

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 E. - MILLCREEK, UTAH 84107

GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
 - G.C. SHALL VISIT THE SITE PRIOR TO BIDDING TO CHECK EXISTING CONDITIONS. SHOULD CONTRACTOR FIND CONDITIONS WHICH HE BELIEVES WOULD IMPEDE HIS WORK OR FIND DISCREPANCIES BETWEEN THE PLANS AND EXISTING SITE CONDITIONS, SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO ADVISE WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT HE INTENDS TO PERFORM HIS OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPLEMENTS TO HIS WORK.
 - ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN.
 - ALL BUILDING AND SITE SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
 - CONTRACTOR SHALL PROVIDE PROPER SHORING AND DISCONNECTION OF ALL UTILITIES BEFORE ANY DEMOLITION.
 - EXIT WAYS SHALL ILLUMINATED BY BACK-UP POWER. THE CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING TESTING PRIOR TO INSPECTION BY DISCONNECTING THE MAIN.
 - THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTY OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.
 - THE UNLATCHING OF ANY LEAF OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
 - HANDLES, PULLS, LATCHES AND LOCKS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
 - BID DOCUMENTS SHALL BE DISTRIBUTED TO SUB-CONTRACTORS IN COMPLETE SETS AS INDICATED BY THE SHEET INDEX. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS BID ON ALL ITEMS ASSOCIATED WITH THEIR RESPECTIVE TRADES.
 - TELEPHONE CONNECTION REQUIRED BY THE PHONE COMPANY: A 25 PAIR CABLE WITH A PULL STRING IN A 4" CONDUIT STUBBED UP AT THE TELEPHONE MOUNTING BOARD INSIDE THE BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THIS INSTALLATION WITH THE LOCAL PHONE COMPANY AT THE EARLIEST POSSIBLE TIME TO INSURE COMPATIBILITY WITH THE CONSTRUCTION SCHEDULE, BUT NO LATER THAN 30 DAYS PRIOR TO DATE OF SUBSTANTIAL COMPLETION.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
 - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
 - THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 - ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO OWNER.
 - WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
 - CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION (IN WRITING)
 - UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
 - THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT SO CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT OR OWNERS AGENT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.
- GENERAL SCOPE
- WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DESIGN OF THIS PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990 AND COMPLIES WITH ANSI A117.1 - 2009.
 - ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE
 - MANUALLY OPERATED EDGE OF SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.
 - STUD PARTITIONS TO BE ANCHORED SO AS TO RESIST A LATERAL LOAD OF 5 P.S.F.
 - INTERIOR OR EXTERIOR GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO STADARDS SET FORTH BY CHAPTER 24 OF THE I.B.C. AND THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS, TITLE 16 CFR PART 1201 AS ISSUED BY THE CONSUMER PRODUCT SAFETY COMMISSION, EFFECTIVE JULY 6, 1972. INCLUDING ALL AMENDMENTS TO DATE. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY
 - INTERIOR FINISHES TO HAVE MAXIMUM FLAME SPREAD RATING OF 200

FIRE NOTES & REQUIRMENTS:

- Fire suppression and detection drawings are deferred submittals and will not be approved as part of this submitted package.
- Fire stopping materials installed are required to have labels on both sides of the protected penetration.
- Thermal and sound insulation and coverings which are installed in concealed and exposed spaces and as covering over pipe and tubing shall be tested in accordance with ASTM E 84 and have a flame spread of 0-25 and a smoke index of 0-450.
- Thermal and sound insulation and coverings over pipe and tubing which are installed in concealed plenum spaces shall be tested in accordance with ASTM E 84 and have a flame spread of 0-25 and a smoke index of 0-50.
- Provide evacuation plans in all public areas. These plans shall indicate the location which the plan is installed and the exit route and doors which serve the occupants.
- Provide a 2A:10 BC rated fire extinguisher within a 75 foot travel distance to all spaces in the structure.
- Fire stopping materials for non-ferrous pipe, conduit and other synthetic materials shall be compatible with each other.
- Environmental air ducts that penetrate fire rated assemblies shall be provided with UL 555 labeled fire dampers that have a fire rating of at least 75% of the assembly being penetrated.
- All fire rated assemblies shall be tested in accordance with ASTM E 119.
- Provide a supro box which may be purchased from Salt Lake City Fire Prevention Bureau and install the box adjacent to the main door.

An elevation certificate shall be required at footing/foundation inspection to confirm top of footing, top of foundation, floor elevations, roof peak elevation and location on the lot.

FIRE SYSTEMS REQUIRED
✂ N.F.P.A. 13 □ STANDPIPE
□ N.F.P.A. 13-R □ P.I.V.
□ N.F.P.A. 13-D □ U.L. 300
✂ FIRE ALARM □ MONITORING
PLANS MUST BE APPROVED

Fire Sprinkler & Alarm Plans; are a deferred submittal & must go to a 3rd party for review then sent to the UFA for review & acceptance

PROJECT DIRECTORY

OWNER: ARLINGTON PROPERTIES L.L.C.
Contact: Jay Mirrafie
Phone: 801-558-8900
Email: jmirrafie@gmail.com

ARCHITECT / DESIGN: EPJ ARCHITECTS, L.L.C.
2619 WEST ALICE SPRINGS ROAD
Riverton, Utah 84065
Contact: Ed James
Phone: 801-419-5482
Email: EPJames3@gmail.com

STRUCTURAL ENGINEERING: GILSON ENGINEERING
12401 South 450 East - Bldg. C2
Draper, Utah 84020
801-571-9414 - Office
Brad@gilsonengineering.com

CONTRACTOR / BUILDER: TABRIZ CONSTRUCTION
Contact: Mehran Tahmassebi
Phone: 801-808-9382
Email: mehranjan@me.com
Tabrizconst@yahoo.com

SURVEYOR / CIVIL ENGINEERING: SATURN ENGINEERING
1777 East 2100 South
SLC, Utah 84106
Phone: 801-809-5993
Email: Ramin@Saturneng.us

MECHANICAL / ELECTRICAL / PLUMBING ENGINEERING: ROYAL ENGINEERING
1837 S. East Bay Blvd.
Provo, UT 84606
Contact: Elliott Breinholt
elliott.breinholt@royaleng.com
Phone: 801-375-2228 - ex. 47
Contact: Chris Falslev
Phone 801-375-2228 - ex. 30
Chris.falslev@royaleng.com

GEOTECH / SOILS ENG. CMT ENGINEERING LABORATORIES
Contact: Jeffrey J. Eggert
Steven L. Smith
www.cmtlaboratories.com

ENVELOPE INSULATION COMPONENT (MINIMUMS), R-Value METHOD BUILDING TO MEET REQUIREMENTS PER TABLE C402.1.3 OF THE 2018 IECC. CLIMATE ZONE 5			
Roofs:			
Insulation entirely above roof deck	R-30 ci		
Metal buildings	R-19 + R-11 LS		
Attic and other	R-38		
Walls, above grade:			
Mass	R-11, 4 ci		
Metal building	R-13 + R-13 ci		
Metal framed	R-13 + R-7.5 ci		
Wood framed and other	R-13 + R-3.8 ci or R-20		
Below-grade wall	R-7.5 ci		
Floors:			
Mass	R-10 ci		
Joist / framing	R-30		
Plan Specific:	R-38 INSULATION REQUIRED BETWEEN LEVEL 1 (GARAGE / RETAIL) & LEVEL 2 (RESIDENTIAL), INSULATION MUST BE TIGHT TO THE BOTTOM OF THE SPANDECK.		
Slab-on-grade floors:			
Unheated slabs	R-10 for 24" below		
Heated slabs	R-15 for 36" below+ R-5 full slab		
Opaque doors			
Nonswinging	R-4.75		



IECC 2018 - Table 402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR & SHGC REQUIREMENTS			
Vertical Fenestration	Minimum	Utilized Retail	Utilized Residential
Fixed fenstration	0.38	0.38	0.30
Operable fenstration	0.45	0.38	0.30
Entrance doors	0.77	0.38	
SHGC			
Orientation	SEW	N	
PF< 0.2	0.38	0.51	
0.2 <= PF <0.5	0.46	0.56	
PF>= 0.5	0.61	0.61	
ci = Continuous Insulation NR = No Requirement LS = Liner System			

Air barrier compliance will be verified in accordance with IECC C402.5.1.2 & R402.4: Compliance shall be as follows:
A. All materials in the air barrier shall comply with IECC 402.5.1.2.1 & IECC Table R402.4.1.1. (Residential).
Other, optional methods:
B. Air barriers shall be of tested assemblies per IECC 402.5.1.2.2 or
C. Building will be tested for air leakage per IECC C402.5.2 & IECC R402.4.1.2 (Residential).

- Deferred Submittals:
- FIREPLACE INSERTS.
 - FINAL ROOF TRUSS DESIGN & TRUSS DETAILS.
 - STUCCO SYSTEM (IECC REPORT) IF STUCCO IS UTILIZED.
 - NFPA-13 FIRE SPRINKLER SYSTEM. FIRE SPRINKLERS & FIRE ALARM DETAILS TO BE PROVIDED BY FIRE SPRINKLER COMPANY.
 - ELECTRIC VEHICLE CHARGING STATIONS IN COMPLIANCE WITH IBC 406.2.7. CHARGING STATIONS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA-70 & SHALL BE LISTED & LABELED IN ACCORDANCE w/ UL 2202.
 - CANOPIES / AWNINGS - DESIGN & FABRICATION BY OTHERS.

CODE ANALYSIS

CHAPTER 3:	USE AND OCCUPANCE CLASSIFICATION	
303	303.4 ASSEMBLY, Group A-3	(Retail Area Option - Main Level)
304	304.1 BUSINESS, Group B	(Retail Area Option - Main Level)
309	309.1 MERCANTILE, Group M	(Retail Area Option - Main Level)
310	3010.3 RESIDENTIAL Group R-2	(2nd & 3rd Levels)
311	3011.3 LOW-HAZARD STORAGE Group S-2	(Parking)
CHAPTER 4:	SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY	
406	** Parking Garage must comply with all applicable Portions of section 406	
406.2.2	CLEAR HEIGHT - Vehicle & Traffic areas shall not be less than 7 feet.	
**	Residential must comply with all applicable Portions of Section 420	
420	GROUPS I-1, R-1, R-2, R-3 & R-4	
420.5	FIRE & SMOKE ALARM SYSTEMS INSTALLED PER IBC SECTION 907.2.9	
CHAPTER 5:	GENERAL BUILDING HEIGHTS AND AREAS	
503	GENERAL BUILDING HEIGHT AND AREA LIMITATIONS	
504	BUILDING HEIGHT & NUMBER OF STORIES:	
504.3	BUILDING HEIGHT IN FEET, PER TABLE 504.3:	
	A, B, E, F, M, S, U - Equipped with Fire Sprinklers - TYPE VB CONSTRUCTION = 60'-0"	
	R - Equipped with Fire Sprinklers - TYPE VB CONSTRUCTION = 60'-0"	
504.4	TABLE 504.4 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 3	
506	BUILDING AREA	
506.2.4	LEVEL 1 Allowable Area Determination (Type IA) (S-2, A-3, B, M) UL	
	LEVEL 2 Allowable Area Determination (Type VB)(R) 21,000	
	BUILDINGS TWO OR MORE STORIES ABOVE GRADE EQUIPPED WITH AN NFPA-13	
	FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.1.	
508.4	SEPARATED OCCUPANCIES	
	BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLERS NFPA-13	
Table 508.4	3 HOUR VERTICAL SEPARATION REQ'D BETWEEN S-2 & A-3/B/M OCCUPANCIES.	
	3 HOUR VERTICAL SEPARATION REQUIRED BETWEEN S-2 & R-2 OCCUPANCIES.	
	3 HOUR HORIZONTAL SEPARATION REQUIRED BETWEEN S-2 & R-2 OCCUPANCIES.	
508.4.2	LEVEL 1 (S-2, A-3, B, M) Each are UNLIMITED (UL) 11,346 / UL	
	LEVEL 2 (SM) 11,800 / 21,000 = 0.562	
	LEVEL 3 (SM) 11,800 / 21,000 = 0.562	
	TOTAL FOR 3 LEVELS =1.124 < 3.0	
510.2	Horizontal building separation allowance:	
	1. Horizontal assembly having a fire-resistance rating of not less than 3 hours.	
	2. The building below including the horiz. assembly, is of Type 1-A construction.	
	3. Shaft & stairway enclosures through the horiz. assembly shall have not less than a 2 hour	
	fire-resistance rating with opening protectives in accordance with Sect 716.	
CHAPTER 6:	TYPES OF CONSTRUCTION:	
	TYPE IA (PARKING / RETAIL) - LEVEL 1	
	TYPE VB (RESIDENTIAL (R-2)) - LEVELS 2 & 3	
CHAPTER 7:	705.8 & MAXIMUM AREA OF EXTERIOR WALL OPENINGS. (SOUTH SIDE IS 15'-0")	
Table 705.8	15 ft. to less than 20 ft. Unprotected, Sprinkled - Allowable = 75%	
	South Wall (15'-0") 5,226 / 1152 = 22%	
CHAPTER 9:	903.3.1.1. NFPA-13 FIRE PROTECTION SYSTEM - FULLY AUTOMATIC SPRINKLER SYSTEM	
915	CARBON DIOXIDE ALARMS INSTALLED PER THIS SECTION	
CHAPTER 10:	MEANS OF EGRESS	
1004.1	DESIGN OCCUPANT LOAD	
	SEE EMERGENCY EGRESS PLANS (SHEET A104.1 & A104.2)	
1005.2	EGRESS WIDTH: OK	
CHAPTER 11:	ACCESSIBILITY	
1104 -	EXISTING ACCESSIBLE ROUTE: RE: CIVIL PLANS	
ICC/ANSI A117.1-2009	303 CHANGES IN FLOOR LEVEL	
303.1 GENERAL	CHANGES IN FLOOR SURFACES SHALL COMPLY WITH SECTION 303.	
303.2 VERTICAL	CHANGES IN LEVEL OF INCH (6.4mm) MAXIMUM IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.	
303.3 BEVELED	CHANGES IN LEVEL GREATER THAN 1/4 INCH (6.4mm) IN HEIGHT AND NOT MORE THAN 1/2 INCH (13mm) MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.	
303.4 RAMPED	CHANGES IN LEVEL GREATER THAN 1/2 INCH (13mm) IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH SECTION 405 OR 406.	

LEVEL 1 - ALLOWABLE OCCUPANCY GROUP(S)	BUILDING SHELL (RETAIL SPACE)		
OCCUPANCY GROUP(S)	RETAIL (A3 OR B OR M) PARKING (S-2)		
OCCUPANCY GROUP(S)	PARKING = S2 PROPOSED RETAIL T.B.D.		
LEVEL 2 & LEVEL 3	RESIDENTIAL GROUP R (R-2)		
TYPE(S) OF CONSTRUCTION	TYPE IA TYPE VB		(MAIN LEVEL - PARKING / RETAIL) (2ND & 3RD LEVELS)
FIRE SPRINKLERS	YES - FULLY AUTOMATIC FIRE SPRINKLERS NFPA-13 FIRE SPRINKLER SYSTEM (IBC903.3.1.1) TOTAL WITH NFPA-13 SPRINKLERS INSTALLED & WITHOUT FRONTAGE INCREASE		 
MIXED OCCUPANCY RATIO	NONE		
ACCESSORY OCCUPANCY	ACCESSORY AREAS HAVING FLOOR AREA < 750 S.F.		
SQUARE FOOTAGES:	Main	RETAIL AREA: PARKING GARAGE: LOBBY / STAIRS / ELEVATOR: TOTAL:	3,850 s.f. 7,082 s.f. 414 s.f. 11,346 s.f.
	2nd	CORRIDORS / LOBBY: RESIDENTIAL LIVING: EXTERIOR DECKS: TOTAL:	1,106 s.f. 10,229 s.f. 465 s.f. 11,800 s.f.
	3rd	CORRIDORS / LOBBY: RESIDENTIAL LIVING: EXTERIOR DECKS: TOTAL:	1,106 s.f. 10,229 s.f. 465 s.f. 11,800 s.f.
	TOTAL (ALL LEVELS)		34,946 s.f.
BUILDING HEIGHT	MAXIMUM 34'-0" (FINISHED GRADE TO T/ROOF) < 34'-6" ± (T/RIDGE) INTERIOR CEILING: PER PLANS		
OCCUPANCY SEPARATIONS	1 HOUR FIRE PARTY WALL SEPARATION PER PLANS		
DESIGN CODE(S):	2018 INTERNATIONAL BUILDING CODE (I.B.C.) to include Appendix J. Issued by the ICC 2018 INTERNATIONAL PLUMBING CODE (IPC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERN. ENERGY CONSERVATION CODE (IECC) 2018 INTERNATIONAL FIRE CODE. 2017 NATIONAL ELECTRICAL CODE (NEC) ACCESSIBILITY: 2018 IBC / 2009 ICC/ANSI 117.1		
OCCUPANT LOAD			
AREA DESCRIPTION	OCC. RATIO	S.F.	OCCUPANTS
RETAIL AREA	15-200	3,850	T.B.D.
Retail area is Constructed as Building Shell. Occupant Loading to be Required with Tenant Improvement plans.			
PARKING LEVEL	200 gross	7,082 + 346 = 7,428	38
TOTAL OCCUPANCY (Parking Garage)			38 total
2nd & 3rd Level (Residential) - See Sheet A104			
2nd LEVEL			63
3rd LEVEL			63
TOTAL OCCUPANCY (Residential)			126 total

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Electrical:

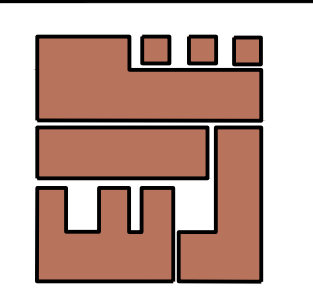
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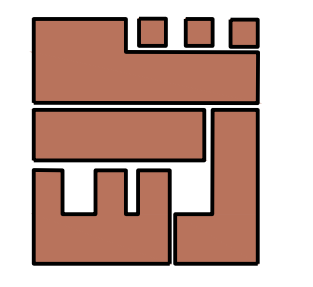
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ACCEPTED
UNIFIED FIRE AUTHORITY
10/29/2020

REVIEWED FOR CODE COMPLIANCE
CONFORMANCE WITH THE 2018 IBC
FOR BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY & ACCESSIBILITY
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO STATE OR LOCAL REGULATIONS
BY: 10/29/2020 DATE: 10/29/2020
WEST COAST CODE CONSULTANTS, INC.



architecture / urban planning / project management / consulting
EPJ ARCHITECTS, L.L.C.
2619 W. Alice Springs Rd., Riverton, Utah 84065
epjames3@gmail.com 801-419-5482
Licence # 131856-0301



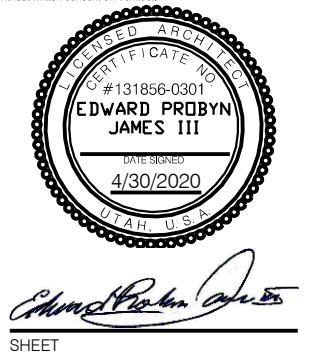
MIXED USE SITE DEVELOPEMENT

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107
Contacts: Mehran 801-808-9382
Jay Mirrafie jmirrafie@gmail.com

COVER SHEET / CODE ANALYSIS

DATE	DESCRIPTION
06/05/20	Changes per WCS Plan Chk.
07/20/20	Changes per WCS - PC 2
09/11/20	Changes per WCS - PC 3
10/05/20	

PROJECT: A-19-001
SCALE: (1"=11')| ISSUED: | 04/30/2020 |
| CHECKED BY: | EPJ |
| ISSUED: | 04/30/2020 |



A100

SECTION 406
MOTOR-VEHICLE-RELATED OCCUPANCIES
406.1 General. All motor-vehicle-related occupancies shall comply with Section 406.2. Private garages and carports shall also comply with Section 406.3. Open public parking garages shall also comply with Sections 406.4 and 406.5. Enclosed parking garages shall also comply with Section 406.6. See Section 510 for special provisions for parking garages.
406.2 Design. Private garages and carports, open and enclosed public parking garages, motor fuel-dispensing facilities and repair garages shall comply with Sections 406.2.1 through 406.2.9.
406.2.1 Automatic garage door openers and vehicular gates. Automatic garage door openers shall be listed and labeled in accordance with UL 325. Where provided, automatic vehicular gates shall comply with Section 3110.
406.2.2 Clear height. The clear height of each floor level in vehicle and pedestrian traffic areas shall be not less than 7 feet (2134 mm). Canopies under which fuels are dispensed shall have a clear height in accordance with Section 406.2.3.
Exception: A lower clear height is permitted for a parking tier in mechanical-access open parking garages where approved by the building official.
406.2.3 Accessible parking spaces. Where parking is provided, accessible parking spaces, access aisles and vehicular routes serving accessible parking shall be provided in accordance with Section 1106.
406.2.4 Floor surfaces. Floor surfaces shall be of concrete or similar approved noncombustible and nonabsorbent materials. The area of floor used for the parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. The surface of vehicle fueling pads in motor fuel-dispensing facilities shall be in accordance with Section 406.7.1.
Exceptions: 1. Asphalt parking surfaces shall be permitted at ground level for public parking garages and private carports. 2. Floors of Group S-2 parking garages shall not be required to have a sloped surface. 3. Slip-resistant, nonabsorbent, interior floor finishes having a critical radiant flux not more than $0.25 \text{ m}^2/\text{cm}^2$, as determined by ASTM E648 or NFPA 253, shall be permitted in retail parking garages.

406.4 Public parking garages. Parking garages, other than private garages, shall be classified as public parking garages and shall comply with the provisions of Sections 406.2 and 406.4 and shall be classified as either an open parking garage or an enclosed parking garage. Open parking garages shall also comply with Section 406.5. Enclosed parking garages shall also comply with Section 406.6. See Section 510 for special provisions for parking garages.
406.4.1 Guards. Guards shall be provided in accordance with Section 1015. Guards serving as vehicle barriers shall comply with Sections 406.4.2 and 1015.
406.4.2 Vehicle barriers. Vehicle barriers not less than 2 1/8 inches (85 mm) in height shall be placed where the vertical distance from the floor of a drive lane or parking space to the ground or surface directly below is greater than 1 ft. (305 mm). Vehicle barriers shall comply with the loading requirements of Section 1607.8.3.
Exception: Vehicle barriers are not required in vehicle storage compartments in a mechanical access parking garage.

406.5 Open parking garages. Open parking garages shall comply with Sections 406.2, 406.4 and 406.5.
406.5.1 Construction. Open parking garages shall be of Type I, II, or IV construction. Open parking garages shall meet the design requirements of Chapter 16. For vehicle barriers, see Section 406.4.2.
406.5.2 Openings. For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier shall be not less than 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall be not less than 40 percent of the perimeter of the tier. Interior walls shall be not less than 20 percent open with uniformly distributed openings.

ICC A117.1-09
502.6 Vertical Clearance. A vertical clearance of 98 inches (2490 mm) minimum shall be provided at the following locations:
1. Parking spaces for vans.
2. The access aisles serving parking spaces for vans.
3. The vehicular routes serving parking spaces for vans.
502.7 Identification. Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation "van accessible." Such signs shall be 60 inches (1525 mm) minimum above the floor of the parking space, measured to the bottom of the sign.
502.8 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.
503 Passenger Loading Zones
503.1 General. Accessible passenger loading zones shall comply with Section 503.
503.2 Vehicle Pull-up Space Size. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) minimum in width and 20 feet (6095 mm) minimum in length.

Window Schedule									
No.	Size	Width	Height	Type	Mat'l	Temp'd	Egress	Header A.F.F.	
101	3'-0" x 5'-0"	3'-0"	5'-0"	Slider	Wood	Yes	No	7'-0"	
Transom or Awning Windows									
102	3'-0" x 2'-0"	3'-0"	2'-0"	Fixed Trans.	Vinyl or Wood	Yes	No	See Elev.	

3-HOUR FIRE BARRIERS

Continuity must be maintained from the top of the foundation/floor assembly through the ceiling to the underside of the floor/roof sheathing above (IBC 707.5).

1-HOUR FIRE PARTITIONS

Continuity must be maintained from the top of the foundation/floor assembly below & be securely attached to either the underside of the floor or roof sheathing/deck/slab above OR the underside of a floor/ceiling or roof/ceiling assembly that has a fire-resistance rating that is no less than the rating of the partition (IBC 707.4).

FIRE EXTINGUISHER & FIRE ALARM. 1 HR fire rated cabinet required.

Door Schedule									
Mark	Width	Height	Thick	Description	Back Set	Swing	Door Material	Jamb Material	Smoke & draft protection in per IBC 716.2.2.
101	3'-0"	7'-0"	2"	3 Hour Fire Rated Door.	Per plan	Per mfr.	Per mfr.	Per mfr.	Yes
102	3'-0"	7'-0"	2"	20 Minute Fire Rated Exterior Door.	Per plan	Per mfr.	Per mfr.	Per mfr.	Yes
103	3'-0"	6'-8"	2"	3 Hour Fire Rated Door.	Per plan	Per mfr.	Per mfr.	Per mfr.	Yes
104	6'-0"	7'-0"	2"	Storefront Glass per manufacture.	Per plan	Per mfr.	Per mfr.	Per mfr.	Yes

DOORS 101 & 102 & 103 & 104 TO BE AN ACCESSIBLE MEANS OF EGRESS WITH HARDWARE IN COMPLIANCE WITH IBC 1010.1.9 HARDWARE SHALL NOT REQUIRE GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. ALL LOCKS SHALL CONFORM TO IBC 1010.1.9.4 TO OPEN IN DIRECTION OF EGRESS TRAVEL & TO BE SELF CLOSING.

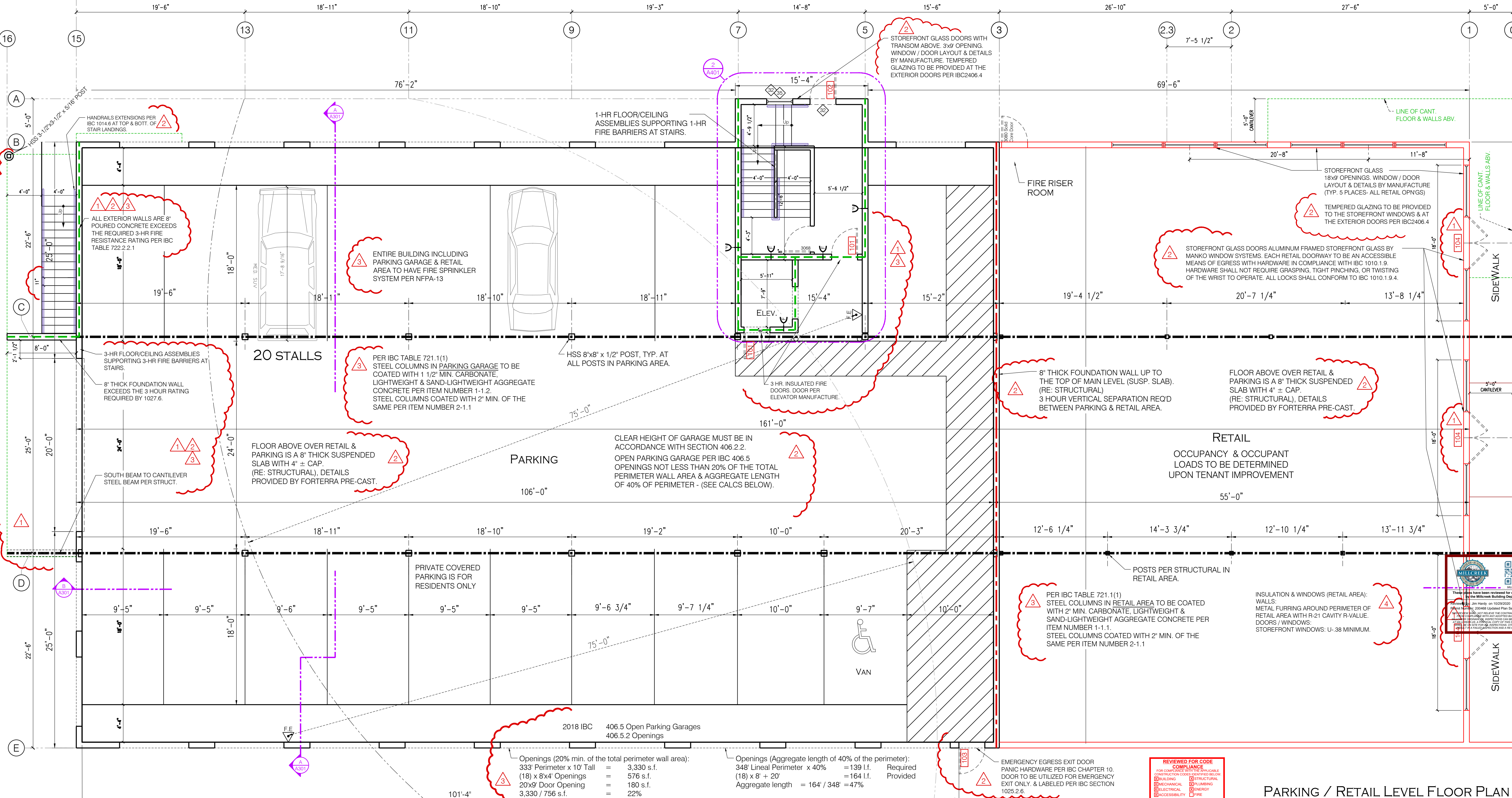
DOOR 104 A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch high on a contrasting background.

CLEAR WIDTH OF ALL PASSAGE DOORS TO BE IN ACCORDANCE WITH 1004.5.2.1 & SHALL HAVE A CLEAR OPENING OF 31-3/4" INCHES MINIMUM.

MAIN LEVEL
RETAIL AREA:
PARKING GARAGE:
LOBBY / STAIRS / ELEV.
TOTAL:
3,850 S.F.
7,082 S.F.
414 S.F.
11,346 S.F.

SECOND LEVEL
CORRIDORS/LOBBY/STAIRS/ELEV.
RESIDENTIAL LIVING SPACE
EXTERIOR DECKS
TOTAL:
1,106 S.F.
10,229 S.F.
465 S.F.
11,800 S.F.

THIRD LEVEL
CORRIDORS / LOBBY / STAIRS / ELEV.
RESIDENTIAL LIVING SPACE
EXTERIOR DECKS
TOTAL:
1,106 S.F.
10,229 S.F.
465 S.F.
11,800 S.F.



REVIEWED FOR CODE COMPLIANCE
FOR CONFORMANCE WITH THE BUILDING CODES REFERRED BELOW
BUILDING [] STRUCTURAL [] MECHANICAL [] PLUMBING [] ELECTRICAL [] ENERGY [] ACCESSIBILITY []
I HAVE REVIEWED AND ACCEPTED THIS DOCUMENT FOR CONFORMANCE WITH THE BUILDING CODES REFERRED ABOVE. I HAVE NOT REVIEWED THE DOCUMENT FOR CONFORMANCE WITH THE BUILDING CODES REFERRED BELOW. I HAVE NOT REVIEWED THE DOCUMENT FOR CONFORMANCE WITH THE BUILDING CODES REFERRED BELOW. I HAVE NOT REVIEWED THE DOCUMENT FOR CONFORMANCE WITH THE BUILDING CODES REFERRED BELOW.
DATE: 10/29/2020
WEST COAST CODE CONSULTANTS, INC.

PARKING / RETAIL LEVEL FLOOR PLAN

architecture / urban planning / project management / consulting
EPJ ARCHITECTS, L.L.C.
2619 W. Alice Springs Rd., Riverton, Utah 84065
epjarchitects@gmail.com 801-419-5482
Licence # 131856-0301

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107
Contacts: Mehran 801-808-9392
Jay Mirraie jmirraie@gmail.com

MIXED USE SITE DEVELOPMENT

PARKING / RETAIL LEVEL FLOOR PLAN

DATE	DESCRIPTION
06/05/20	Changes per WCS Plan Chk.
07/20/20	Changes per WCS - PC 2
09/17/20	Changes per WCS - PC 3
10/05/20	Changes per WCS - PC 3

PROJECT: A-19-001
SCALE: (1/16") = 1'-0"
SCALE: (3/16") = 1'-0"
CHECKED BY: EPJ
ISSUED: 04/30/2020

PROJECT: A-19-001
SCALE: (1/16") = 1'-0"
SCALE: (3/16") = 1'-0"
CHECKED BY: EPJ
ISSUED: 04/30/2020

ACCEPTED
UNIFIED FIRE AUTHORITY
10/29/2020

A101

1004.11.1 Grab Bar and Shower Seat Reinforcement.

Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathrooms, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Section 604.5.4 at water closets; grab bars complying with Section 607.4.4 at bathrooms; and for grab bars and shower seats complying with Sections, 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments; reinforcement shall be provided for the future installation of grab bars and seats complying with those requirements.

EXCEPTIONS:

1. In a room containing only a lavatory and a water closet, reinforcement is not required provided the room does not contain the only lavatory or water closet on the accessible level of the unit.
2. At water closets reinforcement for the side wall vertical grab bar component required by Section 604.5 is not required.
3. At water closets where wall space will not permit a grab bar complying with Section 604.5.2, reinforcement for a rear wall grab bar 24 inches (610 mm) minimum in length centered on the water closet shall be provided.
4. At water closets where a side wall is not available for a 42-inch (1065 mm) grab bar complying with Section 604.5.1, reinforcement for a side wall grab bar, 24 inches (610 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall, shall be provided.
5. At water closets where a side wall is not available for a 42-inch (1065 mm) grab bar complying with Section 604.5.1, reinforcement for a swing-up grab bar complying with Section 1004.11.1.1 shall be permitted.
6. At water closets where a side wall is not available for a 42-inch (1065 mm) grab bar complying with Section 604.5.1 reinforcement for two swing-up grab bars complying with Section 1004.11.1.1 shall be permitted to be installed in lieu of reinforcement for rear wall and side wall grab bars.
7. In shower compartments larger than 36 inches (915 mm) in width and 36 inches (915 mm) in depth reinforcement for a shower seat is not required.

Window Schedule

No.	Size	Width	Height	Type	Mat'l	Temp'd	Egress	Header A.F.F.
1	3'-0" x 3'-0"	3'-0"	3'-0"	Slider	Vinyl or Wood	No	No	7'-0"
2	3'-0" x 5'-0"	3'-0"	5'-0"	Slider	Vinyl or Wood	No	No	7'-0"
3	4'-0" x 5'-0"	4'-0"	5'-0"	Slider	Vinyl or Wood	No	Yes	7'-0"
4	5'-0" x 5'-0"	5'-0"	5'-0"	Slider	Vinyl or Wood	No	Yes	7'-0"
5	6'-0" x 5'-0"	6'-0"	5'-0"	Fixed Trans.	Vinyl or Wood	Yes	No	See Elevs.
6	3'-0" x 1'-0"	3'-0"	1'-0"	Fixed Trans.	Vinyl or Wood	Yes	No	See Elevs.
7	3'-0" x 1'-0"	3'-0"	1'-0"	Fixed Trans.	Vinyl or Wood	No	No	See Elevs.
8	4'-0" x 2'-0"	4'-0"	2'-0"	Fixed Trans.	Vinyl or Wood	No	No	See Elevs.
9	4'-0" x 2'-6"	4'-0"	2'-6"	Awning	Vinyl or Wood	No	No	See Elevs.
10	5'-0" x 1'-0"	5'-0"	1'-0"	Fixed Trans.	Vinyl or Wood	No	No	See Elevs.
11	6'-0" x 1'-0"	6'-0"	1'-0"	Fixed Trans.	Vinyl or Wood	Yes	No	See Elevs.
12	6'-0" x 1'-0"	6'-0"	1'-0"	Fixed Trans.	Vinyl or Wood	No	No	See Elevs.

Transom or Awning Windows

GENERAL PLAN NOTES:

1. 5/8" TYPE "X" (1 HOUR FIRE RATING) DRYWALL ON GARAGE SIDE OF WALLS & CEILING.
2. MAX. FUTURE FLOW RATES & CONSUMPTION (PER IBC TABLE P2903.2):
 - A. LAVATORY FAUCET - 2.2 GPM @ 60 PSI.
 - B. SHOWER HEAD - 2.5 GPM @ 80 PSI.
 - C. SINK - 2.2 GPM @ 60 PSI.
 - D. TOILETS - 1.6 GALLONS PER FLUSH.
3. LID AND WALLS OF ENCLOSED STAIRS TO BE COVERED WITH 5/8" TYPE "X" DRYWALL.
4. FLASH AND CAULK ALL EXTERIOR WINDOWS & DOORS PER MANUFACTURER'S INSTRUCTIONS.
5. PROVIDE 9" FLASHING ON WINDOWS & EXTERIOR DOOR SILL PLATE FLASHING.
6. PROVIDE WATER HAMMER ARRESTERS AT ALL QUICK CLOSING VALVES (DISH & CLOTHES WASHERS).
7. PLUMBING VENTS SHALL BE AT LEAST 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. BATHTUB & WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120° FAHRENHEIT.
9. DECKS ARE PERMEABLE & SHALL BE AT THE SAME ELEVATION AS THE INTERIOR UNIT FLOOR.
10. BLOCKING PER IBC A117.1-09 SECTION 1004.11.1 IN ALL DWELLING UNITS FOR FUTURE GRAB BARS AT WATER CLOSETS, SHOWERS, & TUBS AS WELL AS REINFORCEMENTS FOR SEATS.

Door Schedule

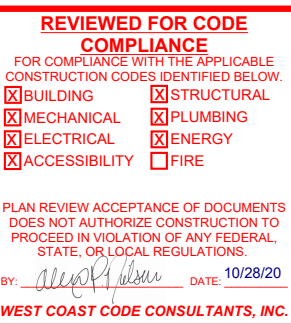
Mark	Width	Height	Thick	Description	Back Set	Swing	Door Material	Jamb Material	Smoke & draft protection in per IBC 716.2.2.2	Lock &/or Required Hardware	Closer & latch in accordance w/ IBC 716.2.2.2
201	3'-0"	7'-0"	2"	1-Hour Fire Rated Interior Door.		Per plan	Per mfr.	Per mfr.	Yes	No	Yes
202	3'-0"	7'-0"	2"	1-Hour Fire Rated Exterior Door.		Per plan	Per mfr.	Per mfr.	Yes	No	Yes
203	3'-0"	6'-8"	2"	20 Minute Fire Rated Indiv. Unit Entry Door.		Per plan	Per mfr.	Per mfr.	Yes	Keyed or Code	Yes

DOORS 201 & 202 TO BE AN ACCESSIBLE MEANS OF EGRESS WITH HARDWARE IN COMPLIANCE WITH IBC 1010.1.9 HARDWARE SHALL NOT REQUIRE GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. ALL LOCKS SHALL CONFORM TO IBC 1010.1.9.4

DOORS 201 & 202 TO OPEN IN DIRECTION OF EGRESS TRAVEL & TO BE SELF CLOSING.

CLEAR WIDTH OF ALL PASSAGE DOORS TO BE IN ACCORDANCE WITH 1004.5.2.1 & SHALL HAVE A CLEAR OPENING OF 31-3/4" INCHES MINIMUM.

1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2. Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m²) in area and having a minimum dimension of 2 feet (610 mm).



PLAN NOTES (2nd / 3rd Level):

SEE SHEETS A103 & 103.1 FOR PLAN NOTES - TYPICAL.

MECHANICAL, ELECTRICAL, PLUMBING FURRED CONSTRUCTION (801.15.1.1) or SET-OUT CONSTRUCTION (803.15.2). DROPPED CEILINGS- RESIDENTIAL LEVELS. (SEE SHEET A103 & A103.1).

WALL CUTS, SEE TO SHEET A501 FOR REFERENCE NUMBER

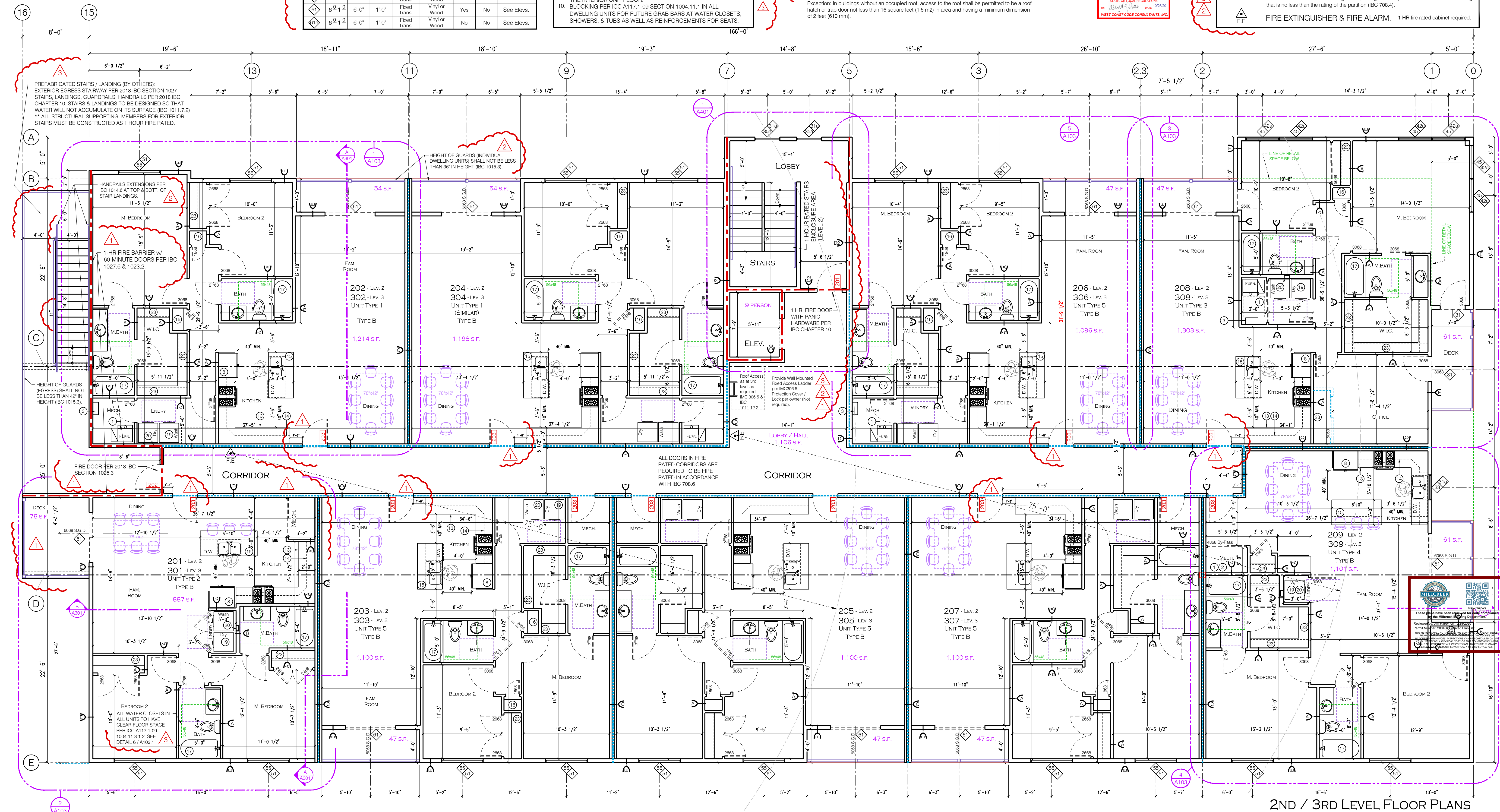
1-HOUR FIRE BARRIERS

Continuity must be maintained from the top of the foundation/floor assembly through the ceiling to the underside of the floor/roof sheathing above (IBC 707.5).

1-HOUR FIRE PARTITIONS

Continuity must be maintained from the top of the foundation/floor assembly below & be securely attached to either the underside of the floor or roof sheathing/deck slab above OR the underside of a floor/ceiling or roof/ceiling assembly that has a fire-resistance rating that is no less than the rating of the partition (IBC 708.4).

FIRE EXTINGUISHER & FIRE ALARM. 1 HR fire rated cabinet required.



architecture / urban planning / project management / consulting

EPJ ARCHITECTS, L.L.C.

2619 W. Alice Springs Rd., Riverton, Utah 84065
epjplans@gmail.com 801-419-5482
Licence # 131856-0301

ARLINGTON PROPERTY LLC

4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107

Contacts: Mehraan, Jay Mirafra
801-808-9382
Mehraan@me.com
JMirafra@gmail.com

MIXED USE SITE DEVELOPMENT

2ND / 3RD LEVEL FLOOR PLANS

DATE	DESCRIPTION
06/05/20	Changes per WCS Plan Chk.
07/20/20	Changes per WCS - PC 2
09/11/20	Changes per WCS - PC 2

PROJECT: A-19-001
SCALE: (1/16") = 1'-0"
SCALE: (3/16") = 1'-0"
CHECKED BY: EPJ
ISSUED: 04/30/2020

A102

SECTION 1005
MEANS OF EGRESS SIZING

1005 1. General. All portions of the means of egress system shall be sized in accordance with this section.

1006 1005.1 Accessible and egress accessways in rooms or spaces used for assembly purposes complying with Section 10309.

1007 1005.2 Minimum width based on occupant. The minimum width, in inches (mm), of any means of egress in this code shall be not less than that specified in Table 1005.2 for the number of occupants and the required capacity.

1008 1005.3 Required capacity. The required capacity, in inches (mm), of the means of egress for any room, area, space or story shall be not less than that determined in accordance with Sections 1005.3.1 and 1005.3.2.

1009 1005.3.1 Stairways. The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by each stairway by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant. Where stairways serve more than one story, the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.

Options:

- For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
- Emergency voice/alarm communication system in accordance with Section 907.2.2.
- Facilities with smoke-protected assembly seating shall be permitted to use the capacity factors in Table 1029.6.2 indicated for stepped aisles for exit access or exit stairways where the entire path for means of egress from the seating to the exit discharge is provided with a smoke control system complying with Section 909.3.
- Facilities with open-air assembly seating shall be permitted to use the capacity factors in Table 1029.6.3 indicated for stepped aisles for exit access or exit stairways where the entire path for means of egress from the seating to the exit discharge is open to the outdoors.

1005 3.2 Other gress components. The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the component load by the capacity component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.

Exceptions:

1. For components other than Group H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the component load served by this component by a means of egress capacity factor of 0.15 inch (3.8 mm) per occupant for buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1, or 0.903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

2. Facilities with smoke-protected assembly seating shall be permitted to use the capacity factors in Table 1029.6.2 indicated for level or ramped aisles.

3. For means of egress components other than stairways where the entire path for means of egress from the seating to the exit discharge is provided with a smoke control system, the capacity shall be calculated as follows:

a. Facilities with open-air assembly seating shall be permitted to the

capacity factors in Section 1029.6.3 indicated for level or ramped aisles for means of egress components other than stairways where the entire path for means of egress from the space is through the stairs. The door must be from the seating to the exit discharge is open to the outdoors.

1005.4 Continuity. The minimum width or required capacity of the means of egress required from any story of a building shall not be reduced along the path of egress travel until arrival at the public way.

1005.5 Distribution of minimum width and required capacity. Where more than one exit, or access to more than one exit, is required, the means of egress shall be configured such that the loss of any one exit, or access to one exit, shall not reduce the available capacity or width to less than 50 percent of the required capacity or width.

SECTION 1006
NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

[illegible]

1006.2.2.6 Groups R-3 and R-4. Where Group R-3 occupancies are permitted by Section 903.2.8 to be protected by an automatic sprinkler system installed in accordance with Section 903.3.1.3, the exit access travel distance for Group R-3 shall be not more than **125 feet (38 100 mm)**. Where Group R-4 occupancies are permitted by Section 903.2.8 to be protected by an automatic sprinkler system installed in accordance with Section 903.3.1.3, the exit access travel distance for Group R-4 shall be not more than **75 feet (22 860 mm)**.

1009.8.2 Directions. Directions for the use of the two-way communication system and instructions for summoning assistance via the two-way communication system at the time of visual identification of the location shall be posted adjacent to the two-way communication system. Signage shall comply with the ICC A117.1 requirements for visual characters.

1006.3.3 Single exits: A single exit or access to a single exit shall be permitted from any story or occupied room or one of the following conditions exists:

1. The building is a one-story building and the average travel distance to the nearest exit does not exceed the values in Table 1006.3.3(1) or (1006.3.3.2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with exits that discharge directly to the exterior, and exits that discharge, are permitted to have one exit or access to a single exit.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one exit or access to a single exit.
4. Group R-3 and R-4 occupancies shall be permitted to have one exit or access to a single exit.

1006.3.4 Single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit from the dwelling unit provided that both of the following criteria are met:

- 5.1 The dwelling unit complies with Section 1006.2.1 with exits that discharge directly to the exterior.
- 5.2 Either the exit from the dwelling unit discharges directly to the exterior of the building or the exit from the dwelling unit discharges into an entrance door that provides access to not less than two approved independent exits.

1006.3.3.1 Mixed occupancies. Where one exit, or exit access stairway or ramp providing access to other stories, is permissible to one individual occupancy, the other occupancy shall be permitted to have one exit or access to one exit provided each occupancy complies with the applicable requirements of Table 1006.3.3(1) or 1006.3.3(2) for that occupancy. Where applicable, cumulative occupancy shall be determined by the sum of the occupancies as set forth in accordance with the provisions of Section 1004.1. In each story of a mixed occupancy building the maximum number of occupants served by a single exit shall be such that the number of occupants does not exceed the maximum number of occupants for the allowable number of occupants indicated in Table 1006.3.3(2) for each occupancy does not exceed one. Where dwelling units are located on a story with other occupancies, the number of occupants shall be divided by four plus the ratio from the other occupancy does not exceed one.

STAIR WIDTH (1005.3.1)
44"
STAIR WIDTH FACTOR
0.2
MAX. LOAD ALLOWED
MAX. DISTANCE WITH FIRE SPRINKLERS
125 feet

SECTION 1009
ACCESSIBLE MEANS OF EGRESS

1009.1 Accessible means of egress required. Accessible means of egress shall comply with the section. Accessible spaces shall be provided with not less than one accessible means of egress. Accessible means of egress shall be required by Section 1006.2 or 1009.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

1. One accessible means of egress is required from an accessible mezzanine level in accordance with Section 1009.3, 1009.4 or 1009.5.

2. In accessible means of egress, such as stairs, escalators, one accessible means of egress is permitted where the common path of egress travel is accessible and meets the requirements in Section 1009.8.

3. Accessible means of egress. Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

1. Accessible routes complying with Section 1104.
2. Interior exit stairways complying with Sections 1009.3 and 1023.
3. Exit access stairways complying with Sections 1009.3 and 1019.3 or 1019.4.
4. Exterior exit stairways complying with Sections 1009.3 and 1027 and serving levels other than the level of exit discharge.
5. Elevators complying with Section 1009.4.
6. Platform lifts complying with Section 1009.5.
7. Horizontal exits complying with Section 1009.6.
8. Ramps complying with Section 1012.

9. Areas of refuge complying with Section 1009.6.

10. Areas of refuge for assisted rescue complying with Section 1009.7 serving exits at the level of exit discharge.

1009.2 Elevators required. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, not less than one required accessible means of egress shall be an elevator complying with Section 1009.4.

Exceptions:

1. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, the elevator shall not be required on floors provided with a horizontal exit and located at or above the levels of exit discharge.
2. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, the elevator shall not be required on floors provided with a ramp conforming to the provisions of Section 1012.

1009.3 Stairways. In order to be considered part of an accessible means of egress, a stairway shall comply with the provisions of Section 1009.3 through 1009.3.10.

1009.3.1 Exit access stairways. Exit access stairways that connect levels in the same story are not permitted as part of an accessible means of egress.

Exceptions:

1. Accessible means of egress from mezzanines are permitted as part of an accessible means of egress.

1009.4 Elevators. In order to be considered part of an accessible means of egress, elevators shall comply with Sections 1009.4.1 and 1009.4.2.

1009.4.1 Signal. Signal systems shall be provided for the elevator operation and signal device requirements of Section 227 of ASME A17.1/CSA B44. Standby power shall be provided in accordance with Chapter 27 and Section 3003.

1009.4.2 Access. The elevator shall be accessed from an area of refuge complying with Section 1009.6.

Exceptions:

- 1. Areas of refuge are not required at the elevator in open parking garages.
- 2. Areas of refuge are not required in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.1.2.
- 3. Areas of refuge are not required at elevators not required to be located in a shaft in buildings with less than four stories.
- 4. Areas of refuge are not required at elevators serving smoke-protected or open-assembly seating areas complying with Sections 1009.6.2 and 1009.6.3.
- 5. Areas of refuge are not required for elevators accessed from an area of refuge in conjunction with a horizontal exit.

1009.3.2 Minimum width. Stairways shall have a clear width of 48 inches (1219 mm) stairway between handrails.

Exceptions:



- 1. The clear width of 48 inches (1219 mm) between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and 903.3.1.2.
- 2. The clear width of 48 inches (1219 mm) between handrails is not required for stairways accessed from a refuge area in conjunction with a horizontal exit.

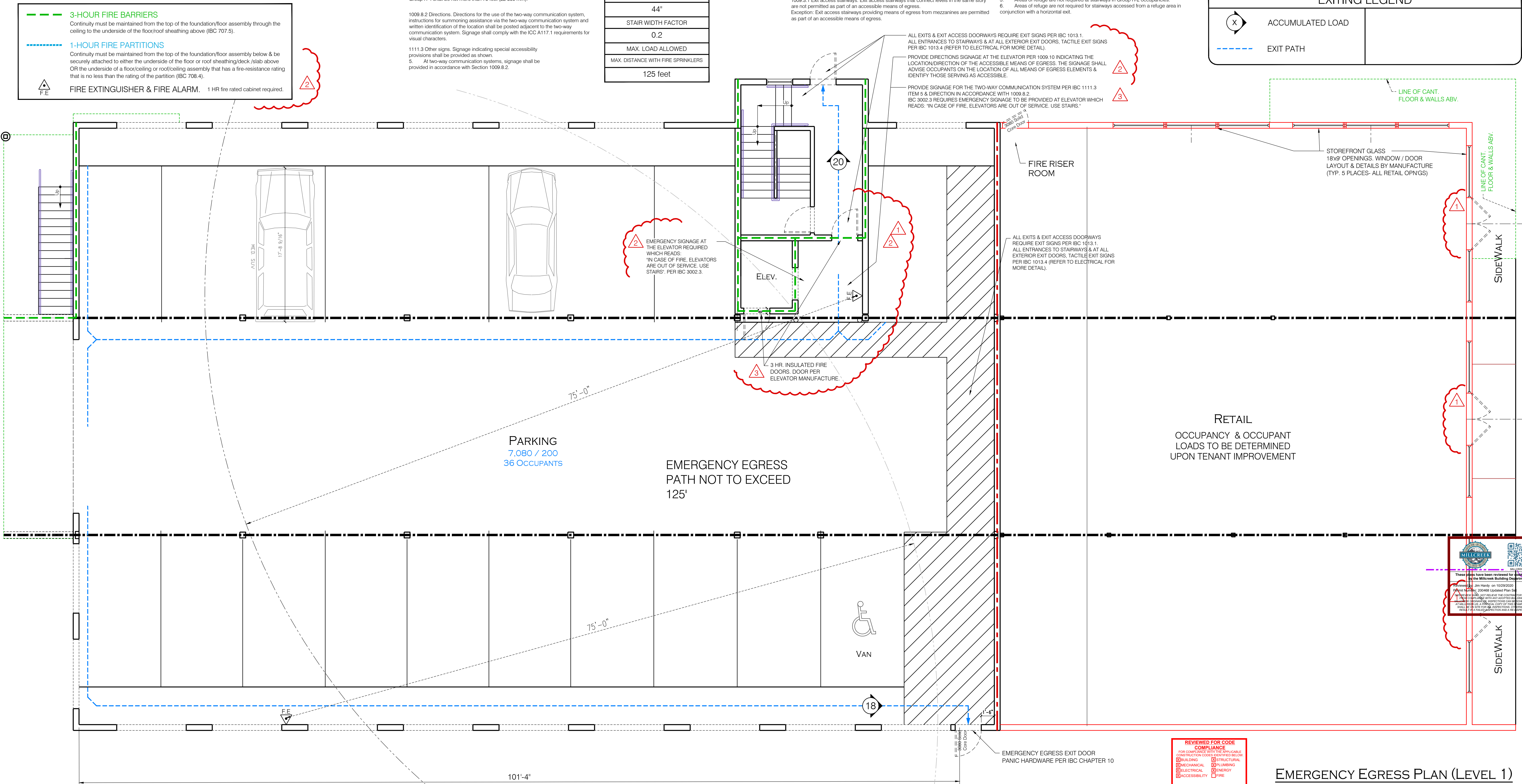
1009.3.3 Clear of refuge. Stairways shall either incorporate an area of refuge within an enclosed floor-level landing or shall be accessed from an area of refuge complying with Section 1009.3.4.

Exceptions:

- 1. Areas of refuge are not required at exit access stairways where two-way communication is provided at the elevator landing in accordance with Section 1009.3.4.
- 2. Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and 903.3.1.2.
- 3. Areas of refuge are not required for stairways accessed from a refuge area in conjunction with a horizontal exit.
- 4. Areas of refuge are not required for smoke-protected or open-air assembly seating areas complying with Sections 1029.6.2 and 1029.6.3.
- 5. Areas of refuge are not required for stairways in Group R occupancies.
- 6. Areas of refuge are not required for stairways accessed from a refuge area in conjunction with a horizontal exit.

OCUPANT LOADS (2nd & 3rd Levels):					
UNIT	AREA		TOTAL AREA	LOAD FACTOR	OCCUPANT LOAD
Parking Area	7,080		7,080	200	36
Lobby/Stair Elev.	346		346	200	2
TOTAL (PARKING AREA)					38

EXITING LEGEND	
	ACCUMULATED LOAD
	EXIT PATH



REVIEWED FOR CODE COMPLIANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS
DOES NOT AUTHORIZE CONSTRUCTION TO
PROCEED IN VIOLATION OF ANY FEDERAL,
STATE, OR LOCAL REGULATIONS.

BY: Gregory J. Jones DATE: 10/28/20

WEST COAST CODE CONSULTANTS, INC.

architecture / urban planning / project management / consulting

EPJ ARCHITECTS, L.L.C.

2619 W. Alice Springs Rd., Riverton, Utah 84065
epjames3@gmail.com 801-419-5482
Licence # 131856-0301

MIXED USE SITE
DEVELOPMENT

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107

EMERGENCY
EGRESS PLAN
PARKING LEVEL

1	06/05/20	
2	07/20/20	Changes per WC3 Plan Chk.
3	09/11/20	Changes per WC3 - PC 2

PROJECT:	A-19-001
SCALE (11x17):	3/32" = 1'-0"
SCALE: (24x36):	3/16" = 1'-0"
CHECKED BY:	EPJ
SUED:	04/30/2020

Architectural Seal for Edward Probyn James III, License #131856-0301, State of Utah, dated 4/30/2020.

104.1

SECTION 1015
GUARDS
1015.1 General. Guards shall comply with the provisions of Sections 1015.2 through 1015.7. Operable windows with sills located more than 72 inches (1829 mm) above finished grade or other surface below shall comply with Section 1015.8. 1015.2 Where required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

1015.3 Height. Required guards shall be not less than 42 inches (1067 mm) high, measured vertically as follows:
1. From the adjacent walking surfaces.
2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings.
3. On ramps and ramped aisles, from the ramp surface at the guard.
Exceptions:
1. For occupancies in Group R-3 not more than three stories above grade in height and within individual dwelling units in occupancies in Group R-2 not more than three stories above grade in height with separate means of egress, required guards shall be not less than 36 inches (914 mm) in height measured vertically above the adjacent walking surfaces.
2. For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
3. For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.
4. The guard height in assembly seating areas shall comply with Section 1029.17 as applicable.
5. Along alternating head devices and ships ladders, guards where the top rail serves as a handrail shall have height not less than 30 inches (762 mm) and not more than 34 inches (864 mm), measured vertically from the leading edge of the device head nosing.
6. In Group F occupancies where exit access stairways serve fewer than three stories and such stairways are not open to the public, and where the top of the guard also serves as a handrail, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

1015.4 Opening limitations. Required guards shall not have openings that allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required guard height.
Exceptions:
1. From a height of 36 inches (914 mm) to 42 inches (1067 mm), guards shall not have openings that allow passage of a sphere 4/8 inches (111 mm) in diameter.
2. The triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6 inches (152 mm) in diameter.
3. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall not have openings that allow passage of a sphere 21 inches (533 mm) in diameter.
4. In areas that are not open to the public within occupancies in Group I-3, F, H or S, and for alternating head devices and ships ladders, guards shall not have openings that allow passage of a sphere 21 inches (533 mm) in diameter.
5. In assembly seating areas, guards required at the end of aisles in accordance with Section 1029.17.4 shall not have openings that allow passage of a sphere 4 inches (102 mm) in diameter up to a height of 26 inches (660 mm). From a height of 26 inches (660 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, guards shall not have openings that allow passage of a sphere 8 inches (203 mm) in diameter.
6. Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, guards on the open sides of stairs shall not have openings that allow passage of a sphere 4/8 (111 mm) inches in diameter.

SECTION 1014
HANDRAILS
1014.1 Where required. Handrails serving flights of stairways, ramps, stepped aisles and ramped aisles shall be adequate in strength and attachment in accordance with Section 1607.8. Handrails required for flights of stairways by Section 1011.1 shall comply with Sections 1014.2 through 1014.9. Handrails required for ramps by Section 1012.8 shall comply with Sections 1014.2 through 1014.8. Handrails for stepped aisles and ramped aisles required by Section 1029.16 shall comply with Sections 1014.2 through 1014.8.

1014.2 Height. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm). Handrail height of alternating head devices and ships ladders, measured above tread nosings, shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).
Exceptions:
1. Where handrail fittings or bendings are used to provide continuous transition between flights, the fittings or bendings shall be permitted to exceed the maximum height.
2. In Group R-3 occupancies, within dwelling units in Group R-2 occupancies; and in Group U occupancies that are associated with a Group R-3 occupancy or associated with individual dwelling units in Group R-2 occupancies, where handrail fittings or bendings are used to provide continuous transition between flights, transition at vehicle treads, transition from handrail to guard, or where used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
3. Handrails on top of a guard where permitted along stepped aisles and ramped aisles in accordance with Section 1029.16.

1014.3 Handrail graspability. Required handrails shall comply with Section 1014.3.1 or shall provide equivalent graspability.
Exception: In Group R-3 occupancies, within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies, handrails shall be Type II in accordance with Section 1014.3.1, Type II in accordance with Section 1014.3.2 or shall provide equivalent graspability.

1014.3.1 Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). Where the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross-sectional dimension of 2 1/4 inches (57 mm) and minimum cross-sectional dimension of 1 inch (25 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
1014.3.2 Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) to not greater than 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
1014.4 Continuity. Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions.
Exceptions:
1. Handrails within dwelling units are permitted to be interrupted by a newel post at a turn or landing.
2. Within a dwelling unit, the use of a volute, turnout, starting easing or starting newel is allowed over the lowest tread.
3. Handrail brackets or balusters attached to the bottom surface of the handrail that do not project horizontally beyond the sides of the handrail within 1 1/2 inches (38 mm) of the bottom of the handrail shall not be considered obstructions. For each 1/2 inch (12.7 mm) of additional handrail perimeter dimension above 4 inches (102 mm), the vertical clearance dimension of 1 1/2 inches (38 mm) shall be permitted to be reduced by 1/8 inch (3.2 mm).
4. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of the handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
5. Handrails serving stepped aisles or ramped aisles are permitted to be discontinuous in accordance with Section 1029.16.1.

1026.2 Separation. The separation between buildings or refuge areas connected by a horizontal exit shall be provided by a fire wall complying with Section 706; or by a fire barrier complying with Section 707 or a horizontal assembly complying with Section 711, or both. The minimum fire-resistance rating of the separation shall be 2 hours. Opening protectives in horizontal exits shall also comply with Section 716. Duct and air transfer openings in a fire wall or fire barrier that serves as a horizontal exit shall also comply with Section 717. The horizontal exit separation shall extend vertically through all levels of the building unless floor assemblies have a fire-resistance rating of not less than 2 hours and do not have unprotected openings.
Exception: A fire-resistance rating is not required at horizontal exits between a building area and an above-grade pedestrian walkway constructed in accordance with Section 3104, provided that the distance between connected buildings is more than 20 feet (6096 mm). Horizontal exits constructed as fire barriers shall be continuous from exterior wall to exterior wall so as to divide completely the floor served by the horizontal exit.
1026.3 Opening protectives. Fire doors in horizontal exits shall be self-closing or automatic-closing when activated by a smoke detector in accordance with Section 716.2.6.6. Doors, where located in a cross-corridor condition, shall be automatic-closing by activation of a smoke detector installed in accordance with Section 716.2.6.6.

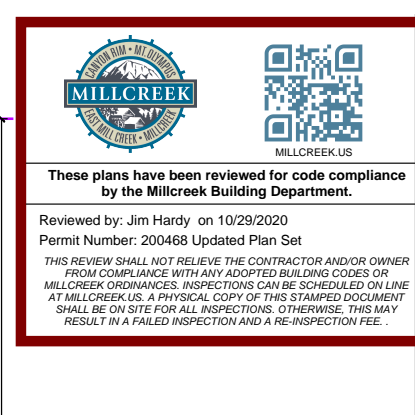
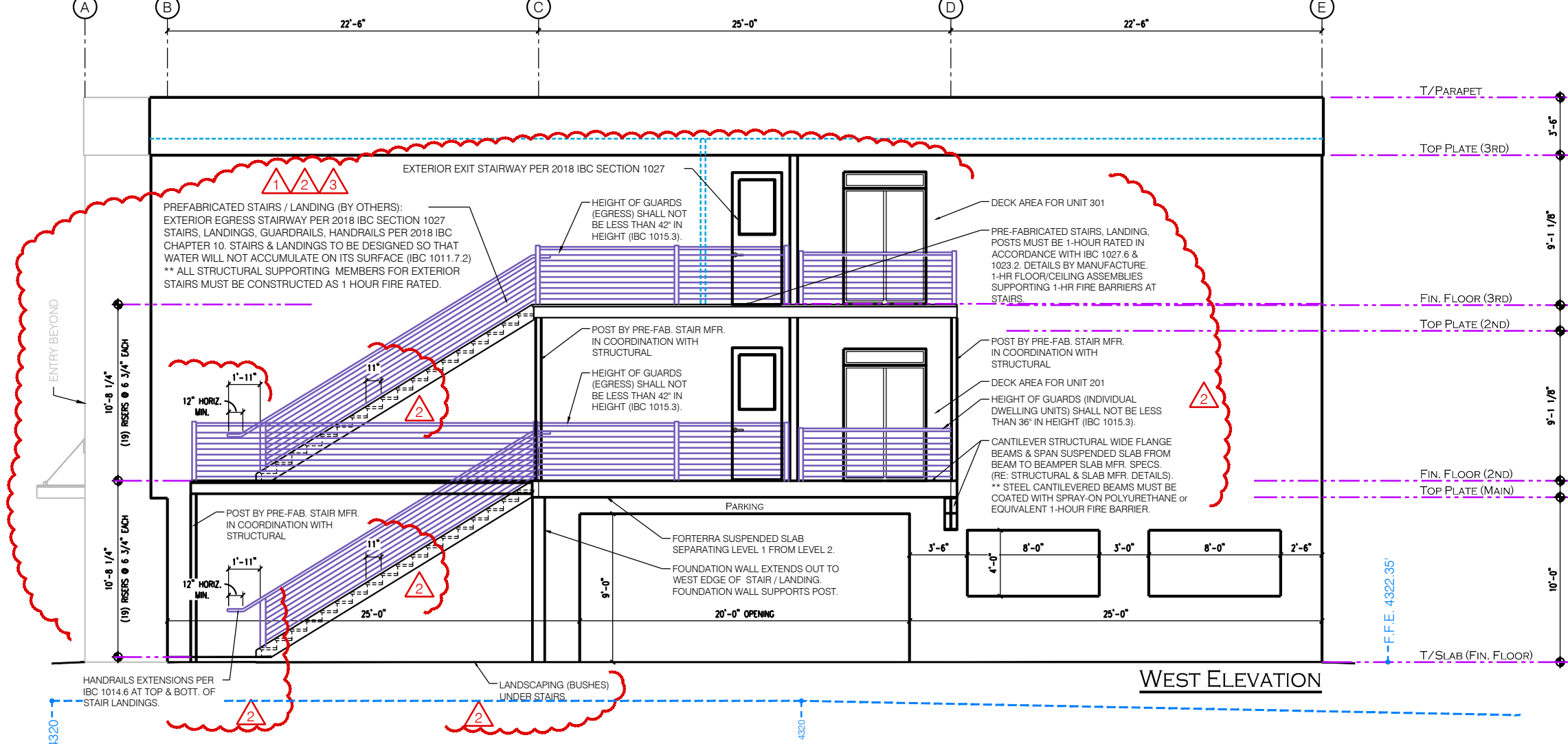
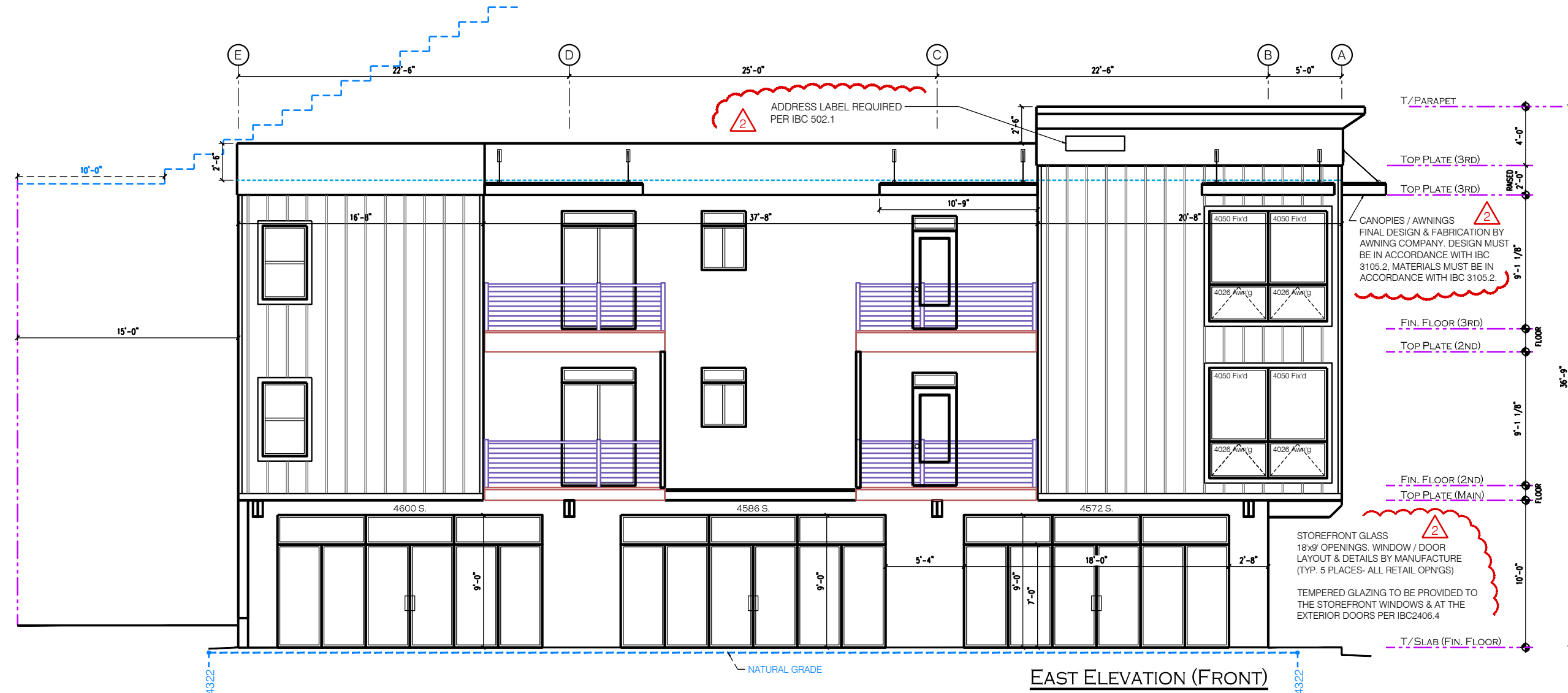
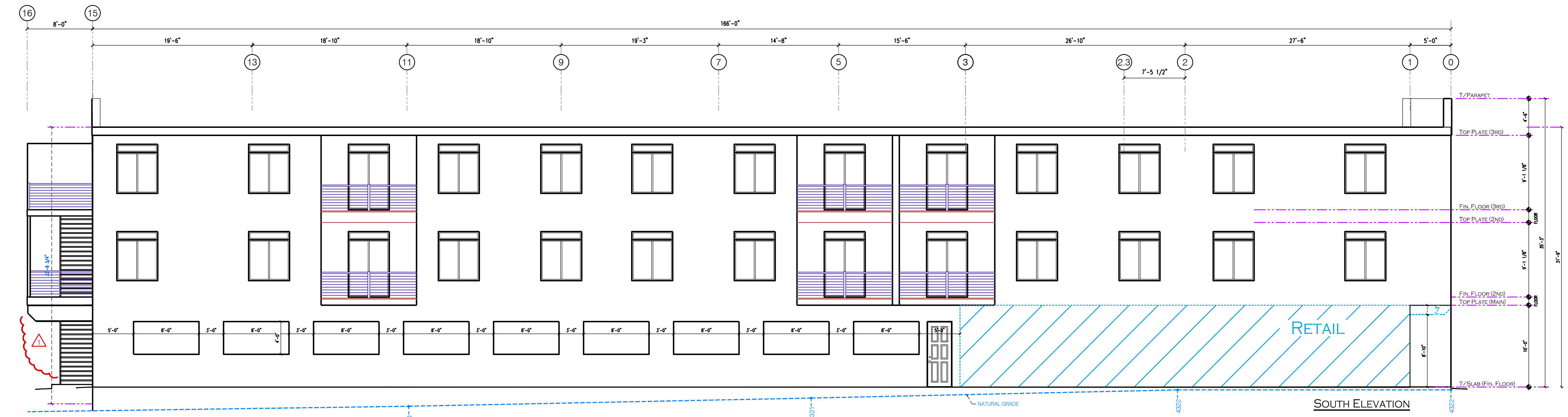
SECTION 1027
EXTERIOR EXIT STAIRWAYS AND RAMPS
1027.1 Exterior exit stairways and ramps. Exterior exit stairways and ramps serving as an element of a required means of egress shall comply with this section.

1027.2 Use in a means of egress. Exterior exit stairways shall not be used as an element of a required means of egress for Group I-2 occupancies. For occupancies other than Group I-2, exterior exit stairways and ramps shall be permitted as an element of a required means of egress for buildings not exceeding six stories above grade plane or that are not high-rise buildings.

1027.3 Open side. Exterior exit stairways and ramps serving as an element of a required means of egress shall be open on not less than one side, except for required structural columns, beams, handrails and guards. An open side shall have not less than 35 square feet (3.3 m²) of aggregate open area adjacent to each floor level and the level of each intermediate landing. The required open area shall be located not less than 42 inches (1067 mm) above the adjacent floor or landing level.

Exceptions:
1. Where handrail fittings or bendings are used to provide continuous transition between flights, the fittings or bendings shall be permitted to exceed the maximum height.
2. In Group R-3 occupancies, within dwelling units in Group R-2 occupancies; and in Group U occupancies that are associated with a Group R-3 occupancy or associated with individual dwelling units in Group R-2 occupancies, where handrail fittings or bendings are used to provide continuous transition between flights, transition at vehicle treads, transition from handrail to guard, or where used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
3. Handrails on top of a guard where permitted along stepped aisles and ramped aisles in accordance with Section 1029.16.

1014.3 Handrail graspability. Required handrails shall comply with Section 1014.3.1 or shall provide equivalent graspability.
Exception: In Group R-3 occupancies, within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies, handrails shall be Type II in accordance with Section 1014.3.1, Type II in accordance with Section 1014.3.2 or shall provide equivalent graspability.



Planning Review

These plans have been reviewed for code compliance by the Millicreek Planning Department.

Reviewed by: may
11/04/2020 10:39:28 AM
File: (A201)-4572s&4600s-900e-Oct30-20

THIS REVIEW SHALL NOT RELIEVE THE APPLICANT AND/OR OWNER FROM COMPLIANCE WITH ANY FEDERAL, STATE OR LOCAL REGULATIONS

architecture / urban planning / project management / consulting

EPJ ARCHITECTS, L.L.C.

2619 W. Alice Springs Rd., Riverton, Utah 84065
epjanes@gmail.com 801-419-5482
Licence # 131856-0301

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107

Mehranjan@me.com
Jmirraie@gmail.com

Contacts: Mehran Jay Mirraie
801-808-9392

EXTERIOR ELEVATIONS

MARK	DATE	DESCRIPTION
06/05/20	07/20/20	Changes per WCS Plan Chk.
09/11/20	10/30/20	Changes per WCS - PC 2
		Add natural grade

PROJECT: A-19-001
SCALE: 1/16"=1'-0"
SCALE: 1/8"=1'-0"
CHECKED BY: EPJ
ISSUED: 04/30/2020

FOR COMPLIANCE WITH THE FOLLOWING REGULATIONS:
[X] BUILDINGS [X] STRUCTURAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[X] ACCESSIBILITY [X] FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS
DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS

DATE: 10/29/20

WEST COAST CODE CONSULTANTS, INC.

EDWARD PROBYN, JAMES III
4/30/2020

A201





These plans have been reviewed for code compliance by the Millcreek Building Department.

Reviewed by: Jan Heston on 10/29/2020
Permit Number: 20040000 Issued Plan Set

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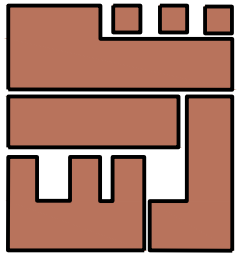
FOR COMPLIANCE WITH THE 2015 IBC, THE FOLLOWING CODES HAVE BEEN IDENTIFIED BELOW:

☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☒ ACCESSIBILITY ☒ FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT CONSTITUTE CONSENT TO PROCEED WITH CONSTRUCTION TO STATE OR LOCAL REGULATIONS.

BY:  DATE: 10/29/2020

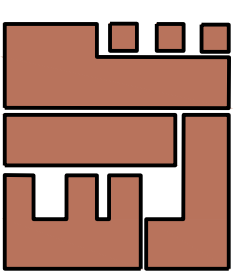
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EPJ ARCHITECTS, LLC.

2619 W. Alice Springs Rd., Riverton, Utah 84065
epjames@gmail.com 801-419-5482
Licence # 131856-0301



MIXED USE SITE DEVELOPEMENT

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107

Contacts: Mehran 801-808-9392 Mehranjan@me.com
Jay Mirafte JMiraflte@gmail.com

EXTERIOR RENDERING

REVISION	DATE	DESCRIPTION


PROJECT: A-19-001
SCALE (1/16"=1'-0")
SCALE (1/8"=1'-0")
CHECKED BY: EPJ
ISSUED: 04/30/2020

THESE PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE BY THE MILLCREEK BUILDING DEPARTMENT. THE REVIEW WAS CONDUCTED ON 10/29/2020. THE REVIEWER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE REVIEWER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE REVIEWER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

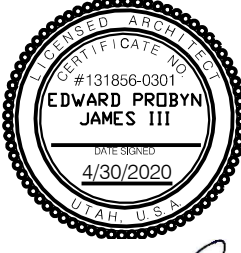
FOR COMPLIANCE WITH THE 2015 IBC, THE FOLLOWING CODES HAVE BEEN IDENTIFIED BELOW:

☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☒ ACCESSIBILITY ☒ FIRE


PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT CONSTITUTE CONSENT TO PROCEED WITH CONSTRUCTION TO STATE OR LOCAL REGULATIONS.

BY:  DATE: 10/29/2020

WEST COAST CONSULTANTS, INC.



EDWARD PROBYN JAMES III
4/30/2020



SHEET

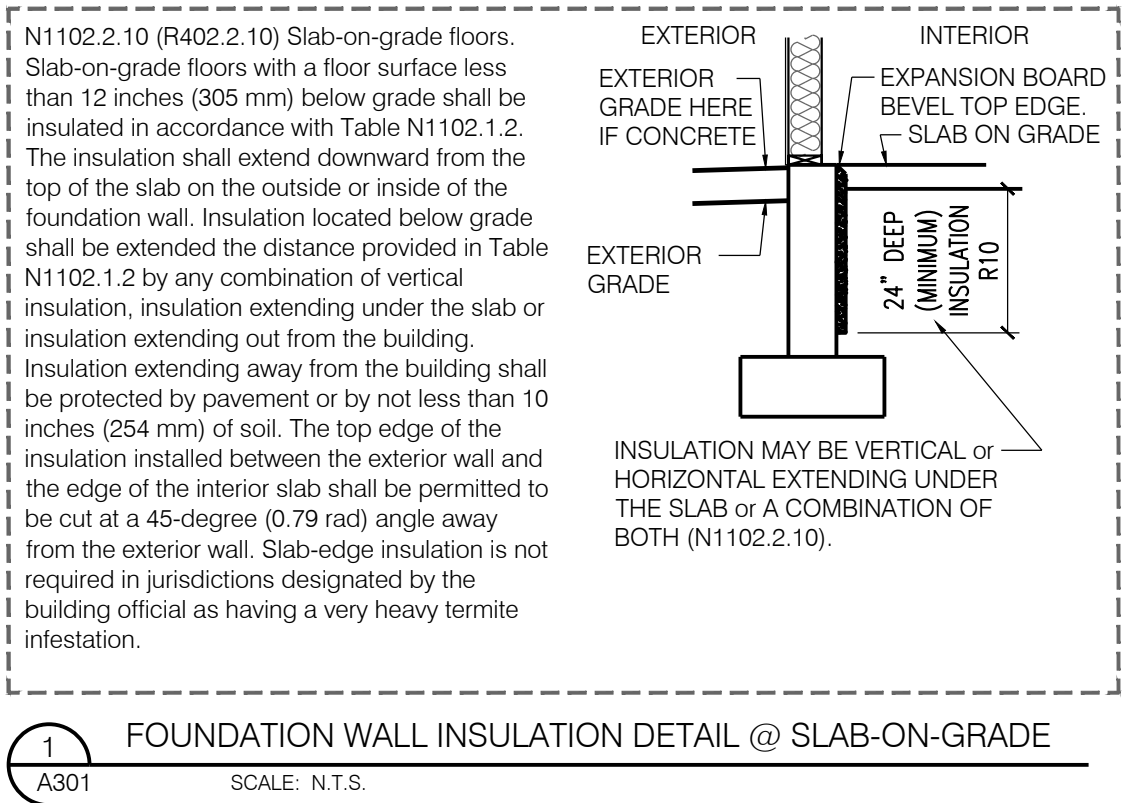
A202

SECTION 718
CONCEALED SPACES
718.1 General. Fireblocking and draftstopping shall be installed in combustible concealed locations in accordance with this section. Fireblocking shall comply with Section 718.2. Draftstopping in floor/ceiling spaces and attic spaces shall comply with Sections 718.3 and 718.4, respectively. The permitted use of combustible materials in concealed spaces of buildings of Type I or II construction shall be limited to the applications indicated in Section 718.5.
718.2 Fireblocking. In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in Sections 718.2.2 through 718.2.7.
718.2.1 Fireblocking materials. Fireblocking shall consist of the following materials:
1. Two-inch (51 mm) nominal lumber.
2. Two thicknesses of 1-inch (25 mm) nominal lumber with broken lap joints.
3. One thickness of 0.719-inch (18.3 mm) wood structural panels with joints backed by 0.719-inch (18.3 mm) wood structural panels.
4. One thickness of 0.75-inch (19.1 mm) particleboard with joints backed by 0.75-inch (19 mm) particleboard.
5. One-half-inch (12.7 mm) gypsum board.
6. One-fourth-inch (6.4 mm) cement-based millboard.
7. Batts or blankets of mineral wool, mineral fiber or other approved materials installed in such a manner as to be securely retained in place.
8. Cellulose insulation installed as tested for the specific application.
718.2.1.1 Batts or blankets of mineral wool or mineral fiber. Batts or blankets of mineral wool or mineral fiber or other approved nonrigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs.
718.2.1.2 Unfaced fiberglass. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. Where piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.
718.2.1.3 Loose-fill insulation material. Loose-fill insulation material, insulating foam sealants and caulk materials shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.
718.2.1.4 Fireblocking integrity. The integrity of fireblocks shall be maintained.
718.2.1.5 Double stud walls. Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be allowed as fireblocking in walls constructed using parallel rows of studs or staggered studs.
718.2.2 Concealed wall spaces. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet (3048 mm).
718.2.3 Connections between horizontal and vertical spaces. Fireblocking shall be provided at interconnections between concealed vertical stud wall or partition spaces and concealed horizontal spaces created by an assembly of floor joists or trusses, and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings and similar locations.
718.2.4 Stairways. Fireblocking shall be provided in concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairways shall comply with Section 1011.7.3.
718.2.5 Ceiling and floor openings. Where required by Section 712.1.8, Exception 1 of Section 714.5.1.2 or Section 714.6, fireblocking of the annular space around vents, pipes, ducts, chimneys and fireplaces at ceilings and floor levels shall be installed with a material specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and resist the free passage of flame and the products of combustion.

718.2.5.1 Factory-built chimneys and fireplaces. Factory-built chimneys and fireplaces shall be fireblocked in accordance with UL 103 and UL 127.
718.2.6 Exterior wall coverings. Fireblocking shall be installed within concealed spaces of exterior wall coverings and other exterior architectural elements where permitted to be of combustible construction as specified in Section 1405 or where erected with combustible frames. Fireblocking shall be installed at maximum intervals of 20 feet (6096 mm) in either dimension so that there will be no concealed space exceeding 100 square feet (9.3 m²) between fireblocking. Where wood furring strips are used, they shall be of approved wood of natural decay resistance or preservative-treated wood. If noncontinuous, such elements shall have closed ends, with not less than 4 inches (102 mm) of separation between sections.
Exceptions:
1. Fireblocking of cornices is not required in singlefamily dwellings. Fireblocking of cornices of a two-family dwelling is required only at the line of dwelling unit separation.
2. Fireblocking shall not be required where the exterior wall covering is installed on noncombustible framing and the face of the exterior wall covering exposed to the concealed space is covered by one of the following materials:
2.1. Aluminum having a minimum thickness of 0.019 inch (0.5 mm).
2.2. Corrosion-resistant steel having a base metal thickness not less than 0.016 inch (0.4 mm) at any point.
2.3. Other approved noncombustible materials.
3. Fireblocking shall not be required where the exterior wall covering has been tested in accordance with, and complies with the acceptance criteria of, NFPA 285. The exterior wall covering shall be installed as tested in accordance with NFPA 285.
718.2.7 Concealed sleeper spaces. Where wood sleepers are used for laying wood flooring on masonry or concrete fire-resistance-rated floors, the space between the floor slab and the underside of the wood flooring shall be filled with an approved material to resist the free passage of flame and products of combustion or fireblocked in such a manner that open spaces under the flooring shall not exceed 100 square feet (9.3 m²) in area and such space shall be filled solidly under permanent partitions so that communication under the flooring between adjoining rooms shall not occur.
Exceptions:
1. Fireblocking is not required for slab-on-grade floors in gymnasiums.
2. Fireblocking is required only at the juncture of each alternate lane and at the ends of each lane in a bowling facility.
718.3 Draftstopping in floors. Draftstopping shall be installed to subdivide floor/ceiling assemblies where required by Section 708.4.2. In other than Group R occupancies, draftstopping shall be installed to subdivide combustible floor/ceiling assemblies so that horizontal floor areas do not exceed 1,000 square feet.
Exception: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
718.3.1 Draftstopping materials. Draftstopping materials shall be not less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panel, 3/8-inch (9.5 mm) particleboard, 1-inch (25-mm) nominal lumber, cement fiberboard, batts or blankets of mineral wool or glass fiber, or other approved materials adequately supported. The integrity of draftstopping shall be maintained.
718.4 Draftstopping in attics. Draftstopping shall be installed to subdivide attic spaces where required by Section 708.4.2. In other than Group R, draftstopping shall be installed to subdivide combustible attic spaces and combustible concealed roof spaces such that any horizontal area does not exceed 3,000 square feet (279 m²). Ventilation of concealed roof spaces shall be maintained in accordance with Section 1202.2.1.
Exception: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

718.4.1 Draftstopping materials. Materials utilized for draftstopping of attic spaces shall comply with Section 718.3.1.
718.4.1.1 Openings. Openings in the partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions.
718.5 Combustible materials in concealed spaces in Type I or II construction. Combustible materials shall not be permitted in concealed spaces of buildings of Type I or II construction.
Exceptions:
1. Combustible materials in accordance with Section 603.
2. Combustible materials exposed within plenums complying with Section 602 of the International Mechanical Code.
3. Class A interior finish materials classified in accordance with Section 803.
4. Combustible piping within partitions or shaft enclosures installed in accordance with the provisions of this code.
5. Combustible piping within concealed ceiling spaces installed in accordance with the International Mechanical Code and the International Plumbing Code.
6. Combustible insulation and covering on pipe and tubing, installed in concealed spaces other than plenums, complying with Section 720.7.

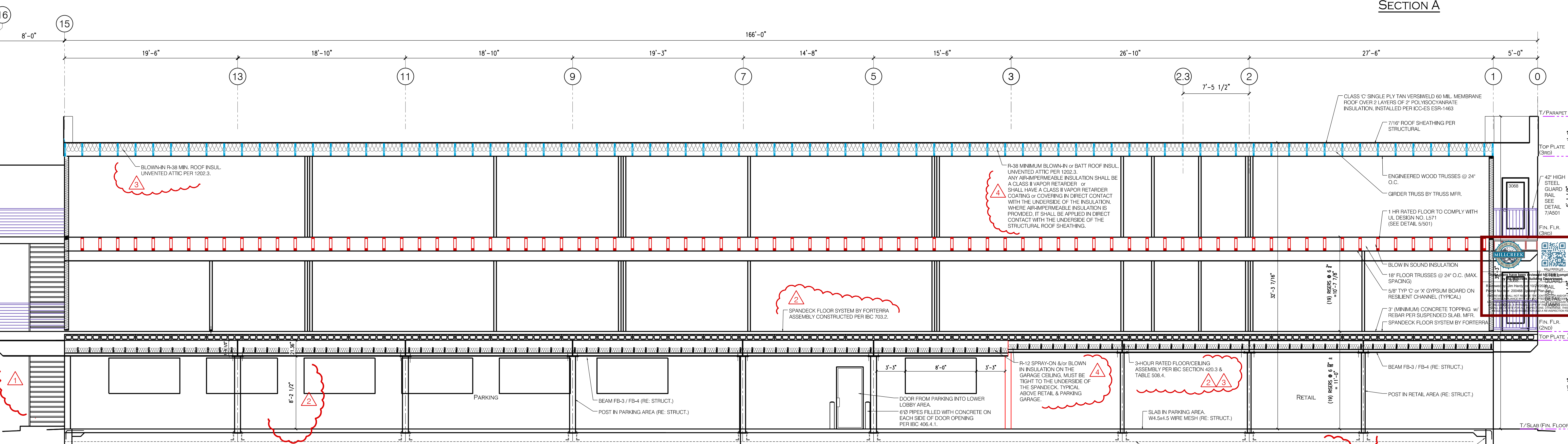
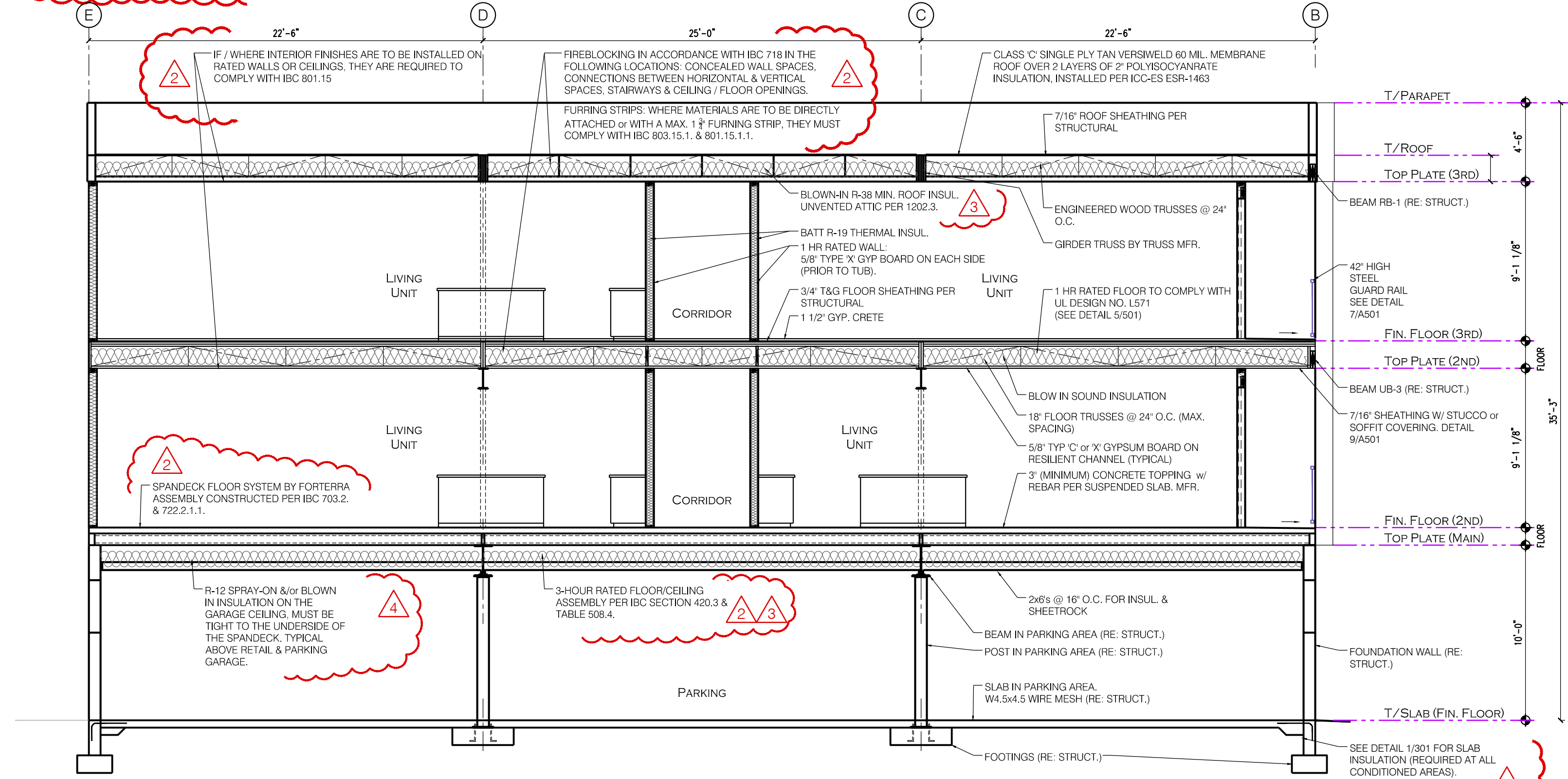
803.15 Application of interior finish materials to fire-resistance-rated or noncombustible building elements.
Where interior finish materials are applied on walls, ceilings or structural elements required to have a fire-resistance rating or to be of noncombustible construction, these finish materials shall comply with the provisions of this section.
803.15.1 Direct attachment and furred construction. Where walls, ceilings or structural elements are required by any provision in this code to be of fire-resistance-rated or noncombustible construction, the interior finish material shall be applied directly against such construction or to furring strips not exceeding 13/4 inches (44 mm), applied directly against such surfaces.
803.15.1.1 Furred construction. If the interior finish material is applied to furring strips, the intervening spaces between such furring strips shall comply with one of the following:
1. Be filled with material that is inorganic or noncombustible.
2. Be filled with material that meets the requirements of a Class A material in accordance with Section 803.1.1 or 803.1.2.



1202.3 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings applied directly to the underside of the roof framing members/rafters and the structural roof sheathing at the top of the roof framing members shall be permitted where all of the following conditions are met:
1. The unvented attic space is completely within the building thermal envelope.
2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
3. Where wood shingles or shakes are used, not less than a 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4. In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder or shall direct contact with the underside of the insulation.
5. Insulation shall be located in accordance with the following:
5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the

insulation directly under the structural roof sheathing.
5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Item 5.1.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table 1202.3 for condensation control.
5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table 1202.3 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
5.1.4 Alternatively, sufficient rigid board or sheet insulation shall be installed

directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
5.1. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.
Exceptions:
1. Section 1202.3 does not apply to special use structures or enclosures such as swimming pool enclosures, data processing centers, hospitals or art galleries.
2. Section 1202.3 does not apply to enclosures in Climate Zones 5 through 8 that are humidified beyond 35 percent during the three coldest months.



REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODE, CHANGES BELOW
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
STRUCTURAL
ENERGY
FIRE
DATE: 10/09/20
WEST COAST CODE CONSULTANTS, INC.

EPJ ARCHITECTS, L.L.C.
architecture / urban planning / project management / consulting
2619 W. Alice Springs Rd., Riverton, Utah 84065
epjanes3@gmail.com 801-419-5482
Licence # 131856-0301

MIXED USE SITE DEVELOPEMENT

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107
Mehranjan@me.com
JMirrafe@gmail.com
801-808-9382
Contacts: Mehran Jay Mirrafe

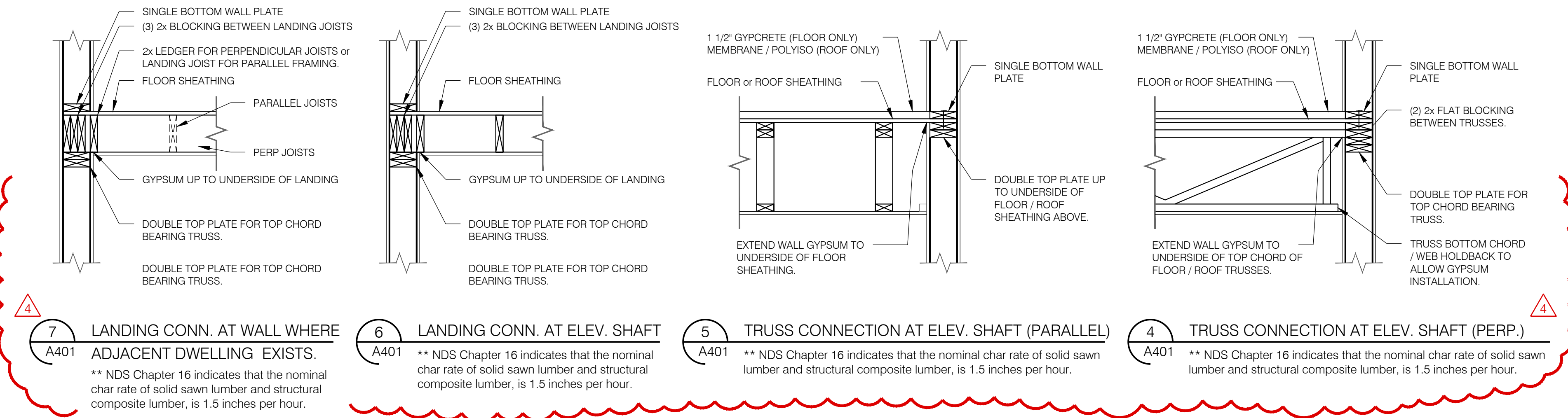
BUILDING SECTIONS

DATE	DESCRIPTION
06/05/20	Changes per WCS Plan Chk.
07/20/20	Changes per WCS - PC 2
09/11/20	Changes per WCS - PC 3
10/05/20	Changes per WCS - PC 3

PROJECT: A-19-001
SCALE: (1/16") = 1'-0"
SCALE: (3/32") = 1'-0"
CHECKED BY: EPJ
ISSUED: 04/30/2020

EDWARD PROBYN JAMES III
4/30/2020

A301



716.2 Fire door assemblies. Fire door assemblies required by other sections of this code shall comply with the provisions of this section. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.2.5.4.

716.2.1 Testing requirements. Approved fire door and fire shutter assemblies shall be constructed of any material or assembly of component materials that conforms to the test requirements of Sections 716.2.1.1 through 716.2.1.4 and the fire protection rating indicated in Table 716.1(2).

Exceptions:

- Labeled protective assemblies that conform to the requirements of this section or UL 10A, UL 14B and UL 14C for tin-clad fire door assemblies.
- Floor fire door assemblies in accordance with Section 712.1.13.1.

722.1 General. The provisions of this section contain procedures by which the fire resistance of specific materials or combinations of materials is established by calculations. These procedures apply only to the information contained in this section and shall not be otherwise used.

The calculated fire resistance of concrete, concrete masonry and clay masonry assemblies shall be permitted in accordance with ACI 216.1/TMS 0216. The calculated fire resistance of steel assemblies shall be permitted in accordance with Chapter 5 of ASCE 29.

The calculated fire resistance of exposed wood members and wood decking shall be permitted in accordance with Chapter 16 of ANSI/ AWC National Design Specification for Wood Construction (NDS).

** NDS Chapter 16 indicates that the nominal char rate of solid sawn lumber and structural composite lumber, is 1.5 inches per hour.

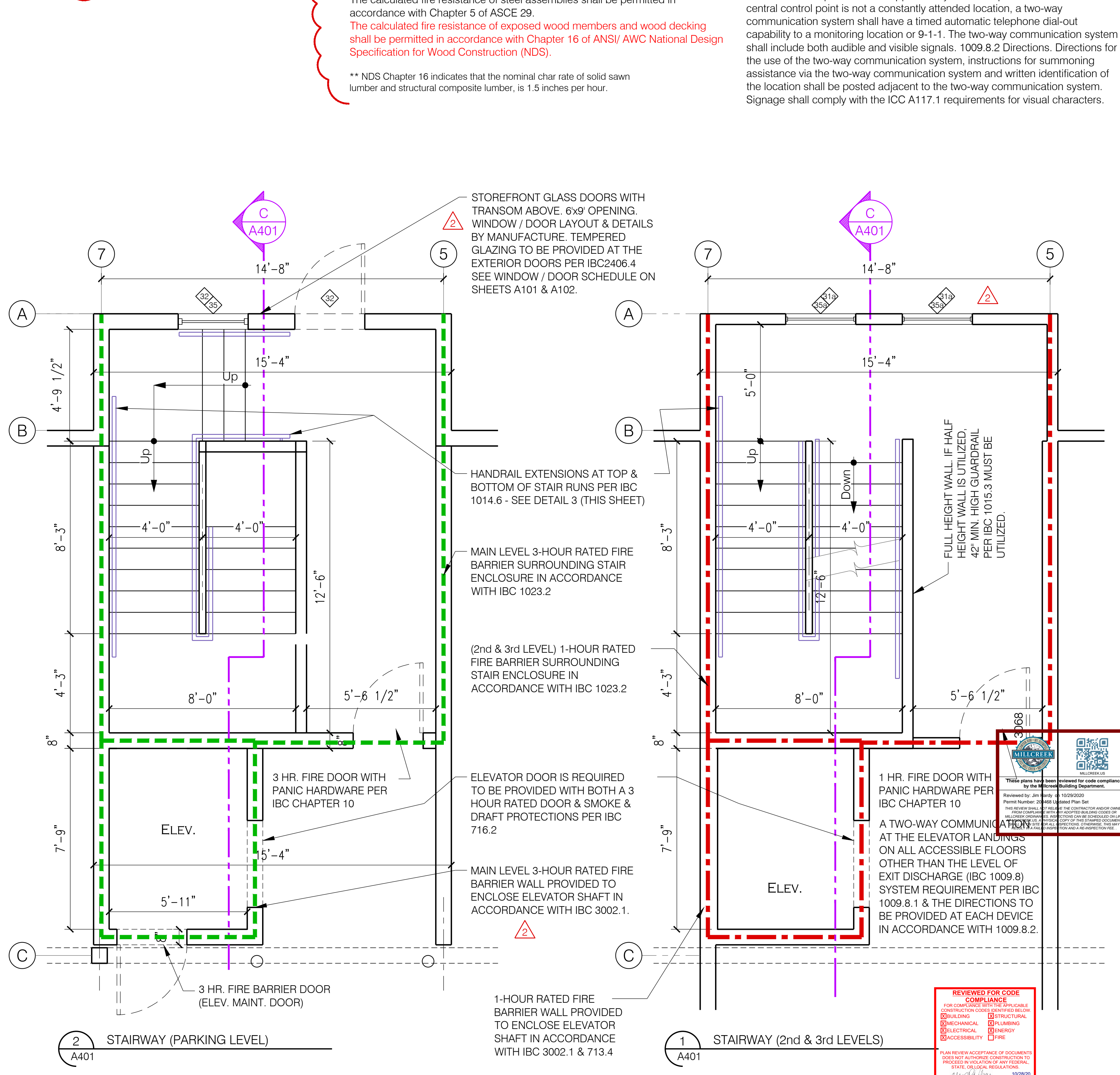
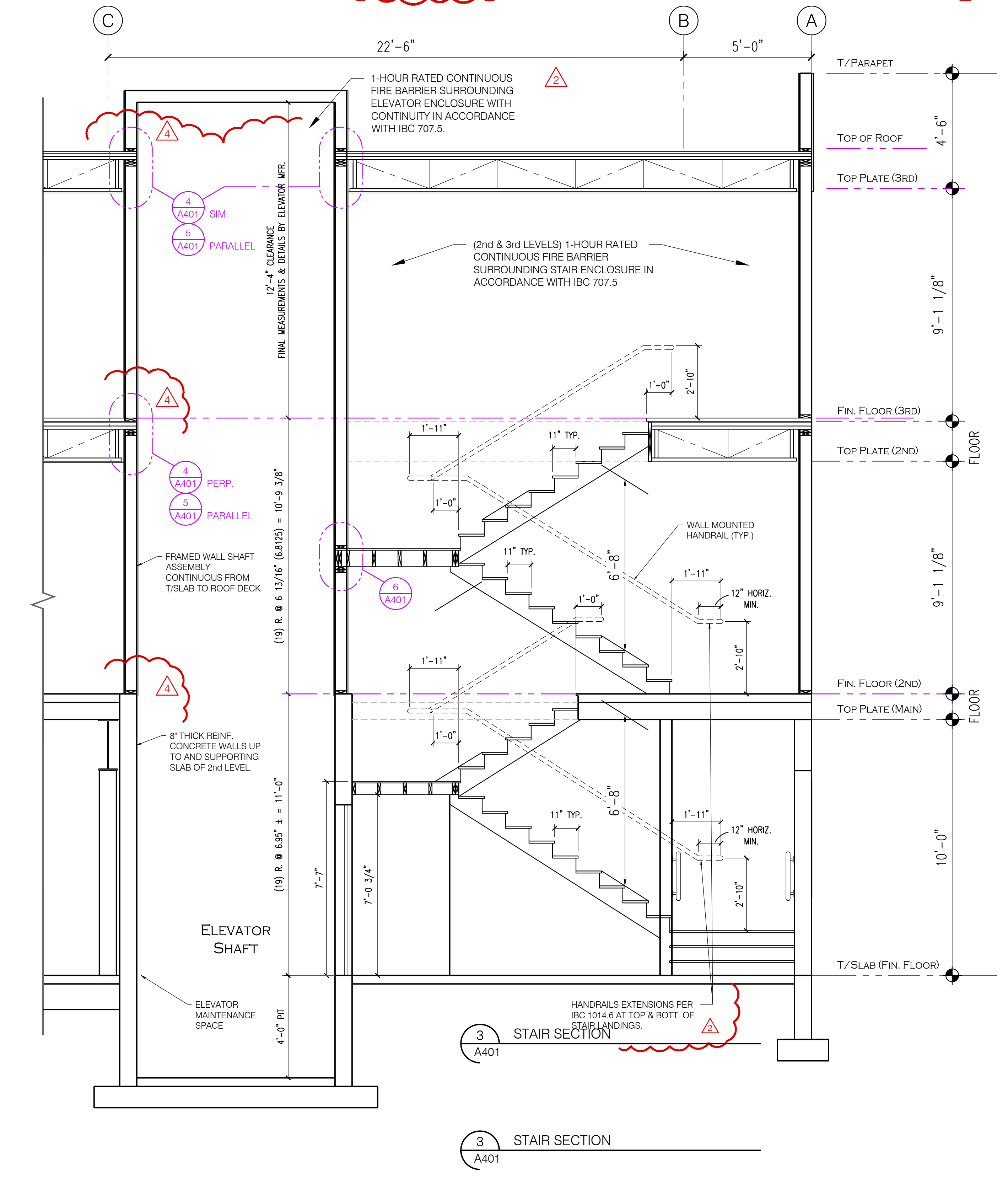
1009.8 Two-way communication. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge.

Exceptions:

- Two-way communication systems are not required at the landing serving each elevator or bank of elevators where the two-way communication system is provided within areas of refuge in accordance with Section 1009.6.5.
- Two-way communication systems are not required on floors provided with ramps conforming to the provisions of Section 1012.
- Two-way communication systems are not required at the landings serving only service elevators that are not designated as part of the accessible means of egress or serve as part of the required accessible route into a facility.
- Two-way communication systems are not required at the landings serving only freight elevators.
- Two-way communication systems are not required at the landing serving a private residence elevator.
- Two-way communication systems are not required in Group I-2 or I-3 facilities.

1009.8.1 System requirements. Two-way communication systems shall provide communication between each required location and the fire command center or a central control point location approved by the fire department. Where the central control point is not a constantly attended location, a two-way communication system shall have a timed automatic telephone dial-out capability to a monitoring location or 9-1-1. The two-way communication system shall include both audible and visible signals.

1009.8.2 Directions. Directions for the use of the two-way communication system, instructions for summoning assistance via the two-way communication system and written identification of the location shall be posted adjacent to the two-way communication system. Signage shall comply with the ICC A117.1 requirements for visual characters.



REVIEWED FOR CODE COMPLIANCE
FOR CONFORMANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW
BUILDING [] STRUCTURAL [] MECHANICAL [] PLUMBING [] ELECTRICAL [] ENERGY [] ACCESSIBILITY [] FIRE []
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL LAWS OR ORDINANCES.
BY: [Signature] DATE: 10/28/20
WEST COAST CODE CONSULTANTS, INC.

EPJ ARCHITECTS, L.L.C.
architecture / urban planning / project management / consulting
2619 W. Alice Springs Rd., Riverton, Utah 84065
epjanes@gmail.com 801-419-5482
Licence # 131856-0301

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107
Contacts: Mehran 801-808-9392
Jay Mirraie jmirraie@gmail.com

STAIRWAY SECTIONS & DETAILS

DATE	DESCRIPTION
07/20/20	Changes per WCS Plan Chk.
09/11/20	Changes per WCS - PC 2
10/05/20	Changes per WCS - PC 3

PROJECT: A-19-001
SCALE: 1/16" = 1'-0"
SCALE: 3/16" = 1'-0"
CHECKED BY: EPJ
ISSUED: 04/30/2020

EDWARD PROBYN JAMES III
4/30/2020
SHEET

A401

SECTION 1014 HANDRAILS

1014.1 Where required. Handrails serving flights of stairways, ramps, stepped aisles and ramped aisles shall be adequate in strength and attachment in accordance with Section 1607.8. Handrails required for flights of stairways by Section 1011.11 shall comply with Sections 1014.2 through 1014.9. Handrails required for ramps by Section 1012.8 shall comply with Sections 1014.2 through 1014.8. Handrails for stepped aisles and ramped aisles required by Section 1029.16 shall comply with Sections 1014.2 through 1014.8.

1014.2 Height. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm). Handrail height of alternating tread devices and ships ladders, measured above tread nosings, shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

Exceptions:

- Where handrail fittings or bendings are used to provide continuous transition between flights, the fittings or bendings shall be permitted to exceed the maximum height.
- In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are associated with a Group R-3 occupancy or associated with individual dwelling units in Group R-2 occupancies; where handrail fittings or bendings are used to provide continuous transition between flights, transition at winder treads, transition from handrail to guard, or where used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
- Handrails on top of a guard where permitted along stepped aisles and ramped aisles in accordance with Section 1029.16.

1014.3 Handrail graspability. Required handrails shall comply with Section 1014.3.1 or shall provide equivalent graspability.

Exception: In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; handrails shall be Type I in accordance with Section 1014.3.1, Type II in accordance with Section 1014.3.2 or shall provide equivalent graspability.

1014.3.1 Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). Where the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross-sectional dimension of 2 1/4 inches (57 mm) and minimum cross-sectional dimension of 1 inch (25 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

1014.3.2 Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) to not greater than 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

1014.4 Continuity. Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions.

Exceptions:

- Handrails within dwelling units are permitted to be interrupted by a newel post at a turn or landing.
- Within a dwelling unit, the use of a volute, turnout, starting easing or starting newel is allowed over the lowest tread.
- Handrail brackets or balusters attached to the bottom surface of the handrail that do not project horizontally beyond the sides of the handrail within 1 1/2 inches (38 mm) of the bottom of the handrail shall not be considered obstructions. For each 1/2 inch (12.7 mm) of additional handrail perimeter dimension above 4 inches (102 mm), the vertical clearance dimension of 1 1/2 inches (38 mm) shall be permitted to be reduced by 1/8 inch (3.2 mm).
- Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of the handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
- Handrails serving stepped aisles or ramped aisles are permitted to be discontinuous in accordance with Section 1029.16.1.

1014.5 Fittings. Handrails shall not rotate within their fittings.

1014.6 Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent flight of stairs or ramp run. Where handrails are not continuous between flights, the handrail on one flight shall extend horizontally not less than 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the flights of stairs at stairways and the ramp runs at ramps.

Exceptions:

- Handrails within a dwelling unit that is not required to be accessible need extend only from the top riser to the bottom riser.
- Handrails serving aisles in rooms or spaces used for assembly purposes are permitted to comply with the handrail extensions in accordance with Section 1029.16.
- Handrails for alternating tread devices and ships ladders are permitted to terminate at a location vertically above the top and bottom risers. Handrails for alternating tread devices are not required to be continuous between flights or to extend beyond the top or bottom risers.

1014.7 Clearance. Clear space between a handrail and a wall or other surface shall be not less than 1 1/2 inches (38 mm). A handrail and a wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements.

1014.8 Projections. On ramps and on ramped aisles that are part of an accessible route, the clear width between handrails shall be 36 inches (914 mm) minimum. Projections into the required width of aisles, stairways and ramps at each side shall not exceed 4 1/2 inches (114 mm) at or below the handrail height. Projections into the required width shall not be limited above the minimum headroom height required in Section 1011.3. Projections due to intermediate handrails shall not constitute a reduction in the egress width. Where a pair of intermediate handrails are provided within the stairway width without a walking surface between the pair of intermediate handrails and the distance between the pair of intermediate handrails is greater than 6 inches (152 mm), the available egress width shall be reduced by the distance between the closest edges of each such intermediate pair of handrails that is greater than 6 inches (152 mm).

1014.9 Intermediate handrails. Stairways shall have intermediate handrails located in such a manner that all portions of the stairway minimum width or required capacity are within 30 inches (762 mm) of a handrail. On monumental stairs, handrails shall be located along the most direct path of egress travel.

SECTION 1015 GUARDS

1015.1 General. Guards shall comply with the provisions of Sections 1015.2 through 1015.7. Operable windows with sills located more than 72 inches (1829 mm) above finished grade below shall comply with Section 1015.8.

1015.2 Where required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Exception: Guards are not required for the following locations:

- On the loading side of loading docks or piers.
- On the audience side of stages and raised platforms, including stairs leading up to the stage and raised platforms.
- On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.
- At vertical openings in the performance area of stages and platforms.
- At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
- Along vehicle service pits not accessible to the public.
- In assembly seating areas at cross aisles in accordance with Section 1029.17.2.

1015.2.1 Glazing. Where glass is used to provide a guard or as a portion of the guard system, the guard shall comply with Section 2407. Where the glazing provided does not meet the strength and attachment requirements of Section 1607.8, complying guards shall be located along glazed sides of open-sided walking surfaces.

1015.3 Height. Required guards shall be not less than 42 inches (1067 mm) high, measured vertically as follows:

- From the adjacent walking surfaces.
 - On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings.
 - On ramps and ramped aisles, from the ramp surface at the guard.
- Exceptions:
- For occupancies in Group R-3 not more than three stories above grade in height and within individual dwelling units in occupancies in Group R-2 not more than three stories above grade in height with separate means of egress, required guards shall be not less than 36 inches (914 mm) in height measured vertically above the adjacent walking surfaces.
 - For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
 - For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.
 - The guard height in assembly seating areas shall comply with Section 1029.17 as applicable.
 - Along alternating tread devices and ships ladders, guards where the top rail serves as a handrail shall have height not less than 30 inches (762 mm) and not more than 34 inches (864 mm), measured vertically from the leading edge of the device tread nosing.
 - In Group F occupancies where exit access stairways serve fewer than three stories and such stairways are not open to the public, and where the top of the guard also serves as a handrail, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

1015.4 Opening limitations. Required guards shall not have openings that allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required guard height.

Exceptions:

- From a height of 36 inches (914 mm) to 42 inches (1067 mm), guards shall not have openings that allow passage of a sphere 43/8 inches (111 mm) in diameter.
- The triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6 inches (152 mm) in diameter.
- At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall not have openings that allow passage of a sphere 21 inches (533 mm) in diameter.
- In areas that are not open to the public within occupancies in Group I-3, F, H or S, and for alternating tread devices and ships ladders, guards shall not have openings that allow passage of a sphere 21 inches (533 mm) in diameter.
- In assembly seating areas, guards required at the end of aisles in accordance with Section 1029.17.4 shall not have openings that allow passage of a sphere 4 inches (102 mm) in diameter up to a height of 26 inches (660 mm). From a height of 26 inches (660 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, guards shall not have openings that allow passage of a sphere 8 inches (203 mm) in diameter.
- Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, guards on the open sides of stairs shall not have openings that allow passage of a sphere 43/8 (111 mm) inches in diameter.

1015.6 Mechanical equipment, systems and devices.

Guards shall be provided where various components that require service are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

Exception: Guards are not required where personal fall arrest anchorage connector devices that comply with ANSI/ASSE Z 359.1 are installed.

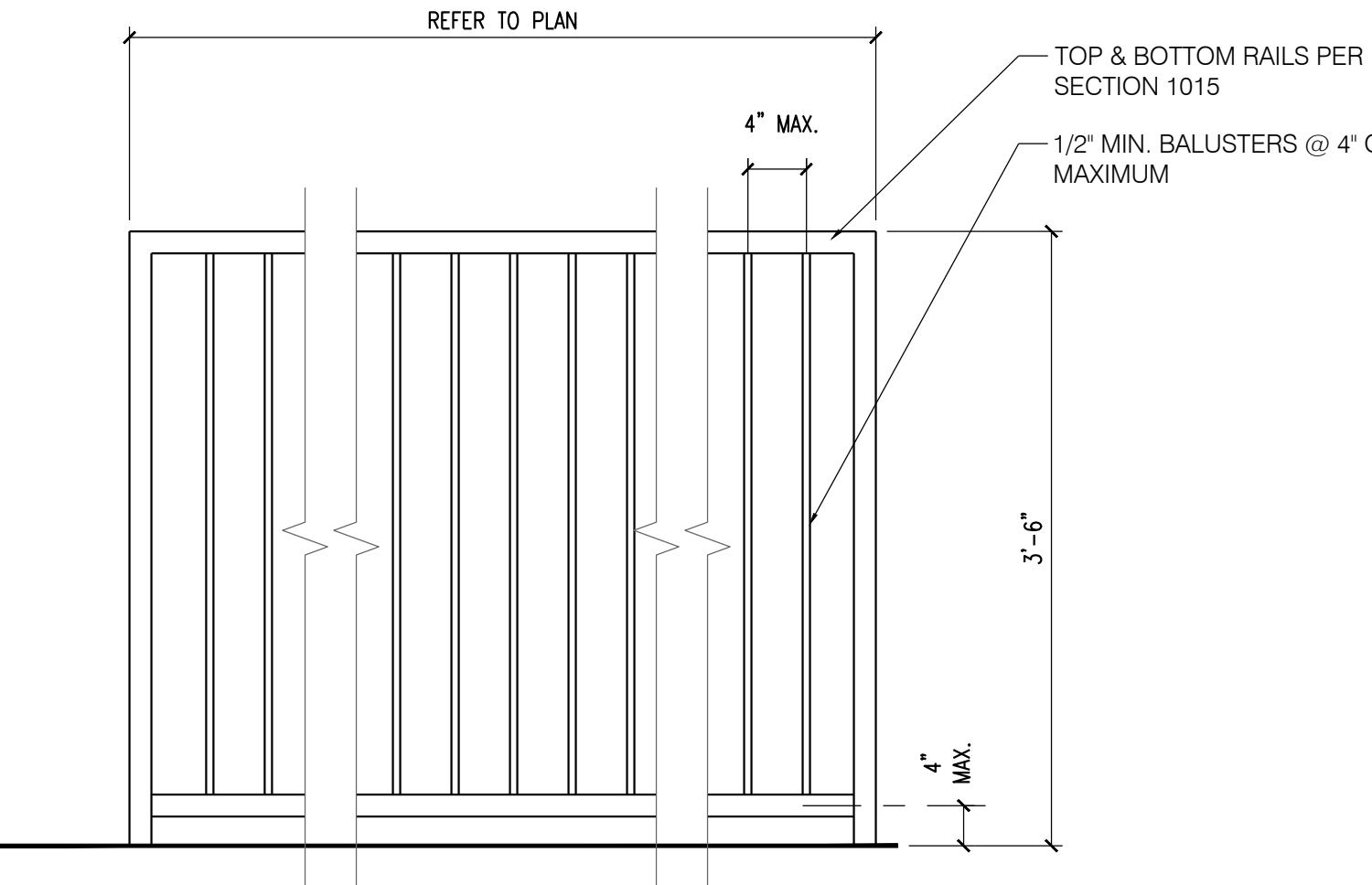
1015.7 Roof access. Guards shall be provided where the roof hatch opening is located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

Exception: Guards are not required where personal fall arrest anchorage connector devices that comply with ANSI/ASSE Z 359.1 are installed.

1015.8 Window openings. Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:

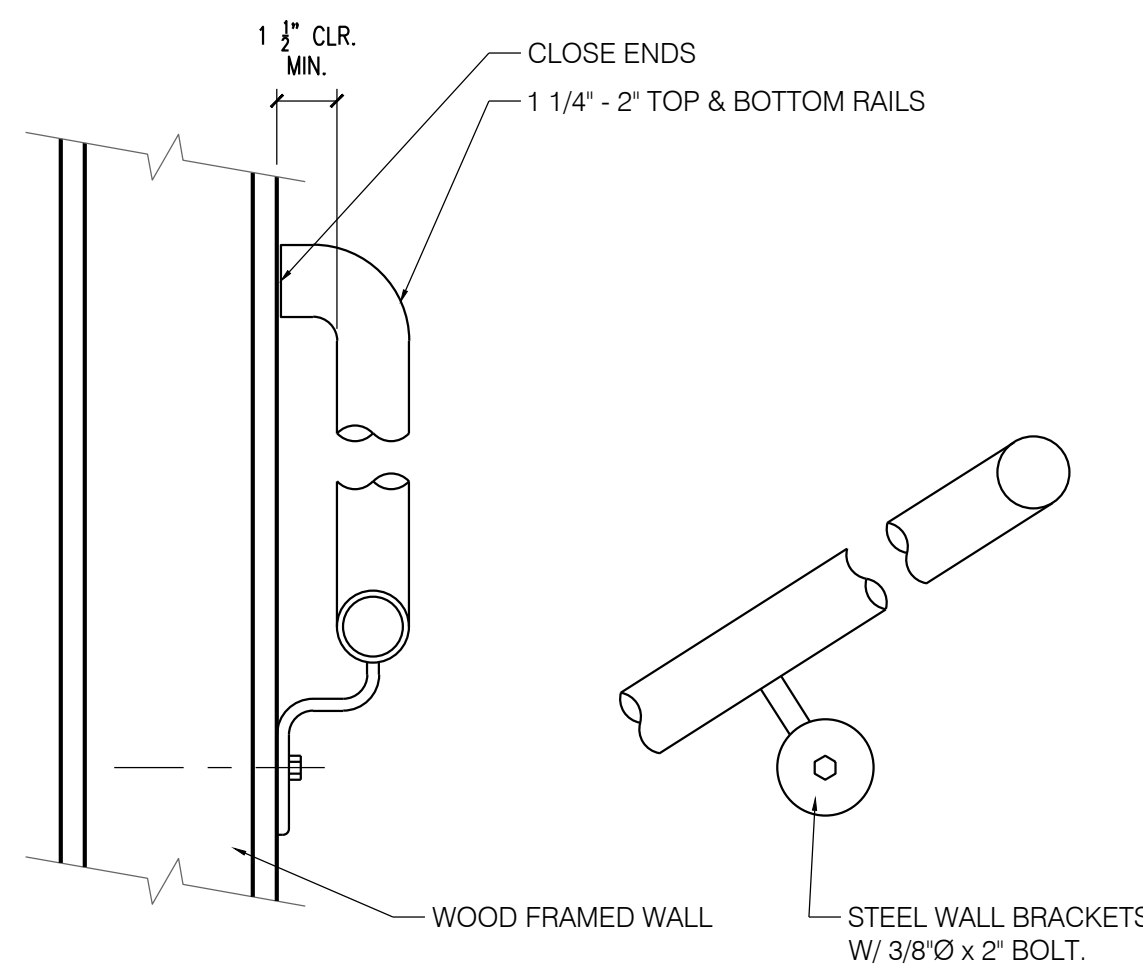
- Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
- Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
- Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
- Operable windows that are provided with window opening control devices that comply with Section 1015.8.1.

1015.8.1 Window opening control devices. Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1030.2.



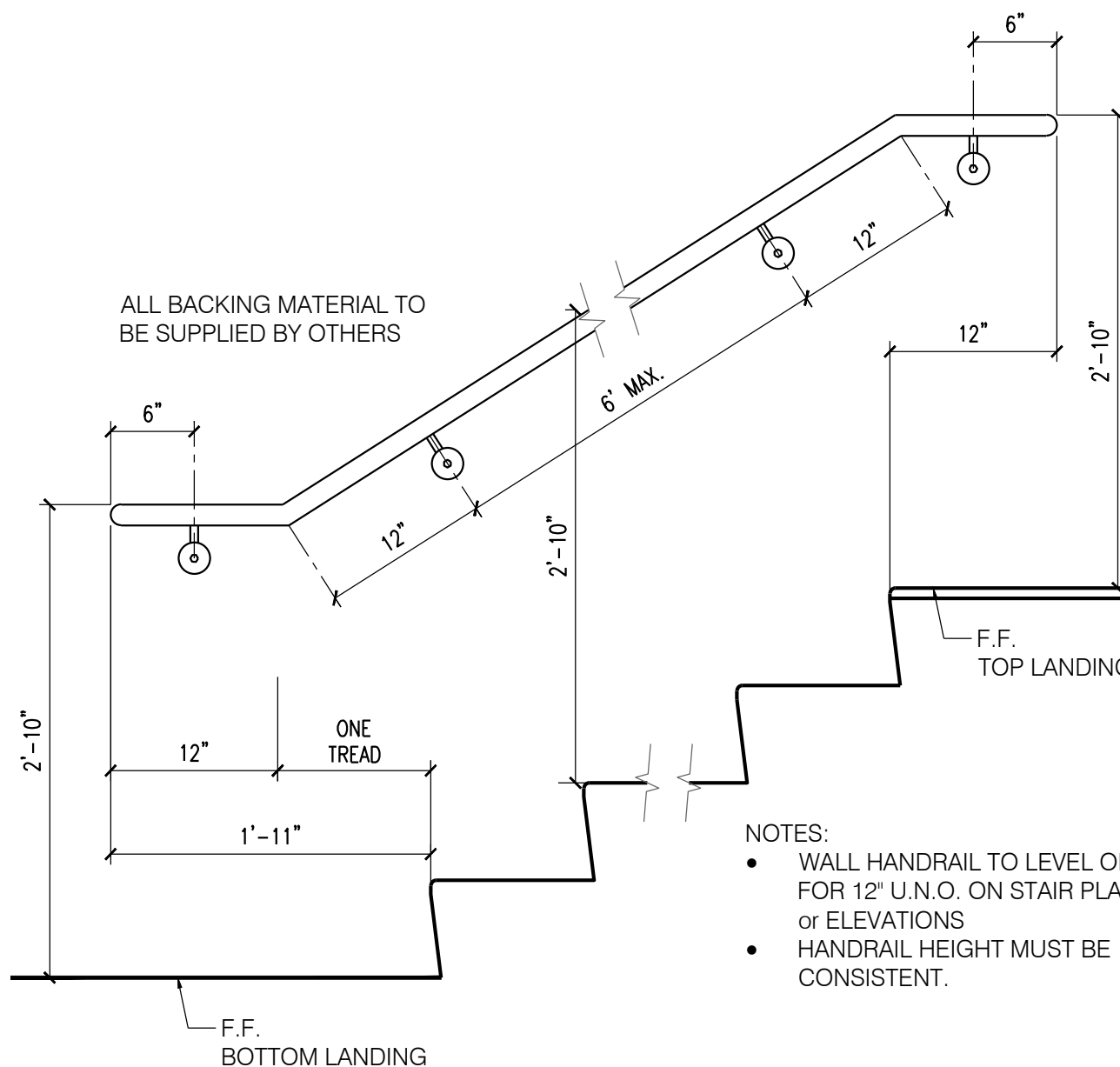
10 GUARD RAIL SECTION

SCALE: N.T.S.



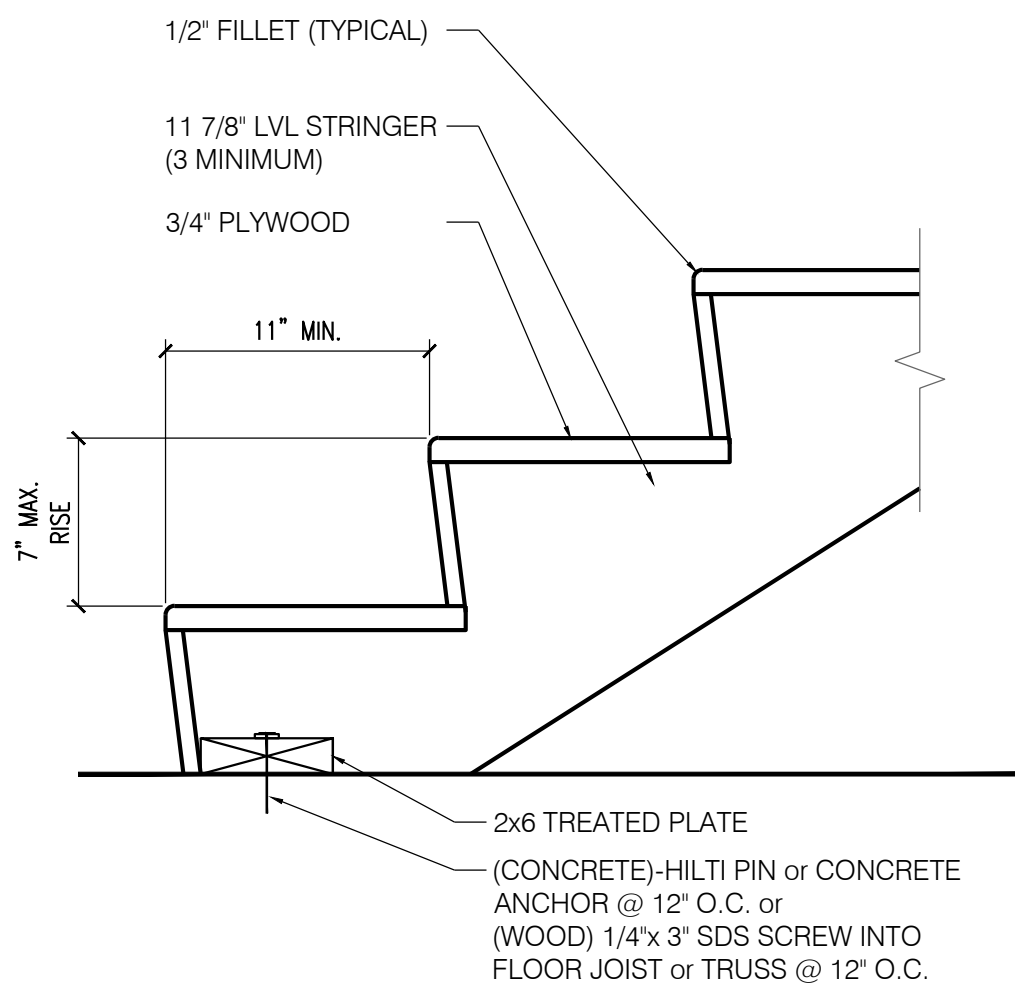
9 HANDRAIL SECTION DETAIL

SCALE: 3"=1'-0"



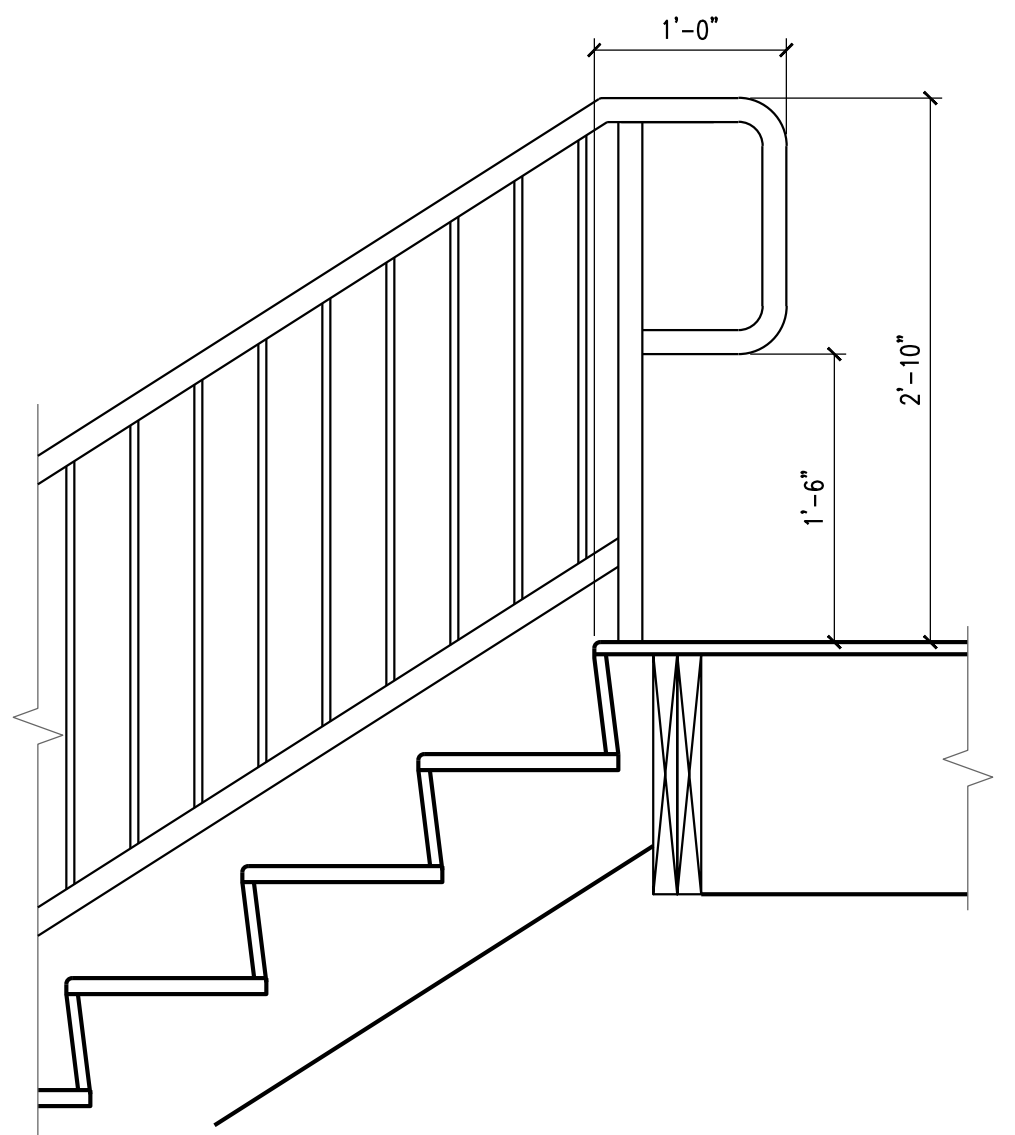
8 STAIR DETAIL

SCALE: 1"=1'-0"



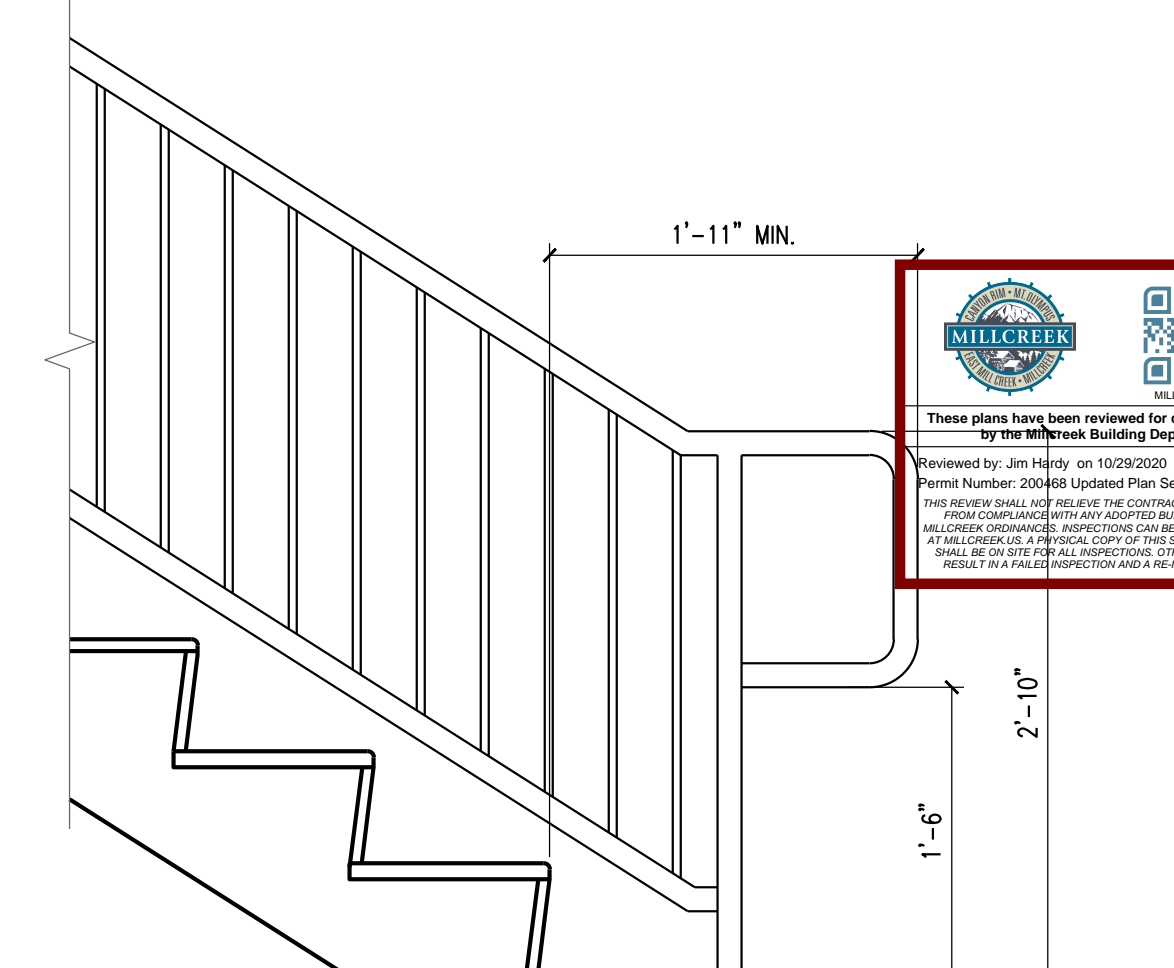
7 STAIR DETAIL

SCALE: 1"=1'-0"



6 STAIR / HANDRAIL DETAIL

SCALE: 1"=1'-0"



5 STAIR DETAIL

SCALE: 1"=1'-0"



EPJ ARCHITECTS, L.L.C.
architecture / urban planning / project management / consulting
2619 W. Alice Springs Rd., Riverton, Utah 84065
epjanes3@gmail.com 801-419-5482
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MIXED USE SITE DEVELOPEMENT

ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107
Contacts: Mehran Jay Mirafte
Mehranjan@me.com 801-808-9382
JMirafte@gmail.com

STAIRWAY SECTIONS & DETAILS

DESCRIPTION	DATE
Changes per WCS Plan Chk.	
07/20/20	09/11/20
Changes per WCS - PC 2	
07/20/20	09/11/20

PROJECT: A-19-001
SCALE: (1"=1') 1/4"=1'-0"
SCALE: (3/8") 1/2"=1'-0"
CHECKED BY: EPJ
ISSUED: 04/30/2020

#131856-0301
EDWARD PROBYN, III
4/30/2020

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE 2015 U.S. NATIONAL BUILDING CONSTRUCTION CODE (ENRIFIED BELOW)
[X] BUILDING [X] STRUCTURAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[X] ACCESSIBILITY [X] FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT CONSTITUTE CONSTRUCTION OF THE PROJECT OR ANY OTHER DOCUMENTS TO STATE OR LOCAL REGULATORS.
BY: [Signature] DATE: 10/28/2020
WEST COAST CODE CONSULTANTS, INC.

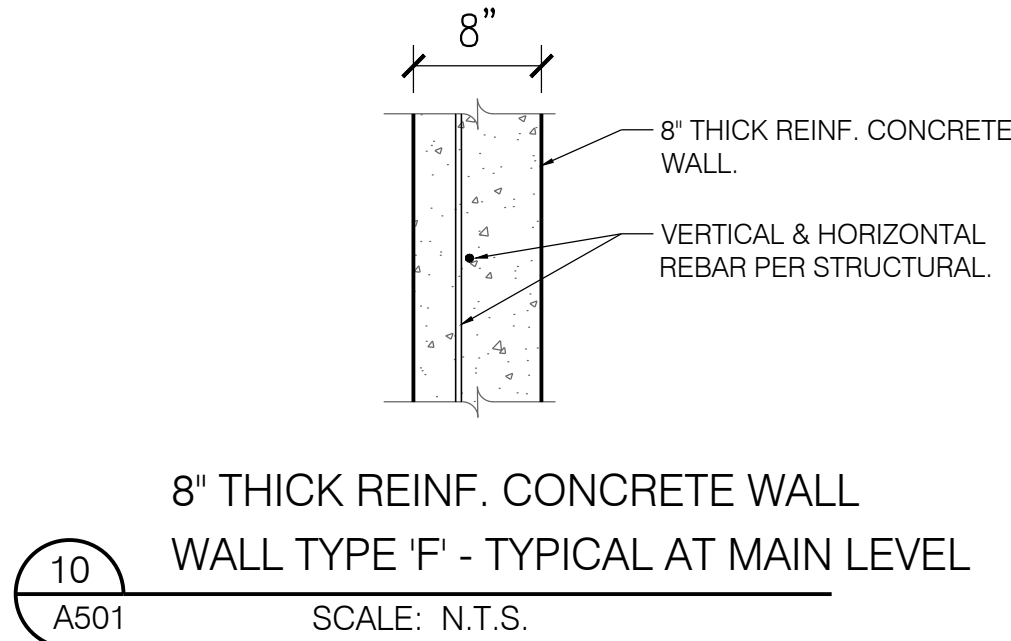
707.5 Continuity. Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed space, such as the space above a suspended ceiling. Joints and voids at intersections shall comply with Sections 707.8 and 707.9.

TABLE 722.2.2.1 MINIMUM SLAB THICKNESS (inches)					
CONCRETE TYPE	FIRE-RESISTANCE RATING (hours)				
	1	1½	2	3	4
Siliceous	3.5	4.3	5	6.2	7
Carbonate	3.2	4	4.6	5.7	6.6
Sand-lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.6	4.4	5.1

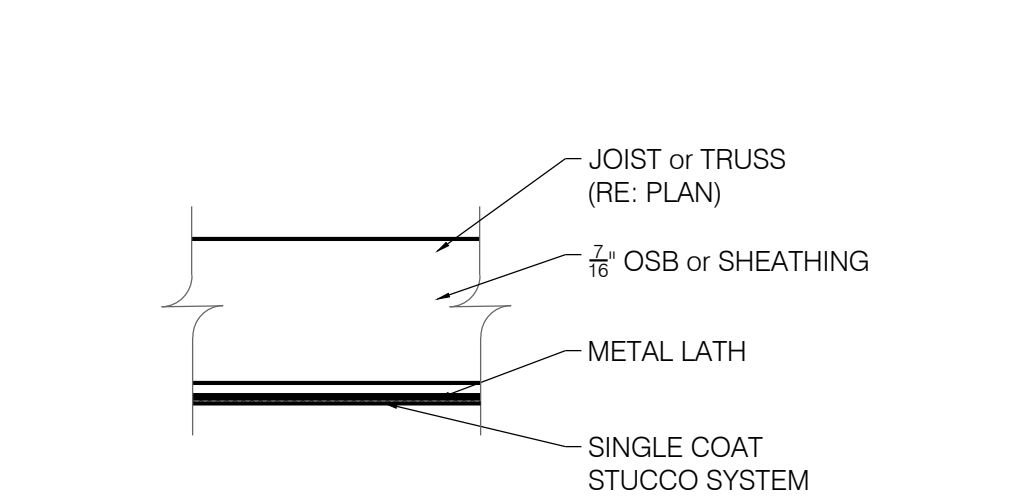
For SI: 1 inch = 25.4 mm.

TABLE 722.2.1.1 MINIMUM EQUIVALENT THICKNESS OF CAST-IN-PLACE OR PRECAST CONCRETE WALLS, LOAD-BEARING OR NONLOAD-BEARING					
CONCRETE TYPE	MINIMUM SLAB THICKNESS (inches) FOR FIRE-RESISTANCE RATING OF				
	1 hour	1½ hours	2 hours	3 hours	4 hours
Siliceous	3.5	4.3	5.0	6.2	7.0
Carbonate	3.2	4.0	4.6	5.7	6.6
Sand-lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.6	4.4	5.1

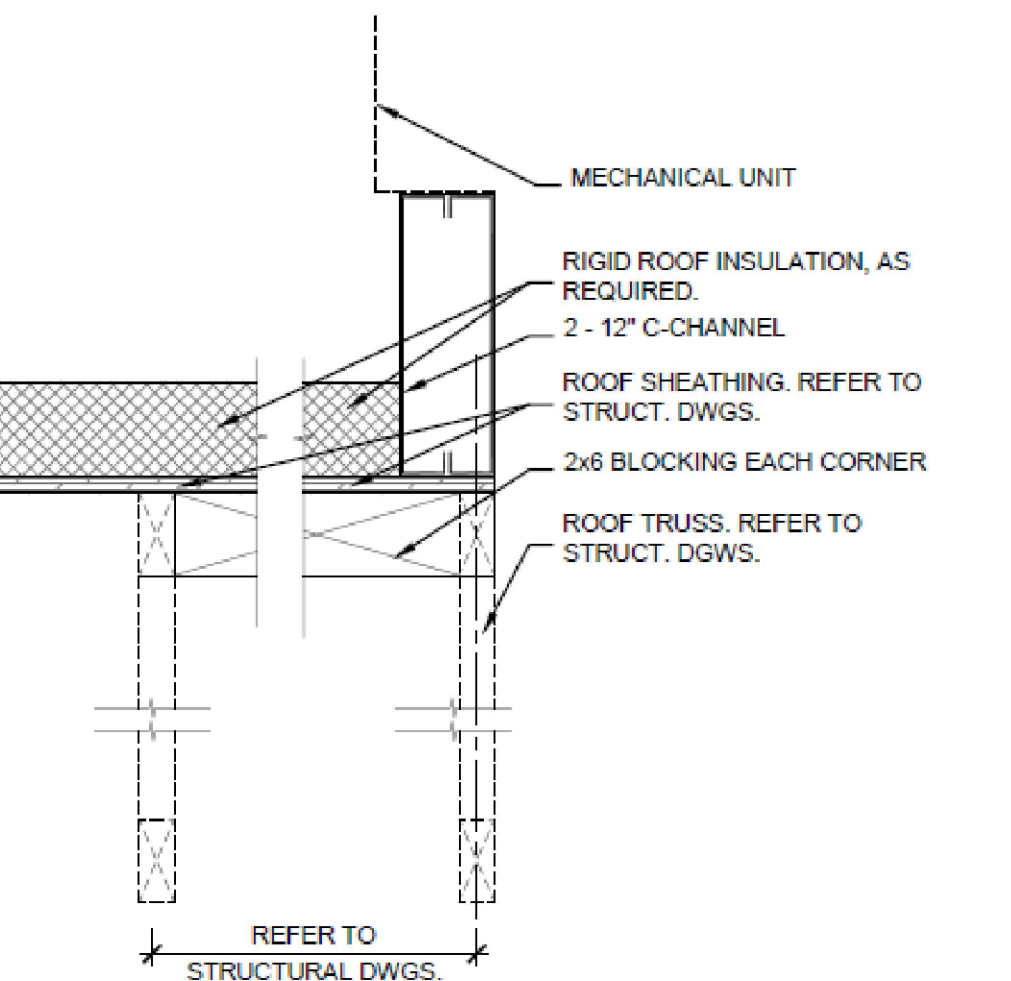
For SI: 1 inch = 25.4 mm.



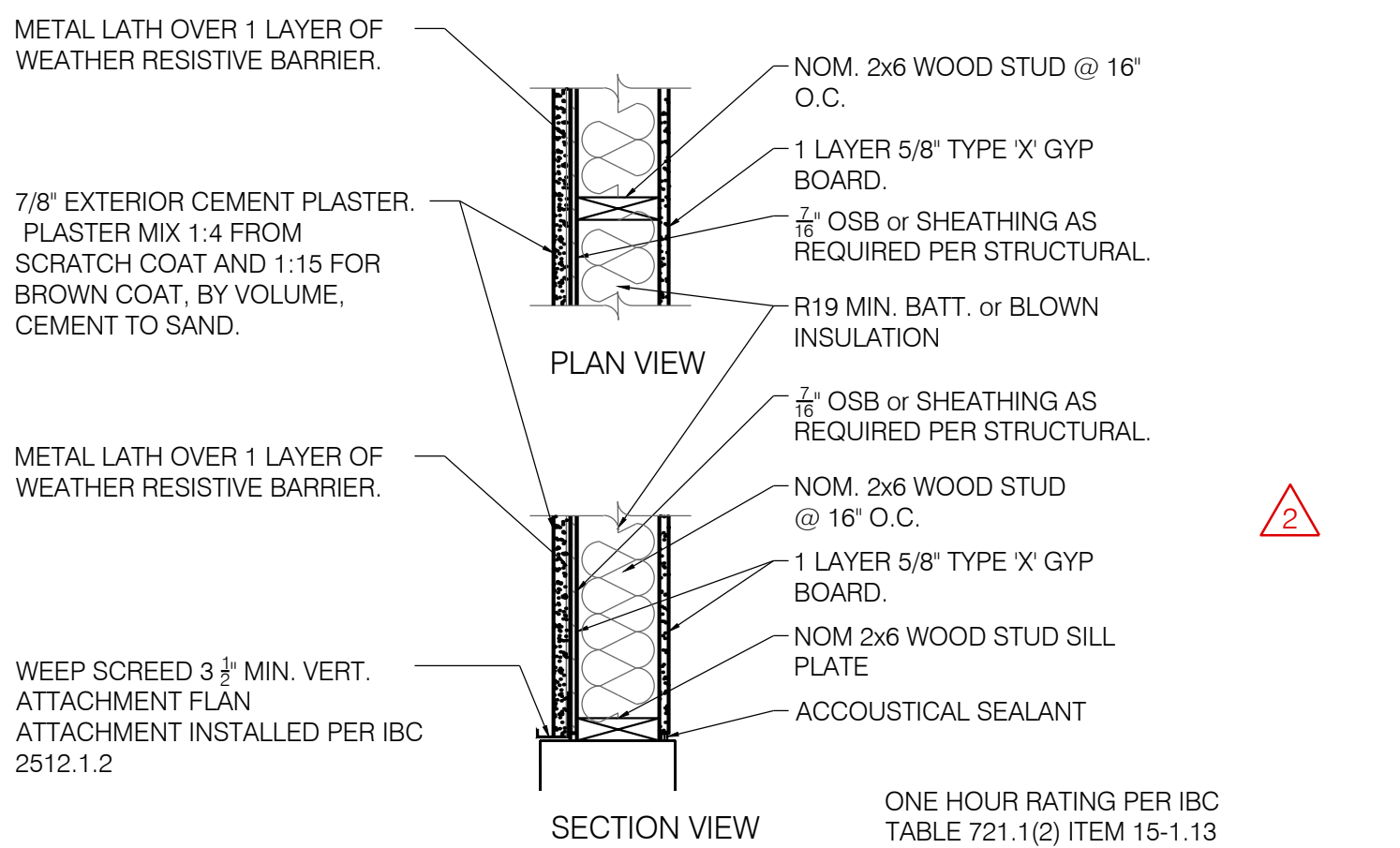
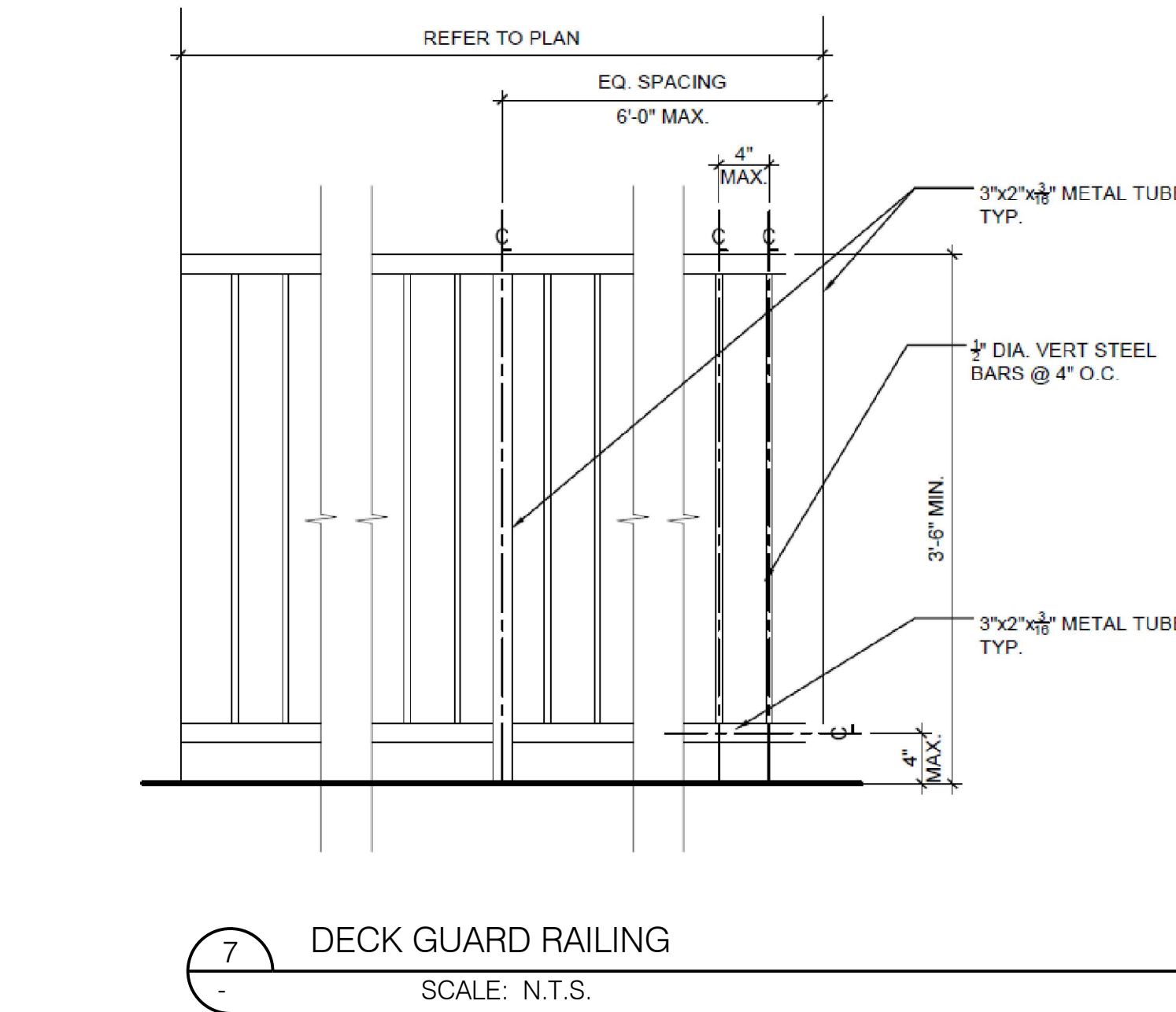
8" THICK REINF. CONCRETE WALL
WALL TYPE 'F' - TYPICAL AT MAIN LEVEL
SCALE: N.T.S.



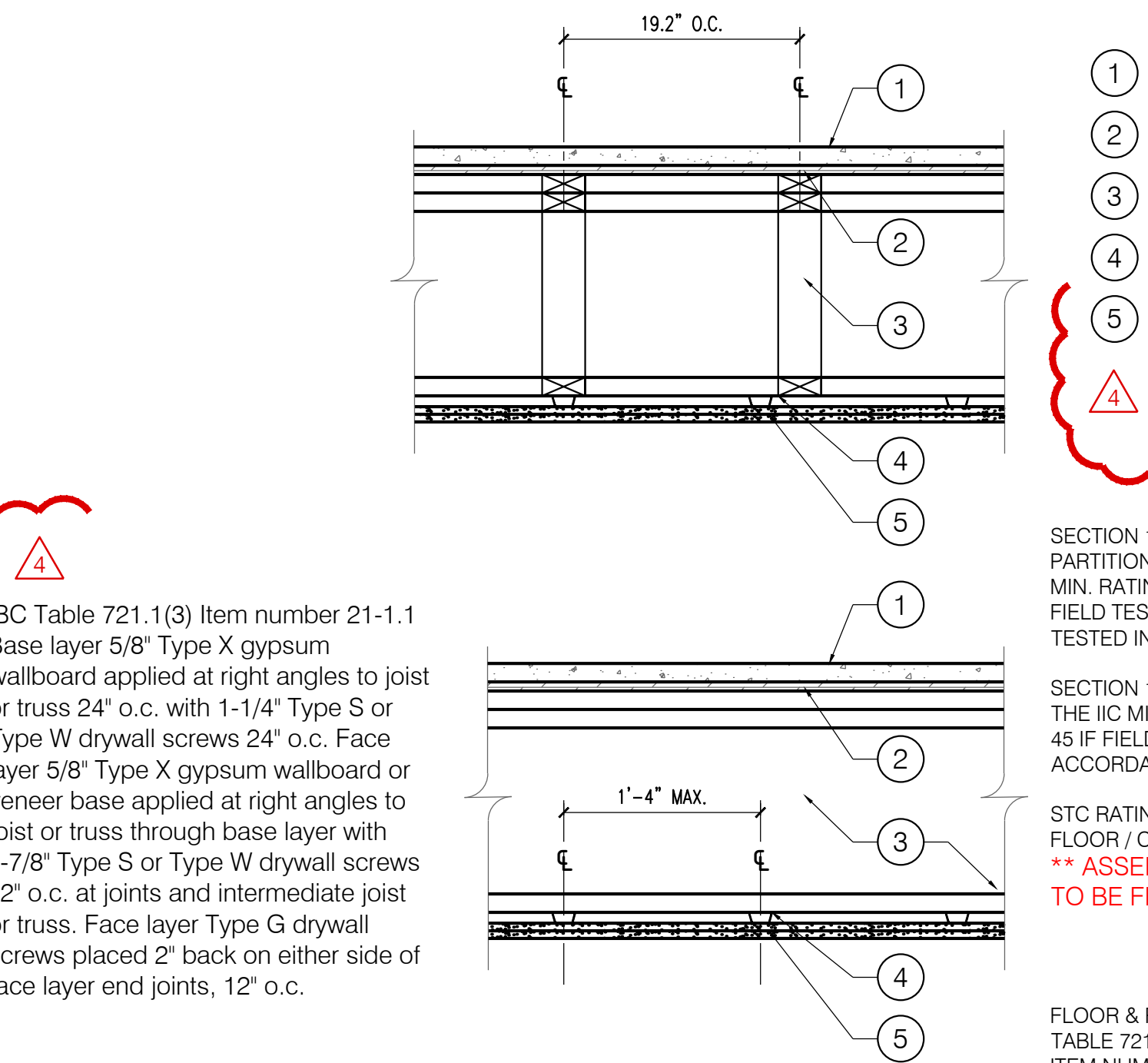
STUCCO SOFFIT DETAIL
SCALE: N.T.S.



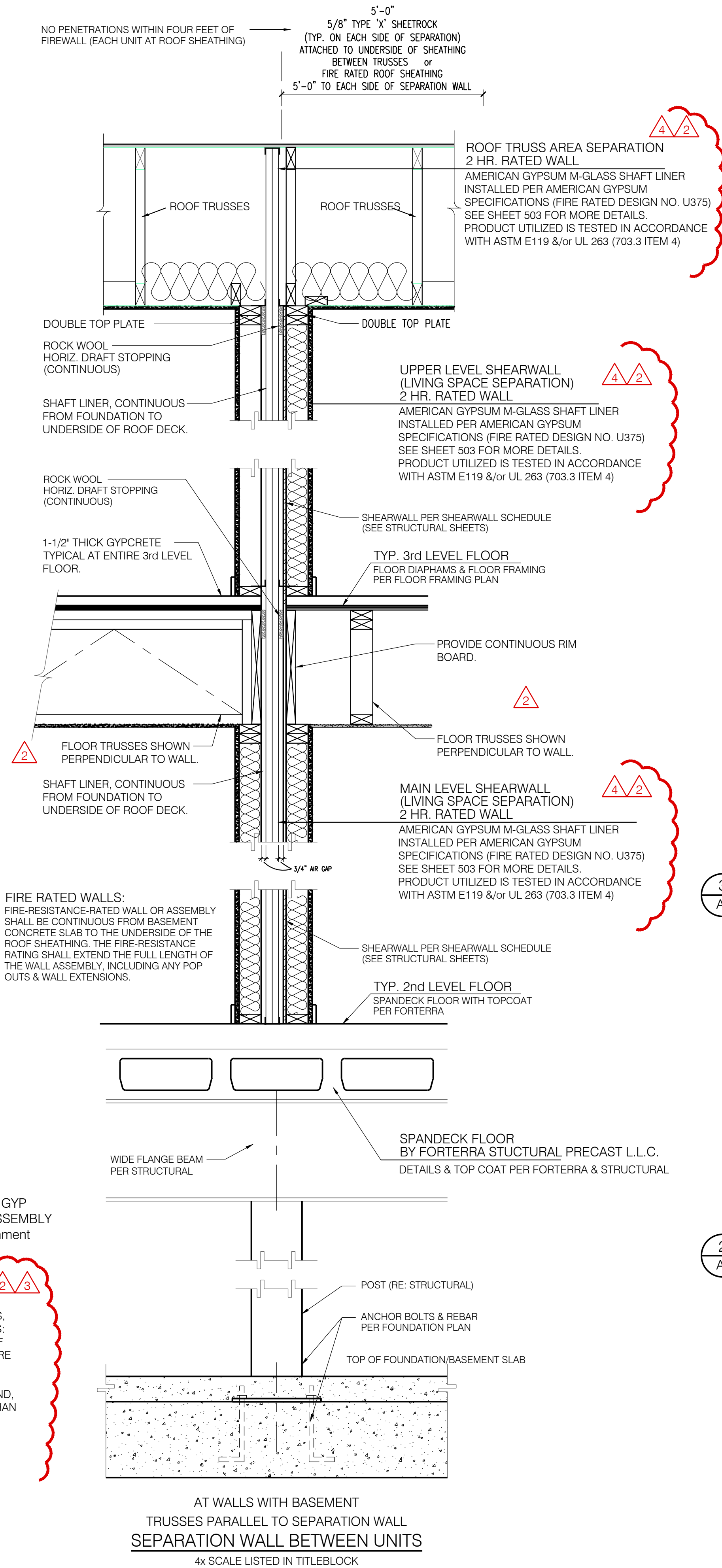
ROOF CURB DETAIL
SCALE: N.T.S.



WALL TYPE 'E' - TYPICAL EXTERIOR WALLS
SCALE: N.T.S.



1 HOUR RATED FLOOR (3rd LEVEL FLOOR)
SCALE: N.T.S.



WALL TYPE 'C'
SCALE: N.T.S.

SHAFT ENCLOSURES IN ACCORDANCE WITH SECTION 713
WALL ASSEMBLY ON 2nd & 3rd LEVELS PER IBC Table 721.1(2)
ITEM NUMBER 15-1.13
2 x 6 wood studs at 16" with double top plates, single bottom plate; interior and exterior sides covered with 5/8" Type X gypsum wallboard, 4 ft. wide, applied vertically with all joints over framing or blocking and fastened with 2 1/4" Type S drywall screws, spaced 12" on center. R-19 mineral fiber insulation installed in stud cavity.
or
ITEM NUMBER 15-1.14
2" x 6" wood studs at 16" with double top plates, single bottom plate; interior and exterior sides covered with 5/8" Type X gypsum wallboard, 4" wide, applied horizontally or vertically with vertical joints over studs, and fastened with 2 1/4" Type S drywall screws, spaced 7" on center.

WALL TYPE - D 1 HR RATED - AS SHOWN-SHEATHING REQUIRED ONLY IN AREA SHOWN ON STRUCTURAL PLANS.
NOTE: COMPLY WITH U.L. DESIGN 305
WALL TYPE - D2 2x6 FRAMING INSTEAD OF 2x4 (SILL, STUDS & TOP PLATES).
IBC TABLE 721.1(2) Item number 14-1.3
2 x 4 wood studs 24" on center with 5/8" Type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side.

WALL TYPE 'D'
SCALE: N.T.S.
WALL TYPE - B NOT RATED - AS SHOWN
WALL TYPE - B1 1 HR RATED - SAME AS 'A' EXCEPT 5/8" TYPE 'X' GYP BOARD EACH SIDE.
NOTE: COMPLY WITH U.L. DESIGN 305

WALL TYPE 'B'
SCALE: N.T.S.
WALL TYPE - A NO RATED - SAME AS 'A' EXCEPT 5/8" TYPE 'X' GYP BOARD EACH SIDE.
WALL TYPE - A1 1 HR RATED - SAME AS 'A' EXCEPT 5/8" TYPE 'X' GYP BOARD EACH SIDE.
NOTE: COMPLY WITH U.L. DESIGN 305

WALL TYPE 'A'
SCALE: N.T.S.

REVIEWED FOR CODE COMPLIANCE
FOR CONFORMANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW
BUILDING [] STRUCTURAL [] MECHANICAL [] PLUMBING [] ELECTRICAL [] ENERGY [] FIRE []
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
WEST COAST CODE CONSULTANTS, INC.

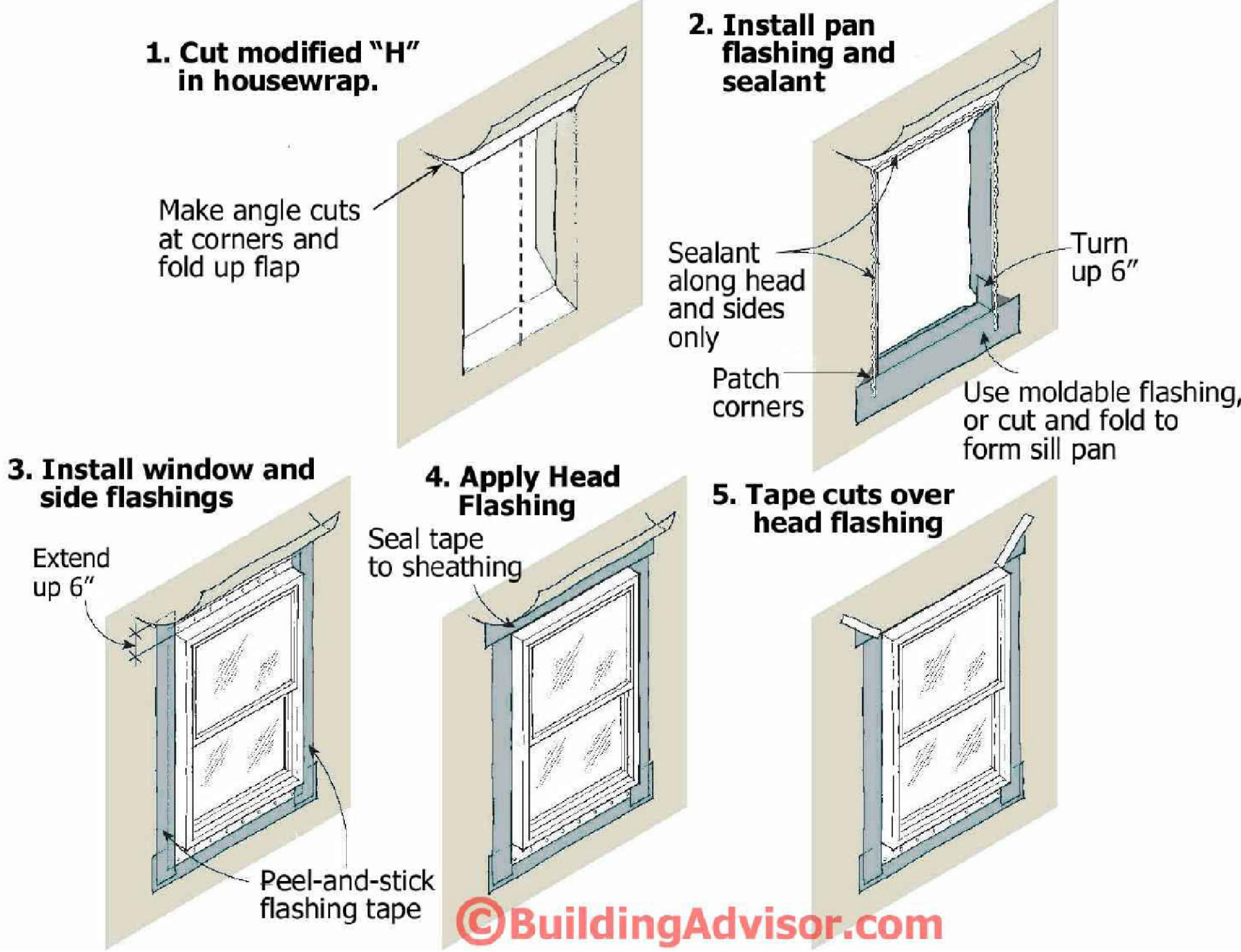
ARLINGTON PROPERTY LLC
4572 S. & 4600 S. 900 EAST
MILLCREEK, UTAH 84107
Contacts: Mehraan J Mirafrae
801-808-9382
Mehraan@me.com
JMirafrae@gmail.com

PROJECT: A-19-001
SCALE: (1/4"=1'-0")
SCALE: (3/8"=1'-0")
CHECKED BY: EPJ
ISSUED: 04/30/2020

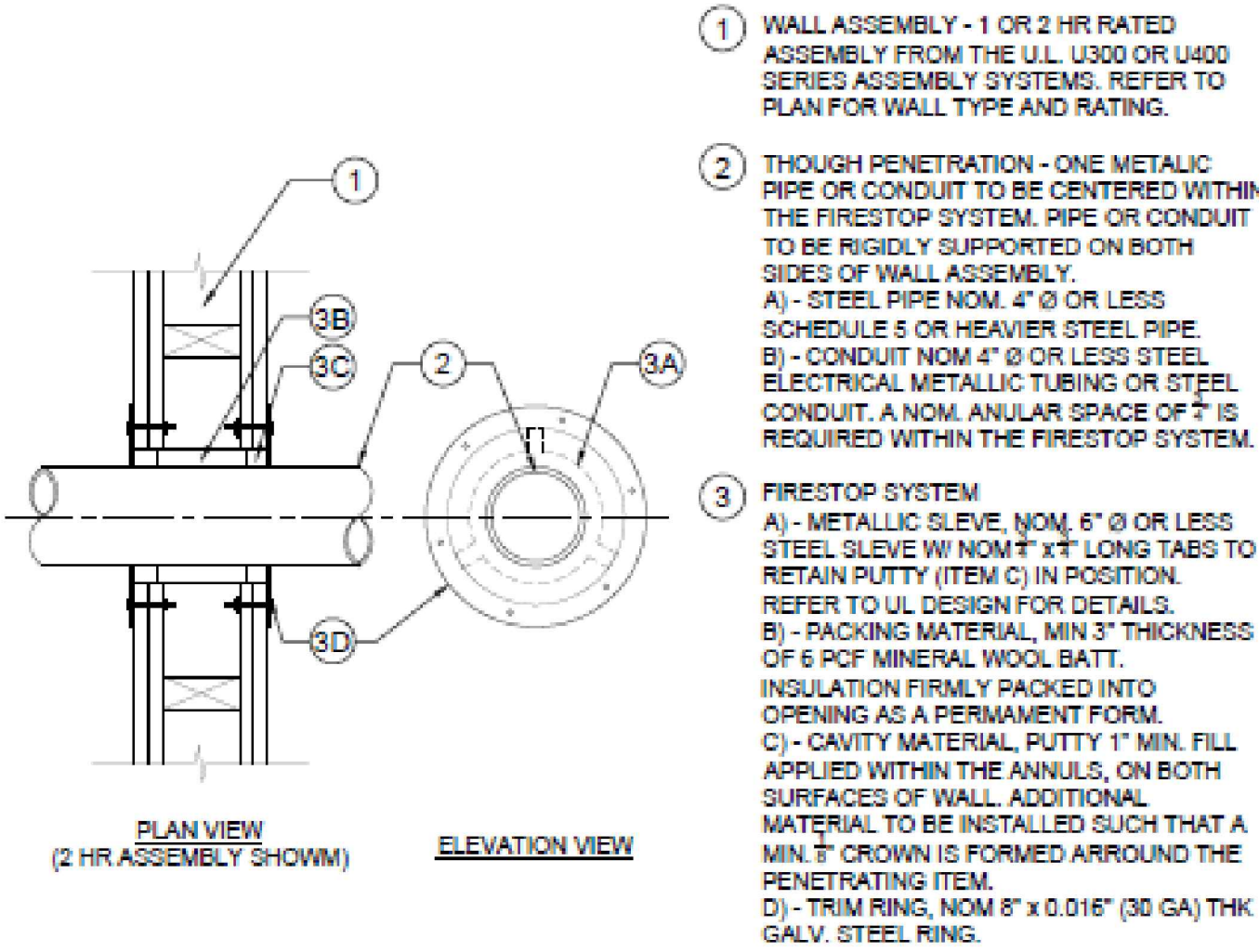
EDWARD PROBYN JAMES III
4/30/2020

A501

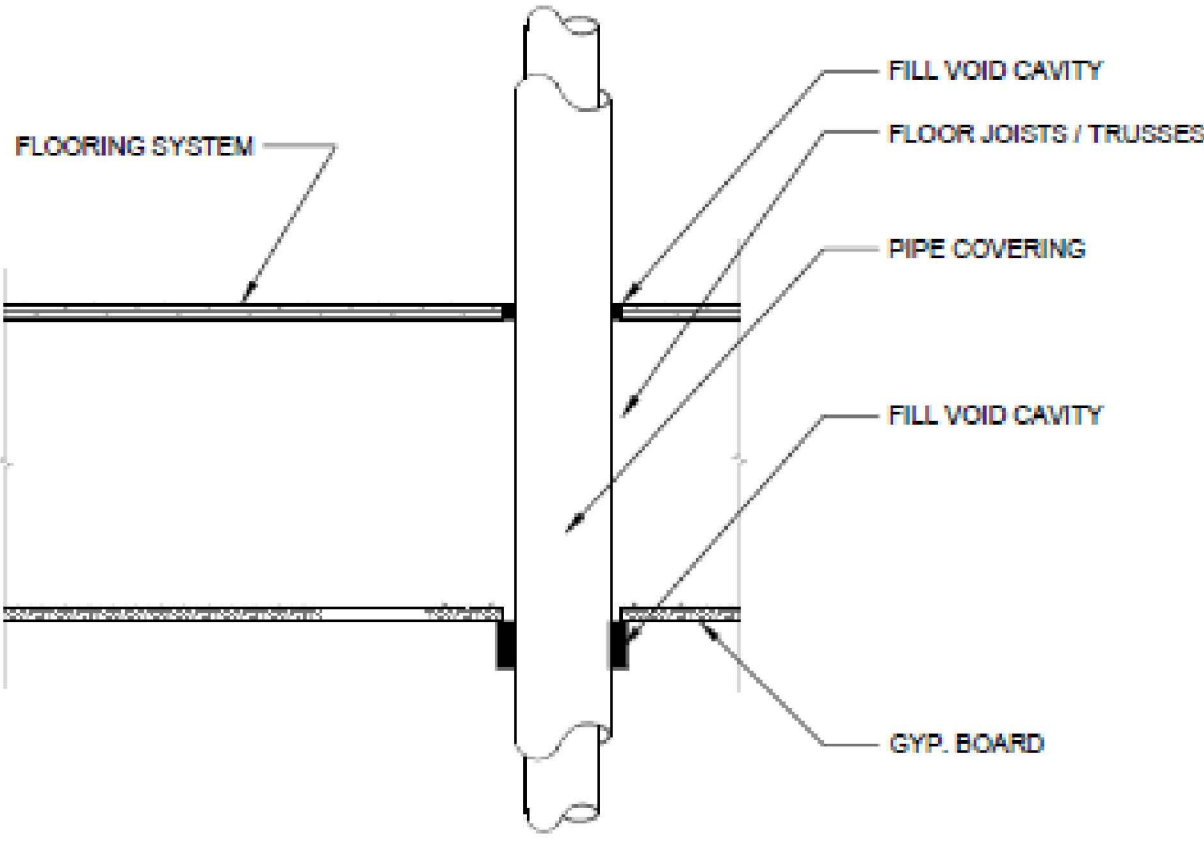
Flashing Flange-Type Windows



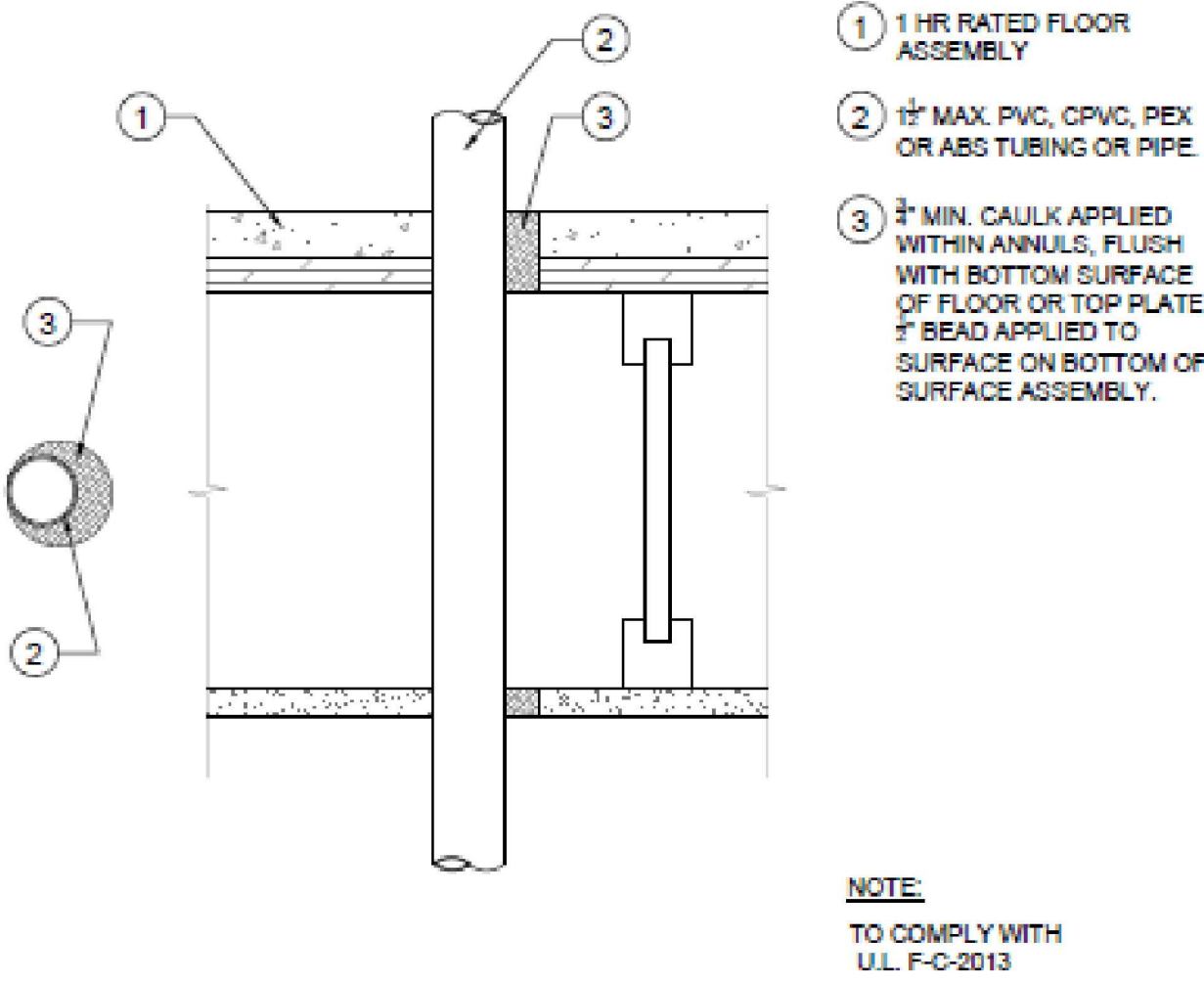
8 WINDOW FLASHING DETAIL
A502 SCALE: N.T.S.



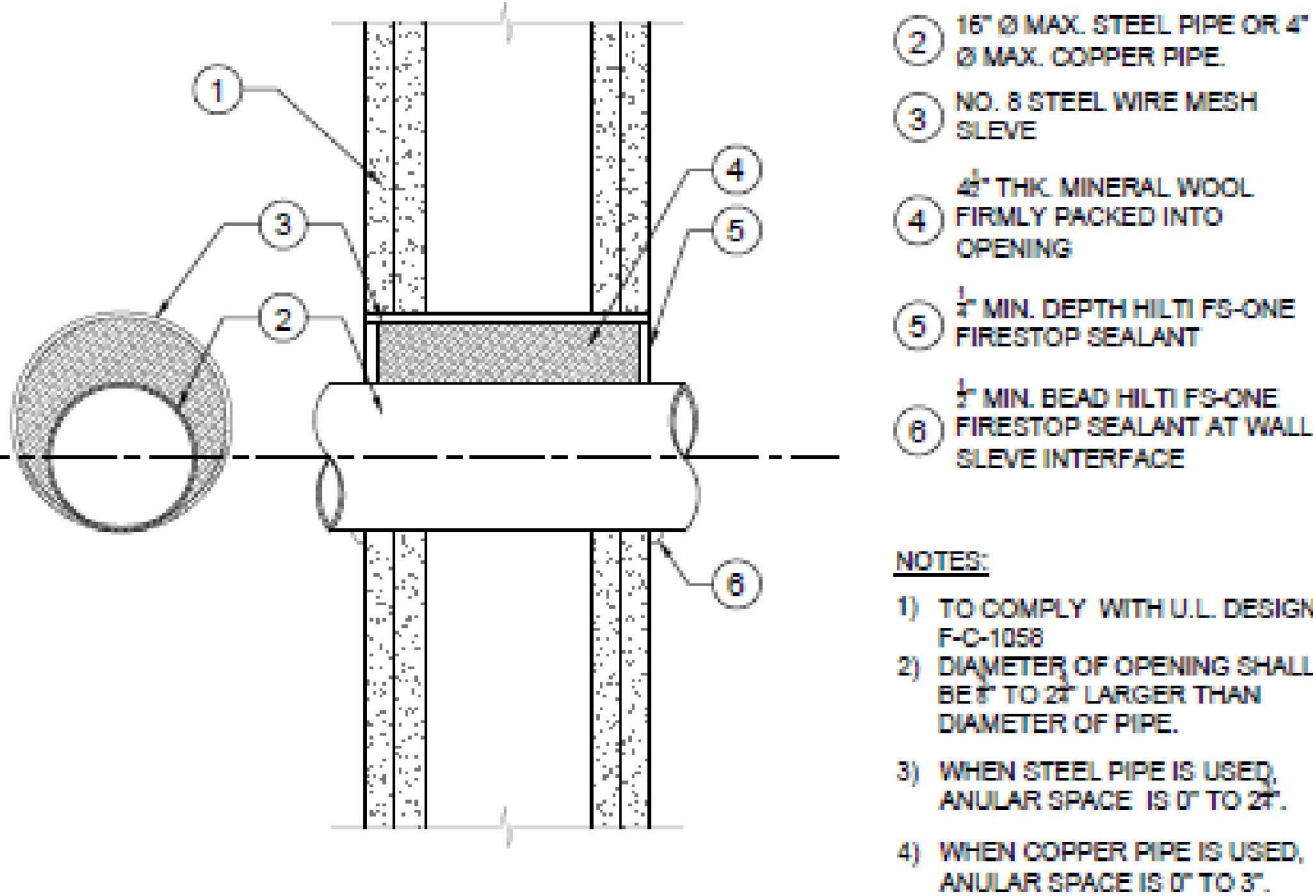
7 THRU WALL PENETRATION
A502 SCALE:



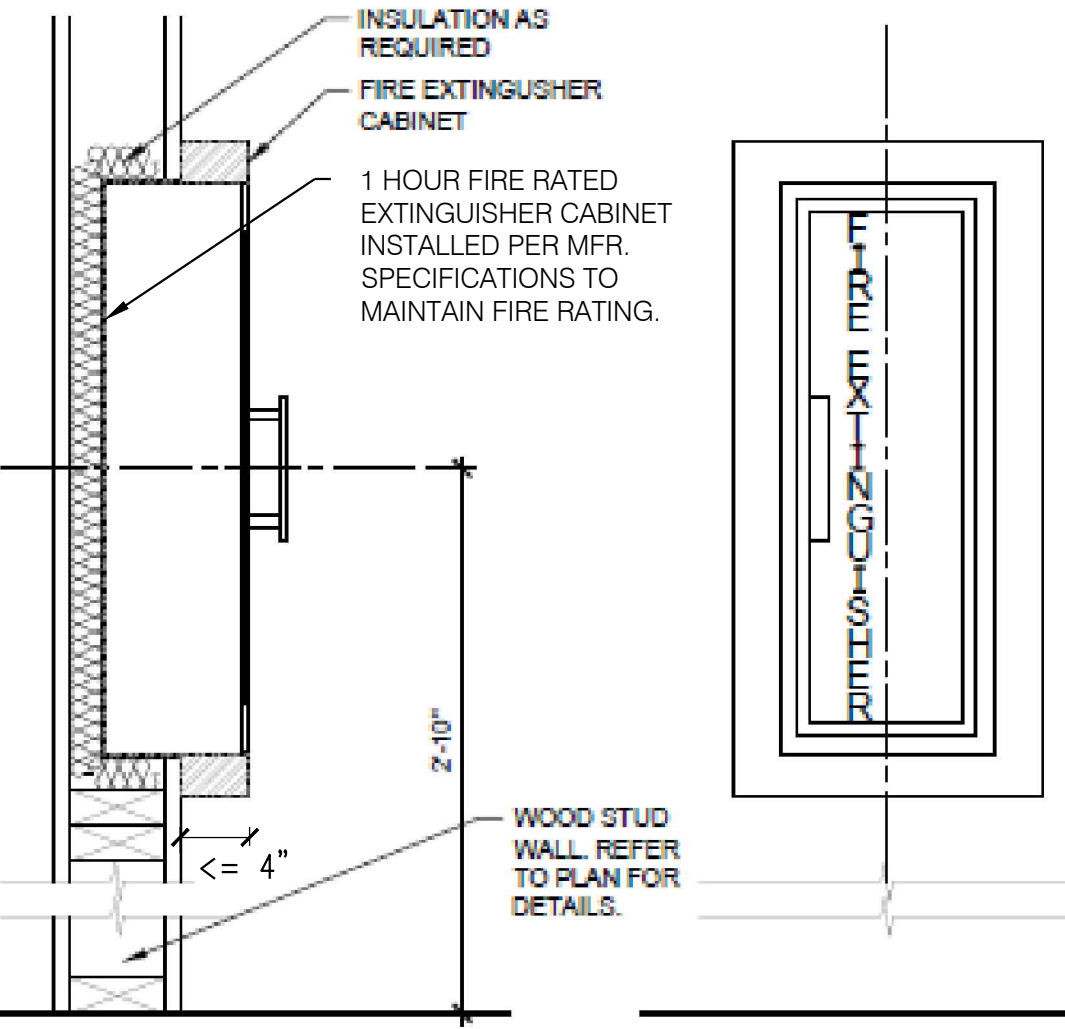
6 THRU FLOOR PENETRATION
A502 SCALE: 3"=1'-0"



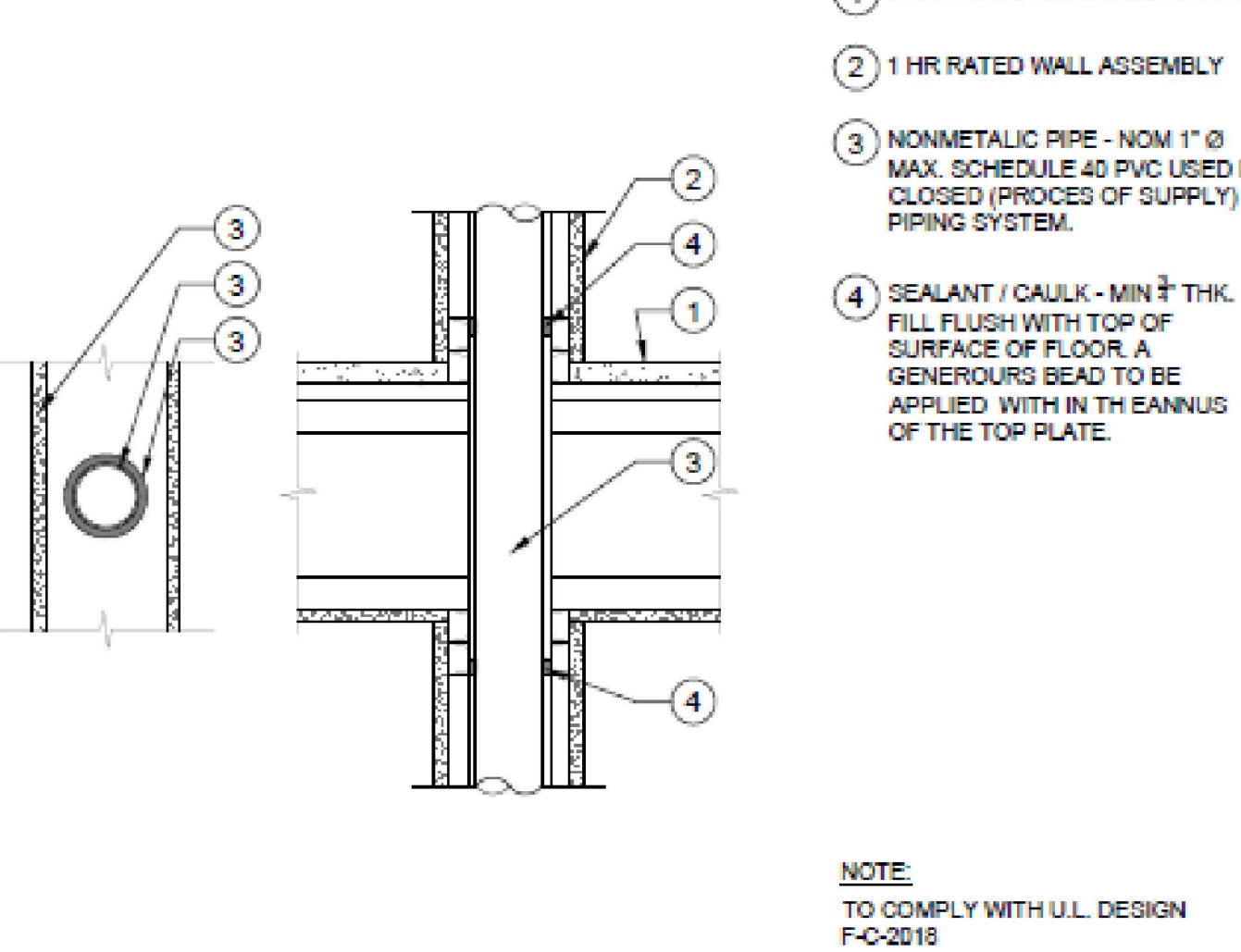
5 THRU WALL PENETRATION
A502 SCALE:



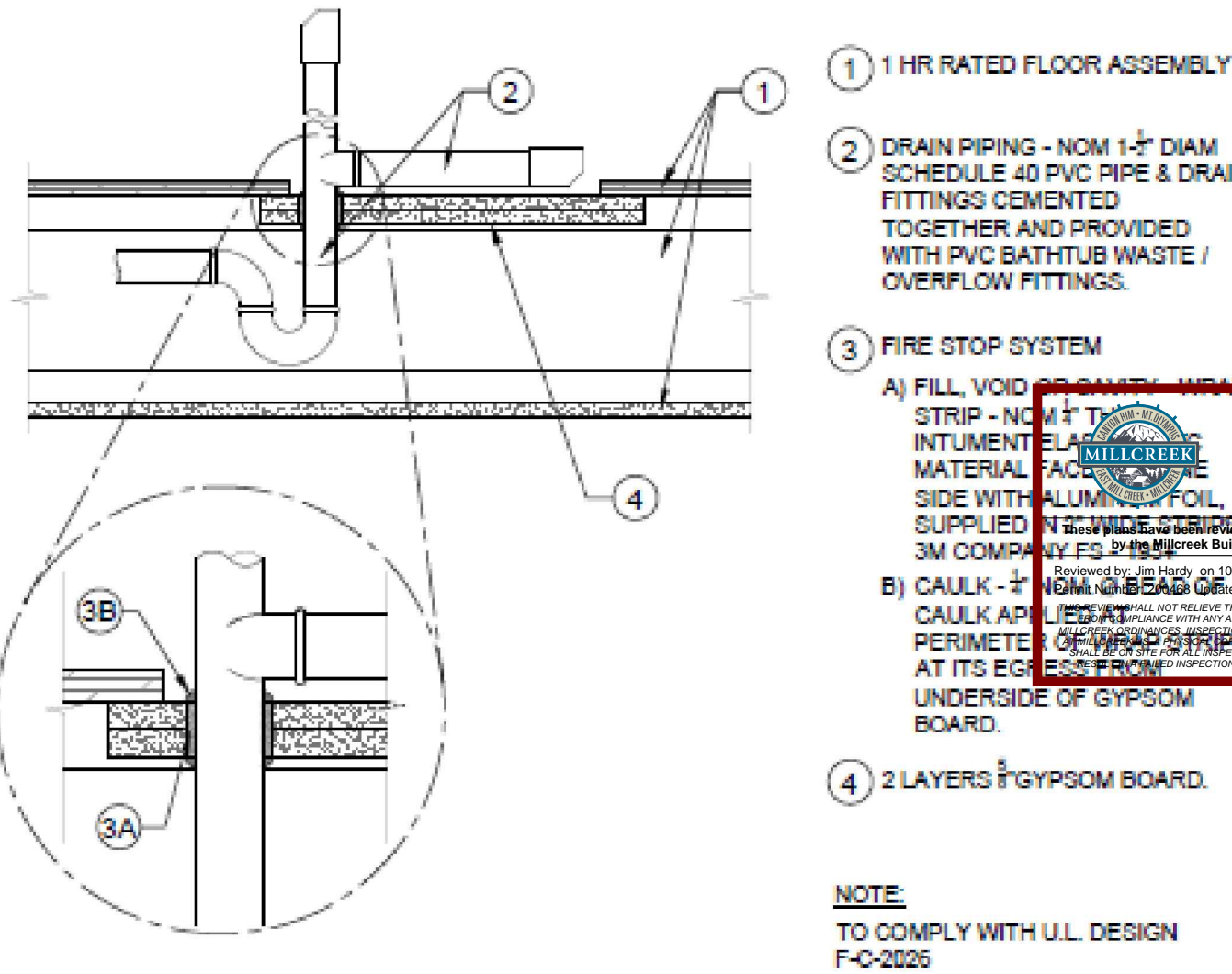
4 THRU WALL PENETRATION
A502 SCALE:



3 FIRE EXTINGUISHER CABINET
A502 SCALE: 3"=1'-0"



2 FIRE PROTECTION DETAIL
A502 SCALE: 3"=1'-0"



1 FLOOR PENETRATION DETAIL
A502 SCALE: 3"=1'-0"

REVIEWED FOR CODE COMPLIANCE

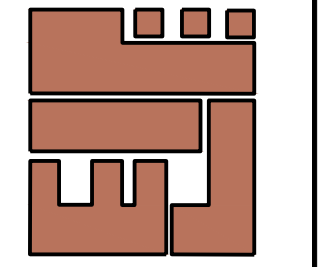
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES LISTED BELOW

BUILDING MECHANICAL PLUMBING ELECTRICAL ENERGY ACCESSIBILITY FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

10/28/20

WEST COAST CODE CONSULTANTS, INC.



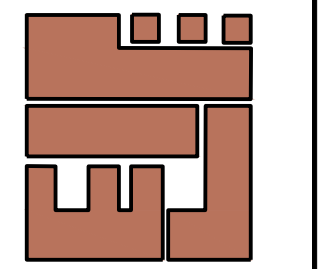
architecture / urban planning / project management / consulting

EPJ ARCHITECTS, L.L.C.

2619 W. Alice Springs Rd., Riverton, Utah 84065

epjplans@gmail.com 801-419-5482

Licence # 131856-0301



MIXED USE SITE DEVELOPEMENT

ARLINGTON PROPERTY LLC

4572 S. & 4600 S. 900 EAST

MILLCREEK, UTAH 84107

Contacts: Mehran JMirrafte@gmail.com

801-808-9392

MISC. DETAILS

DESCRIPTION	DATE	PROJECT	SCALE	ISSUED
Changes per WCS Plan Chk.	07/20/20	A-19-001	N.T.S.	04/30/2020
Changes per WCS - PC 2	09/11/20	N.T.S.		

PROJECT: A-19-001

SCALE: (1/16) = 1' N.T.S.

CHECKED BY: EPJ

ISSUED: 04/30/2020

EDWARD PROBYN JAMES III

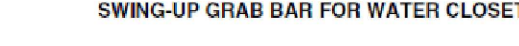
4/30/2020

A502

ACCEPTED

UNIFIED FIRE AUTHORITY

10/29/2020



EXCEPTION: With a change from a gross assembly with Option 325.2, excluding

1004.11.3.1.

water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the unit.

Cabinetry shall be permitted under the lavatory provided the following criteria are met:

1004.11.3.1.2 Water Closet. The water closet shall comply with Section 1004.11.3.1.2.

EXCEPTION: Clearance complying with Sections 1003.11.2.4.2 through

1004.11.3.1.2.2.2 Clearance Depth.

1004.11.3.1.2.2.4 Clearance Overlap. A vanity or other obstruction 24 inches

comply with Section 1004.11.3.1.3.3.

48 inches (1220 mm) minimum in length and 30 inches (760 mm) minimum in

1004.11.3.1.2. Reviewed by: Jim Hardy on 10/29/2020
Permit Number: 200468 Updated Plan Set

mm) minimum in width shall be provided in front of bathtubs.

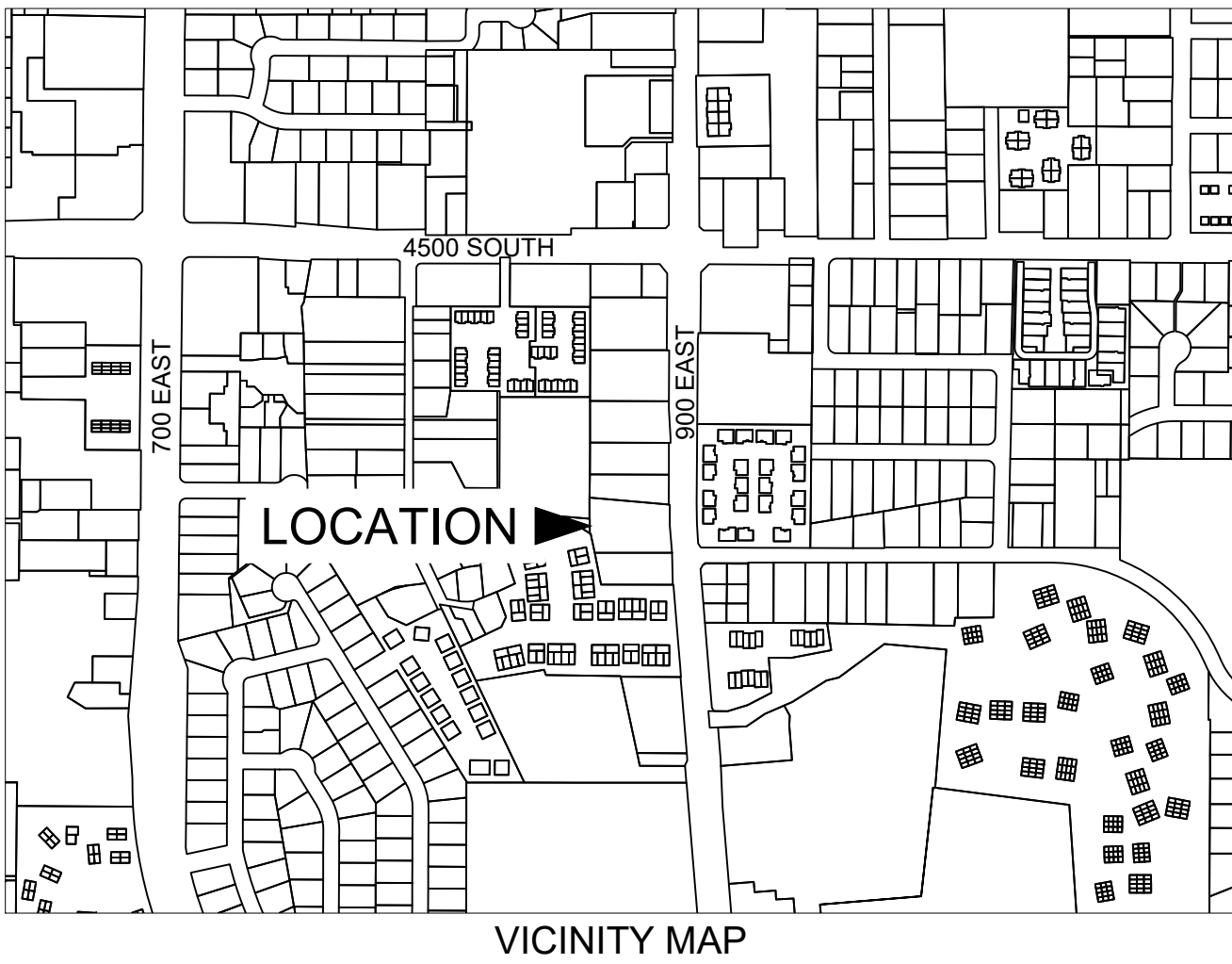
REVIEWED FOR CODE COMPLIANCE


PLAN REVIEW ACCEPTANCE OF DOCUMENTS
DOES NOT AUTHORIZE CONSTRUCTION TO
PROCEED IN VIOLATION OF ANY FEDERAL



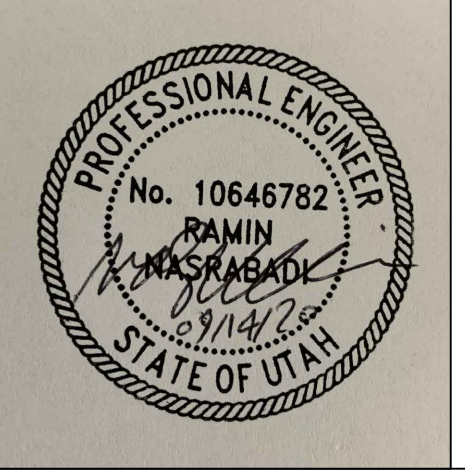
ARLINGTON MIXED USE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MILLCREEK CITY, UTAH





1777 E. 2100 S.
SALT LAKE CITY, UT 84106
TEL: 801-809-5993
RAMING@SATURNENG.US



ARLINGTON MIXED USE
DEVELOPMENT
4572 S. 900 E., MILLCREEK, UT
COVER SHEET

REVISIONS	DATE
TON PIPE RELOCATION	04-28-2020

DATE: 07/21/2020

DRAWN BY: RN

DESIGNED BY: RN

CHECKED BY: RN

PROJECT NO: 19-101

SHEET: CS001

BINDING ORDER 1 of 10

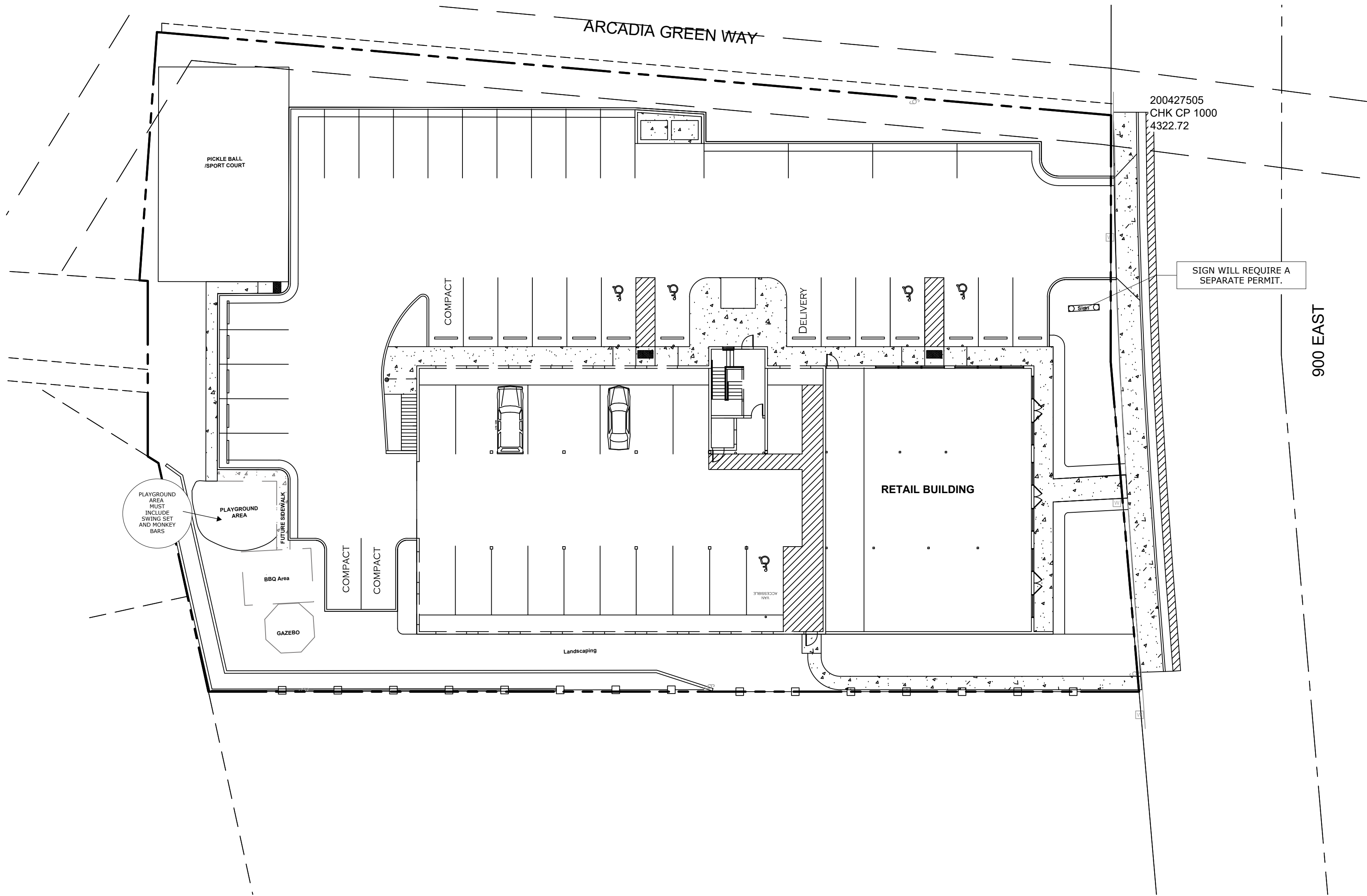


TABLE OF CONTENTS

SHEET	ORDER	SHEET TITLE
CS001	1	COVER SHEET
CP001	2	DEMOLITION PLAN
CP002	3	SITE PLAN
CP003	4	UTILITY PLAN
CP004	5	GRADING AND DRAINAGE PLAN
CP005	6	EROSION CONTROL PLAN
CP006	7	EROSION CONTROL DETAILS
DT001	8	DETAILS
DT002	9	DETAILS
DT003	10	DETAILS

OWNER/DEVELOPER INFORMATION:
KAMAL ISLAMI (MANAGING MEMBER)
P.O.BOX 58153
SALT LAKE CITY, UTAH 84158



REVIEWED FOR CODE COMPLIANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

☒ BUILDING ☒ STRUCTURAL ☒ MECHANICAL ☒ PLUMBING ☒ ELECTRICAL ☒ ENERGY ☒ ACCESSIBILITY ☒ FIRE

PLAN REVIEWER ACCEPTANCE OF DOCUMENTS DOES NOT IMPLY/IMPOSE CONSTRUCTION NO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

DATE: 10/29/2020

WEST COAST CODE CONSULTANTS, INC.

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

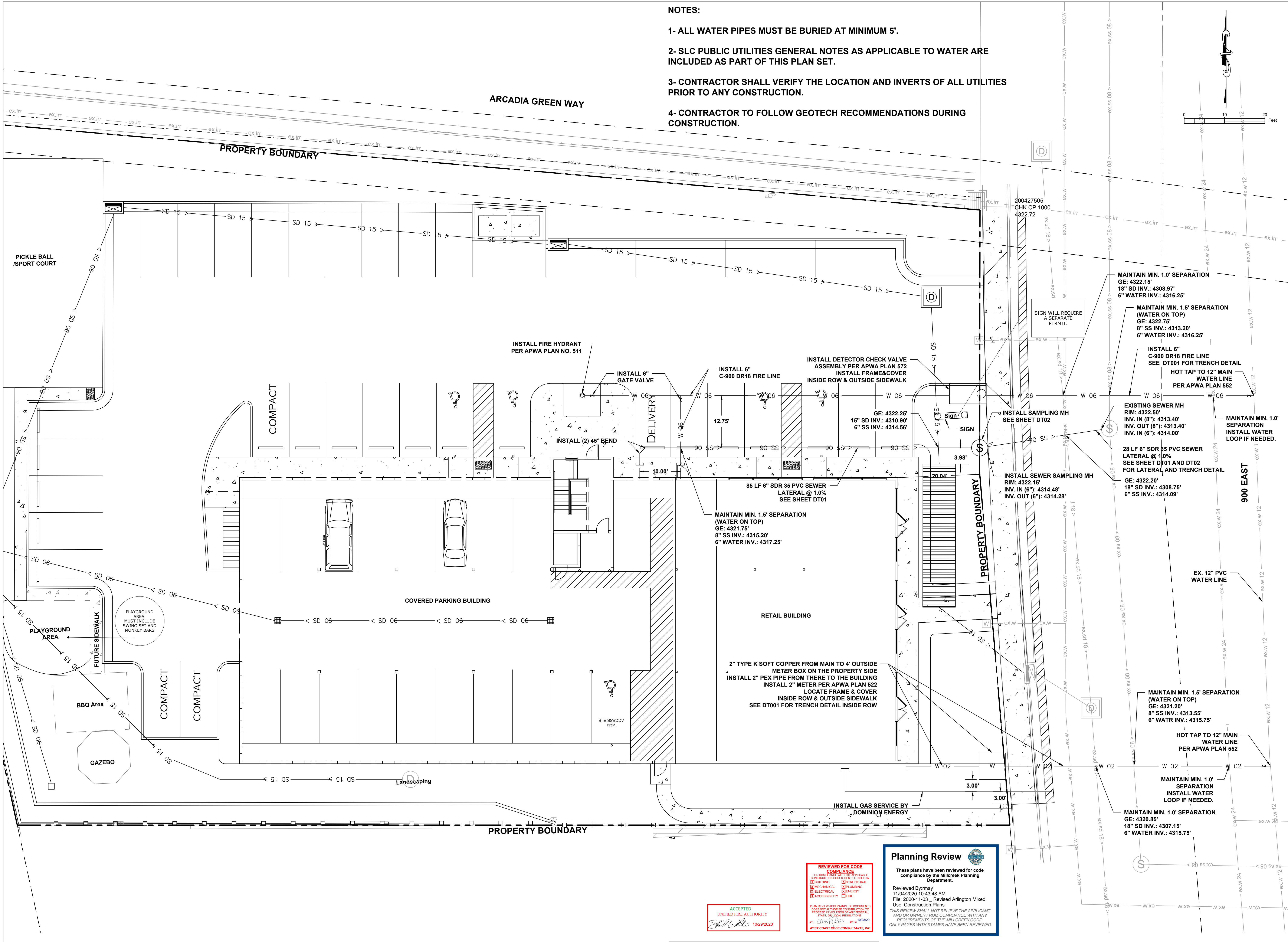
Reviewed By:may 11/04/2020 10:40:41 AM

File: 2020-11-03 - Revised Arlington Mixed Use Construction Plans

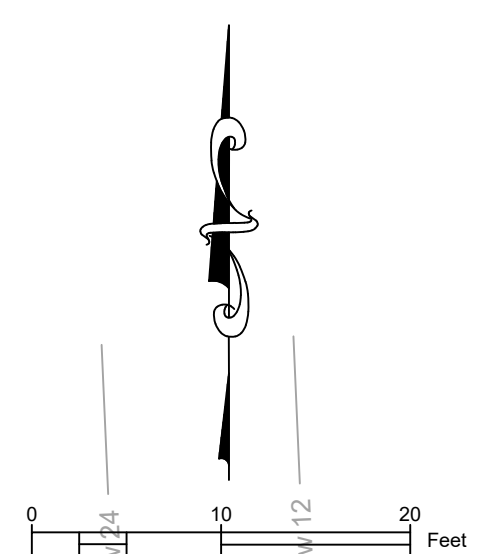
THIS REVIEW SHALL NOT RELIEVE THE APPLICANT AND/OR OWNER FROM COMPLIANCE WITH ANY REQUIREMENTS OF THE MILLCREEK CODE.

ONLY PAGES WITH STAMPS HAVE BEEN REVIEWED





- NOTES:
- 1- ALL WATER PIPES MUST BE BURIED AT MINIMUM 5'.
 - 2- SLC PUBLIC UTILITIES GENERAL NOTES AS APPLICABLE TO WATER ARE INCLUDED AS PART OF THIS PLAN SET.
 - 3- CONTRACTOR SHALL VERIFY THE LOCATION AND INVERTS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
 - 4- CONTRACTOR TO FOLLOW GEOTECH RECOMMENDATIONS DURING CONSTRUCTION.



Saturn Engineering
CIVIL ENGINEERING
1777 E. 2100 S.
SALT LAKE CITY, UT 84106
TEL: 801-809-5993
RAMING@SATURNENG.US

PROFESSIONAL ENGINEER
No. 10646782
RAMON MASRABADI
STATE OF UTAH

ARLINGTON MIXED USE
DEVELOPMENT
4572 S. 900 E., MILLCREEK, UT
UTILITY PLAN

REVISIONS	DATE
PIPE RELOCATION	04-28-2020
DATE:	11/02/2020
DRAWN BY:	RN
DESIGNED BY:	RN
CHECKED BY:	RN
PROJECT NO:	19-101
SHEET:	CP003
BINDING ORDER	4 of 10

ACCEPTED
UNIFIED FIRE AUTHORITY
10/29/2020

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CODES AND ORDINANCES:
BUILDINGS
MECHANICAL
ELECTRICAL
ACCESSIBILITY
FIRE
PLANNING REVIEW
11/04/2020 10:43:48 AM
File: 2020-11-03_ Revised Arlington Mixed Use_Construction Plans
THIS REVIEW SHALL NOT RELIEVE THE APPLICANT AND/OR OWNER FROM COMPLIANCE WITH ANY REQUIREMENTS OF THE MILLCREEK CODE
ONLY PAGES WITH STAMPS HAVE BEEN REVIEWED

Planning Review

These plans have been reviewed for code compliance by the Millcreek Planning Department.

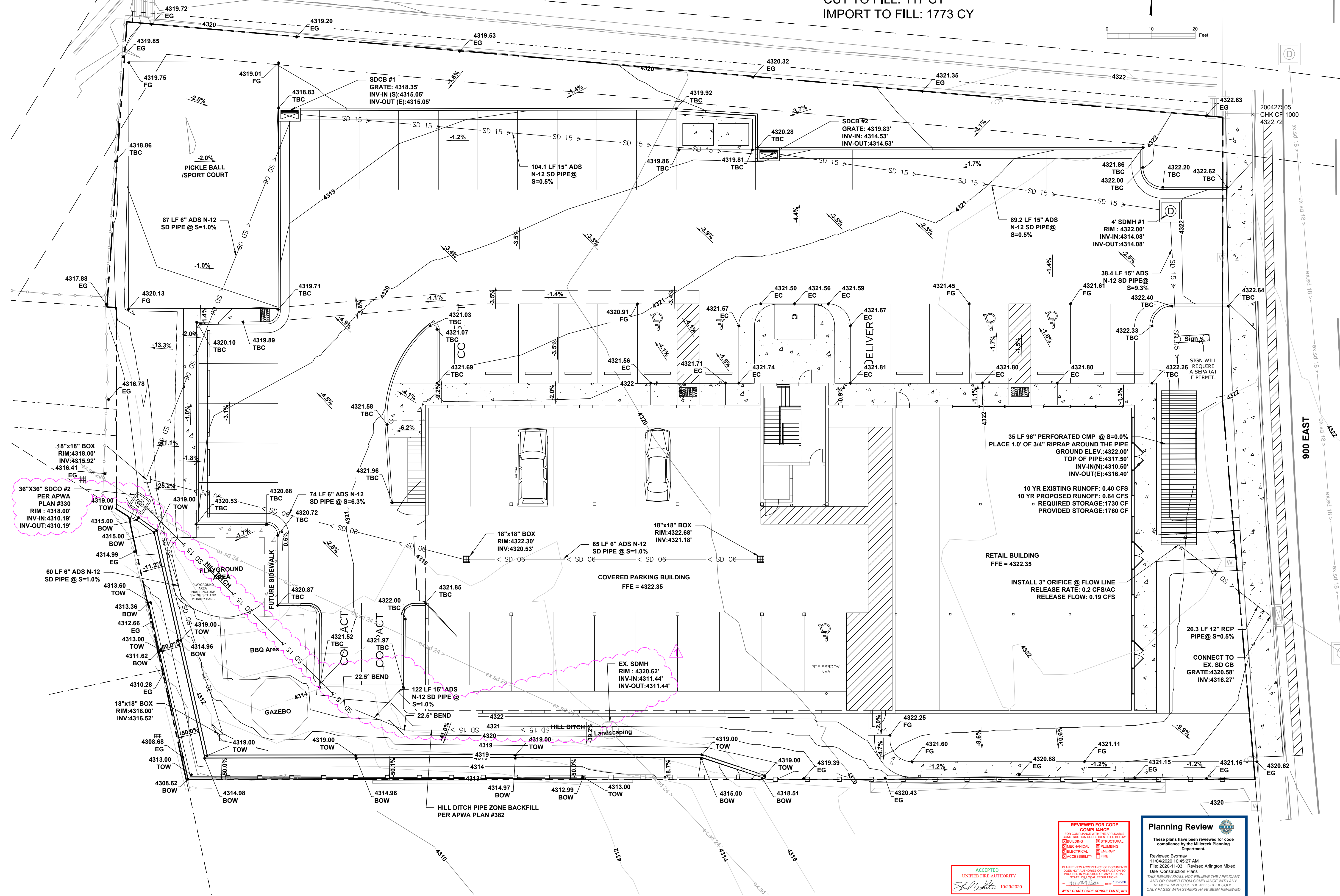
Reviewed By: may
11/04/2020 10:43:48 AM
File: 2020-11-03_ Revised Arlington Mixed Use_Construction Plans
THIS REVIEW SHALL NOT RELIEVE THE APPLICANT AND/OR OWNER FROM COMPLIANCE WITH ANY REQUIREMENTS OF THE MILLCREEK CODE
ONLY PAGES WITH STAMPS HAVE BEEN REVIEWED

- NOTE:
- CONTRACTOR TO FOLLOW GEOTECH RECOMMENDATIONS DURING CONSTRUCTION.
 - OWNER TO PROVIDE EASEMENT FOR HILL DITCH AS PREPARED BY SALT LAKE CITY. EASEMENT WILL ALLOW FOR FUTURE ACCESS AND MAINTENANCE NEEDS.
 - CONTRACTOR TO CONTACT AND SCHEDULE SURVEY FOR HILL DITCH PIPE WORKS PRIOR TO BACKFILL. CONTACT DAVE MAIORANO AT: (801) 558-9973
 - CONTRACTOR TO WORK WITH SLC INSPECTOR FOR FINAL GRADING AROUND SD BOX. CONTACT DAVE MAIORANO AT (801) 558-9973 TO SCHEDULE FINAL INSPECTION.

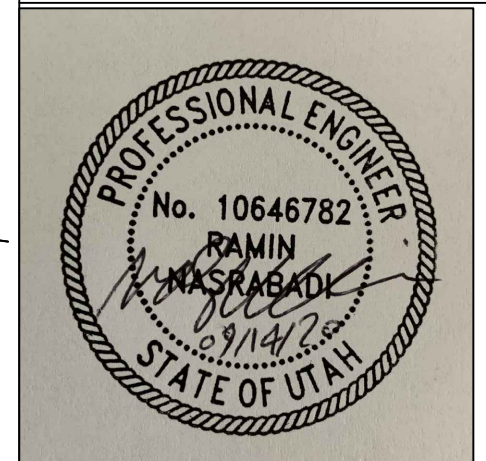
EARTHWORK NUMBERS:

FILL: 1890 CY
CUT: 128 CY
ADJUSTED CUT (0.91 FACTOR): 117 CY
CUT TO FILL: 117 CY
IMPORT TO FILL: 1773 CY

ARCADIA GREEN WAY



Saturn Engineering
CIVIL ENGINEERING
1777 E. 2100 S.
SALT LAKE CITY, UT 84106
TEL: 801-809-5993
RAMING@SATURNENG.US



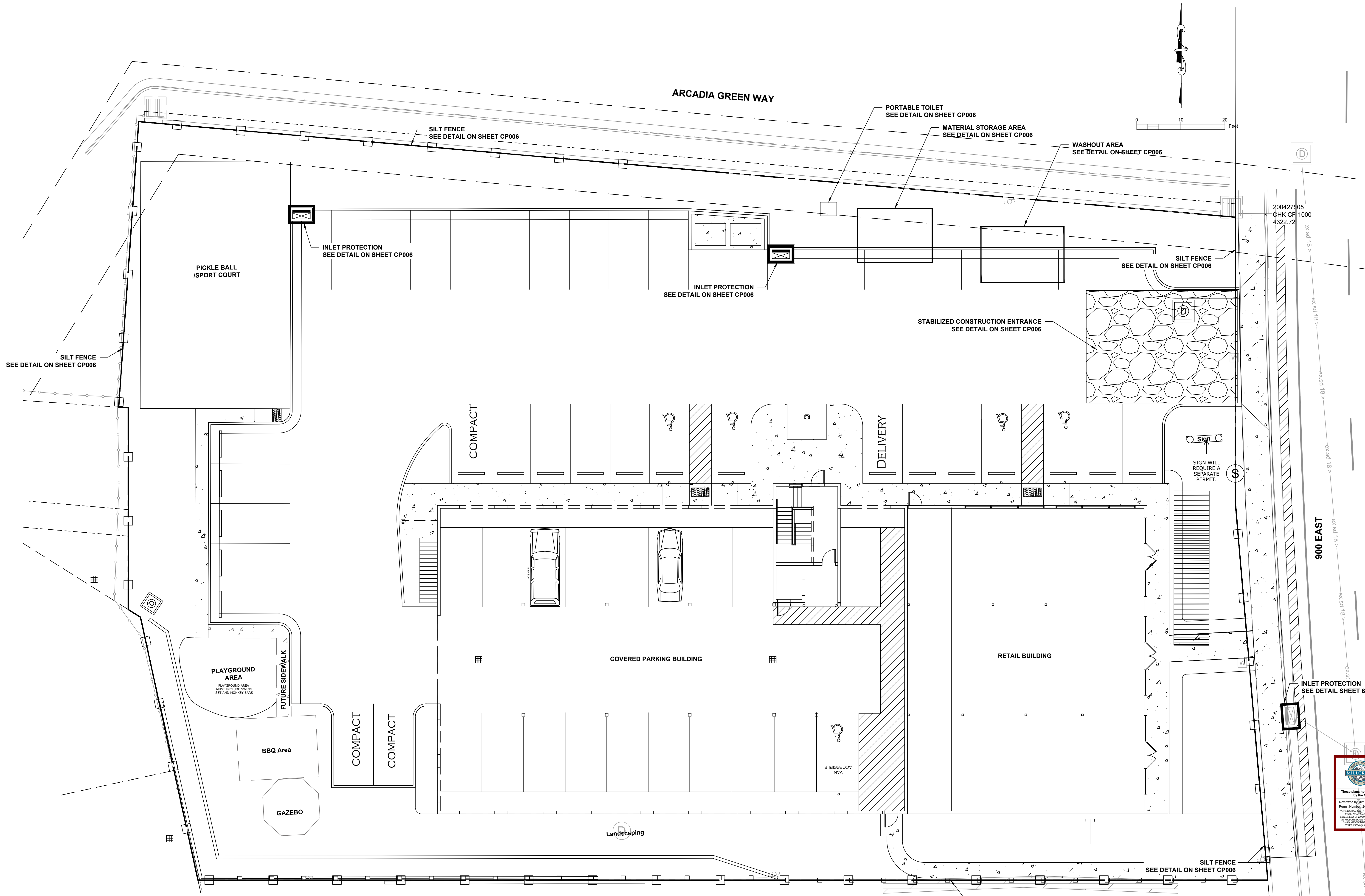
ARLINGTON MIXED USE DEVELOPMENT 4572 S. 900 E., MILLCREEK, UT GRADING PLAN

REVISIONS	DATE
04-28-2020	
ARLINGTON PIPE RELOCATION	
DATE: 11/02/2020	
DRAWN BY: RN	
DESIGNED BY: RN	
CHECKED BY: RN	
PROJECT NO: 19-101	
SHEET: CP004	
BINDING ORDER 5 of 10	

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE FOLLOWING:
[X] BUILDING [X] STRUCTURAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[X] ACCESSIBILITY [X] FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS
I HAVE NOT AUTHORIZED ANY OTHER PERSON TO
PROCEED IN VIOLATION OF ANY FEDERAL,
STATE OR LOCAL REGULATIONS.
DATE: 10/29/2020
WEST COAST CODE CONSULTANTS, INC.

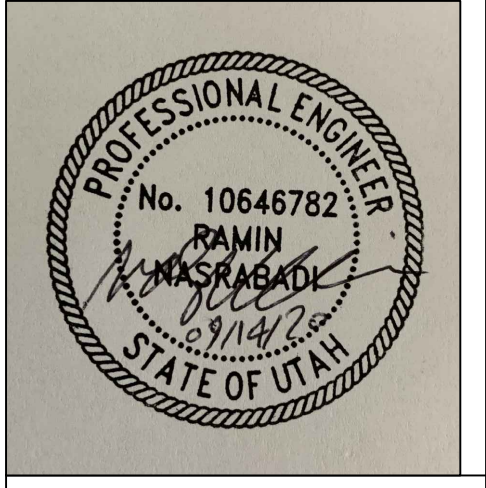
Planning Review
These plans have been reviewed for code
compliance by the Millcreek Planning
Department.
Reviewed By: may
11/04/2020 10:45:27 AM
File: 2020-11-03 - Revised Arlington Mixed
Use Construction Plans
THIS REVIEW SHALL NOT RELIEVE THE APPLICANT
AND OR OWNER FROM COMPLIANCE WITH ANY
REQUIREMENTS OF THE MILLCREEK CODE
ONLY PAGES WITH STAMPS HAVE BEEN REVIEWED

ACCEPTED
UNIFIED FIRE AUTHORITY
10/29/2020





Saturn Engineering
CIVIL ENGINEERING
1777 E. 2100 S.
SALT LAKE CITY, UT 84106
TEL: 801-809-5993
RAMING@SATURNENG.US



**ARLINGTON MIXED USE
DEVELOPMENT**
4572 S. 900 E., MILLCREEK, UT
EROSION CONTROL PLAN

REVISIONS	DATE
ON PIPE RELOCATION	04-28-2020



DATE: 04/02/2020

DRAWN BY: RN

DESIGNED BY: RN

CHECKED BY: RN

PROJECT NO: 19-101

SHEET: **CP005**

BINDING ORDER
6 of 10



REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE REPUBLICAN CONSTRUCTION CODES CENTERED IN LOW
BUILDING STRUCTURAL
MECHANICAL PLUMBING
ELECTRICAL ENERGY
ACCESSIBILITY FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS
10/29/20
WEST COAST CODE CONSULTANTS, INC.

Planning Review
These plans have been reviewed for code compliance by the Millcreek Planning Department.
Reviewed By: may
11/04/2020 10:48:27 AM
File: 2020-11-03_ Revised Arlington Mixed Use Construction Plans
THIS REVIEW SHALL NOT RELIEVE THE APPLICANT AND/OR OWNER FROM COMPLIANCE WITH ANY REQUIREMENTS OF THE MILLCREEK CODE
ONLY PAGES WITH STAMPS HAVE BEEN REVIEWED