

15 The Broken Building
 1500 S. Main Street, Suite 1100
 Salt Lake City, Utah 84111
 801.551.7100
 info@edaw.com
 www.edaw.com

PROJECT: WATFORD COMMONS BUILDING
 DRAWING: C-200

NOT FOR
 CONSTRUCTION



SALT LAKE CITY
 45 W. 1300 S., Suite 500
 Salt Lake City, UT 84119
 Phone: 801.255.8229

WWW.ENSIGNENG.COM

WATFORD COMMONS BUILDING

1480 E 9400 S
 SALT CITY, UT 84093

PROJECT NUMBER: 210101
 DATE: 11.13.21
 BY: EDA

SITE PLAN

C-200

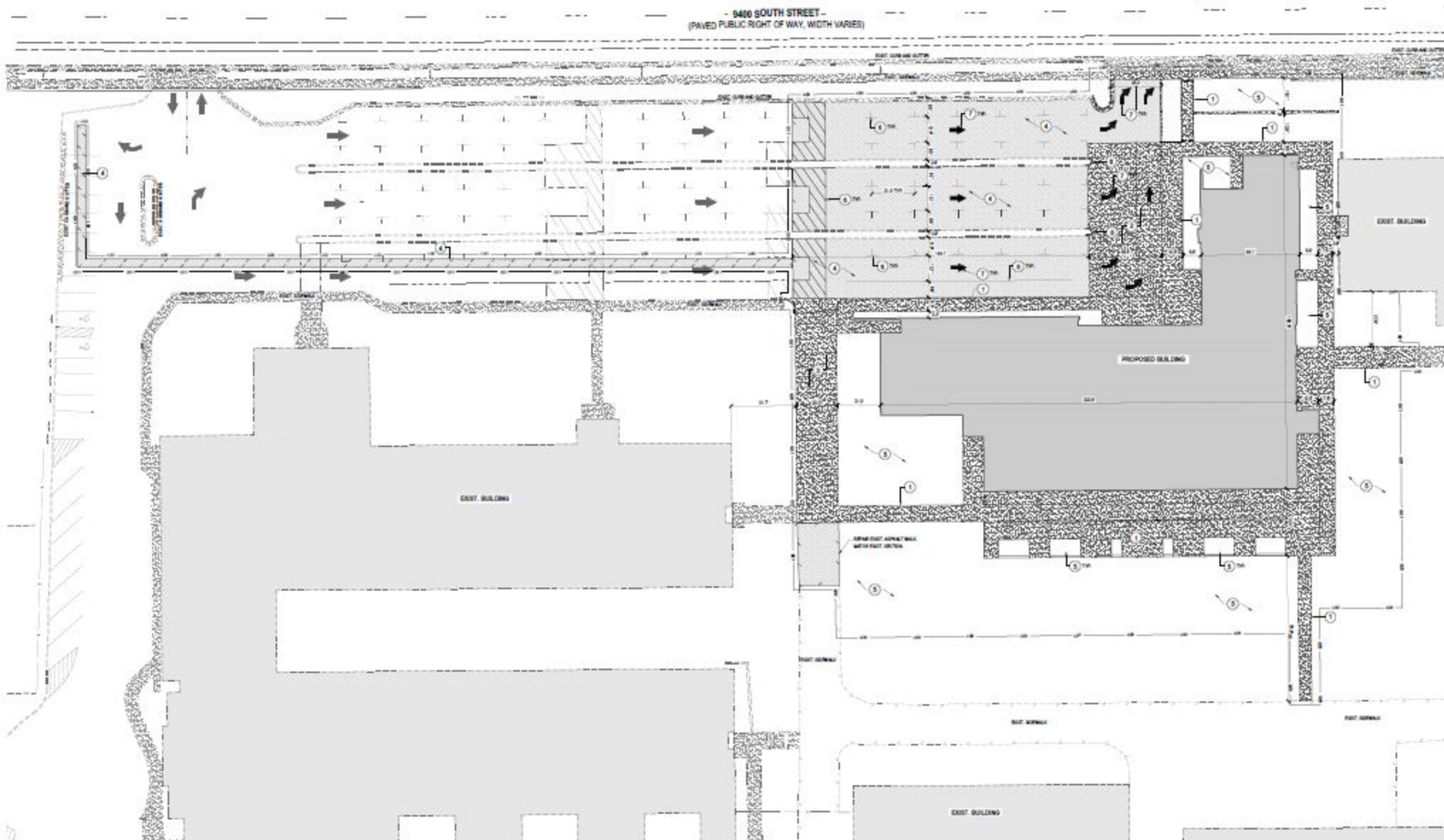
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GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE APPROPRIATE AGENCY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. USE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCOPES ENTIRELY THROUGHOUT SITE.
4. ALL FINISHES AND MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AIA C.O.S. MANUAL ON MATERIALS, FINISHES, AND METHODS.
5. ALL EXISTING IMPROVEMENTS TO BE REMOVED BY CONSTRUCTION SHALL BE REMOVED OR REPLACED INCLUDING TREES AND DECORATIVE WALLS, SOIL, FENCE, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. VERIFY EXISTENCE OF ANY EXISTING UTILITIES IN DESIGN OR STAKES BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. USE ARCHITECTURAL DRAWINGS FOR PROJECT LIMITS.

SCOPE OF WORK

- REPAIR AND RECONSTRUCT THE FOLLOWING FOR THE IMPROVEMENTS SHOWN ON THESE PLANS. THE SCOPE OF WORK SHALL BE AS SHOWN ON THE CONSTRUCTION DOCUMENTS:
1. USE ARCHITECTURAL DRAWINGS FOR PROJECT LIMITS.
 2. CONCRETE REPAIRS FOR EXISTING CITY DETAIL OR AS SHOWN ON EXISTING PLANS AND COLOR PER LANDSCAPE PLAN.
 3. CONCRETE FINISHES PER DETAIL VARIANTS.
 4. CONCRETE FINISHES FOR FLOW AND PER DETAIL VARIANTS. FINISHES TO BE MATCHED PER AREA PLAN AND LANDSCAPE ARCHITECTURAL. CONSTRUCTION LIMITS SHOWN NOT TO EXCEED THE FINISHES AND SPECIFICATIONS SHOWN ON THE CONTRACT DOCUMENTS.
 5. LANDSCAPE AREA, USE LANDSCAPE PLAN FOR DESIGN.
 6. FLOW AND FINISH FINISHES PER AIA C.O.S. STANDARDS PLANS.
 7. FINISHES AND LANDSCAPE FINISHES PER AIA C.O.S. STANDARDS PLANS.
 8. FLOW AND FINISH FINISHES PER AIA C.O.S. STANDARDS PLANS.



DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS ARE THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF APPLICATION FOR BUILDING PERMIT, AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED. ALL DEFERRED SUBMITTAL ITEMS MUST BE LISTED ON THE APPROVED PLANS AND BE PLACED IN A CONSPICUOUS LOCATION.

DEFERRED SUBMITTAL PROCESS

- DEFERRED SUBMITTAL ITEMS MUST FIRST BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE.
- THE DEFERRED SUBMITTAL ITEMS ARE THEN SUBMITTED TO THE CITY FOR REVIEW, ALONG WITH A LETTER FROM THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE.
- DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTAL ITEMS FOR THIS WORK

- CURTAIN WALL FRAMING AND GLAZING
- MCM PANEL SYSTEM
- FIRE ALARM SYSTEM
- FIRE SPRINKLER SYSTEM
- SEISMIC BRACING OF NON-STRUCTURAL ITEMS (MECH, ELECT, PLUMBING)

CODE PLAN LEGEND

PARTITIONS:

FIRE-RATED PARTITION, 1-HOUR MIN.
 FIRE-RATED PARTITION, 2-HOUR MIN.
 FIRE-RATED PARTITION, 3-HOUR MIN.
 FIRE-RATED PARTITION, 4-HOUR MIN.
 SMOKE PARTITION

LIFE SAFETY:

FIRE EXTINGUISHER CABINET
 FIRE EXTINGUISHER, BRACKET-MOUNTED
 FIRE EXTINGUISHER TRAVEL RANGE
 OCCUPANT LOAD
 EXIT ACCESS TRAVEL DISTANCE
 EXIT WIDTH (INCHES) REQUIRED / PROVIDED

CODE ANALYSIS

APPLICABLE CODES

Year	Year
International Building Code	2018
International Mechanical Code	2018
International Plumbing Code	2018
International Fire Code	2018
International Energy Conservation Code	2018
International Fuel Gas Code	2018
International Existing Building Code	2018
National Electrical Code	2020
Accessibility Standard (ICC A.117)	2009

* In case of conflict between the U.S. Department of Justice Federal Regulations Parts II through VI, ADA Guidelines and specific provisions in the International Building Code Accessibility Chapter, the more restrictive requirement shall govern.

A. Occupancy and Group: A2 (Non-Separated)

Change in Use: Yes _____ No X _____ Mixed Occupancy: Yes _____ No X _____

Special Use and Occupancy (e.g. High Rise, Covered Mall): No _____

B. Seismic Design Category: CAT. Design Wind Speed: **EXPOSURE TYPE**

C. Type of Construction (circle one):

D. Fire Resistance Rating requirements for Exterior Walls (in hours)
 based on the Fire Separation Distance (in feet): Table 602 - (greater than 10' = 0 hours)
 North: >20' = 0 South: >20' = 0 East: >20' = 0 West: >20' = 0

E. Automatic Fire Sprinklers Provided: Y _____ System Type: IBC 903 _____

F. Number of Stories: Allowed TWO _____ Actual ONE _____

Building Height: Maximum 60 FT _____ Actual 25 FT _____

G. Fire-Resistance Rating Requirements for Building Elements: Table 601

Element	Hours	Assembly Listing
Exterior Bearing Walls	#0	UL Design #
Interior Bearing Walls	#0	UL Design #
Exterior Non-bearing Walls	#0	UL Design #
Structural frame	#0	UL Design #
Partitions - Permanent	#0	UL Design #
Fire Barriers	#0	UL Design #
Floors - Ceiling Floors	#0	UL Design #
Roofs - Ceiling Roofs	#0	UL Design #
Exterior Doors & Windows	#0	UL Design #
Shaft Enclosures	#0	UL Design #
Fire Walls	#0	UL Design #
Fire Partitions	#0	UL Design #
Smoke Partitions	#0	UL Design #

H. Tabular Area: 24,000 SQ. FT. _____

I. Area Modifications:

a) Unlimited Area Building: NO _____ Code Section: _____

b) Frontage & Sprinkler Increases: N/A _____

J. Actual Area per Floor (square feet): 18,600 SF

K. Design Occupant Load: 700 Total

L. Exiting: ZX
 Occupants = 700
 Exit Width Required = 700 * 0.2 = 140"
 Provided = 374"

M. Plumbing Facilities

Occupancy Group	Occupants	W.C.'s	Urinals	Lavatories	Drinking Fountains	Service Sinks
A-3 (banquet hall)	M=350 F=350	1:75	--	1:200	1:500	1
Totals:	Required: M 5 F 5	5	--	2	2	1
	Provided: M 7 F 8	7	--	4	2	2

A) The Boston Building
9 Exchange Place, Suite 1100
Salt Lake City, Utah 84111

O) 801 531 7600

E) info@edaarch.com

W) www.edaarch.com

PROJECT ARCHITECT

PROJECT MANAGER

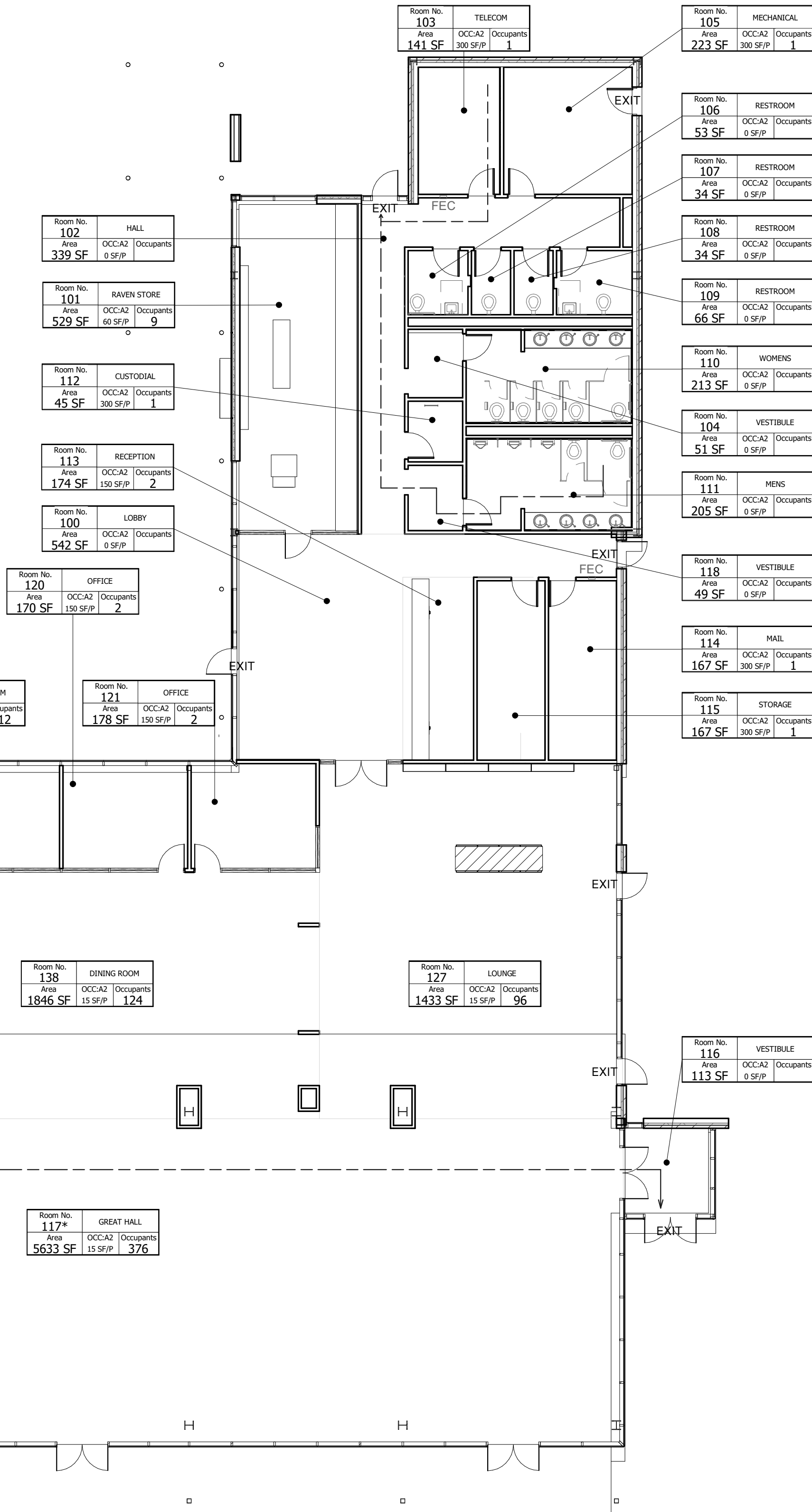
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PM

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OCCUPANCY SCHEDULE					
ROOM NO.	ROOM NAME	AREA	OCCUPANCY CLASS	LOAD FACTOR	OCCUPANCY
122	MTG ROOM	189.1 SF	A2	15	12
123	MTG ROOM	170.3 SF	A2	15	12
124	SERVING	835.2 SF	A2	200	5
125	KITCHEN	1597.4 SF	A2	200	8
126	DISH WASH	502.9 SF	A2	200	3
127	LOUNGE	1432.6 SF	A2	15	96
128	WALK-IN	244.6 SF	A2	300	1
129	WALK-IN	69.5 SF	A2	300	1
130	DRY STORAGE	155.7 SF	A2	300	1
131	MAIN ELEC	331.7 SF	A2	300	2
132	F&B OFFICE	91.9 SF	A2	150	1
133	F&B RESTROOM	51.2 SF	A2	0	
134	LOCKERS	51.3 SF	A2	50	2
135	CUSTODIAL	53.7 SF	A2	300	1
136	SERVICE HALL	180.9 SF	A2	0	
137	DELIVERY	96.4 SF	A2	0	
138	DINING ROOM	1846 SF	A2	15	124
139	MECH. YARD	441.4 SF			

OCCUPANCY SCHEDULE					
ROOM NO.	ROOM NAME	AREA	OCCUPANCY CLASS	LOAD FACTOR	OCCUPANCY
100	LOBBY	542.2 SF	A2	0	
101	RAVEN STORE	528.6 SF	A2	60	9
102	HALL	339.5 SF	A2	0	
103	TELECOM	141.4 SF	A2	300	1
104	VESTIBULE	51 SF	A2	0	
105	MECHANICAL	223.2 SF	A2	300	1
106	RESTROOM	52.5 SF	A2	0	
107	RESTROOM	34.3 SF	A2	0	
108	RESTROOM	34.3 SF	A2	0	
109	RESTROOM	66.2 SF	A2	0	
110	WOMENS	212.7 SF	A2	0	
111	MENS	205.3 SF	A2	0	
112	CUSTODIAL	45.2 SF	A2	300	1
113	RECEPTION	174.3 SF	A2	150	2
114	MAIL	166.8 SF	A2	300	1
115	STORAGE	166.7 SF	A2	300	1
116	VESTIBULE	112.7 SF	A2	0	
117*	GREAT HALL	5633.3 SF	A2	15	376
118	VESTIBULE	48.6 SF	A2	0	
119	VESTIBULE	107.1 SF	A2	0	
120	OFFICE	170.3 SF	A2	150	2
121	OFFICE	177.8 SF	A2	150	2



CONSULTANT LOGO

WATERFORD SCHOOL STUDENT COMMONS

1520 EAST 9400 SOUTH
SANDY, UT 84093

PROJECT NUMBER 219121
DESCRIPTION DATE
DD SUBMITTAL 03.10.23

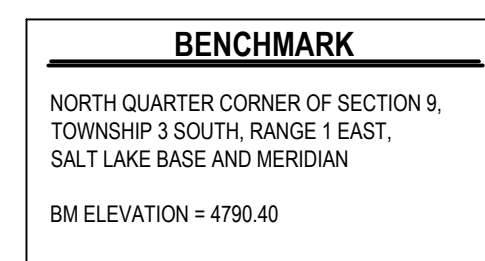
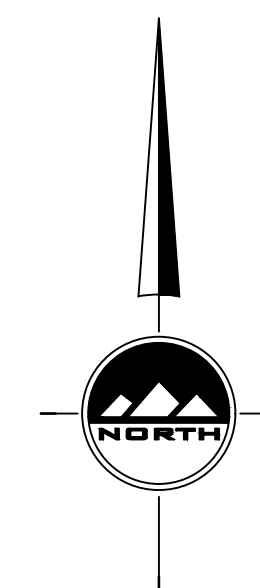
LIFE SAFETY & CODE PLANS, & DEFERRED SUBMITTALS



2. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
3. ALL IMPROVEMENTS MUST COMPLY WITH AAS AND STANDARDS AND RECOMMENDATIONS.
4. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
5. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED. INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
8. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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

- * SEE ARCHITECTURAL DRAWING A001 FOR PROJECT LIMITS.
- ① CONCRETE SIDEWALK PER SANDY CITY DETAIL SW-03C-001. SAWCUT JOINTS AND COLOR PER LANDSCAPE PLANS.
- ② CONCRETE PAVEMENT PER DETAIL 1C-600.
- ③ CONCRETE PAVEMENT FOR FINE LINE PER DETAIL XC-600. JOINTS TO BE INSTALLED PER APW PLAN 261-3C-601 AND SPECIFICATIONS. CONSTRUCTION JOINT SPACING NOT TO EXCEED 100'.
- ④ ASPHALT PAVEMENT PER DETAIL AC-600.
- ⑤ LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DESIGN.
- ⑥ 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- ⑦ PAINTED LINE USE ARROWS PER M.U.T.C.D. STANDARD PLANS.
- ⑧ 6" CURB WALL PER SANDY CITY DETAIL CG-01C-001.



[A] The Boston Building
9 Exchange Place, Suite 1100
Salt Lake City, Utah 84111
[C] 801 531 7600
[E] info@edaarch.com
[W] www.edaarch.com

PROJECT ARCHITECT
PROJECT MANAGER RG
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ArcSitio Design, Inc
Landscape Architecture & Architectural Site Design
1058 East 2100 South Salt Lake City, Utah 84106
office 801.467.4923 www.arcsitiodesign.com

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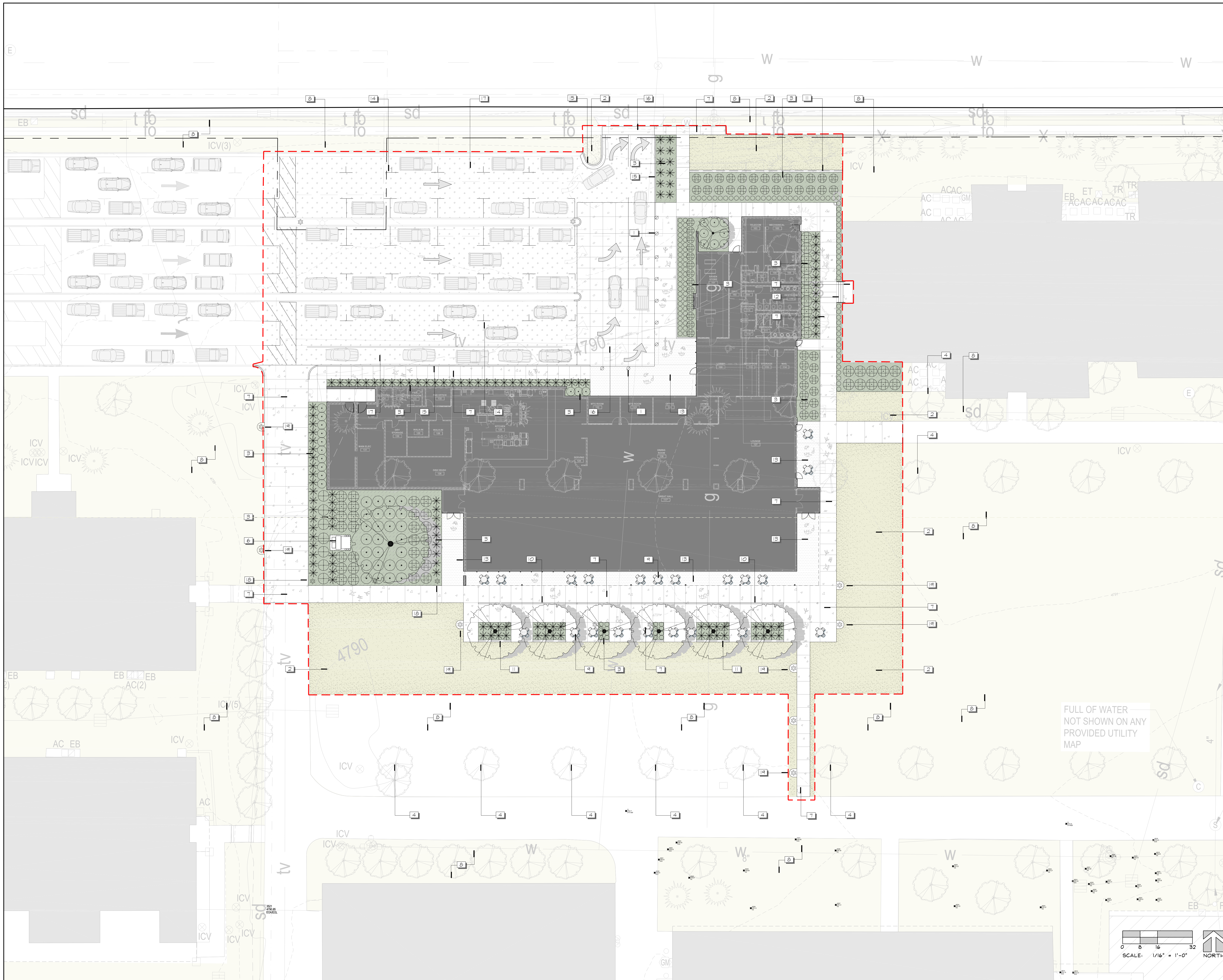
1480 E 9400 S
SANDY, UT 84093

PROJECT NUMBER		219121
#	DESCRIPTION	DATE
2	SCHEMATIC DESIGN	11.23.22
3	DESIGN DEVELOPMENT	03.10.23

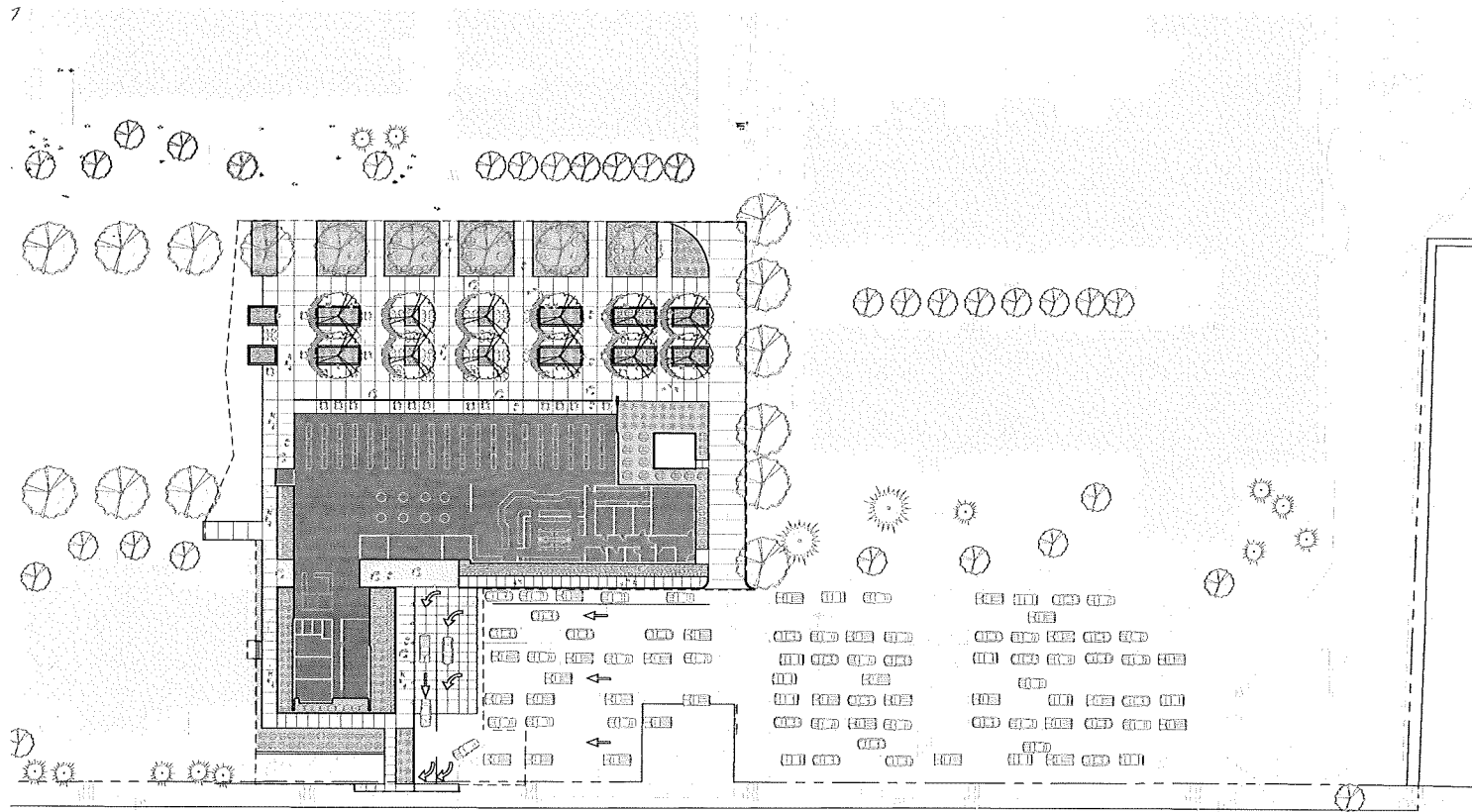
LANDSCAPE PLAN

L-L101

10 MARCH 2023 ©EDA







[A] The Boston Building
9 Exchange Place, Suite 1100
Salt Lake City, Utah 84111
[O] 801 531 7600
[E] info@edaarch.com
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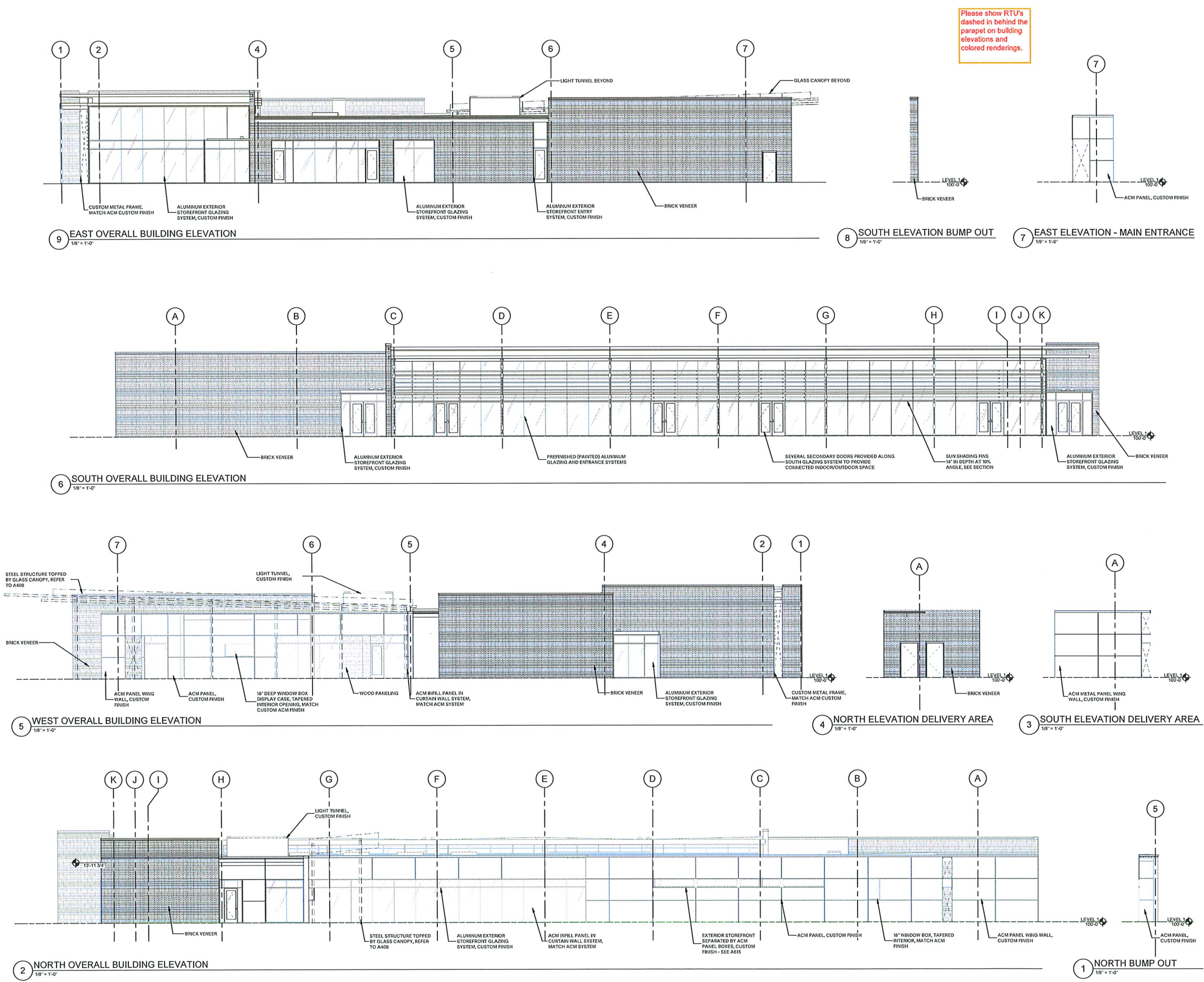
CONSULTANT LOGO

WATERFORD SCHOOL
STUDENT COMMONS

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SANDY, UT 84093

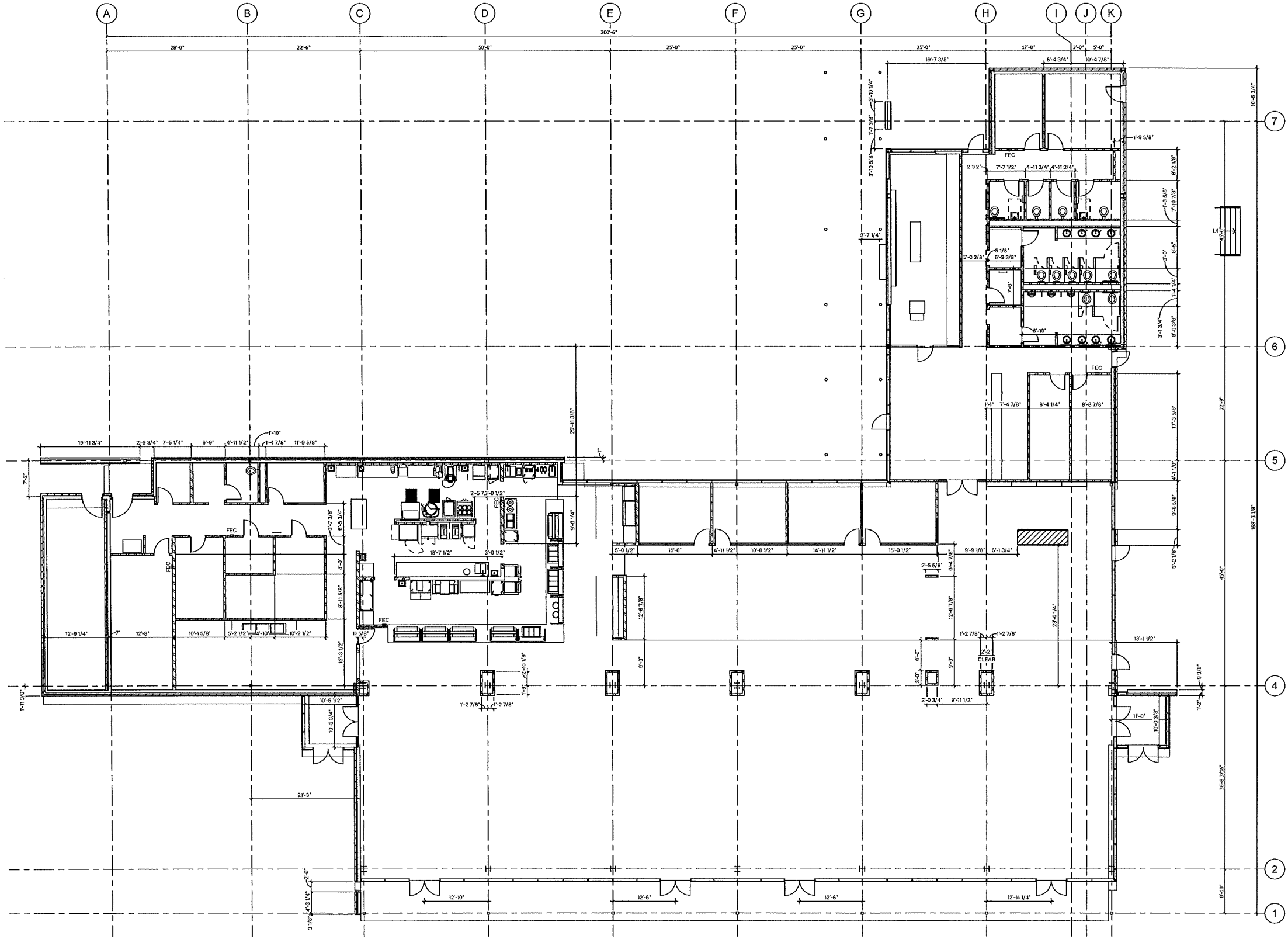
PROJECT NUMBER 219121
DESCRIPTION DATE
DO SUBMITTAL 03.10.23

BUILDING
ELEVATIONS



DIMENSION & SLAB PLAN NOTES

1. COORDINATE DIMENSIONS SHOWN WITH ALL TRADES AND SYSTEM REQUIREMENTS.
2. DIMENSIONS SHOWN AT FOUNDATION WALLS ARE INTENDED TO LOCATE WHERE FOUNDATION WALL TYPE CHANGES BASED ON THE WALL ASSEMBLY ABOVE, COORDINATE WITH AND REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. THE INTERIOR FACE OF ALL FOUNDATION WALLS AROUND THE BUILDING ARE INTENDED TO BE IN THE SAME PLANE. REFER TO THE TYPICAL FOUNDATION DETAILS IN THE ARCHITECTURAL DRAWINGS FOR THE DIMENSION FROM GRID AND THE RELATIONSHIP OF THE STUD WALL OR GLAZING SYSTEM.
4. AT EXTERIOR WALLS, THE INTERIOR FACE OF THE STUD FRAMING IS INTENDED TO ALIGN WITH THE INTERIOR FACE OF THE CONCRETE FOUNDATION WALLS, TYPICAL.
5. DIMENSIONS TO INTERIOR WALL PARTITIONS ARE TO THE FINISH FACE OF THE PARTITION, UNLESS NOTED OTHERWISE. CONTRACTORS SHALL REFER TO THE WALL TYPES AND INTERIOR ELEVATIONS FOR WALL ASSEMBLIES AND MATERIALS AND COORDINATE WALL LAYOUT TO ENSURE FINISH ALIGNMENTS AND CODE REQUIRED CLEARANCE ARE PROVIDED.
6. WHERE DIMENSIONS ARE SHOWN TO LOCATE PENETRATIONS AT FLOOR SLABS, CENTERLINES OF WALL FOR PLUMBING, MAY BE PROVIDED. COORDINATION WITH SURROUNDING WALL LAYOUTS AND LOCATIONS TO ENSURE CLEAR OR FINISHED DIMENSIONS ARE PROVIDED. CODE OR MATERIAL ALIGNMENTS MAY OCCUR.
7. OPENINGS OR ELEMENTS IN FLOOR SLABS: CONTRACTOR SHALL COORDINATE OPENING SIZE, AND LOCATION, REQUIREMENTS WITH ACTUAL EQUIPMENT BEING SUPPLIED.
8. DOOR OPENINGS SHALL BE LOCATED TO PROVIDE FOR THE ACCESSIBILITY MANEUVERING CLEARANCES IN COMPLIANCE WITH ADA REQUIREMENTS. REFER TO ADA GUIDELINE SHEETS IN THE GENERAL INFORMATION IN THIS SET OF DRAWINGS. CONFIRM ALL OPENINGS IN QUESTION WITH ARCHITECT.
9. PROVIDE 1/2" GAP AT PERIMETER OF THE FLOOR SLAB AT EXTERIOR WALLS. PROVIDE INSULATION AND CONTINUOUS SEALANT.
10. COORDINATE ACTUAL SIZE AND DEPTH OF THE ELEVATOR FOUNDATION WITH THE ELEVATOR BEING SUPPLIED.
11. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONING.



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9 Exchange Place, Suite 1100
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[O] 801 531 7600

[E] info@edsarch.com

[W] www.edsarch.com

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CONSULTANT LOGO

WATERFORD SCHOOL
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1520 EAST 9400 SOUTH
SANDY, UT 84093

PROJECT NUMBER 219121
DESCRIPTION DATE
00 SUBMITTAL 02.10.23

LEVEL 1
DIMENSIONED PLAN

A101
10 MARCH 2023

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