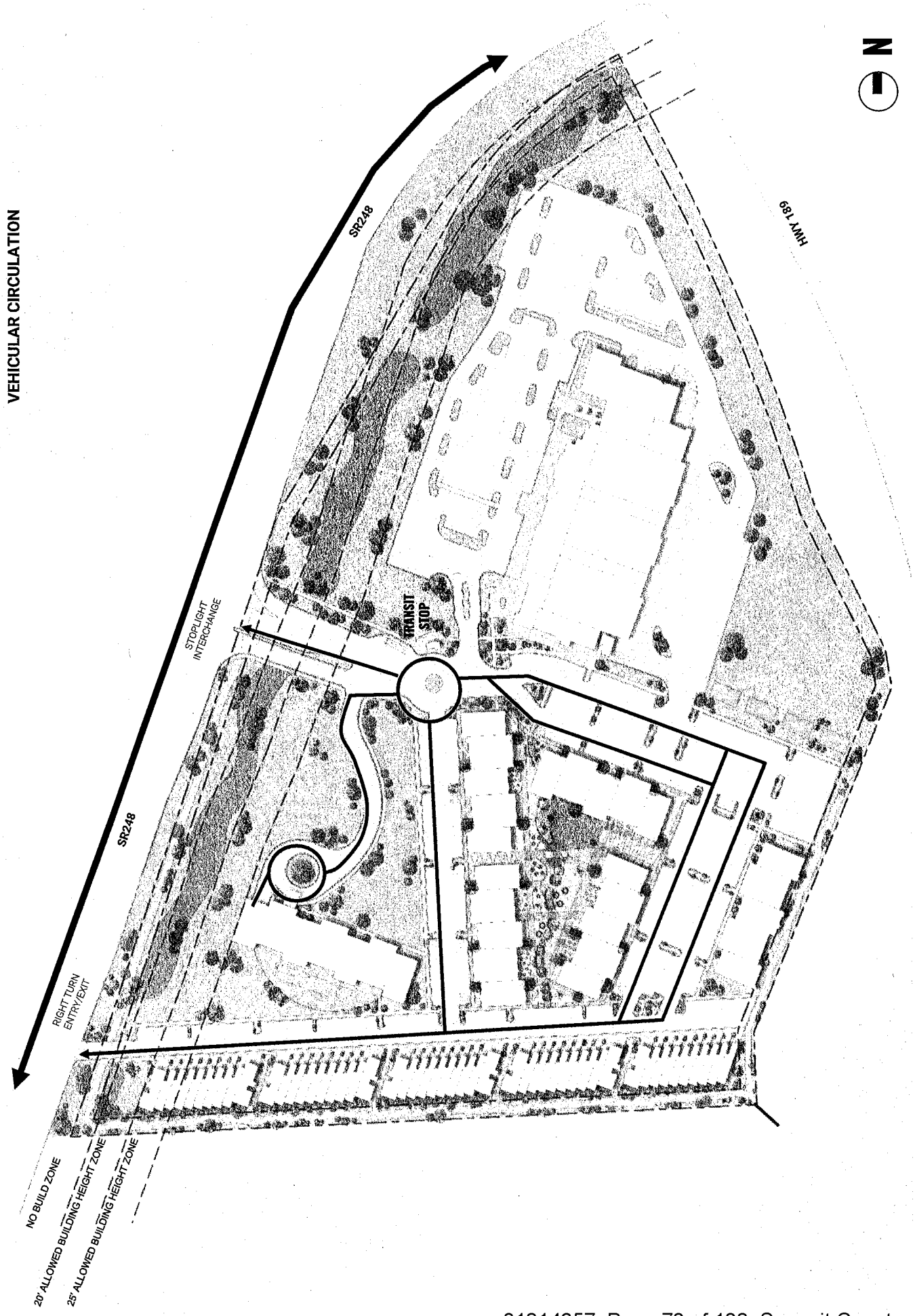
- EACH FLOOR IS ~11' TALL = 45' TALL BUILDING
- TOTAL BUILDING SIZE = **58,632 SF**



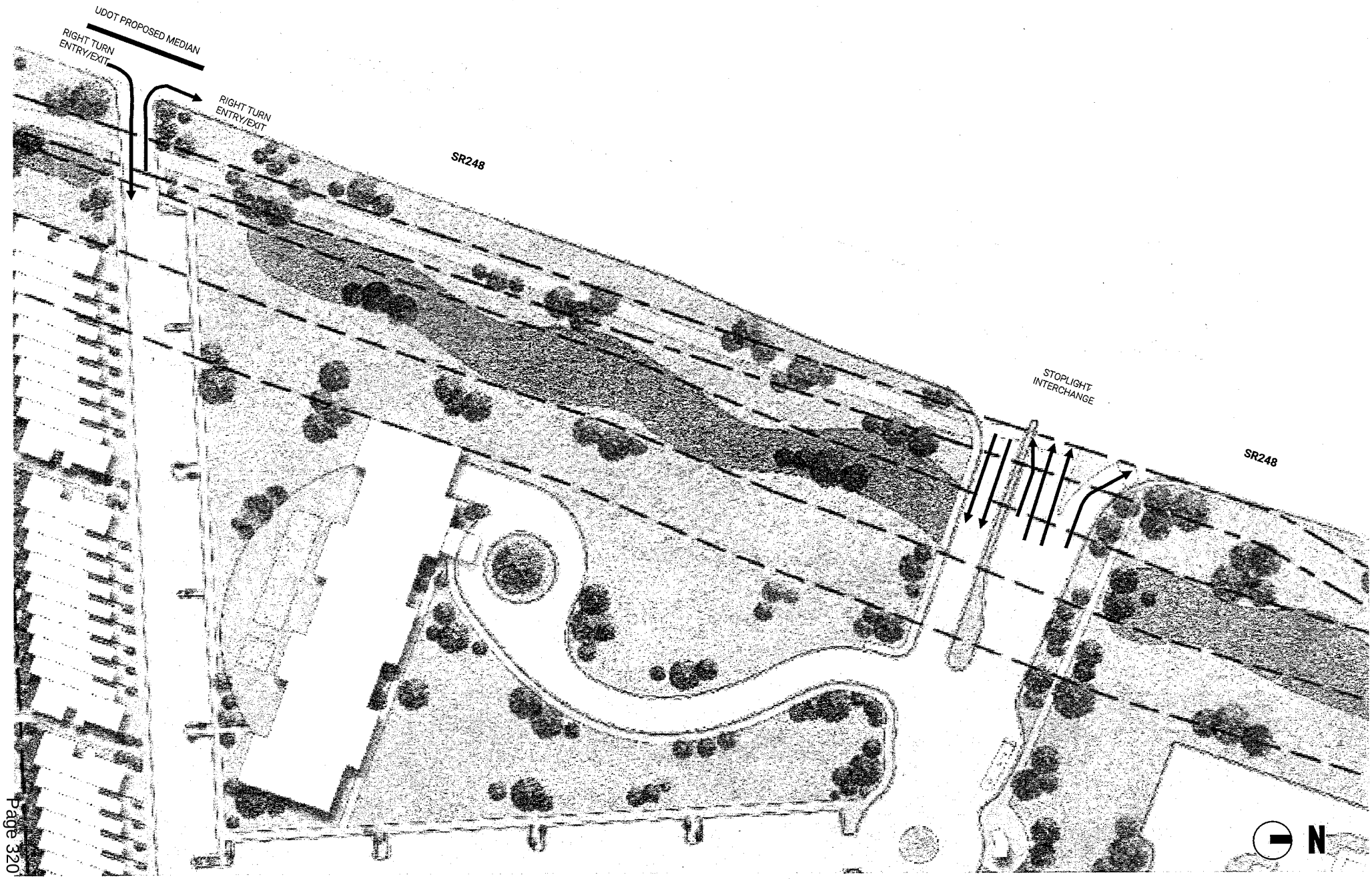

BUILDING HEIGHT KEY:
25' TALL BUILDINGS
40' TALL BUILDINGS
45' TALL BUILDINGS
60' TALL BUILDINGS
N
28'
34'
EXISTING
60'
31'
28'
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE

SETBACK KEY:
25' PROPERTY LINE SETBACK
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE
N


N
STUDIO ZONE
RESIDENTIAL ZONE
RETAIL ZONE
RETAIL + RESIDENTIAL
RESIDENTIAL
RESIDENTIAL ZONE
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE


VEHICULAR CIRCULATION
SR248
HWY 189
STOPLIGHT INTERCHANGE
TRANSIT STOP
SR248
RIGHT TURN ENTRY/EXIT
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE
N

SITE ACCESS AND PROPOSED SECOND ENTRY



DIFFERENT MODES OF CIRCULATION
PEDESTRIAN CIRCULATION
BICYCLE CIRCULATION
RAIL TRAIL CONNECTION
N
SR248
SR248
CONNECTION TO ROUND VALLEY
RAILS, PARKS, ICE RINK, DOG
PARK, HOSPITAL, PEOPLE'S
CLINIC
RIGHT TURN
ENTRY/EXIT
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE
RAIL TRAIL
CONNECTION

N
SECURE ACCESS
PUBLIC ACCESS
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE

CODE REQUIRED RESIDENTIAL PARKING BASED ON PROPOSED HOUSING MIX

UNIT TYPE	NUMBER	PARKING RATIO	PARKING REQ.
MARKET-RATE UNITS	100	1.5	150
AFFORDABLE UNITS < 1,000 SF	170	1	170
AFFORDABLE UNITS > 1,000 SF	15	1.5	22.5
TOTAL RESIDENTIAL REQ	**285**		**342.5**

*ALL UNDER 2,000 SF

CODE REQUIRED COMMERCIAL PARKING BASED ON PROPOSED COMMERCIAL USE MIX ASSUMPTIONS (GRAYSHELL COMMERCIAL SPACE)

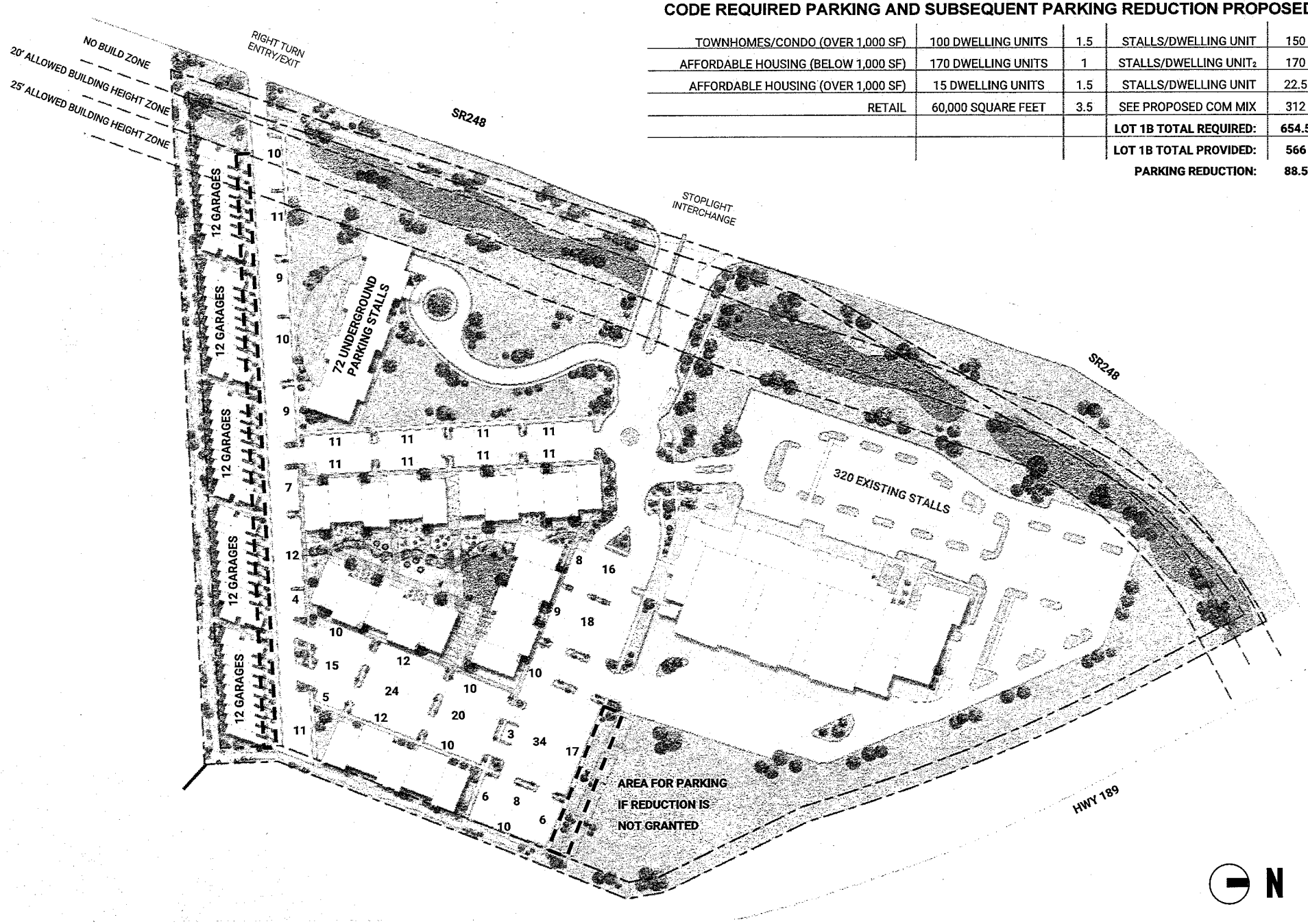
USE	1,000 SF	PARKING RATIO	PARKING REQ.
RESTAURANT	12	1 PER 100 SF	120
GENERAL OFFICE	6	3 PER 1000 SF	18
MEDICAL OFFICE	6	5 PER 1000 SF	30
MINOR RETAIL	18	3 PER 1000 SF	54
MAJOR RETAIL	18	5 PER 1000 SF	90
TOTAL	**60**		**312**

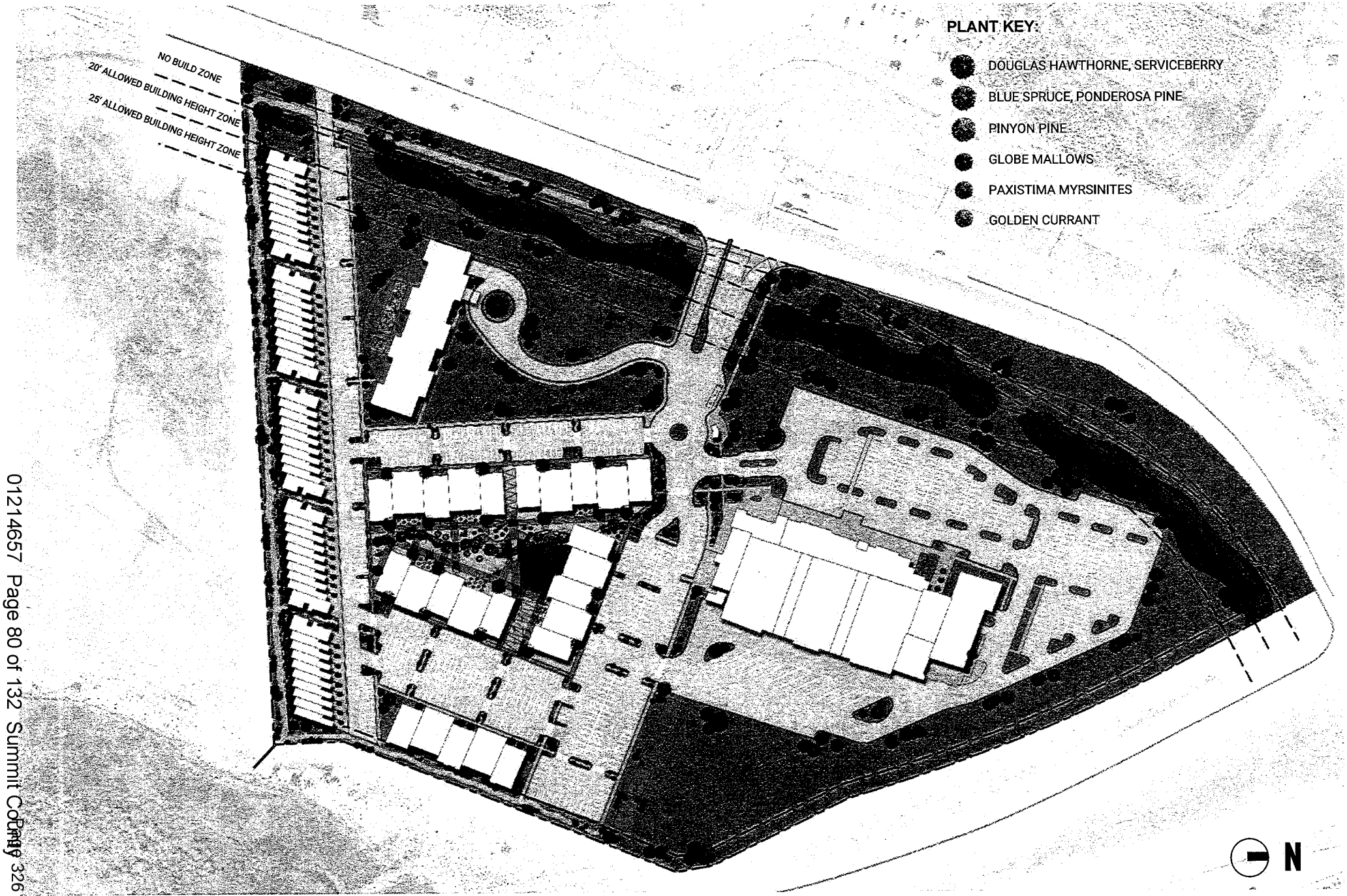
LMC §15-3-7, PARKING IN MASTER PLANNED DEVELOPMENTS AND CONDITIONAL USE PERMITS, ALLOWS THE PLANNING COMMISSION TO REDUCE THE INITIAL PARKING REQUIREMENT WITH THE SUBMITTAL OF A PARKING STUDY SHOWING PARKING USES WILL OVERLAP, COMMERCIAL SPACES WITHIN THE PROJECT WILL SERVE THOSE RESIDING WITHIN THE PROJECT RATHER THAN THE GENERAL PUBLIC, OR OTHER FACTORS THAT SUPPORT THE CONCLUSION THAT THE PROJECT WILL GENERATE LESS PARKING THAN THE CODE WOULD OTHERWISE REQUIRE.

THE APPLICANT HAS SUBMITTED A SHARED PARKING ANALYSIS (SEPARATE FILE NOT IN PRESENTATION) TO HELP ANALYZE A REASONABLE PARKING REDUCTION FOR THE COMMERCIAL PORTION OF THE SITE, SO THE APPLICANT DOES NOT NEED TO AMEND THE MPD AS COMMERCIAL USES CHANGE OVER TIME. THE PLANNING DEPARTMENT ALSO RECOMMENDS THAT ALL COMMERCIAL USES REQUIRE AN ADMINISTRATIVE CUP TO ENSURE THAT THE PARKING REDUCTION IS NOT EXCEEDED.

CODE REQUIRED PARKING AND SUBSEQUENT PARKING REDUCTION PROPOSED

TOWNHOMES/CONDO (OVER 1,000 SF)	100 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	150
AFFORDABLE HOUSING (BELOW 1,000 SF)	170 DWELLING UNITS	1	STALLS/DWELLING UNIT$_2$	170
AFFORDABLE HOUSING (OVER 1,000 SF)	15 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	22.5
RETAIL	60,000 SQUARE FEET	3.5	SEE PROPOSED COM MIX	312
			LOT 1B TOTAL REQUIRED:	**654.5**
			LOT 1B TOTAL PROVIDED:	**566**
			PARKING REDUCTION:	**88.5**




NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE
PLANT KEY:
DOUGLAS HAWTHORNE, SERVICEBERRY
BLUE SPRUCE, PONDEROSA PINE
PINYON PINE
GLOBE MALLOWS
PAXISTIMA MYRSINITES
GOLDEN CURRANT
N

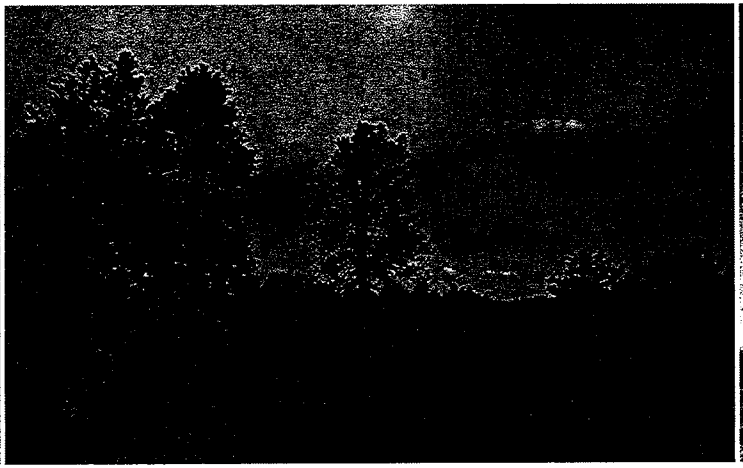
TRASH/RECYCLING PROPOSED SITES

The Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the Master Planned Development to the trash and recycling containers.

PROPOSED PLANTS



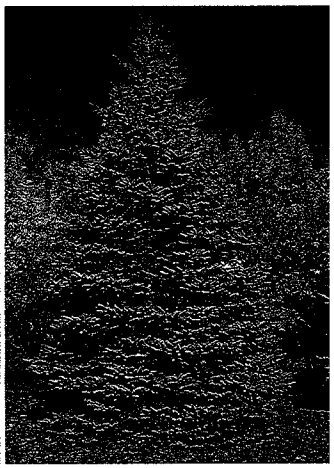
DOUGLAS HAWTHORN (NATIVE, SALT TOLERANT)



PONDEROSA PINE (NATIVE, SALT TOLERANT)



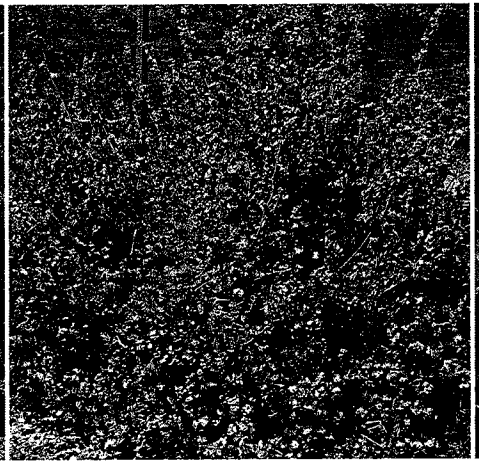
SERVICEBERRY (NATIVE, SALT TOLERANT)



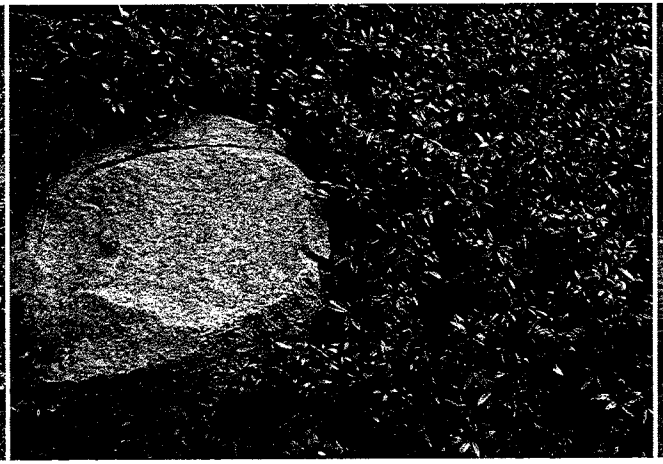
BLUE SPRUCE (UTAH STATE TREE)



PINYON PINE (UTAH NATIVE)



GLOBE MALLOWS (UTAH NATIVE)

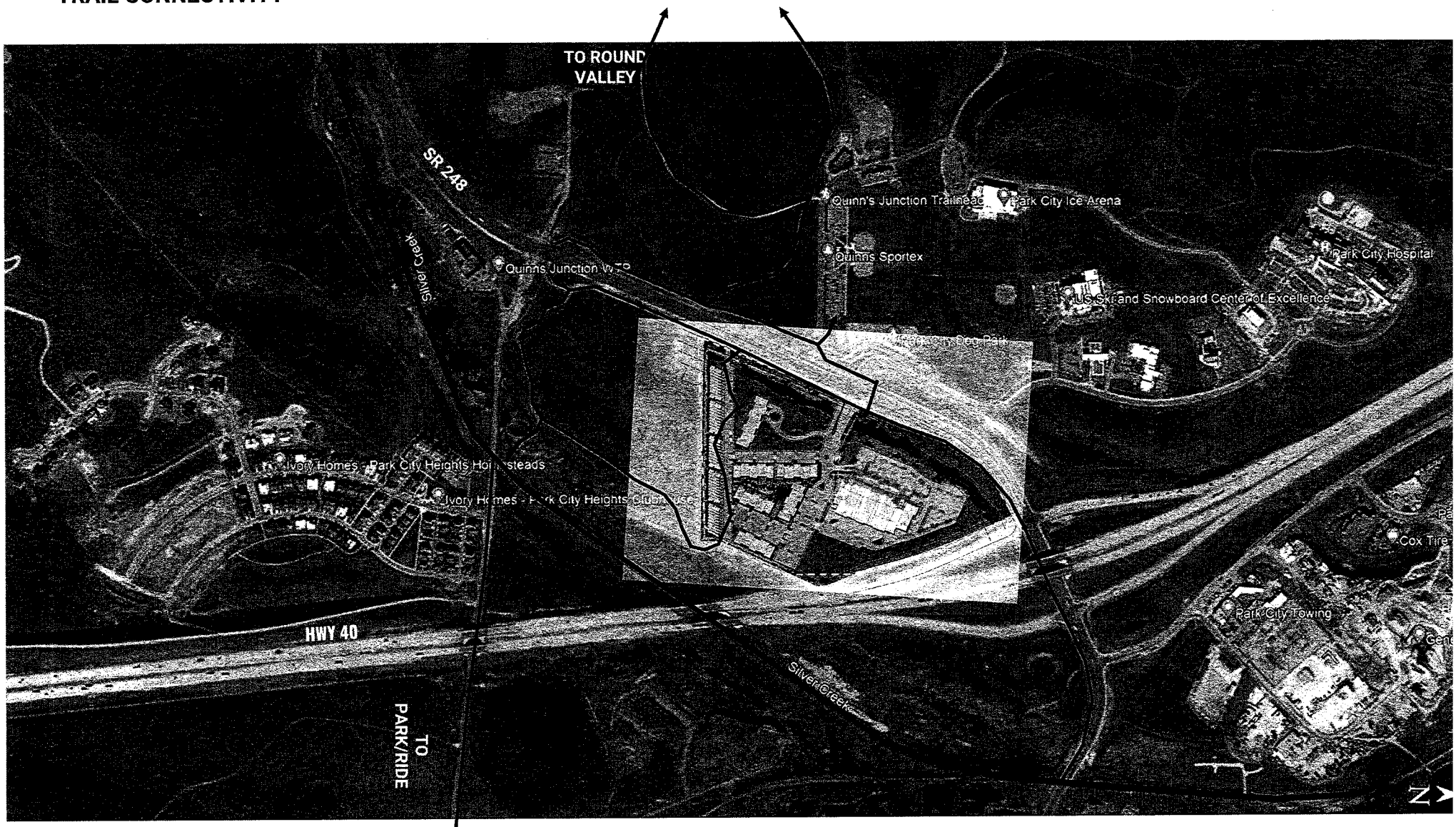


PAXISTIMA MYRSINITES (UTAH NATIVE)



GOLDEN CURRANT (UTAH NATIVE)

TRAIL CONNECTIVITY



Convenient Secure On-Site Storage



LOW DENSITY



E-BIKE CHARGING

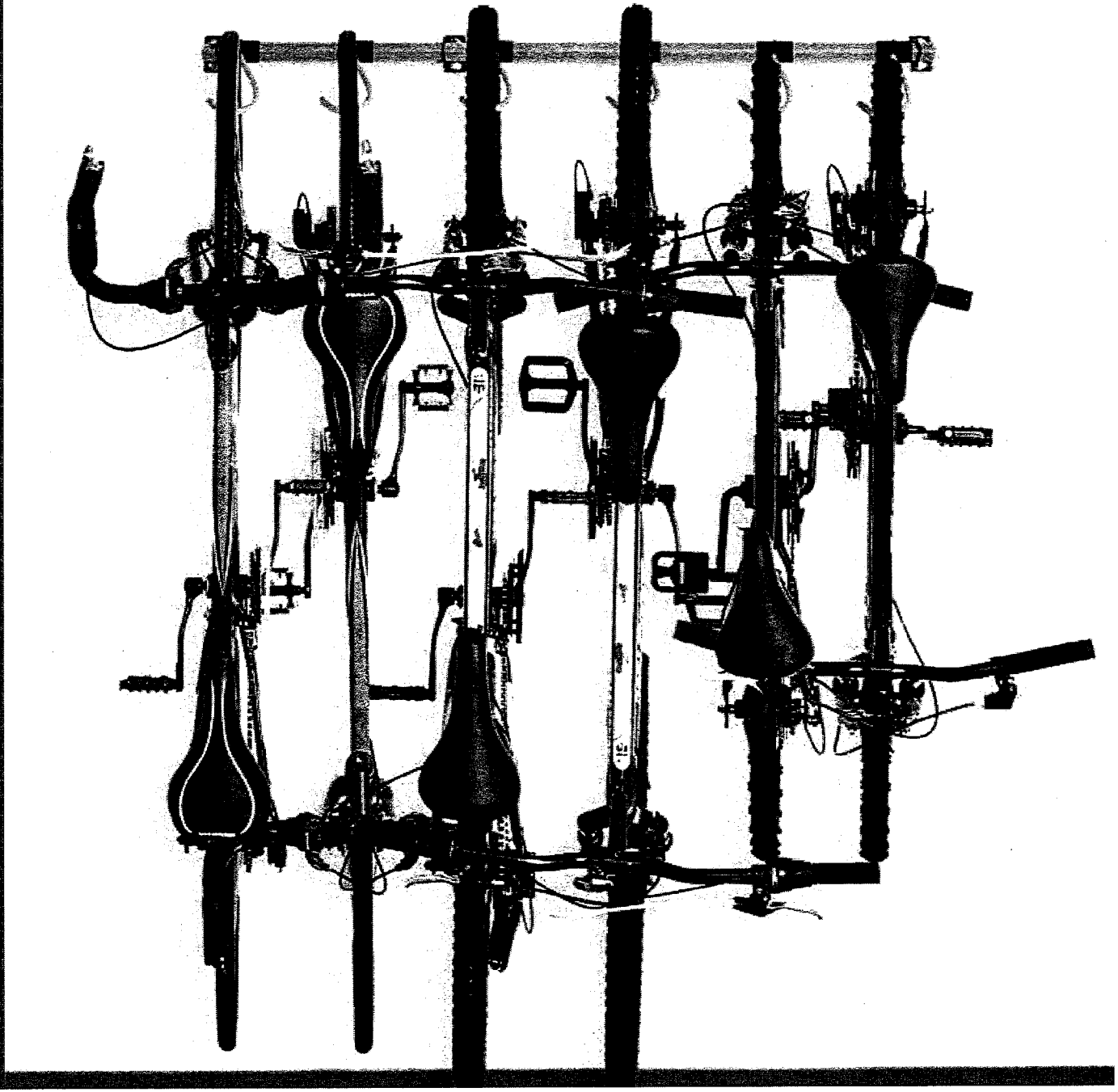


Convenient Secure On-Site Storage

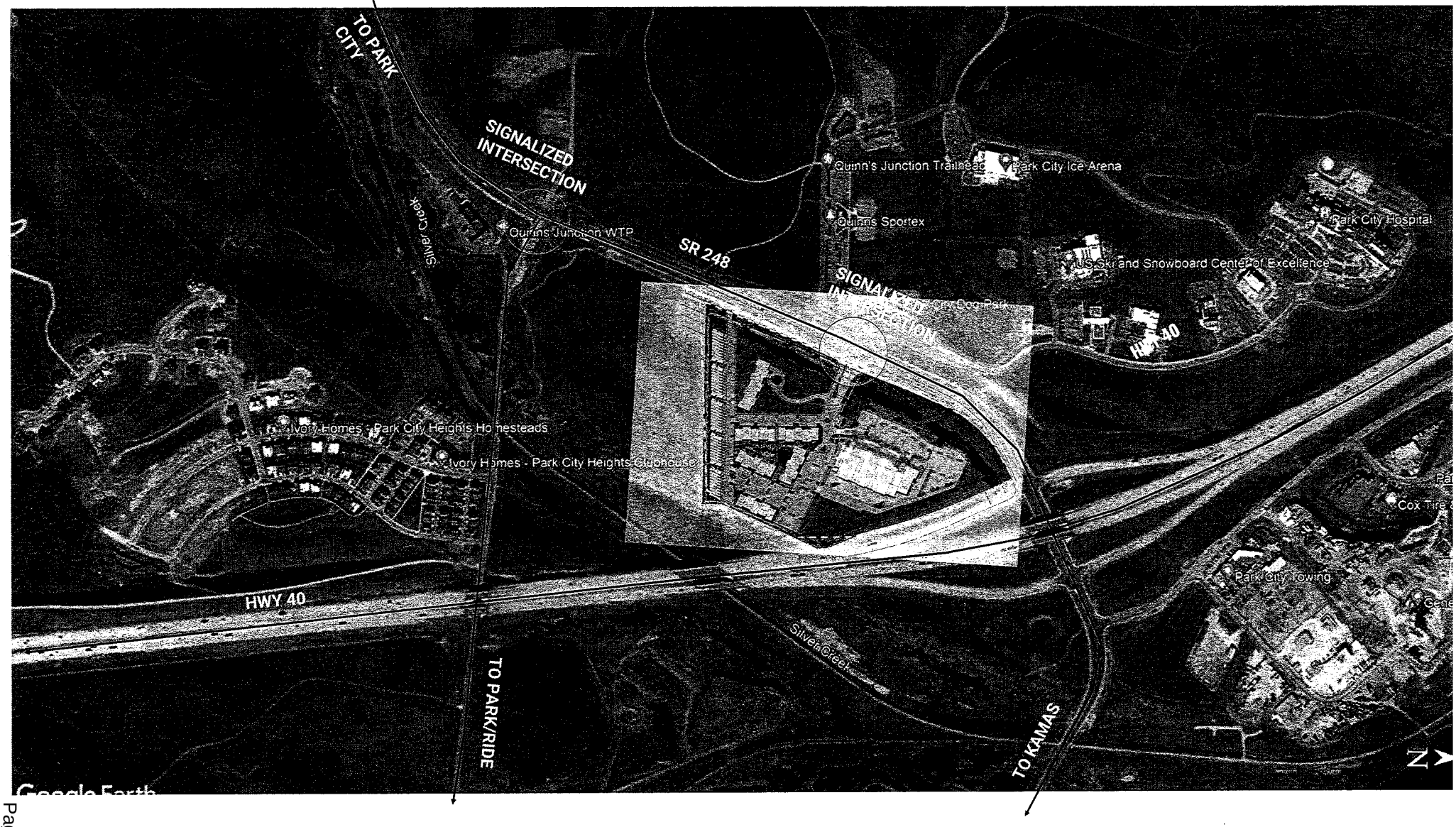
HIGH DENSITY

REPAIR TOOLS

PROTECTED



ROAD CONNECTIVITY



N

DENSITY

USE	UNITS	SF
COMMERCIAL USES	NA	60,000
MARKET RATE UNITS	100	142,000
AFFORDABLE UNITS	185	118,632
TOTAL		320,632
LESS REQUIRED UEs	42.3	(38,057)
TOTAL DENSITY		**282,575**

NIGHTLY RENTALS WERE ANALYZED IN PROPERTIES IN NEWPARK, WHERE THE DEVELOPMENT TEAM HAS EXPERIENCE. ACTUAL NIGHTLY RENTALS WERE FAR LOWER THAN PERCEIVED ORIGINALLY, AND GIVES GREAT PRECEDENCE TOWARDS A PROJECTED NIGHTLY RENTAL AT STUDIO CROSSINGS MIXED USE PROJECT WITH TOWNHOMES, APARTMENTS, AND CONDOS SIMILAR IN NATURE TO THOSE AT NEWPARK.

13.3%

*TERRACE NIGHTLY RENTAL RATE

MIXED-USE CONDOMINIUM PROJECT

16.7%

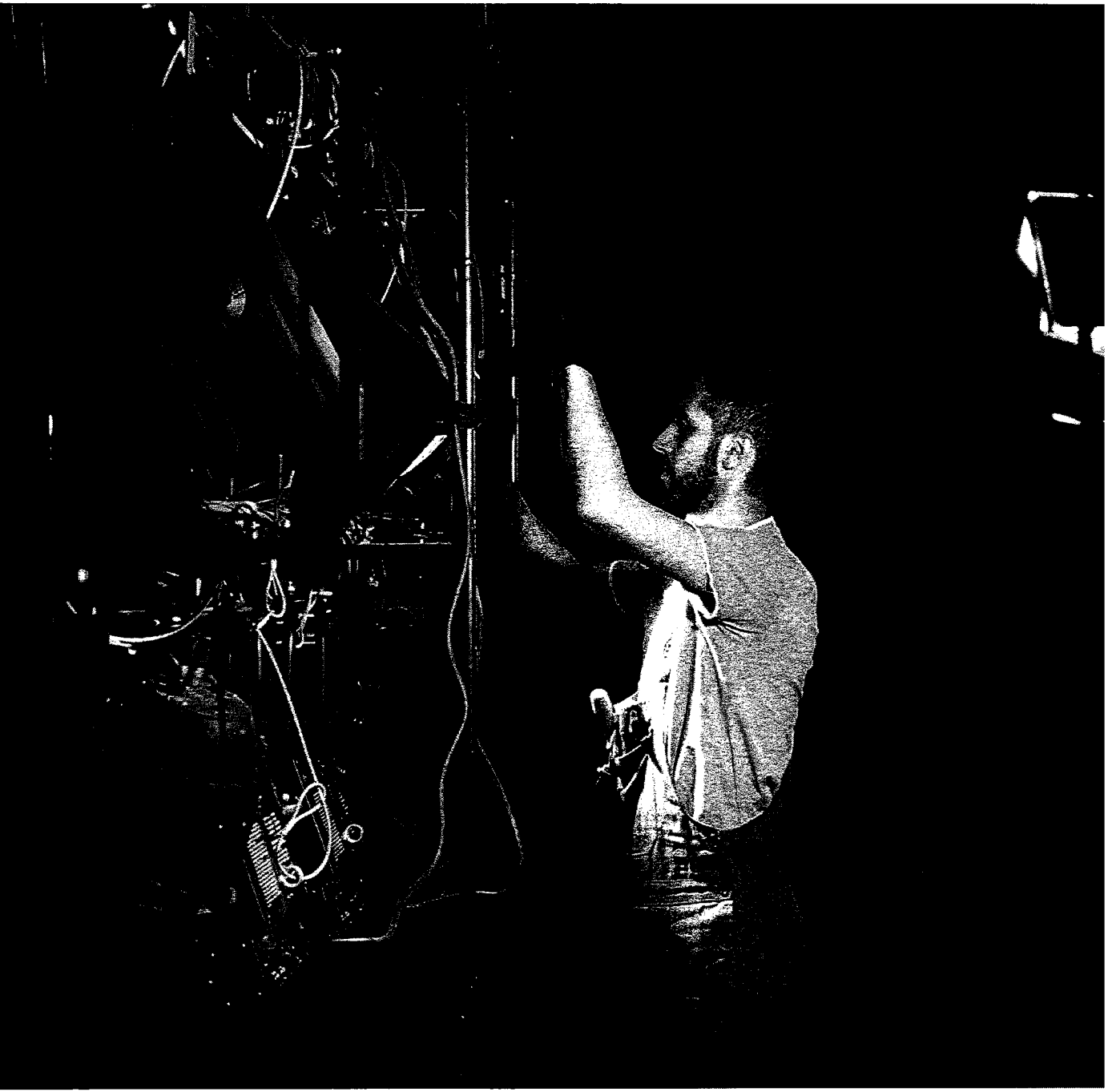
*NEVIS NIGHTLY RENTAL RATE

CONDO / TOWNHOME PROJECT

16.8%

*NEWPARK TOWNHOME PROJECT

TOWNHOME PROJECT



*ACCORDING TO SUMMIT CO BUSINESS LICENSES

PROTOTYPE PARTNERSHIP WITH PARK CITY LIGHT DEED RESTRICTION

1. VOLUNTARY PROGRAM LITE DEED RESTRICTION
2. STUDIO CROSSINGS AGREE TO PROMOTE VOLUNTARY PROGRAM
3. JASON GIDDEN WORKING ON CITY-ALLOCATED TOWARDS DEED RESTRICTION
4. CERTAIN AMOUNT PER UNIT, 10-15 UNITS TOTAL EXPECTED
5. AFFORDABLE HOUSING BOARD APPROVAL REQUIRED
6. SOME OF THE MOST AFFORDABLE MARKET RATE OFFERINGS
7. COULD WORK TOWARDS FIRST-TIME HOME BUYER OR LONG TERM OWNERS NOT TYPICALLY WHO WOULD BE RESIDENTS OF PARK CITY
8. CITY-ALLOCATED FUNDS TOWARD DEPOSIT

BUILDING HEIGHT FINDINGS

1. THE INCREASE IN BUILDING HEIGHT DOES NOT RESULT IN INCREASED SQUARE FOOTAGE OR BUILDING VOLUME OVER WHAT WOULD BE ALLOWED UNDER THE ZONE-REQUIRED BUILDING HEIGHT AND DENSITY, INCLUDING REQUIREMENTS FOR FACADE VARIATION AND DESIGN, BUT RATHER PROVIDES DESIRED ARCHITECTURAL VARIATION, UNLESS THE INCREASED SQUARE FOOTAGE OR BUILDING VOLUME IS FROM THE TRANSFER OF DEVELOPMENT CREDITS;

1. BUILDINGS HAVE BEEN POSITIONED TO MINIMIZE VISUAL IMPACTS ON ADJACENT STRUCTURES. POTENTIAL PROBLEMS ON NEIGHBORING PROPERTIES CAUSED BY SHADOWS, LOSS OF SOLAR ACCESS, AND LOSS OF AIR CIRCULATION HAVE BEEN MITIGATED AS DETERMINED BY THE SITE-SPECIFIC ANALYSIS;

2. THERE IS ADEQUATE LANDSCAPING AND BUFFERING FROM ADJACENT PROPERTIES AND USES;

3. INCREASED SETBACKS AND SEPARATIONS FROM ADJACENT PROJECTS ARE PROPOSED;

1. THE ADDITIONAL BUILDING HEIGHT RESULTS IN MORE THAN THE MINIMUM OPEN SPACE REQUIRED AND RESULTS IN OPEN SPACE THAT IS PUBLICLY ACCESSIBLE;

1. THE ADDITIONAL BUILDING HEIGHT IS DESIGNED IN A MANNER THAT PROVIDES A TRANSITION IN ROOF ELEMENTS IN COMPLIANCE WITH CHAPTER 15-5, ARCHITECTURAL REVIEW, OR THE DESIGN GUIDELINES FOR PARK CITY'S HISTORIC DISTRICTS AND HISTORIC SITES IF THE BUILDING IS LOCATED WITHIN THE HISTORIC DISTRICT.

GOVERNING DOCUMENTS

1. THE JANUARY 17, 2012 ANNEXATION AGREEMENT AND SIMULTANEOUS ZONING MAP AMENDMENT (ANNEXATION AGREEMENT).

2. THE JANUARY 18, 2012 COUNTY SETTLEMENT AGREEMENT FOR FILM AND MEDIA CAMPUS (SETTLEMENT AGREEMENT).

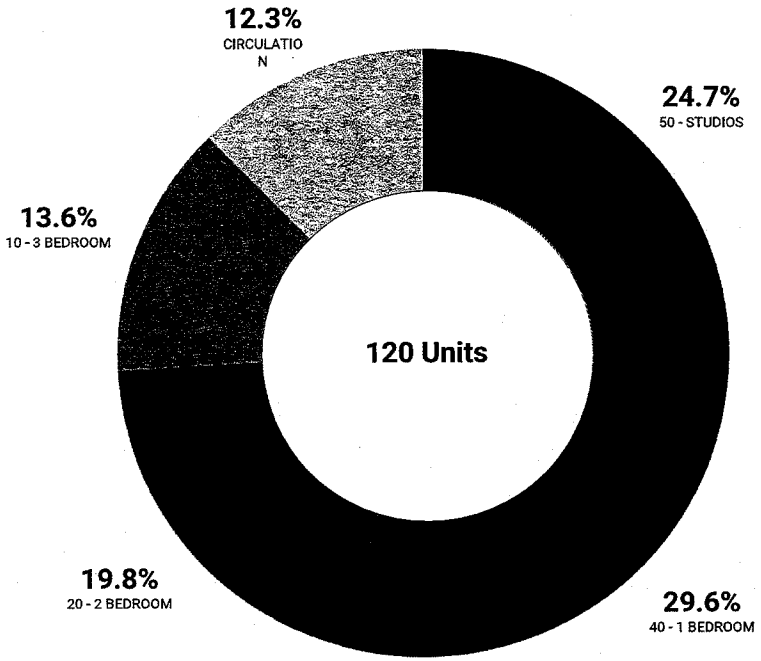
3. THE MAY 24, 2012 DEVELOPMENT AGREEMENT FOR THE QUINN'S JUNCTION PARTNERSHIP ANNEXATION MASTER PLANNED DEVELOPMENT (DEVELOPMENT AGREEMENT/MPD), INCLUDING CONDITIONS OF APPROVAL.

4. THE DECEMBER 5, 2013 PHASING PLAN AMENDMENT(BEGINNING ON PAGE 95).

BACKGROUND

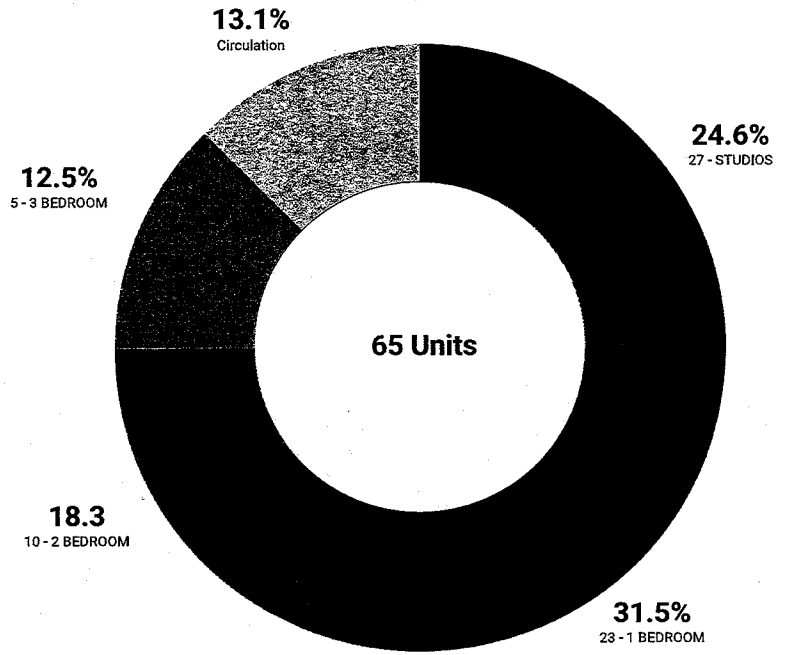
- COUNCIL MEMBERS STEVE JOYCE AND NANN WOREL DESIGNATED TO REVIEW THE OWNERS' NEW CONCEPT PLAN.
- APPLICANT PRESENTED A PROPOSAL TO THE COUNCIL ON DECEMBER 9, 2021, FOR A MIXED-USE DEVELOPMENT WITH A STRONG COMPONENT OF AFFORDABLE/ATTAINABLE HOUSING.
- COUNCIL UNANIMOUSLY SUPPORTED POTENTIAL CHANGES WITH AFFORDABLE HOUSING COMPONENT AT AN AVERAGE OF 80% OF AREA MEDIAN INCOME (AMI) AND AT A DENSITY CONSISTENT WITH THE ORIGINAL MPD.

80,575 SF AFFORDABLE HOUSING



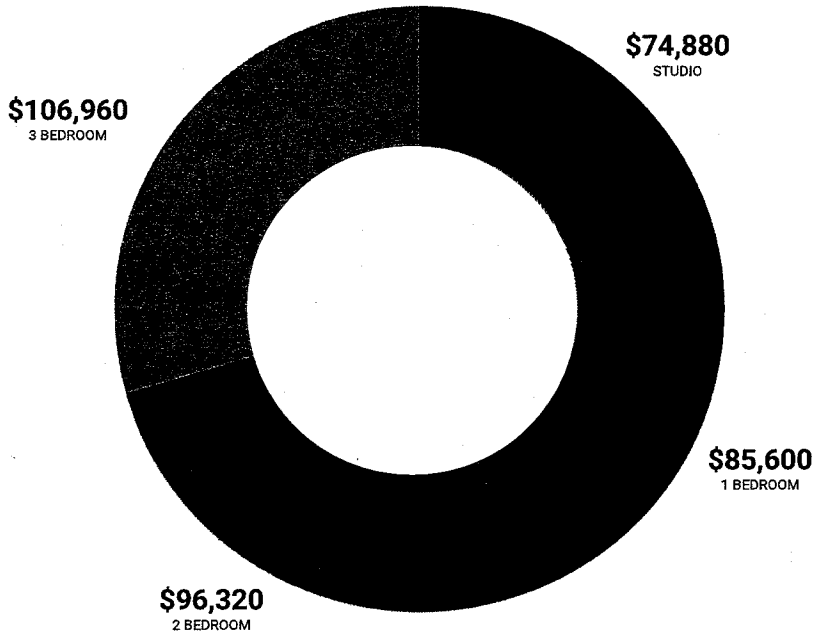
120 AFFORDABLE AVERAGE 80% AMI UNITS

38,057 SF AFFORDABLE HOUSING OBLIGATION

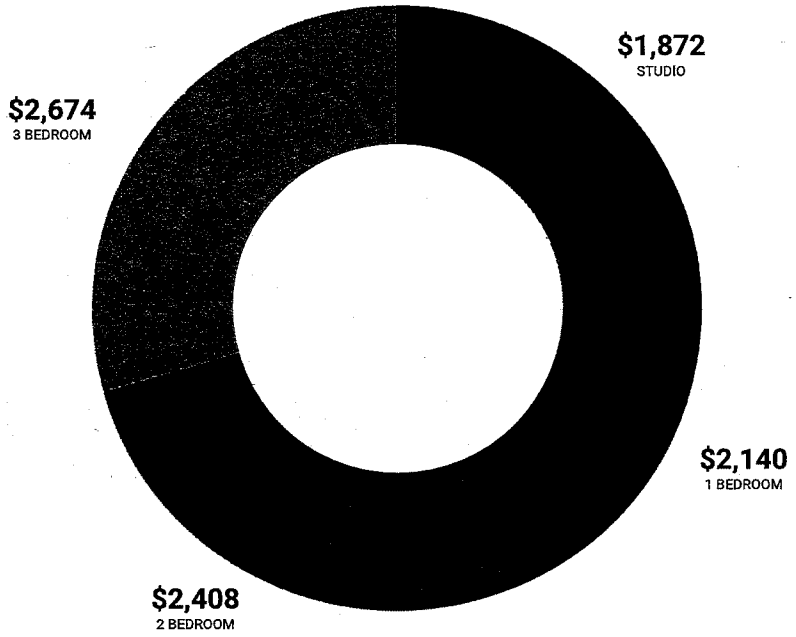


65 AFFORDABLE AVERAGE 80% AMI UNITS

2022 SUMMIT COUNTY 80% AMI RENTS



MAXIMUM MONTHLY RENT INCLUDING UTILITIES, ASSOCIATION DUES, AND PARKING FEES



REQUIRED AFFORDABLE HOUSING

Studio Crossings Residential Density

Market Rate SQFT	REU	AUE	Net Livable Space
142,000	**71**	**14.2**	**12,780**

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Studio Crossings Assumed Use Based on Newpark Retail Mix

Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3,640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.4	
Mitigation rate X 0.2				42.3	
AUEs / 1.5				**28.2**	**25,367.44**

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Total Affordable Housing Obligation

Net Livable Space	AUE
38,160	**42.40**

1 AUE = 900 SF

CURRENT STUDIO AFFORDABLE HOUSING OBLIGATION:

- SECTION 4.5 OF THE MPD EXPRESSLY STATES THAT "PURSUANT TO THE ANNEXATION AGREEMENT, NO AFFORDABLE HOUSING IS REQUIRED FOR THIS MPD."
- ARTICLE II, SECTION 2.5(C) OF THE ANNEXATION AGREEMENT (PAGE 3) STATES THAT NO OPEN SPACE, SETBACKS, OR AFFORDABLE HOUSING REQUIREMENTS MAY BE IMPOSED ON THE MPD.
- CONDITION OF APPROVAL 8 STATES "THE PLAT SHALL NOTE THAT IF LOT 1B IS NOT DEVELOPED IN ACCORDANCE WITH THE ZONING AND ANNEXATION ORDINANCE 2012-12, THE CITY'S CURRENT AFFORDABLE HOUSING RESOLUTION SHALL APPLY."

REQUIRED AFFORDABLE HOUSING:

- 27 - STUDIOS - 400 SQ FT = 10,800 SQ FT
- 23 - 1 BEDROOMS - 600 SQ FT = 13,800 SQ FT
- 10 - 2 BEDROOMS - 800 SQ FT = 8,000 SQ FT
- 5 - 3 BEDROOMS - 1,100 SQ FT = 5,500 SQ FT
- 65 UNITS = 38,100 SQ FT
- CIRCULATION = 5,715 SQ FT

- **TOTAL BUILDING SIZE = 43,815 SQ FT**
- MEETS CITY'S CURRENT HOUSING RESOLUTION @ 900 SF / 42.4 AUEs

THE APPLICANT IS PROPOSING TO AMENDED THE MPD TO ALLOW FOR POTENTIAL COMMERCIAL USES INCLUDING THE ALLOWED AND CONDITIONAL USES LISTED IN LMC §15-2.17- 2(RCO), AND §15-2.23-2 (CT).

ALLOWED USES INCLUDE NIGHTLY RENTALS, HOME OCCUPATION, CHILD CARE, PRIVATE RECREATION FACILITIES, AND FOOD TRUCKS

CONDITIONAL USES INCLUDE MULTI-UNIT DWELLING, CHILD CARE CENTER, OFFICE AND MEDICAL CLINIC, RETAIL AND SERVICE COMMERCIAL, NEIGHBORHOOD CONVENIENCE, RESTAURANT AND BAR, PARKING OR GARAGE, RECREATION FACILITY, ENTERTAINMENT

PROPOSED ALLOWED USES:

- Child Care, Family
- Child Care, In-Home Babysitting
- Child Care Center
- Food Truck Location
- Café, Deli
- Restaurant, General
- Restaurant, Outdoor Dining
- Bar
- Outdoor Event
- Entertainment, Indoor
- Nightly Rental
- Multi-Unit Dwelling
- Recreation Facility, Private
- Recreation Facility, Commercial
- Alternative Professional Health-Related Services
- Ancillary Support Commercial
- Neighborhood Convenience Commercial
- Telecommunication Antenna
- Transit Facilities
- Parking Structure with more than 5 spaces
- Private Residence Club Project
- Office, General
- Office, Moderate Intensive
- Office, Intensive
- Office and Clinic, Medical
- Financial Institution
- Retail and Service Commercial, Minor
- Retail and Service Commercial, Major

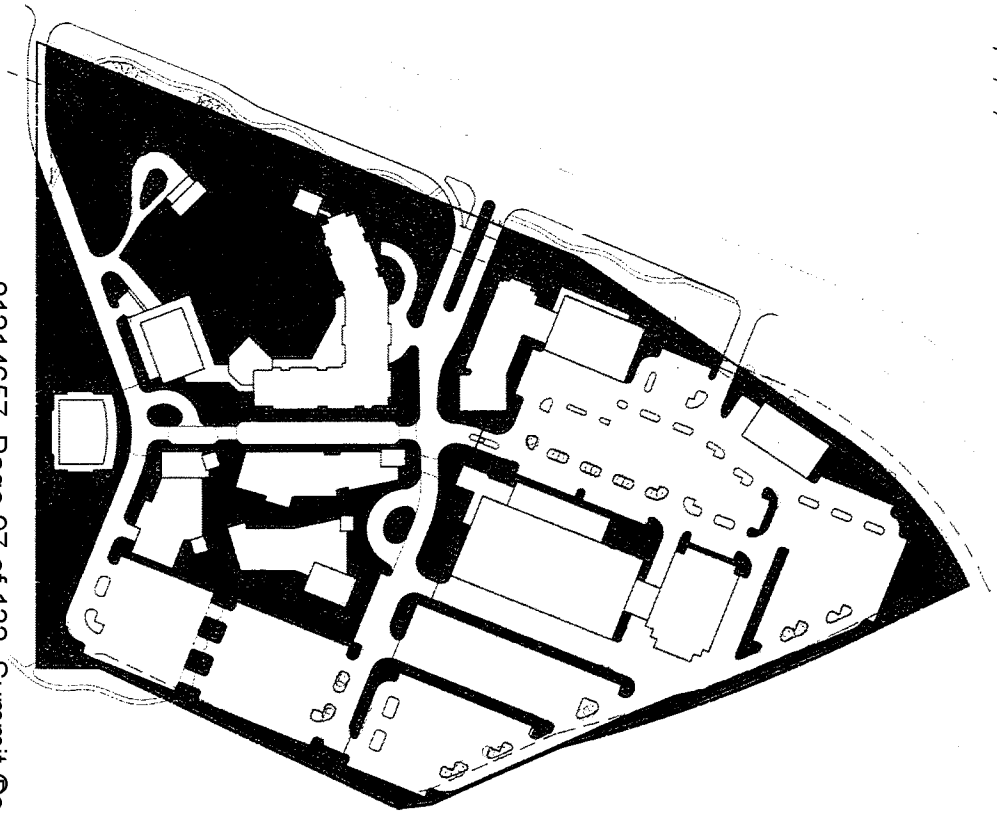
THE APPLICANT IS PROPOSING TO AMENDED THE MPD TO ALLOW FOR POTENTIAL COMMERCIAL USES INCLUDING THE ALLOWED AND CONDITIONAL USES LISTED IN LMC §15-2.17- 2(RCO), AND §15-2.23-2 (CT).

2012 IBI PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

495,713 sf = 11.60 acres = 39.3% (Within Property Lines)

841,579 sf = 19.54 acres = 66.1% (Edge of Pavement)



2022 UPDATE PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

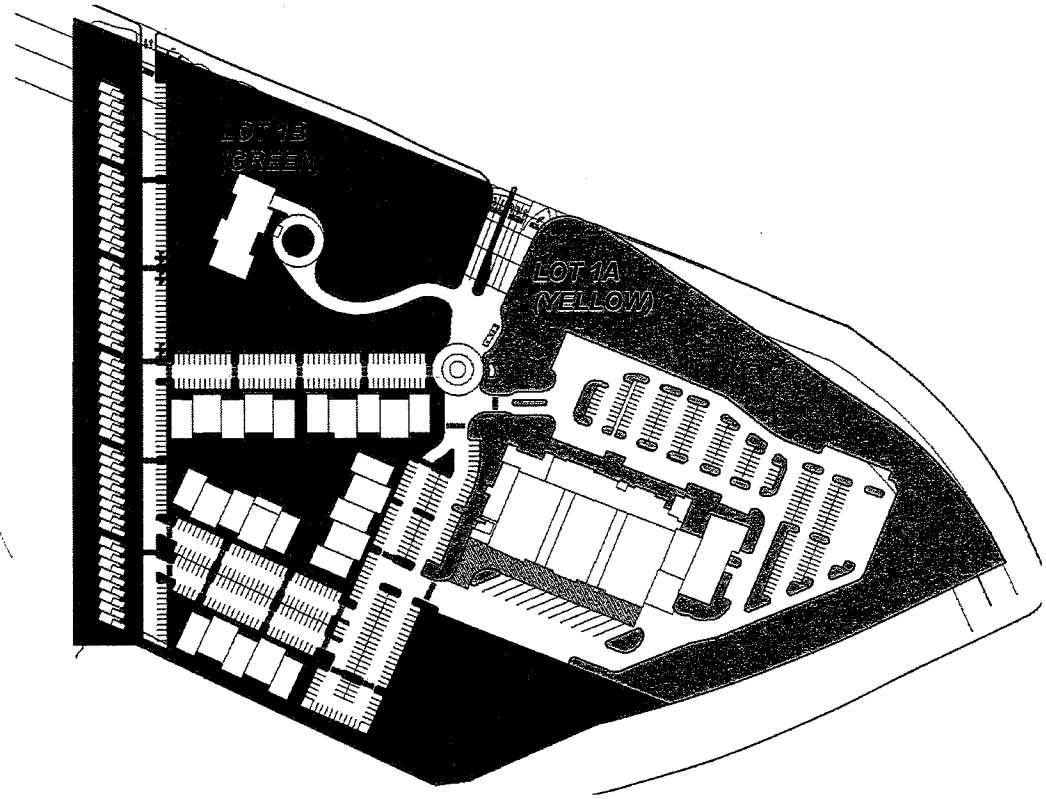
710,490 sf = 16.31 acres = 55.8% (Within Property Lines)

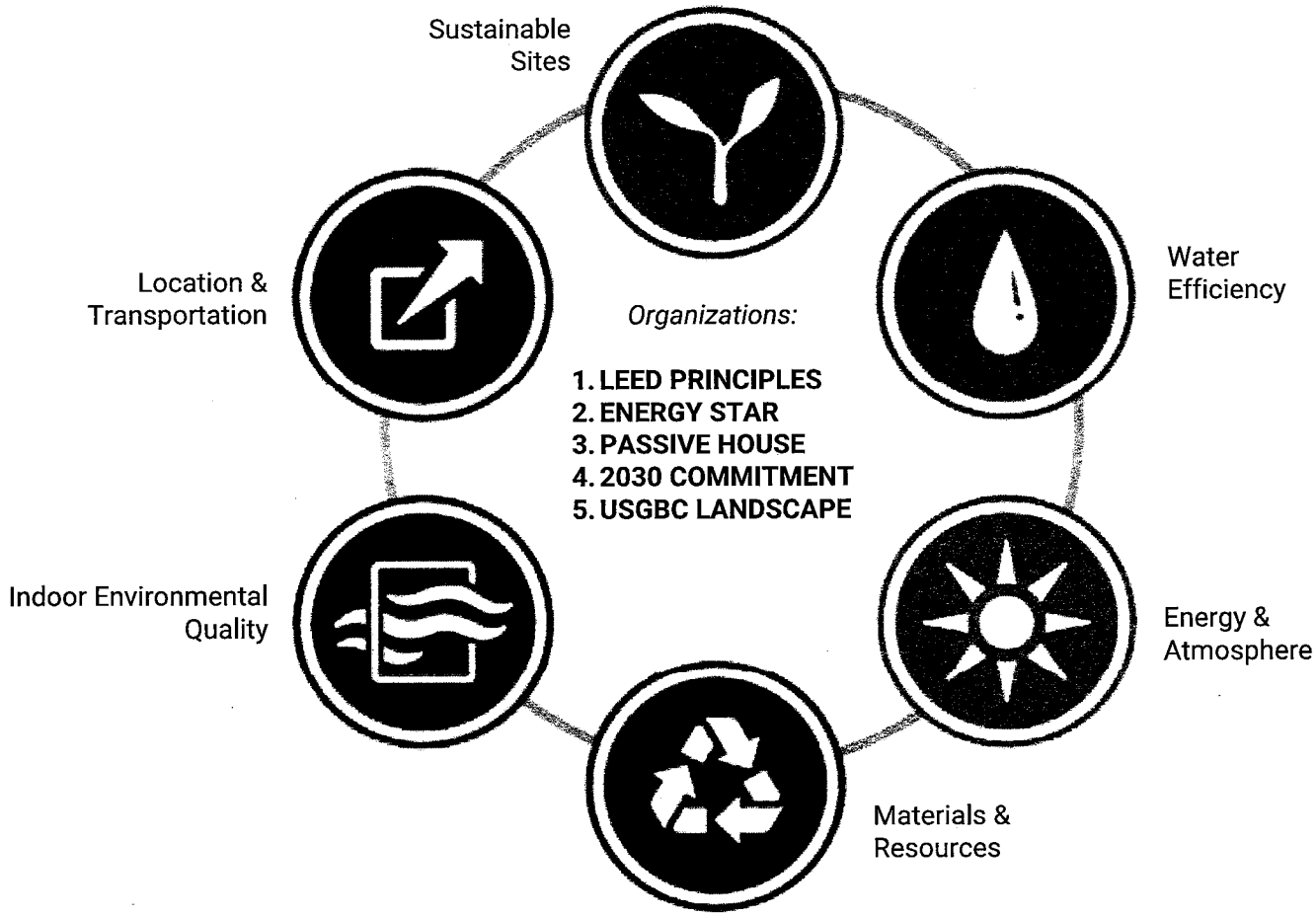
1,035,634 sf = 24.25 acres = 83% (Edge of Pavement)

LOT 1B (GREEN) BY ITSELF

458,447 sf = 10.52 acres = 36% (Within Property Lines)

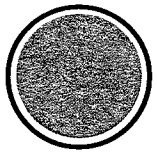
804,313 sf = 18.46 acres = 63.17% (Edge of Pavement)



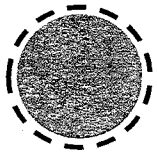


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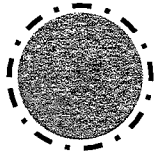
Standard Complies With -



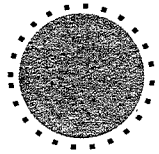
One Organization



Two Organizations



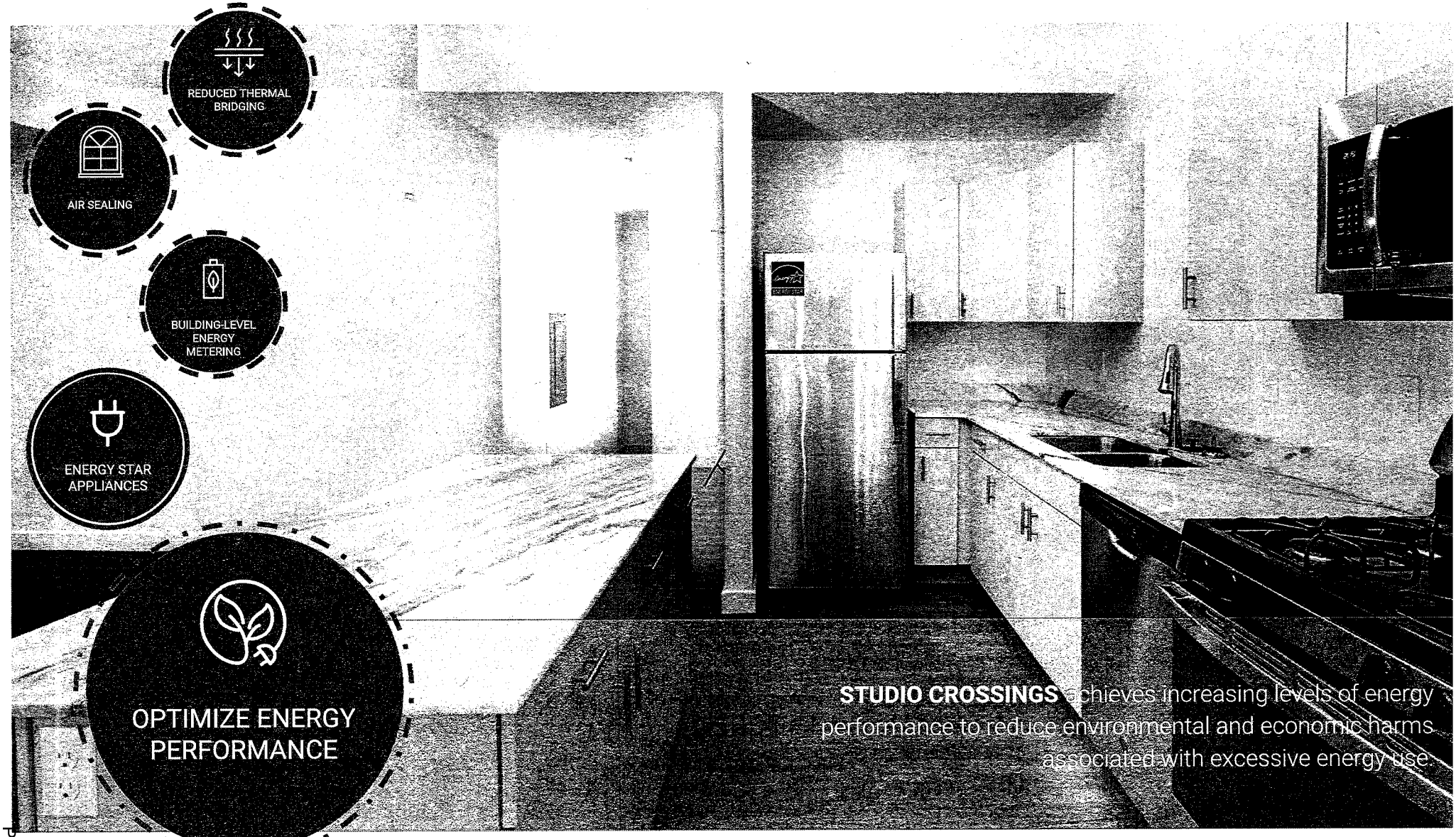
Three Organizations



Four+ Organizations

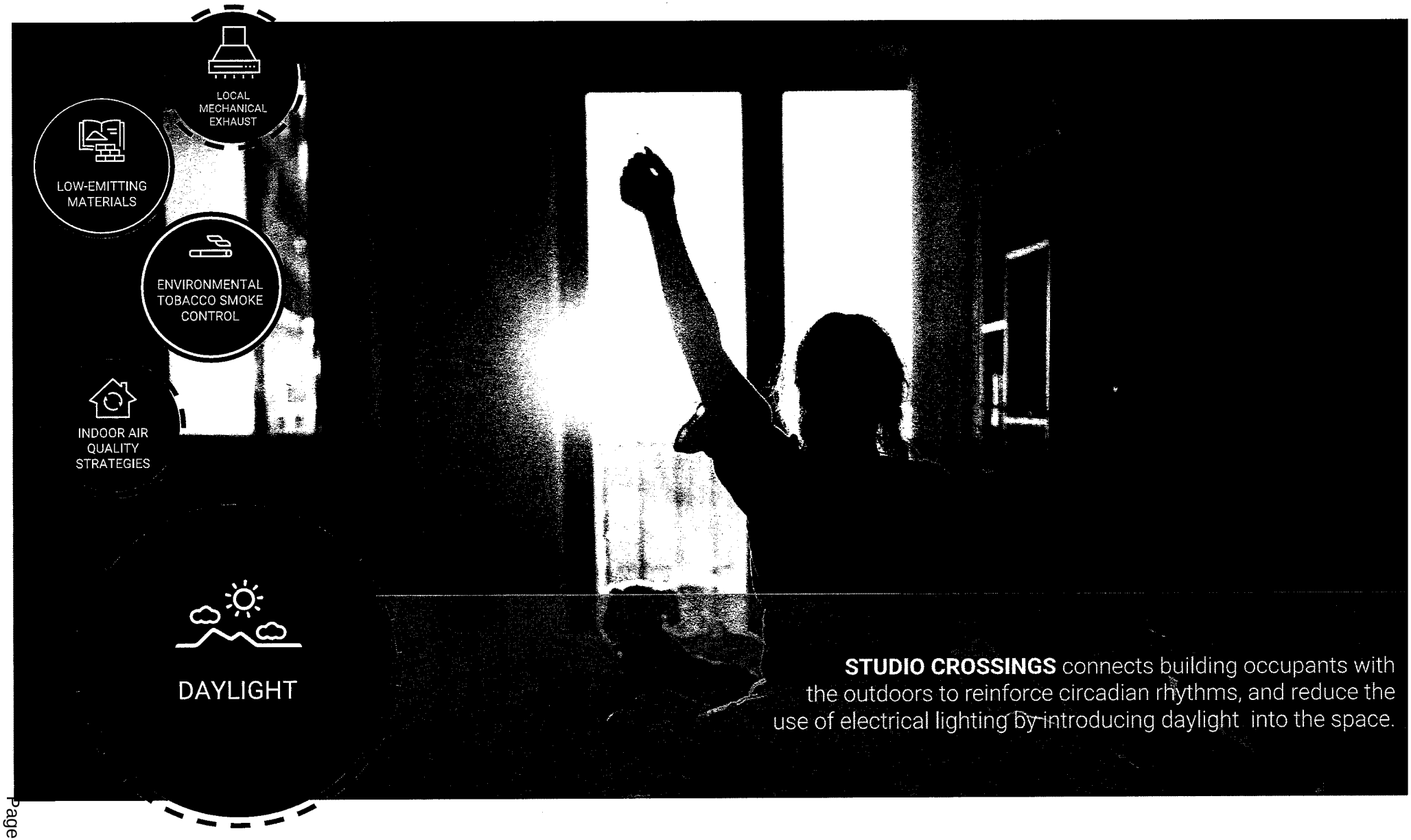


STUDIO CROSSINGS incorporates multimodal transportation choices for reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.

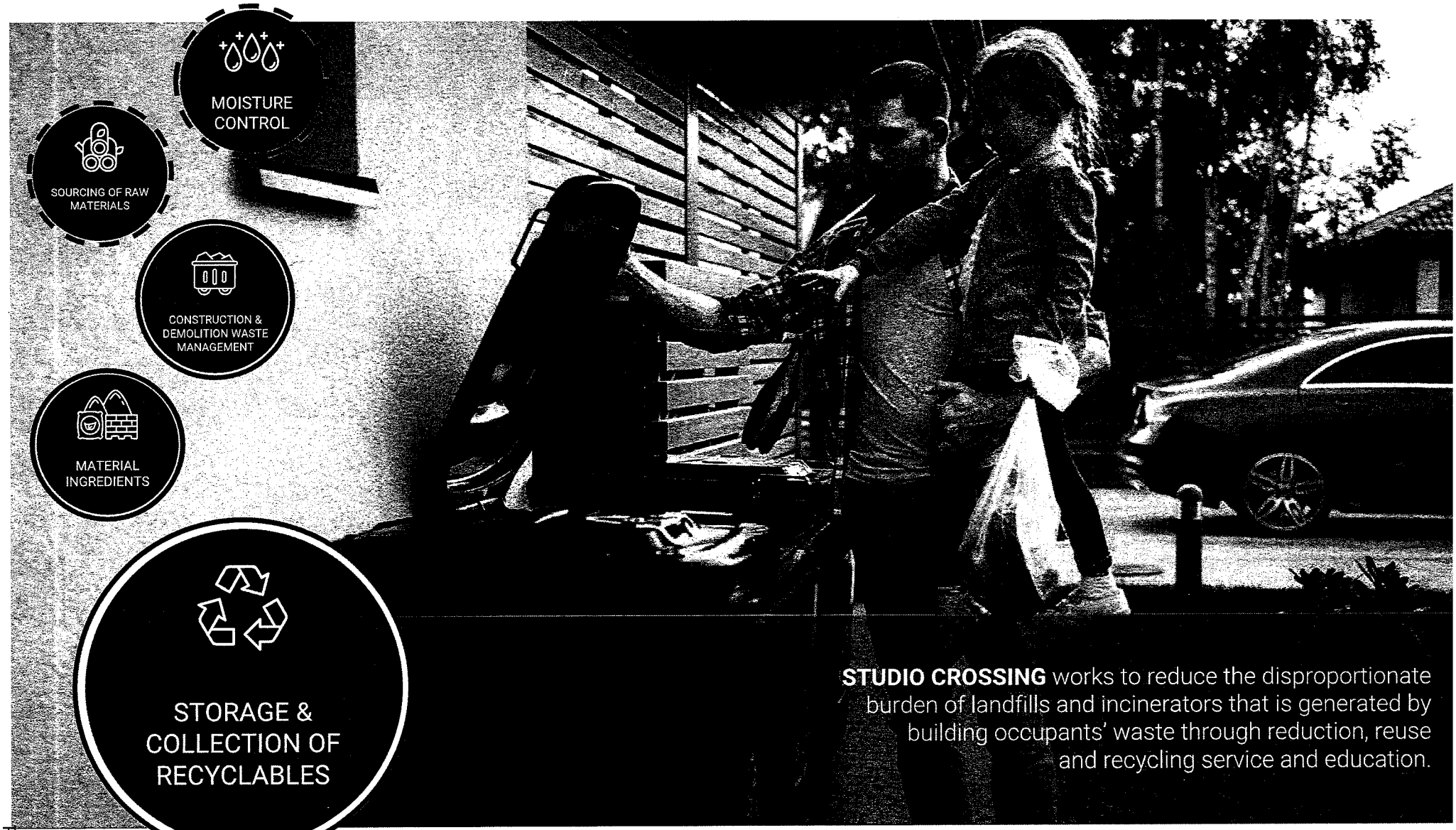

REDUCED THERMAL BRIDGING
AIR SEALING
BUILDING-LEVEL ENERGY METERING
ENERGY STAR APPLIANCES
OPTIMIZE ENERGY PERFORMANCE
STUDIO CROSSINGS achieves increasing levels of energy performance to reduce environmental and economic harms associated with excessive energy use.



STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities. The development provides 5 more acres of open space over current MPD.


LOCAL MECHANICAL EXHAUST
LOW-EMITTING MATERIALS
ENVIRONMENTAL TOBACCO SMOKE CONTROL
INDOOR AIR QUALITY STRATEGIES
DAYLIGHT
STUDIO CROSSINGS connects building occupants with the outdoors to reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space.

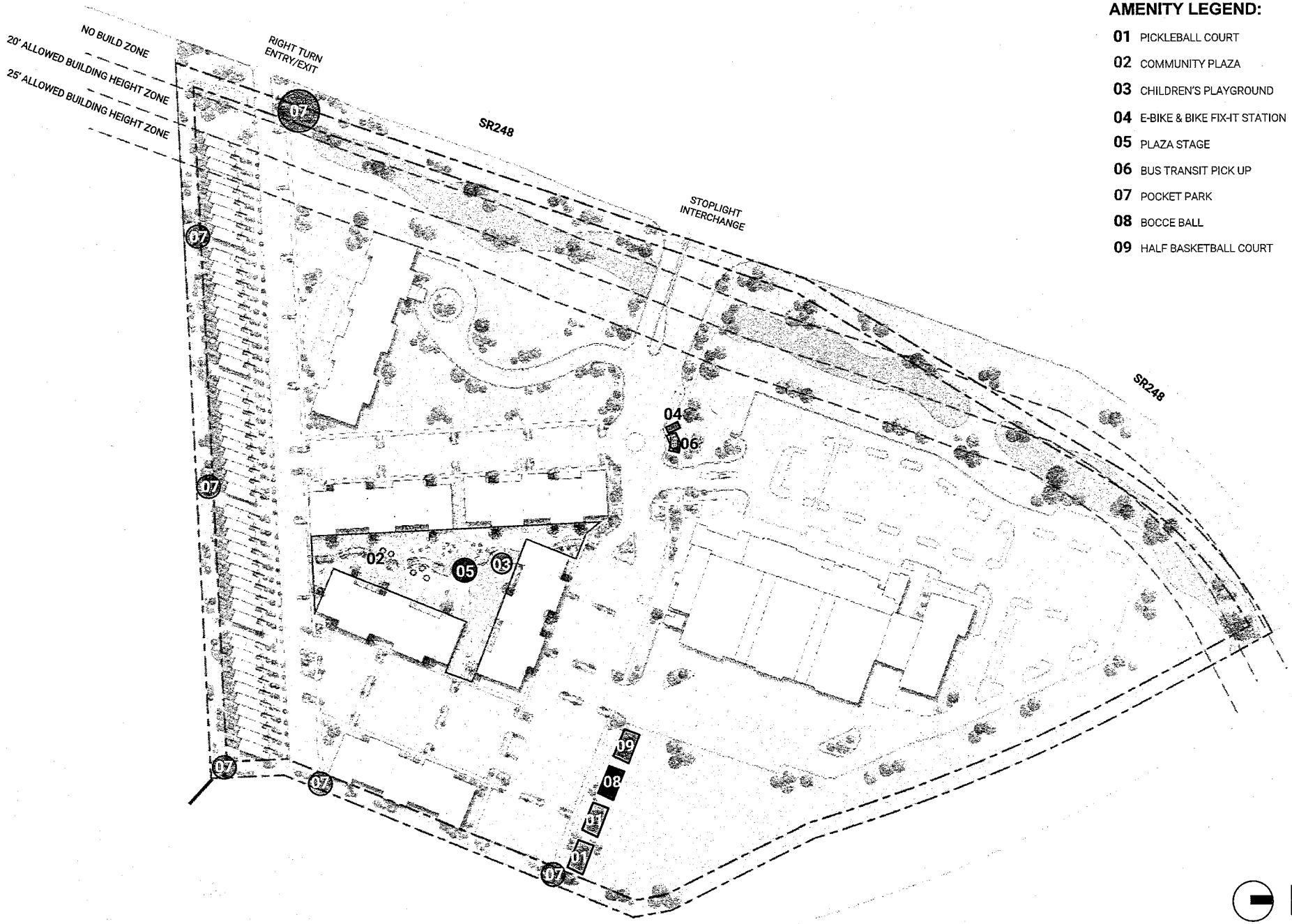

WATER METERING
OPTIMIZE PROCESS WATER USE
OUTDOOR WATER USE REDUCTION
INDOOR WATER USE REDUCTION
WATER EFFICIENCY
STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.


MOISTURE CONTROL
SOURCING OF RAW MATERIALS
CONSTRUCTION & DEMOLITION WASTE MANAGEMENT
MATERIAL INGREDIENTS
STORAGE & COLLECTION OF RECYCLABLES
STUDIO CROSSING works to reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse and recycling service and education.

REDUCED PARKING FOOTPRINT To minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.	Site design aims to reduce automobile independence by keeping a range of amenities accessible through walkable site connectivity. Rainwater runoff is minimized through landscape buffers.
ACCESS TO QUALITY TRANSIT To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Transit stop pick up located directly on site. Pick up is easily accessible by multi use paths. Aims to reduce greenhouse gas emissions and carbon footprint.
OPTIMIZED ENERGY PERFORMANCE To reduce the environmental and economic harms of excessive energy use by achieving a minimum level of energy efficiency for the building and its systems	Residential spaces aim to improve energy performance through Energy Star washer and dryers, refrigerators, light fixtures, etc.
ADVANCED ENERGY METERING To support energy management and identify opportunities for additional energy savings by tracking building-level and system level energy use.	Building wide energy meter checks will be conducted in order to track building and system energy usage and look for ways to improve energy efficiency long term.
LIGHT POLLUTION REDUCTION To increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people.	All street lights on site will be downward facing lights. Additional lights on residential buildings will be motion sensor to reduce light pollution and save energy.
PLANT SELECTION To make ecologically conscious landscaping decisions. Selection includes choosing non invasive plant species, drought tolerant plants, and local species to promote a healthy biodiversity.	Site plan features local, drought tolerant, low water plants in order to control excessive water usage on site while promoting a healthy biodiversity.
LOW-EMITTING MATERIALS To reduce concentrations of chemical contaminants that can damage air quality and the environment, and to protect the health, productivity, and comfort of occupants.	Committed to consciously selecting low-emitting building materials. Building materials will be energy efficient in order to maintain resident comfort and conserve energy.
OPTIMIZE INDOOR AIR QUALITY PERFORMANCE To contribute to the comfort and well-being of all building occupants by establishing minimum standards for indoor air quality (IAQ).	Indoor air quality minimum standards will be created and enforced on site.
BUILDING-LEVEL WATER METERING To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Building wide water meter checks will be conducted in order to track building and system water usage and look for ways to improve water conservation long term.
INDOOR WATER USE REDUCTION To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Residential units will be built with low-flow plumbing fixtures, high efficiency toilets, and high efficiency washing machines in order to conserve water.
MATERIAL INGREDIENTS To select products for which the chemical ingredients in the product are inventoried using an accepted methodology and for selecting products verified to minimize the use and generation of harmful substances. To reward raw material manufacturers who produce products verified to have improved impacts.	Committed to consciously selecting low-emitting building materials. Building materials will be energy efficient in order to maintain resident comfort and conserve energy.
STORAGE AND COLLECTION OF RECYCLABLES To reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse, and recycling service and education.	Committed to properly disposing of and, where possible, recycling of construction materials during the building process on site.

The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).

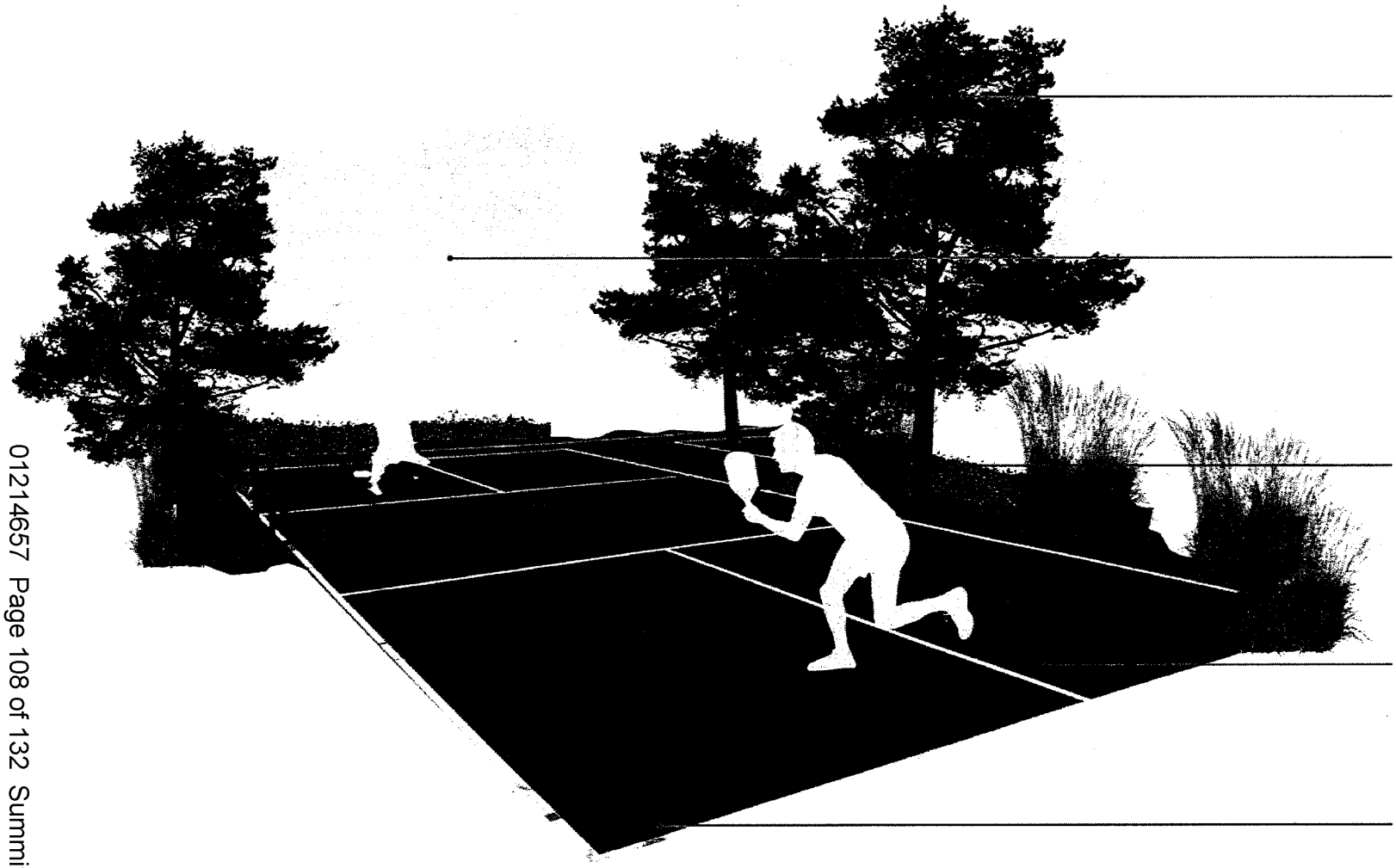
These measures are a recommended Condition of Approval.



AMENITY LEGEND:

01 PICKLEBALL COURT
02 COMMUNITY PLAZA
03 CHILDREN'S PLAYGROUND
04 E-BIKE & BIKE FIX-IT STATION
05 PLAZA STAGE
06 BUS TRANSIT PICK UP
07 POCKET PARK
08 BOCCE BALL
09 HALF BASKETBALL COURT

AMENITY *PICKLEBALL COURT*



Drought tolerant trees on perimeter for shading and reduce heat island effect

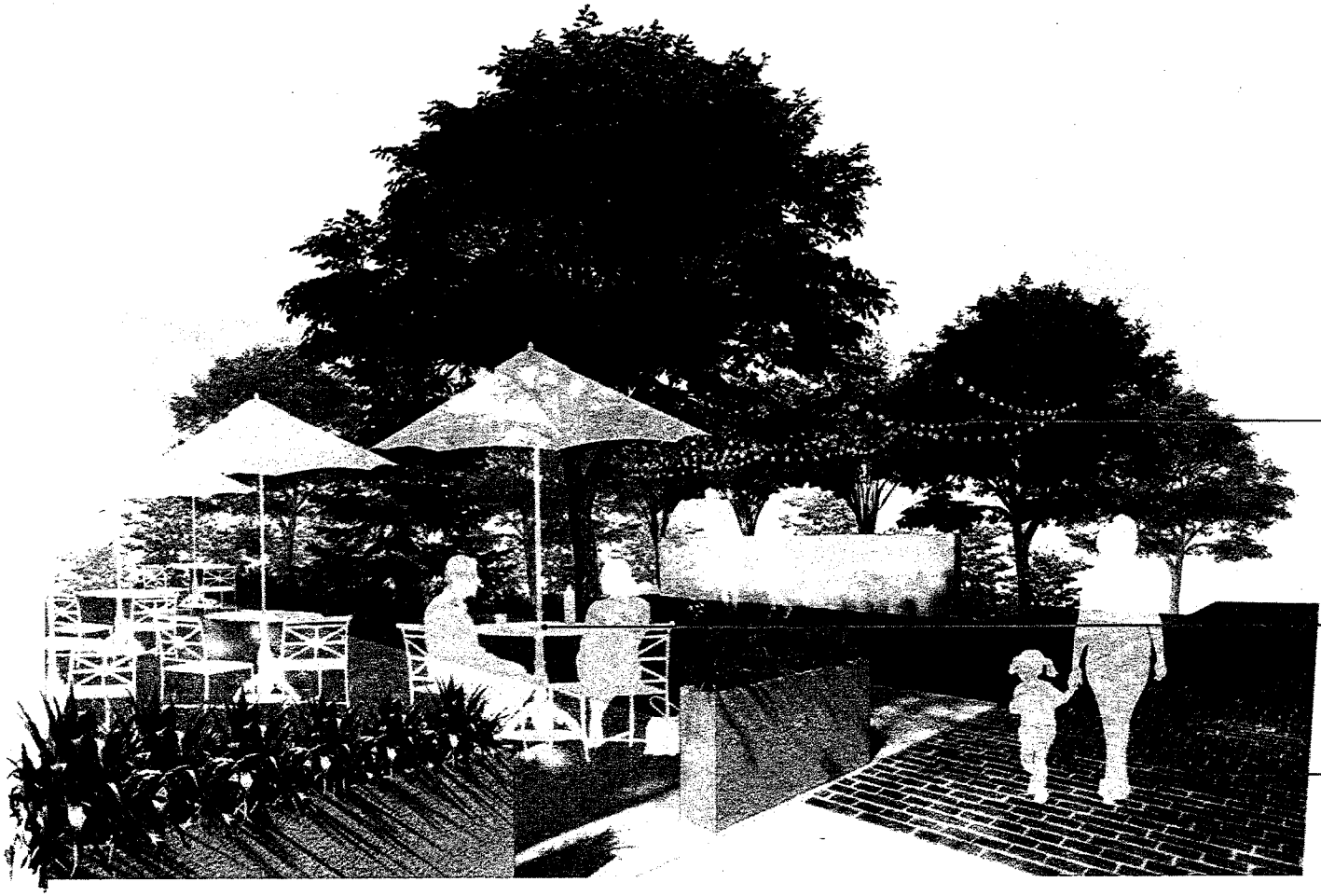
Courts are situated to capture great views of the surrounding mountains and promote safe play with openness

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Multi-use court could have multiple striping options for pickleball, half-court basketball, and other community sports

Porous pavement design to let rainwater drain to the ground, reduce water run-off

AMENITY *COMMUNITY PLAZA*

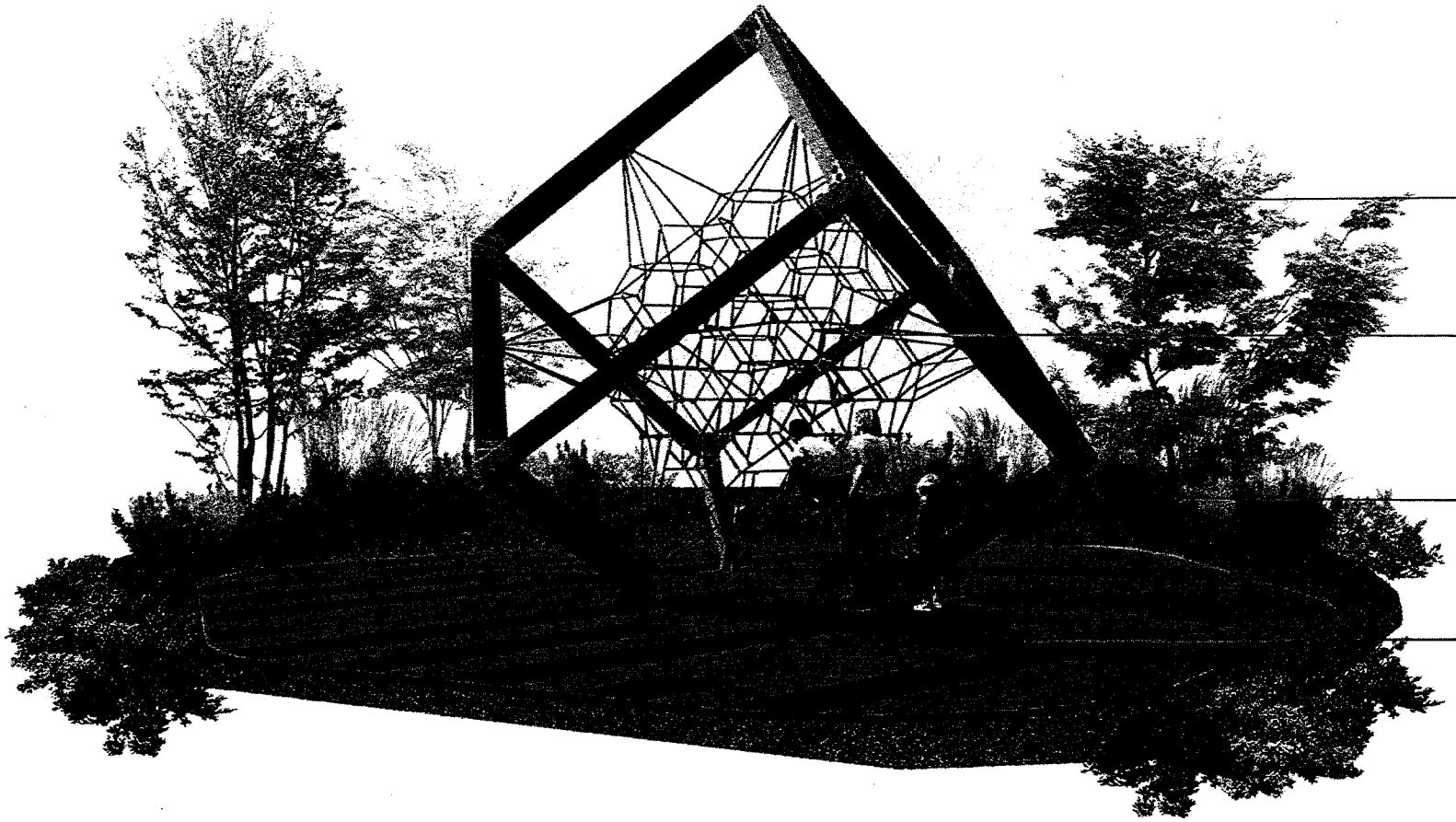


Ability to use space for day or night events

Outdoor seating for potential restaurant tenants and general tenant use

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY *CHILDREN'S PLAYGROUND*



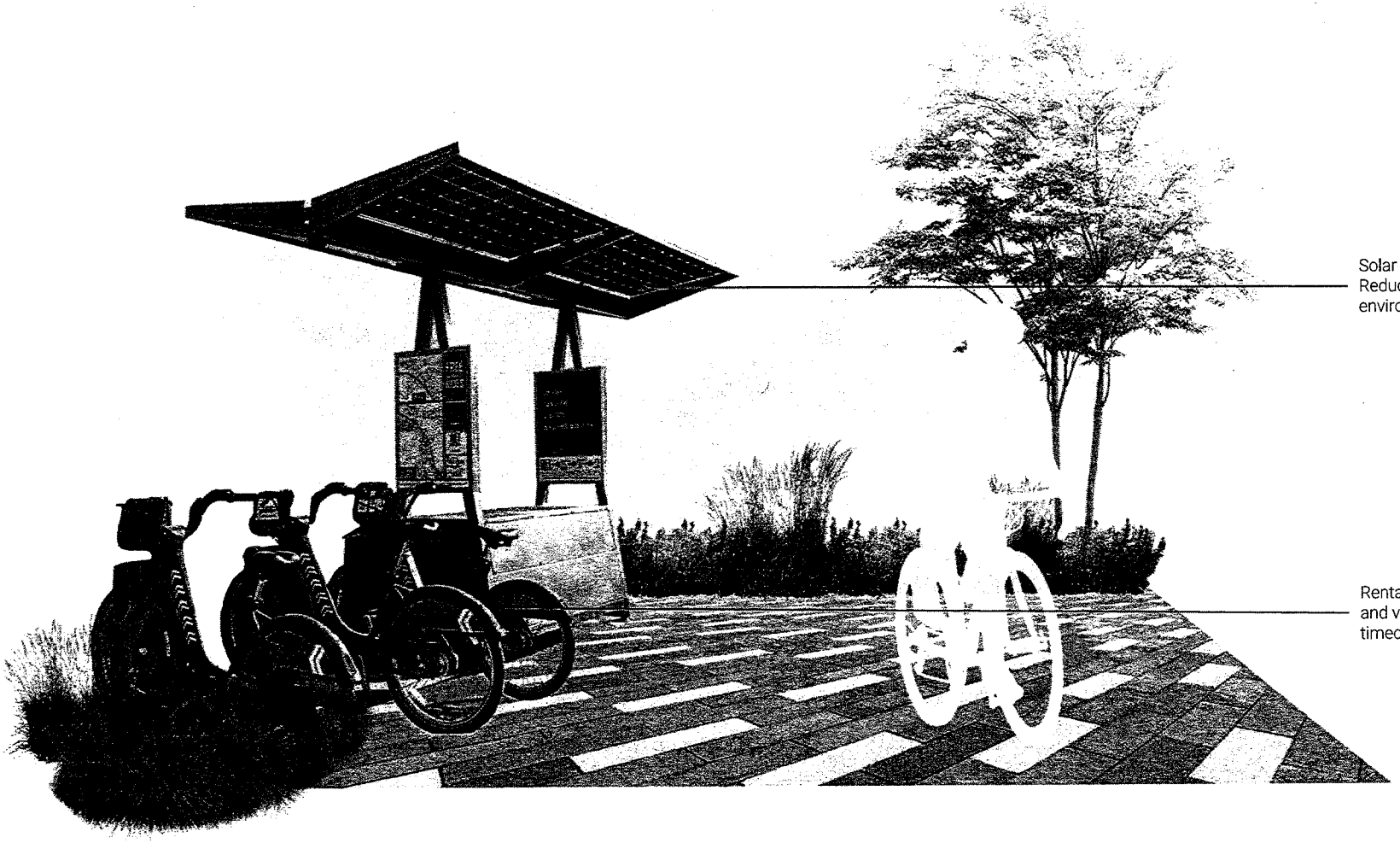
Drought tolerant trees on perimeter for shading and reduce heat island effect

Berliner Cubiron L climbing playground product.

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Recycled rubber padding. Provides soft, safe play area while promoting sustainability initiatives.

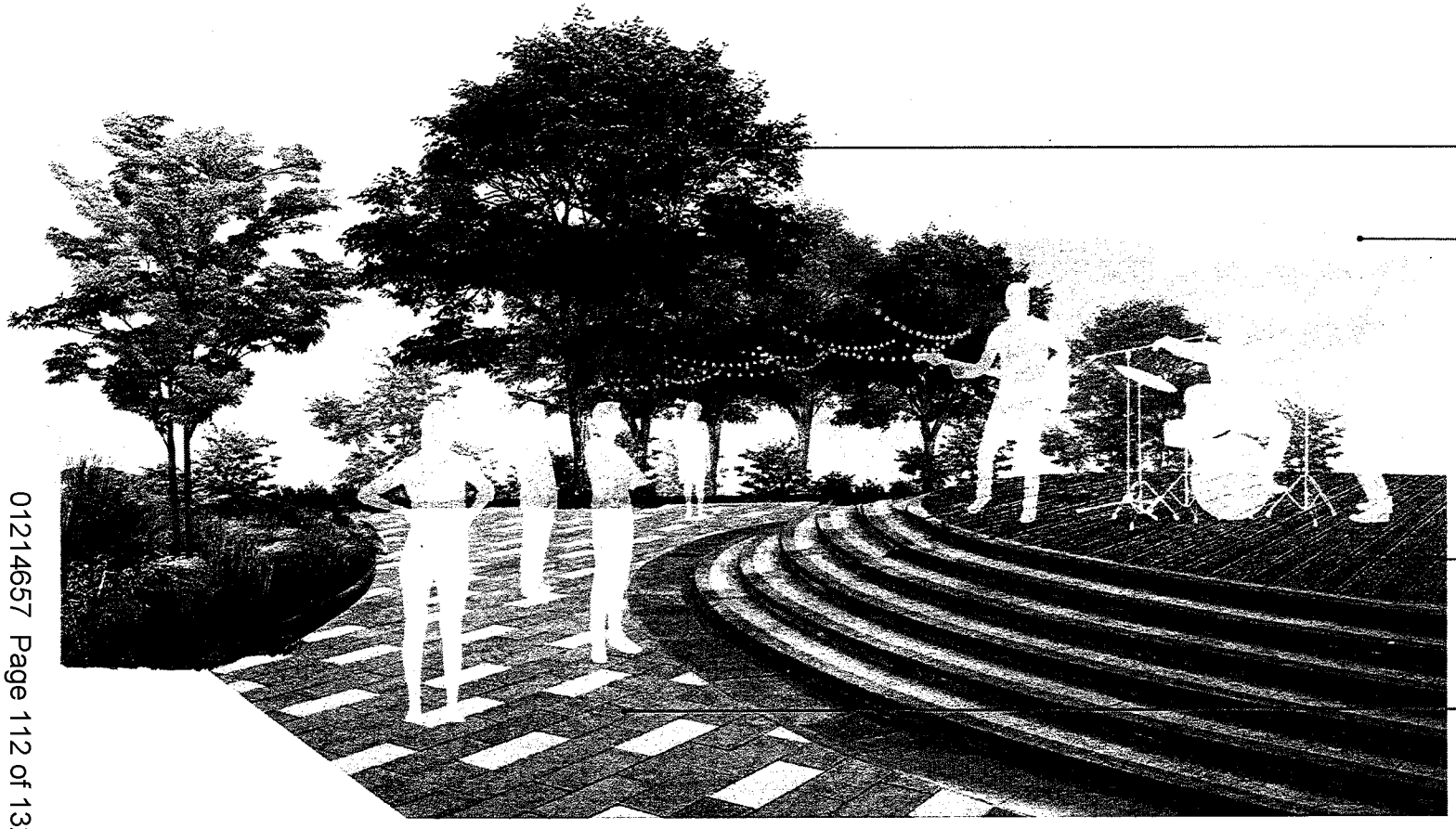
AMENITY *E-BIKE DOCKING STATION*



Solar panels to charge E-Bikes. Reduces long term cost and environmental impact.

Rentable e-bikes. Provides tenants and visitors with the option for timed bike rentals.

AMENITY *COMMUNITY PLAZA // SUMMER*



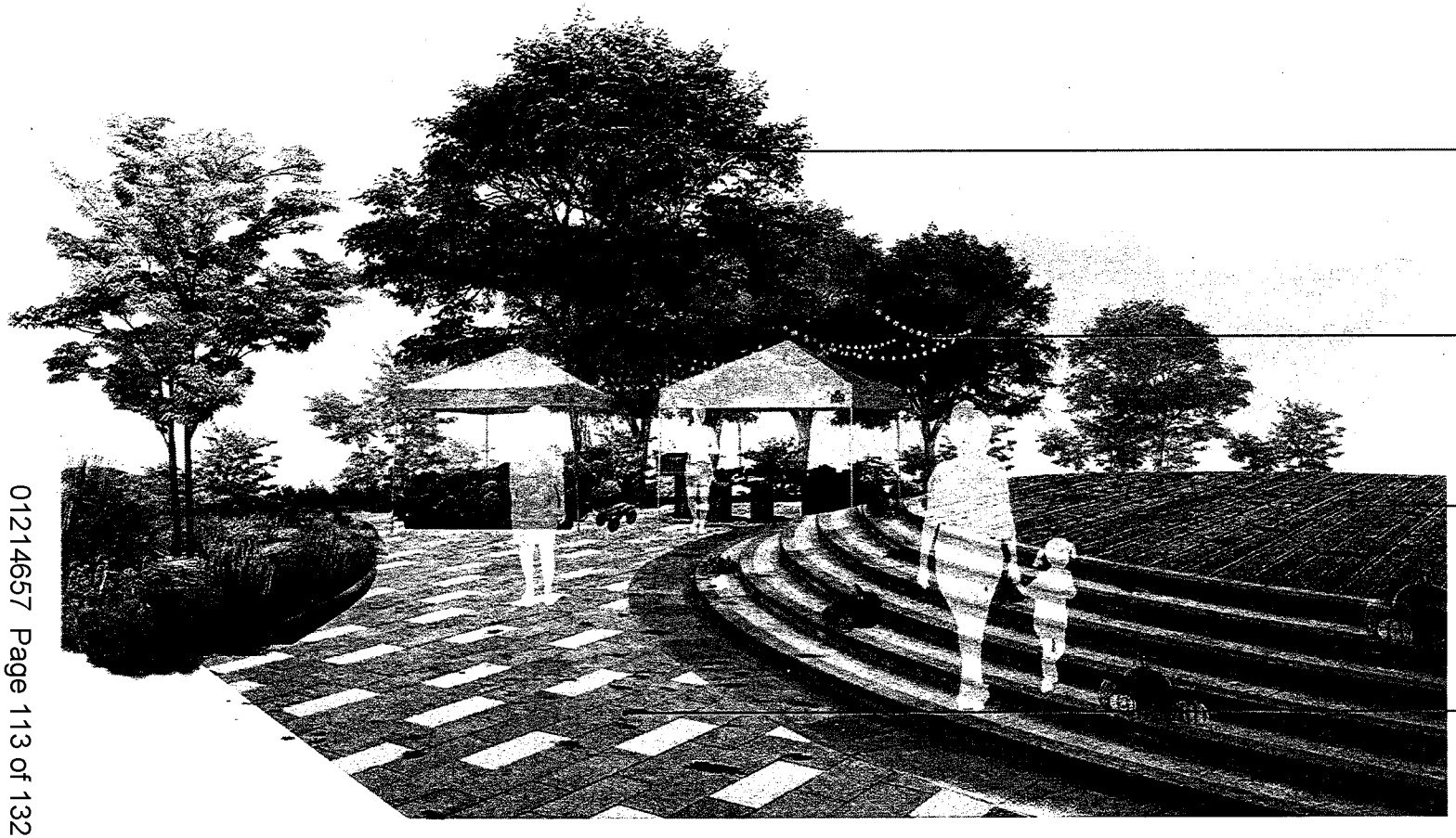
Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY *COMMUNITY PLAZA // AUTUMN*



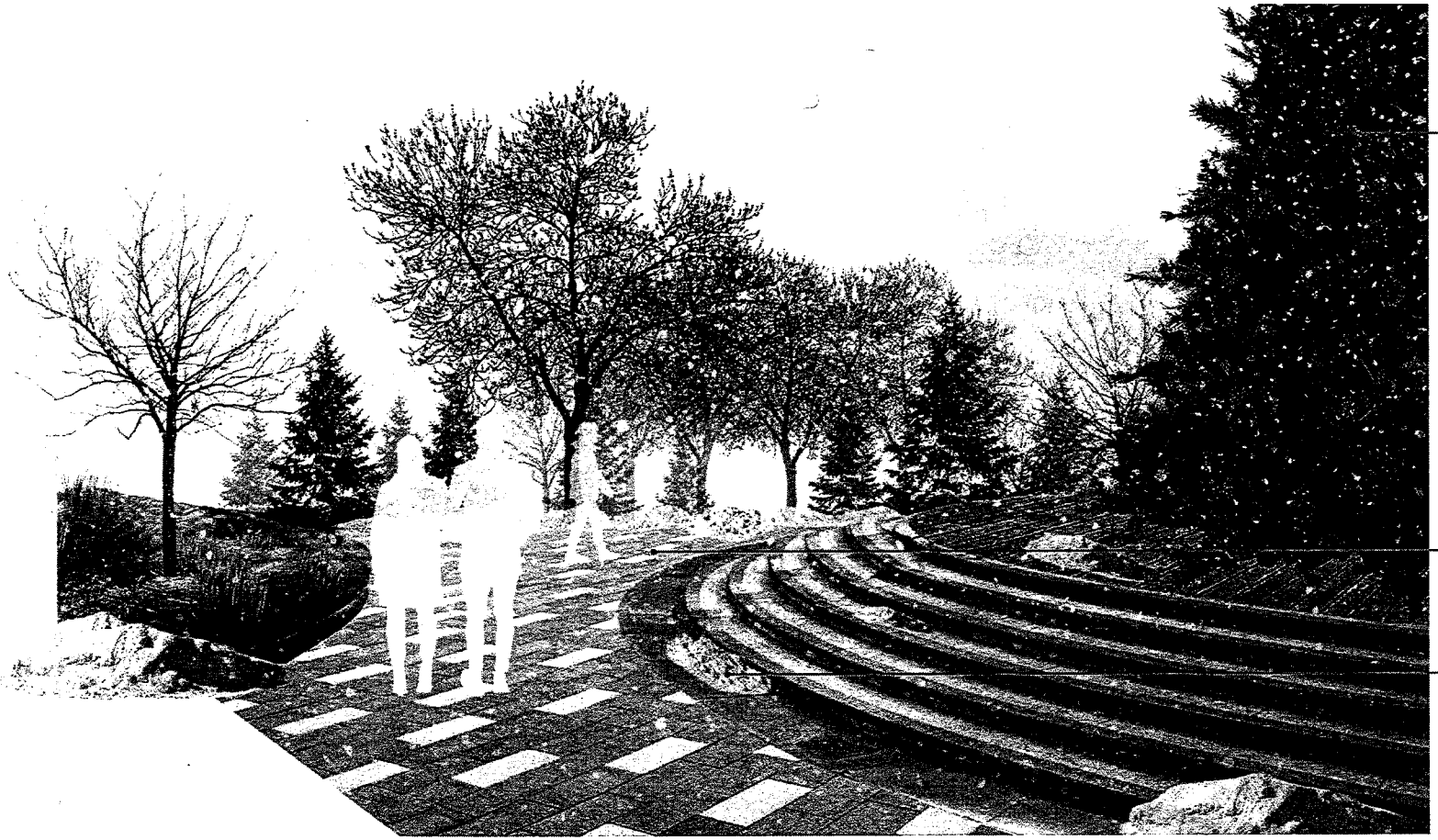
Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

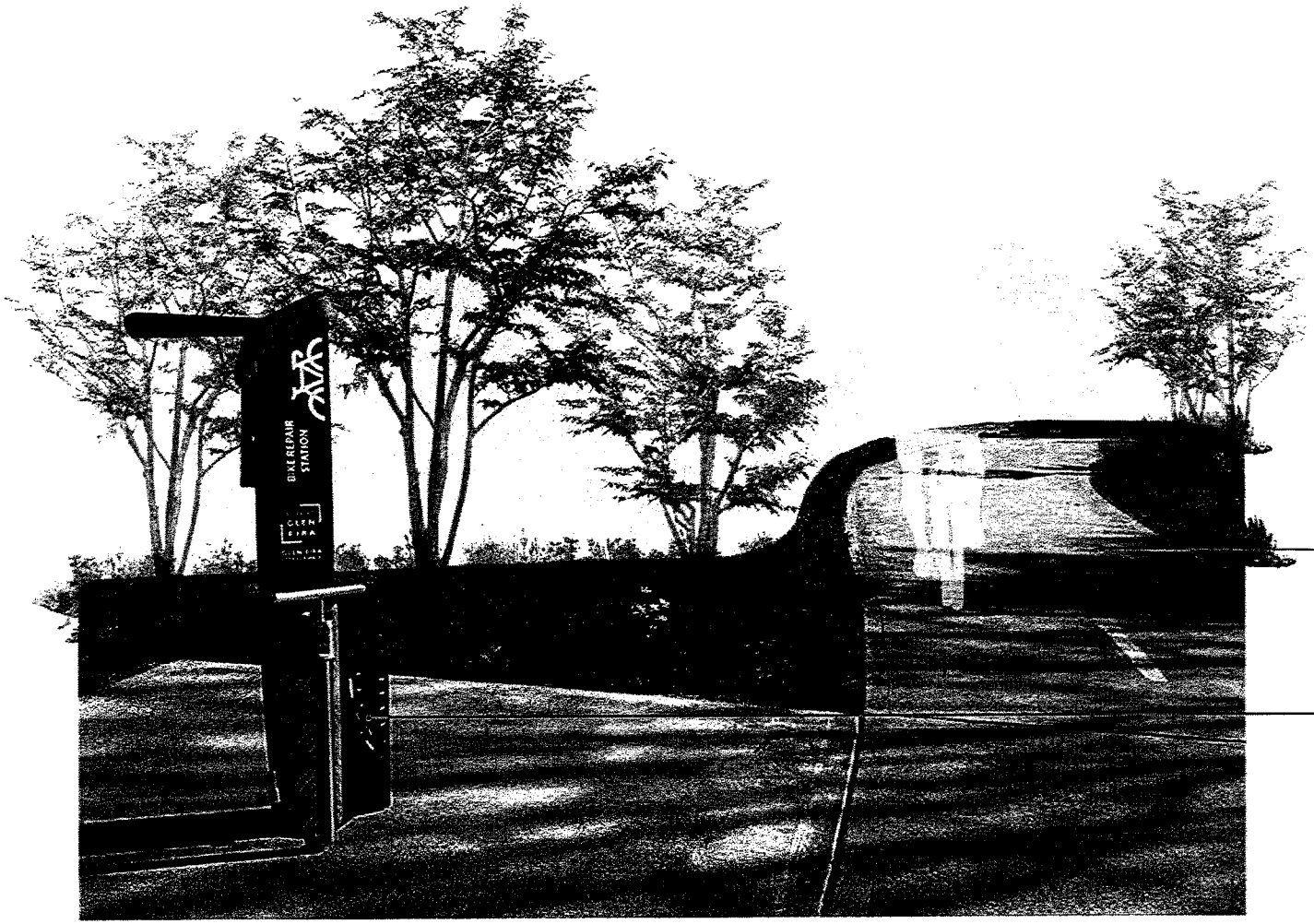
Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Ability to host events in large open hardscape

AMENITY *COMMUNITY PLAZA // WINTER*



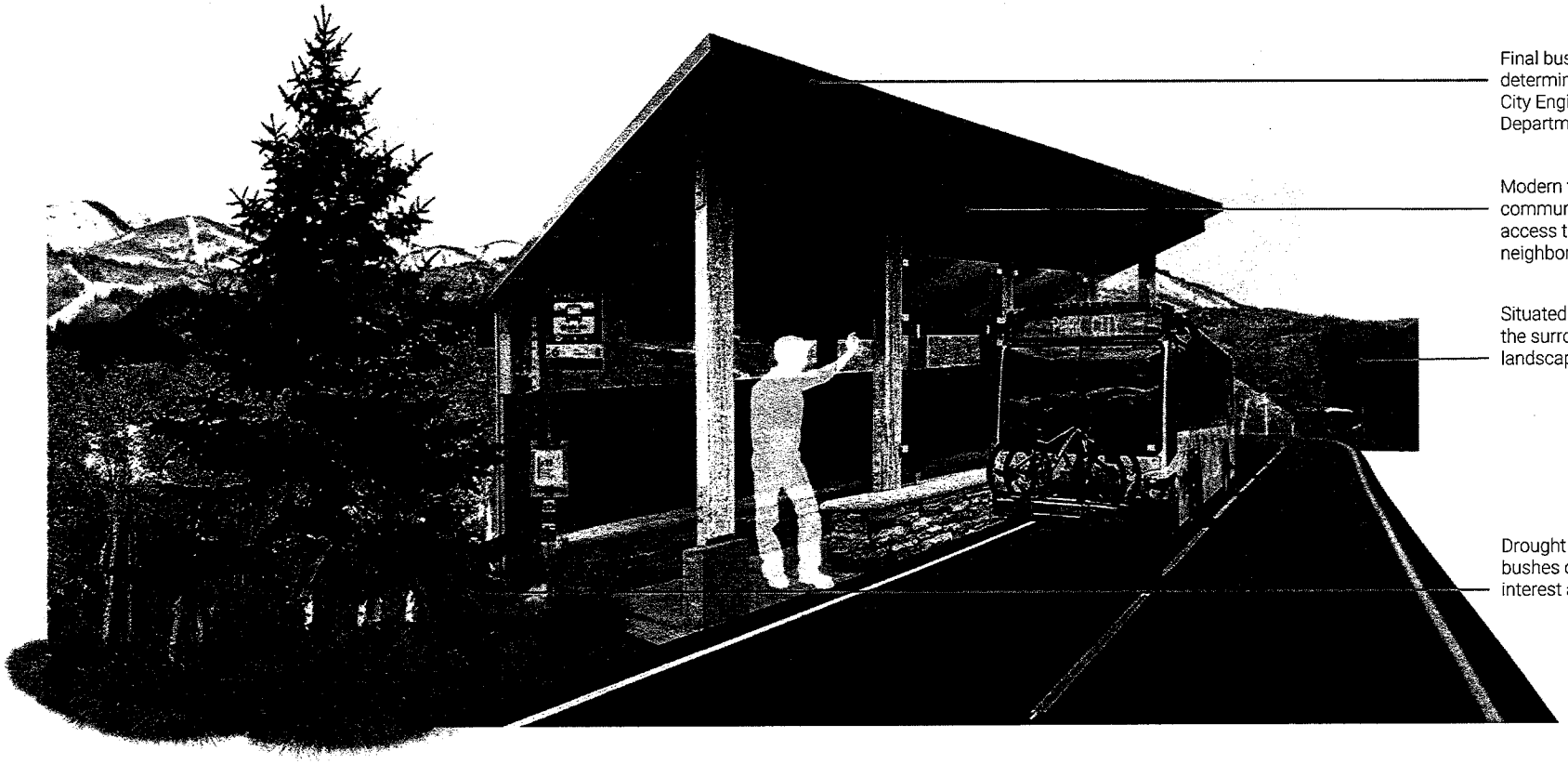
AMENITY *BIKE FIX-IT STATION*



Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

Bike fix-it station. Includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs

AMENITY *BUS TRANSIT PICKUP*



Final bus shelter location to be determined in conjunction with Park City Engineering and Transportation Departments. Final location TBD

Modern transit hub. Promotes community connectivity and ease of access to surrounding neighborhoods and amenities

Situated to capture great views of the surrounding mountains and landscape

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

AMENITY *6 COMMUNITY POCKET PARKS*

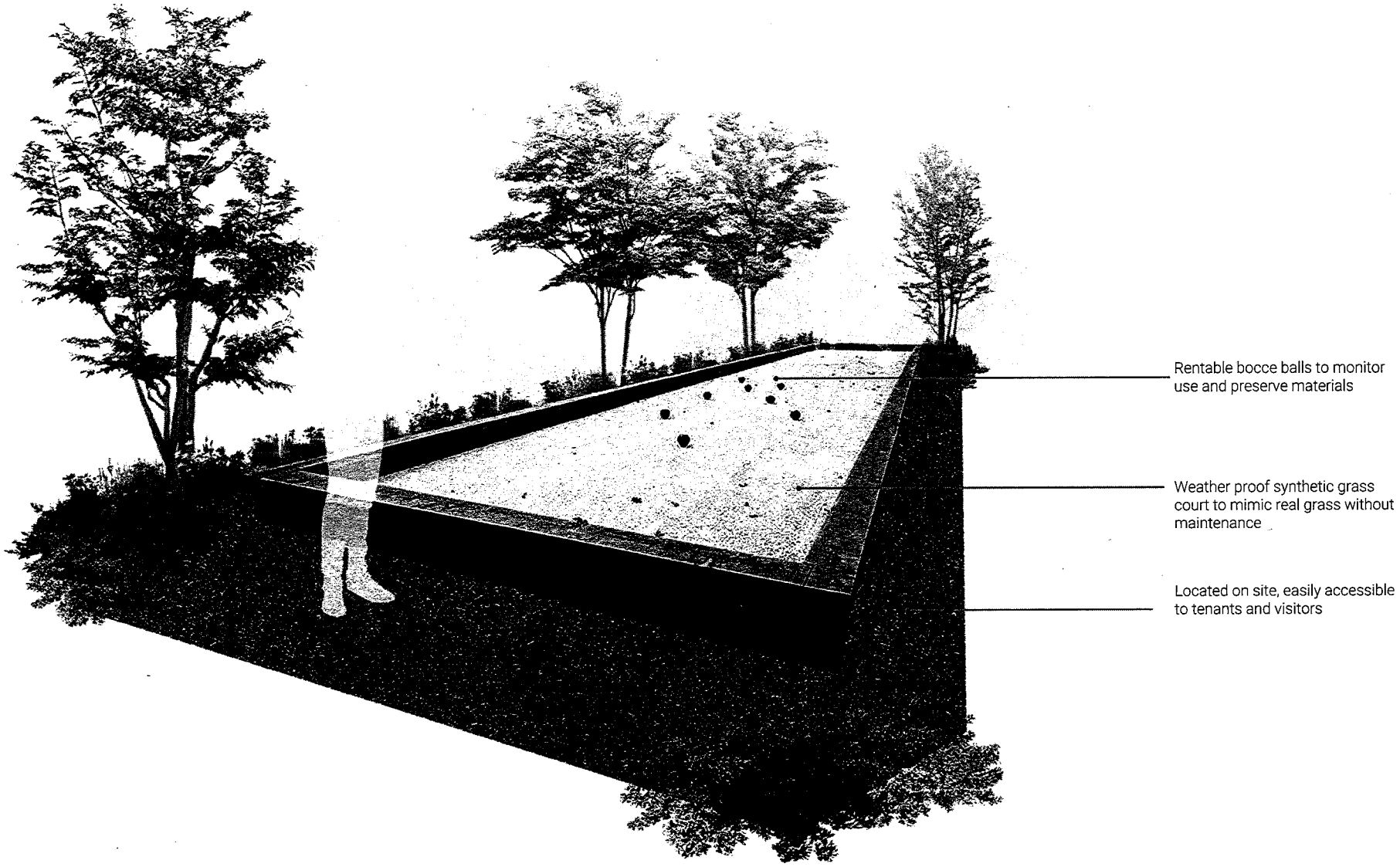


Situated amongst landscaping to give tenants an opportunity to interact with nature right outside their homes

Parks provide areas of rest and reflection off of the trail system

Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

AMENITY *BOCCE BALL COURT*



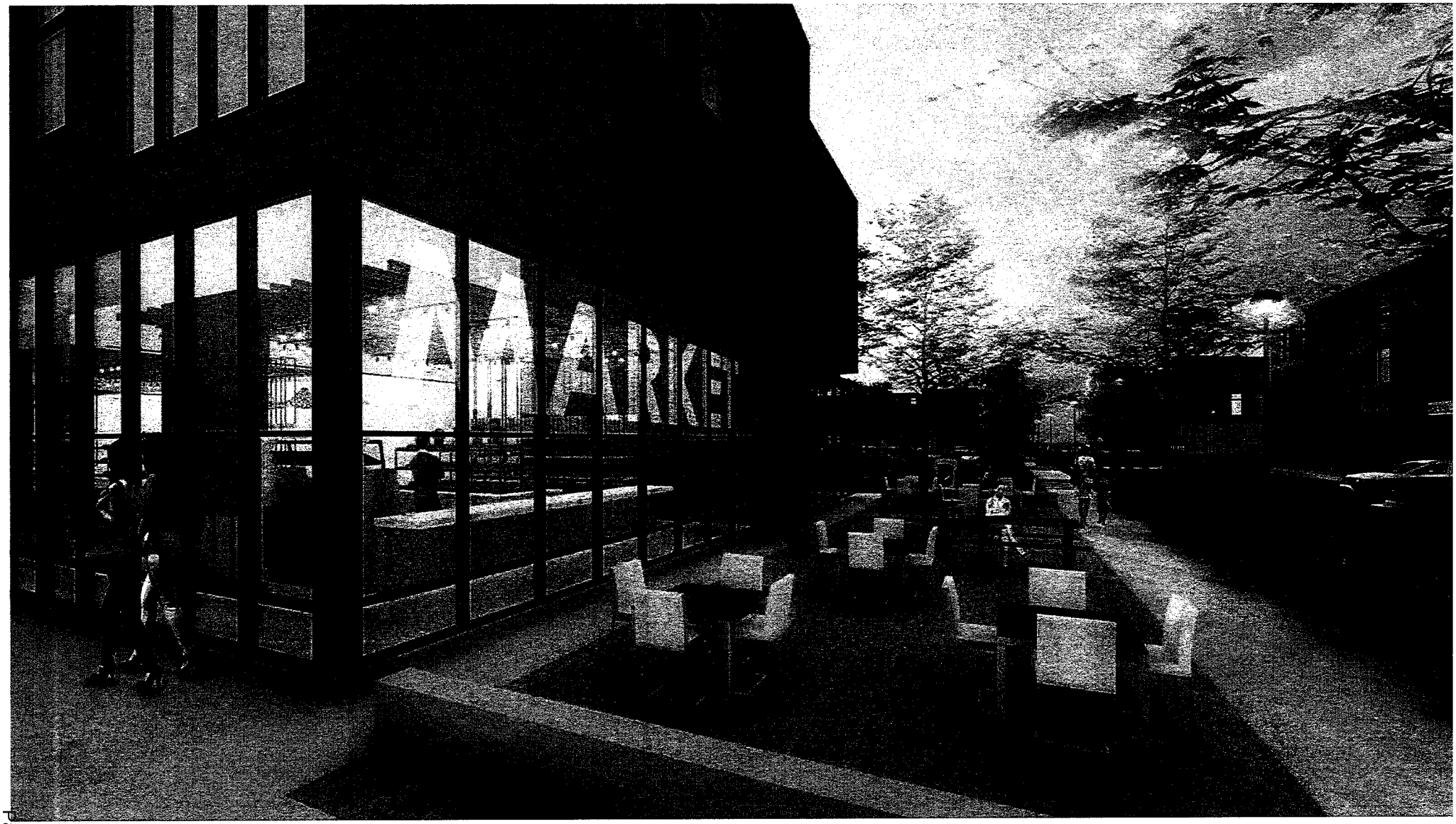
COMMUNITY FOCUSED RETAIL & PARKING



TRANSIT STOP & E-BIKE STATION



COMMUNITY FOCUSED COMMERCIAL & OUTDOOR DINING



OUTDOOR AMENITIES AND OPEN SPACE



Exhibit G

EXHIBIT G
PHASING PLAN

Phase 1: The first phase consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling Ninety Thousand (90,000) square feet. Each building is three-stories with a maximum building height of forty (40) feet, exceeding the zone height of twenty-eight (28) feet. Both buildings contain Fifteen Thousand (15,000) square feet of commercial space on the ground floors and Thirty Thousand (30,000) square feet of affordable rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately One Hundred and Twenty (120) affordable housing units, including and exceeding Developer's Affordable Housing Requirement with Sixty-Five (65) required units and Fifty-Five (55) "additional" affordable units. There are no market rate units in Phase 1.

Phase 2: The second phase consists of two commercial buildings totaling Thirty Thousand (30,000) square feet. Each building is 1-story with a maximum building height of Twenty-Five (25) feet, meeting the zone height. Each building contains Fifteen Thousand (15,000) square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.

Phase 3: The third phase consists of no more than Fifty (50) for-sale market-rate townhomes in five (5) clusters of Ten (10) units totaling 82,000 square feet. Each unit is two-stories totaling between 1,500 -1,700 square feet with a maximum building height of Twenty-Five (25) feet, meeting the zone height, and contains two to three bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.

Phase 4: The final phase consists of one market-rate building of Sixty (60,000) square feet. The building is three-stories with a maximum building height of Forty (40) feet, exceeding the zone height. This building will contain a maximum of Fifty (50) for-sale market-rate units and Seventy-Two (72) underground parking stalls for residents of the building.

Any-time Phase: The site plan also includes one additional four-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum building height of Forty-Five (45) feet, exceeding the zone height and the balance of the "additional" affordable units, Sixty-Five (65) units, will be constructed in this building.

A bus shelter shall be provided on site by the Applicant at a location to be determined by the City Engineer.

EXHIBIT H
MINE HAZARDS

There are no known mine hazards within the Property.

Exhibit I

NOTICE OF HOUSING AUTHORITY ACTION

Description:	**Affordable Housing Mitigation Plan**
Project Title:	**Studio Crossings Development**
Date of Action:	**December 15, 2022**

Summary of Housing Authority Action

On December 15, 2022, the Park City Housing Authority approved the Housing Mitigation Plan (Attachment 1) in fulfillment of the housing obligations for the Studio Crossings development pursuant to the Studio Crossings Master Planned Development, approved by the Planning Commission on November 9, 2022. In fulfillment of the housing obligation, the Housing Authority approved an on-site development of a minimum of one hundred and eighty-five on-site affordable units.

1. On December 9, 2021, the City Council unanimously supported the proposed change from a Film Studio Campus to a mixed-use development with a significant affordable/attainable housing component at an average of 80% of Area Median Income (AMI) and a Density consistent with the original MPD.
2. On November 9, 2022, the Planning Commission unanimously approved amending the MPD to allow for additional uses and to modify the number, footprints size, and building heights for the remaining Density allocated in the MPD on Lot 1B only. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements. The amendment to the existing MPD allows the developer to construct a mixed-use development project, including at least 185 affordable deed-restricted rental dwelling units, 60,000 square feet of support Commercial Uses, and up to 100 market-rate for-sale units. Studio Crossings will fulfill the Housing Mitigation Plan by building a minimum of 185 on-site affordable dwelling units totaling 109,080 square feet.
3. Rental rates will be set as described in the attached Housing Mitigation Plan and adjusted annually based on the Area Median Income for Summit County published by HUD.
4. The project is proposed to be developed in four phases. Sixty-five Required on-site affordable dwelling units (42.4 Units Equivalents (AUEs) are required in Phase I. The remaining affordable dwelling units will be built in later phases. No certificate of occupancy will be issued on any market rate unit until the affordable dwelling units for that phase have been completed.

Conditions of Approval:

1. A minimum of sixty-five (65) affordable dwelling units totaling 42.4 AUEs or 38,160 square feet shall be rented to qualified renters with an income at or below 80% or less of the Area Median Income (AMI) for Summit County.
2. The remaining affordable dwelling units shall be rented to a qualified renter with an income of 120% AMI or less for Summit County with the exception of 77 Studio units described below.
3. The proposed bedroom mix, size, and AMI level of the affordable units are as follows:

PHASE 1					
Type	Units	Size	AUEs	RENT LEVEL AMI	QUALIFIED HOUSEHOLD AMI
Studios	27	400	12	60%	80%
1 Bedroom	23	600	15.4	80%	80%
2 Bedrooms	10	800	8.9	80%	80%
3 Bedrooms	5	1,100	6.1	80%	80%
TOTAL	65	38,100	42.4		
REMAINING PHASES					
Type	Number	Size	AUEs	AMI	
Studios	50	400	22.2	70%	120%
1 Bedrooms	40	600	26.7	80%	120%
2 Bedrooms	20	800	17.8	80%	120%
3 Bedrooms	10	1,100	12.2	80%	120%
TOTAL	120	71,010	78.9		
TOTAL MPD REQUIRED	185	109,110	121.3		

4. At least 27 studios shall be available to households making up to 60% of AMI, and at least 50 Studios shall be available to households making up to 70% of AMI, broadening the affordability of these units.
5. The Applicant shall submit a draft Studio Crossing Homeowner Association Declaration that includes the affordable housing obligations outlined in the approved Housing Mitigation Plan for review and approval by the Planning, Housing, and

Legal Departments prior to submitting a subdivision or condominium mylar. The Declaration shall be approved, executed, and recorded simultaneously with the condominium plat.

6. The required 65 affordable units built on site shall receive certificate of occupancy before any market rate unit.
7. A final housing calculation shall be conducted once final market-rate residential units and commercial uses have been determined. If the required number of affordable units changes based on a change in the number of market-rate residential units or changes in the commercial employee generation calculation prior to occupancy of the commercial spaces. In that case, the Housing Mitigation Plan must be updated and re-submitted for Housing Authority approval.

If you have any questions about this action letter, please contact Jason Glidden at 435-615-5268 or via email at jglidden@parkcity.org.

Attachments:

1. Studio Crossings Housing Mitigation Plan dated November 2022.

CONFIRMED AND ADOPTED this 15th DAY OF December 2022.

PARK CITY HOUSING AUTHORITY

Nann Worel, CHAIR

Attest:

Michelle Kellogg, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Approved as to Form:

City Attorney's Office

November 29, 2022
Quinn Capital Partners, LLC Housing Mitigation Plan

Quinn Capital Partners, LLC is pleased to be able to incorporate this housing mitigation plan as a part of its Amended Master Planned Development. This proposal will convert a substantial portion of the existing commercial square footage to affordable housing and create a vibrant, year-round neighborhood compatible with surrounding residents. The proposed modifications will also reduce daily traffic and enhance the quality of life for our residents, all while helping to meet community environmental and housing goals.

This housing mitigation plan is part of the 2022 Amendment to the Master Planned Development Agreement and Annexation Agreement. The original 2012 Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development expressly provided that no affordable housing was required to be built as a condition of development. Recognizing the needs of the community and benefits to the community in constructing affordable housing, QCAP is proposing to construct a minimum of 185 units of affordable housing units as part of its proposal to amend the 2012 Development Agreement.

Background
The 2012 Development Agreement did not require the construction of any affordable housing. (DA Section 5, Affordable Housing). When QCAP subdivided the subject property earlier in 2022, the City required as a condition of plat approval a note requiring QCAP to provide affordable housing meeting the current code requirements if it any point it amended the 2012 Development Agreement. In addition to meeting the code-based requirements for affordable housing, QCAP is proposing to convert existing commercial entitlements to affordable housing.

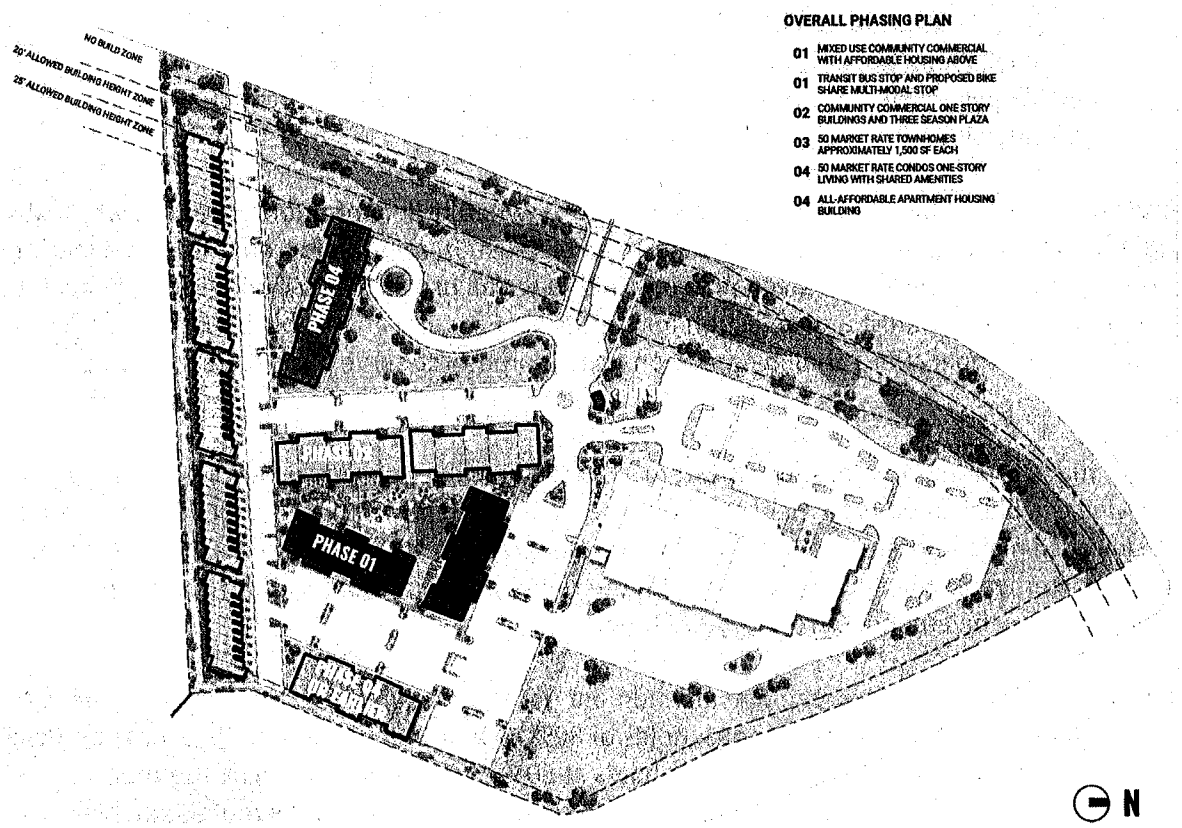
Proposed Plan
QCAP proposes to construct more than enough affordable housing units to meet the requirements of the 2021 Park City Affordable Housing Resolution. The 2021 Housing Resolution calls for a total affordable housing square footage for commercial uses based on an employee mitigation calculation. The same resolution requires 20% of condominium units to be affordable units. Per the resolution, each affordable unit is calculated as containing 900 square feet.

The final count of units required may adjust slightly with final preparations of plans and to address City input, however the required square footage will be provided per the Resolution. Forecasted calculations for the affordable housing are shown in Table 1 below:

1st and 4th (anytime) phase. An unconditional certificate of occupancy, or a temporary certificate of occupancy if it allows for operation of the affordable housing units will not issue for each phase until the affordable housing requirement is met.

Site plans showing the proposed affordable housing, including the parking, are included in Exhibit A below:

Exhibit A



AMI numbers, updated on an annual basis. QCAP will rent 27 units at 60% AMI and 50 units at 70% AMI.

Table 2 – 80% AMI Rates

Bedrooms	Occupants	*AMI (80%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	$66,960	30%	$20,088.00	$1,674.00	0
1	2	$76,480	30%	$22,944.00	$1,912.00	63
2	3	$86,080	30%	$25,824.00	$2,152.00	30
3	4	$95,600	30%	$28,680.00	$2,486.00	15

Table 3 – 70% AMI Rates

Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	$58,560	30%	$17,568.00	$1,464.00	50

Table 4 – 60% AMI Rates

Bedrooms	Occupants	*AMI (60%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	
0	1	$50,200	30%	$15,060.00	$1,255.00	27

*AMI is based on 2021 Summit County AMI numbers.

Amenities

The Studio Crossings development will include a number of amenities available to residents of the affordable housing units. These amenities include a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot multi-use paths with pocket parks and benches throughout the site, connection to the rail trail, and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

Studio Crossings will be a transit and trail-oriented development. There will be a dedicated and improved transit stop within the development. QCAP is also working to ensure that an electric bikeshare location is included on site. In addition to these public transit options, there will be covered bike storage available for each of the affordable housing buildings. It is QCAP's intention to enable and encourage alternative transit options to private vehicle ownership.

NOTICE OF HOUSING AUTHORITY ACTION

Description:	**Affordable Housing Mitigation Plan**
Project Title:	**Studio Crossings Development**
Date of Action:	**December 15, 2022**

Summary of Housing Authority Action

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2. On November 9, 2022, the Planning Commission unanimously approved amending the MPD to allow for additional uses and to modify the number, footprints size, and building heights for the remaining Density allocated in the MPD on Lot 1B only. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements. The amendment to the existing MPD allows the developer to construct a mixed-use development project, including at least 185 affordable deed-restricted rental dwelling units, 60,000 square feet of support Commercial Uses, and up to 100 market-rate for-sale units. Studio Crossings will fulfill the Housing Mitigation Plan by building a minimum of 185 on-site affordable dwelling units totaling 109,080 square feet.
3. Rental rates will be set as described in the attached Housing Mitigation Plan and adjusted annually based on the Area Median Income for Summit County published by HUD.
4. The project is proposed to be developed in four phases. Sixty-five Required on-site affordable dwelling units (42.4 Units Equivalents (AUEs) are required in Phase I. The remaining affordable dwelling units will be built in later phases. No certificate of occupancy will be issued on any market rate unit until the affordable dwelling units for that phase have been completed.

Conditions of Approval:

1. A minimum of sixty-five (65) affordable dwelling units totaling 42.4 AUEs or 38,160 square feet shall be rented to qualified renters with an income at or below 80% or less of the Area Median Income (AMI) for Summit County.
2. The remaining affordable dwelling units shall be rented to a qualified renter with an income of 120% AMI or less for Summit County with the exception of 77 Studio units described below.
3. The proposed bedroom mix, size, and AMI level of the affordable units are as follows:

PHASE 1					
Type	Units	Size	AUEs	RENT LEVEL AMI	QUALIFIED HOUSEHOLD AMI
Studios	27	400	12	60%	80%
1 Bedroom	23	600	15.4	80%	80%
2 Bedrooms	10	800	8.9	80%	80%
3 Bedrooms	5	1,100	6.1	80%	80%
TOTAL	65	38,100	42.4		
REMAINING PHASES					
Type	Number	Size	AUEs	AMI	
Studios	50	400	22.2	70%	120%
1 Bedrooms	40	600	26.7	80%	120%
2 Bedrooms	20	800	17.8	80%	120%
3 Bedrooms	10	1,100	12.2	80%	120%
TOTAL	120	71,010	78.9		
TOTAL MPD REQUIRED	185	109,110	121.3		

4. At least 27 studios shall be available to households making up to 60% of AMI, and at least 50 Studios shall be available to households making up to 70% of AMI, broadening the affordability of these units.
5. The Applicant shall submit a draft Studio Crossing Homeowner Association Declaration that includes the affordable housing obligations outlined in the approved Housing Mitigation Plan for review and approval by the Planning, Housing, and

Legal Departments prior to submitting a subdivision or condominium mylar. The Declaration shall be approved, executed, and recorded simultaneously with the condominium plat.

6. The required 65 affordable units built on site shall receive certificate of occupancy before any market rate unit.
7. A final housing calculation shall be conducted once final market-rate residential units and commercial uses have been determined. If the required number of affordable units changes based on a change in the number of market-rate residential units or changes in the commercial employee generation calculation prior to occupancy of the commercial spaces. In that case, the Housing Mitigation Plan must be updated and re-submitted for Housing Authority approval.

If you have any questions about this action letter, please contact Jason Glidden at 435-615-5268 or via email at jglidden@parkcity.org.

Attachments:

1. Studio Crossings Housing Mitigation Plan dated November 2022.

CONFIRMED AND ADOPTED this 15th DAY OF December 2022.

PARK CITY HOUSING AUTHORITY

Nann Worel, CHAIR

Attest:

Michelle Kellogg, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Approved as to Form:

City Attorney's Office