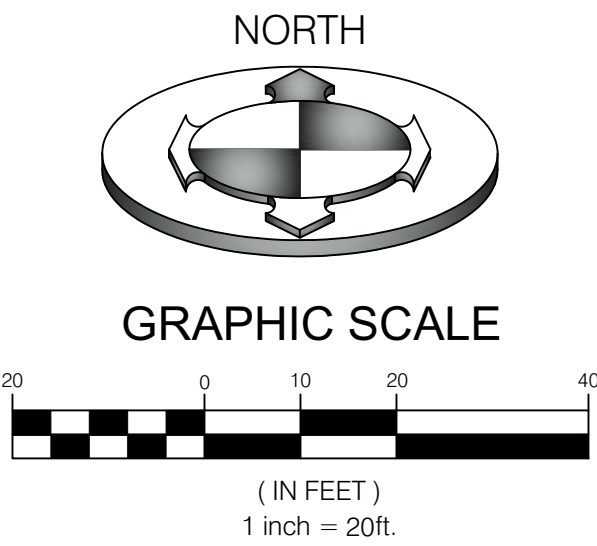
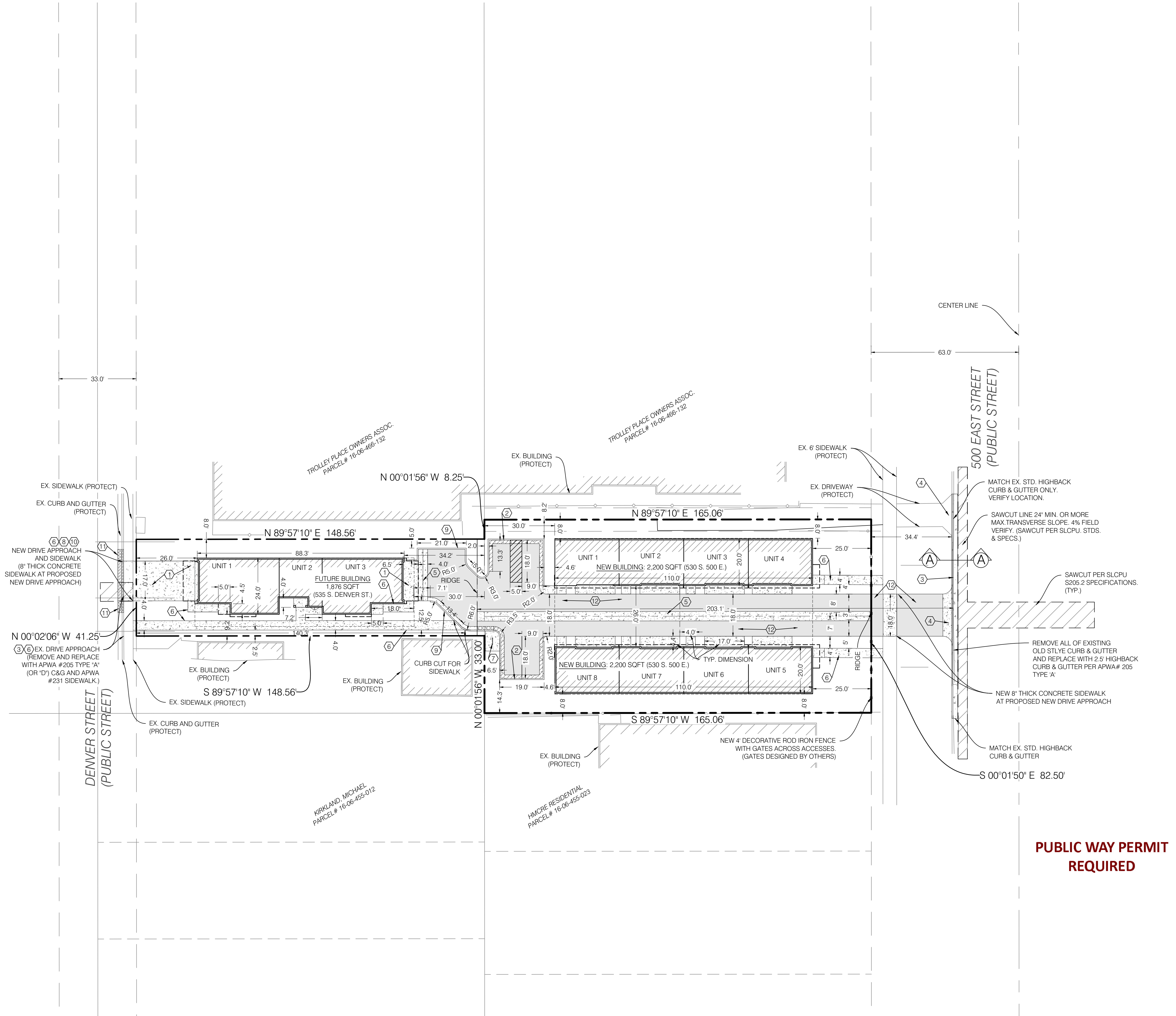
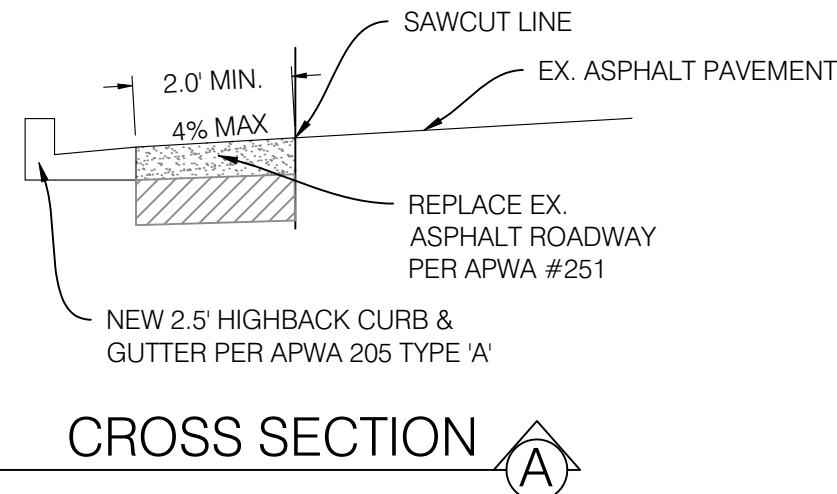




CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	2' RELEASE CONCRETE CURB AND GUTTER	2/CDT.01
③	2.5' CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
④	NEW DRIVE APPROACH PER APWA #225 WITH 8" THICK CONCRETE	
⑤	NEW 4" CONCRETE WATERWAY PER APWA #211	
⑥	4' WIDE CONCRETE SIDEWALK PER APWA #231	
⑦	2-STALL BIKE RACK	
⑧	NEW DRIVE APPROACH PER APWA #216 WITH 8" THICK CONCRETE	3/CDT.02
⑨	6" CONCRETE CURB WALL PER APWA #209 TYPE 'P'	
⑩	2.5' CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'D'	
⑪	TRANSITION CURB AND GUTTER	
⑫	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	6,217	31.5
HARDSCAPE	6,912	35.0
LANDSCAPE	6,613	33.5
TOTAL	19,746	100

PARKING COUNT			
PARTICULARS	PROVIDED		
PARTICULARS	GARAGE	GUEST	BIKE
PARKING STALLS	20	4	2
TOTAL	24		



- NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH SLC STANDARDS AND SPECIFICATIONS.
- NOTE:
REPAIR ALL STREET CUTS PER APWA #255 FOR ASPHALT AND APWA #256 FOR CONCRETE.
- NOTE:
PROTECT EXISTING SIDEWALK AND CURB & GUTTER. DAMAGE SHALL BE REPLACED TO THE NEAREST JOINT PER APWA STDS.
- NOTE:
PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED AND BONDED CONTRACTOR WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.



PROJECT NO. 1708180

SITE PLAN

CSP.01
4 OF 12

CORNER HOUSE INVESTMENTS, LLC

530 S. 500 E. & 535 S. DENVER ST.

SALT LAKE CITY, UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING

938 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PROFESSIONAL ENGINEER

10/29/19

No. 11366633

ALLISON G. ALBERT

STATE OF UTAH

DESCRIPTION

DATE

NO.

HT/BA/RPD

1

04/30/19

REVISD PER CITY COMMENTS

2

06/10/19

REVISD PER PRE COMMENTS

3

10/10/19

REVISD EAST DRIVEWAY TO BE ASPHALT

4

10/29/19

REVISD DEMOLITION PLAN PER CITY COMMENTS

1708180

1708180

1708180

SCALE MEASURES SHOWN ON FULL SIZE SHEETS

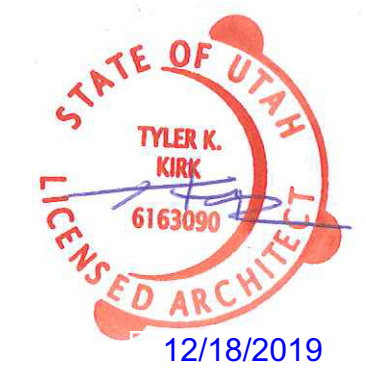
ADJUST ACCORDING TO REDUCED SIZE SHEETS



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5TH AND DENVER
3 PLEX
530 SOUTH 500 EAST (4 PLEXES)
535 SOUTH DENVER STREET (3 PLEXES)
SALT LAKE CITY, UTAH

PROJECT NO. 17080
DATE: 10 OCT, 2018

REVISIONS:
1 121619 2nd Permit Review

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A103

PERMIT SUBMITTAL

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION	VINYL PLANK LVT
	CARPET FINISH	
	TILE FINISH	
	EXTERIOR CONCRETE SLABS	
	TPO ROOFING	

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
- CILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH OWNER FOR ALL INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

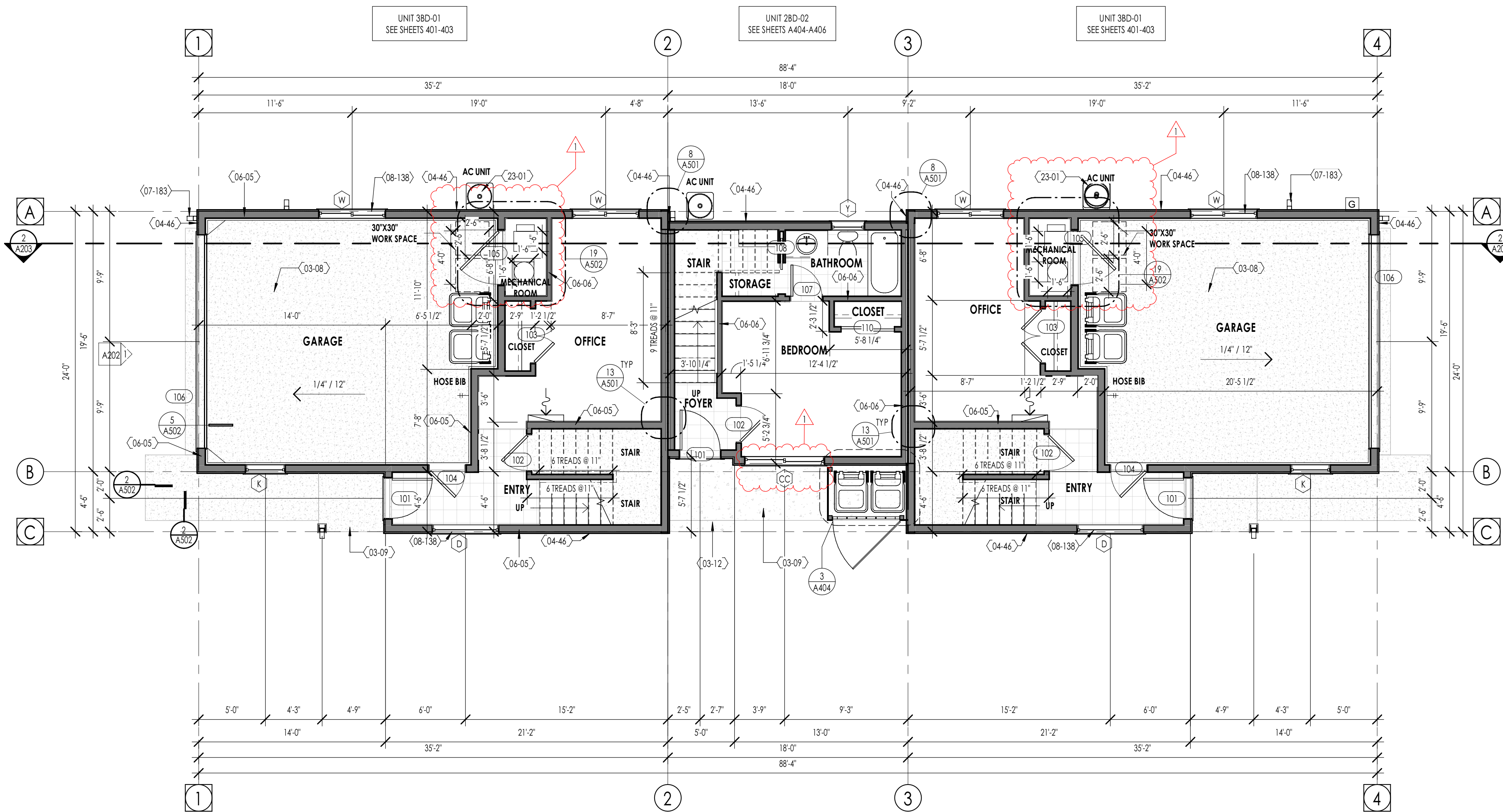
Specification Keynote	Instructional Keynote
# → Key Note Info	# → Key Note Info

KEYNOTE INSTRUCTIONAL

03-08	CAST IN PLACE INTERIOR CONCRETE SLABS
03-09	CAST IN PLACE EXTERIOR CONCRETE SLABS
03-12	CAST IN PLACE CONCRETE STEPS SEE DETAILS
04-46	SYNTHETIC EXTERIOR STONE VENEER SEE DETAILS
06-05	2 X 6 D.F. STUD WALL- SEE WALL TYPES AND STRUCTURAL DRAWINGS.
06-06	2 X 4 D.F. STUD WALL- SEE WALL TYPES AND STRUCTURAL DRAWINGS
07-183	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
08-138	VINYL-FRAMED WINDOWS SEE SCHEDULE, DETAILS
23-01	AIR CONDITIONING CONDENSER

SYMBOL LEGEND

	INTERIOR ELEVATION		4' LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	BUILDING GRID TAG		4' LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
	BUILDING SECTION		RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	WALL SECTION		CEILING MOUNT FIXTURE
	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
	DOOR NUMBER TAG		110V SMOKE DETECTOR
	WINDOW NUMBER TAG		HARDWIRED W/BATT BACK-UP CARBON MONOXIDE DETECTOR
	WALL TYPE		WALL MOUNT FIXTURE
	DETAIL HEAD		BATHROOM WALL MOUNT FIXTURE
	CILING TYPE		TRACK LIGHTING
	FINISHED CILING HEIGHT		CEILING FAN
	REVISION TAG		2x4 FLUORESCENT FIXTURE
			MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD



LEVEL 1 - FLOOR PLAN

3/16" = 1'-0"

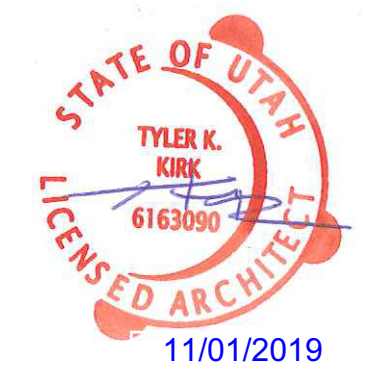
1
A103



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530 SOUTH 500 EAST (4 PLEXES)
535 SOUTH DENVER STREET (3 PLEXES)
SALT LAKE CITY, UTAH

PROJECT NO. 17080
DATE: 10 OCT, 2018
REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A104

PERMIT SUBMITTAL

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION	VINYL PLANK LVT
	CARPET FINISH	
	TILE FINISH	
	EXTERIOR CONCRETE SLABS	
	TPO ROOFING	

FLOOR PLAN GENERAL NOTES

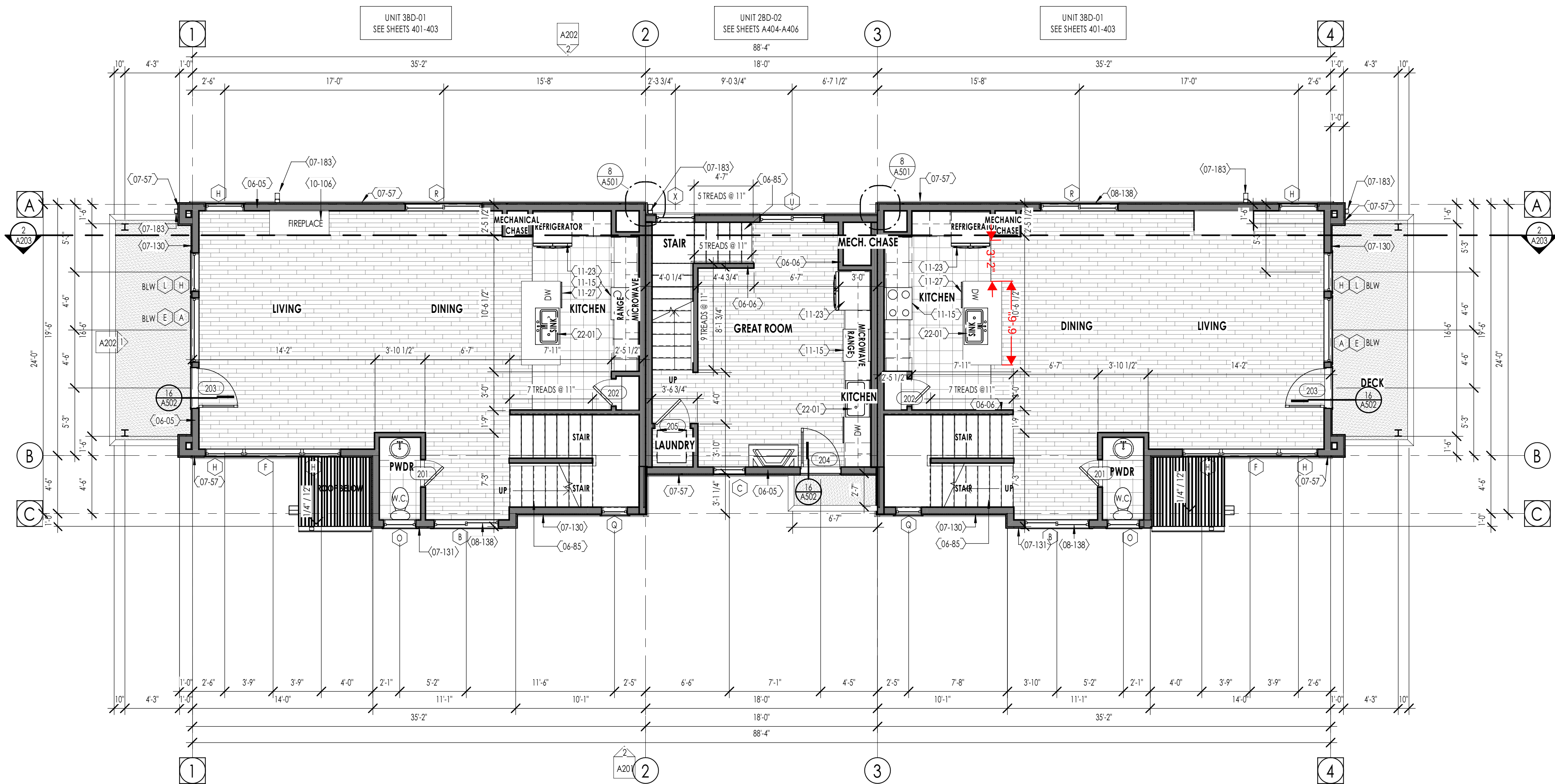
- ALL DIMENSIONS ARE TO FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH OWNER FOR ALL INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
Key Note Info	Key Note Info
KEYNOTE INSTRUCTIONAL	
06-05	2 X 4 D.F. STUD WALL- SEE WALL TYPES AND STRUCTURAL DRAWINGS.
06-06	2 X 4 D.F. STUD WALL- SEE WALL TYPES AND STRUCTURAL DRAWINGS
06-85	STAIRWORK AND RAILS
07-57	STUCCO FINISH- SEE DETAILS AND DETAILS
07-130	FORMED METAL PANELS SEE DETAILS
07-131	FIBER-CEMENT SIDING- SEE DETAILS
07-183	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
08-138	VINYL-FRAMED WINDOWS- SEE SCHEDULE, DETAILS
10-106	FIREPLACE SPECIALTIES AND ACCESSORIES
11-15	ELECTRIC RANGES- SEE SCHEDULE
11-23	REFRIGERATOR/FREEZERS- SEE SCHEDULE
11-27	DISHWASHERS- SEE SCHEDULE
22-01	SINK

SYMBOL LEGEND

INTERIOR ELEVATION	BUILDING GRID TAG	BUILDING SECTION	WALL SECTION	SPECIFICATION KEYNOTE	INSTRUCTIONAL KEYNOTE	DOOR NUMBER TAG	WINDOW NUMBER TAG	WALL TYPE	DETAIL HEAD	CEILING TYPE	FINISHED CEILING HEIGHT	REVISION TAG	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)	CEILING MOUNT FIXTURE	MINI PENDANT LIGHT	EXHAUST FAN LIGHT	110V SMOKE DETECTOR	HARDWIRED W/BATT BACK-UP	CARBON MONOXIDE DETECTOR	WALL MOUNT FIXTURE	BATHROOM WALL MOUNT FIXTURE	TRACK LIGHTING	CEILING FAN	2x4 FLUORESCENT FIXTURE	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET	FIRE SPRINKLER HEAD



LEVEL 2 - FLOOR PLAN

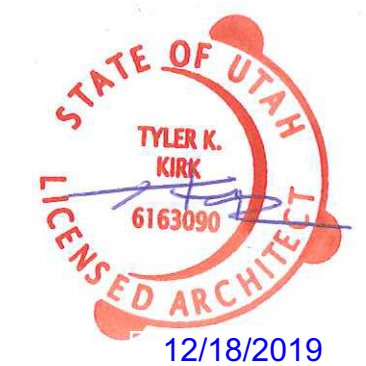
3/16" = 1'-0"



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5TH AND DENVER
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535 SOUTH DENVER STREET (3 PLEXES)
SALT LAKE CITY, UTAH

PROJECT NO. 17080
DATE: 10 OCT, 2018

REVISIONS:
1 121619 2nd Permit Review

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A105

PERMIT SUBMITTAL

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION	
	CARPET FINISH	
	TILE FINISH	
	EXTERIOR CONCRETE SLABS	
	TPO ROOFING	

FLOOR PLAN GENERAL NOTES

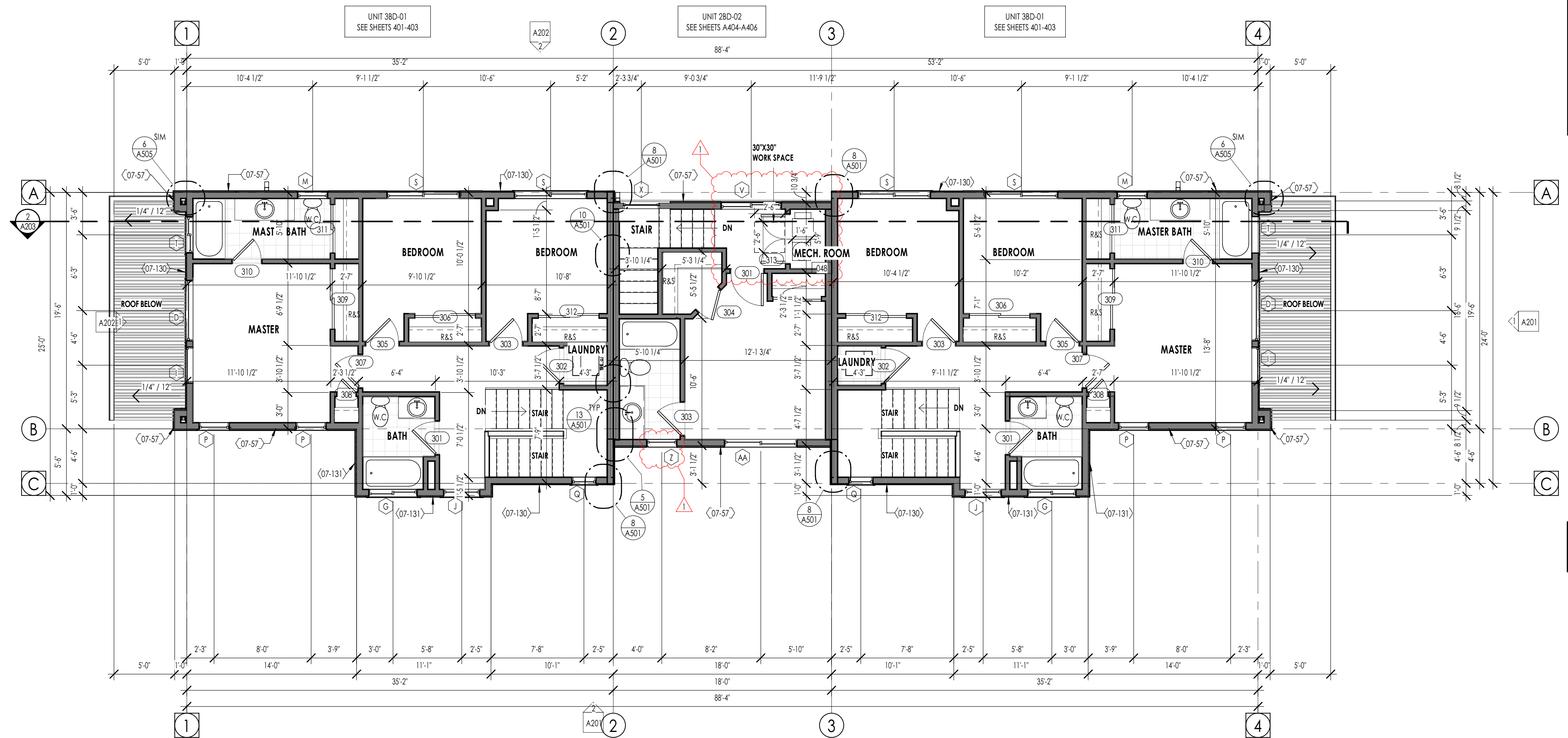
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- REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
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- SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
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- COORDINATE WITH OWNER FOR ALL INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# → Key Note Info	# → Key Note Info
KEYNOTE INSTRUCTIONAL	
07-57	STUCCO FINISH. SEE DETAILS AND DETAILS
07-130	FORMED METAL PANELS SEE DETAILS
07-131	FIBER-CEMENT SIDING. SEE DETAILS

SYMBOL LEGEND

	INTERIOR ELEVATION		4' LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	BUILDING GRID TAG		4' LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
	BUILDING SECTION		RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	WALL SECTION		CEILING MOUNT FIXTURE
	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
	DOOR NUMBER TAG		110V SMOKE DETECTOR
	WINDOW NUMBER TAG		HARDWIRED W/BATT BACK-UP
	WALL TYPE		CARBON MONOXIDE DETECTOR
	DETAIL HEAD		WALL MOUNT FIXTURE
	CEILING TYPE		BATHROOM WALL MOUNT FIXTURE
	FINISHED CEILING HEIGHT		TRACK LIGHTING
	REVISION TAG		CEILING FAN
			2x4 FLUORESCENT FIXTURE
			MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD



LEVEL 3 - FLOOR PLAN

3/16" = 1'-0"

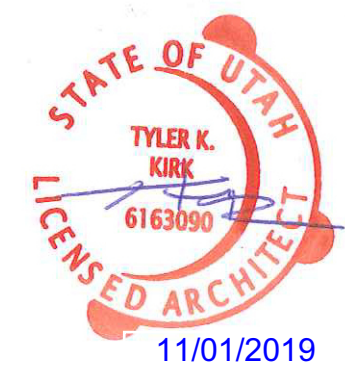


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5TH AND DENVER
3 PLEX
530 SOUTH 500 EAST (4 PLEXES)
535 SOUTH DENVER STREET (3 PLEXES)
SALT LAKE CITY, UTAH

PROJECT NO. 17080
DATE: 10 OCT, 2018
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

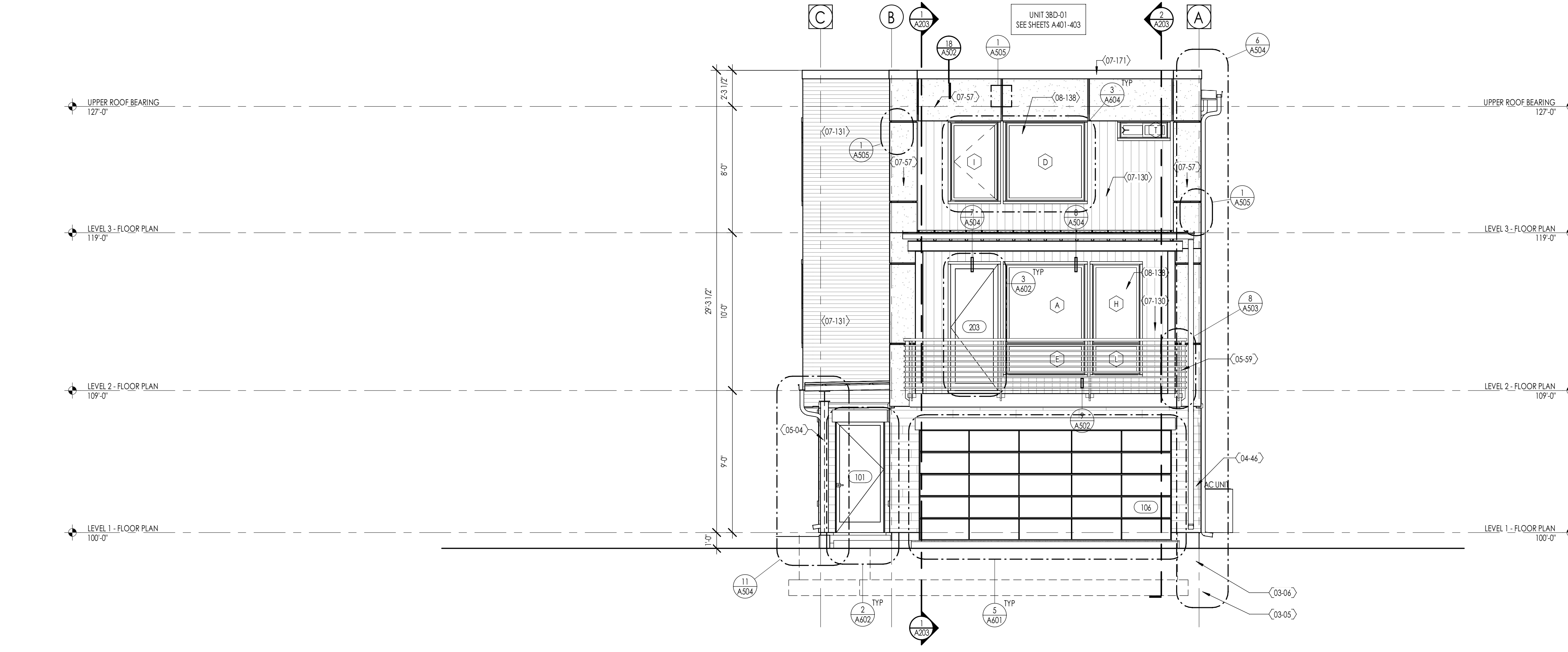
SHEET NUMBER:
A201

PERMIT SUBMITTAL

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	MANUFACTURED CAST STONE "BOARD FORMED" CAST STONE BASIS OF DESIGN: CREATIVE MINES- CRAFT BOARD FORM COLOR: TO BE DETERMINED
	VERTICAL METAL PANEL VERTICAL METAL PANEL BASIS OF DESIGN: M&C- PBD PANEL COLOR: TO BE DETERMINED
	LAP SIDING PRE-STAINED FIBER CEMENT 6" EXPOSURE AS PER SPECIFICATIONS BASIS OF DESIGN: ALLURA - PRESTAINED FIBER CEMENT COLOR: TO BE DETERMINED
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: TO BE DETERMINED
	ROOF I/P MEMBRANE

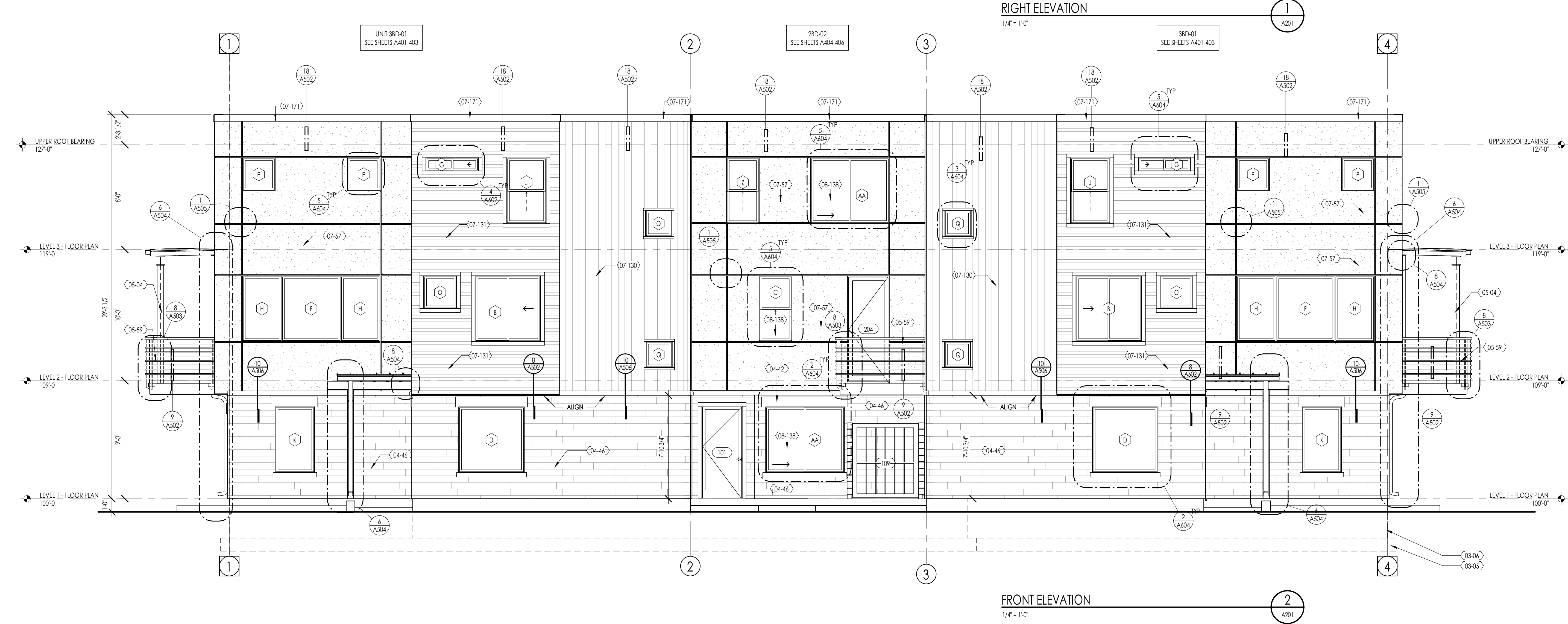
ELEVATION NOTES	
1	LOCATION OF EXHAUST OUTLET MUST BE PROVIDED ACCORDING TO MFC 501.3.1 NOTE 3, FOR ALL ENVIRONMENTAL AIR EXHAUST: 3 FEET FROM PROPERTY LINES; 3 FEET FROM OPERABLE OPENINGS INTO BUILDINGS, BASED ON OCCUPANCY R-3.

KEYNOTE INSTRUCTIONAL	
03-05	CAST IN PLACE FOOTINGS SEE STRUCTURAL DRAWINGS
03-06	CAST IN PLACE FOUNDATION WALLS SEE STRUCTURAL DRAWINGS
04-42	CUT STONE CAP SEE DETAILS
04-46	SYNTHETIC EXTERIOR STONE VENEER SEE DETAILS
05-04	STEEL WIDE FLANGE COLUMN SEE STRUCTURAL DRAWINGS
05-59	STEEL POWDER-COATED RAILINGS, PROVIDE 12" EXTENSION AT TOP & BOTTOM SEE DETAILS
07-57	STUCCO FINISH SEE DETAILS AND DETAILS
07-130	FORMED METAL PANELS SEE DETAILS
07-131	FIBER-CEMENT SIDING SEE DETAILS
07-171	ALUMINUM SHEET METAL FLASHING AND TRIM
08-138	VINYL-FRAMED WINDOWS SEE SCHEDULE, DETAILS



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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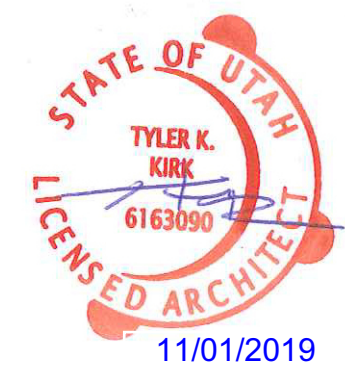


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SALT LAKE CITY, UTAH

PROJECT NO. 17080

DATE: 10 OCT, 2018

REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A202

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	MANUFACTURED CAST STONE "BOARD FORMED" CAST STONE BASIS OF DESIGN: CREATIVE MINES- CRAFT BOARD FORM COLOR: TO BE DETERMINED
	VERTICAL METAL PANEL VERTICAL METAL PANEL BASIS OF DESIGN: M&C- P&D PANEL COLOR: TO BE DETERMINED
	LAP SIDING PRE-STAINED FIBER CEMENT 6" EXPOSURE AS PER SPECIFICATIONS BASIS OF DESIGN: ALLURA - PRESTAINED FIBER CEMENT COLOR: TO BE DETERMINED
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: TO BE DETERMINED
	ROOF I/P MEMBRANE

ELEVATION NOTES

- 1 LOCATION OF EXHAUST OUTLET MUST BE PROVIDED ACCORDING TO MIC 501.3.1 NOTE 3, FOR ALL ENVIRONMENTAL AIR EXHAUST: 3FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS INTO BUILDINGS, BASED ON OCCUPANCY R-3.

KEYNOTE INSTRUCTIONAL

03-05	CAST IN PLACE FOOTINGS SEE STRUCTURAL DRAWINGS
03-06	CAST IN PLACE FOUNDATION WALLS SEE STRUCTURAL DRAWINGS
04-42	CUT STONE CAP SEE DETAILS
04-46	SYNTHETIC EXTERIOR STONE VENEER SEE DETAILS
05-04	STEEL WIDE FLANGE COLUMN SEE STRUCTURAL DRAWINGS
05-59	STEEL POWDER-COATED RAILINGS, PROVIDE 12" EXTENSION AT TOP & BOTTOM SEE DETAILS
07-57	STUCCO FINISH, SEE DETAILS AND DETAILS
07-130	FORMED METAL PANELS SEE DETAILS
07-131	FIBER-CEMENT SIDING SEE DETAILS
07-171	ALUMINUM SHEET METAL FLASHING AND TRIM
07-183	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
08-138	VINYL-FRAMED WINDOWS SEE SCHEDULE, DETAILS

LEFT ELEVATION

1/4" = 1'-0"

