DISTRICT NORTH

DESIGN REVIEW

SALT LAKE CITY, UTAH

BOYER

AO

ARCHITECTURE

LANDSCAPE

CIVIL

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Situated at 523 W and 200 N, just north of downtown Salt Lake City, **DISTRICT NORTH** offers a great opportunity for a highly connected urban development.

With its proximity to I-15 and within walking distance of North Temple Station, **DISTRICT NORTH** is perfectly positioned for transit-oriented development, offering excellent connectivity for commuters, residents, and young professionals. As Salt Lake City continues to expand, the northern areas near downtown are poised for significant development, with city growth strategies focusing on higher-density development that enhance walkability and public transit access. The site's close proximity to downtown ensures convenient access to the city's business district, cultural attractions, and entertainment options, making it appealing for both commuters and residents who seek a quieter yet well-connected urban environment with industrial influences.

The surrounding neighborhood is a dynamic mix of industrial, commercial, and residential uses. Industrial and warehouse spaces to the west highlight the area's historical role in Salt Lake City's industrial development, while to the east and southeast, ongoing urban revitalization is fostering new residential growth. This location, at the intersection of various land uses, provides a unique opportunity for a development that unites the area's industrial past with the modern urban lifestyle and commercial vibrancy, making it an ideal space for forward-thinking development.

Our objective for **DISTRICT NORTH** is to stimulate the transformation of this neighborhood from its current underdeveloped state, into a dynamic and upscale urban environment aligned with the City's vision for the future of North Temple. The proposed 6-story, 350 home development draws inspiration from classical architecture, seamlessly integrating traditional principles with modern aesthetics. This fusion results in a structure that embodies timeless elegance while showcasing innovative design. By marrying classical elements, which emphasize order, proportion, and permanence, with modern characteristics that prioritize simplicity, transparency, and adaptability, we pay homage to historical traditions while addressing contemporary needs for living and working spaces.

The design draws from classical principles of symmetry and proportion, blending tradition with modern functionality. Along 200 N, expansive floor-to-ceiling windows connect interior and exterior spaces, contrasting with the solid classical materials to balance lightness and structure.

Inside, open floor plans provide flexible, adaptable spaces for varied uses. The parking structure is embraced as a design feature, with its grid breaking down the facade's scale. Shading baguettes and vegetation panels are integrated into the grid, extending greenery from the landscape up the first two levels, creating a seamless transition with the natural surroundings.

DISTRICT NORTH is a classically inspired modern architecture development that aims to deliver a visually captivating, and enduring aesthetic that enhances the overall character of the neighborhood while contributing positively to the urban fabric of Salt Lake City.

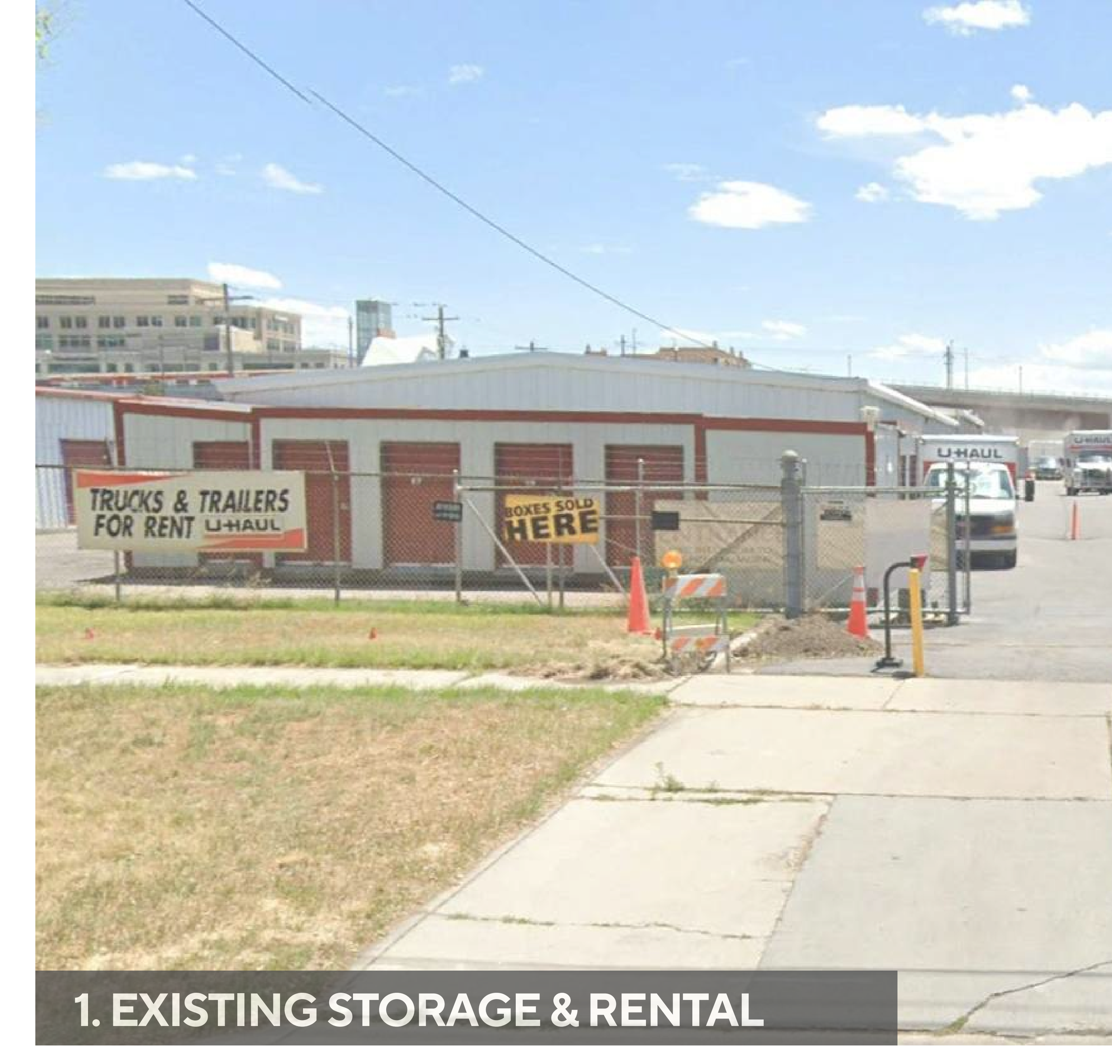
SALT LAKE CITY DEVELOPMENT STANDARDS

Subject	Code	Current Zoning	Provided
General Plan/ Zoning	Section 21A.26.078	TSA-UC-T	TSA-UC-T
Minimum lot area		2,500 sf	2.91 AC
Minimum lot width		40'	360'
Setback Standards		Minimum : None At least 50% of the street facing building facade shall be within 5' of the front or corner side property line.	At least 50 % building façade along 200 N and 500 W is set within 5' of the property line.
Max Building Height		Minimum 25' and Maximum 60'	The Building Height is 63'-9" to the roof sheeting and is 78'-9" to the elevator tower.
Open Space		1 sf for every 10 sf of land area included in the development, up to 2,500 sf for transition areas.	The project provides over 19,000 sf of open space between courtyards and roof deck that are accessible to all residents.
Circulation and Connectivity		Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city	NA
Design Standards		EIFS and Stucco Limitation: Not allowed on the ground floor of street facing building facades. And allowed for up to 10% of the upper level street facing facades.	Along 200 North, Only 5 % of Stucco is used on the ground floor and 19% on the upper level. Along 500 West, we are using 69 % of Stucco on the ground floor and 87% on the upper level. Requesting modification for this requirement.
		Front and Corner Side Yard Design Requirements: (1) In yards greater than 10' in depth, one shade tree shall be planted for every 30' of street frontage. (2) At least 30% of the front or corner side yards shall be covered in live plant material if yards includes patios or private yards for ground floor residential uses that cover at least 50% of the provided front or corner side yard. (3) At least 30% of the front or corner side yard shall by occupied by outdoor dining areas, patios, outdoor public space, or private yards for ground floor residential uses. (4) Driveways necessary for vehicle access to the site are allowed regardless of compliance with the minimum percentages required by this subsection.	1- NA.Front and corner side yard are below 10'. 2- 30 % of the front or corner yard will be covered in live plant material. 3- oFront Yard = 3,267 sf oNon Applicable Vehicular Drive = 203 sf **Total Front yard Open space** : 3,064 -**Applicable hardscape = 1,948 (63.58%)** oPrivate Patios/Walks – 1,230 oEnhanced Paving – 718 -**Live Vegetation= 1,116 (36.42%)** oGround Landscape – 936 oRaised Planters – 180 4- Driveway to the parking structure is proposed along 500 W.
		Entry Feature Requirements: All required building entries shall include at least one of the following features: Entry Feature Requirements: All required building entries shall include at least one of the following features: (1) An awning or canopy over the entrance that extends a minimum 5' from the street facing building facade; (2) A recessed entrance that is recessed at least 5' from the street facing facade; (3) A covered porch that is at least 5' in depth and at least 40 sf; (4) A stoop that is at least 2' above sidewalk level and that includes an awning or canopy that extends at least 3' from the street facing building facade.	All required building entries will comply and include at least one of the entry feature requirements.

SALT LAKE CITY DEVELOPMENT STANDARDS

Subject	Code	Current Zoning		Provided
Parking	Section 21A.44 & Salt Lake City Off-Street Parking Standards Manual	Studio	no minimum - 2 maximum	1
		1 Bedroom	0.5 minimum - 2 maximum	1
		2+ Bedrooms	1 minimum - 3 maximum	2
		Dimensions	8'-9"x17'-6" with 23'-4" drive aisle/ 9'-0"x17'-6" with 22'-7" drive aisle	8'-6"x17'-6" with 24'-1" drive aisle
		Parking adjacent to wall/column, where door opening is impacted	Stalls that are located adjacent to a wall/column need to be 1' wider	9'-6"x17'-6"
		Minimum Accessible Spaces Required	Provide 1 per 50 parking space if the provided parking spaces are 101 to 500.	Complies. Required: 11 stalls Provided: 11 Stalls
		Driveway Width	Minimum 12' single lane and 24' for two-lane. Maximum 30'	Complies. 24'
		Bicycle	Residential Uses: 1 per 3 units	Complies. Required: 117 spaces if open and 58 spaces if enclosed. Provided: 58 spaces The Bicycle parking will be enclosed.
			Each 1 bicycle parking space that is within a secure/enclosed bicycle parking facility may be used to satisfy the requirement of two (2) required bicycle parking spaces.	
			Minimum 6' x 2' with 6" gap between the stalls	
		Electric Vehicle Parking	At least 1 parking space shall be provided for every 25 parking spaces provided. In addition, 20 % of the stalls provided shall be EV READY	Complies. Required: 104 stalls Provided: 104 stalls

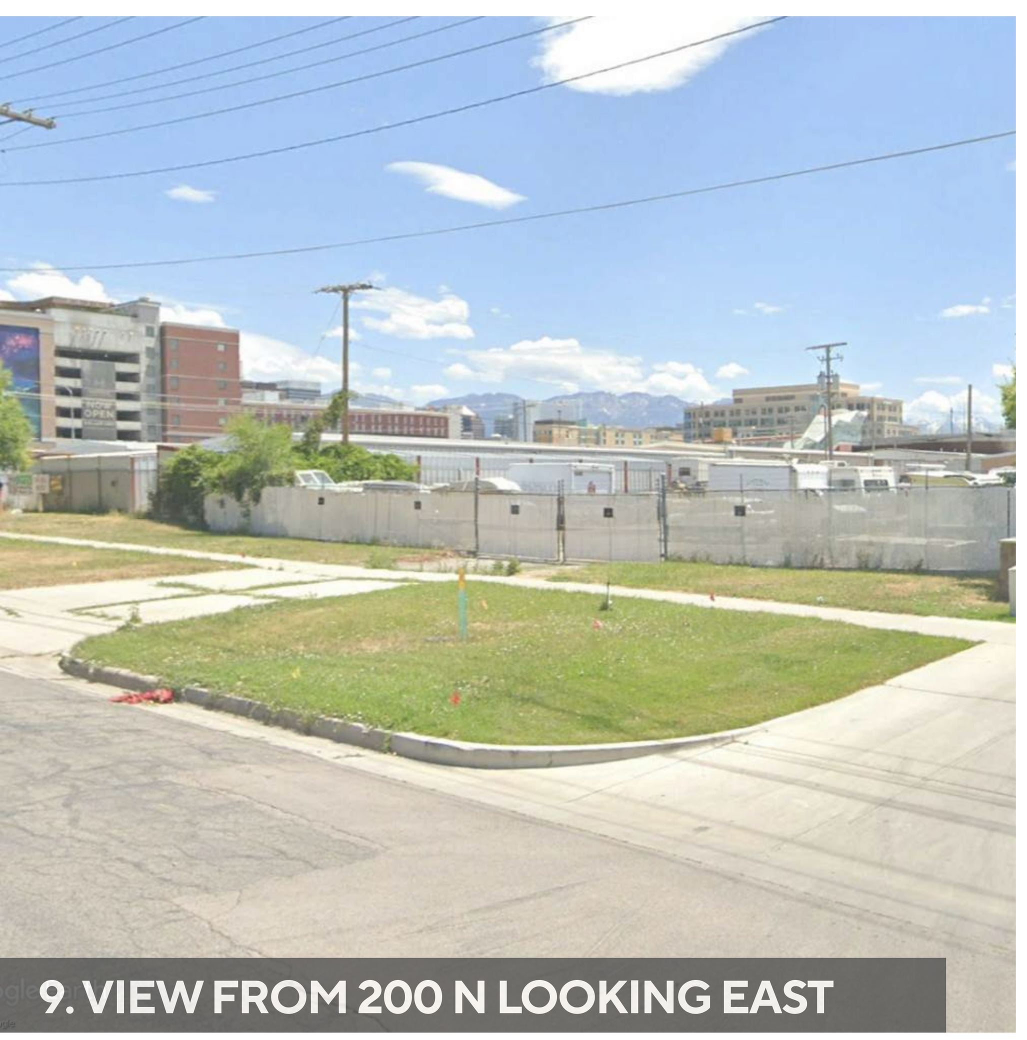

2. MULTI-FAMILY APARTMENTS



1. EXISTING STORAGE & RENTAL


4. CHURCH


3. MULTI-FAMILY APARTMENTS


9. VIEW FROM 200 N LOOKING EAST

8. VIEW FROM 500 N LOOKING WEST


7. VIEW FROM 500 N LOOKING SOUTH

6. MULTI-FAMILY APARTMENTS


5. MULTI-FAMILY APARTMENTS









BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

CONCEPTUAL 3D RENDERING

A6

JOB NO. 2024-0651
DATE 12-20-2024

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

CONCEPTUAL 3D RENDERING

AO

A7

JOB NO. 2024-0651
DATE 12-20-2024

200 NORTH ST
500 WEST ST

BUILDING SUMMARY

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	%	TOTAL
S1	4	4	5	5	5	5	8.0%	28
STUDIOS	4	4	5	5	5	5	**8.0%**	28
JA1	12	15	23	23	23	23	34.0%	119
A1	15	14	14	14	14	14	24.3%	85
A2	4	4	4	4	4	4	6.9%	24
TH1	4						1.1%	4
TH2	5						1.4%	5
1 BEDS	40	33	41	41	41	41	**67.7%**	237
B1	5	9	11	11	11	11	16.6%	58
B2	3	4	5	5	5	5	7.7%	27
2 BEDS	8	13	16	16	16	16	**24.3%**	85
SUBTOTAL	**52**	**50**	**62**	**62**	**62**	**62**	**100%**	**350**
TOTAL	350							

UNIT SUMMARY

UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT %
S1	541	28	15,148	**8.0%**
JA1	615	119	73,185	**67.7%**
A1	750	85	63,750	
A2	759	24	18,216	
TH1		4	0	
TH2		5	0	
B1	1,133	58	65,714	**24.3%**
B2	1,167	27	31,509	
TOTAL	**764 AVERAGE**	**350**	**267,522**	**100%**

PRIVATE OPEN SPACE

UNIT TYPE	BALCONY NET AREA (SQ. FT.)	NUMBER OF UNITS	BALCONY DIMENSIONS	TOTAL NET AREA (SQ. FT.)
S1	0	28	6'-0" X 10'-6"	0
JA1	54	119	6'-0" X 10'-6"	6,426
A1	70	85	6'-0" X 10'-6"	5,950
A2	59	24	6'-0" X 10'-6"	1,416
B1	59	58	6'-0" X 10'-6"	3,422
TH2	52	5	6'-0" X 10'-6"	260
TOTAL	**55**	**319**		**17,474**

VEHICLE PARKING SUMMARY

RESIDENTIAL STALLS REQUIRED

UNIT TYPE	NUMBER OF UNITS	RATIO	TOTAL STALLS
STUDIOS	28	1.00	28
1 BEDROOM	237	1.00	237
2 BEDROOM	85	2.00	170
TOTAL UNITS	350		435
TOTAL RESIDENTIAL STALLS PROVIDED		**1.24 RATIO**	**435**
USPS STALL PROVIDED			1
LEASING STALLS PROVIDED			3
TOTAL STALLS PROVIDED			**439**

ACCESSIBLE STALLS REQUIRED

USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED STD.	NUMBER OF REQUIRED VAN
RESIDENTIAL (ASSIGNED)	435	1 PER 50	10	8	2
LEASING (ASSIGNED)	3	1 PER 50	1	0	1
TOTAL ACCESSIBLE STALLS REQUIRED:			**11**	8	3

NOTE:
THE REQUIRED ADA STALLS ARE INCLUDED IN PARKING COUNT. ONE (1) VAN ADA STALL FOR EVERY SIX (6) ADA STALLS REQUIRED.

EVCS STALLS REQUIRED

EV CATEGORY	NUMBERS OF STALLS	RATIO	REQUIRED
RESIDENTIAL			
EVSE	435	1 PER 25	17
EV READY		20%	87
RESIDENTIAL EVCS STALLS REQUIRED			**104**

NOTE:
THE REQUIRED EV STALLS ARE INCLUDED IN PARKING COUNT.

RESIDENTIAL STALLS PROVIDED

PARKING LEVEL	STALL COUNT PER USE: STANDARD	COMPACT	USPS	ADA	EVSE	EV READY	TOTAL STALLS PROVIDED
1	20	7	1	2	2	8	39
2	41	8	1	2	3	14	68
3	46	8		2	3	15	74
4	46	8		2	3	15	74
5	46	8		2	3	15	74
6	43	8		1	3	14	69
7	31	0			2	8	41
TOTALS	**274**	**47**	**2**	**11**	**18**	**88**	**439**

TOTAL STALLS PROVIDED

TOTAL STALLS PROVIDED	**439**

SHORT TERM BICYCLE PARKING SUMMARY

PARKING TYPE	RATIO	SPACES REQUIRED	SPACES PROVIDED
1 - 25 DWELLING UNITS	1 SPACE PER 10 UNIT	3	3
26 - 100 DWELLING UNITS	1 SPACE PER 15 UNITS	5	5
101 - 200 DWELLING UNITS	1 SPACE PER 20 UNITS	5	5
201+ DWELLING UNITS	1 SPACE PER 40 UNITS	4	4
TOTAL SHORT TERM BICYLCE PARKING		**16**	**16**

BICYCLE PARKING

PARKING TYPE		REQUIRED RATIO	SPACES PROVIDED
RESIDENTIAL	350 UNITS	1 PER 3 UNITS	117
TOTAL PARKING REQUIRED			**117**
BICYCLE PARKING PROVIDED			**58**

NOTE: Secure/Enclosed bicycle parking - Each one (1) bicycle parking space that is within a secure/enclosed bicycle parking facility may be used to satisfy the requirement of two (2) required bicycle parking spaces.

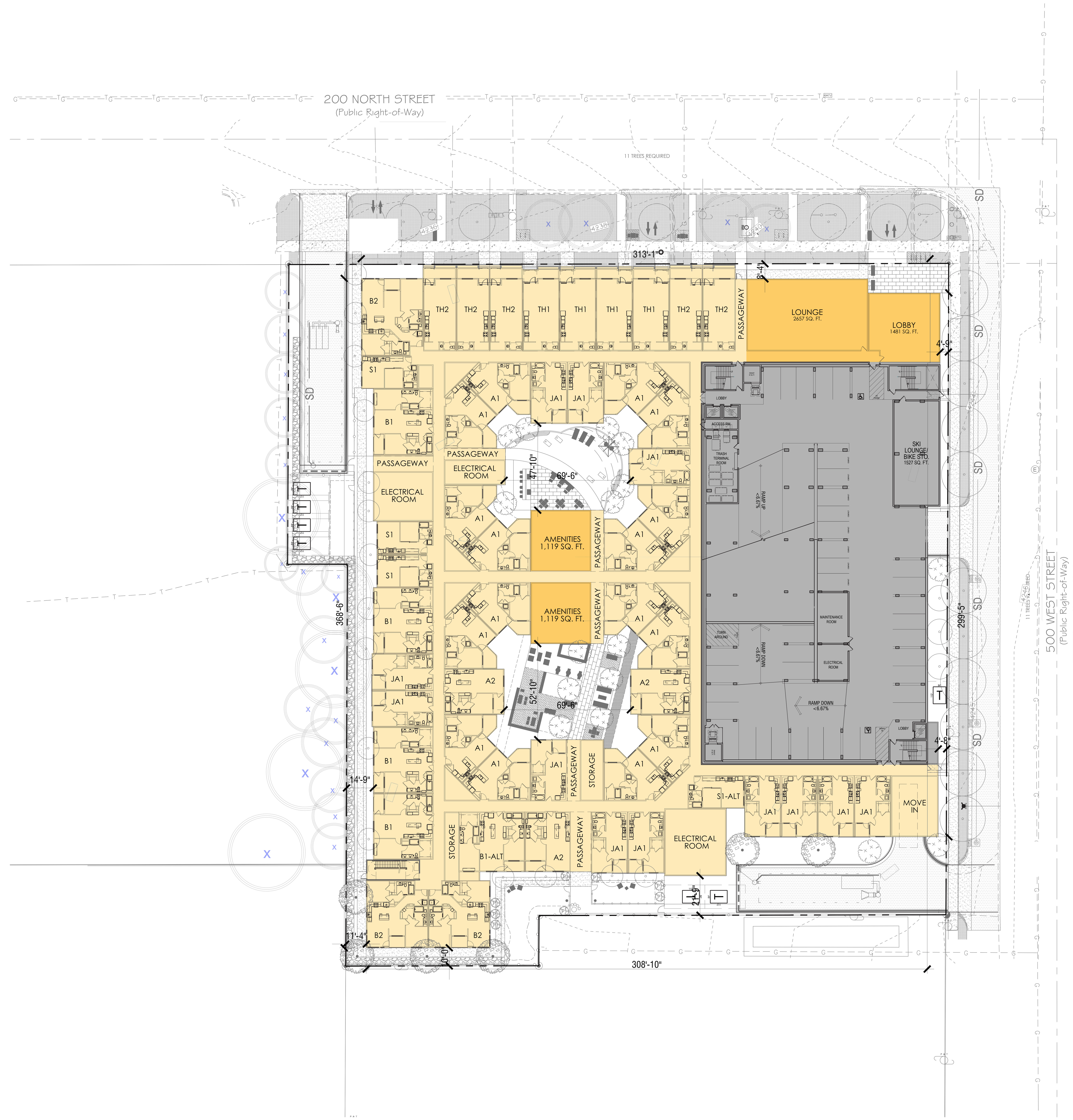
DISTRICT NORTH

THE JACOBSON IS A 350-UNIT RESIDENTIAL DEVELOPMENT FEATURING A 5-STORY TYPE III-A OVER 1-STORY TYPE I-A PODIUM. THIS CONFIGURATION PARTIALLY SURROUNDS A 6-STORY PARKING STRUCTURE. ATOP THE PARKING STRUCTURE, A POOL AND AMENITY DECK PROVIDE RECREATIONAL SPACE AND LEISURE FACILITIES FOR THE RESIDENTS.

PROJECT ADDRESS: 523 W. 200 N., SALT LAKE CITY, UT 84116

ZONING:

GROSS LAND AREA:	2.91 ACRES
BUILDING AREA (GFA):	562,228 SQ. FT.
BUILDING AREA (EXCLUDING PARKING & ROOF DECK):	380,800 SQ. FT.
PARKING & ROOF DECK AREA:	181,428 SQ. FT.
TOTAL UNITS:	350 UNITS
DENSITY:	120 DU/AC
FAR (PARKING STRUCTURE/ROOF DECK NOT INCLUDED):	3.0



LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

CONCEPTUAL SITE PLAN

1" = 30'

0 30' 60' 90' 120'

A10

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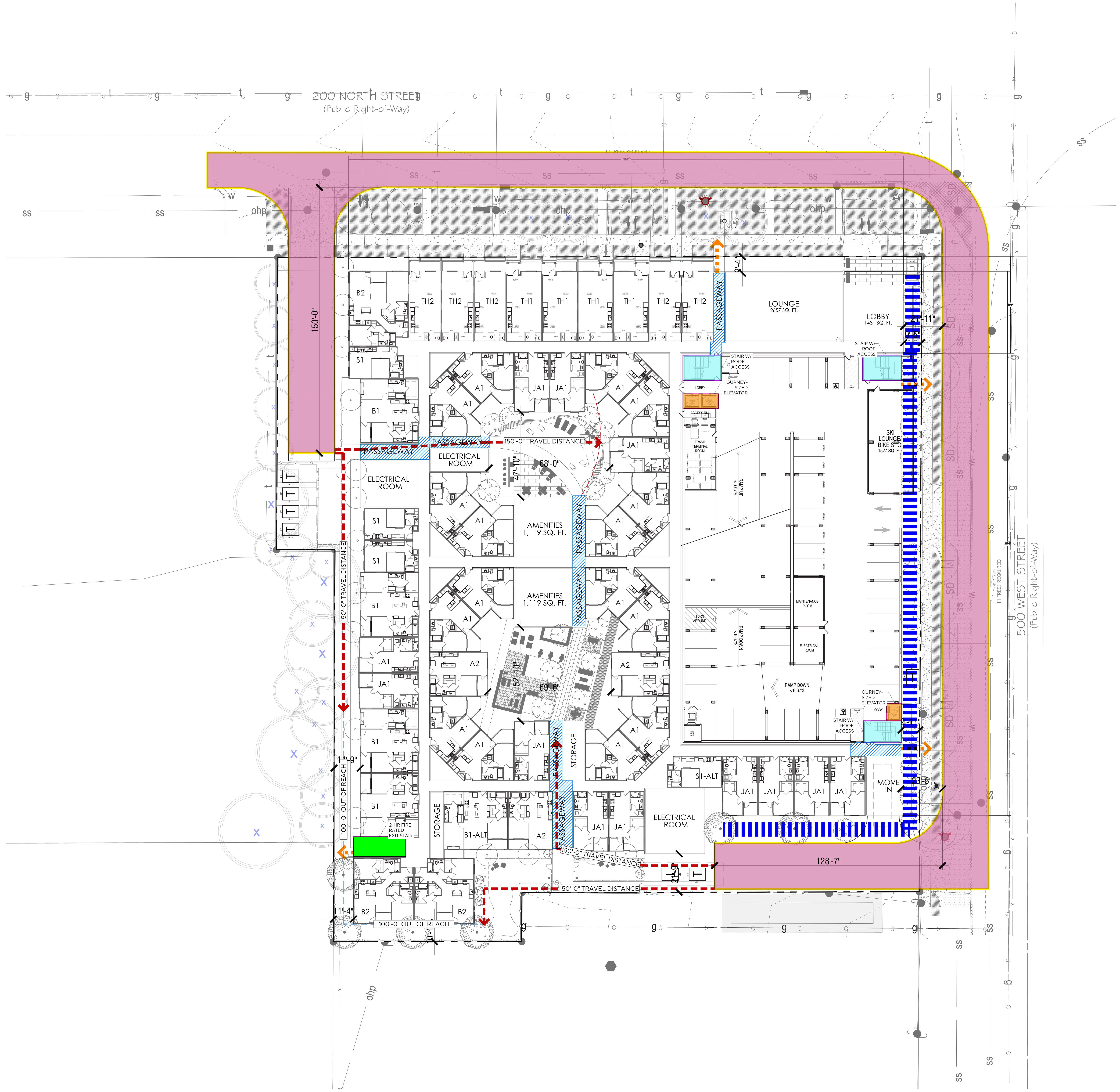
DATE 12-20-2024



LEGEND

- 26-FT WIDE FIRE LANE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STANDPIPE
- 2-HR EXIT STAIR NOT ROOF ACCESSIBLE
- 2-HR EXIT STAIR ROOF ACCESSIBLE
- GURNEY-SIZED ELEVATOR
- 2-HR FIRE RATED PASSAGEWAY
- 150-FT MAX. FIRE HOSE PULL
- PATH OF EXIT
- AERIAL TRUCK LADDER ACCESS TO BUILDING

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

CONCEPTUAL FIRE PLAN

1" = 30'

0 30' 60' 90' 120'

A11

JOB NO. 2024-0651
DATE 12-20-2024

LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

BUILDING PLAN
LEVEL 1

1" = 20'

0 20' 40' 60' 80'

AO

A12

JOB NO. 2024-0651
DATE 12-20-2024

LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

BUILDING PLAN
LEVEL 2

1" = 20'

0 20' 40' 60' 80'

A13

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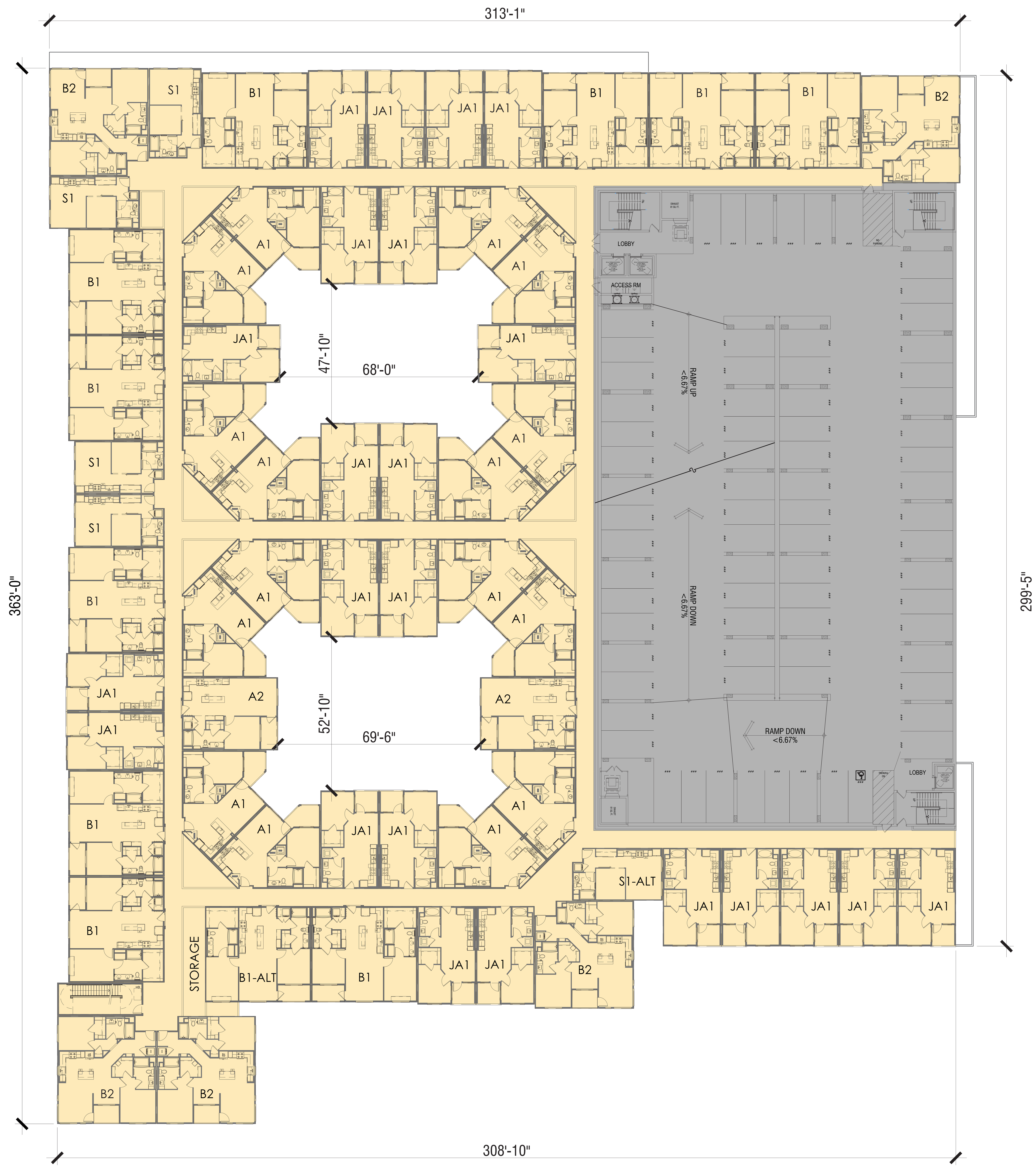
DATE 12-20-2024



LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

BUILDING PLAN
LEVEL 3-6

1" = 20'

0 20' 40' 60' 80'

A14

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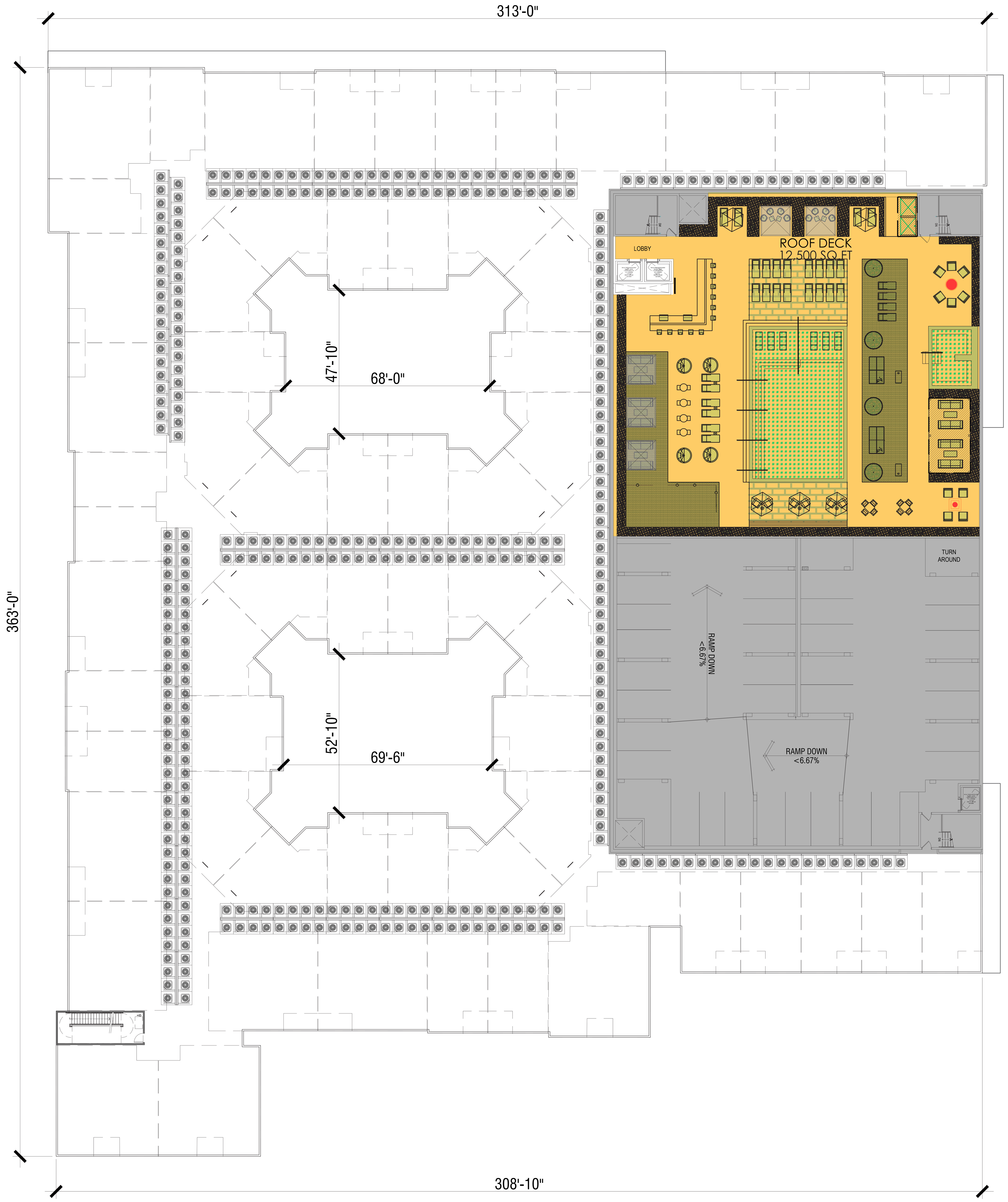
DATE 12-20-2024



LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

BUILDING PLAN
ROOF

1" = 20'

0 20' 40' 60' 80'

AO

A15

JOB NO. 2024-0651
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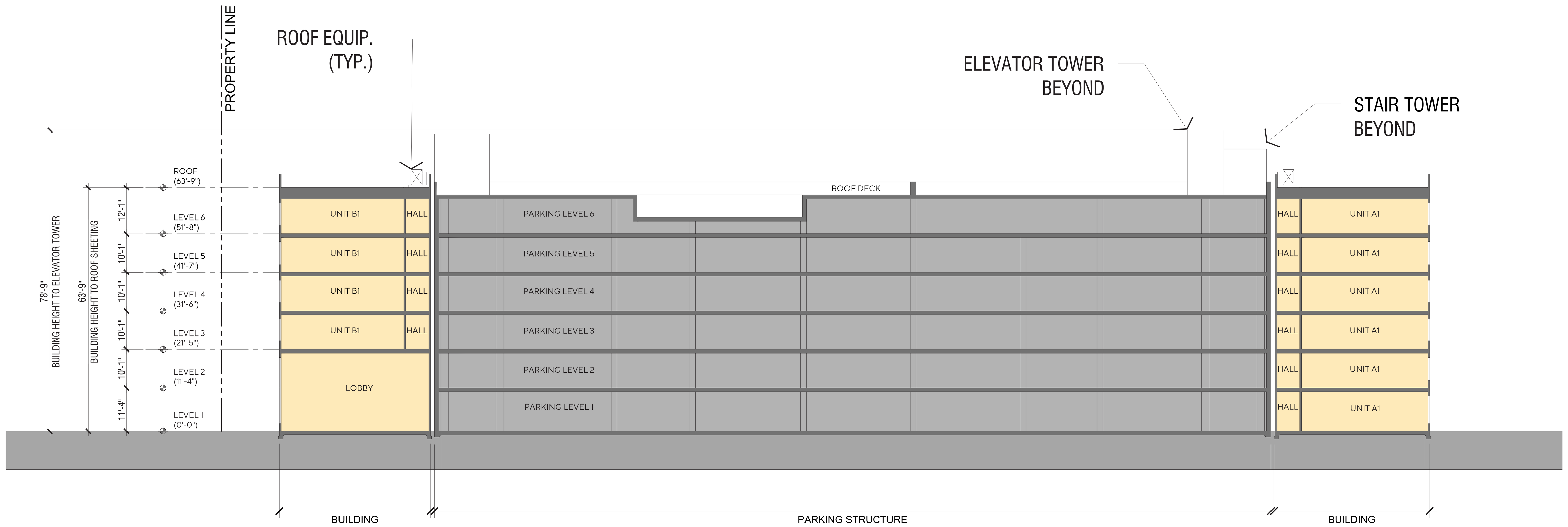
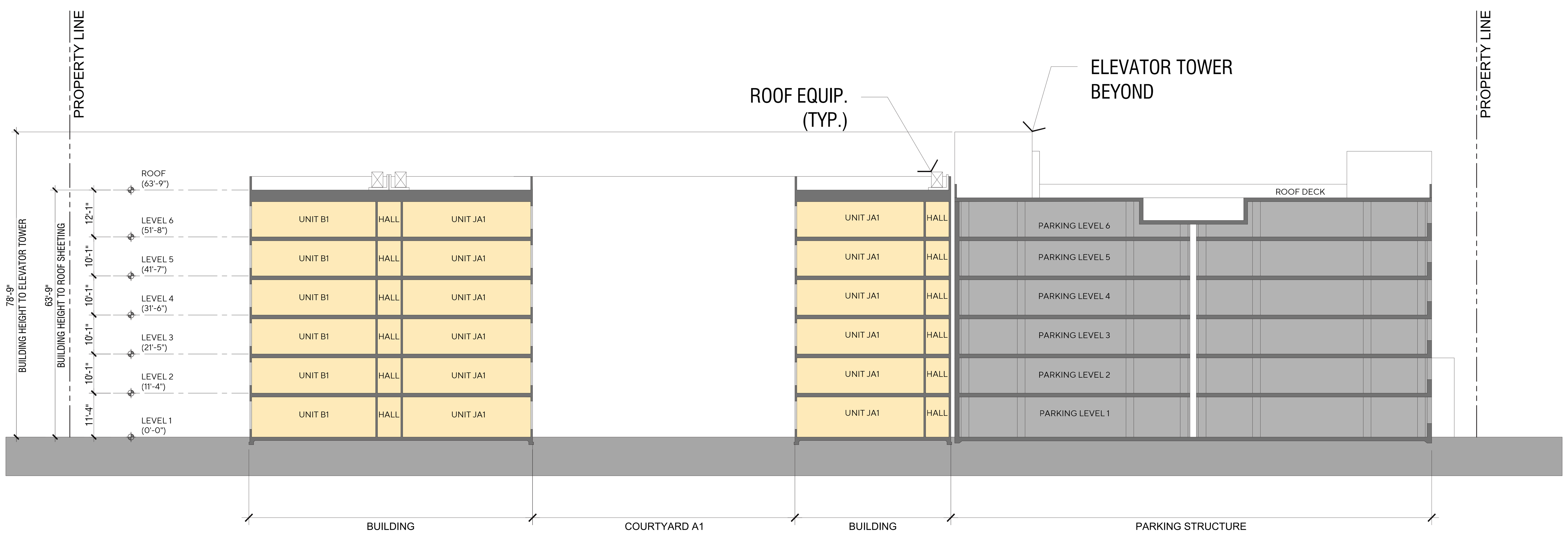
LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING



SECTION AA



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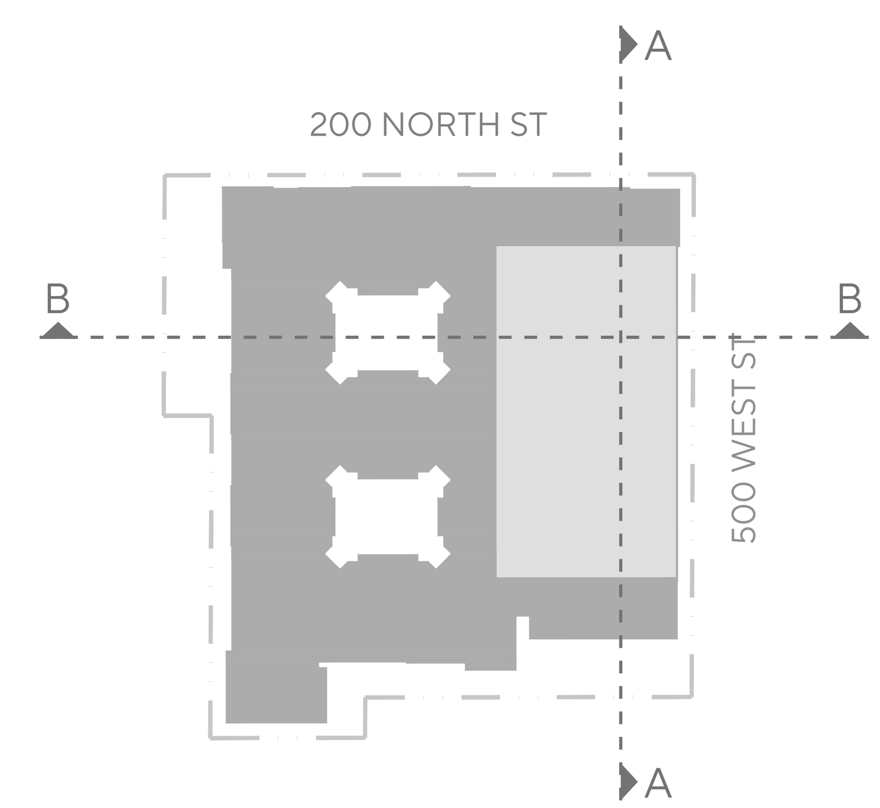

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

CONCEPTUAL SECTIONS

0 20' 40' 60' 80'
1" = 20'

AO

A16

JOB NO. 2024-0651
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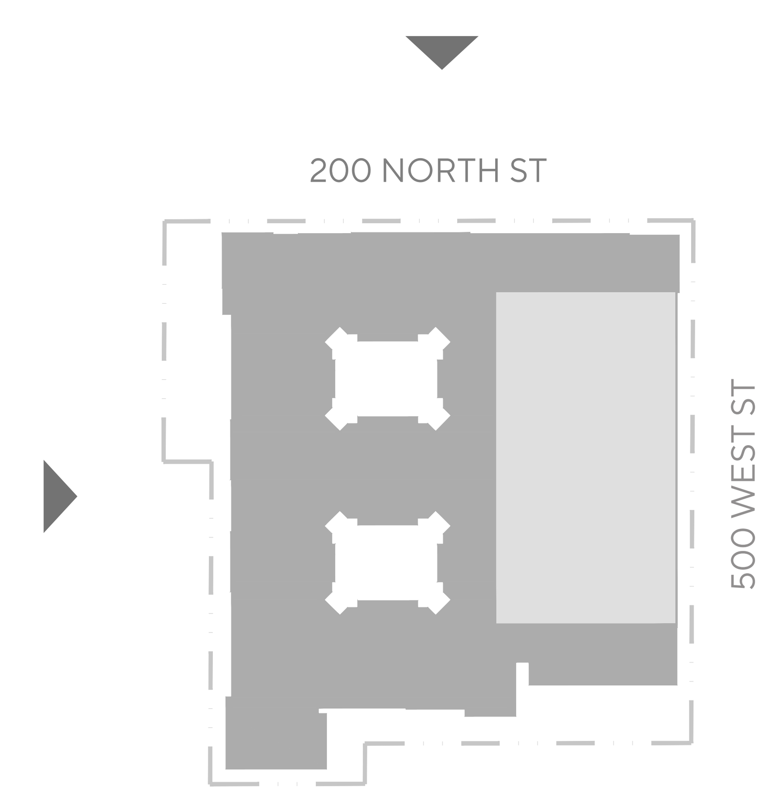
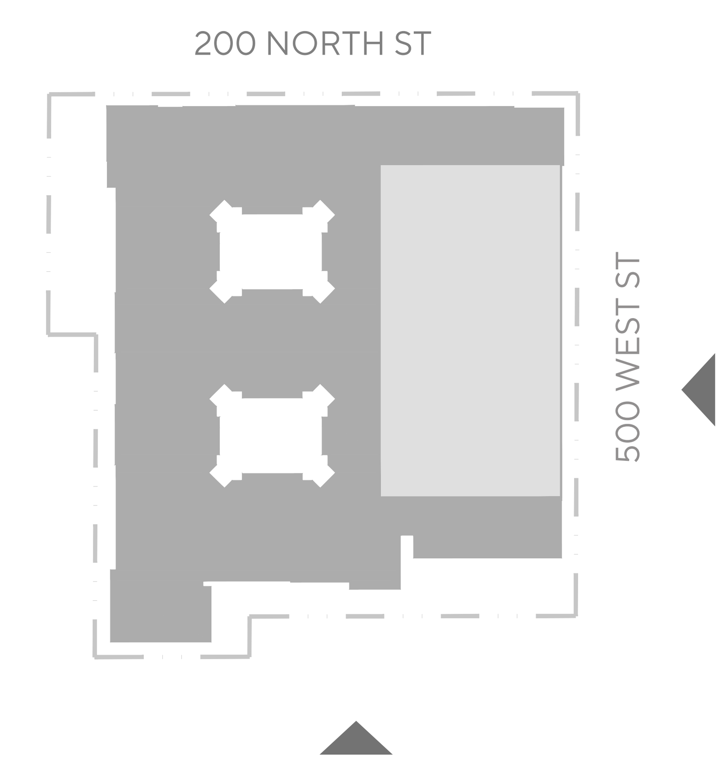
NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION



BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

CONCEPTUAL ELEVATIONS

0 20' 40' 60' 80'
1" = 20'

A18

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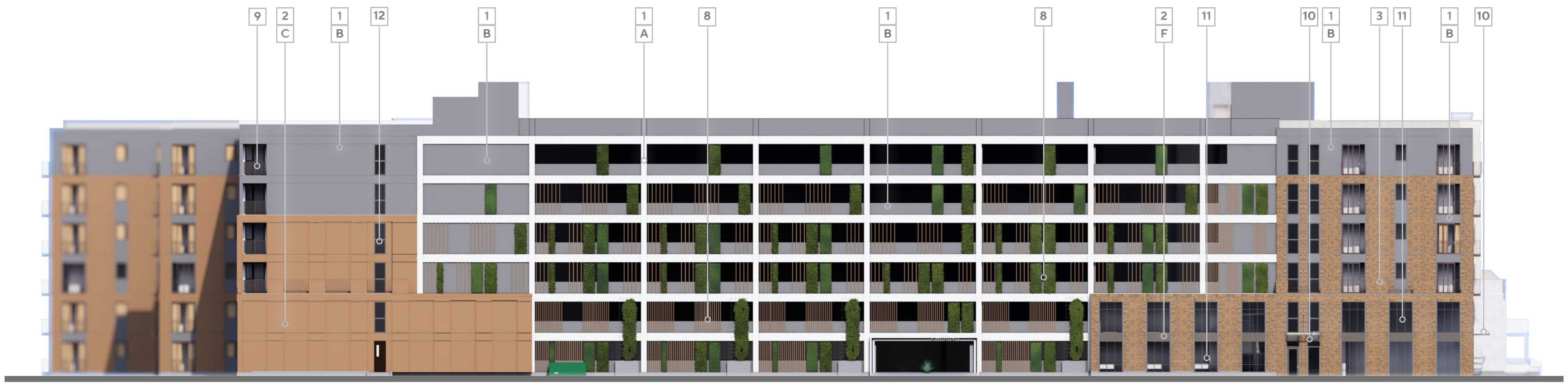
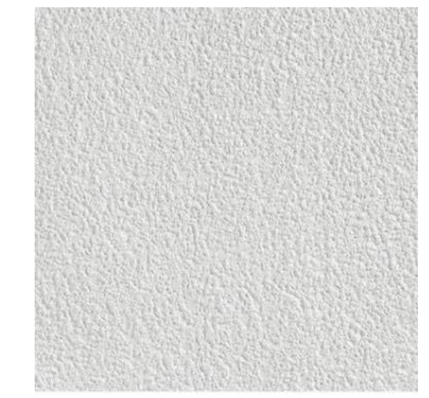
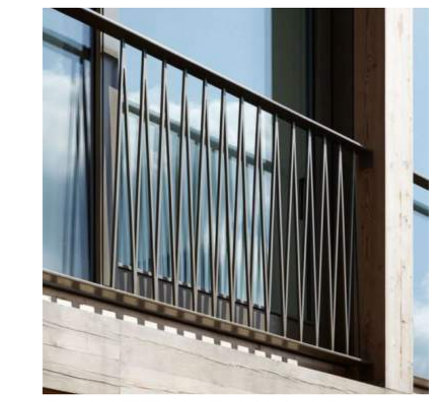
DATE 12-20-2024





1. ARCHITECTURAL PLASTER LIGHT SAND FINSH

5. THIN BRICK

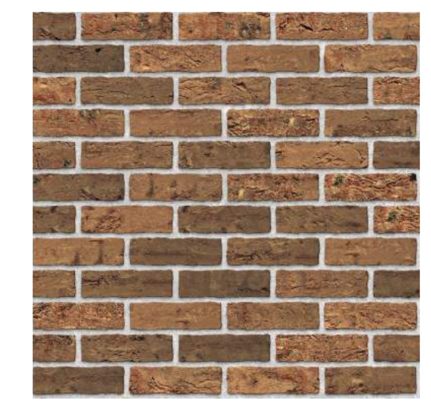


9. METAL RAILING - CUSTOM DARK BRONZE

2. ARCHITECTURAL PLASTER SMOOTH FINISH

6. STONE VENEER

10. ALUMINUM AWNING - CUTSOM DARK BRONZE



3. THICK BRICK

7. STONE VENEER

11. ALUMINUM STOREFRONT - CUTSOM DARK BRONZE

4. THIN BRICK

8. VERTICAL LIVING WALL AND SHADING SCREEN

12. HIGH PERFORMANCE VINYL WINDOW DARK BRONZE

A. SW 7006 EXTRA WHITE

B. SW 9565 FORGED STEEL

C. SW 6101 SANDS OF TIME

D. SW 0053 PORCELAIN

E. SW 7017 DORIAN GRAY

F. SW 7048 URBAN BRONZE

DESIGN STANDARDS 21.A.37

STANDARDS (CODE SECTION)	TSA-UC	NOTES
Ground floor use (%) (21A.37.050.A.1)	80	The Project follows with Option 2 (Ground Floor use + Visual interest)
Ground floor use + visual interest (%) (21A.37.050.A.2)	60/25	Assuming that residential uses can fulfill the ground floor requirement, the entire ground floor along 200 N meets this criterion. Double-height common areas (lobby, lounge) and double height townhome residences cover more than 64% of the ground-level facade facing 200 N (312 ft total length with 200 ft of double height spaces), featuring spaces with soaring ceilings that enhance the sense of spaciousness and luxury. All street-facing facades ensure complete visual engagement through a diverse selection of materials, distinct architectural elements, variations in the facade, and the use of color. We are requesting modification for the ground floor use standard along 500 W, since the parking structure is positioned there.
Building materials: ground floor (%) (21A.37.050.B.1)	90	The ground floor façades wall area facing 200 N includes 92 % of durable material and 31 % facing 500 W. This includes thin brick veneer. Requesting modification to this standard along 500 W.
Building materials: upper floors (%) (21A.37.050.B.2)	60	The upper floor façades wall area facing 200 N includes 70 % of durable material and 13 % of durable material facing 500 W. This includes thin brick veneer. Requesting modification to this Standard along 500 W.
Glass: ground floor (%) (21A.37.050.C.1)	60	The ground floor glazing is proposed to vary, based on the type of use and corresponding program. The North Façade facing 200N is calculated to an average of 53% . The ground level primarily consists of residential units that face the street, which allows us to reduce the glazing requirement by 15%. And the Glass percentage is 15 % on the East Façade's facing 500 W since the building is mostly occupied by a parking structure.
Building entrances (feet) (21A.37.050.D)	40	The 200 North facade features a total of 11 entry points: 2 for the Lobby and Lounge area and 9 individual entrances for the townhomes. The spacing between townhome entrances is less than 40 feet, while the distance for the lobby and lounge area exceeds 90 feet. On the 500 West facade, primarily occupied by a parking structure, we are proposing 3 entrances: 2 exits for the building at either end and 1 entrance for the Ski Lounge. We are requesting a modification to this standard for both facades.
Blank wall: max length (feet) (21A.37.050.E)	15	The maximum length of any blank wall uninterrupted by windows, doors, or architectural detailing at the ground floor level along 200N is well under the required 15'. Along N 500 W Street, there is a 33' Length of wall with expressed / furred out architectural pilasters but lacking any glazing at the south East Edge of the building and the side of the move-in loading bay.

DESIGN STANDARDS 21.A.37

STANDARDS (CODE SECTION)	D-2	NOTES
Street facing facade: max length (feet)(21A.37.050.F)	200	We request a modification to allow a facade length of approximately 315 feet along 200 North and 300 feet along 500 West. To mitigate this along 200 N, the building's massing is stepped back above the first two floors more than 6 feet, with the base articulated with double height townhomes facing the street and private patios on stoops that extend to the edge of the property line. This sections of building are enhanced with a distinct architectural style and enhanced materiality to further breakdown the scale of the building and create visual interest and an enhanced pedestrian experience.
Lighting: exterior (21A.37.050.H)	X	Complies. All proposed lighting will be shielded and directed down per code.
Lighting: parking lot (21A.37.050.I)	X	Not applicable. Project is not located adjacent to a residential zone or land use. However, the parking structure lighting proposed is internal ceiling mounted and will comply with code.
Screening of mechanical equipment (21A.37.050.J)	X	Complies. All mechanical equipment to be screened from public view and sited to minimize their visibility and impact.
Screening of service areas (21A.37.050.K)	X	Complies. All service areas, loading docks, refuse containers and similar areas are fully screened from public view.
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050L)	X	All the Townhomes on the ground floor along 200 North will have a primary entrance facing the street.

DESIGN REVIEW 21.A.59.050

STANDARDS	RESPONSE
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	The proposed project satisfied the intent for TSA Transit Station Area District, in providing a pedestrian friendly facade that interacts and responds to the developing Urban Environment in its area, enriching the visual experience of transient users with a multifamily project that engages the street, with its rich materiality and familiar, urban design feel that strongly complements the experience of future residents, but also enhances that of existing neighbors by replacing the under-utilized commercial uses currently on site with high quality housing. The proposed project is located in a parcel that despite being across the rail tracks for the North Temple Train station, pedestrian traffic is forced to traverse the neighborhood along the fenced off train-tracks or around two city blocks and over the W North Temple St. Bridge. The N500W street to the east of our Site is effectively an abandoned service road for use by the construction materials yard and personal storage facilities we propose to replace. The lack of any sidewalk infrastructure reinforces this notion, and thus, we argue there is very little expectation for pedestrian traffic from and towards the Train station outside of the residents of our proposed project, who will need to traverse more than half a mile (over 3,000 ft) each way to reach a retail component. The specific conditions on this parcel, are arguably excluding from being a Transition, nor a Core Area in relationship with pedestrian traffic flows around the Train Station. As such, we propose the elimination of the retail component requirement for our site, as we believe such a space would remain vacant and is not financially viable as it will not be able to attract transient users of the train station.
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot) 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings.	The main entrance of the building is positioned prominently along the corner of 200 N that we consider the main street frontage for the project, and N 500 W that in its current condition, we consider functioning as dead-end, internal an access road. The building's proposed typology engages the existing sidewalks with its main entrance being located at the corner and highlighted by its destiched architecture, but also with the two story townhomes/rowhouses that each enjoys its direct private access from 200 N, along with a covered corridor access that connects them to the parking structure. This creates a district base for the building that enhances and promotes the engagement with the urban environment that the District Plan promotes. The Parking itself is located along the side of the building, providing the needed sound isolation from the train-tracks and is itself covered by compatible architectural elements.
C. Building façades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor	The building facades utilize large fenestration openings, approaching an effective floor-to-ceiling glazing experience that people have connected with upscale urban residences. The Townhomes and common spaces along 200 N, utilized double height storefront type glazing, that illuminates their double height interiors with soft northern light and showcases their unique feel and desirability. Each of the district massing elements of the proposed project, utilizes its own architectural detailing around the openings, enhancing interest and providing a rich visual experience for transient users. The physical separation from the sidewalk, facilitated though the use of private outdoor courts on stoops, allows for this transparency without compromising the sense of safety and the ability to isolate their living space from the street, if this is desired. The Common open spaces, and Pool and Amenities Deck located close the corner of 200 N and 500 W, allowing for views down the street and into the mountain ranges.
D. Large building masses shall be divided into heights and sizes that relate to human scale. 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.	1. The building's massing and height is directly relatable to the stock of recently developed multifamily and mixed-use developments in immediate proximity but also within a 1 mile radius. 2. The building's massing is broken up both in horizontal and vertical planes, with a distinct, two-story high ground floor that relates to pedestrian urban experience, but also an architectural language with clean, deliberate moves that break up the mass in interesting portions or distinct building sections, further articulated visually by changes in materiality and color. 3. Numerous architectural details enhance the richness of the facade, including both inset and projected balconies with distinct materiality, enhanced materials applied on an actual articulated form vs. a simple surface application and deep reveals with a variation of architectural styles around most fenestration. 4. The ground floor strives to maximize the available fenestration for the proposed spaces, be it of common or private occupancy, offering large, operable fenestration and a floor-to-ceiling height that is superior to most existing developments in the area for this product type. The facade treatment and articulation along of all public facing building sides, is aimed to reduce the massing of the building down to familiar, human scaled elements. The porosity and transparency of the ground floor along 200 N , provides a rich experience of materiality and architectural elements, catering towards stimulating the interest of pedestrians along the property edges.

DESIGN REVIEW 21.A.59.050

STANDARDS	RESPONSE
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes.	The North façade along 200 N is proposed to exceed 200' of contiguous length, but to mitigate this we are proposing the recommended step-back of the north facade, changing both the architectural styles and introducing material changes for the first two levels of the building. The Eastern façade, facing N 500 W and along the train tracks will be stylistically articulated both vertically and horizontally through the use of architectural projections, enhanced materials and changes in color and texture, but is not proposed to have the deep massing changes as the north edge of the building is. The first two floors along all street-front edges of the building are a gesture down to human scale, with materiality and articulation reminiscent of 19th and early 20th Century urban multifamily blocks with contemporary interpretations of Georgian and compatible neo-classical undertones. The alternation of projecting and insetting balconies, along with furring out projections along all four façades which are in-turn emphasized by material changes, enhance the sense of depth and richness of the facade for both residents and transient viewers.
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit.	The project does not provide privately-owned public spaces. The common open spaces on the courtyards do provide for more than one seating areas that will meet or exceed the specified requirements for shading and landscaping. The common courtyards and roof deck will provide for outdoor dining and assembly areas, but these spaces are not meant to be shared with the public.

DESIGN REVIEW 21.A.59.050

STANDARDS	RESPONSE
G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline. 1. Human scale • Utilize step backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. • For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: • Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. • Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. • Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: • Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. • Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. • Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.	1. Human Scale The building Is designed with a distinct base, middle and top, emphasizing the base of the building along its frontage and the effective interface with pedestrian traffic. The first two floors along all street-front edges of the building are a gesture down to human scale, with materiality and articulation reminiscent of 19th Century Neo-Classical urban blocks and row housing developments. Beyond the street appealing and elegant styling, the upper floors are being further separated and set-back forming usable balconies along the 3rd level for the north facing units, softening the most visible edges of the proposed building. All of these moves are emphasized through material changes that increase the depth perception of each change on both vertical and horizontal planes. The proposed roof deck is proposed along the eastern edge of the building, away from the more residential minded existing development to the West of the project and facing the Downtown area and the mountain ranges to the East. 2. Negative Impacts There are no small scale residential neighboring developments that would benefit from stepping the building down to meet them at their level: the majority of neighboring buildings are industrial / automotive dealerships and the single multifamily residential development to our West is will enjoy sufficient separation of 100' or more from the proposed development. As such there are no established outdoor commercial, educational or residential uses to be impacted by shading due to the new development for a window of time that would be of concern. 3. Roofline The Mass of the building was broken down with angled furred-out wall treatments, with each segment getting a slightly modified parapet height to increase visual interest. Strategic architectural style and material alteration assists the way viewers perceive both the massing and the roofline of the project.
H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.	Parking entrance is located along N 500 W , about 180' south of the nearest intersection and should not impact the safety of pedestrian connections to the sidewalks, by providing sufficient line of sight and room for incoming and outgoing traffic to queue in and out of the structure.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)	Waste and recycling containers, mechanical equipment, storage areas are located inside the parking structure. The loading docks are located in the alley and hidden from public view.

DESIGN REVIEW 21.A.59.050

STANDARDS	RESPONSE
J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.	Signage will be provided to clearly identify the main residential entrance and to identify wayfinding for the parking garage. All signage location will be designed with the existing and new landscaping in mind so as not to obstruct wayfinding and views.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Lighting Design Review Standard is noted by the design team. Street Lighting will be designed in accordance to the Salt Lake City lighting Master Plan. Outdoor lighting will be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. Lighting will coordinated with potential signage locations to maximize the attention of the tenant's as well as providing safe pedestrian walkways along 200 N and 500 W.
L. Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester. 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: • Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. • Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. • Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI). • Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. • Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. • Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)	1. Street Trees: -300 North – We have ~313' ft of frontage / 30 = 10.4 We are providing (7) new trees and preserving (4) koelreuteria paniculata trees for a total of (11) street trees per Urban Forestry standards within an existing parkstrip. The intent is to match and extend the existing tree layout and species in lieu of removing established trees in the large parkstrip. Koelreuteria paniculata is an approved Urban Forestry, medium parkstrip tree that will work well with constraints of existing utilities in lieu of using a large park strip tree. The intent is to provide vegetation beyond the minimum requirements for total landscape coverage. -500 West – We have ~307' ft of frontage / 30 = 10.2 We are providing (11) new Zelkova Serrata street trees from the Urban Forestry 6' parkstrip – Medium tree species list. 2. Although we have only a small amount of publicly accessible privately owned spaces, the hardscape has been defined by changes in materials for both public and private uses. Durable materials have been chosen to complement the architectural design, finishes, and color scheme. Additionally, asphalt has been restricted to drive aisles only.

SITE ITEMS

1. PROPERTY LINE
2. NEIGHBORING WALL TO REMAIN
3. TRANSFORMER - SCREENED WITH LANDSCAPING HEDGE WHERE VISIBLE
4. 6' HEIGHT SECURED FENCING
5. 4' HEIGHT FENCED DOG RUN AREA
6. LANDSCAPE SCREENING AT PARKING GARAGE
7. PRIVATELY OWNED PUBLIC ENTRANCE WITH ENHANCED PAVING
8. BIKE RACK LOCATION
9. PRIVATE INSTALL BENCH
10. PRIVATE TOWNHOME STOOPS
11. PUBLIC CARRIAGEWAY

SURFACE MATERIALS

- ROW PLANTING AREA 33% MINIMUM LANDSCAPE C
- ROW SIDEWALK PER SLC ENGINEERING STAN
- CONCRETE WALKWAYS
- ENHANCED PAVING SUCH AS OR COLORED CONCRETE
- PRIVATE SITE LANDSCAPE A 33% MINIMUM LANDSCAPE C
- PRIVATE SITE LANDSCAPE A DECORATIVE GRAVEL
- PRIVATE SITE LANDSCAPE A PERMEABLE WALKING SURF
- ARTIFICIAL TURF
- WATER AMENITY

PRIVATE AMENITIES

A. ARTIFICIAL TURF GATHERING LAWN
B. ARTIFICIAL WORKOUT TURF
C. SOFT SURFACE SEATING AREA
D. ENHANCED PAVING AMENITY SPACE
E. CONCRETE AMENITY PATIO
F. OUTDOOR DINING / GRILL
G. FIRE FEATURE
H. POOL
I. SPA
J. COVERED SUN DECK

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

LANDSCAPE -OVERALL PLAN

1" = 30'

0 30' 60' 90' 120'

LFDC

L1

JOB NO. 2024-0651
DATE 12-20-2024

LANDSCAPE CALCS

LANDSCAPE 200 NORTH ROW CALCULATIONS

200 NORTH:	S.F.:	PERCENTAGE:
TOTAL AREA:	13,580	100%
VEHICULAR AREA:	700	5.15%
EXISTING SIDEWALK	2,130	15.68%
HARDSCAPE	1,385	10.20%
(20% MAXIMUM)		
CARRIAGEWAYS	780	
ACCESS WALKS	605	
OTHER (UTILITIES ETC.)		
LANDSCAPE AREA:	9,365	68.96%
TURF	0	0%
PLANTED MULCH AREA:	9,365	68.96%

LIVE VEGETATION:

(33% OF PLANTING AREA REQUIRED OF 9365)

SHRUBS: 490*7 AVG.	3,430 S.F.	36.63%
TREE CANOPY:	3,600 S.F.	36.84%

*ESTIMATED TREE SOIL AVAILABLE PER TREE: 1,400 S.F.

PLANT SELECTIONS (100% REQUIRED):

WATERWISE SHRUBS:	490/490	100%
WATERWISE TREES:	11/11	100%
	4/4 EXISTING	
	7/7 PROPOSED	

*SHADE TOLERANT SHRUBS ONLY ON NORTH FACING AREAS

*314 L.F. / 30 = 10.46 TREES REQUIRED

*ALL SELECTIONS PER URBAN FORESTRY SUGGESTED TREE LIST

*ALL FUTURE SELECTIONS PER SLC BMP WATERWISE MANUAL

LANDSCAPE NOTES

LANDSCAPE GENERAL NOTES

REGULATIONS:

1. ALL DOCUMENTS SUBMITTED FOR PERMITTING SHALL BE FINAL CONSTRUCTION DOCUMENTS
2. ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (SALT LAKE CITY, UT) STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS
4. CONTRACTOR TO OBTAIN PERMITS FROM REQUIRED AGENCY WITH JURISDICTION OVER THE SITE AND/OR CONSTRUCTION PROCESS

SITE PREPARATION:

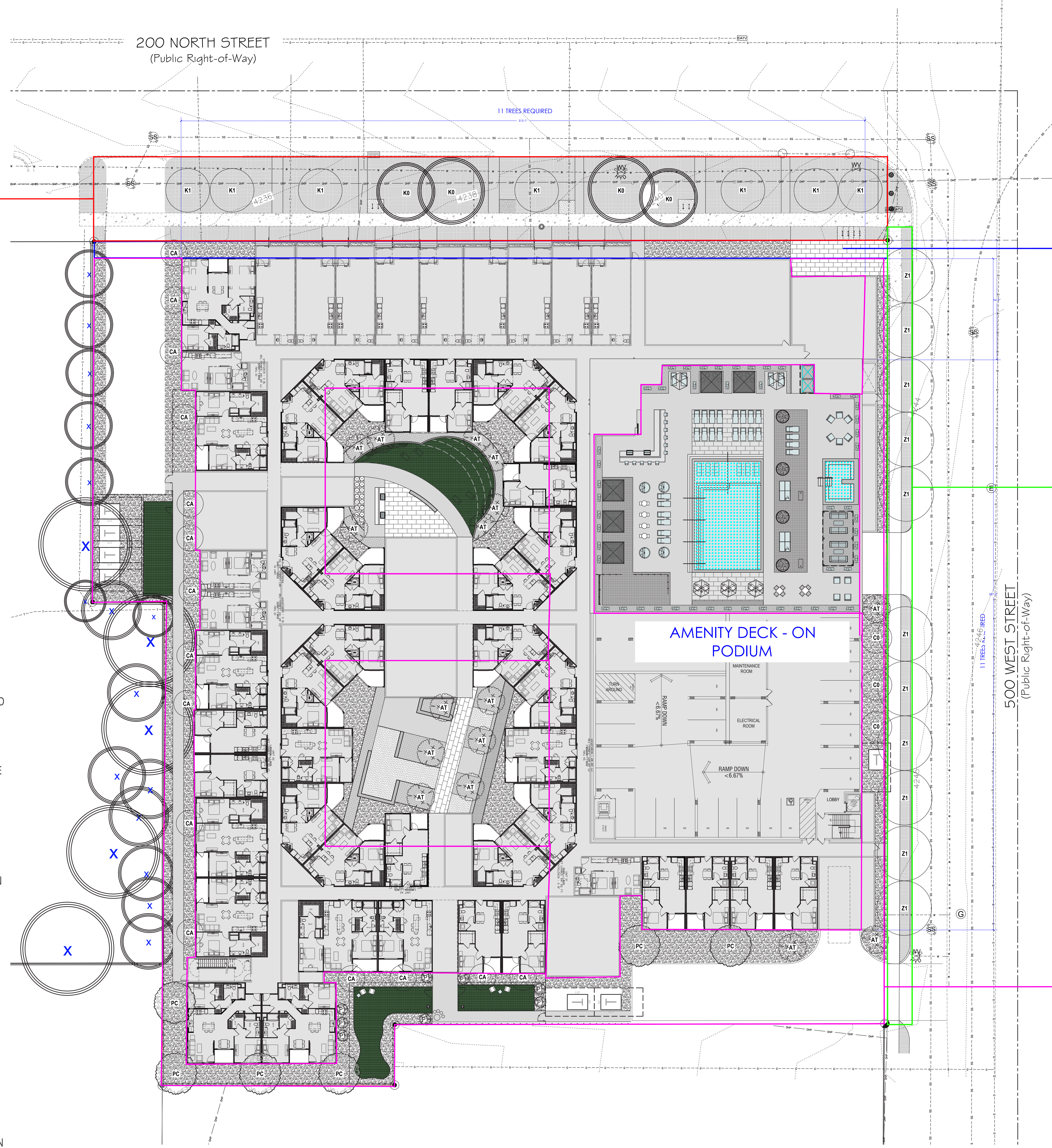
1. ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED
2. APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
3. POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
4. ENGINEERING PLANS SHALL TAKE PRECEDENCE
5. ALL GRADES SHALL BE NEAT, RAKED, AND FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION

SOIL AND PLANTING PREPARATION

1. MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
2. MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
3. BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 75% TOPSOIL/ 25% HUMUS MATERIAL
4. GROUNDCOVER PLANTINGS TO RECEIVE WEED PRE-EMERGENT
5. SOILS REPORT SHALL TAKE PRECEDENCE
   - 5.1. TOPSOIL STANDARDS
     SAND - 20%-70%
   - 5.2. CLAY - 20%-70%
   - 5.3. #10 SIEVE @ 15% MAXIMUM
   - 5.4. PH 6 TO 8.5

PLANTING

1. ALL PLANT MATERIALS SHALL BE HEALTHY, TYPICAL GROWING HABITS EXPECTED OF THE SELECTED SPECIES. PLANT MATERIALS MAY BE REJECTED BY OWNER, CONTRACTOR, AND/OR LANDSCAPE ARCHITECT PENDING REVIEW
2. PLANTING HOLES SHALL BE DUG 2X THE WIDTH OF THE ROOTBALL
3. ADD AGRI-FORM OR EQUIVALENT TABLETS AT A RATE OF 1 PER 1-4 GALLONS // 2 PER 5-10 GALLON // 3 PER 11-20 GALLON // 4 PER TREE
4. NO PLANTING SUBSTITUTIONS WITHOUT WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT
5. NO PLANTING SHALL OCCUR UNTIL ROUGH GRADING IS COMPLETE
6. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING AREAS PRIOR TO TOP DRESSING
7. ALL PLANTING LOCATIONS TO BE STAKED BY CONTRACTOR PRIOR TO INSTALLATION
8. CONTRACTOR SHALL MAINTAIN A PLANT WARRANTY, TYPICAL OF (1) YEAR, WITH A (90) DAY MAINTENANCE PERIOD.



LANDSCAPE CALCS

FRONT YARD CALCULATIONS

TOTAL AREA:	3,267 S.F.	
VEHICULAR DRIVE	203 S.F.	
FRONT YARD OPEN SPACE:	3,064 S.F.	100%
APPLICABLE HARDSCAPE:	1,948	63.58%
PRIVATE PATIO/ WALKS	1,230	
ENHANCED PAVING	718	
LIVE VEGETATION:	1,116	36.42%
GROUND LANDSCAPE	936	
RAISED PLANTERS	180	
TURF	0	0%

*ALL FRONT YARD LANDSCAPING TO BE 100% LANDSCAPED WITH SHRUBS AND GROUNDCOVERS IN NARROW STRIP BETWEEN ROW AND BUILDING FACADE

LANDSCAPE 500 WEST ROW CALCULATIONS

200 NORTH:	S.F.:	PERCENTAGE:
TOTAL AREA:	4,385	100%
VEHICULAR AREA:	775	17.67%
SIDEWALK:	2,340	53.36%
HARDSCAPE	60	1.36%
(20% MAXIMUM)		
CARRIAGEWAYS	0	
ACCESS WALKS	60	
OTHER (UTILITIES ETC.)	0	
LANDSCAPE AREA:	1,210	27.59%
TURF	0	0%
PLANTED MULCH AREA:	1,210	27.59%

LIVE VEGETATION:

(33% OF PLANTING AREA REQUIRED OF 1,210)

SHRUBS: 51*8.5 AVG.	433 S.F.	35.83%
TREE CANOPY:	2,750 S.F.	227%*

*CANOPY COVERS SIDEWALK ETC.

*ESTIMATED TREE SOIL AVAILABLE PER TREE: 750 S.F.

10X15X5

PLANT SELECTIONS (80% REQUIRED):

WATERWISE SHRUBS:	51/51	100%
WATERWISE TREES:	11/11	100%
	4/4 EXISTING	
	7/7 PROPOSED	

*308 L.F. / 30 = 10.26 TREES REQUIRED

*ALL SELECTIONS PER URBAN FORESTRY SUGGESTED TREE LIST

*ALL FUTURE SELECTIONS PER SLC BMP WATERWISE MANUAL

LANDSCAPE PRIVATE SITE CALCULATIONS

	S.F.:	PERCENTAGE:
TOTAL AREA:	126,817	100%
BUILDING FOOTPRINT:	77,581	61.18%
(EXCLUDING AMENITY SPACES)		
VEHICULAR AREAS:	6,660	5.25%
OTHER (UTILITIES ETC.)	0	
LANDSCAPE AREAS & OPEN SPACE:		
IMPERVIOUS HARDSCAPE	19,801	15.61%
ACCESS WALKS	9,750	
ARTIFICIAL TURF	5,186	
(DOG PARKS / RECREATION ZONES)		
ACCENT PAVING	2,815	
*POOL AMENITY:	2,050	
PERMEABLE LANDSCAPE:	18,070	14.25%
TURF	0	
PLANTED MULCH AREA:	14,185	
DECORATIVE GRAVEL	3,120	
(SPECIMEN PLANTING ONLY)		
PERMEABLE SEATING:	765	

LIVE VEGETATION:

(33% OF LANDSCAPE AREA REQUIRED OF 14,185)

SHRUBS: 730*8 AVG.	5,840 S.F.	41.17%
TREE CANOPY:	3,640 S.F.	25.66%
52x75		

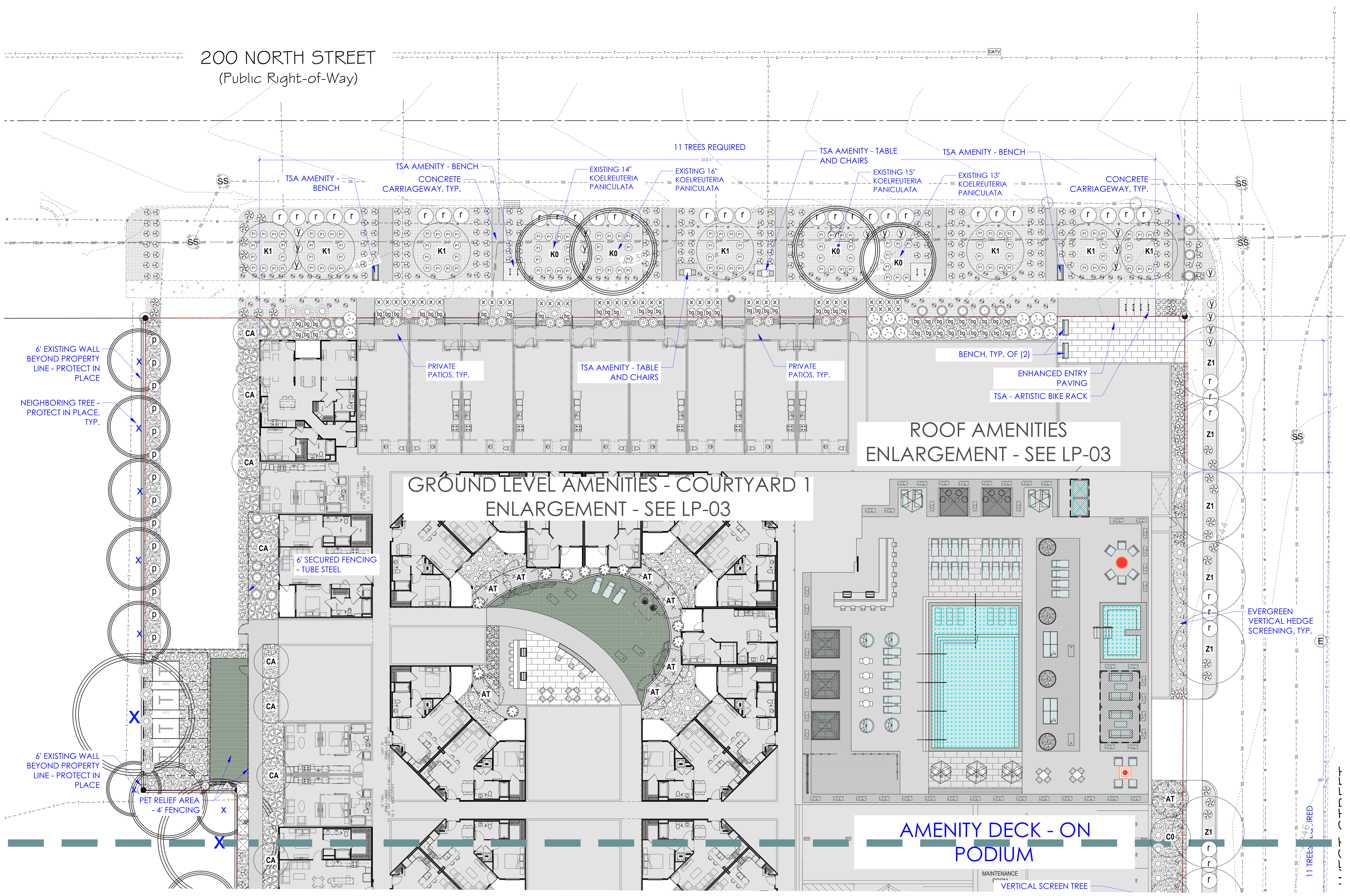
PLANT SELECTIONS (100% REQUIRED):

WATERWISE SHRUBS:	730/730	100%

*SHADE ONLY PLANTS HAVE BEE SELECTED PER SITE TOLERANT LOCATIONS

WATERWISE TREES:	52/52	100%

*ALL FUTURE SELECTIONS PER SLC BMP WATERWISE MANUAL



MATCHLINE - SEE LP-02

PLANTING SCHEDULE - DESIGN REVIEW
*SUBJECT TO CHANGE, ALL FUTURE SELECTIONS PER SLC BMP WATER WISE MANUAL -OR- SELECTED FOR SPECIFIC HYDROZONE AREAS FOR SITE TOLERANT CONDITIONS SUCH AS FULL SHADE

GROUNDCOVERS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
264	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10"x30"	GV3	HARDY G.C.
10	5 GAL.	CAMPSIS RADICANS	TRUMPET VINE	10'+	GV1	VERTICAL CLIMBER
18	1 GAL.	HEUCHERA 'LIME'	GREEN HEUCHERA	24"x24"	SHADE	FULL SHADE
106	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24"x60"	GV4	EVERGREEN G.C. / VINE
48	1 GAL.	RHUS AROMATICA 'GRO LOW'	CLIMBING WINTERCREEPER	24"x72"	GV1	EVERGREEN G.C.

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
195	1 GAL.	BOUTELOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18"x18"	TW0	WINTER INTEREST
47	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42"x42"	TW2	LIGHT SHADE
52	1 GAL.	CAREX DIVULSA	GRASSLAND SEDGE	16"x20"	TW3	SHADE TOLERANT

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
52	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	18"x18"	P2	SUSTAINED BLOOMS
120	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48"x42"	P1	FULL SUN

DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
4	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30"x48"	SD3	FULL SUN // PART SHADE
10	2 GAL.	CORNUS ALBA 'BAILHALO' IVORY'	VARIEGATED DOGWOOD	6'x6'	SHADE	SHADE TOLERANT
15	2 GAL.	CORNUS 'KELSYI'	KELSEY DOGWOOD	3'x3'	SHADE	SHADE TOLERANT
29	2 GAL.	COTONEASTER LUCIDUS	PEKING CONTEASTER	6'x5'	SD4	FULL SUN
11	2 GAL.	RHAMNUS FRANGULA 'RON WILLIAMS'	COLUMNAR BUCKTHORN	8'x3'	SD3	COLUMNAR ACCENT

EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
52	2 GAL.	BUXUS 'GLENCOE'	BOXWOOD	24"x36"	SHADE	SHADE HEDGE
24	2 GAL.	BUXUS SEMP. 'GRAHAM BLANDY'	COLUMNAR BOXWOOD	84"x46"	SHADE	SHADE - VERTICAL
34	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24"x42"	SE4	SUN / SHADE
70	2GAL.	HESPERALOE PARVIFLORA	RED YUCCA	3'x3'	SE0	LOW MAINTENANCE
23	2GAL.	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5'x5'	SE4	LOW MAINTENANCE
52	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2	EVERGREEN CONIFER
14	5 GAL.	PRUNUS LAUROCERASUS 'NANA'	COMPACT LAUREL CHERRY	4'x4'	SE2	EVERGREEN CONIFER
81	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3	SUN / SHADE
17	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0	FULL SUN ACCENT

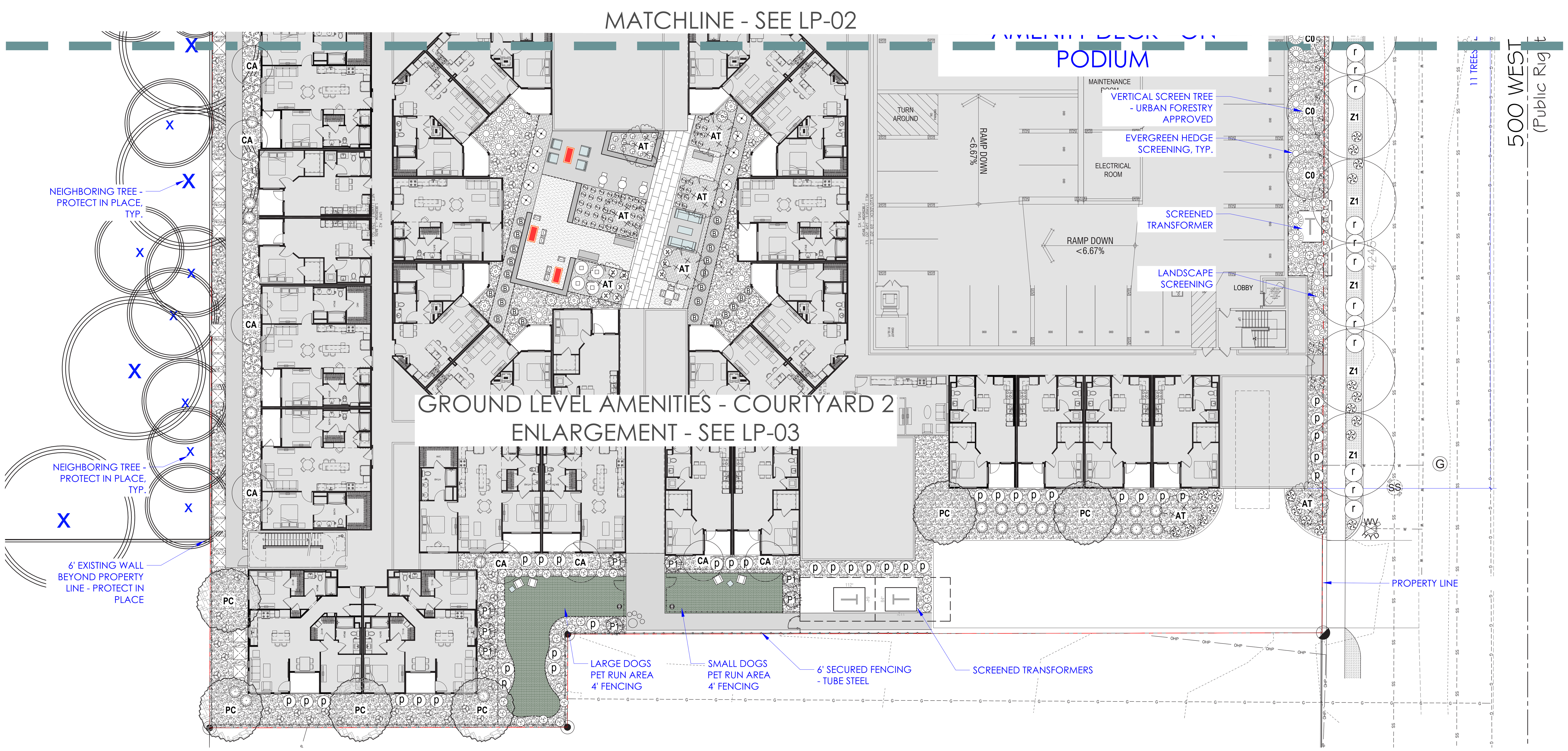
PARKWAY PLANTING - URBAN FORESTRY REQUIREMENTS

ALL TREES IN PUBLIC R.O.W. TO BE 2" CALLIPER - LOCATED:
5' from water meter and/or utility box
10' from fire hydrant
5-10' from residential driveway
5-10' from property line of adjoining parcel
5-10' from non-traffic conducting signage
5-10' from utility pole and/or light
20' from an unregulated intersection (20' back from intersecting sidewalks)
30' from stop signs
30' from commercial driveway and/or alley
40' from an intersection with traffic lights (40' back from intersecting sidewalks)
20-30' from a tree that is medium in size at maturity (30 to 50' tall)

PLANTING SCHEDULE - DESIGN REVIEW
*SUBJECT TO CHANGE, ALL FUTURE SELECTIONS PER SLC BMP WATER WISE MANUAL -OR- SELECTED FOR SPECIFIC HYDROZONE AREAS FOR SITE TOLERANT CONDITIONS SUCH AS FULL SHADE

TREES

'MBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	CANOPY COVERAGE
AT	20	1.5" CAL.	ACER TATARICUM 'HOT WINGS' - MULTI	HOT WINGS MULTI STEM MAPLE	15'x15'	TD3	PRIVATE ACCENT TREE	100X37 = 3,700
C0	3	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35'x15'	TD3	PRIVATELY INSTALLED SCREEN *URBAN FORESTRY TREE	100X5= 500
CA	15	1.5" CAL.	CERCIS CANADENSIS 'ACE OF HEARTS'	EASTERN REDBUD	12'x12'	TD4	PRIVATE ACCENT TREE	80X15= 1,200
K0	4	EXISTING	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	NA	NA	*STREET TREE, EXISTING	2,200 S.F.
K1	7	2" CAL.	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	25'x25'	TD2	*STREET TREE, UF APPROVED	200X7= 1,400
PC	6	6'-8' BB	PICEA PUNGENDS - COLORADO GREEN	GREEN SPRUCE	45'x20'	TE3	PRIVATE CONIFER	150X6= 900
P1	8	6' BB	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	20'x8'	TE3	PRIVATE CONIFER - VERTICAL	20X8= 160
Z1	11	2" CAL.	ZELKOVA SERRATA 'SCHMIDTLOW'	WIRELESS ZELKOVA	30'x35'	TD4	*STREET TREE, UF APPROVED *UNDER POWER LINES	250X11= 2,750



PLANTING SCHEDULE - DESIGN REVIEW

*SUBJECT TO CHANGE, ALL FUTURE SELECTIONS PER SLC BMP WATER WISE MANUAL -OR- SELECTED FOR SPECIFIC HYDROZONE AREAS FOR SITE TOLERANT CONDITIONS SUCH AS FULL SHADE

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
AT	20	1.5" CAL.	ACER TATARICUM 'HOT WINGS' - MULTI	HOT WINGS MULTI STEM MAPLE	15'x15'	TD3	PRIVATE ACCENT TREE
C0	3	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35'x15'	TD3	PRIVATELY INSTALLED SCREEN *URBAN FORESTRY TREE
CA	15	1.5" CAL.	CERCIS CANADENSIS 'ACE OF HEARTS'	EASTERN REDBUD	12'x12'	TD4	PRIVATE ACCENT TREE
K0	4	EXISTING	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	NA	NA	*STREET TREE, EXISTING
K1	7	2" CAL.	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	25'x25'	TD2	*STREET TREE, UF APPROVED
PC	6	6'-8' BB	PICEA PUNGENDS - COLORADO GREEN	GREEN SPRUCE	45'x20'	TE3	PRIVATE CONIFER
P1	8	6' BB	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	20'x8'	TE3	PRIVATE CONIFER - VERTICAL
Z1	11	2" CAL.	ZELKOVA SERRATA 'SCHMIDTLOW'	WIRELESS ZELKOVA	30'x35'	TD4	*STREET TREE, UF APPROVED *UNDER POWER LINES

GROUNDCOVERS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
264	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10"x30"	GV3	HARDY G.C.
10	5 GAL.	CAMPSIS RADICANS	TRUMPET VINE	10'+	GV1	VERTICAL CLIMBER
18	1 GAL.	HEUCHERA 'LIME'	GREEN HEUCHERA	24"x24"	SHADE	FULL SHADE
106	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24"x60"	GV4	EVERGREEN G.C. / VINE
48	1 GAL.	RHUS AROMATICA 'GRO LOW'	CLIMBING WINTERCREEPER	24"x72"	GV1	EVERGREEN G.C.

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
195	1 GAL.	BOUTELOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18"x18"	TW0	WINTER INTEREST
47	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42"x42"	TW2	LIGHT SHADE
52	1 GAL.	CAREX DIVULSA	GRASSLAND SEDGE	16"x20"	TW3	SHADE TOLERANT

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
52	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	18"x18"	P2	SUSTAINED BLOOMS
120	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48"x42"	P1	FULL SUN

DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
4	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30"x48"	SD3	FULL SUN // PART SHADE
10	2 GAL.	CORNUS ALBA 'BAILHALO' IVORY'	VARIEGATED DOGWOOD	6'x6'	SHADE	SHADE TOLERANT
15	2 GAL.	CORNUS 'KELSYI'	KELSEY DOGWOOD	3'x3'	SHADE	SHADE TOLERANT
29	2 GAL.	COTONEASTER LUCIDUS	PEKING CONTEASTER	6'x5'	SD4	FULL SUN
11	2 GAL.	RHAMNUS FRANGULA 'RON WILLIAMS'	COLUMNAR BUCKTHORN	8'x3'	SD3	COLUMNAR ACCENT

EVERGREEN SHRUBS

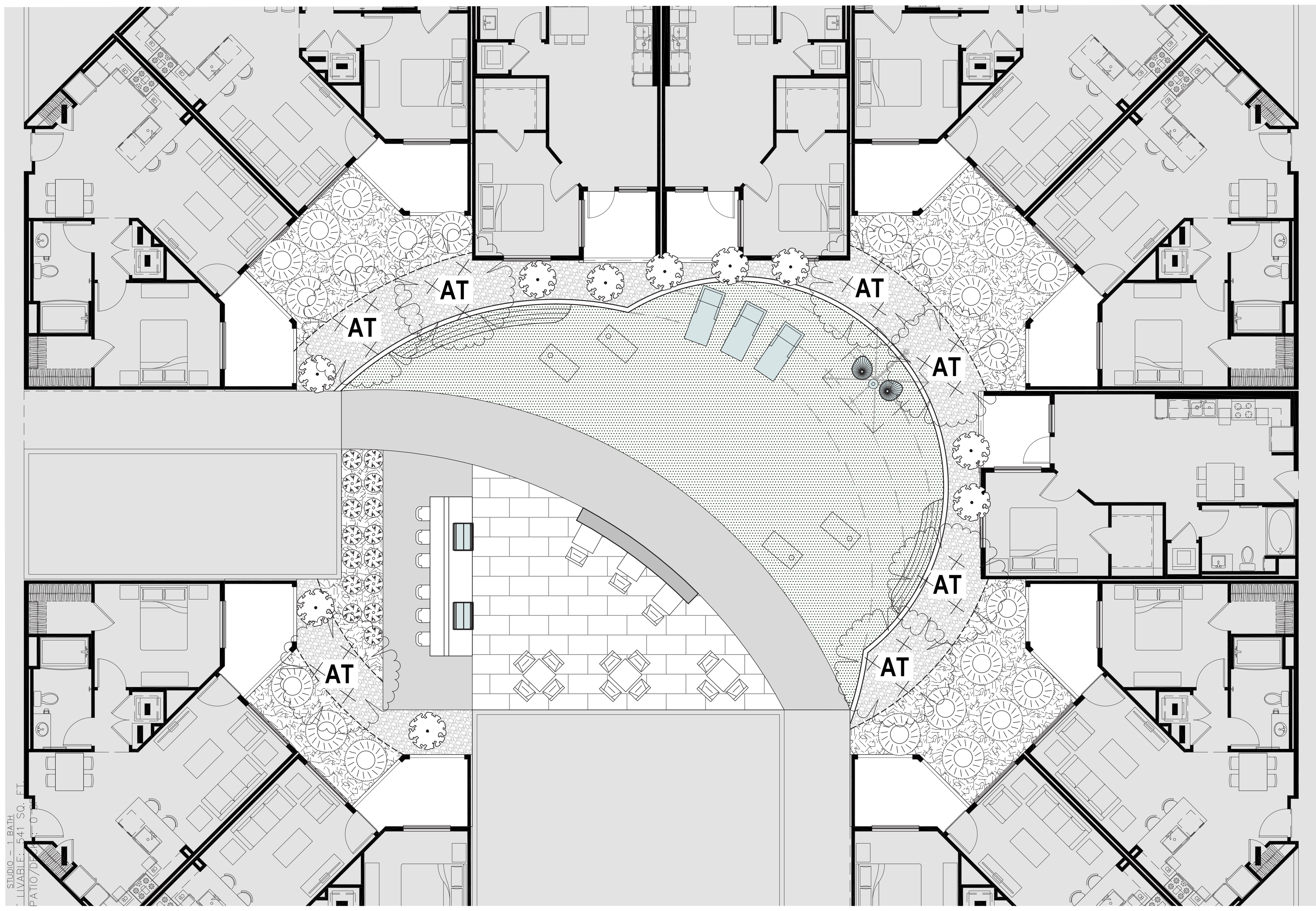
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
52	2 GAL.	BUXUS 'GLENCOE'	BOXWOOD	24"x36"	SHADE	SHADE HEDGE
24	2 GAL.	BUXUS SEMP. 'GRAHAM BLANDY'	COLUMNAR BOXWOOD	84"x46"	SHADE	SHADE - VERTICAL
34	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24"x42"	SE4	SUN / SHADE
70	2GAL.	HESPERALOE PARVIFLORA	RED YUCCA	3'x3'	SE0	LOW MAINTENANCE
23	2GAL.	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5'x5'	SE4	LOW MAINTENANCE
52	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2	EVERGREEN CONIFER
14	5 GAL.	PRUNUS LAUROCERASUS 'NANA'	COMPACT LAUREL CHERRY	4'x4'	SE2	EVERGREEN CONIFER
81	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3	SUN / SHADE
17	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0	FULL SUN ACCENT

PARKWAY PLANTING - URBAN FORESTRY REQUIREMENTS

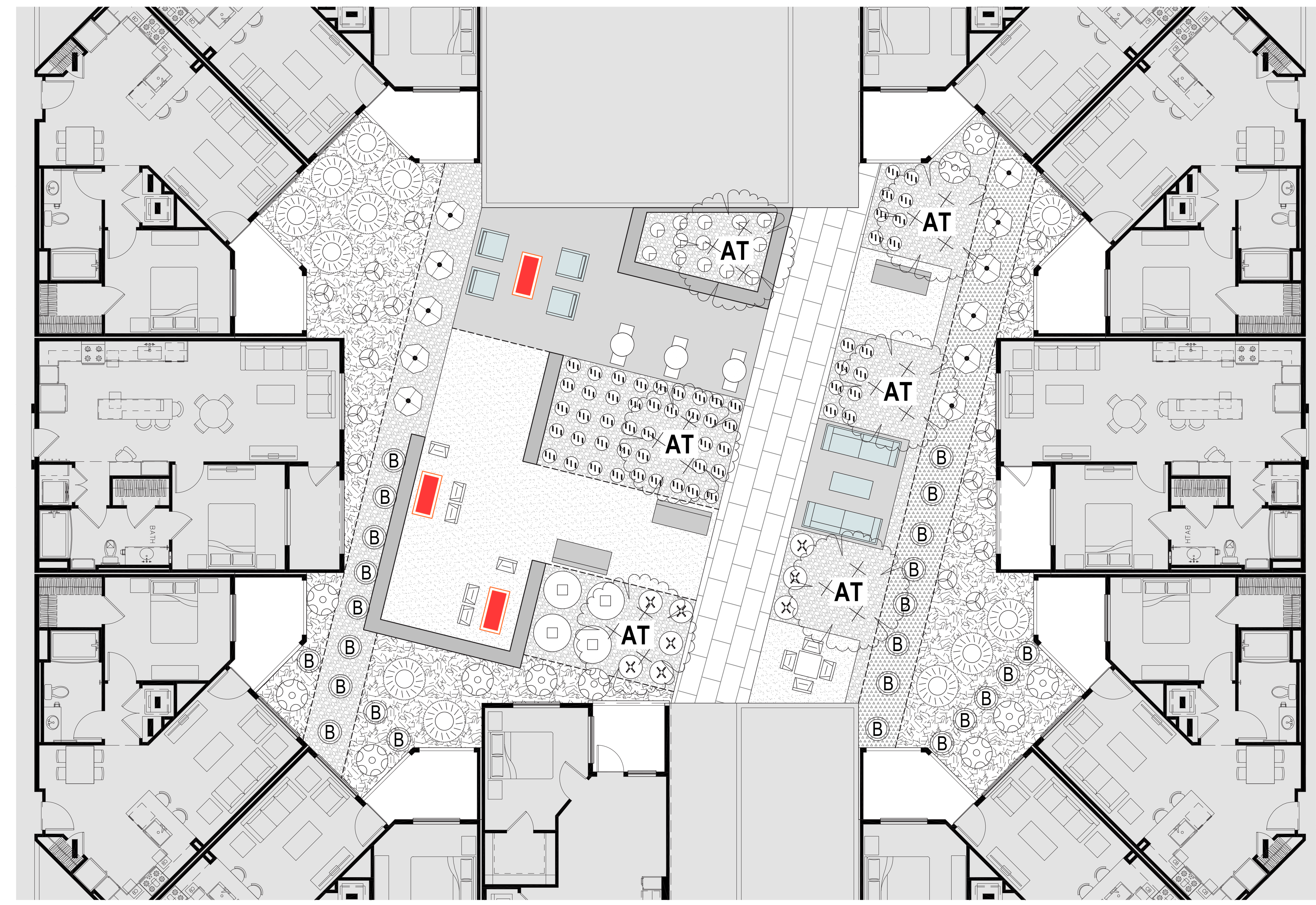
ALL TREES IN PUBLIC R.O.W. TO BE 2" CALLIPER - LOCATED:

5' from water meter and/or utility box
10' from fire hydrant
5-10' from residential driveway
5-10' from property line of adjoining parcel
5-10' from non-traffic conducting signage
5-10' from utility pole and/or light
20' from an unregulated intersection (20' back from intersecting sidewalks)
30' from stop signs
30' from commercial driveway and/or alley
40' from an intersection with traffic lights (40' back from intersecting sidewalks)
20-30' from a tree that is medium in size at maturity (30 to 50' tall)

ENLARGEMENT - COURTYARD 1
GROUND LEVEL



ENLARGEMENT - COURTYARD 2
GROUND LEVEL



PLANTING SCHEDULE - DESIGN REVIEW
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TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
AT	20	1.5" CAL.	ACER TATARICUM 'HOT WINGS' - MULTI	HOT WINGS MULTI STEM MAPLE	15'x15'	TD3	PRIVATE ACCENT TREE
C0	3	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35'x15'	TD3	PRIVATELY INSTALLED SCREEN *URBAN FORESTRY TREE
CA	15	1.5" CAL.	CERCIS CANADENSIS 'ACE OF HEARTS'	EASTERN REDBUD	12'x12'	TD4	PRIVATE ACCENT TREE
K0	4	EXISTING	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	NA	NA	*STREET TREE, EXISTING
K1	7	2" CAL.	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	25'x25'	TD2	*STREET TREE, UF APPROVED
PC	6	6'-8' BB	PICEA PUNGENDS - COLORADO GREEN	GREEN SPRUCE	45'x20'	TE3	PRIVATE CONIFER
P1	8	6' BB	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	20'x8'	TE3	PRIVATE CONIFER - VERTICAL
Z1	11	2" CAL.	ZELKOVA SERRATA 'SCHMIDTLOW'	WIRELESS ZELKOVA	30'x35'	TD4	*STREET TREE, UF APPROVED *UNDER POWER LINES

GROUNDCOVERS

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
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V	10	5 GAL.	CAMPSIS RADICANS	TRUMPET VINE	10'+	GV1	VERTICAL CLIMBER
	18	1 GAL.	HEUCHERA 'LIME'	GREEN HEUCHERA	24"x24"	SHADE	FULL SHADE
	106	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24"x60"	GV4	EVERGREEN G.C. / VINE
r	48	1 GAL.	RHUS AROMATICA 'GRO LOW'	CLIMBING WINTERCREEPER	24"x72"	GV1	EVERGREEN G.C.

ORNAMENTAL GRASSES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
	195	1 GAL.	BOUTELOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18"x18"	TW0	WINTER INTEREST
	47	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42"x42"	TW2	LIGHT SHADE
	52	1 GAL.	CAREX DIVULSA	GRASSLAND SEDGE	16"x20"	TW3	SHADE TOLERANT

PERENNIALS

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
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P1	120	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48"x42"	P1	FULL SUN

DECIDUOUS SHRUBS

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
	4	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30"x48"	SD3	FULL SUN // PART SHADE
	10	2 GAL.	CORNUS ALBA 'BAILHALO' IVORY'	VARIEGATED DOGWOOD	6'x6'	SHADE	SHADE TOLERANT
	15	2 GAL.	CORNUS 'KELSYI'	KELSEY DOGWOOD	3'x3'	SHADE	SHADE TOLERANT
	29	2 GAL.	COTONEASTER LUCIDUS	PEKING CONTEASTER	6'x5'	SD4	FULL SUN
	11	2 GAL.	RHAMNUS FRANGULA 'RON WILLIAMS'	COLUMNAR BUCKTHORN	8'x3'	SD3	COLUMNAR ACCENT

EVERGREEN SHRUBS

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
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B	24	2 GAL.	BUXUS SEMP. 'GRAHAM BLANDY'	COLUMNAR BOXWOOD	84"x46"	SHADE	SHADE - VERTICAL
	34	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24"x42"	SE4	SUN / SHADE
	70	2GAL.	HESPERALOE PARVIFLORA	RED YUCCA	3'x3'	SE0	LOW MAINTENANCE
	23	2GAL.	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5'x5'	SE4	LOW MAINTENANCE
p	52	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2	EVERGREEN CONIFER
	14	5 GAL.	PRUNUS LAUROCERASUS 'NANA'	COMPACT LAUREL CHERRY	4'x4'	SE2	EVERGREEN CONIFER
	81	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3	SUN / SHADE
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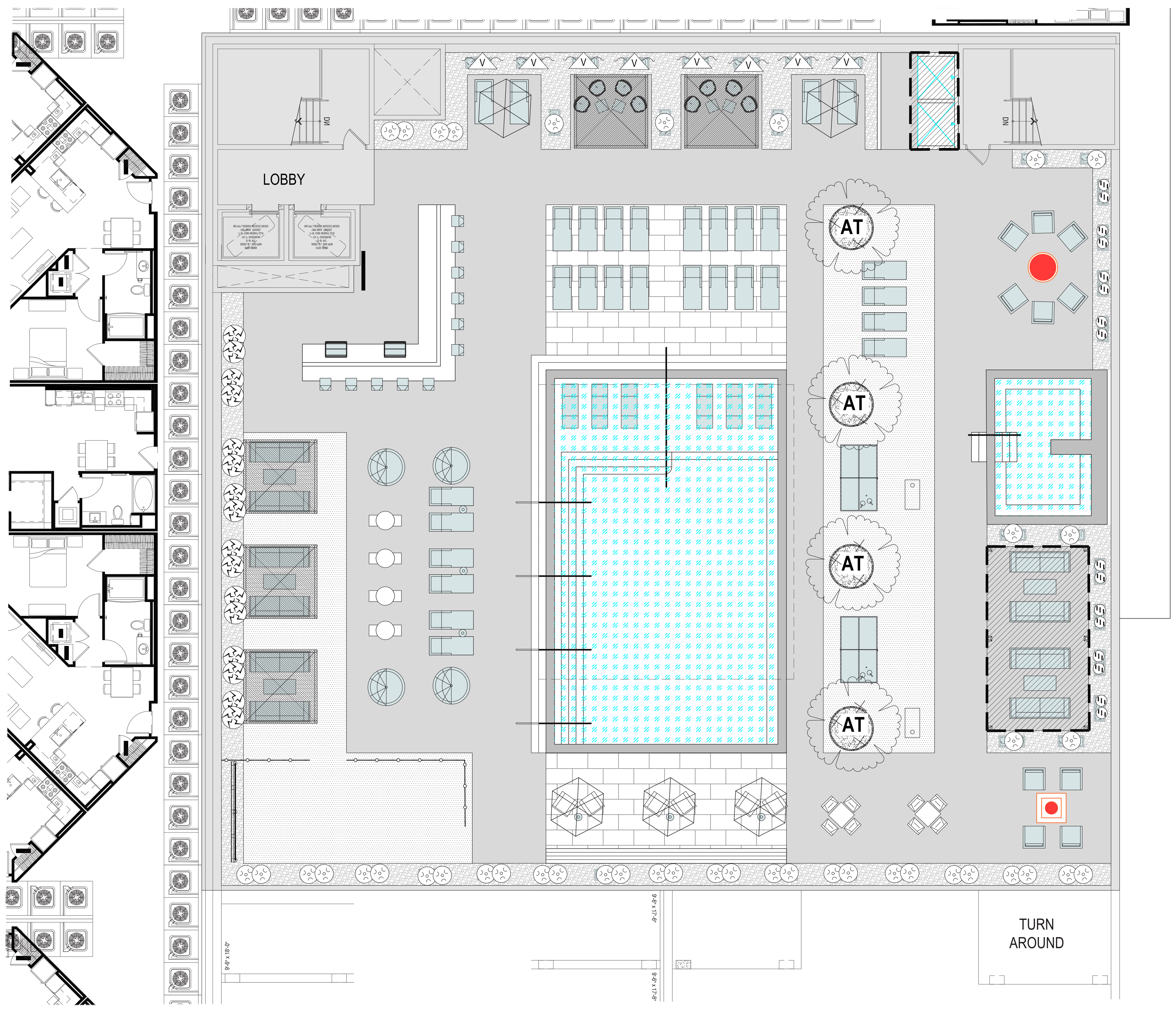
ENLARGEMENT - ROOF DECK AMENITIES



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GROUNDCOVERS

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DECIDUOUS SHRUBS

	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
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y	17	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0	FULL SUN ACCENT

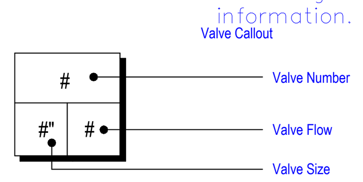
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
T	Hunter MP Corner PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with factory installed check valve, floguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. T=Turquoise adj arc 45-105.	30	1/LI-05
800 A 800 F	Hunter MP800SR PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with check valve, floguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	30	1/LI-05
M L O	Hunter MP815 PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with check valve, floguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon and Gray adj arc 90 to 210, L=Light Blue and Gray 210 to 270 arc, O=Olive and Gray 360 arc.	30	1/LI-05

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird XCZ-100-IVMQ Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm		2/LI-05
F	Netafim TLSOV Netafim TLSOV- 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank or in.cobrain. tubing to extend valve out of valve box. 2/3 in fits Techline HCVXR, HCVXR-RW/RWP, CV, DL, RW and RWP driplines, and PE irrigation hose		3/LI-05
DI	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.		4/LI-05
	Tree Drip Ring Netafim TLCV-06-12 tree ring, 6 GPH, 12" spacing.	30	5/LI-05
	Area to Receive Dripline Netafim TLCV-06-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. 17mm.	20	6/LI-05

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird PESB-IVM 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	7/LI-05
	Rain Bird 5-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body.	8/LI-05
	Shut Off Valve - Mainline Nibco T-113-K - Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location.	9/LI-05
MV	Rain Bird PESB-IVM (MV) 1-1/2" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	1/LI-06
D	Manual Drain Valve Nibco T-113-K - Class 125 bronze gate shut off valve with cross handle, 3/4" size.	2/LI-06
D	Stop & Waste Valve Mueller H-10284N Mark II Oriseal Curb Valve, size per line.	3/LI-06
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	4/LI-06
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	5/LI-06
FS	Rain Bird UFS-100 1in. Ultrasonic Flow Sensors, with Glass Filled Nylon Body. Operating Range .3 GPM-50 GPM. Size for Flow Not According to Pipe Size.	6/LI-06
BP	Rain Bird CLP05VBASC1 5 HP suction boost model. Up to 53 psi and 120 GPM.	To Be Determined
MP	Mainline Penetration Point Landscape Contractor shall connect to stub provided by Plumbing Contractor, coordinate as needed and see Plumbing Plans for additional information.	7/LI-06
M	Water Meter 1" Dedicated Irrigation Meter - Point of Connection Equipment located in the Mechanical Room within the parking garage.	See Civil Plans
Pool	Point of Connection Pool Deck Penetration	See Plumbing Plans
	Irrigation Lateral Line: PVC Schedule 40	8/LI-06
	Irrigation Mainline: PVC Schedule 40	8/LI-06
	Irrigation Mainline: Hi-Temp CPVC Pipe Sch 40-NP Installed by Plumbing Contractor, shown for referenc only, see Pluming Plans for additional information. Color: Purple.	See Plumbing Plans
	Irrigation Mainline: Type K Copper Pipe Installed by Plumbing Contractor, from Meter to Mechanical Room.	See Plumbing Plans
	Pipe Sleeve: PVC Schedule 40 See "Irrigation Sleeving Notes" for additional information.	9/LI-06

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	7.38	20	33.3	60.8	0.48 in/h
2	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	6.76	20	30.2	57.4	0.48 in/h
3	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	9.12	20	33.1	58.1	0.48 in/h
4	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	9.78	20	33.9	65.1	0.48 in/h
5	Rain Bird PESB-IVM	1"	Turf Rotary	14.0	30	33.4	67.3	1.0 in/h
6	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	9.11	20	34.0	68.0	0.48 in/h
7	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	10.93	20	36.1	71.1	0.48 in/h
8	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	13.52	20	40.7	75.7	0.48 in/h
9	Rain Bird PESB-IVM	1"	Turf Rotary	6.08	30	32.0	67.1	0.96 in/h
10	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	7.69	20	30.7	66.1	0.48 in/h
11	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	11.48	20	35.3	70.3	0.48 in/h
12	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	5.06	20	28.8	63.6	0.49 in/h
13	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	7.89	20	31.5	66.2	0.48 in/h
14	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	10.91	20	34.5	68.4	0.48 in/h
15	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	10.46	20	34.2	66.2	0.48 in/h
16	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	7.06	20	30.1	54.0	0.48 in/h
17	Rain Bird XCZ-100-IVMQ	1"	Drip Ring	0.72	30	37.0	60.9	0.59 in/h
18	Rain Bird PESB-IVM	1"	Turf Rotary	14.38	30	33.4	59.1	1.1 in/h
19	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	4.76	20	27.5	53.3	0.48 in/h
20	Rain Bird XCZ-100-IVMQ	1"	Drip Ring	0.84	30	37.0	62.8	0.59 in/h
21	Rain Bird XCZ-100-IVMQ	1"	Area for Dripline	6.48	20	29.4	29.6	0.48 in/h
Unknown	Cap for future use		Cap (as indicated for future use)	12		70	94.1	Unknown

CRITICAL ANALYSIS

Generated: 2024-10-21 21:35

P.O.C. NUMBER: 01
Water Source Information: Dedicated Irrigation Meter - Point of Connection Equipment located in the Mechanical Room within the parking garage.

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available 37.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 70 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Booster Pump pressure provided: 35 PSI
Pressure Available: 103 PSI

DESIGN ANALYSIS
Maximum Multi-valve Flow: 30 GPM
Flow Available at POC: 37.5 GPM
Residual Flow Available: 7.5 GPM

Design Pressure: Unknown
Friction Loss: Unknown
Fittings Loss: Unknown
Elevation Loss: 0 PSI
Loss through Valve: Unknown
Pressure Req. at Critical Station: 70.0 PSI
Loss for Fittings: 0.43 PSI
Loss for Main Line: 4.26 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 10.5 PSI
Loss for Master Valve: 3.6 PSI
Loss for Water Meter: 5.3 PSI
Critical Station Pressure at POC: 94.1 PSI
Pressure Available: 103 PSI
Residual Pressure Available: 8.92 PSI

IRRIGATION POINT OF CONNECTION NOTES

1. POINT OF CONNECTION: THIS PROJECT HAS A DEDICATED 1" IRRIGATION METER. CONTRACTOR SHALL LOCATE AND CONNECT TO THE STUB (PROVIDED BY OTHERS) INSIDE THE BUILDING MECHANICAL ROOM. LANDSCAPE CONTRACTOR SHALL EXTEND SCH 40 PVC TO ONE GATE VALVE, ONE MANUAL DRAIN, ONE BACKFLOW PREVENTER, ONE MASTER VALVE, ONE FLOW SENSOR, ONE MANUAL DRAIN VALVE, ONE GATE VALVE, AND CONNECT TO THE STUB ENTERING THE WALL (PROVIDED BY OTHERS).
   1.1. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK.
2. CONTROLLER LOCATION: THERE IS ONE CONTROLLER ON THIS PROJECT. THE CONTROLLER SHALL BE WALL MOUNTED IN THE APPROXIMATE LOCATION INDICATED. LOCATION ON THE PLANS IS FOR REFERENCE ONLY, FINAL LOCATION TO BE DETERMINED. THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS AND COORDINATE 120 VOLT POWER AND ALL NECESSARY CONDUIT AND SLEEVING WITH THE OWNER'S REPRESENTATIVE PRIOR TO START OF WORK. ALL EQUIPMENT AND CONNECTIONS SHALL CONFORM TO ALL LOCAL CODES. REFER TO ELECTRICAL ENGINEERING AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING POWER FOR THE CONTROLLER.
   2.1. CONTRACTOR SHALL PROVIDE DIFFERENT COLORED WIRE RUNS TO THE FOUR (4) DIFFERENT LANDSCAPE AREAS OF THE PROJECT (PERIMETER, (2) COURTYARDS, AND ROOF).
3. RAIN/FREEZE SENSOR: MOUNT RAIN BIRD WR2 SENSOR IN CLOSE PROXIMITY OF THE CONTROLLER. SENSOR SHALL BE MOUNTED IN LOCATION IN FULL SUN, OPEN TO RAINFALL, AND AWAY FROM HEAT SOURCES. SENSOR SHALL BE LOCATED NOR MORE THAN 700' (LINE OF SIGHT) FROM THE CONTROLLER. WALL MOUNT THE RECEIVER ADJACENT TO THE CONTROLLER PRIOR TO SENSOR INSTALLATION AND DISCRETELY RUN WIRING TO CONTROLLER. SENSOR SHALL BE SET TO TURN OFF AT 1/4" RAINFALL.
4. FLOW SENSOR: THE RAIN BIRD ULTRASONIC FLOW SENSOR REQUIRES A MINIMUM FLOW OF .3 GPM FOR PROPER FUNCTION. MULTIPLE ZONES MAY BE REQUIRED TO RUN AT THE SAME TIME TO ACHIEVE THE FLOW SENSOR'S MINIMUM FLOW REQUIREMENT. **MAXIMUM FLOW NOT TO EXCEED 50 GPM.**
5. SYSTEM PRESSURE & FLOW: **THIS PROJECT HAS BEEN DESIGNED FOR A REQUIRED MINIMUM STATIC PRESSURE OF XX PSI AND A MAXIMUM SAFE FLOW OF 30 GPM.** THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE OPERATING PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF DEFICIENT EQUIPMENT, LOW PRESSURE OR LOW FLOW CONDITIONS ARE ENCOUNTERED. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.

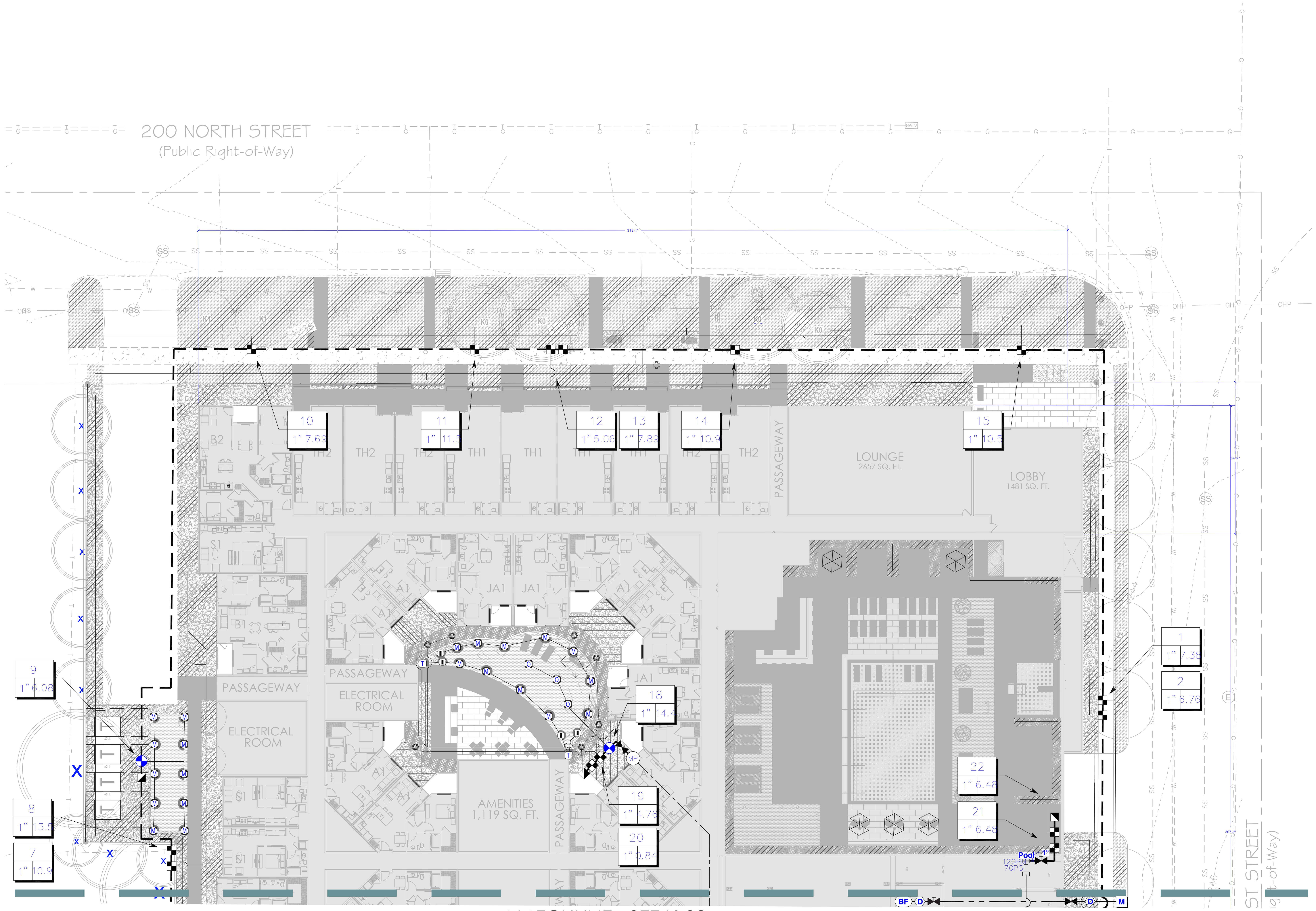
IRRIGATION SLEEVING NOTES

1. INSTALLATION OF SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES, UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
3. ALL SLEEVES SHALL EXTEND A **MINIMUM OF 1 FOOT** BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
4. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVING.

SLEEVED PIP SIZE/WIRE QTY	REQUIRED SLEEVE SIZE AND QTY.
3/4" - 1" PIPING	2" PVC (1)
1-1/4" - 1-1/2" PIPING	3" PVC (1)
CONTROL WIRES	2" PVC (1)

GENERAL IRRIGATION NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING OWNER'S REPRESENTATIVE.
4. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLANS, ELECTRICAL PLANS, GRADING AND DRAINAGE AND ALL ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS TO INSTALL THE IRRIGATION SYSTEM AND IT'S COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS AS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
7. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK. THE CONTRACTOR SHALL PAY FOR ANY/AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
8. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OR THE IRRIGATION SYSTEM AND IT'S COMPONENTS.
9. PLANT MATERIAL LOCATIONS TAKE PRECEDENTS OVER IRRIGATION LINES. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
10. IF IRRIGATION SLEEVING IS REQUIRED A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN BANKS OF SLEEVES USED FOR OTHER ON-SITE UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED) CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
11. ALL VALVE BOXES / LIDS SHALL BE PLASTIC, COLOR GREEN OR TAN, WITH LOCKING COVERS, PER THE CONSTRUCTION DETAILS. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS.THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE AS PER THE CONSTRUCTION DETAIL.
12. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE.
13. LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" PVC DRIP LATERALS AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
14. SHRUBS SHALL BE IRRIGATED BY POINT SOURCE EMITTERS. SEE IRRIGATION LEGEND AND PLANS FOR DETAILS.
15. TREES SHALL BE IRRIGATED BY TWO (2) POP-UP SPRAY HEADS. SEE IRRIGATION LEGEND AND PLANS FOR DETAILS.
16. THE CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATIONS SYSTEM TO AVOID / REDUCE OVER-SPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
17. THE CONTRACTOR SHALL EXTEND THREE (3) SPARE CONTROL WIRES (ONE (1) COMMON AND TWO (2) CONTROL WIRES) FROM THE CONTROLLER TO THE END OF THE MAINLINE OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 10" ROUND VALVE BOX WITH A QUICK COUPLING VALVE. USE ONLY #14 OR #12 (WHEN NECESSARY) DIRECT BURY COPPER WIRE FOR ALL UNDERGROUND WIRING.
18. GROUNDING FOR THE IRRIGATION CONTROLLER TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. CONTACT THE MANUFACTURER FOR ADDITIONAL TECHNICAL ASSISTANCE.



MATCHLINE - SEE LI-02

BOYER

DISTRICT NORTH

SALT LAKE CITY, UT

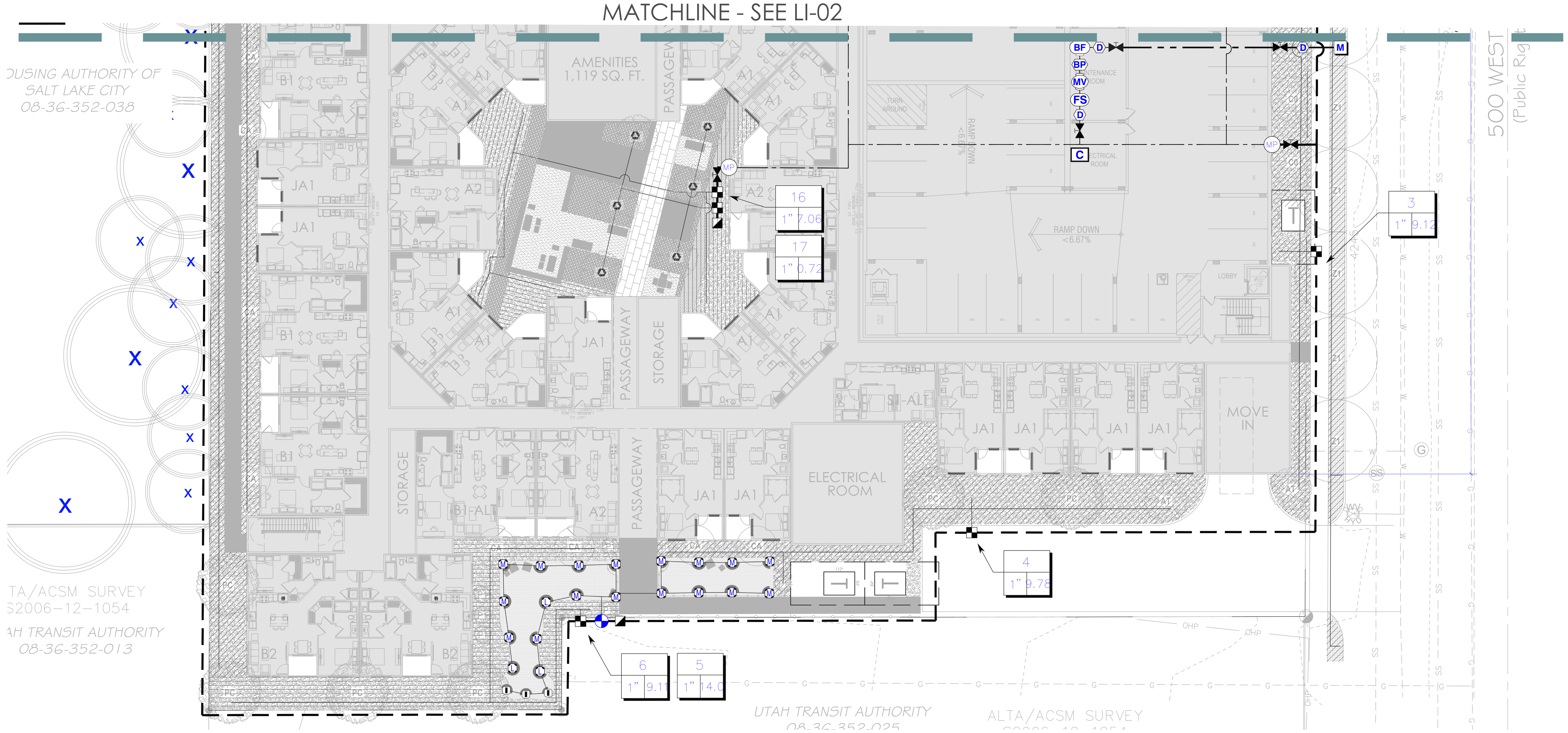
IRRIGATION -
PRELIMINARY IRRIGATION

0 20' 40' 60' 80'

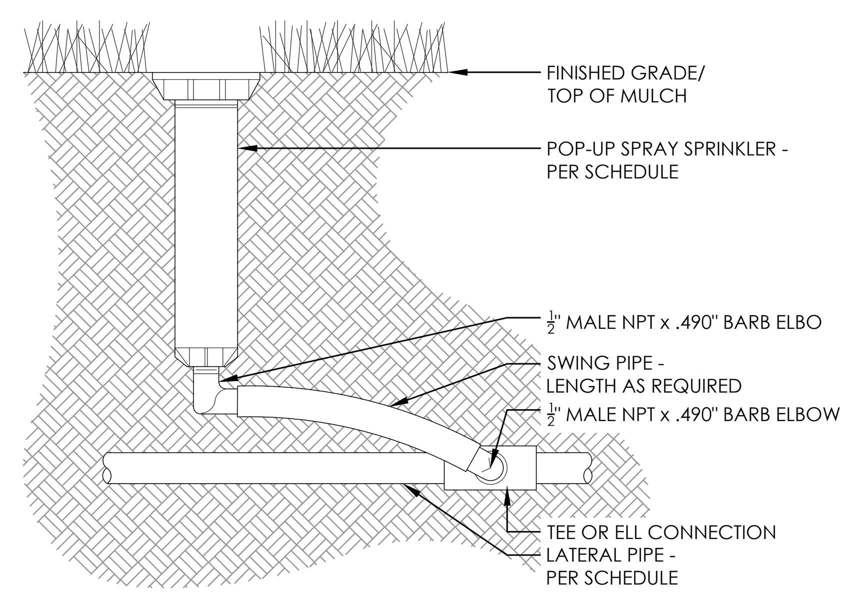
L8

JOB NO. 2024-0651
DATE 12-20-2024

MATCHLINE - SEE LI-02

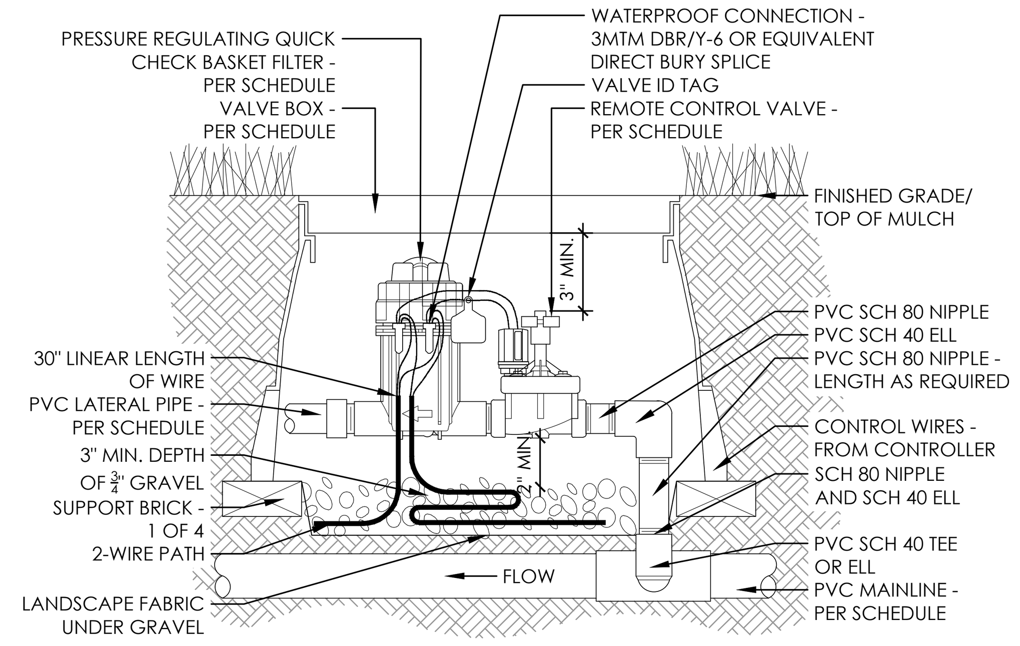


NOTES:
1. ALL SPRAY HEADS **MUST** HAVE BUILT IN PRESSURE REGULATING FEATURE.
2. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
3. SPRINKLERS SHALL BE MIN. 12" FROM ANY WALLS OR BUILDINGS.
4. ADJUST ALL SPRINKLER HEADS TO AVOID OVERSPRAY ON ANY WALLS, HARDSCAPE, ETC.
5. **DO NOT** USE SEALANT OR TAPE ON THREADED INSERTS TO SPRINKLER HEAD.

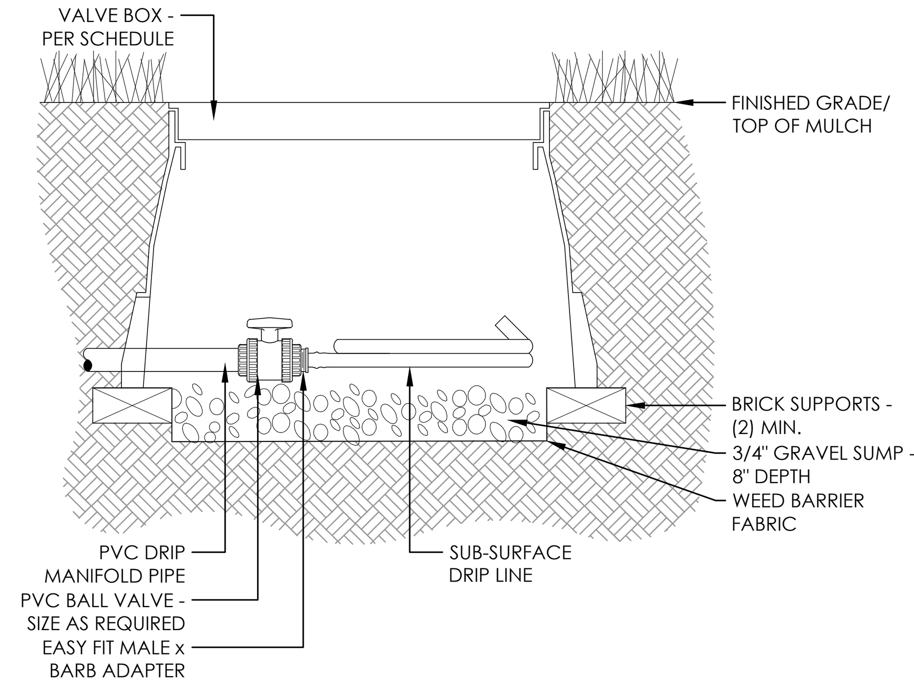


1 POP-UP SPRAY - SWING PIPE ASSEMBLY
NOT TO SCALE P-BWIC-HEA-02

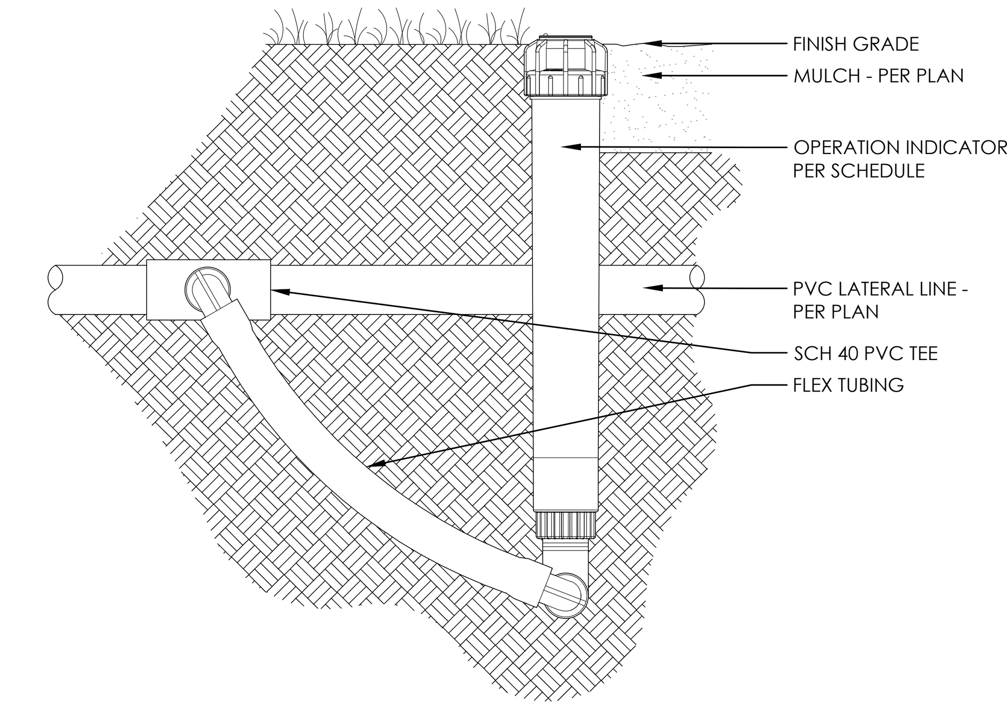
NOTES:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
2. 30" MIN. LENGTH OF PATH WIRE, COIL AND PLACE IN BOX AT WATERPROOF CONNECTION TO DECODER AND SOLENOID.
3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.
4. MOUNT DECODERS TO SIDE OF VALVE BOX WITH STAINLESS STEEL SCREWS AND LABEL WITH VALVE ID.



2 DRIP VALVE W/PRS BASKET & IVM DECODER
NOT TO SCALE P-BWIC-DRI-24

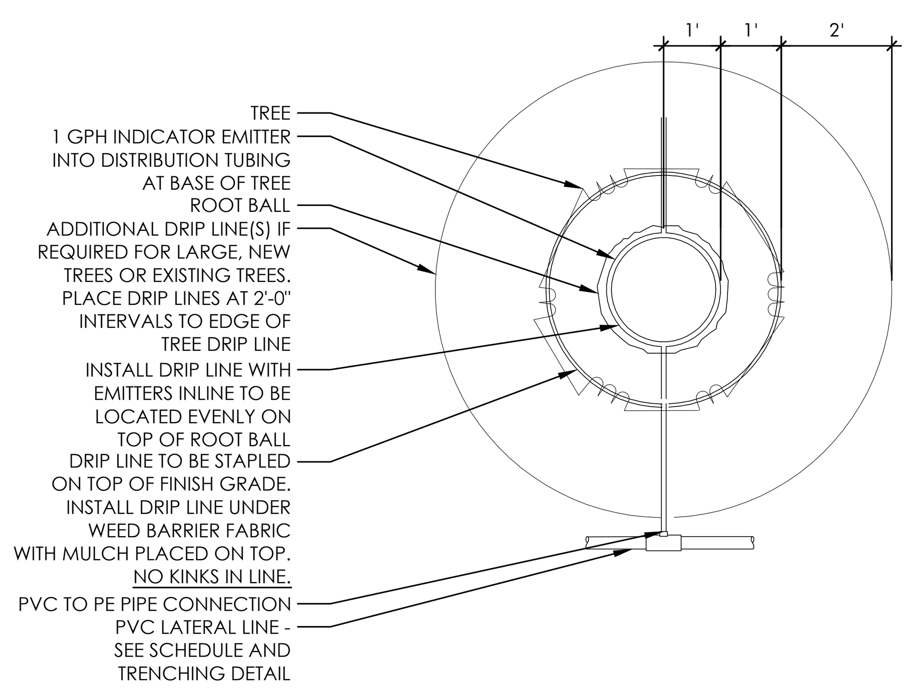


3 DRIPLINE FLUSH POINT WITH BALL VALVE
NOT TO SCALE P-BWIC-DRI-11

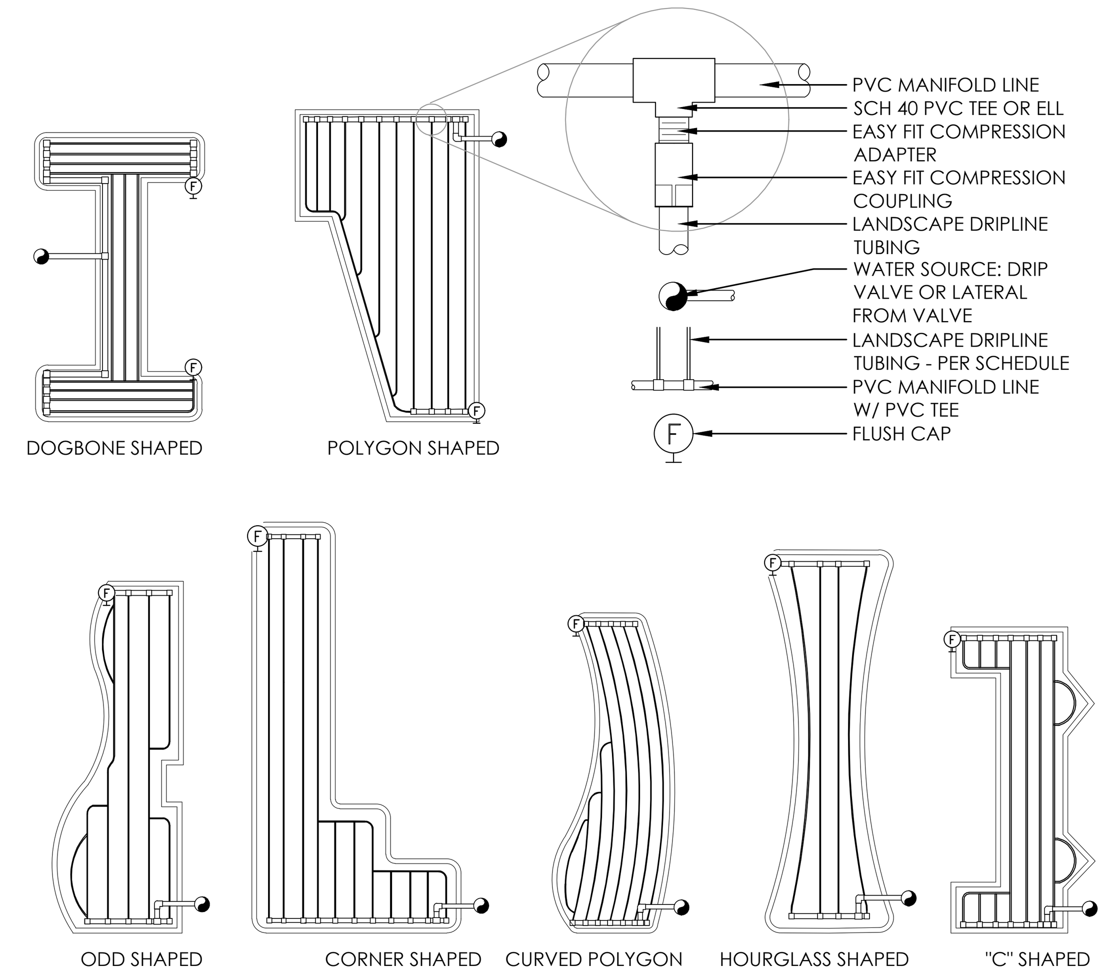


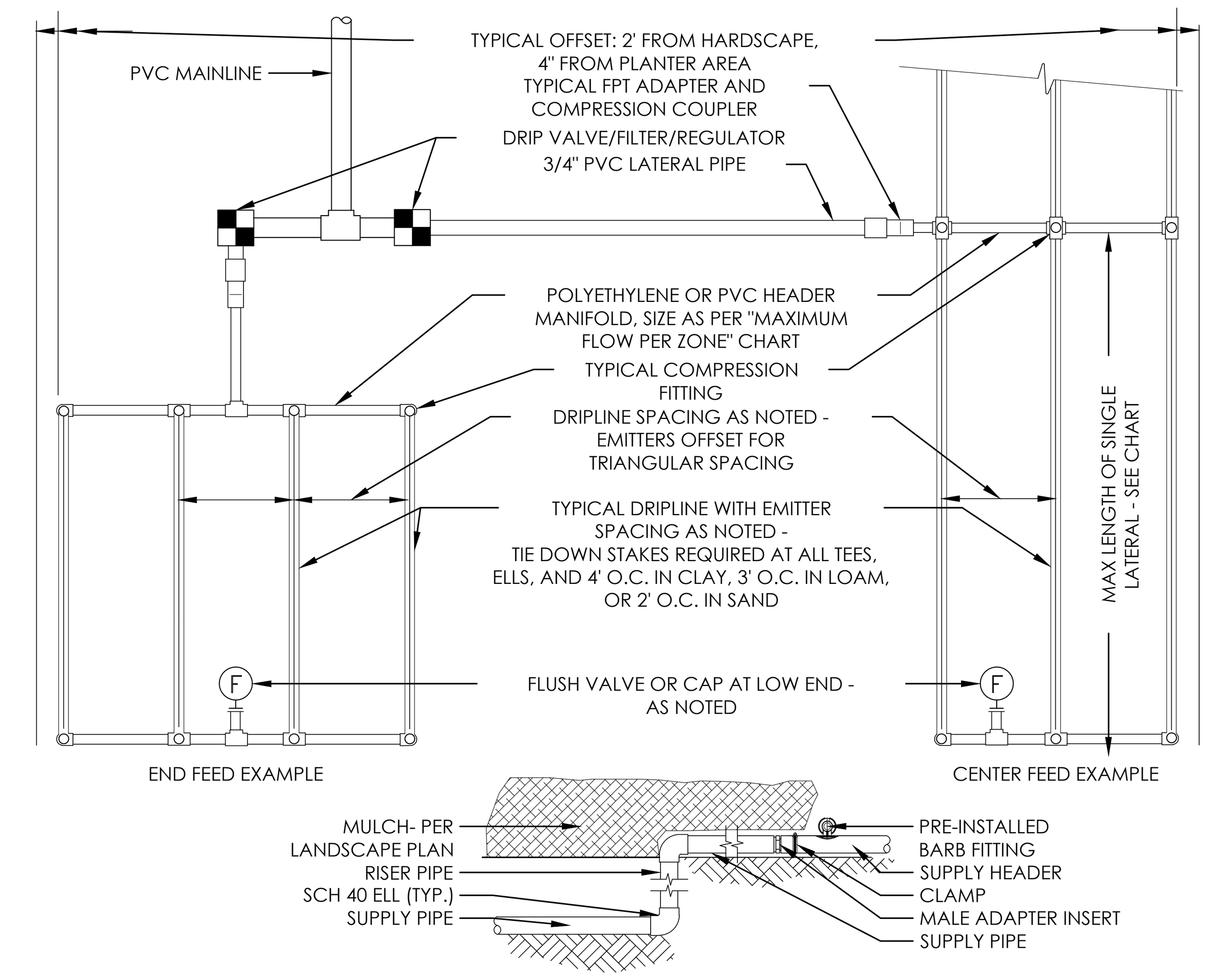
4 DRIPLINE OPERATION INDICATOR (HUNTER)
NOT TO SCALE P-BWIC-DRI-17

NOTES:
1. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTERS ON OUTSIDE OF OUTER DRIP RING.
2. ALL FITTINGS TO IN-LINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETIKER CLAMPS



5 TREE DRIP RINGS - PLAN VIEW (PLANTER AREAS)
NOT TO SCALE P-BWIC-DRI-23





SLOPED CONDITION NOTES:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 3 ON A SEPARATE VALVE.

GRID PRECIPITATION RATES (IN/HR)

EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

MAXIMUM FLOW PER ZONE

	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

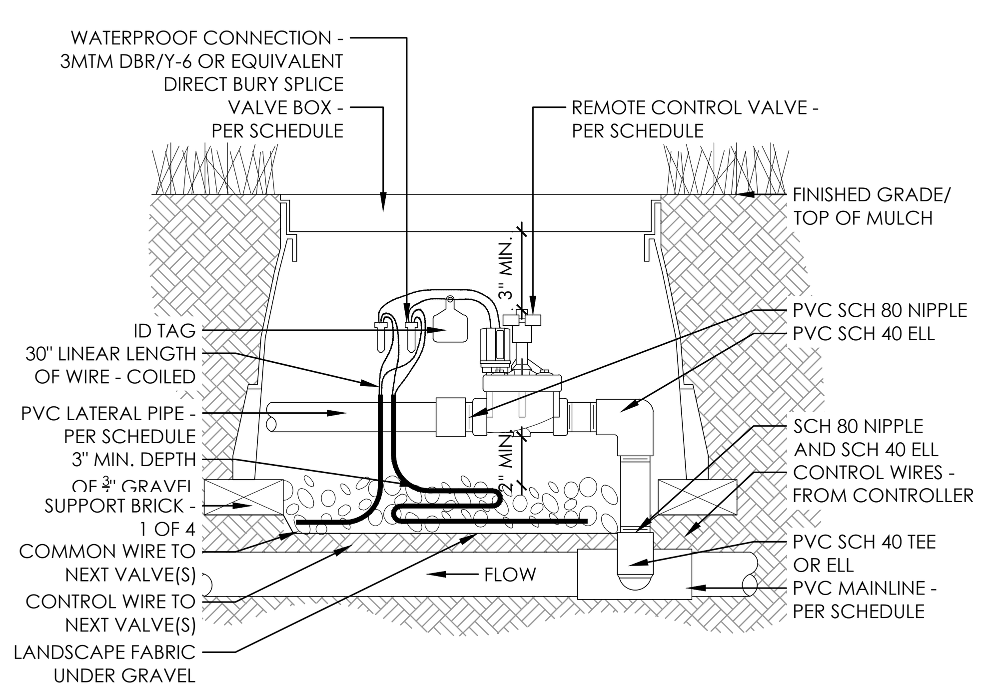
LATERAL FLOW PER 100 FT (GPM)

EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM LATERAL LENGTH (FEET)

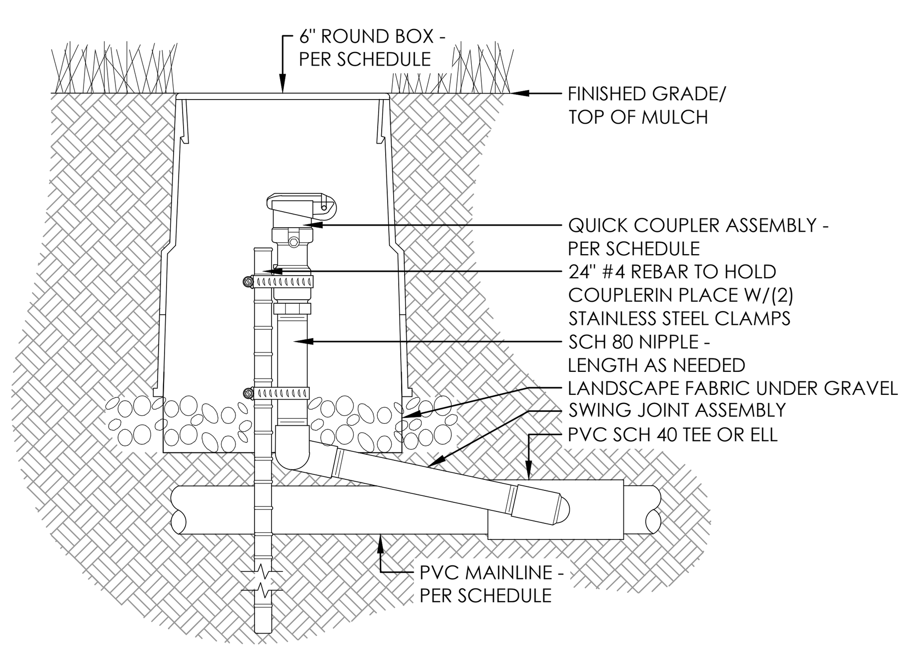
PSI	EMITTER FLOW RATE GPH 12" SPACING 0.6	12" SPACING 0.9	18" SPACING 0.6	18" SPACING 0.9	24" SPACING 0.6	24" SPACING 0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

6 INLINE ON-SURFACE DRIP
NOT TO SCALE P-BWIC-DRI-08



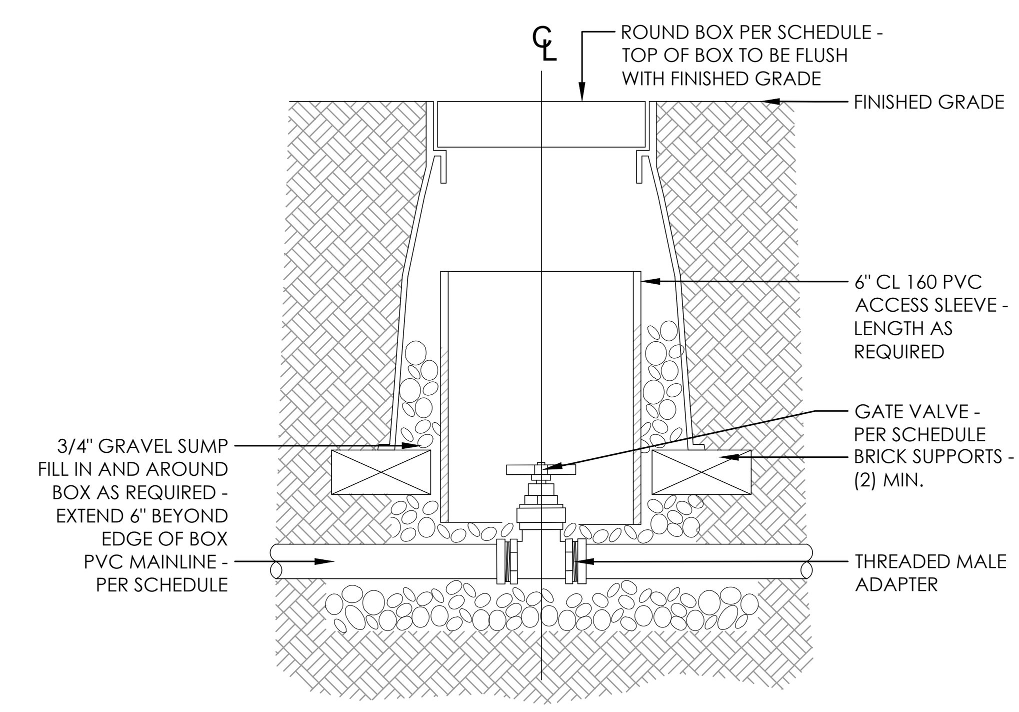
7 TURF VALVE ASSEMBLY W/IVM DECODER
NOT TO SCALE P-BWIC-VAL-03

NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORSEAL PIPE SEALANT OR EQUIVALENT

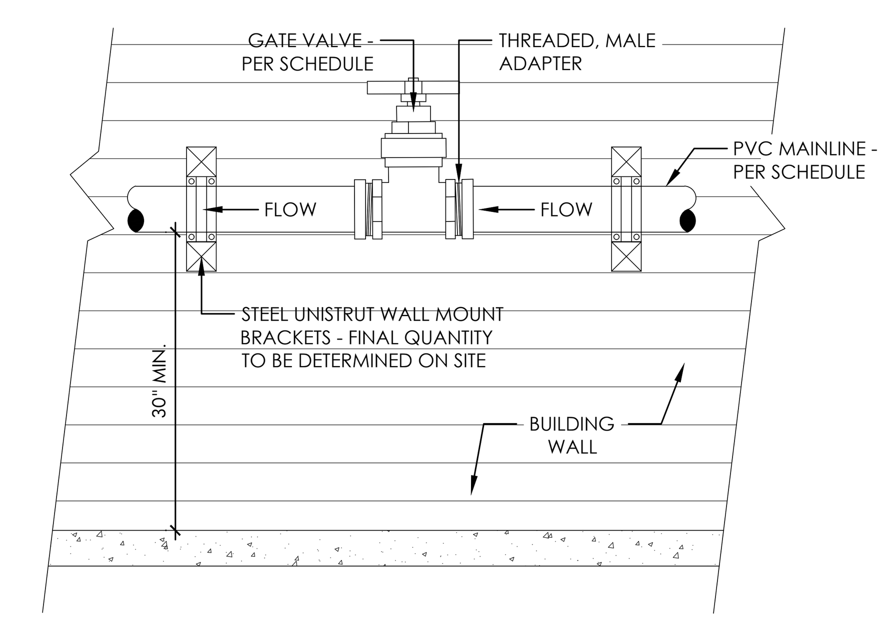


8 QUICK COUPLER
NOT TO SCALE P-BWIC-VAL-04

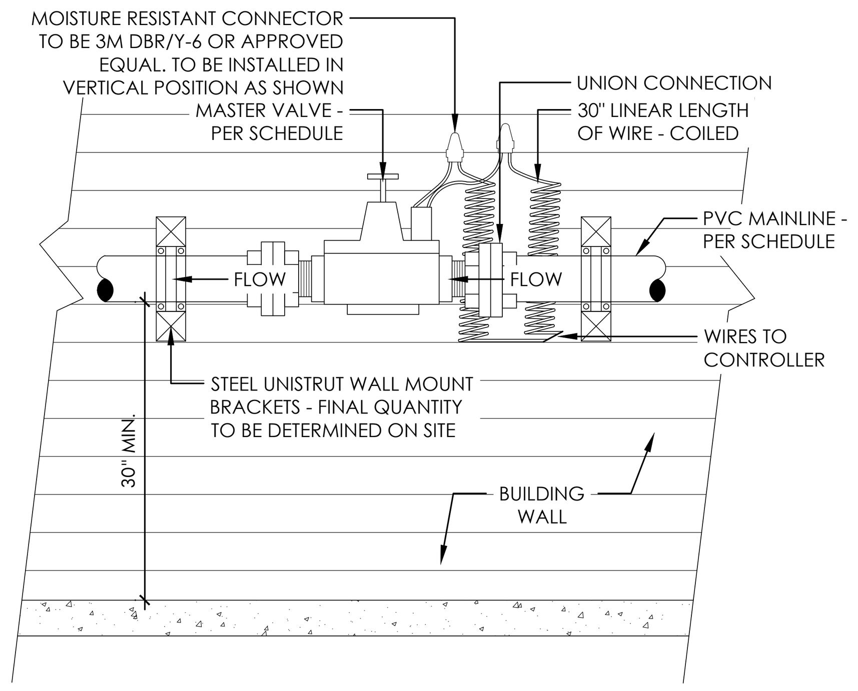
NOTES:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
3. PROVIDE GATE VALVE KEY - LENGTH AS NEEDED.



9 GATE VALVE - 3" AND SMALLER
NOT TO SCALE P-BWIC-VAL-10



10 GATE VALVE - WALL MOUNT
NOT TO SCALE P-BWIC-VAL-A-08

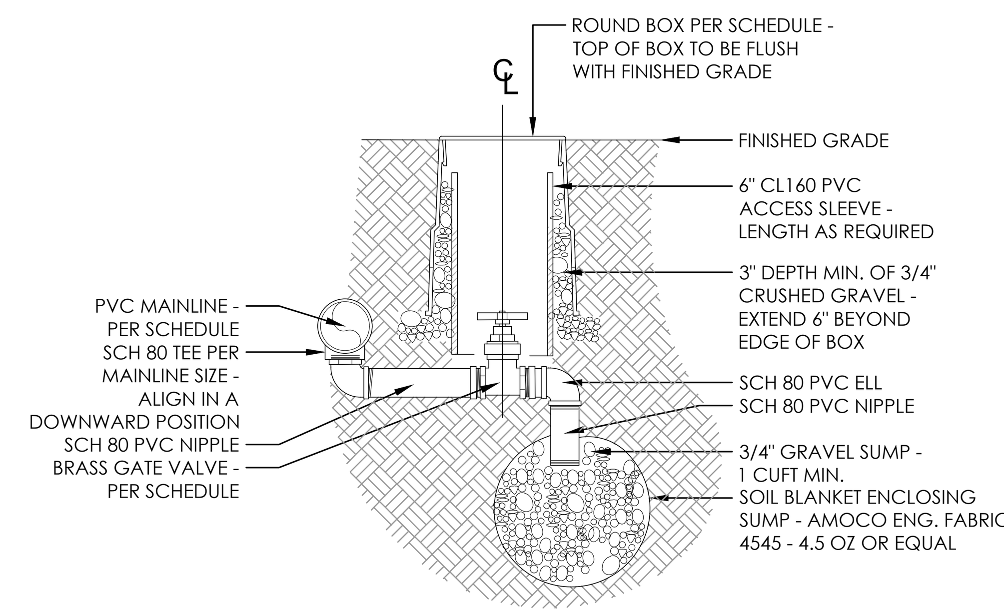


1 MASTER VALVE ASSEMBLY - WALL MOUNT

NOT TO SCALE

P-BWIC-VAL-16

NOTES:
1. LOCATE DRAIN VALVE AS INDICATED ON PLANS. TYPICAL LOCATIONS ARE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.
2. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORSEAL PIPE SEALANT OR EQUIVALENT.

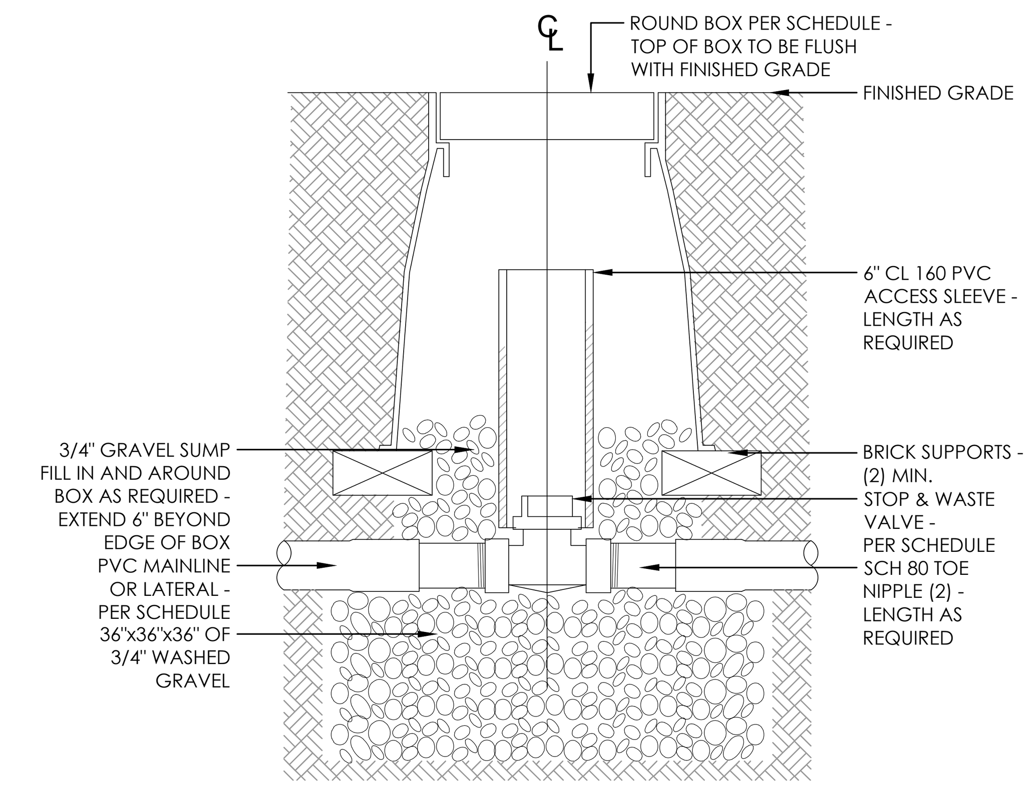


2 MANUAL DRAIN

NOT TO SCALE

P-BWIC-VAL-08

NOTES:
1. COMPACT SOIL AROUND VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
3. PROVIDE VALVE KEY - LENGTH AS NEEDED.

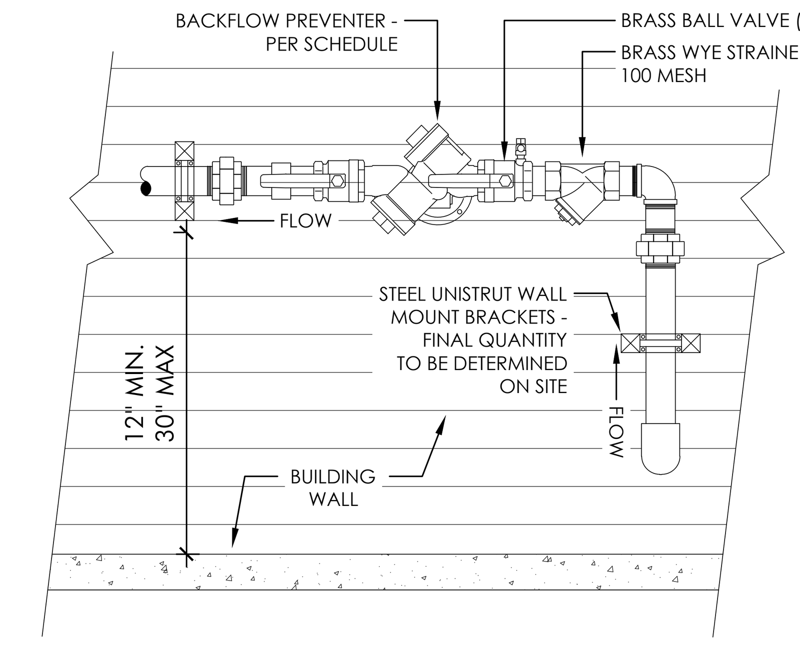


3 STOP & WASTE VALVE

NOT TO SCALE

P-BWIC-VAL-A-09

NOTES:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE PVC PIPE PROTECTION AROUND SUPPLY LINES AS THEY GO THROUGH THE WALL OR CONCRETE SLAB BASE.
3. ALL BOLTS FOR MOUNTING BRACKETS SHALL BE ZINC PLATED AND TAMPER PROOF.

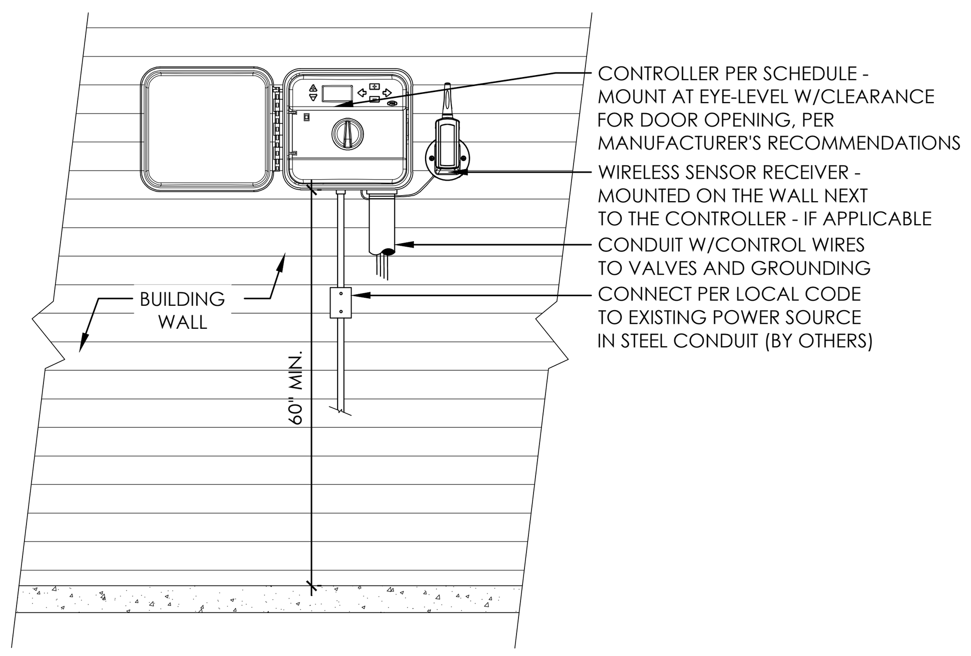


4 BACKFLOW PREVENTER - WALL MOUNT

NOT TO SCALE

P-BWIC-AUXE-A-07

NOTES:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
5. PROVIDE LOCK AND KEY FOR ENCLOSURE (IF APPLICABLE).

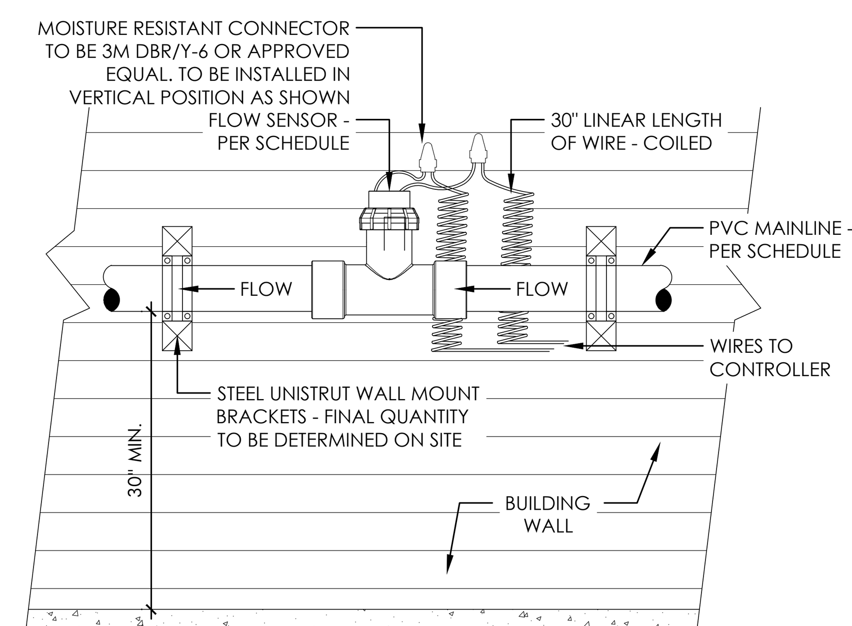


5 CONTROLLER - WALL MOUNTED - INTERIOR

NOT TO SCALE

P-BWIC-AUXE-08

NOTES:
1. STRAIGHT PIPE - 10 PIPE DIAMETERS UPSTREAM & 5 PIPE DIAMETERS DOWNSTREAM

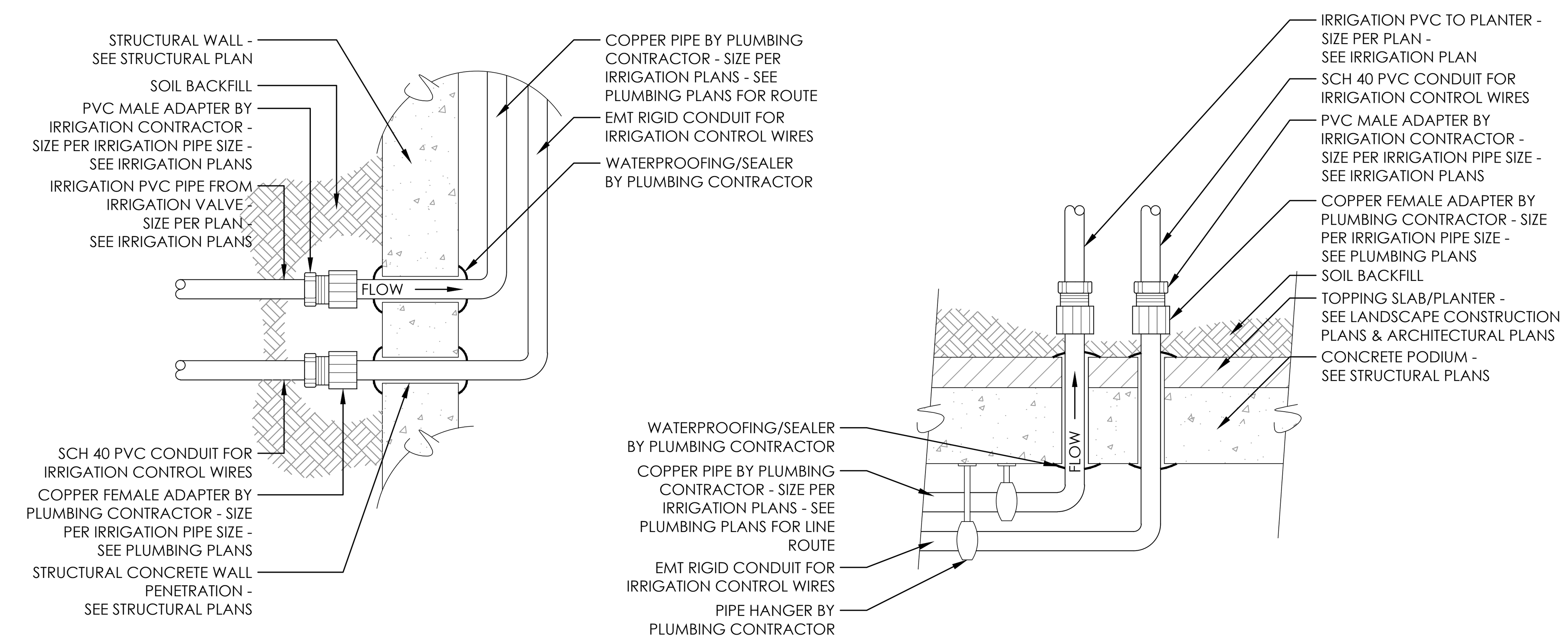


6 FLOW SENSOR - WALL MOUNT

NOT TO SCALE

P-BWIC-AUXE-07

NOTES:
1. SEE LANDSCAPE CONSTRUCTION PLAN FOR PLANTER LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR SPECIFIC COPPER PIPE SPECIFICATIONS.
3. REFER TO CIVIL/STRUCTURAL DRAWINGS FOR IRRIGATION PENETRATIONS THROUGH PODIUM DECK.

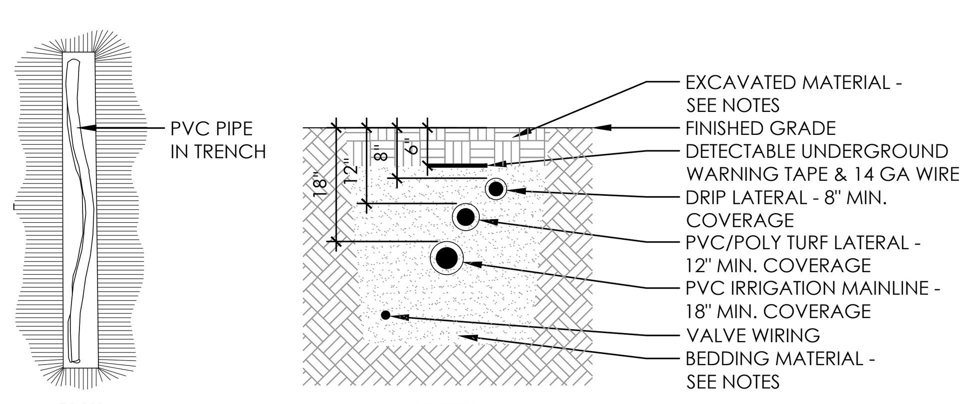


7 IRRIGATION PIPE PODIUM PENETRATION

NOT TO SCALE

P-BWIC-PIP-04

NOTES:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW.
3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH 3MTM DBR/Y-6 WATERPROOF CONNECTORS, OR APPROVED EQUAL.
5. BUNDLE AND TAPE WIRING IN 10' INTERVALS.
6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
7. BEDDING MATERIAL SHALL BE 3/4" BASE OR SAND AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WIRE WITHIN TRENCH.
8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES BUT NO ROCKS LARGER THAN 3/4".
10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 3/4" OR GREATER.
11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER BETWEEN LIFTS.

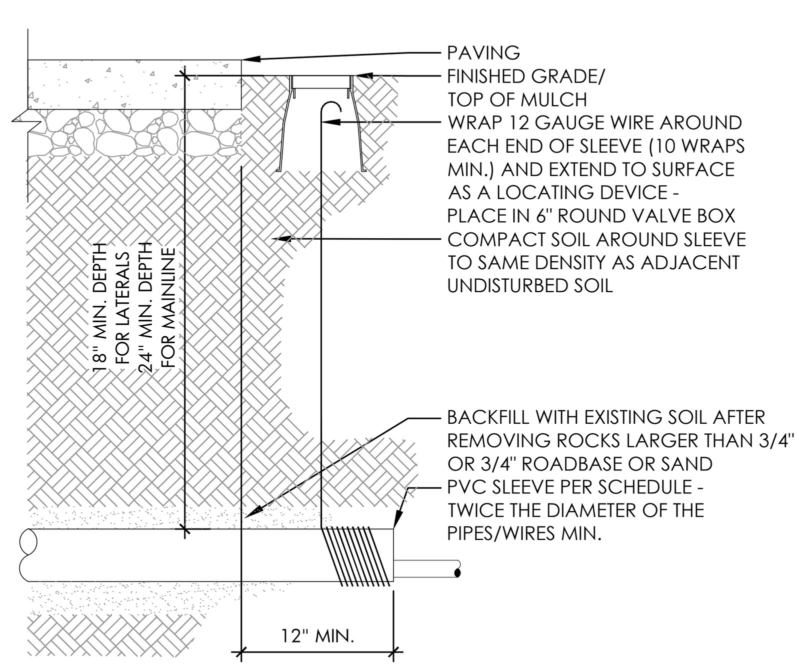


8 IRRIGATION TRENCH

NOT TO SCALE

P-BWIC-PIP-01

NOTES:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES WITH 90° FITTING AND EXTEND PIPE TO SURFACE UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
5. MARK/STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB OR ROOFING NAIL IN ASPHALT



9 IRRIGATION SLEEVE

NOT TO SCALE

P-BWIC-PIP-02

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

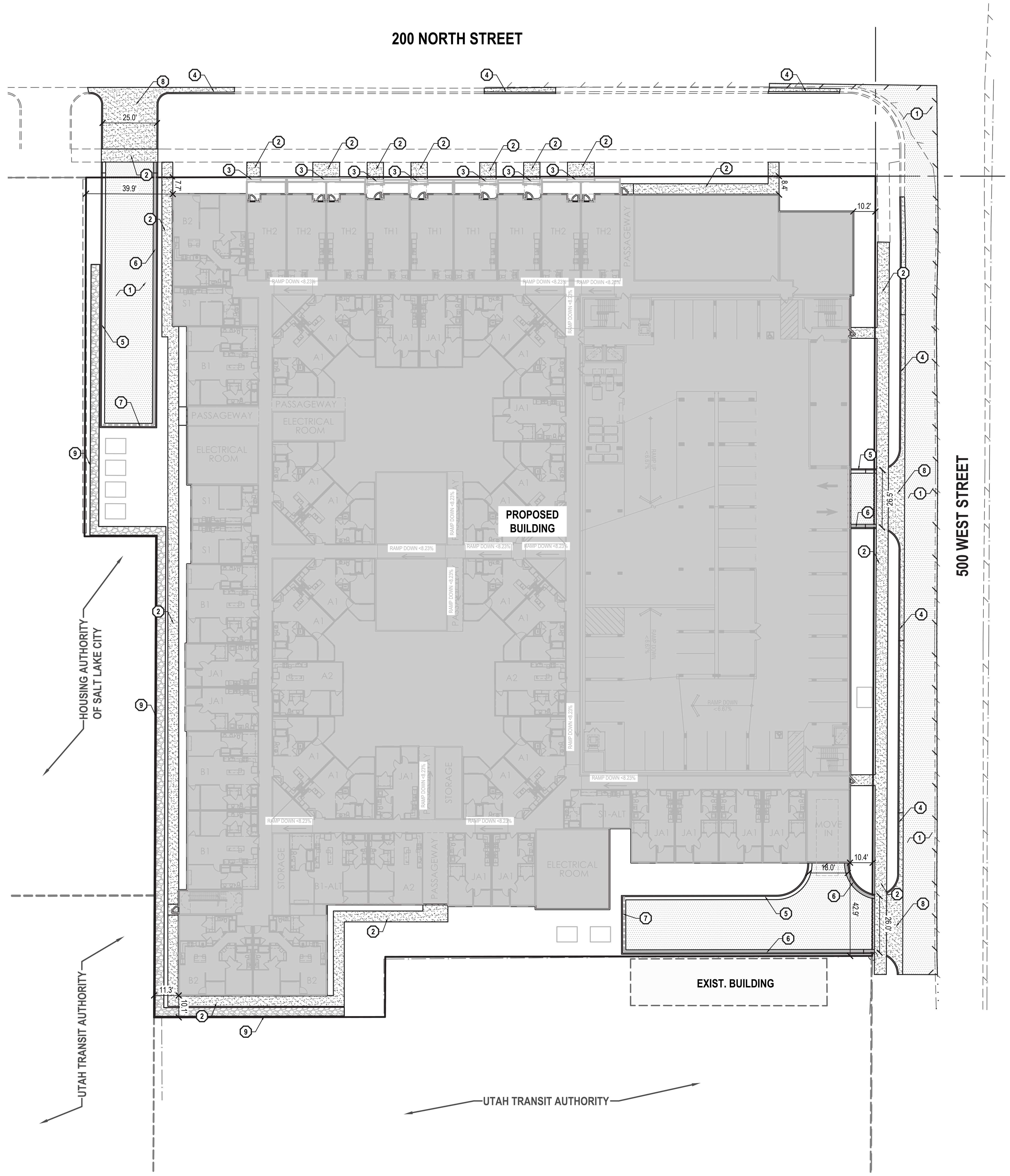
ELEV = 4385.14'

811 Know what's **below.** **Call** before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	13,697	11%
ROOF	100,328	79%
LANDSCAPING	12,792	10%
TOTAL SITE	126,817 2.91 ACRES	100%



GENERAL NOTES

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

SCOPE OF WORK:

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

1 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT
2 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
3 STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
4 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
5 24" COLLECTION CURB AND GUTTER
6 24" REVERSE PAN CURB AND GUTTER
7 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
8 OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225.
9 RETAINING WALL.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

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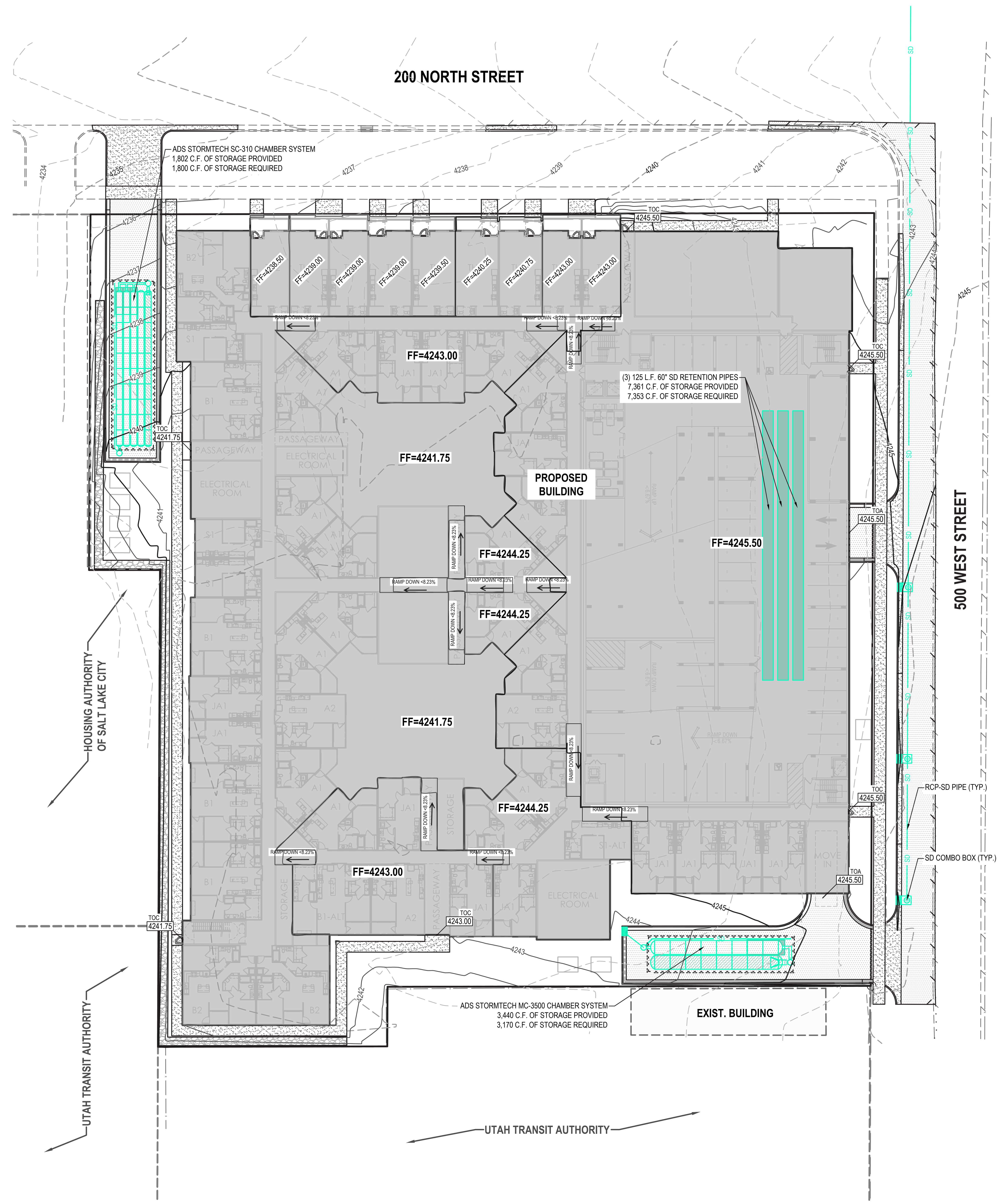

GENERAL NOTES

1. ALL WORK TO COMPLY WITH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 42XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

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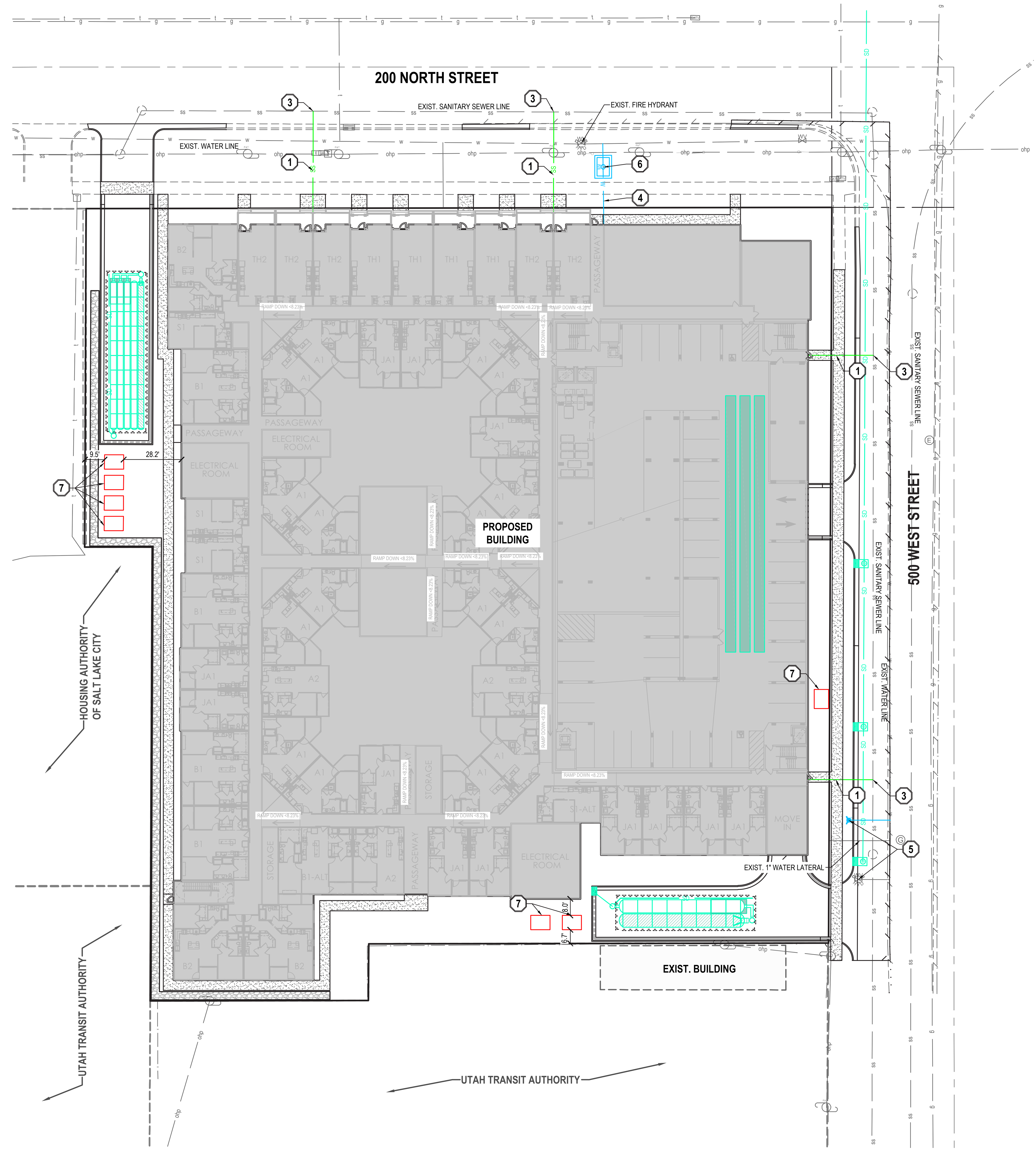

GENERAL NOTES

1. ALL WORK TO COMPLY WITH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.

2 SANITARY SEWER CLEANOUT PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.

3 CONNECT TO EXISTING SEWER MAIN PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.

4 4" C-900 PVC POTABLE WATER LINE PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.

5 RELOCATE FIRE HYDRANT ASSEMBLY PER APWA STANDARD PLAN NO. 546 AND SPECIFICATIONS.

6 4" CULINARY WATER METER AND CONCRETE VAULT PER APWA STANDARD PLAN NO. 523 AND SPECIFICATIONS.

7 ELECTRICAL TRANSFORMER BOX.