

SITE PLAN REVIEW WONDERBLOCK - PHASE 1

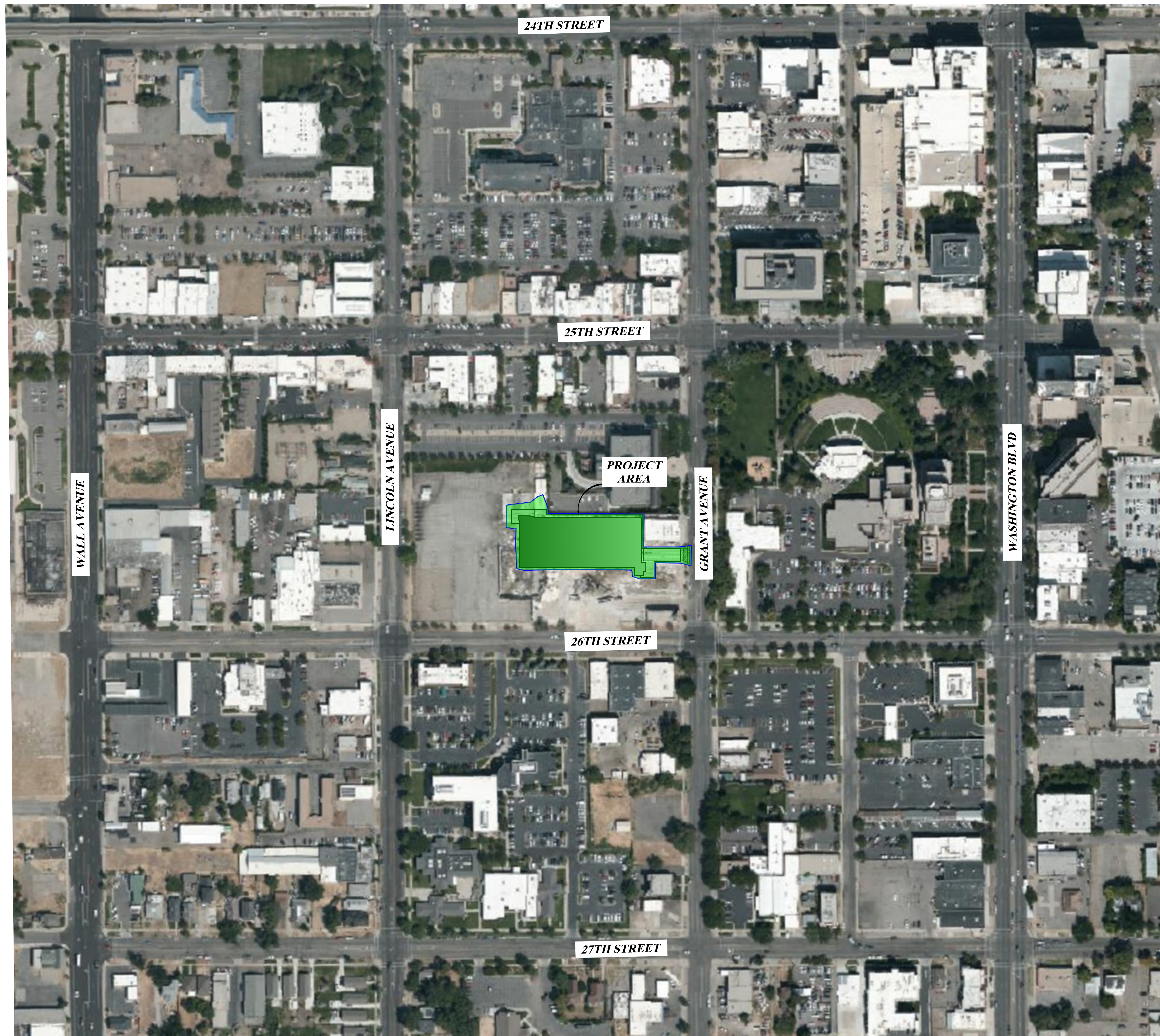
2557 GRANT AVE
OGDEN, UT 84401

SAR+

1550 WYNKOOP ST, SUITE 100
DENVER, CO 80202
PHONE: 303.438.9651



TALISMAN
1588 SOUTH MAIN STREET
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BUILDING ELEVATIONS	

OWNER

OGDEN CITY
2349 WASHINGTON BLVD
STE 521
OGDEN, UT 84401

DEVELOPER

JF CAPITAL
1216 W LEGACY CROSSING BLVD, SUITE 300
CENTERTVILLE, UT 84104

ENGINEERING (CIVIL)

TALISMAN CIVIL CONSULTANTS, LLC.
DANIEL BOURQUE, PE
1588 SOUTH MAIN STREET, STE 200
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ARCHITECT

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DENVER, CO 80202

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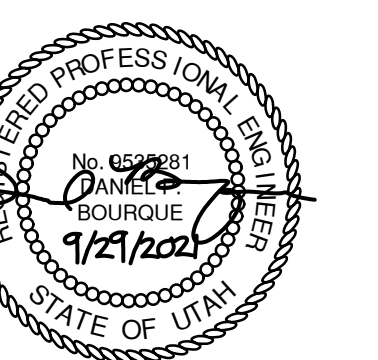
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2021.10.05

SITE PLAN REVIEW

Revisions:

Date	No.	Remarks



SCALE
HORIZONTAL: 1" = 100'

COVER SHEET

C00



FOR REVIEW ONLY - NOT FOR CONSTRUCTION

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER, THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF CONSTRUCTION PRACTICES IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF/HERSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE/SHE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS/HER EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM/HER TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS/HER BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE/SHE HAS RELIED AND IS RELYING ON HIS/HER OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS/HER OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE/SHE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS/HER BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

GENERAL NOTES CONT.

- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE SUBMITTED WITH ALL DEVIATIONS RECORDED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. A CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNSAFE OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKERS FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- UNCLASSIFIED EXCAVATION SHALL BE PROPERLY DISPOSED OF PER GOVERNMENT REGULATIONS.
- UNLESS NOTED OTHERWISE IN THE PLANS & CONSTRUCTION DOCUMENTS, USE OGDEN CITY STANDARD DETAILS.
- THE IMPROVEMENTS SHOULD BE CONSTRUCTED BASED ON SURVEY OF EXISTING CONDITION USED AS BASIS OF DESIGN. CONTRACTOR TO USE STANDARD RFI PROCESS IF HE DISCOVERS A DISCREPANCY IN THE ACTUAL CONDITION OR NOT AS SURVEYED.

UTILITY NOTES

- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKERS MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 48" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL TALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
- ALL IRRIGATION SYSTEMS ARE TO REMAIN FUNCTIONAL DURING CONSTRUCTION. CAP BROKEN LINES UNTIL REPAIR, SO THAT SYSTEM IS FUNCTIONAL.

LEGEND

SYMBOL/LINETYPE	DESCRIPTION	HATCH LEGEND
	LIMITS OF DISTURBANCE	
	EXISTING FENCE	PROPOSED UNIT PAVERS
	EXISTING WATER VALVE	PROPOSED CONCRETE
	EXISTING WATER METER	PROPOSED ROCK MULCH
	EXISTING FIRE HYDRANT	PROPOSED BUILDING
	EXISTING ELECTRICAL BOX	
	EXISTING LIGHT POLE	
	EXISTING TELECOMMUNICATIONS VAULT	
	MISCELLANEOUS MANHOLE	
	EXISTING SANITARY SEWER MANHOLE	
	EXISTING GAS METER	
	EXISTING STORM DRAIN DROP INLET	
	EXISTING SEWER PIPE	
	EXISTING STORM DRAIN PIPE	
	EXISTING WATER LINE	
	EXISTING GAS PIPE	
	EXISTING PROPERTY LINE	
	EXISTING POWER POLE	
	EXISTING GUY WIRE	
	EXISTING SIGN	
	EXISTING MAIL BOX	
	EXISTING TREE	
	EXISTING TREE TO BE REMOVED	
	PROPOSED OBJECT MARKERS SIGN	
	PROPOSED CATCH BASIN	
	PROPOSED STORM DRAIN LINE	
	PROPOSED WATER PIPE	
	PROPOSED SANITARY SEWER PIPE	
	PROPOSED CHAIN LINK FENCE	

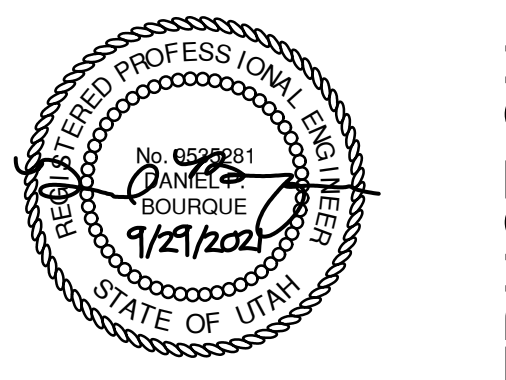


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GENERAL NOTES

C01



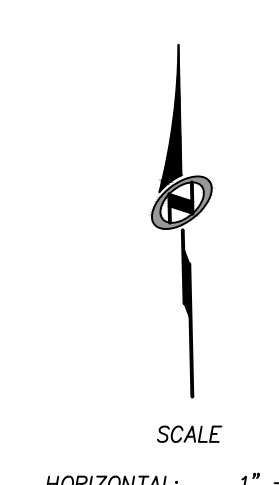
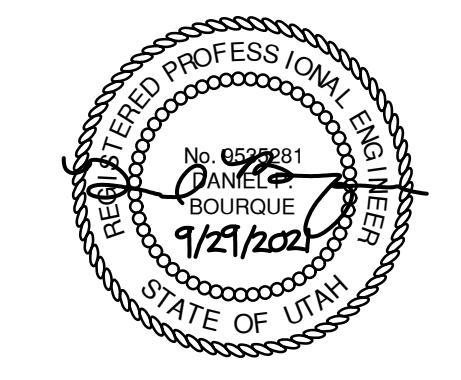
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SCALE
 HORIZONTAL: 1" = 20'

PROPERTY LINE EXHIBIT

C02



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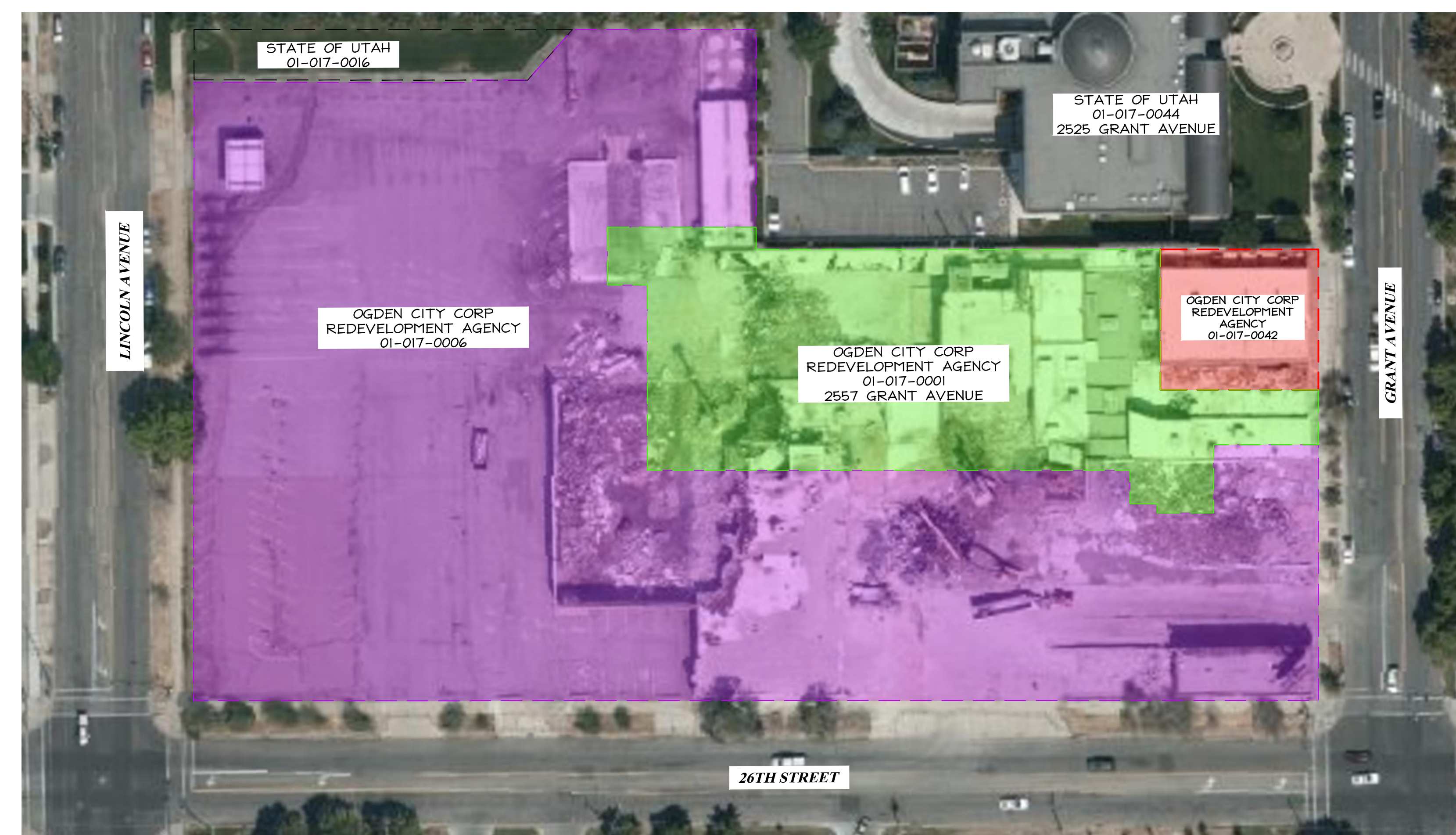
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EXISTING PROPERTY LINES



LOT LINE ADJUSTMENT #1
 (IN PROCESS)



LOT LINE ADJUSTMENT #2

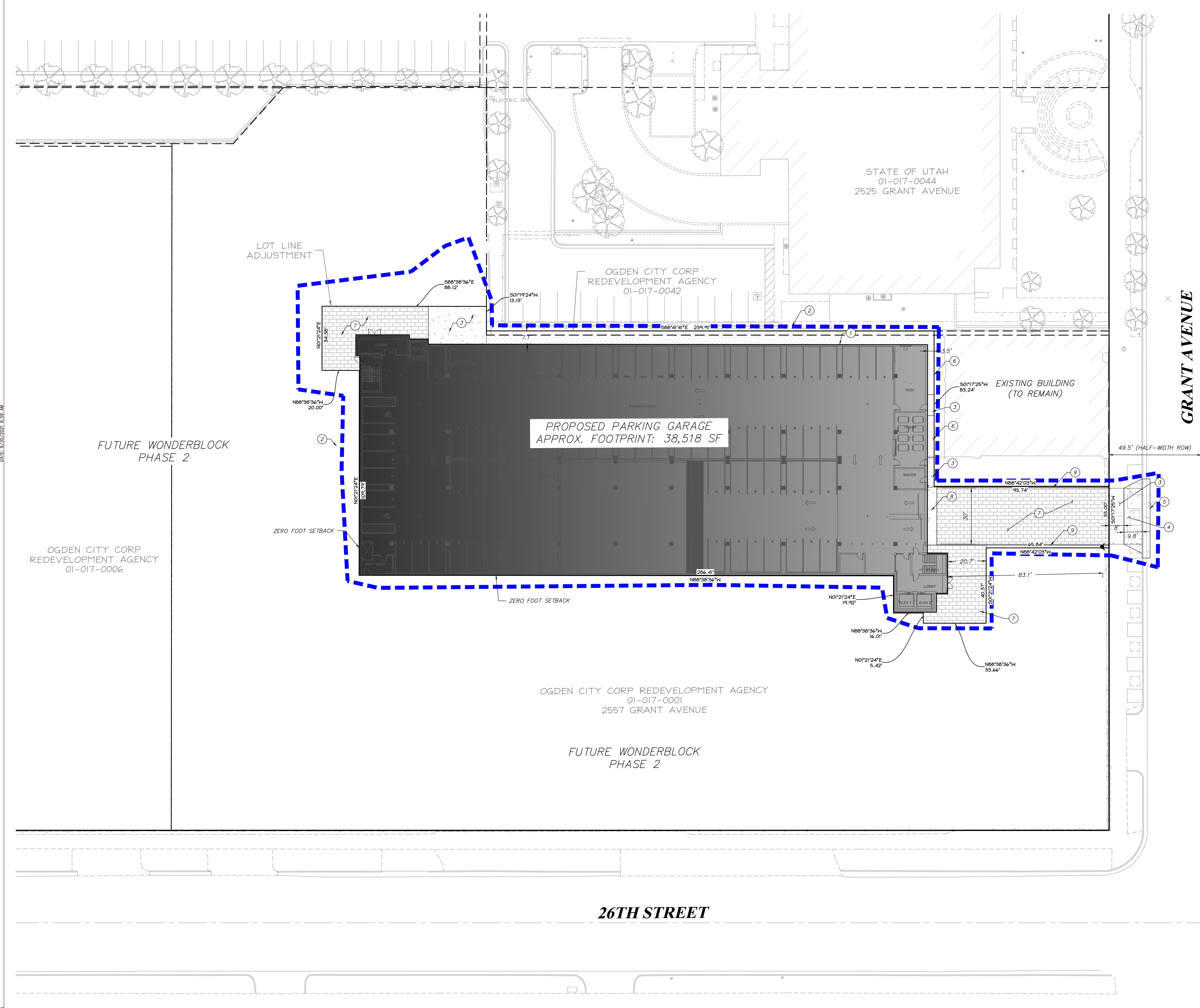
SITE GENERAL NOTES:
 SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
 ALL SIGNS AND MARKINGS SHALL CONFORM TO THE LATEST EDITION ON THE M.U.T.C.D.

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

- 1) BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
- 2) APPROXIMATE LIMITS OF DISTURBANCE.
- 3) INSTALL CONCRETE SIDEWALK, 8" THICK, PER OGDEN CITY DETAIL RD-5.
- 4) INSTALL DRIVEWAY APPROACH PER OGDEN CITY DETAIL RD-7.
- 5) INSTALL ASPHALT TIE IN PER APWA PLAN NO. 251.
- 6) INSTALL ROCK MULCH.
- 7) INSTALL UNIT PAVERS.
- 8) INSTALL CONCRETE APRON, 8" THICK.
- 9) INSTALL APWA TYPE P CURB PER APWA PLAN NO. 209.

NOTE:
 THE INTENDED USE OF THE DEVELOPMENT IS A PARKING GARAGE.

AREA TABULATION TABLE		
PROPOSED	SQUARE FEET	% OF TOTAL
TOTAL AREA	46,667	100%
TOTAL BUILDING AREA	38,504	
TOTAL PERVIOUS AREA	1,906	4.1%
TOTAL IMPERVIOUS AREA	44,761	95.9%

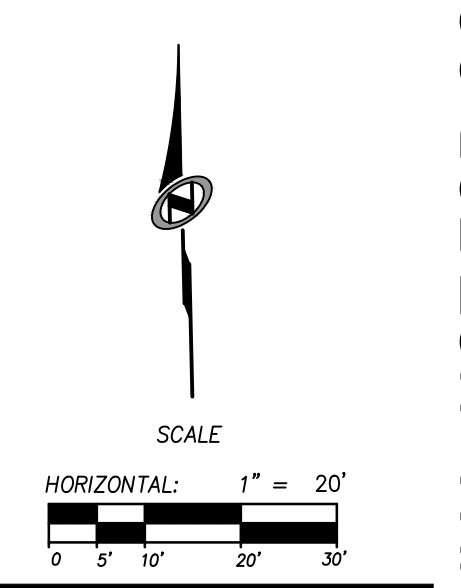


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SITE PLAN

C03



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DATE: 10/20/2021 6:59 AM

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GRADING GENERAL NOTES:

EXISTING HORIZONTAL LOCATIONS AND ELEVATIONS ARE BASED ON AN ALTA SURVEY COMPLETED BY PERI CONSULTING U.L.C., DATED DECEMBER 16, 2019. CONTRACTOR TO FIELD VERIFY BENCHMARK ELEVATION AND HORIZONTAL SITE LOCATION PRIOR TO CONSTRUCTION.

A LAND DISTURBANCE AND GRADING PERMIT MUST BE OBTAINED FROM MILLCREEK PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY MORE THAN ANY SOIL GREATER THAN 12" IN DEPTH OR AREAS OVER 1-ACRE.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, SWELING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SURGRADE AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC INFORMATION SHOWN ON DRAWINGS 600 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

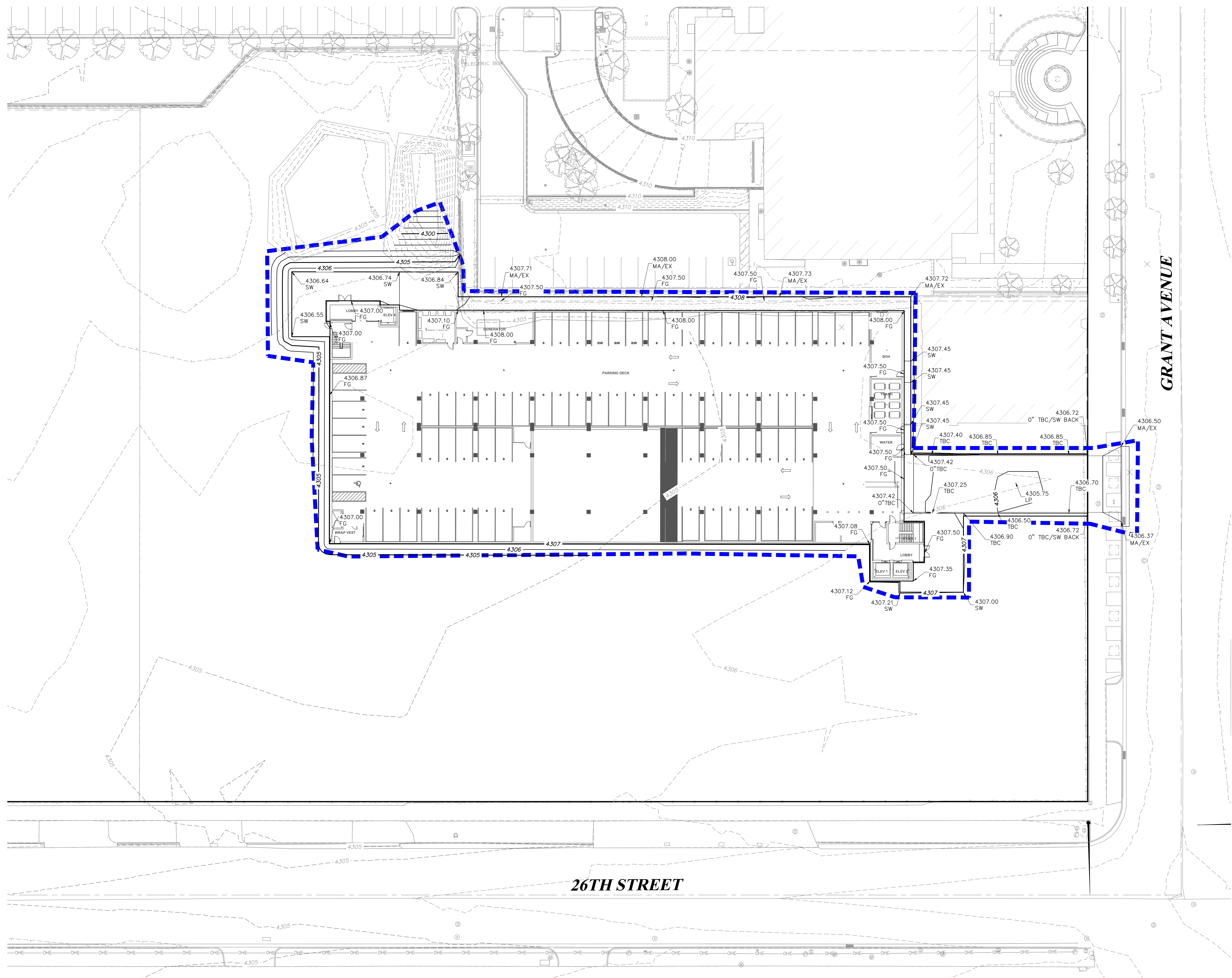
EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT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

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

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, BOLL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

ABBREVIATIONS:

BW = BOTTOM OF WALL
 EG = EXISTING GRADE
 EX = EXISTING
 F&T = FUTURE
 TBC = TOP BACK OF CURB
 TSC = TOP OF CONCRETE
 TW = TOP OF WALL

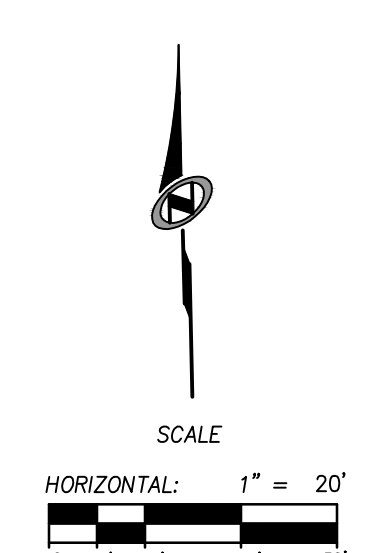
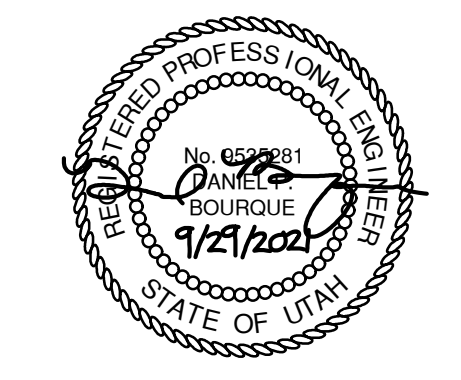


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GRADING PLAN

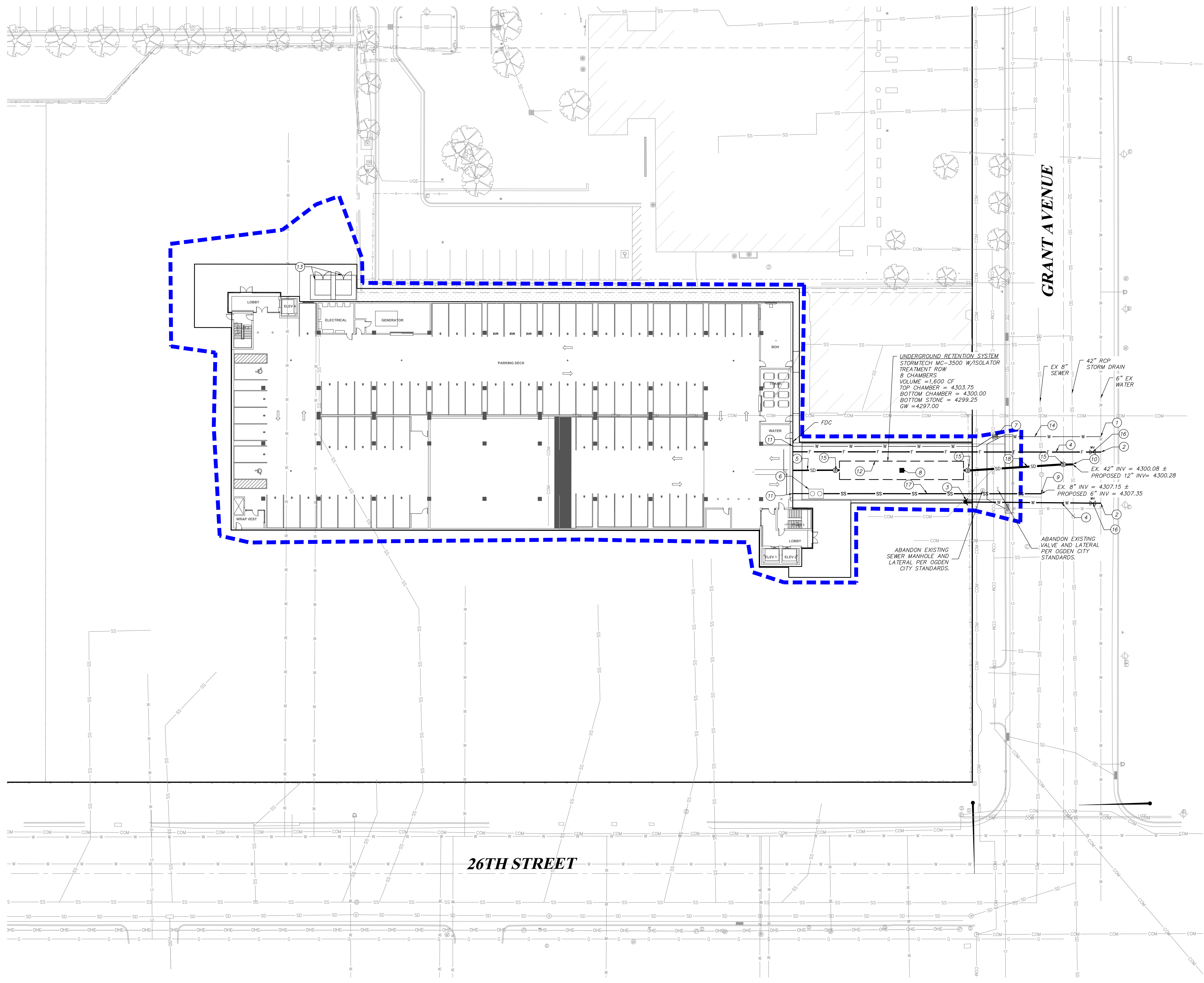
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UTILITY GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM OGDEN CITY AND/OR UDOT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH OGDEN CITY AND APWA SEWER STANDARDS & SPECIFICATIONS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH OGDEN WATER COMPANY AND APWA STANDARDS & SPECIFICATIONS.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.

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

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

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

IRRIGATION SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

- UTILITY SCOPE OF WORK:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- CONNECT TO EXISTING WATER LINE PER OGDEN CITY STANDARD DETAIL W-15.
 - CONNECT FIRE LINE TO EXISTING WATER MAIN PER OGDEN CITY STANDARDS.
 - INSTALL FIRE HYDRANT ASSEMBLY PER OGDEN CITY STANDARD DETAIL W-1A.
 - INSTALL 6" DUCTILE IRON FIRE LINE PER OGDEN CITY STANDARDS.
 - INSTALL 8" HDPE STORM DRAIN PIPE PER OGDEN CITY STANDARD DETAIL SD-8.
 - INSTALL SAND/OIL SEPARATOR.
 - INSTALL 1" WATER METER PER OGDEN CITY STANDARD DETAIL W-3.
 - INSTALL APWA 3'x3' BOX WITH A FRAME AND GRATE PER APWA PLAN NO. 332.
 - CONNECT TO EXISTING SANITARY SEWER LINE PER OGDEN CITY STANDARD DETAILS SS-3 AND SS-4.
 - CONNECT TO EXISTING STORM DRAIN LINE PER OGDEN CITY STANDARDS.
 - SEE MECHANICAL PLANS FOR CONTINUATION.
 - INSTALL UNDERGROUND RETENTION SYSTEM.
 - INSTALL ELECTRICAL TRANSFORMERS, REFERENCE ELECTRICAL PLANS.
 - INSTALL 1.25" AWWA C901 CTS POLY WATER LINE PER OGDEN CITY STANDARDS.
 - INSTALL 3'x3' PRECAST BOX PER APWA PLAN NO. 332 WITH SOLID 30" FRAME AND COVER.
 - INSTALL WATER VALVE PER OGDEN CITY STANDARD W-10, W-11, AND W-12.
 - INSTALL 6" SANITARY SEWER LINE PER OGDEN CITY STANDARD DETAIL SS-2.
 - INSTALL 12" HDPE STORM DRAIN PIPE PER OGDEN CITY STANDARD DETAIL SD-8.

LID Retention Calculations - Ogden 80th Percentile Storm	
Ogden WonderBlock - Parking Garage	
Calculations based on Utah DEQ's 'A Guide to Low Impact Development within Utah' (December 2016)	
DRAINAGE AREA	
Developed Conditions	
Area (sf)	Land Use (%)
Hardscape: 44,761	95.9%
Landscape: 1,906	4.1%
Total Drainage Area: 46,667	
SUB-BASIN SIZING	
Sub-Basin B	
Area (sf):	46,667
Percentage of Site:	100%
Storage Required (cf):	1,591
Storage Provided (cf):	1,600
	Underground Infiltration System

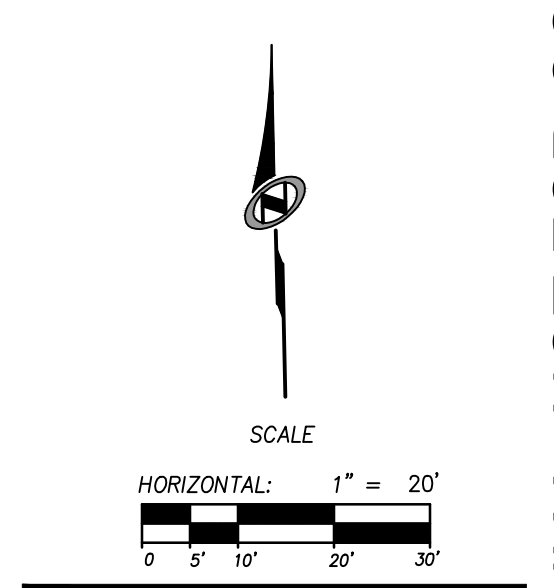
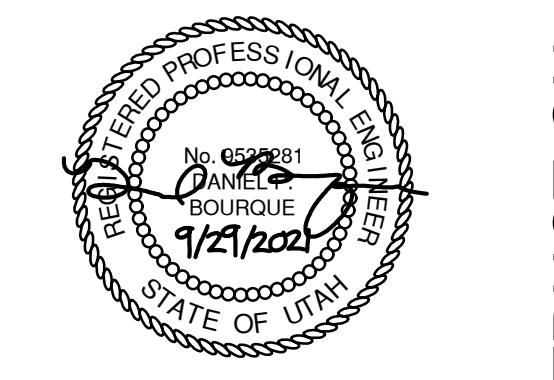


WONDERBLOCK - PHASE 1
 2557 GRANT AVE
 OGDEN, UT 84401

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UTILITY PLAN

C05



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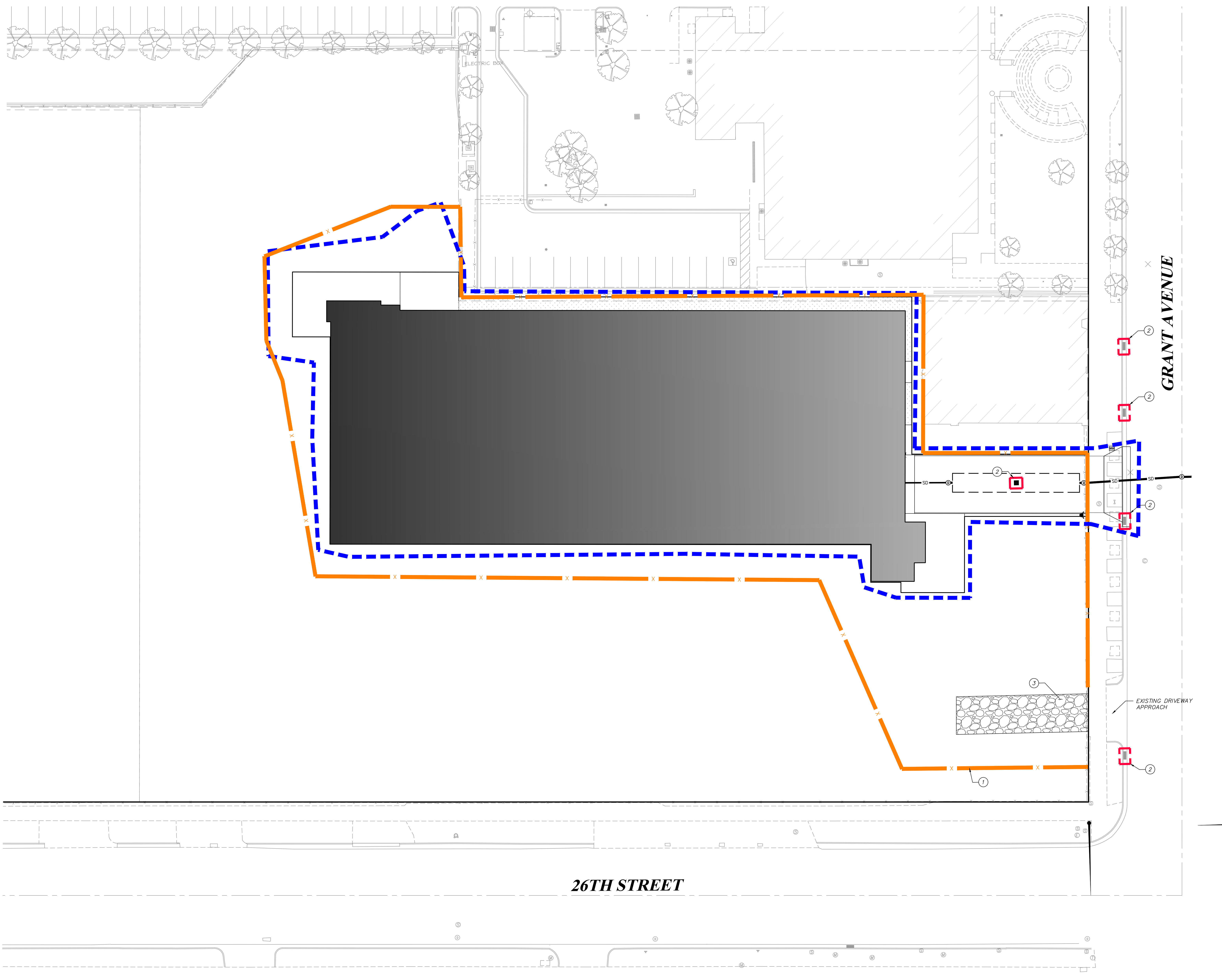
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© COPYRIGHT SHEARS ADKINS ROBBINS AND ARCHITECTS

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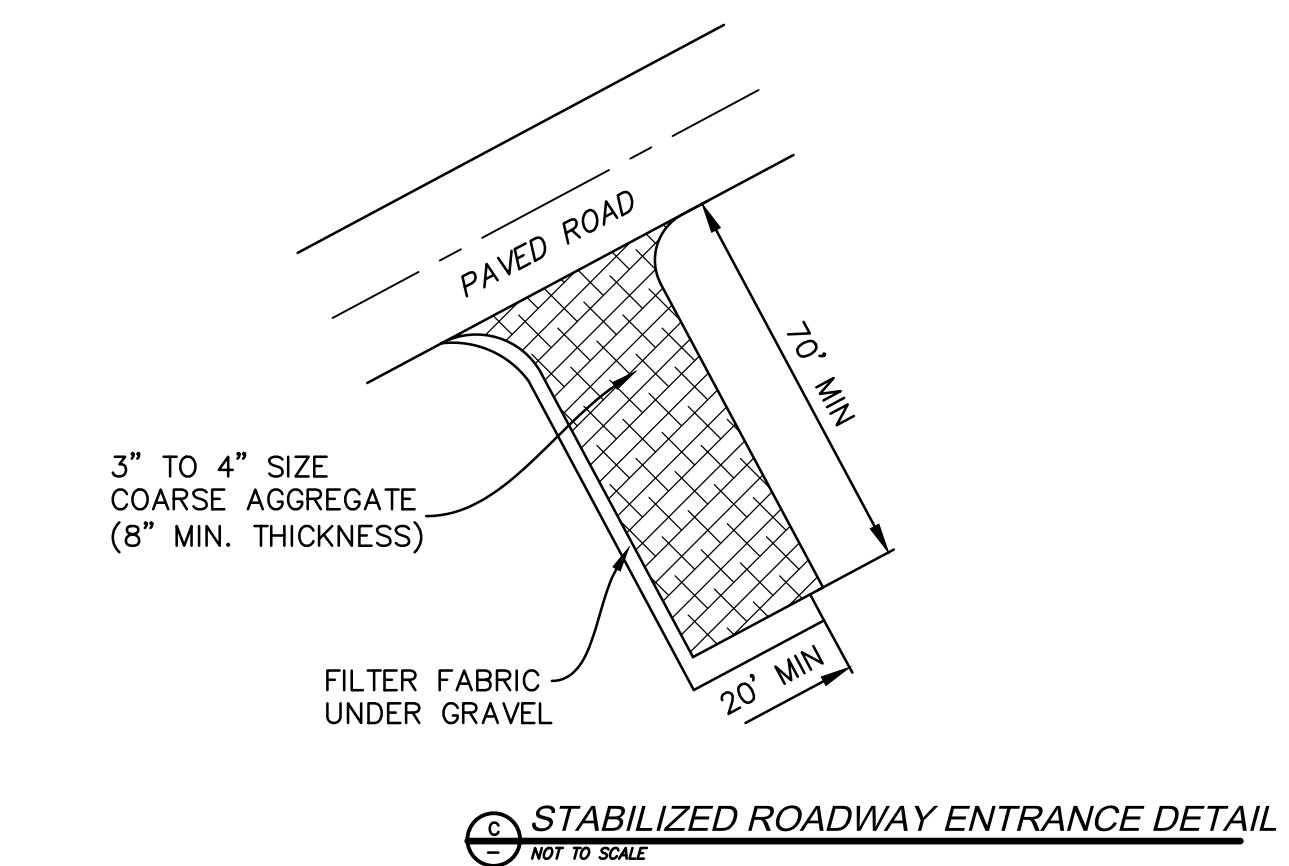
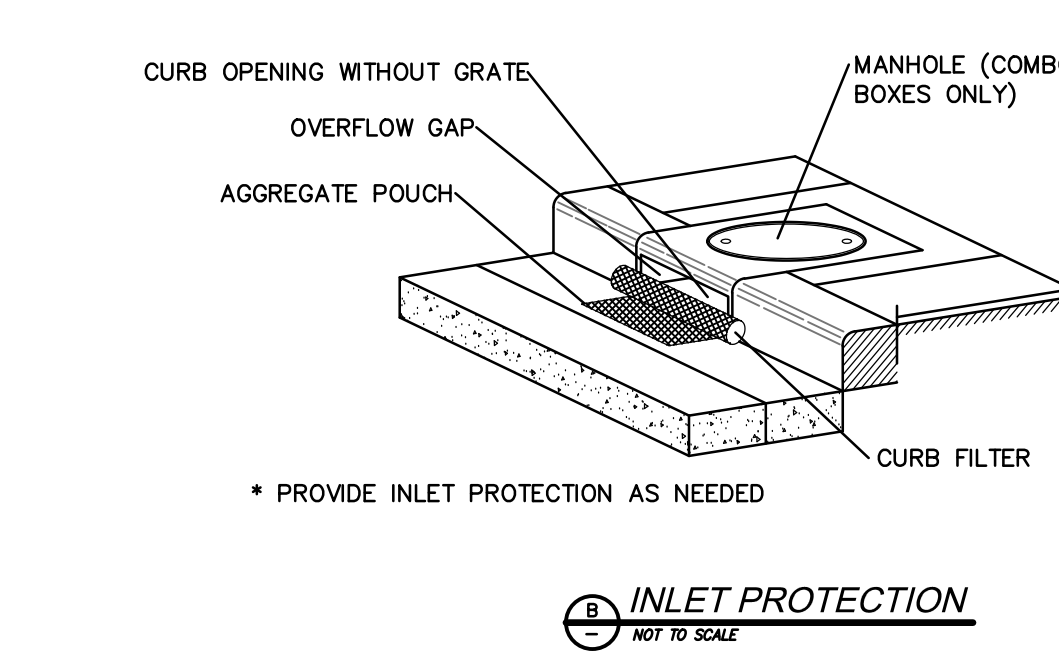
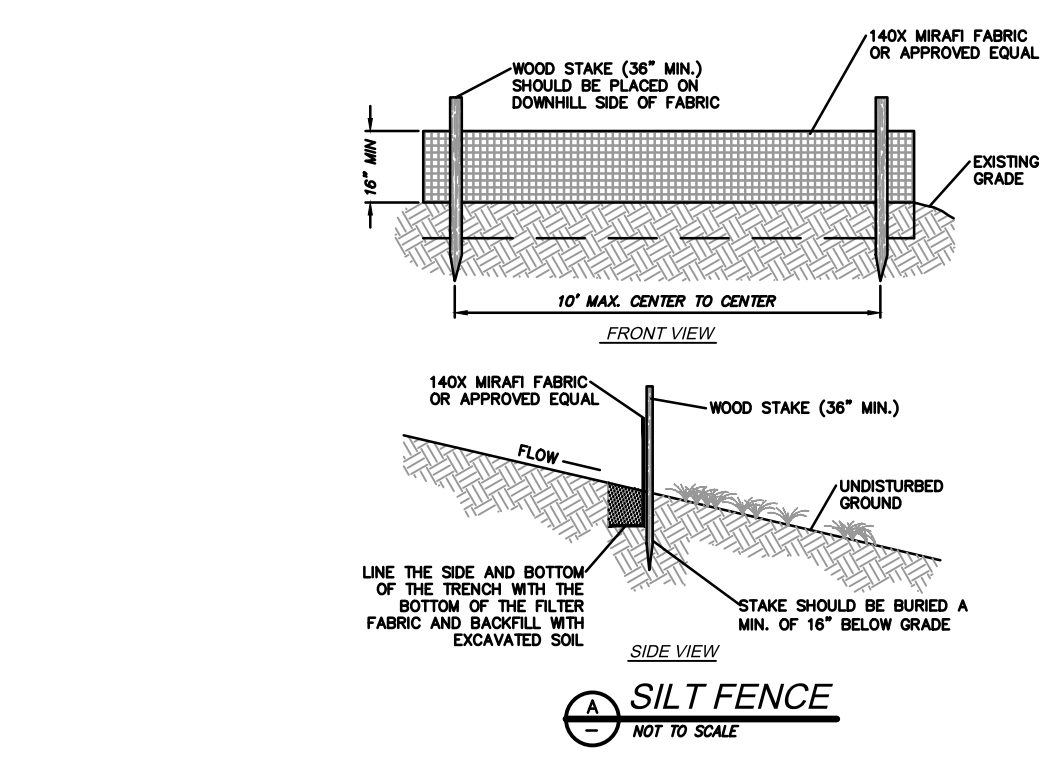


- GENERAL NOTES:**
1. THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON 601 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
 2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE UDOT EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
 5. WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
 6. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
 7. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.
 8. ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

- MAINTENANCE:**
1. THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED NECESSARY.
 2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
 3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FIBER ROLL SHALL BE ACCOMPLISHED PROMPTLY.
 4. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FIBER ROLL, END RUNS, AND UNDERCUTTING BENEATH FIBER ROLL.
 5. FIBER ROLL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

- SCOPE OF WORK:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL SILT FENCE PER DETAIL A, THIS SHEET.
 2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR INLETS PER DETAIL B, THIS SHEET.
 3. INSTALL STABILIZED CONSTRUCTION ENTRANCE/TRACK OUT AREA PER DETAIL C, THIS SHEET.

- LEGEND:**
- SILT FENCE
 - INLET PROTECTION
 - STABILIZED CONSTRUCTION ENTRANCE

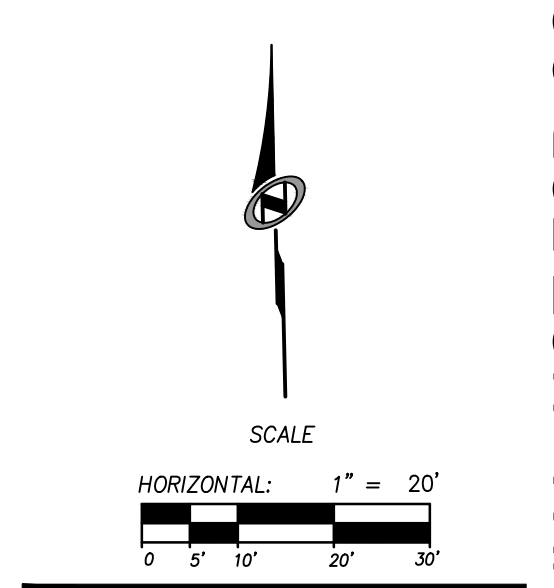
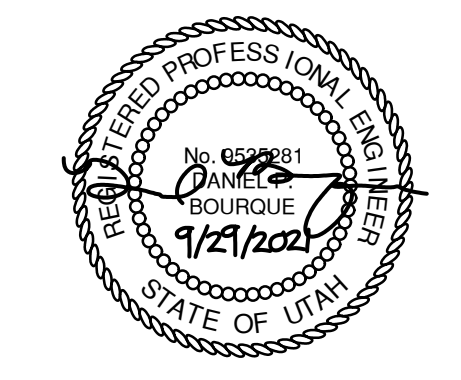


WONDERBLOCK - PHASE 1
 2557 GRANT AVE
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EROSION CONTROL PLAN

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ARCHITECTURAL
 SITE PLAN

A01

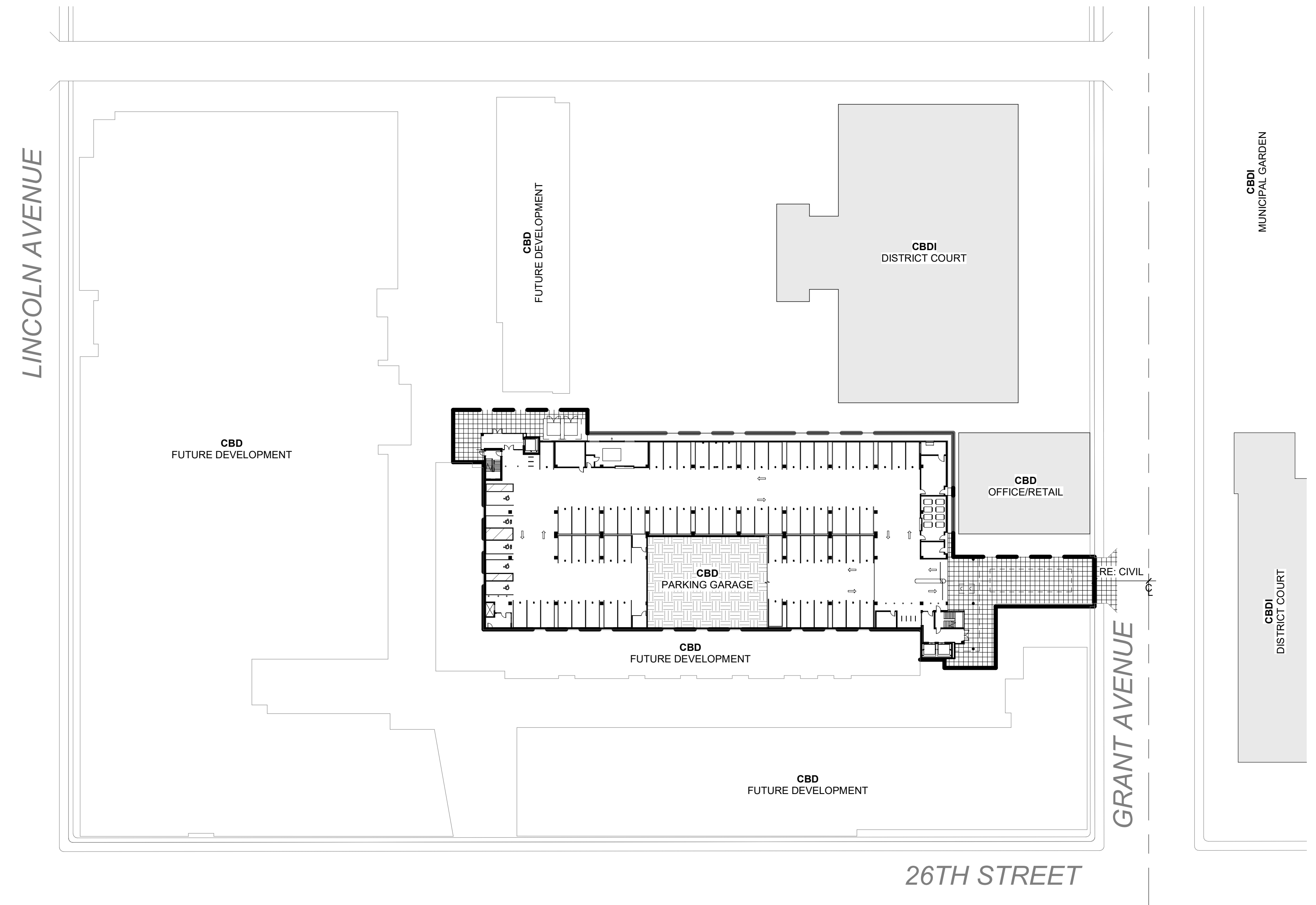
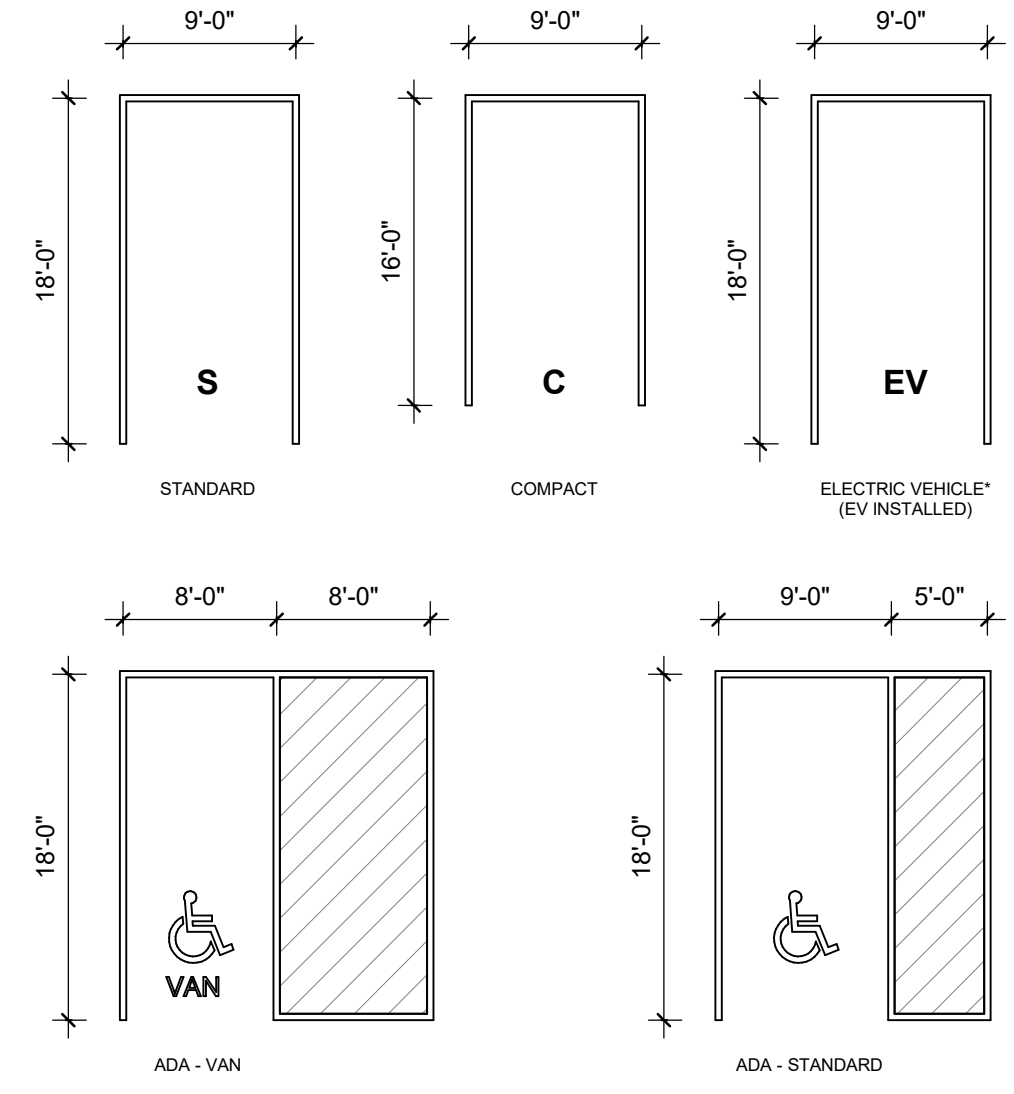
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SITE PLAN REQUIREMENTS

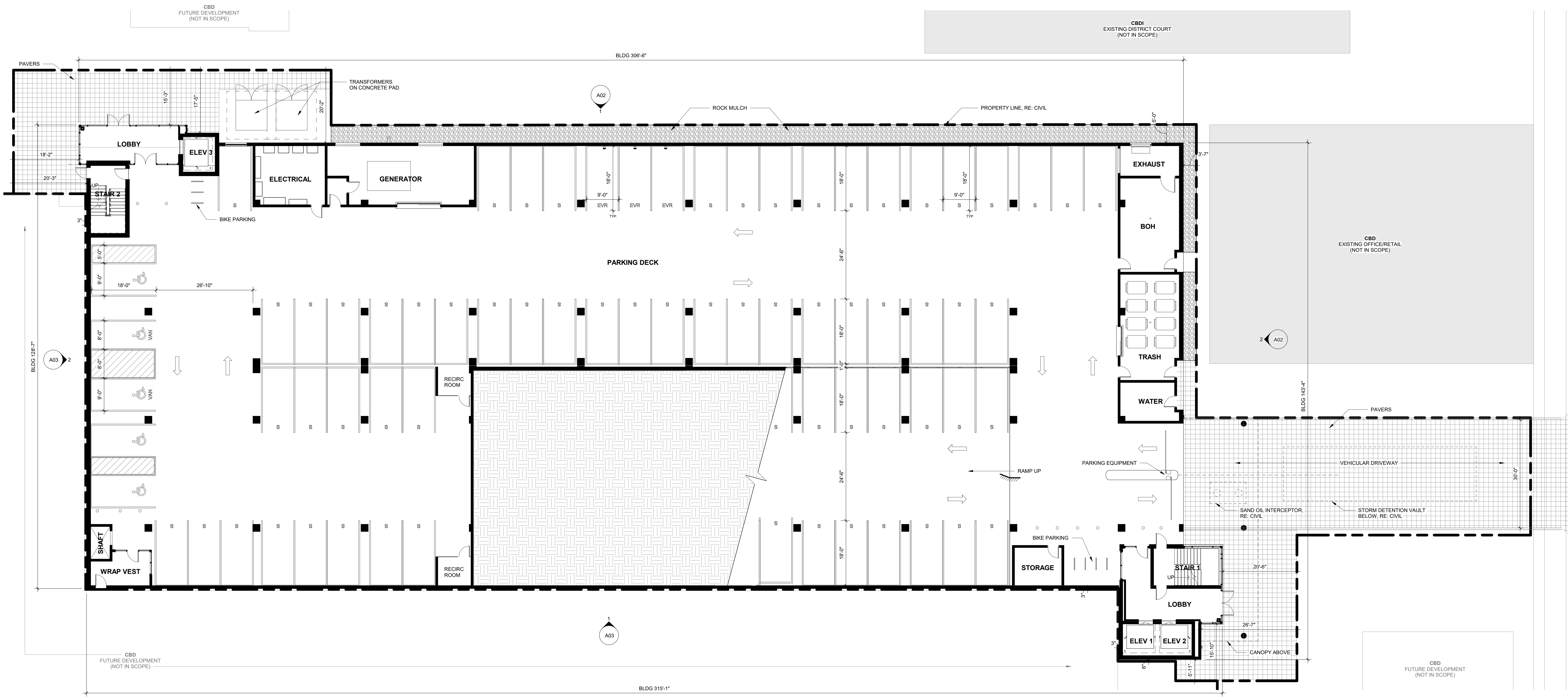
EXISTING ZONING:	CBD
PARKING STALLS REQUIRED:	NONE
<i>Note: This structure will provide parking facilities for the adjacent Courts, the general public, and for tenants and users of future phases of development as outlined in the "Phase 1 Overall Development Plan for Wonder Block Development of Block 19"</i>	
PARKING STALLS PROVIDED:	
STANDARD:	750 STALLS
COMPACT:	18 STALLS
ELECTRIC:	24 STALLS
ACCESSIBLE - STANDARD:	10 STALLS
ACCESSIBLE - VAN:	2 STALLS
TOTAL:	804 STALLS
LAND USE:	PARKING GARAGE

PARKING LEGEND

EV PARKING STALL DIMENSIONS ARE EQUIVALENT TO A STANDARD OR ACCESSIBLE PARKING STALL AS APPLICABLE. MOUNTING LOCATIONS FOR CHARGERS MAY VARY BASED ON PLAN LOCATION AND HAVE BEEN NOTED IN PLAN.



2 A01 VICINITY MAP
 1" = 50'-0"

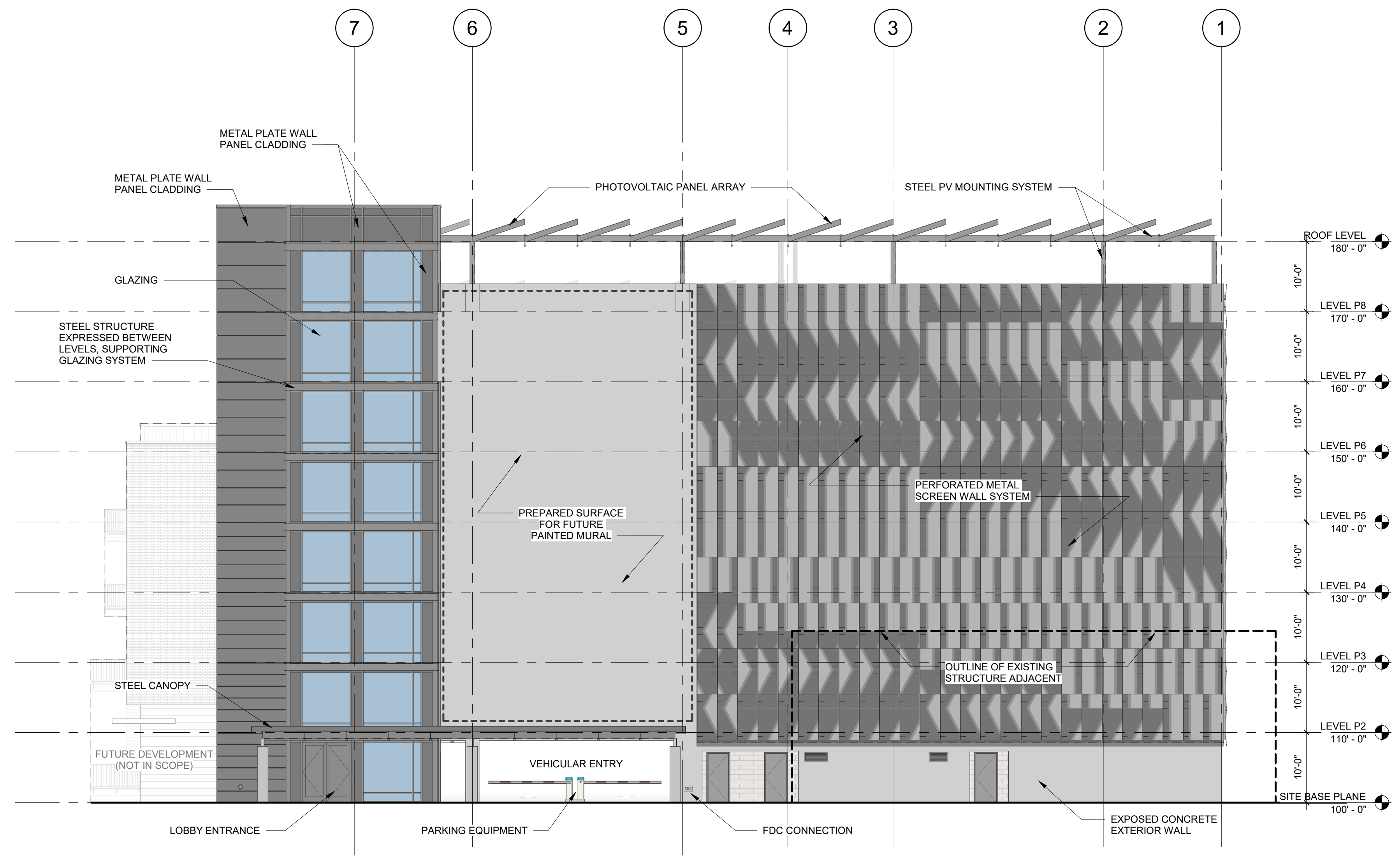


1 A01 ARCHITECTURAL SITE PLAN
 3/32" = 1'-0"

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WONDERBLOCK - PHASE 1
2557 GRANT AVE
OGDEN, UT 84401

CAST-IN-PLACE CONCRETE - CNC 1 COMMENTS: EXPOSED SMOOTH FINISH	PREFINISHED BRAKE METAL - MTL 4 COLOR: CHARCOAL GREY COMMENTS: BLACK SEALANT LOCATION: MISC. METAL, DETAILING, AND EXPOSED FLASHING	PREFINISHED ALUMINUM LOUVER COLOR: MATCH ADJACENT EXTERIOR FINISH, TYPICALLY CONCRETE (BLACK SHOWN FOR REFERENCE ONLY) COMMENTS: RE: MECH. FOR OPENING REQ'S	GLASS TYPE 2 - SPANDEL GLAZING UNIT BDD: SOLAR BAN 60, OPACIFIER COLOR: CHARCOAL GREY
METAL PLATE WALL PANEL - MTL 1 COLOR: BLACKENED COMMENTS: HORIZONTAL, CONCEALED FASTENERS, RE: ELEVATIONS LOCATION: TYP. AT STAIRS AND ELEVATORS	PARAPET CAP - MTL 4 PREFINISHED SHEET METAL COLOR: CHARCOAL GREY COMMENTS: BLACK SEALANT	ALUMINUM-FRAMED STOREFRONT BDD: KAWNEER 1880 SYSTEM 1 COLOR: BLACK PAINTED LOCATION: TYP. AT CORES / LOBBIES	GLASS TYPE 1 - VISION GLAZING UNIT BDD: SOLAR BAN 70X COLOR: CLEAR + CLEAR COMMENTS: LOW E, LOW SHGC, WEIGHTED AVERAGE U 0.35
METAL PLATE WALL PANEL - MTL 2 COLOR: BLACKENED COMMENTS: INSET BLACK SEALANT LOCATION: TYP. AROUND LOBBY GLAZING	PERFORATED METAL SCREEN - MTL 3 BDD: ECOSCREEN ECONOLAP 3/4" COLOR: CRYSTAL ZINC 851 COMMENTS: COATED BOTH SIDES LOCATION: EXTERIOR APPLICATION OVER NORTH AND EAST CIP CONCRETE WALLS	CONCRETE MASONRY UNIT - CMU 1 BDD: BURNISHED ELITE - COLORADO BEST BLOCK COLOR: COLOR 826 COMMENTS: GROUND FACE SMOOTH, RUNNING RIBS LOCATION: SELECT INTERIOR LOCATIONS, RE: PLANS	TPO ROOFING COLOR: GAF SLATE GRAY COMMENTS: 60 MIL, FULLY ADHERED



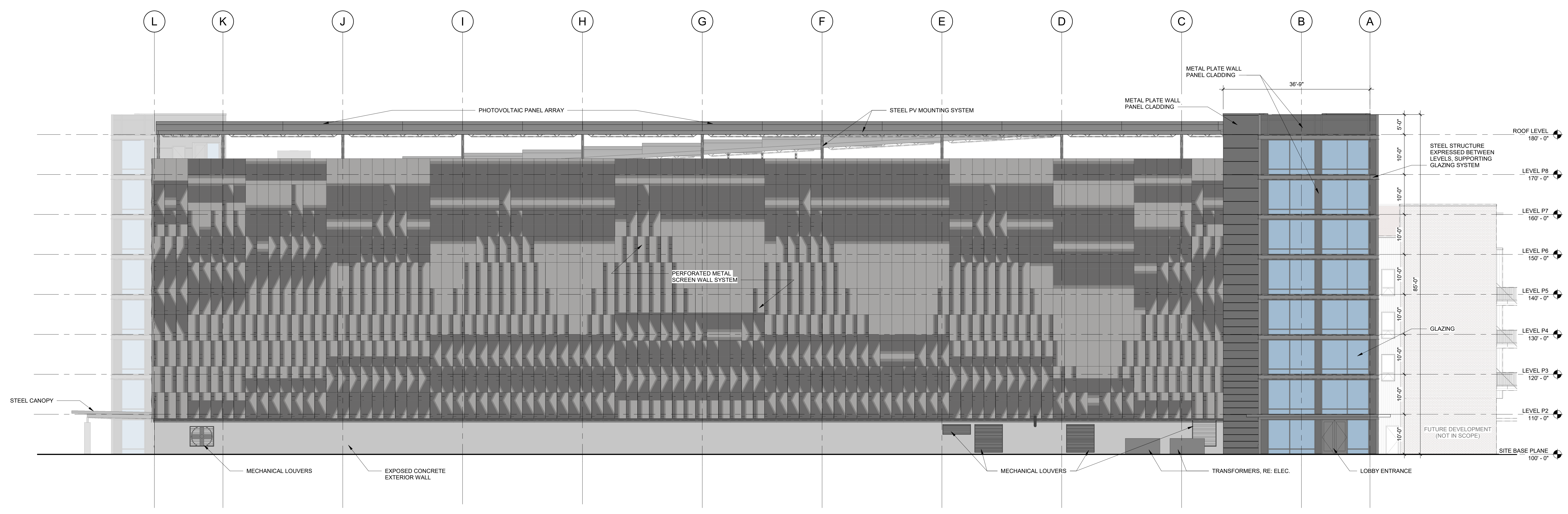
2 OVERALL ELEVATION - EAST
A02 3/32" = 1'-0"

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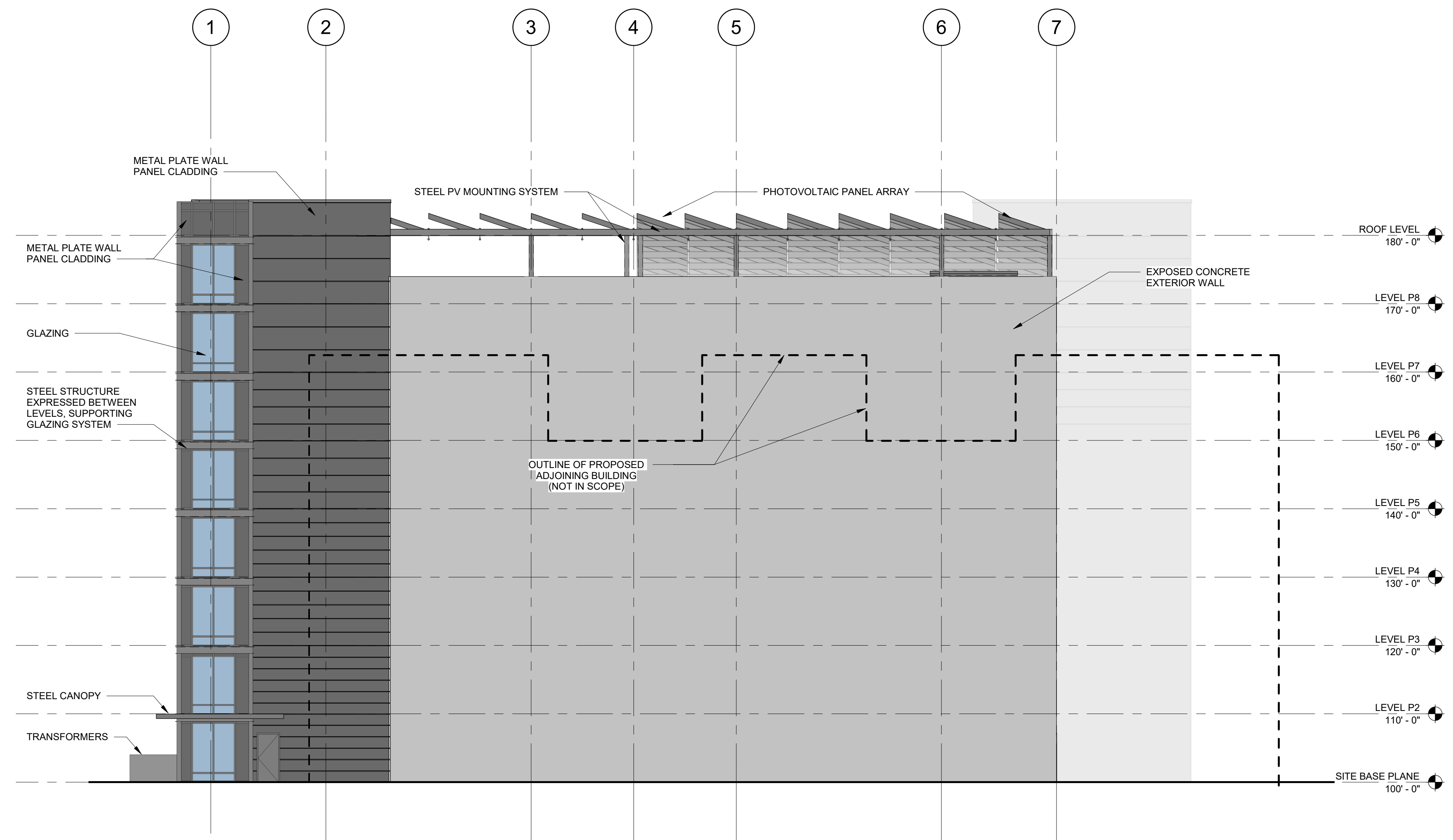
1 OVERALL ELEVATION - NORTH
A02 3/32" = 1'-0"

BUILDING ELEVATIONS

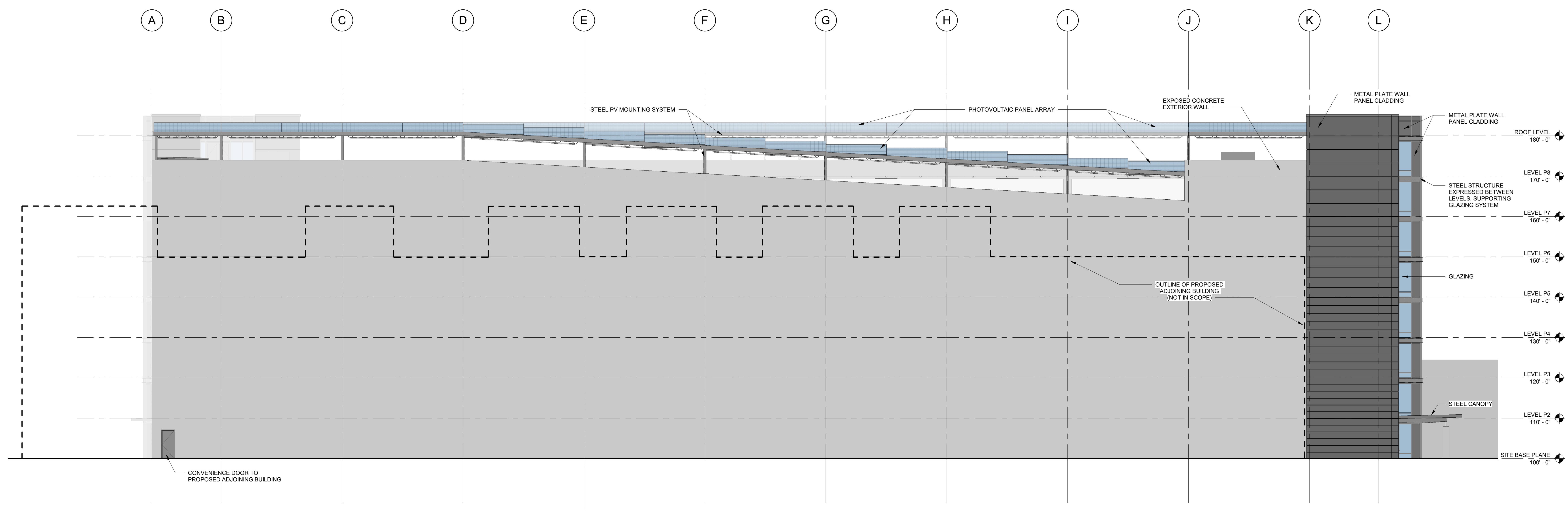
A02

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CAST-IN-PLACE CONCRETE - CNC 1 COLOR: EXPOSED SMOOTH FINISH COMMENTS: EXPOSED SMOOTH FINISH	PREFINISHED BRAKE METAL - MTL 4 COLOR: CHARCOAL GREY COMMENTS: BLACK SEALANT LOCATION: MISC. METAL, DETAILING, AND EXPOSED FLASHING	PREFINISHED ALUMINUM LOUVER COLOR: MATCH ADJACENT EXTERIOR FINISH, TYPICALLY CONCRETE (BLACK SHOWN FOR REFERENCE ONLY) COMMENTS: RE: MECH. FOR OPENING REQ'S	GLASS TYPE 2 - SPANDEL GLAZING UNIT BDD: SOLAR BAN 60, OPACIFIER COLOR: CHARCOAL GREY
METAL PLATE WALL PANEL - MTL 1 COLOR: BLACKENED COMMENTS: HORIZONTAL, CONCEALED FASTENERS, RE: ELEVATIONS LOCATION: TYP. AT STAIRS AND ELEVATORS	PARAPET CAP - MTL 4 PREFINISHED SHEET METAL COMMENTS: BLACK SEALANT	ALUMINUM-FRAMED STOREFRONT BDD: KAWNEER 1880 SYSTEM 1 COLOR: BLACK PAINTED LOCATION: TYP. AT CORES / LOBBIES	GLASS TYPE 1 - VISION GLAZING UNIT BDD: SOLAR BAN 70X COLOR: CLEAR + CLEAR COMMENTS: LOW E, LOW SHGC, WEIGHTED AVERAGE U 0.35
METAL PLATE WALL PANEL - MTL 2 COLOR: BLACKENED COMMENTS: INSET BLACK SEALANT LOCATION: TYP. AROUND LOBBY GLAZING	PERFORATED METAL SCREEN - MTL 3 BDD: ECOSPIRE ECONOLAP 3/4 COLOR: CRYSTAL ZINC 851 COMMENTS: COATED BOTH SIDES LOCATION: EXTERIOR APPLICATION OVER NORTH AND EAST CIP CONCRETE WALLS	CONCRETE MASONRY UNIT - CMU 1 BDD: BURNISHED ELITE - COLORADO BEST BLOCK COLOR: COLOR 826 COMMENTS: GROUND FACE SMOOTH, RUNNING RIBS LOCATION: SELECT INTERIOR LOCATIONS, RE: PLANS	TPO ROOFING COLOR: GAF SLATE GRAY COMMENTS: 60 MIL, FULLY ADHERED



2 OVERALL ELEVATION - WEST
 A03 3/32" = 1'-0"



1 OVERALL ELEVATION - SOUTH
 A03 3/32" = 1'-0"

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BUILDING ELEVATIONS

A03

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