

THE TRAILHEAD CONDO RESORT



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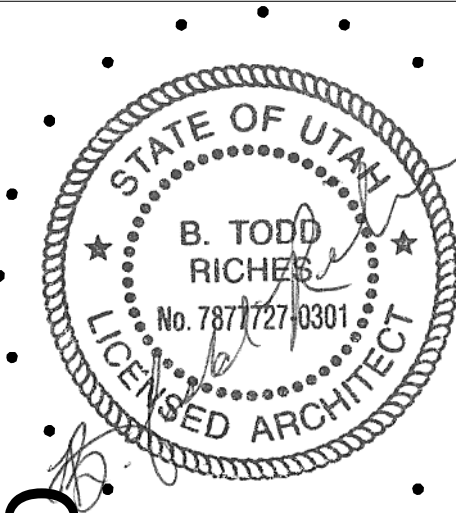
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RESORT**
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RICHFIELD, UTAH
Owner

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TITLE BLOCK

JOB NO.	Project Number
Description	Date

Issue Date

G-000

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SYMBOLS LEGEND

	CERAMIC TILE & GROUT BED		PARTICLE BOARD		SPOT ELEV / BENCHMARK		GLASS TYPE		WINDOW TYPE		REVISION MARK		KEYED NOTE
	GYPSUM BOARD		PLYWOOD		WOOD FRAMING		OFFICE 101		DETAIL NUMBER		FINISH TYPE		
	ACOUSTIC TILE		WOOD BLOCKING		BATT INSULATION		ROOM NAME & NUMBER		GRID NUMBER		CEILING TYPE / HEIGHT		SIGN TYPE
	FINISH WOOD		RIGID INSULATION		INSULATED GLASS		DOOR NUMBER		WALL TYPE		MATCH LINE		
	METAL STUD WALL		GLASS		COMPACTED FILL		EXISTING SPOT ELEVATION		CENTER LINE OR GRID LINE				
	WOOD STUD WALL		SANDY/GROUT FILL		ASPHALT PAVING		T.O. CONC. ELEVATION 100'0"						
	MASONRY WALL												
	BRICK/ BRICK WALL												
	CONCRETE												
	STEEL												
	GRAVEL												
	SECTION LETTER		SECTION LETTERS		ELEVATION NUMBER		SHEET ON WHICH DETAIL APPEARS		INTERIOR ELEVATION				
	WALL SECTION		BUILDING SECTION		EXTERIOR BUILDING ELEVATION								

ABBREVIATIONS

&	AND	BRG	BEARING	C.I.P.	CAST IN PLACE
A.F.F.	ABOVE FINISH FLOOR	BLW	BELOW	C.B.	CATCH BASIN
A.F.G.	ABOVE FINISH GRADE	B.F.F.	BELOW FINISH FLOOR	CLG	CEILING
ACT	ACOUSTIC CEILING TILE	BM	BENCHMARK	CTR	CENTER
ADDL	ADDITIONAL	BTWN	BETWEEN	CL	CENTER LINE
ADJ	ADJACENT/ADJUSTABLE	BD	BOARD	CHFR	CHAMFER
ADMIN	ADMINISTRATION	BOT	BOTTOM	C.O.R.	CHANGE ORDER REQUEST
ALT	ALTERNATE	B.O.	BOTTOM OF	CIR	CIRCLE
ALLUM	ALUMINUM	BLDG	BUILDING	CLR	CLEAR
A.B.	ANCHOR BOLT	BLT	BUILT	C.O.T.G.	CLEAN OUT TO GRADE
ANOD	ANODIZED	B.U.R.	BUILT UP ROOFING	CW	CLOCKWISE
APPROX	APPROXIMATELY			COL	COLUMN
ARCH	ARCHITECTURAL	CAB	CABINET	CONC	CONCRETE
A.V.	AUDIO/VISUAL	CPT	CABINET CASEWORK	CMU	CONCRETE MASONRY UNIT
		CSWK		CONF	CONFERENCE

ABBREVIATIONS CONT.

CONSTR	CONSTRUCTION	LAM	LAMINATE
CD	CONSTRUCTION DOCUMENTS	LANDSCP	LANDSCAPE
C.J.	CONTROL JOINT	LAV	LAVATORY
COORD	COORDINATE	LTG	LIGHTING
CONT	CONTINUE/ CONTINUOUS	L.F.	LINEAR FEET
CORR	CORRIDOR		
CNTR	COUNTER	MAINT	MAINTENANCE
CSK	COUNTERSUNK	MGT	MANAGEMENT
CCW	COUNTER CLOCKWISE	MFR	MANUFACTURER
C&G	CURB & GUTTER	MATL	MATERIAL
CUST	CUSTODIAN	M.O.	MASONRY OPENING
		MAX	MAXIMUM
DAT	DATUM	MECH	MECHANICAL
D.B.E	DECK BEARING ELEVATION	MEL	MELAMINE
DEF	DEFINITION	MTL	METAL
DEG	DEGREE	MEZZ	MEZZANINE
DEL	DELETE	MIN	MINIMUM
DEMO	DEMOLITION/ DEMOLISH	MULL	MULLION
DETAIL	DETAIL		
DEV	DEVELOPMENT	N.I.C.	NOT IN CONTRACT
DIAG	DIAGONAL		
DIA	DIAMETER	O.C.	ON CENTER
DIM	DIMENSION	OPT	OPTIONAL
DIR	DIRECTION	ORG	ORIGINAL
DIST	DISTANCE	O.D.	OUTSIDE DIAMETER
DR	DOOR		
DBL	DOUBLE	PT	PAINT
DS	DOWNSPOUT	PRKG	PARKING
DWG	DRAWING	PBO	PARTICLE BOARD
DF	DRINKING FOUNTAIN	PLYWD	PLYWOOD
		PRF	PREFERENCE
EA	EACH	PRELIM	PRELIMINARY
E	EAST	PREV	PREVIOUS
EC	EDGE OF CURB	PROJ	PROJECT
EP	EDGE OF PAVING	PROP	PROPERTY
EOS	EDGE OF SLAB	P.L.	PROPERTY LINE
ELEC	ELECTRICAL		
EWC	ELECTRICAL WATER COOLER	QTY	QUANTITY
ELEV	ELEVATION		
EMER	EMERGENCY	R	RADIUS
ENCL	ENCLOSURE	RLG	RAILING
ENGR	ENGINEER	RM	ROOM
EO	EQUAL	RCP	REFLECTED CEILING PLAN
EQUIP	EQUIPMENT	REINF	REINFORCED
EST	ESTIMATE	R.F.I	REQUEST FOR INFORMATION
ETC	ET CETERA	R.F.P.	REQUEST FOR PROPOSAL
EXIST	EXISTING	REQ'D	REQUIRED
EXP	EXPANSION	REV	REVISION
E.J.	EXPANSION JOINT	R.D.	ROOF DRAIN
EXT	EXTERIOR	R.O.	ROUGH OPENING
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM		
E.W.S.	EYE WASH STATION	SCHED	SCHEDULE
		SLNT	SEALANT
F.O.C.	FACE WASH STATION	SECT	SECTION
F.O.S.	FACE OF STUD	SHT	SHEET
F.O.W.	FACE OF WALL	SIM	SIMILAR
FTNR	FASTENER	S.C.	SOLID CORE
FT	FOOT	S	SOUTH
F.O.	FIELD ORDER	SPEC	SPECIFICATIONS
FIN FLR	FINISH FLOOR	SO	SQUARE
FEC	FIRE EXTINGUISHER CABINET	S.F.	SQUARE FEET
FH	FIRE HYDRANT	STD	STANDARD
FXTR	FIXTURE	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	STL	STEEL
FTG	FOOTING	STOR	STORAGE
FDTN	FOUNDATION	S.D.	STORM DRAIN
FURN	FURNITURE/ FURNISHINGS	STRUCT	STRUCTURAL
		TEMP	TEMPORARY
GA	GAUGE	THRU	THROUGH
GALV	GALVANIZED	T&G	TONGUE & GROOVE
GC	GENERAL CONTRACTOR	T.O.	TOP OF
GL	GLASS	T.O.B.	TOP OF BEAM
GLZ	GLAZING	T.O.C.	TOP OF CONCRETE
GYP BD	GYPSUM BOARD	T.O.F.	TOP OF FLOOR/ FOOTING
		T.O.J.	TOP OF JOIST
HCP	HANDICAP	T.O.M.	TOP OF MASONRY
HNDRL	HANDRAIL	T.O.P.	TOP OF PARAPET
HDW	HARDWARE	T.O.S.	TOP OF SLAB
HDWD	HARDWOOD	T.O.W.	TOP OF WALL
HDR	HEADER	TOPO	TOPOGRAPHY
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	T.S.	TUBE STEEL
		TYP	TYPICAL
HT	HEIGHT		
H.C.	HOLLOW CORE	U.N.O.	UNLESS NOTED OTHERWISE
H.M.	HOLLOW METAL	UTIL	UTILITY
H.B.	HOSE BIBB		
		VTR	VENT THROUGH ROOF
I.D.	INSIDE DIAMETER	VIF	VERIFY IN FIELD
INCL	INCLUDED	VERT	VERTICAL
INFO	INFORMATION	VEST	VESTIBULE
INV	INVERT	VCT	VINYL COMPOSITE TILE
I.F.	INSIDE FACE		
I.R.	INSIDE RADIUS	W.C.	WATER CLOSET
INSUL	INSULATION	WT	WEIGHT
INT	INTERIOR	W	WEST
		W.O.	WHERE OCCURS
JAN	JANITOR	W/	WITH
JBOX	JUNCTION BOX	W/O	WITHOUT
		WD	WOOD
KIT	KITCHEN		

GENERAL NOTES

- DATUM ELEVATION EQUATION: BUILDING "A"= 5,288.41'=100'-0" (FINISH FLOOR)
BUILDING "B"= 5,290.41 = 100'-0" (FINISH FLOOR).
- CONTRACTOR PARKING SHALL OCCUR ON SITE AND AS PERMITTED BY LOCAL AUTHORITY.
- PROJECT SHALL BE STAGED IN ACCORDANCE WITH LOCAL AUTHORITY'S REQUIREMENTS FOR PROJECT. COORDINATE WITH BUILDING DEPARTMENT.
- COORDINATE OWNER SUPPLIED ITEMS SUCH AS FURNISHINGS, SIGNAGE, WINDOWS, DOORS AND HARDWARE, AS NECESSARY. PERMIT OWNER'S SEPARATELY CONTRACTED CONTRACTORS ACCESS TO PROJECT AND SCHEDULE NECESSARY INSTALLATIONS TO OCCUR IN A MANNER THAT ASSURES A TIMELY COMPLETION IN CONJUNCTION WITH PUBLISHED CONSTRUCTION SCHEDULE.
- COORDINATE "SPECIAL CONSTRUCTION" AS REQUIRED. THIS INCLUDES SOIL AND SITE WORK, SECURITY & DATA SYSTEMS, SIGNAGE, OWNER SUPPLIED EQUIPMENT, ETC.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS, TO ARCHITECT PRIOR TO ANY INSTALLATION AND/OR ASSOCIATED CONSTRUCTION ACTIVITY.
- CONSTRUCTION DAMAGE TO ANY ADJACENT SURFACES, DUE TO DEMOLITION ACTIVITIES OR NEW CONSTRUCTION, SHALL BE PATCHED OR REPAIRED TO MATCH ADJACENT SURFACES. ANY WORK REQUIRED TO TIE IN NEW ACCESS ROADS WITH CITY ROADS TO BE COORDINATED WITH RICHFIELD CITY AND OTHER CONTRACTORS AND SHALL BE IN ACCORDANCE WITH UDOT REQUIREMENTS.
- WATER SITE REGULARLY TO ALL DUST AND DIRT AS REQUIRED THROUGHOUT THE PROJECT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND JURISDICTIONAL CODE REQUIREMENTS.
- IN INSTANCES OF INFORMATION CONFLICTS BETWEEN DRAWINGS, DRAWINGS AND SPECIFICATIONS, SPECIFICATION SECTIONS AND DIVISIONS, AND BETWEEN OTHER PARTS OF THESE CONSTRUCTION DOCUMENTS OR THESE DOCUMENTS AND ANY CODE REQUIREMENT, THE MOST STRINGENT REQUIREMENT(S) SHALL APPLY AND BE PART OF THIS CONTRACT. NO TIME ALLOWANCES WILL BE GIVEN FOR FAILURE TO COORDINATE AND / OR RESOLVE CONFLICTS.
- WHERE WALL TYPES ARE NOT SHOWN, THE WALL CONSTRUCTION SHALL BE CONSIDERED AS A CONTINUATION OF THE NEAREST WALL TYPE REFERENCED. WHERE TWO MAY BE REFERENCED, THE MOST STRINGENT SHALL APPLY OR OTHER CONSTRUCTION AS DIRECTED BY THE ARCHITECT.
- ALL GENERAL CONTRACTORS, SUBCONTRACTORS AND SUB-SUBCONTRACTORS SHALL BE LICENSED TO WORK IN THE STATE OF UTAH.
- CONTRACTOR SHALL PERFORM ALL ON-SITE DEMOLITION AS REQUIRED FOR A COMPLETE AND PROPER JOB. SURVEY SITE PRIOR TO BID TO VERIFY EXTENT OF REQUIRED DEMOLITION, INCLUDING SAW-CUTTING OF ADJACENT ASPHALT, CONCRETE SLABS, CURBS, GUTTERS, ETC.
- CONTRACTOR SHALL PERFORM ALL PREPARATION WORK AS SHOWN ON DRAWINGS AND AS REQUIRED FOR A COMPLETE AND PROPER PROJECT. SURVEY SITE PRIOR TO BID TO VERIFY EXTENT OF REQUIRED PREPARATION WORK.
- SUPPORT ANGLES ARE REQUIRED AT ALL DECK PENETRATIONS. REFER TO STRUCTURAL DRAWINGS FOR SIZES. IF NOT NOTED USE 4" X 4" X 3/16" ANGLE PROPERLY ANCHORED AND FINISHED.
- COORDINATE USE OF SITE AND SCHEDULING OF WORK UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE(S) AND AS REQUIRED BY LOCAL AUTHORITY.
- THE GENERAL CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION, ANY CODE VIOLATIONS OR INCORRECT CONSTRUCTION OR SAFETY PROBLEMS THAT ARE EXISTING CONDITIONS.
- ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. BRING ANY DIMENSION DISCREPANCIES TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
- LAYOUT WALL PARTITION LOCATIONS IN THE FIELD AND SECURE THE APPROVAL OF THE ARCHITECT PRIOR TO INITIATING CONSTRUCTION.
- ALL CHANGES IN FLOORING MATERIALS SHALL OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.
- PROVIDE BLOCKING FOR ALL CASEWORK, CABINETS, AND OPEN SHELVING SHOWN ON THE DRAWINGS AS REQUIRED.
- CONTRACTOR SHALL PROVIDE & MAINTAIN A TEMPORARY, 6'-0" HIGH, CHAIN LINK FENCING AT CONTRACT LIMIT LINE AND AROUND STAGING AREA FOR THE DURATION OF THE PROJECT.
- ALL EXPOSED STEEL JOISTS, BEAMS, GIRDERS, TRUSSES, DECK, COLUMNS, DUCTS, DUCT HANGERS, CONDUIT, PIPE, AND ANCHORAGE DEVICES SHALL BE PAINTED. ANY EXPOSED FASTENERS (THRU DECK, ETC) SHALL BE CLIPPED FLUSH WITH SURFACE (MAXIMUM 1/4" TOLERANCE) PRIOR TO PAINTING.
- SEALANT SHALL BE INSTALLED AROUND ALL FRAMES, OPENINGS, EXPANSION OR CONTROL JOINTS AND BETWEEN DISSIMILAR MATERIALS, INDICATED OR OTHERWISE. USE SEALANT AS SCHEDULED OR AS RECOMMENDED BY MANUFACTURER FOR CONDITION(S) REQUIRED. CONSULT WITH ARCHITECT TO RESOLVE SEALANT REQUIREMENT WHERE 2 OR MORE PRODUCTS MAY BE SUITABLE OR FOR COLOR SELECTION. IN ALL EXPOSED AREAS, SEALANT SHALL BE PAINTABLE.
- UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO COLUMN GRID CENTERLINES, FACE OF CMU, CONCRETE AND FINISHED FACE OF WALL. COORDINATE ALL LAYERS OF GYPSUM BOARD, WALL PROTECTION, WALL COVERINGS, CERAMIC TILE, EXTRA LAYERS OF GYPSUM BOARD AND OTHER WALL FINISHES TO ENSURE MINIMUM CLEARANCES ARE PROVIDED.
- WHERE DOOR OR WINDOW IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 4" INCHES FROM FACE OF PARTITION TO DOOR OR WINDOW OPENING AT STUD FRAMED WALLS.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED AS PART OF THIS CONTRACT OR BY OTHERS.
- REPETITIVE FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- VERIFY SIZE AND LOCATION OF, AND PROVIDE: ALL OPENINGS THROUGH FLOORS AND PARTITIONS, ACCESS DOORS, FLOORING, CURBS, ANCHORS, AND INSERTS. PROVIDE ALL BASES AND BACKING REQUIRED FOR ACCESSORIES AND FOR ELECTRICAL, MECHANICAL, AND OTHER EQUIPMENT.
- REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER CATEGORIES OF DRAWINGS FOR ADDITIONAL NOTES.
- SEE SYMBOL LEGEND FOR TYPICAL GRAPHIC SYMBOLS.
- SEE FINISH SCHEDULE, FINISH PLANS AND INTERIOR ELEVATIONS FOR SPECIFIC FINISHES IN SPACES.
- ADJACENT, IN-LINE PARTITIONS OF DIFFERENT TYPES SHALL BE CONSTRUCTIONS SUCH THAT EXPOSED, FINISHED SURFACES ARE FLUSH AND CONTINUOUS.
- UNLESS OTHERWISE NOTED, FLOOR PLANS INDICATE FLOOR FINISH TRANSITIONS ONLY WHERE TRANSITIONS OCCUR WITHIN ROOMS OR SPACES.
- ALL UNDERGROUND UTILITIES (ELECTRICAL, GAS, SEWER, DATA, REFRIGERATION, ETC.) ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROTECT.
- ALL EXPOSED PIPING, CONDUIT (& ANY OTHER MECHANICAL, PLUMBING AND ELECTRICAL WORK), PIPE BOLLARDS, ETC. ON THE INTERIOR & EXTERIOR OF BUILDING, INCLUDING ROOF, SHALL BE PAINTED.
- ALL WOOD (BLOCKING, PLYWOOD ETC...) SHALL BE FIRE AND PRESERVATIVE TREATED
- ALL MATERIALS MUST BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL BEFORE INSTALLATION.

THE TRAILHEAD CONDO
RESORT

500 WEST 1300 SOUTH
RICHFIELD, UTAH

Owner

STATE OF UTAH
B. TODD RICHIE
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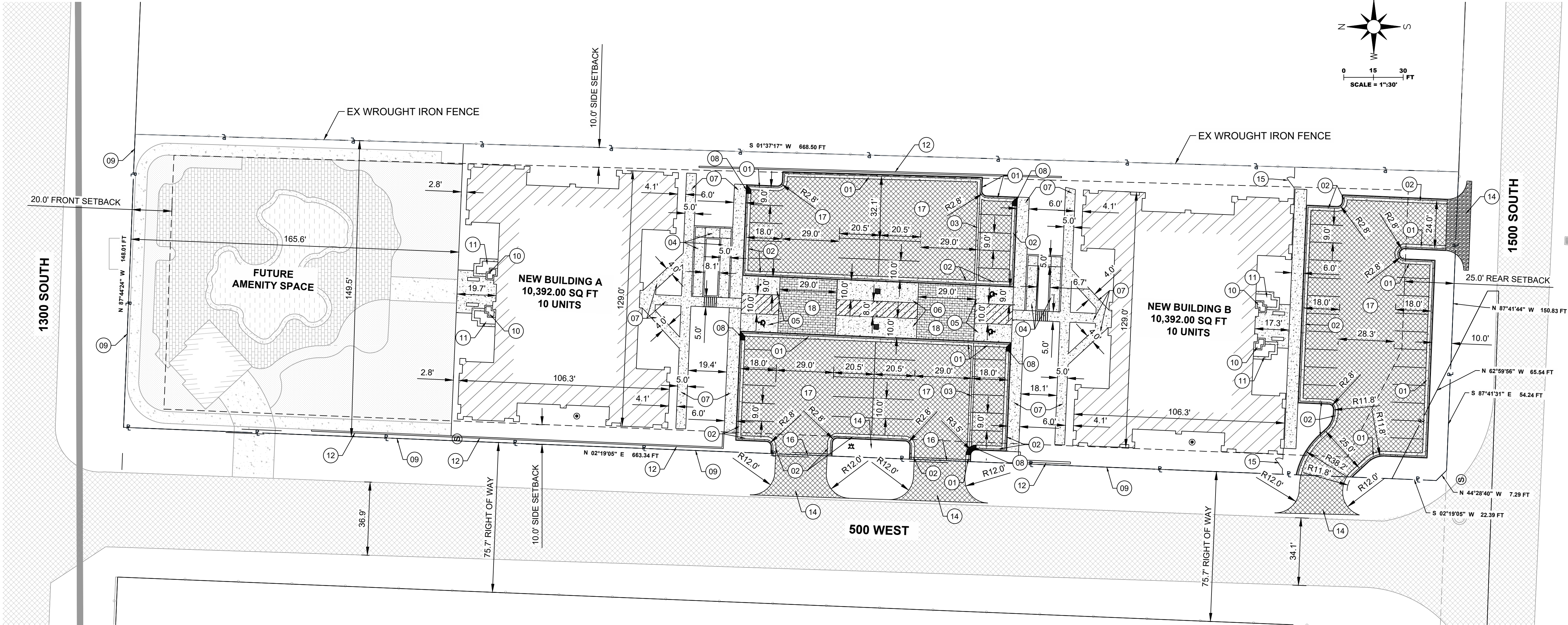
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GENERAL
NOTES, SITE
LOCATION,
SYMBOLS,
LEGEND

JOB NO.	Project Number
Description	Date

Issue Date

G-001



KEYNOTES:

- 01 CATCH CURB AND GUTTER - APWA 205.2 'TYPE F' - MOUNTABLE
- 02 RELEASE CURB AND GUTTER - MOUNTABLE
- 03 4' WATERWAY - APWA 211
- 04 ADA RAMP
- 05 ADA PARKING STALL
- 06 RV WASH PAD
- 07 SIDEWALK
- 08 CURB TRANSITION
- 09 6' WROUGHT IRON FENCE
- 10 4' PLANTER BOX
- 11 1.5' PLANTER BOX
- 12 RETAINING WALL

LAND USE TABLE

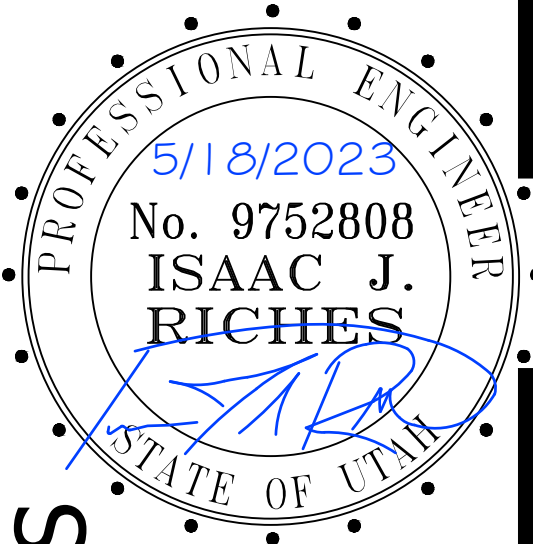
13	FIRE HYDRANT PER RICHFIELD CITY STD 2.S401	PROPERTY ZONE: GENERAL COMMERCIAL (C-G)
14	DRIVE APPROACH	TOTAL GROSS ACREAGE (ACRES) 101,634.65 SQ FT
15	5' WIDE PEDESTRIAN GATE	BUILDING FOOTPRINTS 20,784.00 SQ FT
16	VEHICLE GATE	TOTAL NO. OF UNITS 20 UNITS
17	3" ASPHALT	LANDSCAPING 33,091.56 SQ FT
18	3" CONCRETE	HARDSCAPING 47,759.09 SQ FT
		REQ'D PARKING 27 STALLS
		PROVIDED PARKING 60 STALLS



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



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URBAN
LEGEND
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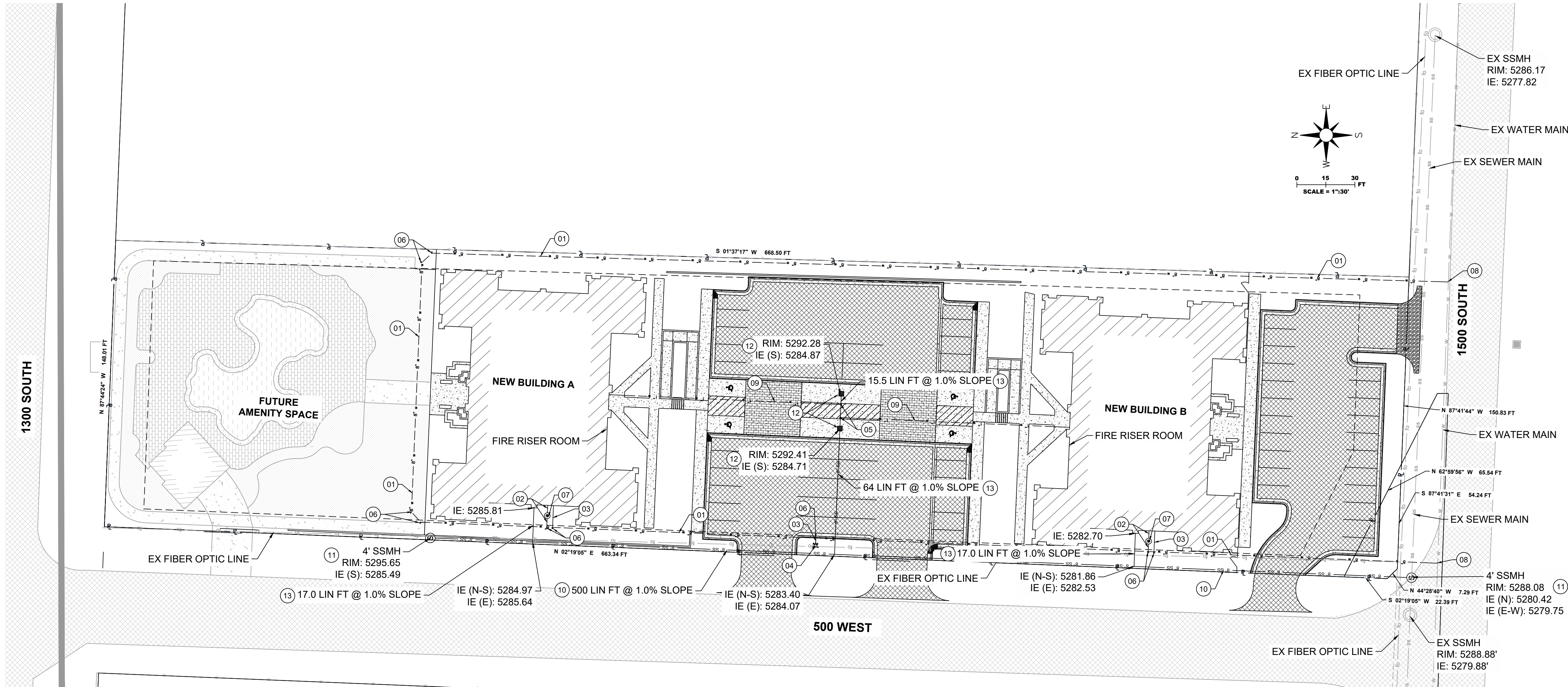
PRELIMINARY
SITE PLAN

JOB NO.	Project Number
Description	Date

09.01.08

C100

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KEYNOTES:

- 01 8" C900 DR-14 CLASS 305 WATER LINE
- 02 2" POLY WATER LINE
- 03 6" C900 DR-14 CLASS 305 WATER LINE
- 04 FIRE HYDRANT PER RICHFIELD CITY STD S401
- 05 1" YARD HYDRANT
- 06 THRUST BLOCK PER APWA #561
- 07 2" WATER METER PER RICHFIELD CITY STD S404
- 08 WATER CONNECTION PER RICHFIELD CITY STD S406
- 09 1" POLY WATER LINE
- 10 8" C900 SEWER LINE
- 11 4' SEWER MANHOLE PER RICHFIELD CITY STD S301
- 12 2'x2' WASHWATER CATCH BASIN
- 13 6" C900 SEWER LATERAL



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PRELIMINARY
UTILITY PLAN

JOB NO.	Project	
	Number	Date

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