Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Diana Martinez, Senior Planner, diana.martinez@slcgov.com, 801-535-7215

Date: October 25, 2023

Re: PLNPCM2023-00407 – Design Review
PLNPCM2022-00525 – Planned Development

Design Review & Planned Development

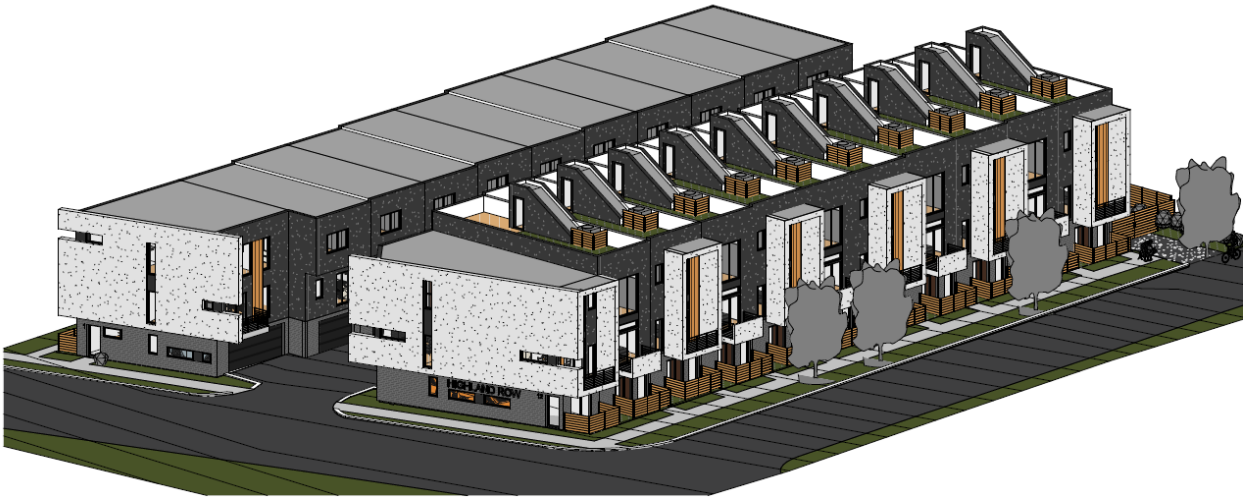
PROPERTY ADDRESS: 2903 S. Highland Drive
PARCEL ID: 16-29-236-002-0000
MASTER PLAN: **Sugar House**
ZONING DISTRICT: 21A.26.030: CB COMMUNITY BUSINESS DISTRICT

REQUEST:

Matthew Pockrus with Axis Architects, on behalf of the property owners, is requesting approval for a 22-unit multi-family development project. The subject property is located in the CB (Community Business) zoning district at approximately 2903 S. Highland Drive. The property is approximately 0.54 acres (or 23,522 sq. ft.). The proposed project is subject to the following petitions:

1. **Design Review**- The development is required to go through the Design Review process because:
   - The proposed buildings exceed the size limit of fifteen thousand gross square feet of floor area.
     - Building 1 is proposed at approximately 17,940 sq ft.
     - Building 2 is proposed at approximately 25,667 sq ft.

2. **Planned Development**- The development is required to obtain Planned Development approval for the following modification:
   - To allow a height increase from 30' to 33' for proposed building 2 -to allow rooftop deck areas for 10 units.
   - Modification from ordinance 21A.37.050.K: Dumpsters must be located a minimum of twenty-five feet from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure. The applicant is asking to reduce this to twenty-one feet.



RECOMMENDATION:

Design Review: Based on the information and findings listed in this report, staff recommends that the Planning Commission approve the design review petition PLNPCM2023-00407.

Planned Development: Based on the information and findings listed in this report, staff recommends that the Planning Commission approve the planned development petition PLNPCM2023-00525.

ATTACHMENTS:

A. ATTACHMENT A: Vicinity Map
B. ATTACHMENT B: Applicant's Narrative
C. ATTACHMENT C: Plan Set
D. ATTACHMENT D: Property and Vicinity Photos
E. ATTACHMENT E: CB Zoning Standards
F. ATTACHMENT F: Design Review Standards
G. ATTACHMENT G: Planned Development Standards
H. ATTACHMENT H: Public Process & Comments
I. ATTACHMENT I: Department Review Comments

PROJECT DESCRIPTION

The proposal is for two buildings, which would contain 22 townhome rentals, to be located at approximately 2903 S. Highland Drive, which is the lot at the corner of Highland Drive and Zenith Avenue. Currently on the site is an out-of-business art studio building and parking lot. The property is approximately 0.54 acres or 23,522 square feet in size. Both buildings will be three stories tall but Building 2 will have rooftop deck access for 10 of the units.

There are four different types of units: A, C, D, and F. Twenty-one of the units will be two-bedroom, and one unit will be a three-bedroom, two-bath. The difference between the types of units is mainly the parking provided. Unit type A will provide a single-car garage; type C will provide tandem parking for two cars; type D will provide a double side-by-side garage; and finally, type F will provide tandem parking for two cars and will be a three-bedroom/two-bath unit.

One main vehicular access to the project site will be a private drive coming from Highland Drive. All 22 garages will be accessible from the private drive. One recycling container and one trash container will be located along the east wall of Building 2.

The height of Building 1 is proposed at just less than 30 feet and Building 2 is proposed at 33 feet. Building 2 will have stairway access to individual roof-top decks for 10 units. The first unit fronting Highland Drive will not have rooftop deck access.

Both buildings will have a similar look, with boxed windows on the second floor, garages facing the interior driveway, and entry doors on the buildings' sides. The two units that front onto Highland Drive will have entry doors facing Highland Drive.

Quick Facts:
Building Height – Bldg 1- under 30-feet, Bldg 2- 33-feet
Number of Residential Units – 22 units
Parking Spaces – 34 parking spaces are proposed.
Exterior Building Materials – Thin brick veneer, wood & metal paneling, prefinished brake metal, and cementitious plaster.
Review Process & Standards –Design Review and general zoning standards

HIGHLAND ROW - UNIT MIX

BUILDING 1

TYPE	SQUARE FOOTAGE						UNIT COUNT	% OF BLDG 1	% OF PROJECT	TOTAL USABLE SF	INCL. GARAGE, BALCCONY, DECK
	1ST	2ND	3RD	GARAGE	UNIT USABLE SF	BALCONY/ DECK					
UNIT A	138	527	567	313	1232	42	10	88.39%	42.38%	12320	15870
UNIT D	267	685	666	413	1618	39	1	11.61%	5.57%	1618	2070
								BLDG 1 TOTAL:	47.95%	13938	17940

BUILDING 2

TYPE	SQUARE FOOTAGE						UNIT COUNT	% OF BLDG 1	% OF PROJECT	TOTAL USABLE SF	INCL. GARAGE, BALCONY, DECK
	1ST	2ND	3RD	GARAGE	UNIT USABLE SF	BALCONY/ DECK					
UNIT C	167	608	587	442	1362	41/515	10	90.01%	46.85%	13620	23600
UNIT F	123	725	664	506	1512	49	1	9.99%	5.20%	1512	2067
								BLDG 2 TOTAL:	52.05%	15132	25667
								HIGHLAND ROW TOTAL:		29070	43607

APPLICABLE REVIEW PROCESSES AND STANDARDS

Applicable Standards: Design Review Standards and general zoning standards (landscaping, parking, etc.)

Planned Development: The Planned Development process allows applicants to seek modifications to zoning standards. An applicant must first meet one of the several objectives related to City Plan policies and goals. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area.

Design Review: The Design Review process allows applicants to pursue minor modifications to design standards or approval for larger developments that could be impactful to the City. For minor modifications, the process allows some flexibility in how the design standards are administered. The Design Review process seeks to create compatibility with surrounding properties, mitigate impacts on public infrastructure, and to ensure that the proposed development helps achieve the goals of the various master plans of the City.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with City Goals & Policies Identified in Adopted Plans
2. Design Review Process
3. Requested Zoning Modifications

Consideration 1: Compliance with City Goals & Policies Identified in Adopted Plans

Plan Salt Lake:

Neighborhoods- Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the well-being of the community therein.

- The proposal brings new housing into the area/community.

Growth- Growing responsibly while providing people with choices about where they live, how they live, and how they get around.

- The proposal would replace a small business property and bring in more options for housing stock.

Transportation & Mobility- A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

- The proposal is on Highland Drive, which has a main bus route in both directions. The neighborhood includes employment opportunities, shopping, restaurants, and other services that are accessible without a car.

Air Quality- Air that is healthy and clean.

- The proximity of the proposal to other activities of daily life and to transit improves the opportunity for residents to choose alternative means of transportation and to contribute to less greenhouse emissions.

Sugar House Community Master Plan:

The Sugar House Community Master Plan provides policy guidelines for Salt Lake City commissions, boards, and administrative entities to use when directing and implementing projects, programs, and public policies that require review, recommendations, and approval. The master plan serves the community by providing policies and principles for a sustained and enhanced environment for living and working in the Sugar House Community.

The site proposed for redevelopment is within the Sugar House Community Master Plan area. The Future Land Use map identifies the property as Mixed Use- Low Intensity.

Residential Land Use Policies:

- Encourage new Medium-Density housing opportunities in appropriate locations in Sugar House.
- Encourage a variety of densities in the Medium Density range while ensuring the design of these projects is compatible with surrounding residential structures.
- Continue to prohibit the development of the "box car" design of multi-family dwellings.
- Encourage street patterns that connect with other streets.
- Discourage gated developments.

The Sugar House Community Master Plan states that a variety of housing types are needed to meet the range of housing alternatives people want. Given the cost of single-family housing, many people -particularly young people, singles, and seniors can benefit from apartment complexes and townhome rentals. This meets another policy that calls to provide a diversity of housing types, sizes, and prices within the community.

Housing SLC:

The Housing SLC plan is a guide to the City's housing-related efforts for the next 5 years. Among other things, the plan includes goals to make progress to increase the supply of housing at all levels of affordability.

The proposed development would provide 22 new units in an area close to jobs, transit, and retail services and goods within walking distance. This is an ideal spot for a medium-density housing project along a busy collector corridor.

Consideration 2: Design Review Process

The applicant is required to go through the Design Review process since they are proposing buildings larger than the allowed 15,000 sq.ft in the CB Zoning District.

Ordinance 21A.26.030.E.-Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process (chapter 21A.59 of this title). An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the design review standards in chapter 21A.59 of this title, the Planning Commission shall also consider the following standards: Compatibility, Roofline, Vehicular Access, Facade Design, Buffers, Step Backs.

The applicant is requesting approval of two buildings, which in total square footage would be approximately 43,607 sq ft. This is greater than the allowed building size limit of 15,000 sq ft. However, to maximize the site's density, the applicant wants to increase the size of both buildings. This would also allow parking to be on-site and within the buildings.

The Design Review process allows a review of the proposed redevelopment to ensure that no negative impacts will come to the existing land uses in the immediate vicinity -specifically to the single-family neighborhood to the east.

The proposal does meet most of the required ordinance design standards, which will help this project to be more compatible with the surrounding land uses. The project does provide adequate ground floor visual interest for pedestrian activity along Highland Drive and Zenith Avenue, by having the residential entrances for the units facing these streets and each unit will have a garage incorporated into each building unit.

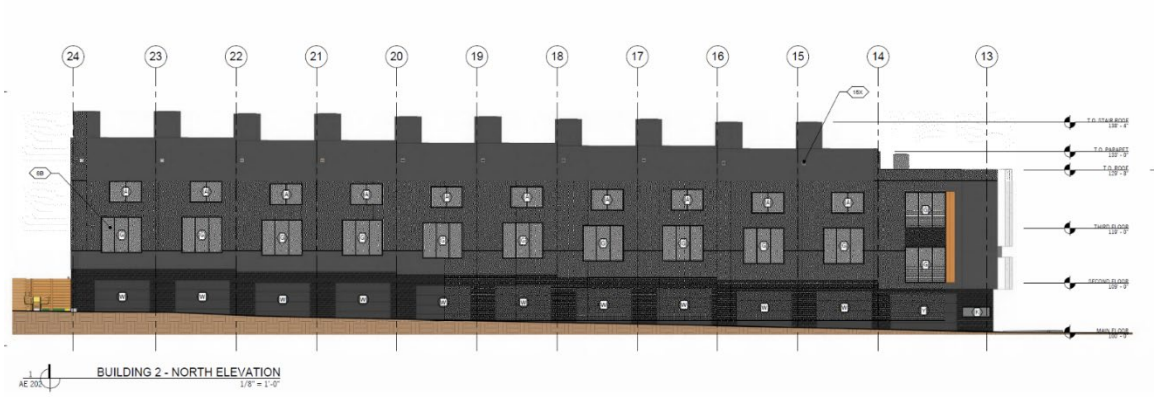
Although the proposal generally complies with the design review standards of Chapters 21A.37 and 21A.59, however, in order to develop the best possible project, the applicant is asking for two modifications to the zoning ordinance.

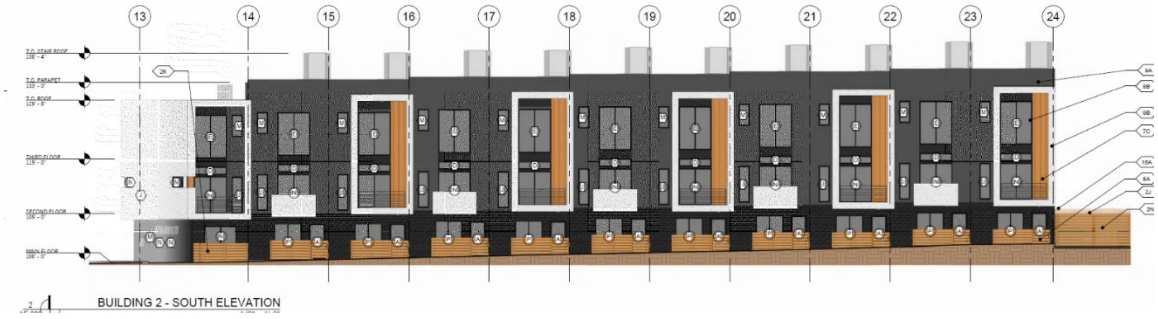
Consideration 3: Requested Zoning Modifications

The applicant is asking for modifications from two requirements of the Zoning Ordinance through the Planning Development approval by the Planning Commission.

1- Ordinance 21A.26.030.H.- Maximum Height: Thirty feet (30').

The applicant is requesting an increase in the building height of Building 2 from the required 30' to 33', in order to have roof-top deck access for 10 of the 11 units proposed in that building. The ordinance allows a 5' increase in building height above the maximum allowed by the district for a mechanical equipment parapet wall. However, it was determined by the Zoning Administrator that since the proposed roof-top deck is a habitable floor for the tenants rather than for screening mechanical equipment; this height increase can only be allowed through the Planned Development process, which must be approved by the Planning Commission.





Although this project does not contain any commercial uses, the development is in a low-intensity mixed use area, according to the Sugar House Community Master Plan. Low-intensity areas support more walkable community development patterns located near public transit. Proposed development and land use within the Low-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site, which this proposal does. The applicant has increased the upper floor architectural fenestration (glazing is not required on the upper floor in the CB zone) so that there is more street interaction with the top floor of the units that face onto Highland Drive.

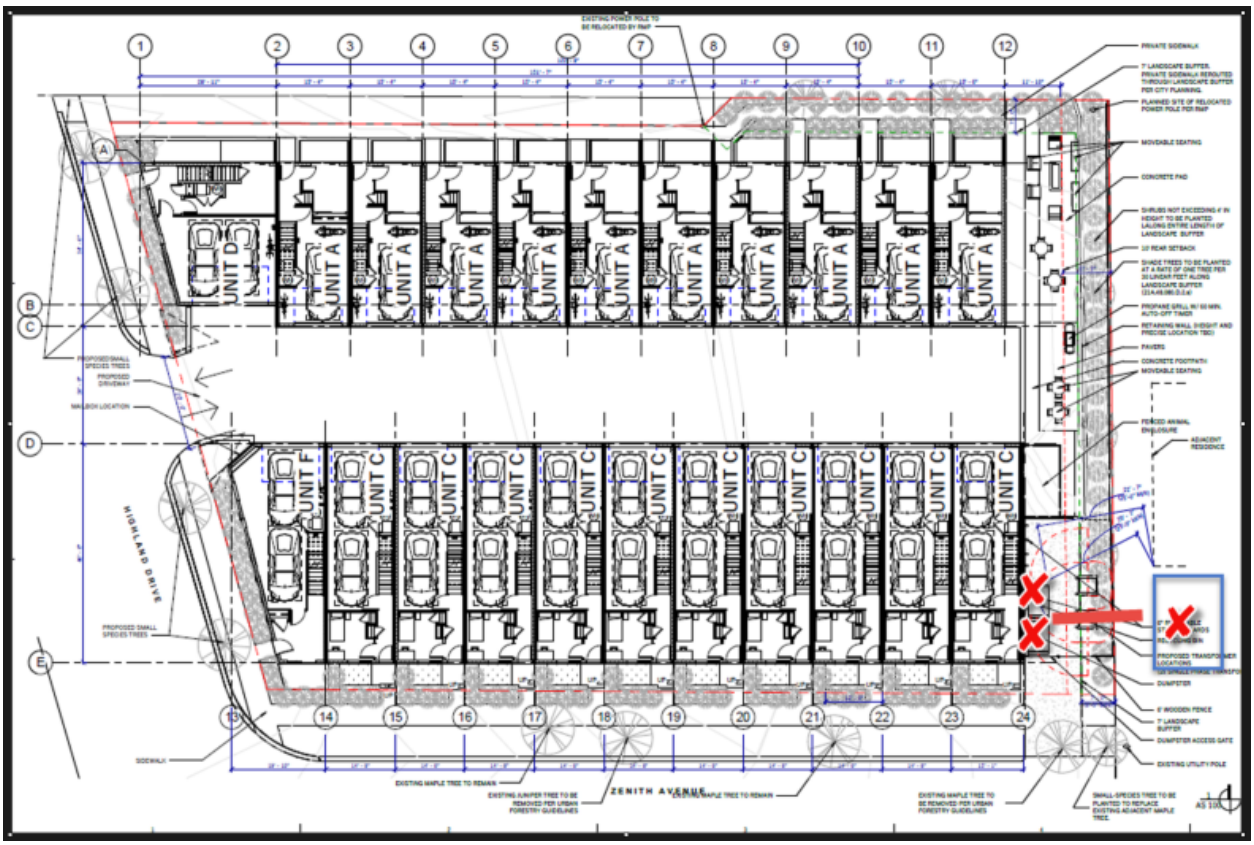
The proposal is compatible with the other higher-density residential and commercial developments along Highland Drive. Therefore, adding the additional three feet to accommodate the rooftop decks will still be a building height consistent with the existing, neighboring, and future potential developments along Highland Drive.

Proposed roof-top decks for 10 units in Building 2.

2- **Ordinance 21A.37.050.K. - Dumpsters must be located a minimum of twenty-five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.**

The applicant is proposing to place the recycling and trash containers on the northeast corner of the property behind Building 2. Because this is a design review application, the applicant will have to meet the design review standard which requires the containers to be twenty-five feet from any building on an adjacent lot if not inside of an enclosed building or structure. The location of the containers will be approximately 21 feet from the single-family dwelling on the adjacent lot to the east. If this were not a design review application, the containers would only be required to be in the rear yard and screened.

The single-family dwelling to the east is 10 feet from their property line to the west. On the subject property, there will be a seven-foot landscaping buffer and then approximately eight feet between the buffer before the containers. This will be an adequate distance in addition to a rear yard fence that will be in place around the property.



Red Xs next to Building 2 on the east side indicate the Recycling and trash bin placement. The red X inside the blue box represents the adjacent single-family dwelling to the east.

STAFF RECOMMENDATION

The planning staff is recommending approval of the Planned Development and Design Review petitions. The proposal meets the standards and objectives of both review processes. By following the more stringent standards of Design Review and Planned Development process, a more enhanced product is achieved than would be through the strict application of the regulations within the CB zoning district alone.

NEXT STEPS

Approval of Design Review and Planned Development

If the requests are approved, the applicant will need to comply with any conditions of approval, including any of the conditions required by other City departments and the Planning Commission. The applicant would be able to submit plans for building permits once all conditions of approval are met.

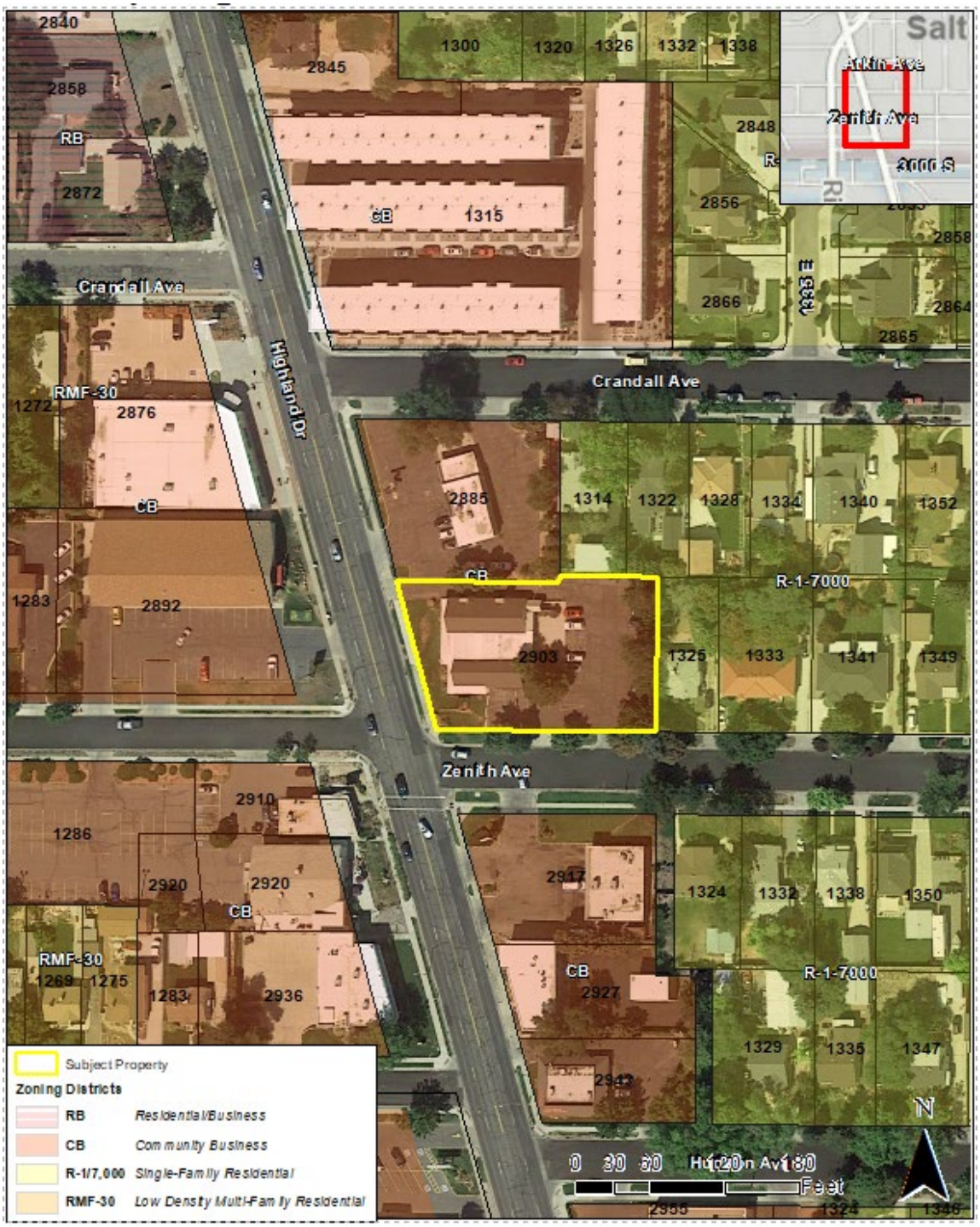
Denial of the Design Review Request

If the Design Review request is denied, the proposed townhomes would have to meet the required building size limit of 15,000 square feet or less for both buildings.

Denial of the Planned Development

If the Planned Development request is denied, both proposed buildings would have to meet the 30-foot building height limitation. The recycling and trash containers would have to be placed in a different location on the property to meet the setback requirement if the modification for Ordinance 21A.37.050.K. is not approved.

ATTACHMENT A: Vicinity Map



October 25, 2023

ATTACHMENT B: Applicant's Narrative

Axis Architects

927 South State Street
Salt Lake City, UT 84111
(801)-355-3003
Pierre Langue - plangue@axisarchitects.com
Matthew Pockrus - mpockrus@axisarchitects.com

2901 S Highland Dr. - "Highland Row"
Project Narrative
Updated October 4, 2023

To: Salt Lake City Planning and Zoning

From: Axis Architects, on behalf of Langue Inc.

Subject: Design Review Application submitted for proposed project at 2901 S. Highland Dr.; Planned Development Application submitted for proposed project on lot at 2901 S Highland Dr.

In accordance with the provisions of Salt Lake City Code of Ordinances, Chapter 21A.55, Langue Inc. Submits the Highland Row Townhomes for Design Review.

This project required a Design Review for two reasons:

1. Per section 21A.25.030E, *any* building in the Community Business District "in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process.
2. Per 21A.37.050C1: Design Standards Defined, "the ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum percentage of glass, as calculated between three feet and eight feet (8') above grade." Table 21A.37.060 defines the minimum percentage of glass for the ground floor as 40%.

In regard to item #1 requiring Design Review, we have calculated the gross square footages of Highland Row's two buildings as 17,940 for the northern building ("Building 1") and 25,667 for the Southern building ("Building 2").

It is worth noting that though Building 1 is roughly 40% larger in terms of square footage, the buildings are roughly the same size. The primary reason for the discrepancy in gross square footage is the addition of rooftop decks on 10 of the 11 units on Building 2. At 515 square feet each, these decks account for 5,150 total square feet or roughly 20% of Building 2's gross square footage.

Our understanding is that this requirement is primarily a safeguard against erroneously large buildings not meant for the zoning districts within which they intend to be built. Section 21A.26.030E outlines 6 criteria that aim to prevent such buildings from being built; our Design Review application addresses each of these in specific ways. The first criterion — "Compatibility" — in many ways encompasses the other five, however, and we believe that despite the size of the buildings, the project feels compatible within the context of the surrounding area. In particular, we designed the buildings on the project to be similar in size (though our project is smaller in scope) to those in the Moda Townhomes project — just one block to the north.

Besides being aesthetically compatible, however, Highland Row seeks to be functionally compatible with the surrounding area. The CB Zone, per its own Purpose Statement (21A.26.030) intends "to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods." We feel Highland Row is ideally sized and located to act as a bridge between commercial areas and residential neighborhoods. At the same time, In response to specific community feedback, we're aiming to fulfill the area's need for quality, cost-effective multifamily housing options by offering modestly-sized 2-bedroom townhomes (with flex rooms that offer 3-bedroom potential) that are ideally sized for young families and working professionals.

In regard to item #2: As part of the Design Review process, we are asking to be granted an exception to the CB Zone's 40% minimum ground floor glazing requirement. Per 21A.37.050C1, "the planning director may approve a modification to ground floor glass requirements if the planning director finds . . . the ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%)." Our project is entirely residential in design. No part of our structures is not a part of one of the individual residences. Given this, we feel we are ideal candidates for this exception. We understand, however, the importance of glazing both to residents living in our units and to street engagement with the building. In line with this, and in conjunction with the city, we've worked to implement extra glazing on the upper levels of the project's facade in order to compensate for the reduction in glazing on the main floor.

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In addition to the items above requiring a Design Review, we have submitted an application to have the project be designated a Planned Development. The Planned Development process was initiated in the hope that we would be able to receive Planning Commission approval for two exceptions to code items currently preventing inhibiting the project's progress:

1. Per 21A.26.030H, the Maximum Height for a building in the CB District is 30'-0". We are requesting an extension of this height in order to erect a parapet wall on 10 of the 22 units in the project (T.O. Parapet Wall: 33'-0").

2. Per 21A.37.050K, "Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling." We are requesting an exception to the 25'-0" minimum distance required between on-site dumpsters and

buildings located on adjacent lots. We are requesting this exception for 1 of the 2 dumpsters to be located on site, which we are unable to locate further than 22'-6" as measured from the front of the dumpster to the exterior face of the house on the adjacent lot.

In regard to Exception #1, it is worth noting that there is a specific provision in the code allowing for building heights to exceed the zoning district maximum. This project was designed with the intention to take advantage of this exception in order to best utilize the lot's limited space. These exceptions are allowed per 21A.36.020C, height exceptions of type "Mechanical equipment parapet wall" are granted a 5 foot "extent above maximum" allowable building height in all zoning districts other than the FP, FR-1, FR-2, FR-3, and Open. Given that the parapet walls on the units in question (our "C" units) were originally conceived as a method for the required screening of mechanical units located on those roofs, we felt we met the necessary requirements for this exception at the time of design.

Given the stair access to the roof and a parapet wall that we felt could easily double as a guardrail, it was our hope that the rooftop space not being allocated for mechanical use could be utilized as a rooftop amenity space for occupants. Doing so would enable us to better fulfill the Planned Development objectives (outlined in the Planned Development Application) by allowing us to offer better quality living spaces with increased habitable space without drastically increasing cost and thereby decreasing affordability and/or accessibility. In addition to benefiting future occupants, these outdoor amenity spaces would provide opportunities for rooftop greenery (as encouraged in the Design Review guidelines) and promote a sense of socialization between residents, neighbors, and the surrounding community, thus building upon the Master Plan's goal to "protect the stable well-kept residential neighborhoods" in the area.

In conversations with city officials, however, it was determined that our parapet wall would not qualify for the 5'-0" Extent Above Maximum exception outlined in the code as long as it was being used as a guardrail, granting access to an amenity space. It is for this reason that we're seeking a 3'-0" maximum height extension.

In regard to exception #2: In designing the project, we originally proposed individually housing dumpsters and recycling bins in unit garages. In conversation with both Republic Services (one of the city's approved waste management companies) and the City Planner's office, it was agreed that individual dumpsters and recycling bins — the 44 in total that would have been required — would pose a significant problem for trash and recycling collectors and the neighborhood at large for several reasons:

1. The project's central drive lane does not provide sufficient space for collection trucks to turn around, meaning collectors would be forced to back off the property into often-congested Highland Drive traffic.
2. The project's central drive lane would be narrowed substantially by the presence of 22-44 trash/recycling containers, making navigation difficult and potentially dangerous.
3. Alternatives to placing containers in the central drive lane — either by placing them on Highland Drive itself or along Zenith Avenue would be inconvenient and potentially dangerous for residents, neighbors, and collectors.

In light of these concerns, we agreed to create space for shared trash and recycling containers and worked with the Transportation Department, Urban Forestry Department, Republic Services, and City Planner's office to provide sufficient, safe access to those containers via Zenith Avenue rather than via Highland Drive.

Despite our best efforts, 1 of these 2 containers remains just inside the 25'-0" minimum distance required by 21A.27.050K. Per our measurements, the further north of our two containers (which will contain recycling instead of refuse) will be 22'-7" from the closest building on the adjacent residential lot. We are requesting a reduction to the 25'-0" minimum to permit the location of these containers, which, in addition to the distance, will be separated from the adjacent residence by screening fences and by the 7'-0" landscape buffer required on the property. We believe these measures will be satisfactory to eliminate any potential concerns with regard to dumpster proximity.

ATTACHMENT C: Plan Set

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

Design Development

AXIS PROJECT NUMBER: **1924**

AXIS ARCHITECTS
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P:801-355-3003

HIGHLAND TOWNHOMES
2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	**1924**
OWNER #	
DATE DRAWN	**3/01/2023**
CHECKED	

COVER SHEET

GI 101

CODE ANALYSIS

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE	2018	NATIONAL ELECTRICAL CODE	2018
INTERNATIONAL MECHANICAL CODE	2018	UNIFORM CODE FOR BUILDING CONSERVATION	N/A
INTERNATIONAL PLUMBING CODE	2018		
INTERNATIONAL FIRE CODE	2018		
INTERNATION ENERGY CONSERVATION CODE	2018		

A. OCCUPANCY AND GROUP:

CHANGE IN USE: YES _____ NO _____ MIXED OCCUPANCY: YES _____ NO _____
SPECIAL USE AND OCCUPANCY (E.G. HIGH RISE, COVERED MALL):

B. SEISMIC DESIGN CATEGORY: _____ DESIGN WIND SPEED: _____MPH

C. TYPE OF CONSTRUCITON (CIRCLE ONE):

I A	I B	II A	II B	III A	III B	IV HT	V A	(V B)

D. FIRE RESISTANCE RATING REQUIREMENTS FOR THE EXTERIOR WALLS BASED ON THE FIRE SEPARATION DISTANCE (IN HOURS):

NORTH: _____ SOUTH: _____ EAST: _____ WEST: _____

E. MIXED OCCUPANCIES: _____ NONSEPARATED USES: _____

F. SPRINKLERS:

REQUIRED: _____ PROVIDED: _____ TYPE OF SPRINKLER SYSTEM: _____

NOTE: PER UTAH STATE AMENDMENT, IRC SECTION R313.1, REQUIRING THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM IN TOWNHOUSES, IS DELETED (SEE UTAH STATE TITLE 15A: STATE CONSTUCTION AND FIRE CODES ACT. CHAPTER 3 PART 2).

G. NUMBER OF STORIES: _____ BUILDING HEIGHT: _____

H. ACTUAL AREA PER FLOOR (SQUARE FEET): _____

TABULAR AREA: _____

J. AREA MODIFICATION:

a) $A_a = [\ A_t + (NS * I_f)\ ]$ b) $I_f = 100\ [\ F/P - 0.25\ ](W/30)$

b) SUM OF THE RATIO CALCULATIONS OF MIXED OCCUPANCIES:

$$\frac{\text{ACTUAL AREA}}{\text{ALLOWABLE AREA}} \leq 1$$

c) TOTAL ALLOWABLE AREA FOR:

1) ONE STORY: _____
2) TWO STORY: A_a (2) _____
3) THREE STORY: A_a (3) _____

d) UNLIMITED AREA BUILDING: YES _____ NO _____ CODE SECTION: _____

K. FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

ELEMENT	HOURS	ASSEMBLY		HOURS	ASSEMBLY
EXTERIOR BEARING WALLS	1	-	FLOOR - CEILING/FLOOR	1	-
INTERIOR BEARING WALLS	1	-	ROOFS - CEILING/ROOF	1	-
EXTERIOR NON-BEARING WALLS	VARIES	-	EXTERIOR DOORS AND WINDOWS	VARIES	-
STRUCUTRAL FRAME	1	-	SHAFT ENCLOSURES	0	N/A
PARTITIONS - PERMANENT	0	N/A	FIRE WALLS	1	-
FIRE BARRIERS	1	-	FIRE PARTITIONS	1	-
			SMOKE PARTITIONS	0	N/A

L. TOTAL OCCUPANTS PER RESIDENTIAL UNIT: _____

TWO EXITS ARE NOT REQUIRED FOR ANY UNIT.
REQUIRED EGRESS WIDTH BASED ON OCCUPANTS < CODE MINIMUM WIDTH FOR INDIVIDUAL EGRESS ELEMENTS.

M. MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES

PER RESIDENCE UNITS

a) WATER CLOSETS:	REQUIRED _____	PROVIDED _____
b) LAVATORIES:	REQUIRED _____	PROVIDED _____
c) BATH TUBS OR SHOWER:	REQUIRED _____	PROVIDED _____
d) DRINKING FOUNTAINS:	REQUIRED _____	PROVIDED _____
e) SERVICE SINK:	REQUIRED _____	PROVIDED _____

FOOTNOTES:

1) IN CASE OF CONFLICT WITH THE U.S. DEPARTMENT OF JUSTICE FEDERAL REGISTERS PARTS THROUGH V - ADA GUIDELINES AND SPECIFIC REFERENCE TO THE INTERNATIONAL BUILDING CODE ACCESSIBILITY CHAPTERS, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN.

2) ADDITIONAL CODE INFORMATION SHALL BE PROVIDED AT THE DISCRETION OF THE BUILDING OFFICIAL FOR COMPLEX BUILDINGS. INCLUDING, BUT NOT LIMITED TO:
   a) HIGH RISE REQUIREMENTS.
   b) ATRIUMS.
   c) PERFORMANCE BASED CRITERIA
   d) MEANS OF EGRESS ANALYSIS
   e) FIRE ASSEMBLY LOCATOR SHEET
   f) EXTERIOR AND INTERIOR ACCESSIBLITY ROUTE
   g) FIRE STOPPING, INCLUDING TESTED DESIGN NUMBER

FIRE SAFETY NOTES

1. Deferred submittals to include but not limited to; water mains (private & public), water laterals, fire hydrants, automatic fire sprinkler systems, standpipes, automatic fire suppression system, UL 300 (class I hood and duct suppression systems), automatic smoke detection systems, fire alarm systems, clean gas fire suppression systems, VESDA detection system, etc. The deferred submittal application shall be provided which is completed, wet stamped and signed by the architect.

2. All Fire protection and detection systems shall have the piping and wiring exposed for inspection. The piping and wiring maybe covered after the fire inspection of the systems has been satisfactory completed.

3. Through penetrations shall be sealed with materials that meet a minimum fire rating of the fire assembly that is penetrated. The fire stop material shall be tested in accordance with ASTM E 814 of UL 1479.

4. Provide a minimum 2A:10 BC rated fire extinguishers within 75-foot travel distance to all spaces in the structure. During construction, alteration or demolition in the following areas as required in IFC Chapter 33:
   4.1. At each stairway on all floor levels where combustible materials have accumulated.
   4.2. In every storage and construction shed.
   4.3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ASPH.	ASPHALT
&	AND
@	AT
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
BLDG.	BUILDING
B.O.S.	BOTTOM OF STRUCTURAL
BTM.	BOTTOM
BD.	BOARD
C.G.	CORNER GUARD
CTJ	CONSTRUCTION JOINT
CL	CENTERLINE
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CORR.	CORRIDOR
COL.	COLUMN
COMP.	COMPUTER
CONT.	CONTINUOUS
CLG.	CEILING
C.T.	CERAMIC TILE
CLR	CLEAR
C.O.	CLEARN OUT
C.I.	CAST IRON
DEPT	DEPARTMENT
DIA.	DIAMETER
D.F.	DRINKING FOUNTAIN
DN	DOWN
DISP.	DISPENSER
DIM.	DIMENSION
DTL./DET.	DETAIL
DWG.	DRAWING
EA.	EACH
ELEV./EL.	ELEVATION
EXIST.	EXISTING
ELECT.	ELECTRICAL
EQUIP.	EQUIPMENT
E.J.	EXPANSION JOINT
E.I.F.S.	EXT. INSUL. AND FIN. SYSTEM
EXP.	EXPANSION
F.G.	FINISH GRADE
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
FTG.	FOOTING
FLR.	FLOOR
FIN,	FINISHED
F.H.	FIRE HYDRANT
F.V.	FIELD VERIFY
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
H.M.	HOLLOW METAL
H.C.	HANDICAP
H.P.	HIGH POINT
HT.	HEIGHT
HORIZ.	HORIZONTAL
H.W.	HARDWOOD
INSUL.	INSULATION
I.D.	INSIDE DIAMTER
JT.	JOINT
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MFR	MANAGER
M.T.	MEN'S TOILET
MTL	METAL
MAX.	MAXIMUM
MIN.	MINIMUM
M.O.	MASONRY OPENING
M.H.	MANHOLE
MACH.	MACHINERY
MEN	MEN'S TOILET
MISC.	MISCELLANEOUS
NO.	NUMBER
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
OPG.	OPENING
O.C.	ON CENTER
O.H.	OVERHEAD
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
O.F.C.I	OWNER FURNISHED C ONTRACTOR INSTALLED
PERM.	PERIMETER
PL.	PLATE
PTN.	PARTITION
P.W.	PLYWOOD
P.O.C.	POINT OF CONNECTION
P.C.	PORTLAND CEMENT
PNL.	PANEL
Q.T.	QUARRY TILE
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
RM.	ROOM
REIF.	REINFORCED
REC.	RECESSED
S.F.	SQUARE FOOT
STOR.	STORAGE
SIM.	SIMILAR
SUSP.	SUSPENDED
SYS.	SYSTEM
SPEC.	SPECIFICATIONS
STR.	STORAGE
ST.	STEEL
STRUCT.	STRUCTURAL
SCH.	SCHEDULE
S.S.	STAINLESS STELL
TYP.	TYPICAL
TRANS.	TRANSFORMER
T & B.	TOP AND BOTTOM
T.O.	TOP OF
T.	TOILET
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
VEST.	VESTIBULE
VERT.	VERTICAL
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.R.	WATER RESISTANT
W.T.	WOMEN'S TOILET
W.D.	WOOD
W/	WITH
W.W.F.	WELDED WIRE FABRIC

PROJECT TEAM

OWNER
LANGUE, INC.
927 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111
(801) 355-3003

STRUCTURAL
ACUTE ENGINEERING
744 SOUTH 400 EAST
OREM, UTAH 84097
(801) 229-9020

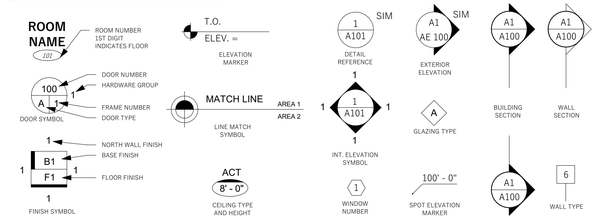
ARCHITECT
AXIS ARCHITECTS
PIERRE LANGUE
927 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111
(801) 355-3003

ELECTRICAL & MECHANICAL
PVE
1040 NORTH 220 WEST SUITE 100
SALT LAKE CITY, UTAH 84116
(801) 359-3158

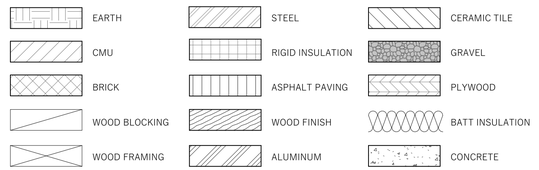
CIVIL
REEVES & ASSOCIATES
5160 SOUTH 1500 WEST
RIVERDALE, UTAH 84405
(801) 621-3100

LANDSCAPE ARCHITECT
PKJ DESIGN GROUP
JEREMY AINWORTH
3450 NORTH TRIUMPH BLVD
LEHI, UTAH 84043
(801) 753-5644

SYMBOL LEGEND



GRAPHIC SYMBOLS



NOTE: THE SHEETS LISTED IN THE SHEET INDEX PREPRESENT A FULL SET OF CONSTRUCTION DOCUMENTS AND INCLUDE A DETAIL BOOK AND **SHALL NOT BE SEPARATED**. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR REVIEWING **ALL** THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, DETAILS, SPECIFICATIONS AND ANY AND ALL ADDENDA ISSUED.

DRAWING INDEX

ZONING INFO

PARCEL #: 16292360020000
ZONING DISTRICT: CB - COMMUNITY BUSINESS
OVERLAY DISTRICT: N/A
MAX. HEIGHT: 30'-0"
SETBACKS:
FRONT:N/A
SIDE: N/A
REAR: N/A
MIN. LOT AREA: N/A
MIN. LOT WIDTH: N/A
MAX. BLDG. COVERAGE: N/A
OFF-STREET PARKING: 1 PARKING SPACE PER DU

AXIS ARCHITECTS
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927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

GENERAL NOTES

GI 102

0 16' 32' 1/16"=1'-0"
0 8' 16' 1/8"=1'-0"
0 4' 8' 3/16"=1'-0"
0 4' 8' 1/4"=1'-0"
0 2' 4' 3/8"=1'-0"
0 1' 2' 1"=1'-0"
0 1' 2' 3/4"=1'-0"
0 1' 2' 1"=1'-0"

Axis Architects

HIGHLAND ROW - UNIT MIX

BUILDING 1

TYPE	SQUARE FOOTAGE 1ST	2ND	3RD	GARAGE	UNIT USABLE SF	BALCONY/ DECK	UNIT COUNT	% OF BLDG 1	% OF PROJECT	TOTAL USABLE SF	INCL. GARAGE, BALCONY, DECK
UNIT A	138	527	567	313	1232	42	10	88.39%	42.38%	12320	15870
UNIT D	267	685	666	413	1618	39	1	11.61%	5.57%	1618	2070
							BLDG 1 TOTAL:		47.95%	13938	17940

BUILDING 2

TYPE	SQUARE FOOTAGE 1ST	2ND	3RD	GARAGE	UNIT USABLE SF	BALCONY/ DECK	UNIT COUNT	% OF BLDG 1	% OF PROJECT	TOTAL USABLE SF	INCL. GARAGE, BALCONY, DECK
UNIT C	167	608	587	442	1362	41/515	10	90.01%	46.85%	13620	23600
UNIT F	123	725	664	506	1512	49	1	9.99%	5.20%	1512	2067
							BLDG 2 TOTAL:	52.05%		15132	25667

HIGHLAND ROW TOTAL:	29070	43607

ZONING DISTRICT: CB
LOT AREA: 23,690 SF (0.88 ACRES)
MIN. LOT AREA:
No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process.

MIN. BUILDING SIZE:
Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process

DESIGN STANDARDS:
(A) Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
(B) Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
(C) Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
(D) Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.
(E) Buffers: When located next to low density residential uses, the Planning Commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.
(F)Step Backs: When abutting single-story development and/or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

MAX. HEIGHT:30'

SETBACKS:
FRONT OR CORNER:No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.
INTERIOR SIDE YARD: None required
REAR:10'
BUFFER YARDS: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of this title.
ACCESSORY BUILDINGS: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.
MAXIMUM SETBACK: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

(A) The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
(B) The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

PARKING: 1 STALL PER DWELLING UNIT
REQUIRED: 20
MINIMUM: 20
PROVIDED: 34

1 AS 100 SITE PLAN
1" = 10'-0"

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P:801.355.3003

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB # 1924
OWNER #
DATE DRAWN 3/01/2023
CHECKED

ARCHITECTURAL SITE PLAN

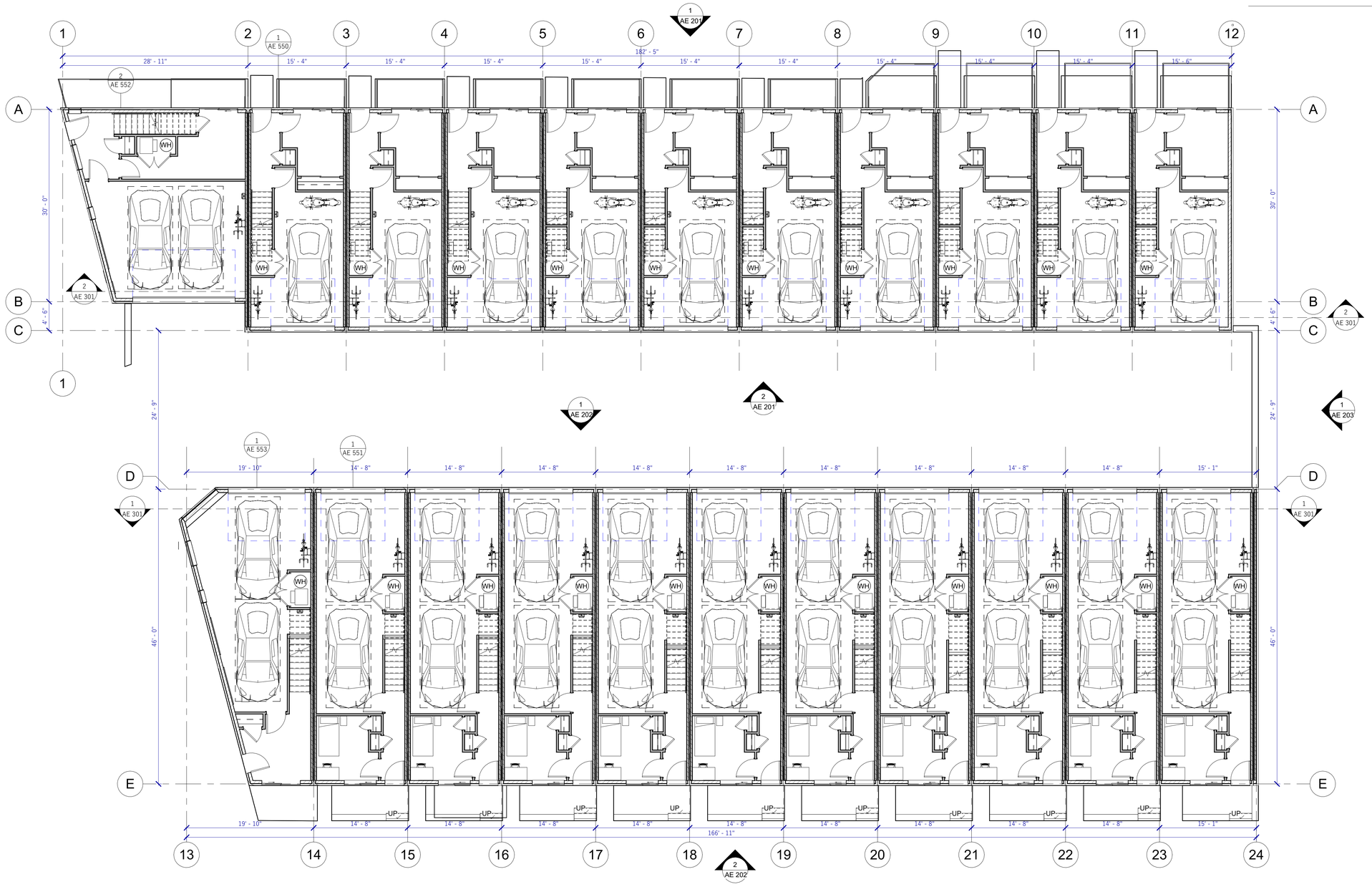
AS 100

GENERAL NOTES

1. CONTRACTORS TO VERIFY FIELD DIMENSIONS PRIOR TO CONSTRUCTION

2. DIMENSIONS ARE TO EDGE OF OPENING FACE OF FINISH OR TO GRID. FIELD VERIFY ALL OPENINGS FOR WINDOWS AND DOORS LINE, U.N.O. PRIOR TO WINDOW/DOOR FABRICATION.

3. AS PER IRC N1101, A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES, U-FACTORS OR W INDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED.



1 AE 101 OVERALL MAIN FLOOR PLAN
1/8" = 1'-0"

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P:801.355.3003
927 SOUTH STATE STREET. SALT LAKE CITY, UT 84111

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

MAIN FLOOR PLAN

AE 101

GENERAL NOTES

1. CONTRACTORS TO VERIFY FIELD DIMENSIONS PRIOR TO CONSTRUCTION

2. DIMENSIONS ARE TO EDGE OF OPENING FACE OF FINISH OR TO GRID. FIELD VERIFY ALL OPENINGS FOR WINDOWS AND DOORS LINE, U.N.O. PRIOR TO WINDOW/DOOR FABRICATION.

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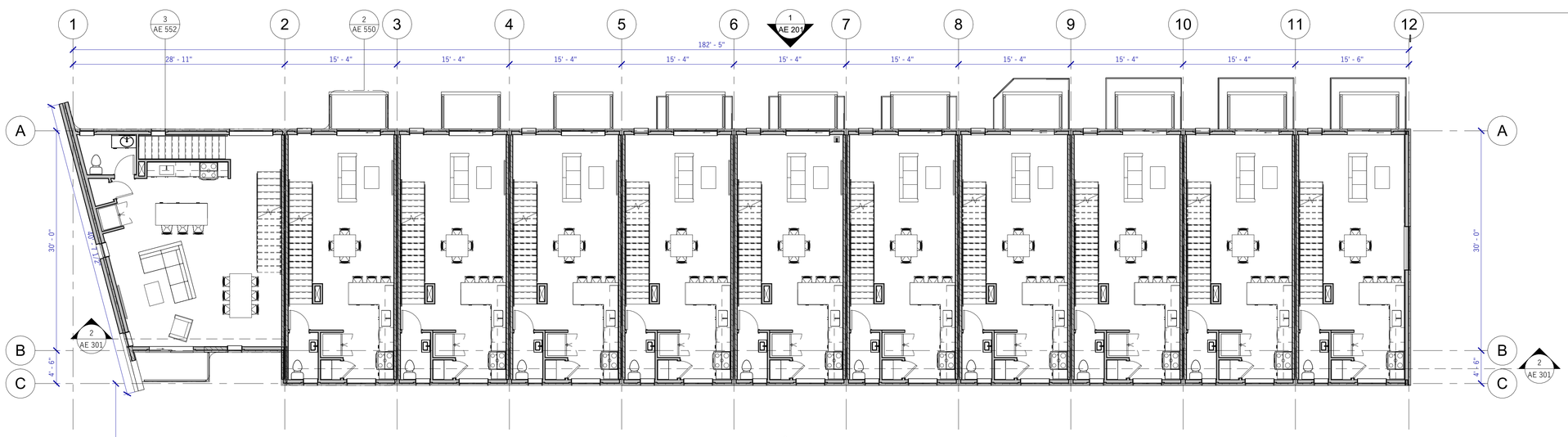

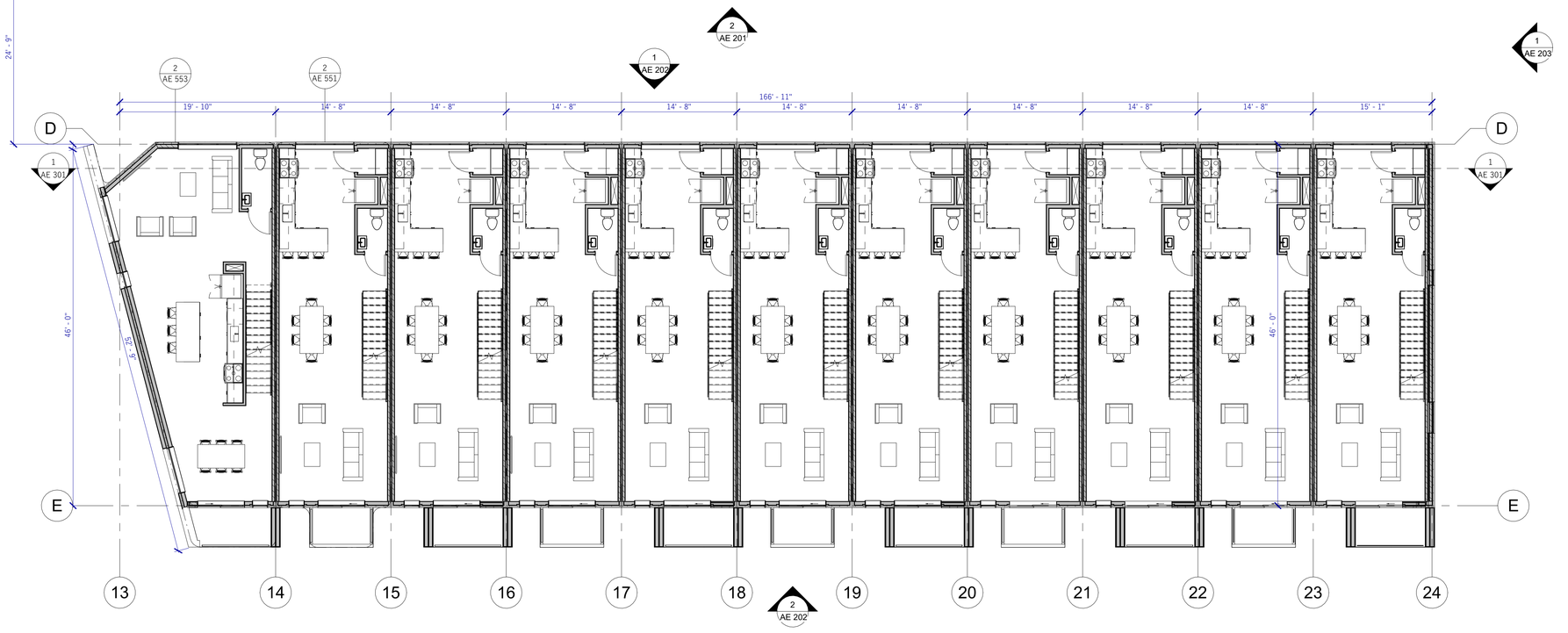

1 AE 102 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"

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HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE	3/01/2023
DRAWN	
CHECKED	

SECOND FLOOR PLAN

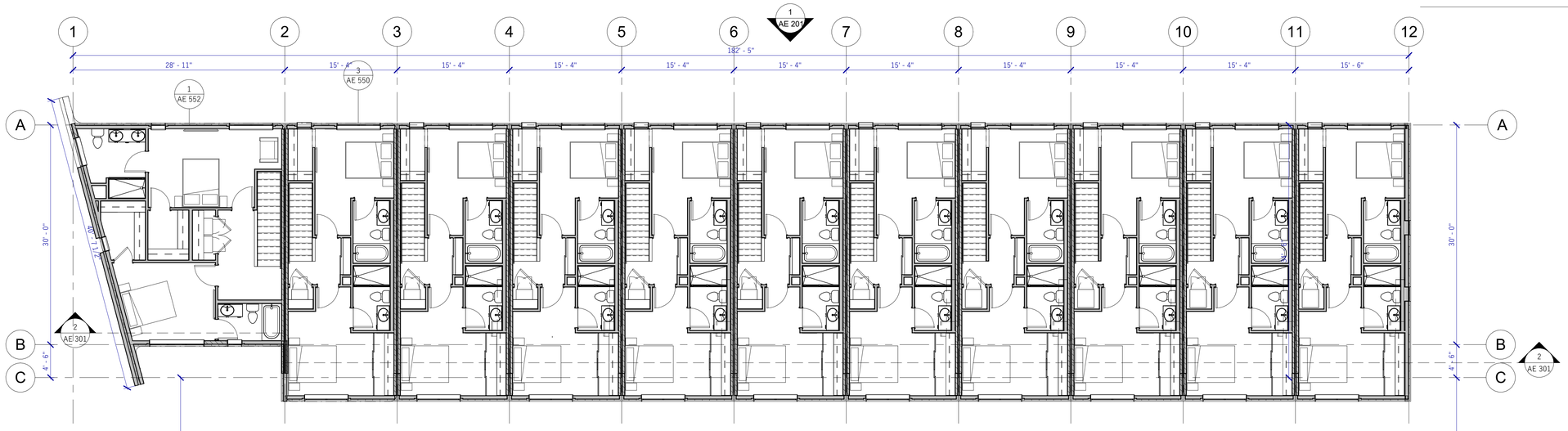
AE 102

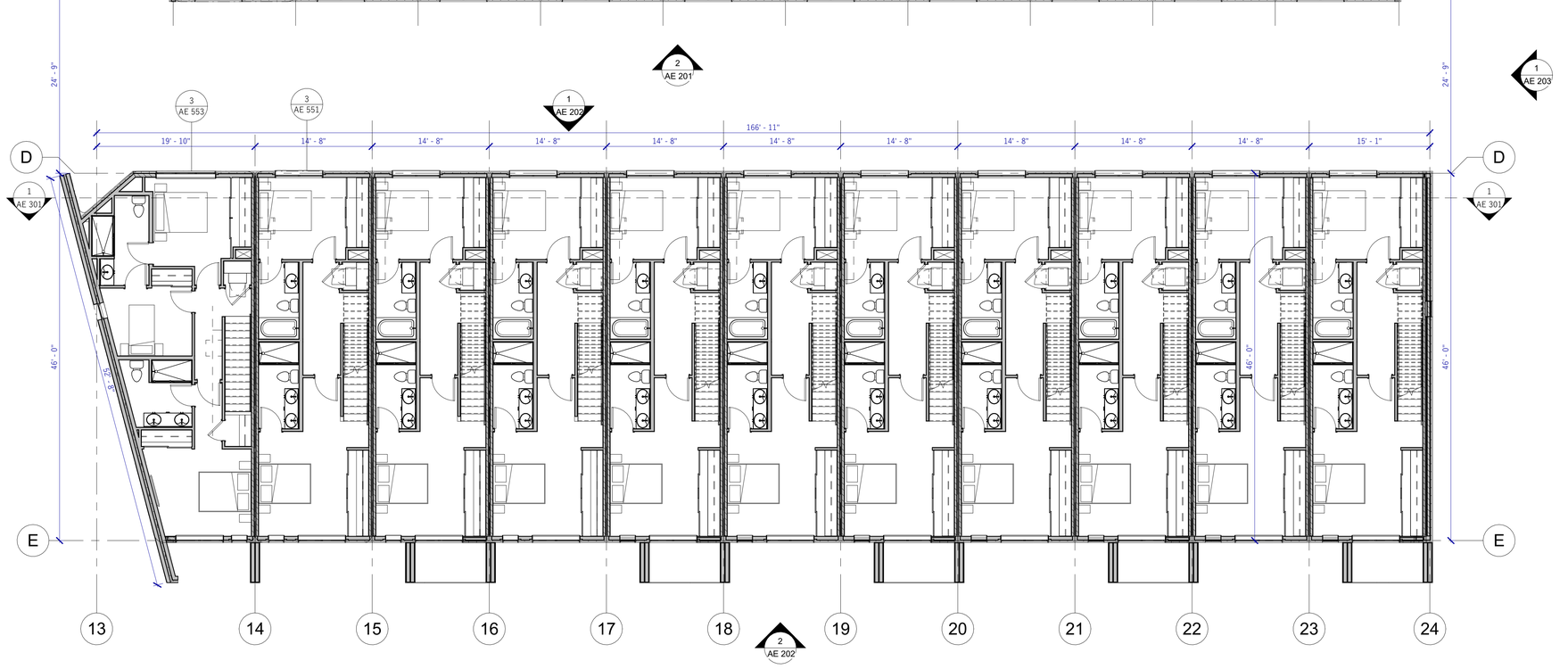
GENERAL NOTES

1. CONTRACTORS TO VERIFY FIELD DIMENSIONS PRIOR TO CONSTRUCTION

2. DIMENSIONS ARE TO EDGE OF OPENING FACE OF FINISH OR TO GRID. FIELD VERIFY ALL OPENINGS FOR WINDOWS AND DOORS LINE, U.N.O. PRIOR TO WINDOW/DOOR FABRICATION.

3. AS PER IRC N1101, A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES, U-FACTORS OR W INDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED.





1 AE 103 OVERALL THIRD FLOOR PLAN

1/8" = 1'-0"

0 16' 32' 1/16"=1'-0"
0 8' 16' 1/8"=1'-0"
0 4' 8' 3/16"=1'-0"
0 4' 8' 1/4"=1'-0"
0 2' 4' 3/8"=1'-0"
0 1' 2' 1/2"=1'-0"
0 1' 2' 3/4"=1'-0"
0 1' 2' 1"=1'-0"

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HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

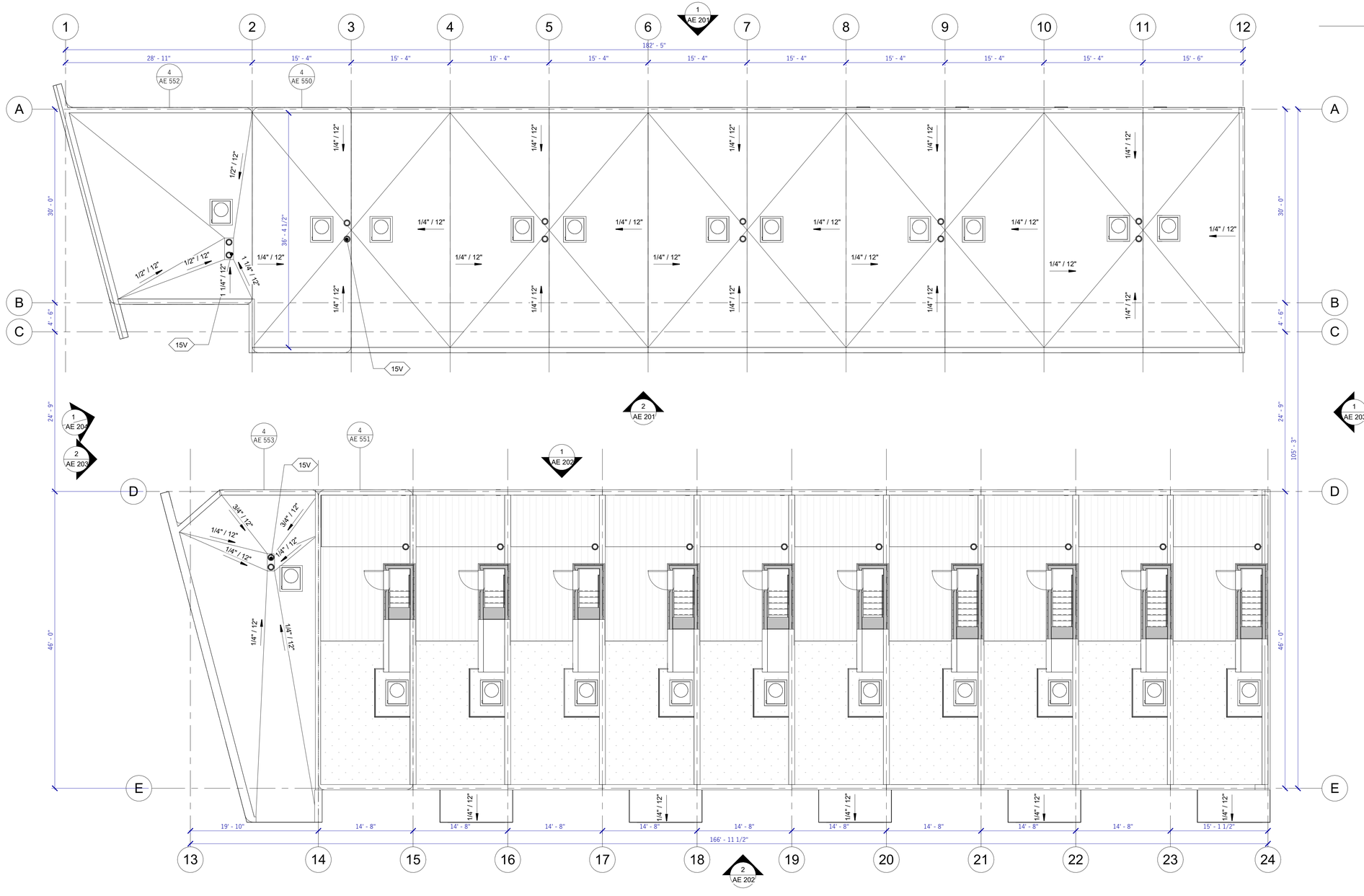
AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

THIRD FLOOR PLAN

AE 103

KEYNOTES

15V ROOF DRAIN AND OVERFLOW - SEE MECHANICAL DRAWINGS



1 AE 104 OVERALL ROOF PLAN
1/8" = 1'-0"

0 16' 32' | 0 8' 16' | 0 4' 8' | 0 4' 8' | 0 2' 4' | 0 1' 2' | 0 1' 2' | 0 1' 2'
1/16"=1'-0" | 1/8"=1'-0" | 3/16"=1'-0" | 1/4"=1'-0" | 3/8"=1'-0" | 1"=1'-0" | 1/4"=1'-0" | 1"=1'-0"

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
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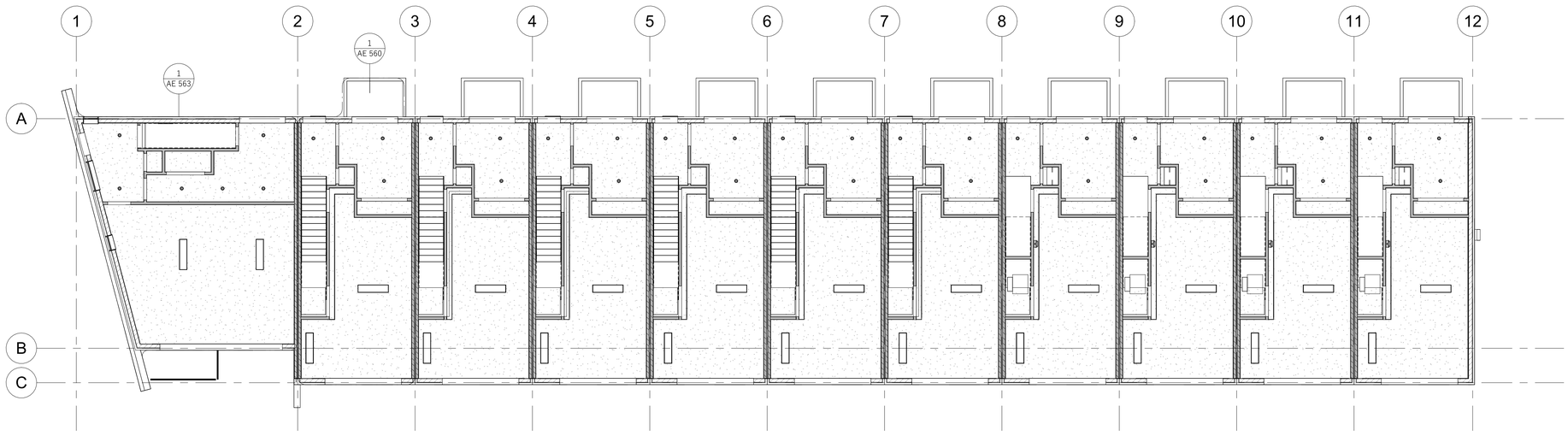
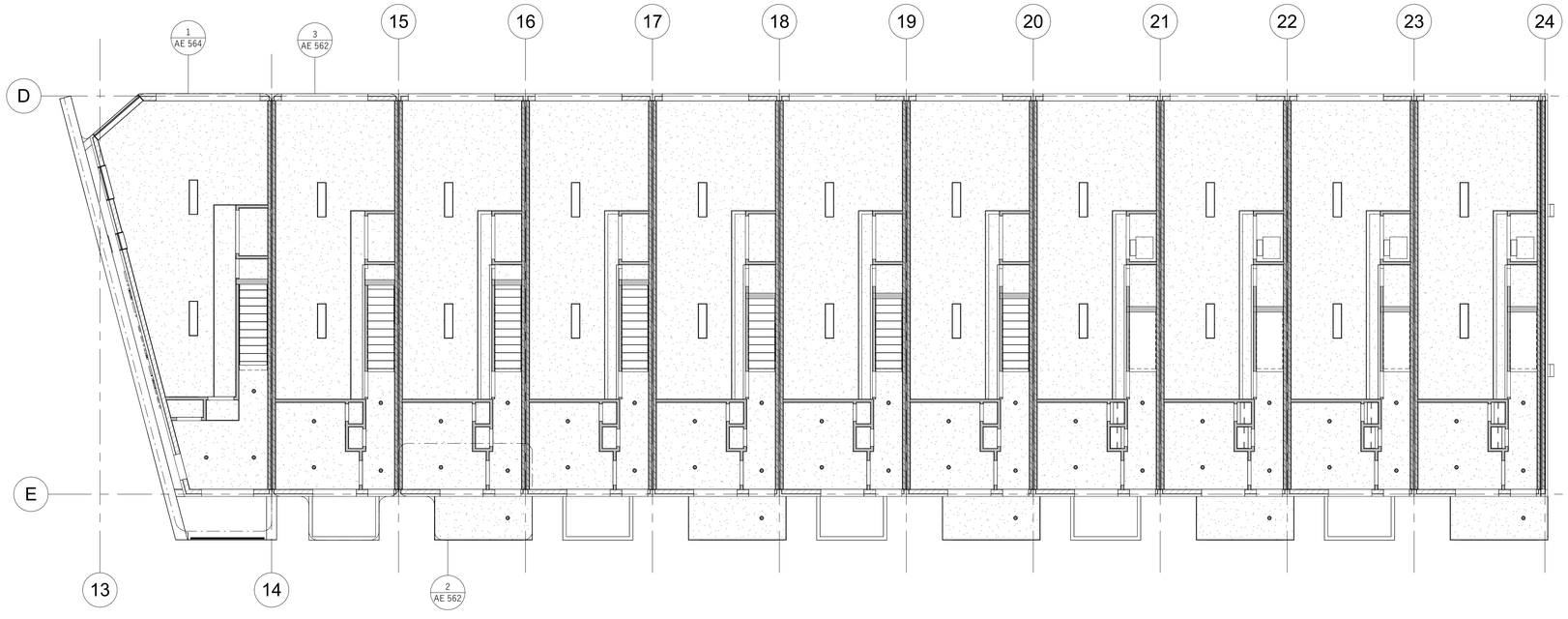
DRAWN	
CHECKED	

ROOF PLAN

AE 104





1 OVERALL MAIN FLOOR RCP
AE 105
1/8" = 1'-0"

AXIS ARCHITECTS
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P:801.355.3003

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
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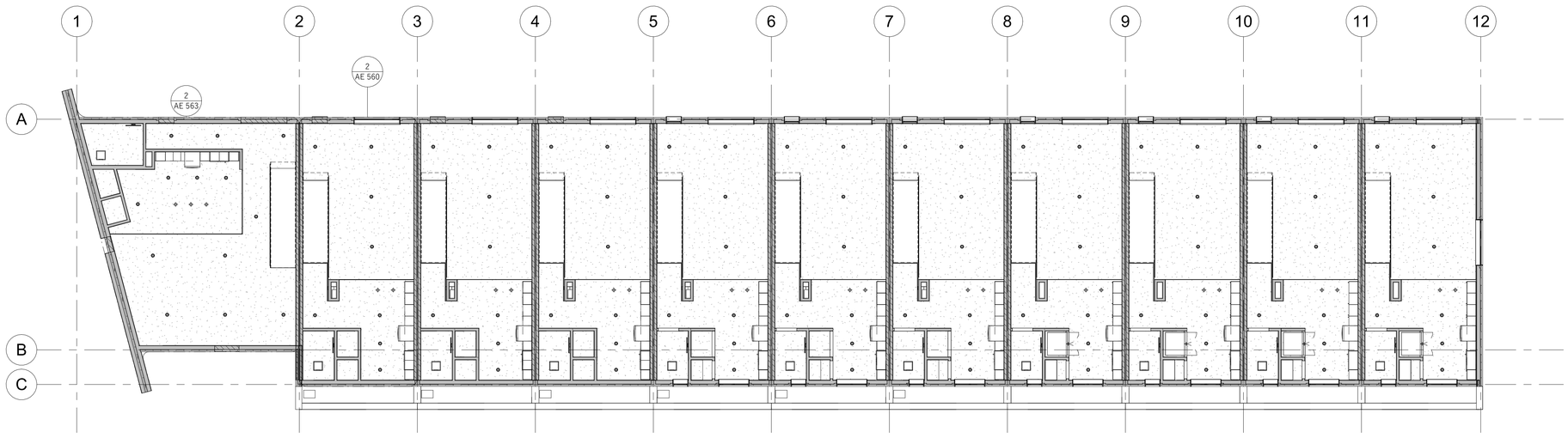
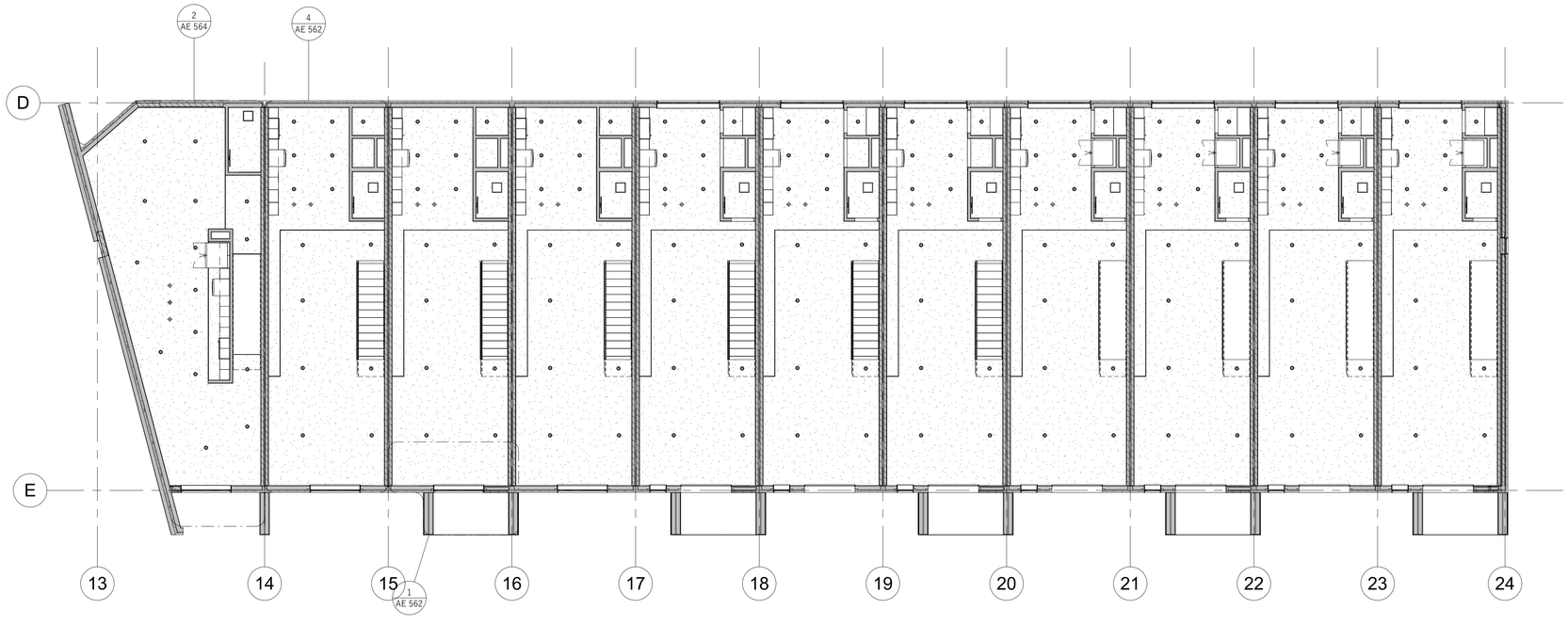
MAIN FLOOR REFLECTED CEILING PLAN

AE 105





1
AE 106

OVERALL SECOND FLOOR RCP

1/8" = 1'-0"

AXIS ARCHITECTS
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P:801.355.3003

HIGHLAND TOWNHOMES

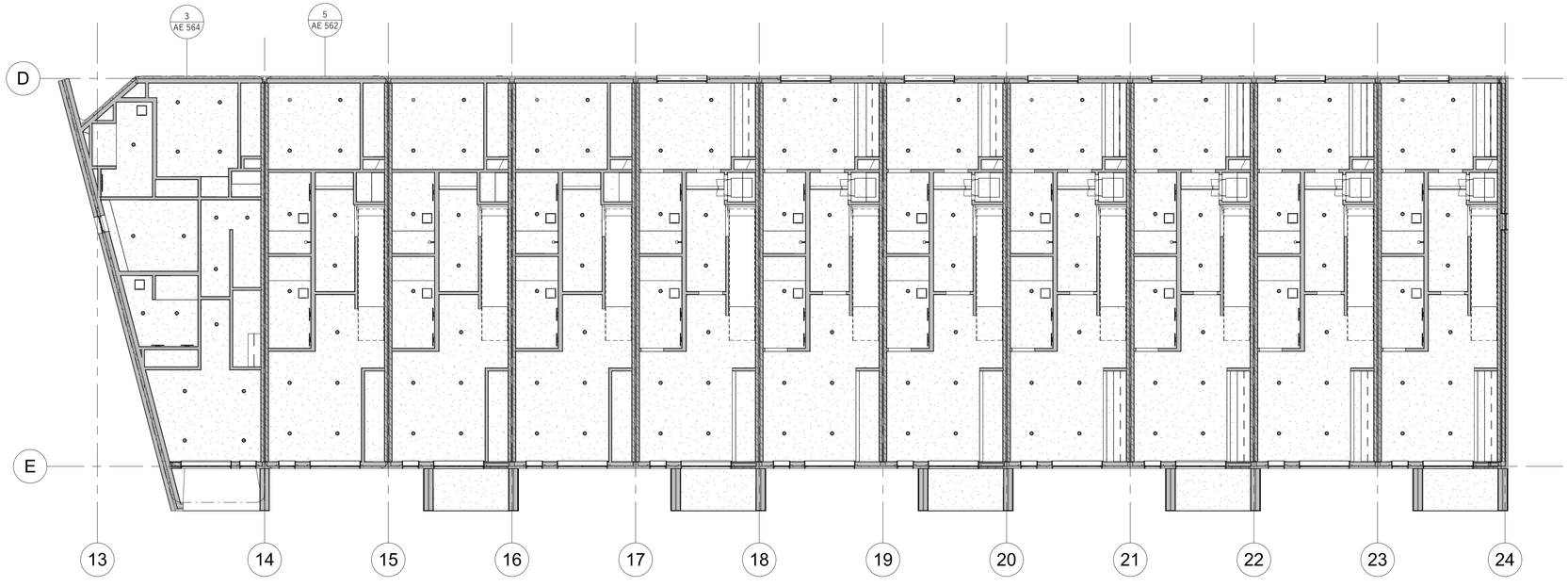
2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

SECOND FLOOR REFLECTED CEILING PLAN

AE 106



1
AE 107

OVERALL THIRD FLOOR RCP

1/8" = 1'-0"

AXIS ARCHITECTS
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P:801.355.3003

HIGHLAND TOWNHOMES

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No.	Date	Description

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THIRD FLOOR REFLECTED CEILING PLAN

AE 107

2 AE 200 3D ELEVATION - SW

4 AE 200 3D ELEVATION - SE

1 AE 200 3D ELEVATION - NW

3 AE 200 3D ELEVATION - NE

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

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CHECKED	

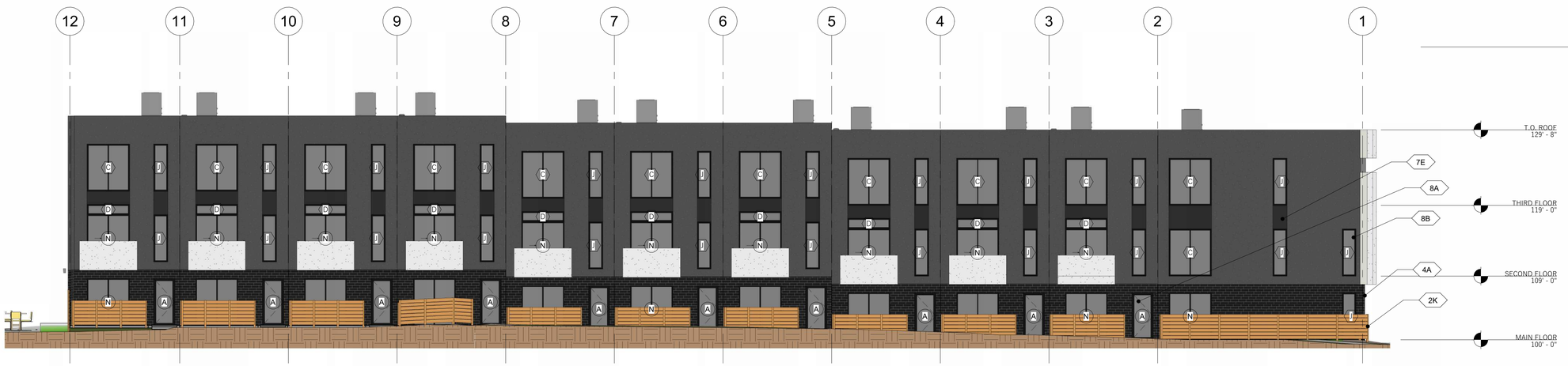
3D ELEVATIONS

AE 200

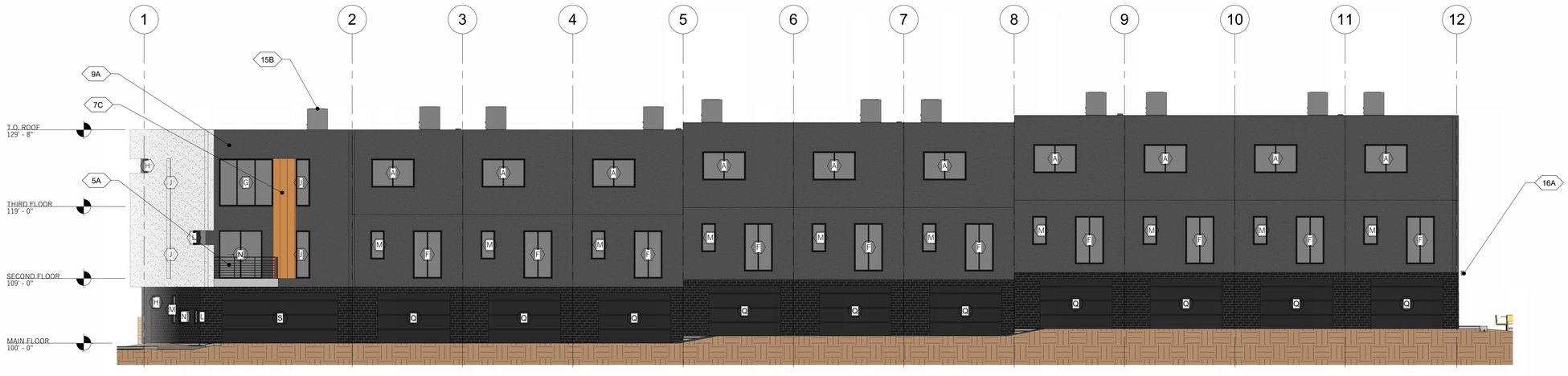
0 16' 32' 1/16"=1'-0"
0 8' 16' 1/8"=1'-0"
0 4' 8' 3/16"=1'-0"
0 4' 8' 1/4"=1'-0"
0 2' 4' 3/8"=1'-0"
0 1' 2' 1/2"=1'-0"
0 1' 2' 3/4"=1'-0"
0 1' 2' 1"=1'-0"

KEYNOTES

2K	3' WOODEN FENCE
4A	THIN BRICK VENEER - SEE EXTERIOR FINISH SCHEDULE
5A	METAL GUARDRAIL - POWDER COATED FINISH
7C	WOOD OR METAL PANEL - WOOD LOOK, SEE MP3 - SEE EXTERIOR FINISH SCHDULE. (TYP.)
7E	PREFINISHED BRAKE METAL - 18 GA, TYP. TO MATCH WINDOW SYSTEM
8A	SCHEDULED DOOR AND FRAME. (TYP.) SEE A801
8B	SCHEDULED WINDOW AND FRAME- SEE A 801
9A	CEMENTITIOUS PLASTER - COLOR 1 - SEE ST1 FNISH SCHEDULE
15B	ROOFTOP MECH. UNIT- SEE MECH.
16A	LIGHT FIXTURE - SEE ELECTRICAL. (TYP.)



1 AE 201 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"



2 AE 201 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"

0 16' 32' 1/16"=1'-0" | 0 8' 16' 1/8"=1'-0" | 0 4' 8' 1/16"=1'-0" | 0 4' 8' 1/4"=1'-0" | 0 2' 4' 3/8"=1'-0" | 0 1' 2' 1"=1'-0" | 0 1' 2' 3/4"=1'-0" | 0 1' 2' 1"=1'-0"

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

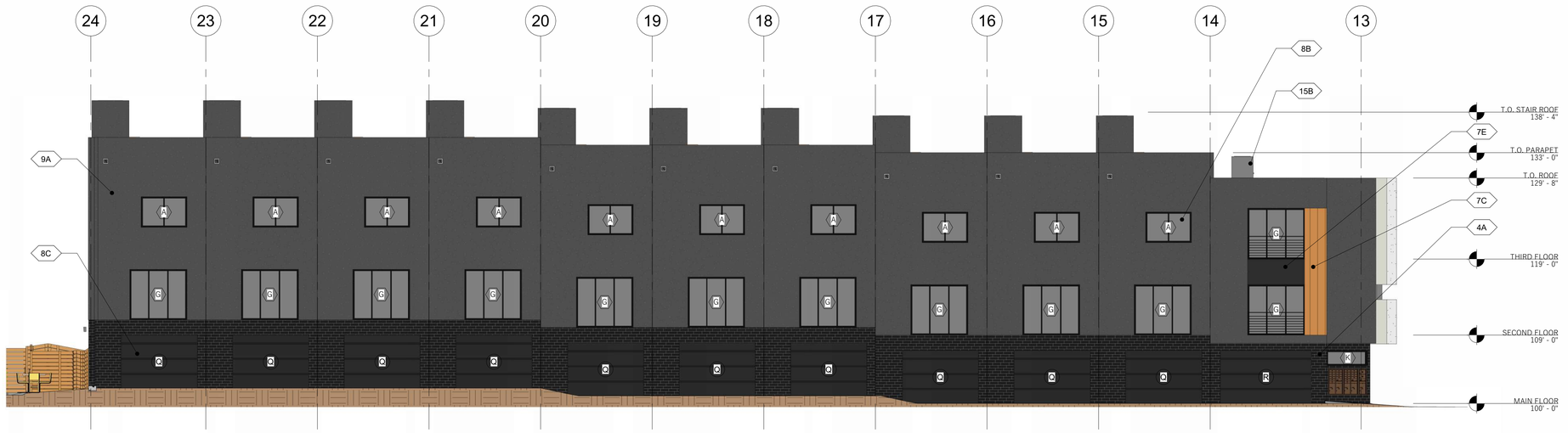
2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

EXTERIOR ELEVATIONS

AE 201



1 AE 202 BUILDING 2 - NORTH ELEVATION

1/8" = 1'-0"

2 AE 202 BUILDING 2 - SOUTH ELEVATION

1/8" = 1'-0"

KEYNOTES

2N	2 x 6'-6" (13'-0" TOTAL WIDTH) WOODEN SWINGING GATE FOR DUMPSTER & TRANSFORMER ACCESS
4A	THIN BRICK VENEER - SEE EXTERIOR FINISH SCHEDULE
5A	METAL GUARDRAIL - POWDER COATED FINISH
7C	WOOD OR METAL PANEL - WOOD LOOK, SEE MP3 - SEE EXTERIOR FINISH SCHDULE. (TYP.)
7E	PREFINISHED BRAKE METAL - 18 GA, TYP. TO MATCH WINDOW SYSTEM
8A	SCHEDULED DOOR AND FRAME. (TYP.) SEE A801
8B	SCHEDULED WINDOW AND FRAME- SEE A 801
8C	SCHEDULED GARAGE DOOR
9A	CEMENTITIOUS PLASTER - COLOR 1 - SEE ST1 FNISH SCHEDULE
9B	CEMENTITIOUS PLASTER - COLOR 2 - SEE ST2 FINISH SCHEDULE
15B	ROOFTOP MECH. UNIT- SEE MECH.
16A	LIGHT FIXTURE - SEE ELECTRICAL. (TYP.)

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

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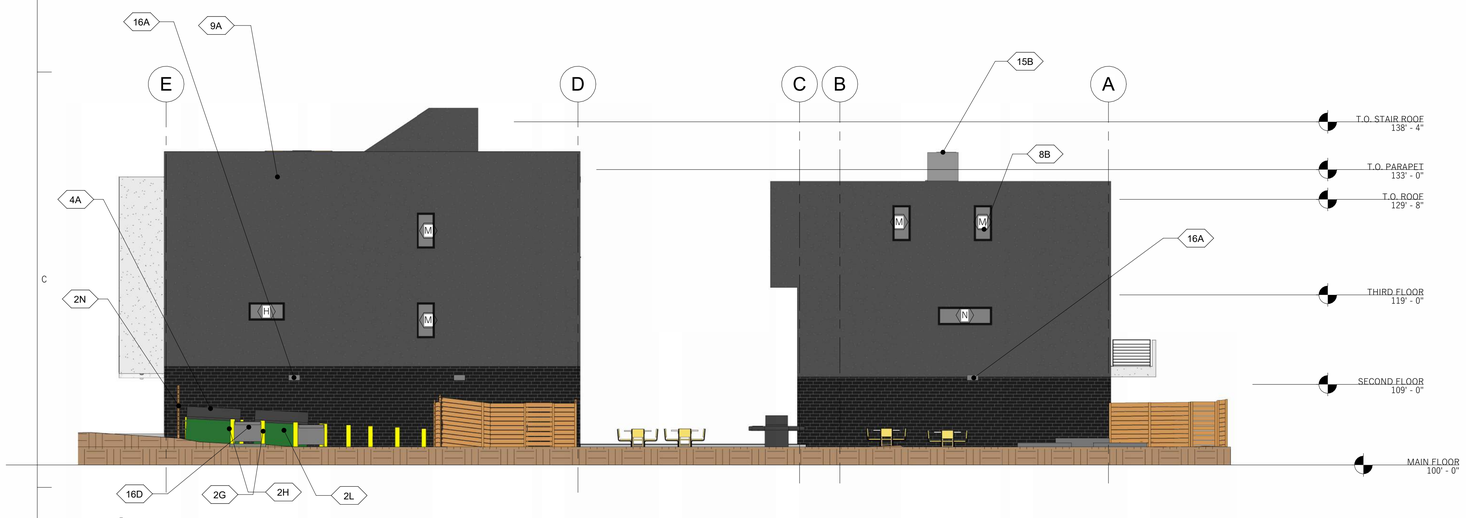
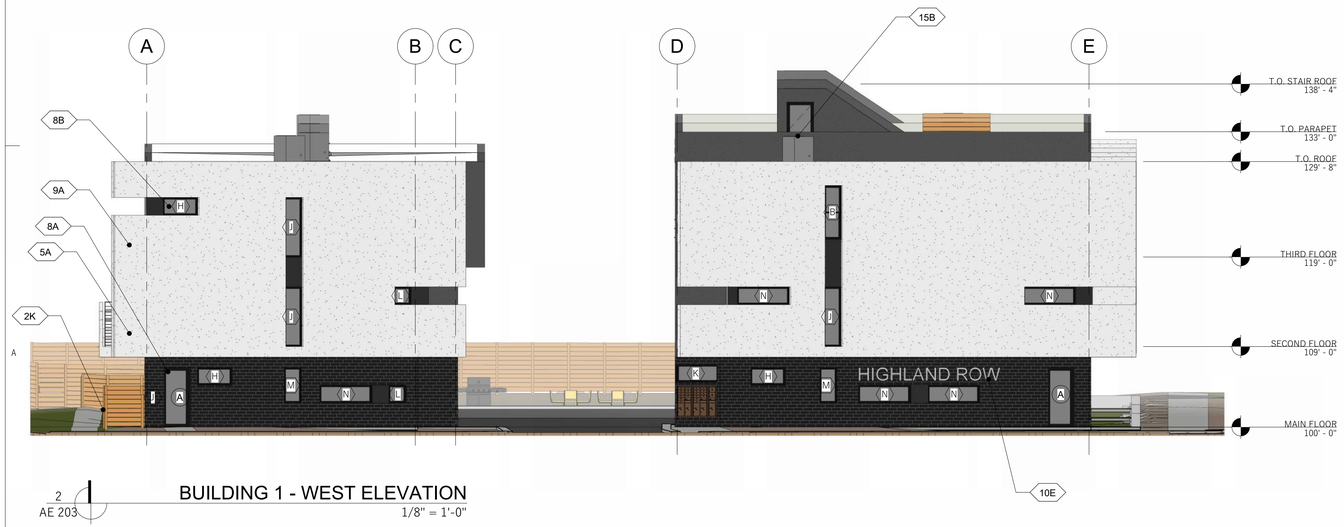
EXTERIOR ELEVATIONS

AE 202



1 AE 203 BUILDING 1 - EAST ELEVATION 1/8" = 1'-0"



2 AE 203 BUILDING 1 - WEST ELEVATION 1/8" = 1'-0"

KEYNOTES

2G REMOVABLE STEEL BOLLARD - 6" DIA.

2H TRASH DUMPSTER

2K 3' WOODEN FENCE

2L RECYCLING DUMPSTER

2N 2 x 6'-6" (13'-0" TOTAL WIDTH) WOODEN SWINGING GATE FOR DUMPSTER & TRANSFORMER ACCESS

4A THIN BRICK VENEER - SEE EXTERIOR FINISH SCHEDULE

5A METAL GUARDRAIL - POWDER COATED FINISH

8A SCHEDULED DOOR AND FRAME. (TYP.) SEE A801

8B SCHEDULED WINDOW AND FRAME- SEE A 801

9A CEMENTITIOUS PLASTER - COLOR 1 - SEE ST1 FNISH SCHEDULE

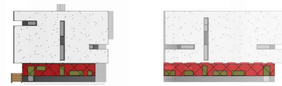
10E BUILDING SIGNAGE -(SIGN PERMIT - SEPARATE SUBMITTAL) SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION

15B ROOFTOP MECH. UNIT- SEE MECH.

16A LIGHT FIXTURE - SEE ELECTRICAL. (TYP.)

16D ONE-PHASE ELECTRICAL TRANSFORMER - SEE ELECTRICAL.

MF GLAZING CALCULATIONS



CB ZONE GROUND FLOOR GLAZING REQUIREMENT: 40%
BETWEN 3' AND 8' A.F.F. AT STREET FACING FACADES ONLY.
15% REDUCTION IN MAIN FLOOR GLAZING REQUIREMENT
PROPOSED, ON ACCOUNT OF RESIDENTIAL USE.

BUILDING 1, WEST ELEVATION
TOTAL SF: 152.7 SF
GLAZING SF: 42.8 SF
28.1% GLAZING COVERAGE

BUILDING 2, WEST ELEVATION
TOTAL SF: 232.
GLAZING SF: 59.7
25.7% GLAZING COVERAGE

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

EXTERIOR ELEVATIONS

AE 203

KEYNOTES

2K 3' WOODEN FENCE

4A THIN BRICK VENEER - SEE EXTERIOR FINISH SCHEDULE

7E PREFINISHED BRAKE METAL - 18 GA, TYP. TO MATCH WINDOW SYSTEM

8A SCHEDULED DOOR AND FRAME. (TYP.) SEE A801

8B SCHEDULED WINDOW AND FRAME- SEE A 801

8C SCHEDULED GARAGE DOOR

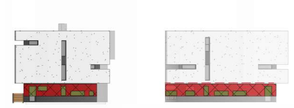
9A CEMENTITIOUS PLASTER - COLOR 1 - SEE ST1 FNISH SCHEDULE

9B CEMENTITIOUS PLASTER - COLOR 2 - SEE ST2 FINISH SCHEDULE

10E BUILDING SIGNAGE -(SIGN PERMIT - SEPARATE SUBMITTAL) SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION

15B ROOFTOP MECH. UNIT- SEE MECH.

MF GLAZING CALCULATIONS



CB ZONE GROUND FLOOR GLAZING REQUIREMENT: 40%
BETWEN 3' AND 8' A.F.F. AT STREET FACING FACADES ONLY.
15% REDUCTION IN MAIN FLOOR GLAZING REQUIREMENT
PROPOSED, ON ACCOUNT OF RESIDENTIAL USE.

BUILDING 1, WEST ELEVATION
TOTAL SF: 152.7 SF
GLAZING SF: 42.8 SF
28.1% GLAZING COVERAGE

BUILDING 2, WEST ELEVATION
TOTAL SF: 232.
GLAZING SF: 59.7
25.7% GLAZING COVERAGE

1
AE 204

BUILDING 1 - HIGHLAND DR ELEVATION
1/8" = 1'-0"

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
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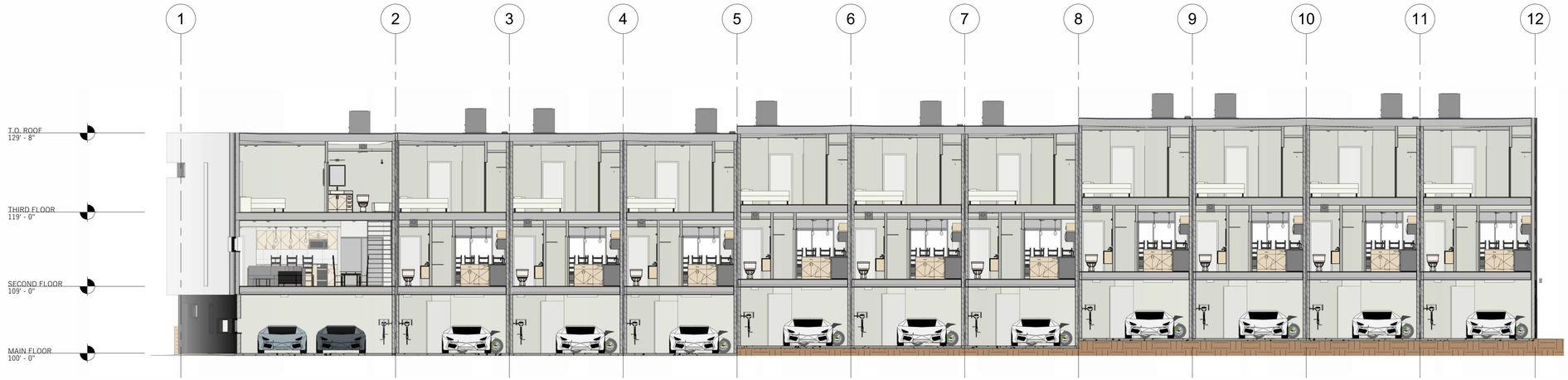
EXTERIOR ELEVATIONS

AE 204



2 AE 301 BUILDING 1 - OVERALL SECTION
1/8" = 1'-0"

1 AE 301 BUILDING 2 - OVERALL SECTION
1/8" = 1'-0"

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

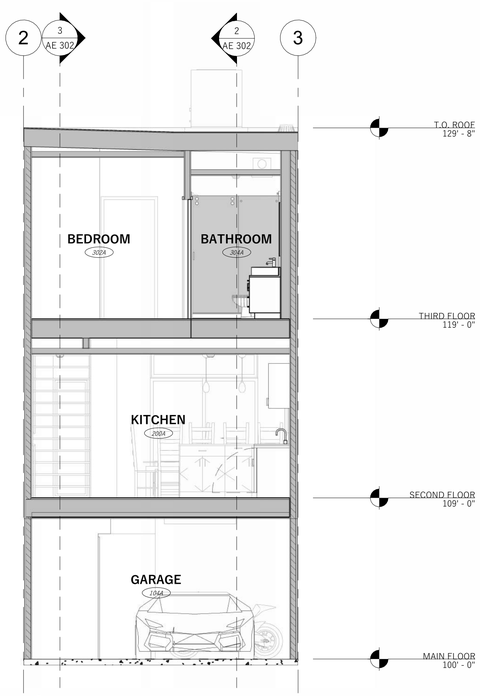
2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

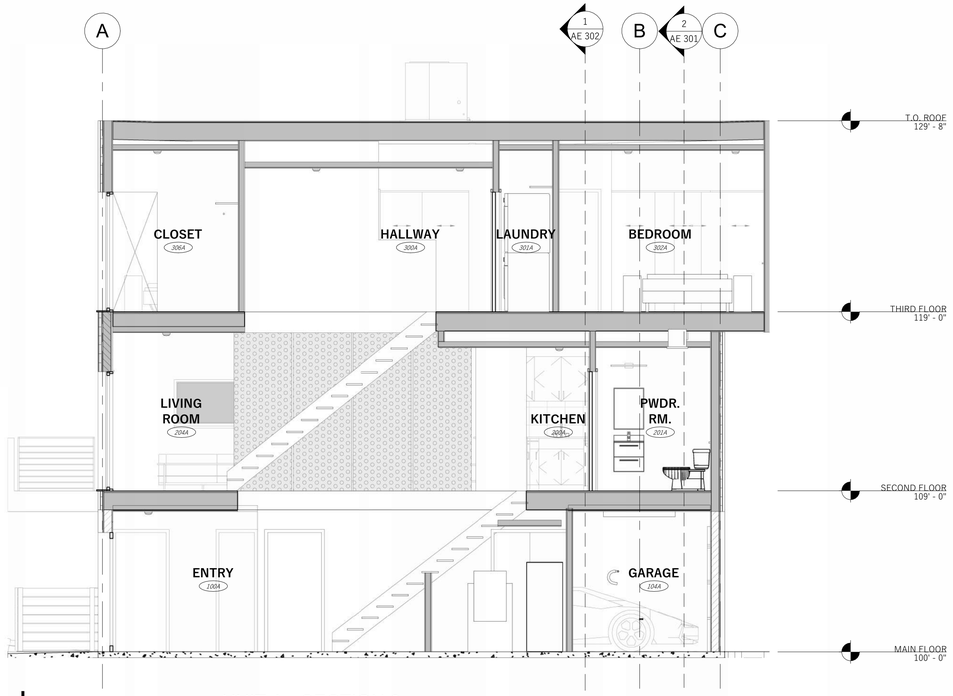
OVERALL BUILDING SECTIONS

AE 301



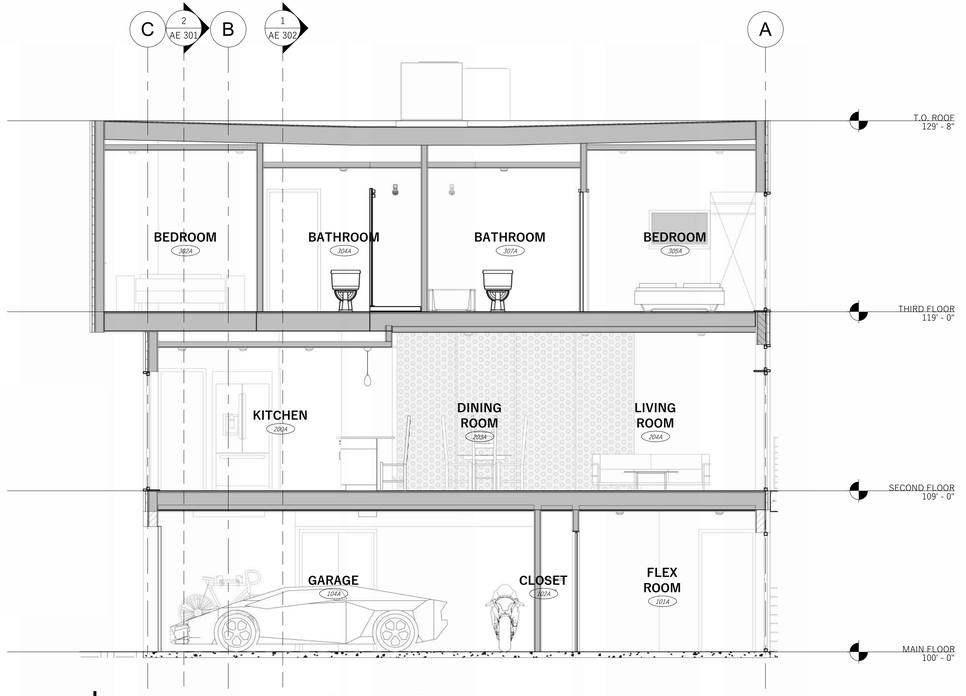
1 AE 302 UNIT A - SECTION 1

1/4" = 1'-0"



3 AE 302 UNIT A - SECTION 3

1/4" = 1'-0"



2 AE 302 UNIT A - SECTION 2

1/4" = 1'-0"

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HIGHLAND TOWNHOMES

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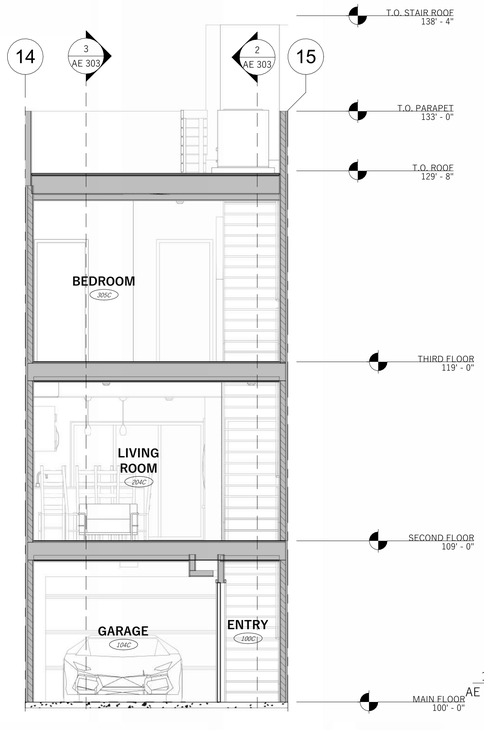
No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

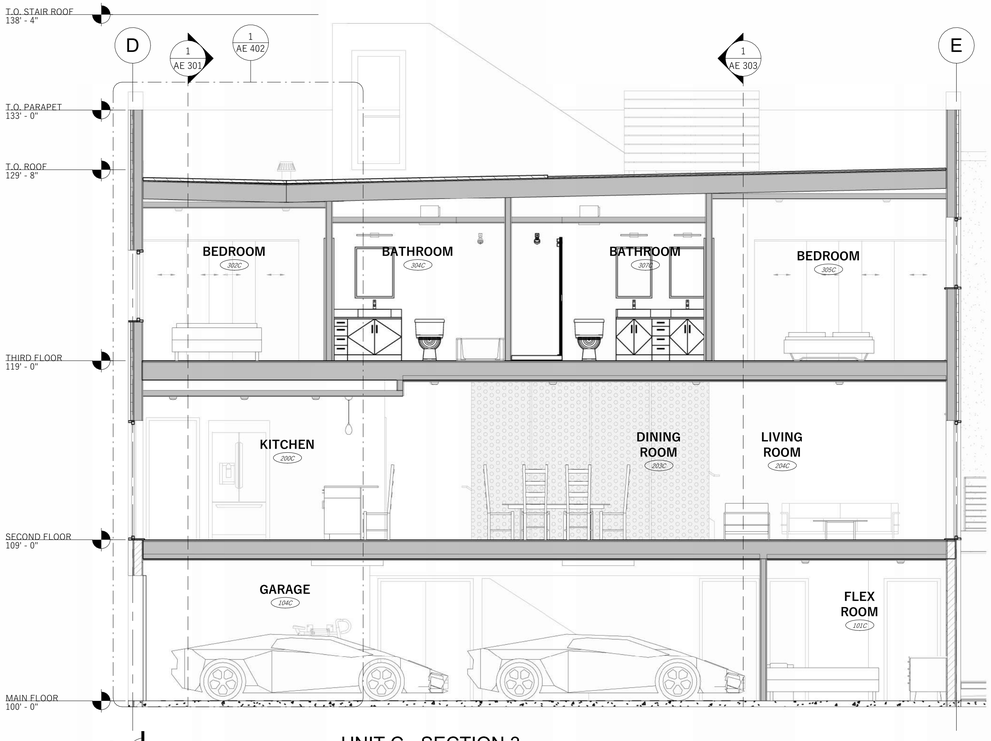
UNIT A BUILDING SECTIONS

AE 302

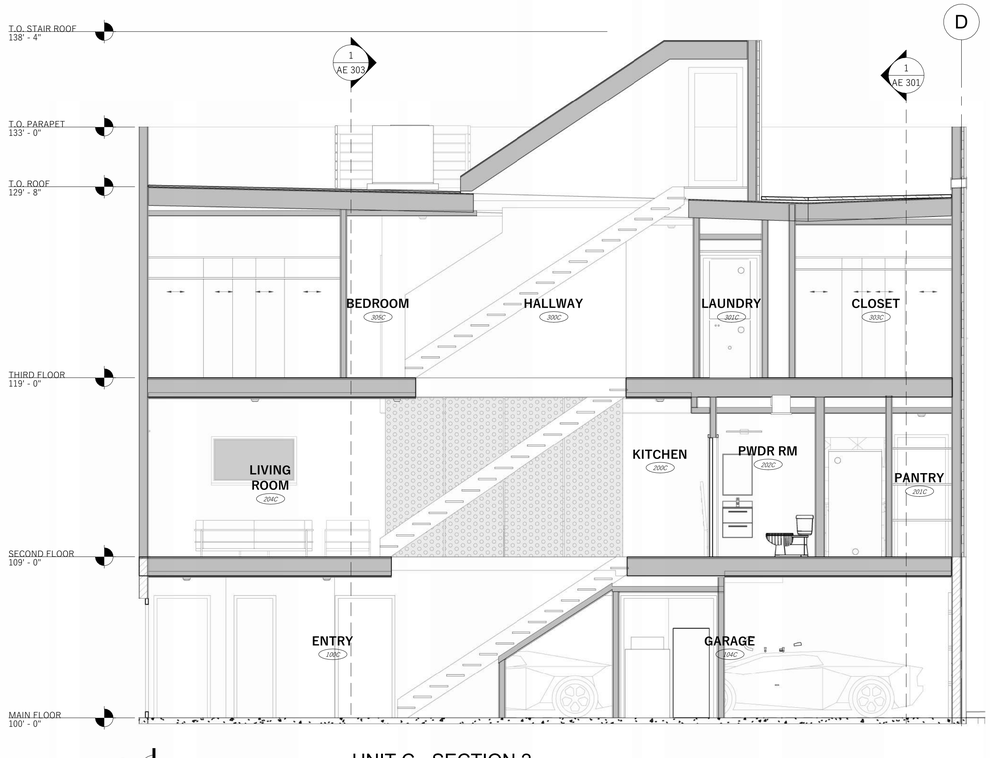
0 16' 32' 1/16"=1'-0"
0 8' 16' 1/8"=1'-0"
0 4' 8' 3/16"=1'-0"
0 4' 8' 1/4"=1'-0"
0 2' 4' 3/8"=1'-0"
0 1' 2' 1"=1'-0"
0 1' 2' 3/4"=1'-0"
0 1' 2' 1"=1'-0"



1 AE 303 UNIT C - SECTION 1
1/4" = 1'-0"



3 AE 303 UNIT C - SECTION 3
1/4" = 1'-0"



2 AE 303 UNIT C - SECTION 2
1/4" = 1'-0"

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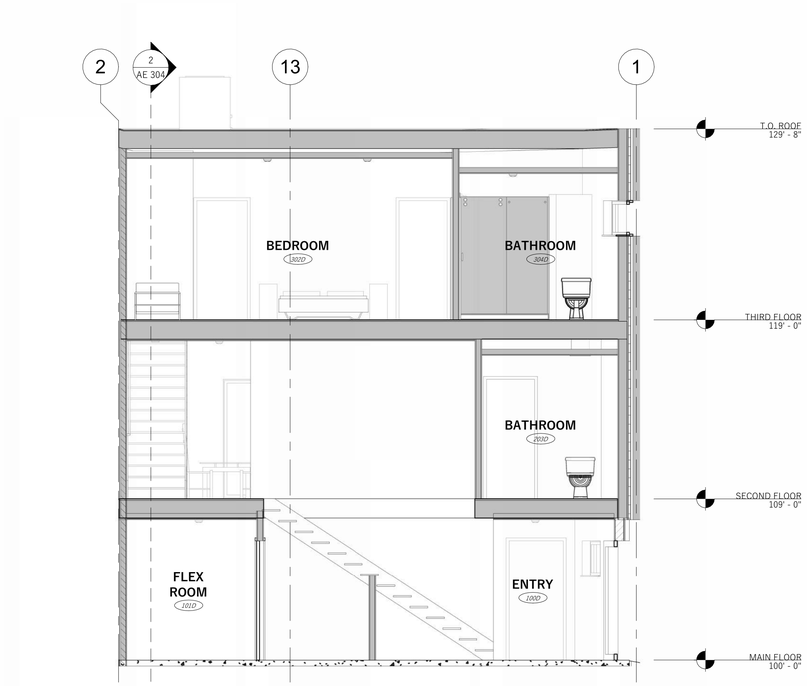
UNIT C BUILDING SECTIONS

AE 303

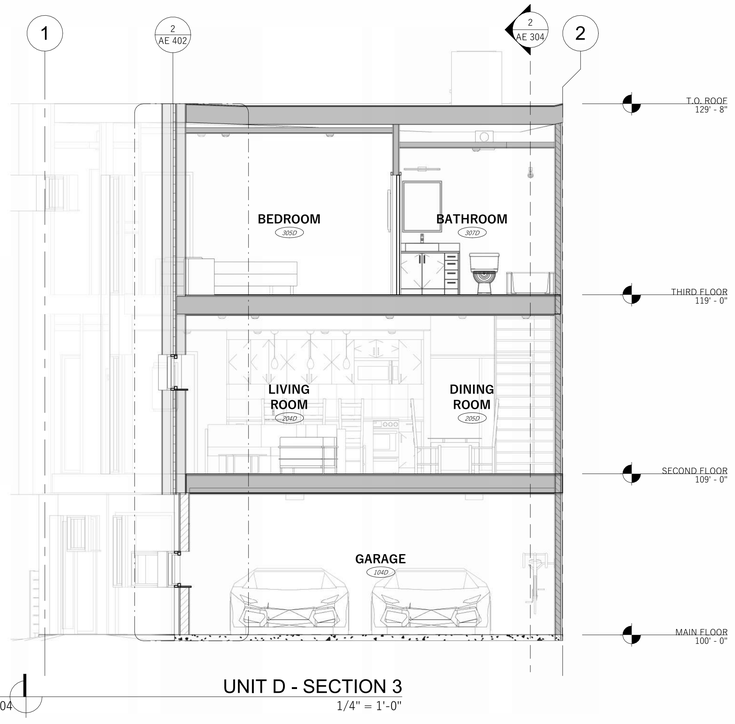
1/16"=1'-0" 1/8"=1'-0" 3/16"=1'-0" 1/4"=1'-0" 3/8"=1'-0" 1"=1'-0" 3/4"=1'-0" 1"=1'-0"



1
AE 304

UNIT D - SECTION 1

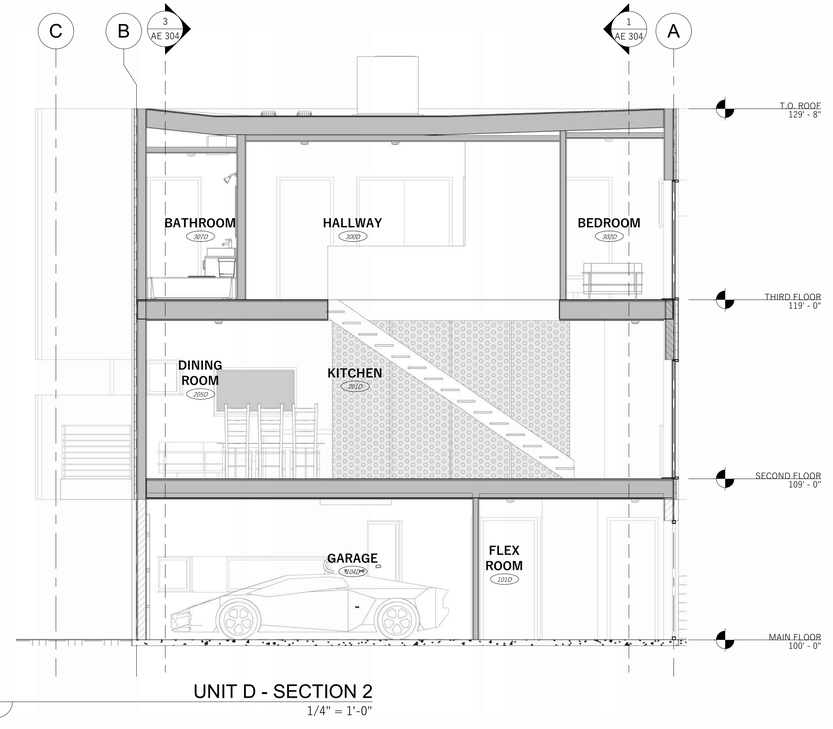
1/4" = 1'-0"



3
AE 304

UNIT D - SECTION 3

1/4" = 1'-0"



2
AE 304

UNIT D - SECTION 2

1/4" = 1'-0"

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HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

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OWNER #	
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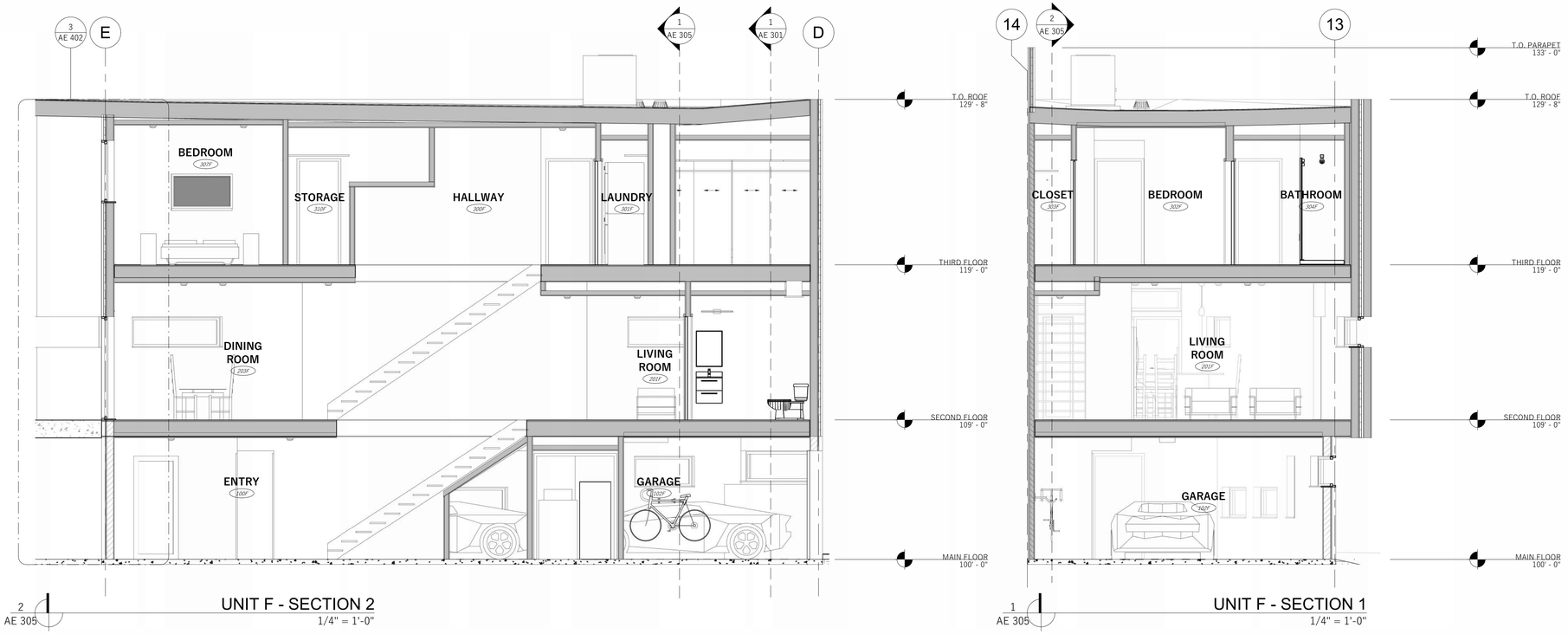
UNIT D BUILDING SECTIONS

AE 304

0 16' 32' 1/16"=1'-0"
0 8' 16' 1/8"=1'-0"
0 4' 8' 3/16"=1'-0"
0 4' 8' 1/4"=1'-0"
0 2' 4' 3/8"=1'-0"
0 1' 2' 1/2"=1'-0"
0 1' 2' 1/4"=1'-0"
0 1' 2' 1"=1'-0"



2
AE 305

UNIT F - SECTION 2

1/4" = 1'-0"

1
AE 305

UNIT F - SECTION 1

1/4" = 1'-0"

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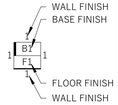
UNIT F BUILDING SECTIONS

AE 305

0 16' 32' 1/16"=1'-0"
0 8' 16' 1/8"=1'-0"
0 4' 8' 3/16"=1'-0"
0 4' 8' 1/4"=1'-0"
0 2' 4' 3/8"=1'-0"
0 1' 2" 1"=1'-0"
0 1' 2" 3/4"=1'-0"
0 1' 2" 1"=1'-0"

FINISH LEGEND



WALL:
1 PAINTED 1/2" GYP. BD: ALL SPACES U.N.O.
2 PAINTED 5/8" "TYPE X" GYP. BD.: AT GARAGES
3 CERAMIC TILE: KITCHEN BACKSPLASH TO THE BOTTOM OF CABINET
4 PRECAST SHOWER SURROUNDS

FLOOR:
F1 LVT: AT LIVING/ DINING/ KITCHEN/PANTRY/ POWDER RM,
F2 LVT AT BATHROOM
F3 SEALED CONCRETE
F4 PRECAST SHOWER PAN
F5 VINYL DECK WATERPROOFING

BASE:
B1 PRIMED 5/8" X 3" MDF: ALL SPACES U.N.O.
B2 5/8" X 3" PAINT GRADE PINE OR POPLAR - EASED EDGE: AT BATHROOMS
B3 NO BASE: AT GARAGES
1. MATERIALS IN SIMILAR LOCATIONS ARE NOT KEYNOTED AT EVERY OCCURRENCE.
2. PROVIDE CONCRETE MOISTURE SEALER ALL AREAS TO RECEIVE VCT, CARPET, SHEET VINYL, WALK-OFF MAT AND/OR RUBBER FLOORING.
3. SCHEDULED BASE TO BE PROVIDED AT ALL MILLWORK LOCATIONS
4. PROVIDE ALUMINUM TRANSITION STRIP AT DISSIMILAR MATERIALS

WALL TYPES

DEFAULT INTERIOR WALL: 2X4 WOOD STUDS @ 16" O.C. W/ PAINTED GYP. BD. EA. SIDE.

6 — INTERIOR WALL: 2X6 WOOD STUDS @ 16" O.C. W/ PAINTED GYP. BD. EA. SIDE.

12 — DWELLING SEPARATION WALL: 2 HR RATING - U375
(2) 2X4 WOOD STUDS @ 16" O.C.,1" AIR GAP, INSULATION IN BOTH WALLS, 2 LAYERS 5/8" TYPE X GYP. BD. - PAINTED ON UNIT SIDE ONLY - SHEATHING ON ONE SIDE ONLY SEE WALL TYPES ON G103

1HA — 1 HR RATING - UL U305 - 2X6 WOOD STUDS @16" O.C., BATT INSULATION, VAPOR BARRIER ON WARM SIDE, TYPE "X" GYP. BD. - PAINTED - SEE WALL SECTIONS

1HB — 1 HR RATING - UL U305 - 2X4 WOOD STUDS @16" O.C., BATT INSULATION, VAPOR BARRIER ON WARM SIDE, TYPE "X" GYP. BD. - PAINTED - SEE WALL SECTIONS

6F — 6F - INTERIOR WALL - 2X6 WOOD STUDS AT 16" O.C. - PAINTED GYP BD. ONE SIDE ONLY

NOTES:
1. REFER TO FINISH LEGEND AND SYMBOLS FOR WALL FINISHES.
2. PROVIDE CONT. THERMAL BATT INSULATION @ ALL EXTERIOR AND DEMISING WALLS ONLY
3. SEE SHEET GI102 FOR FIRE RATED WALL AND FLOOR LOCATIONS
4. PROVIDE TYPE "X" GYP. BD AT ALL WOOD FRAMED FIRE RATED WALLS - SEE SHEET GI102

GENERAL NOTES

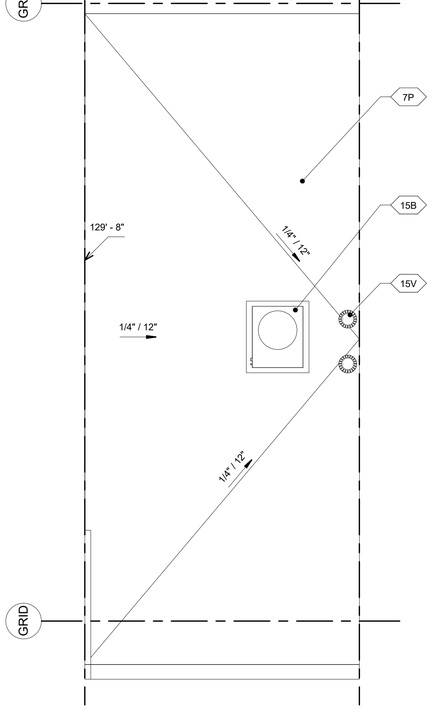
1. CONTRACTORS TO VERIFY FIELD DIMENSIONS PRIOR TO CONSTRUCTION
2. DIMENSIONS ARE TO EDGE OF OPENING FACE OF FINISH OR TO GRID. FIELD VERIFY ALL OPENINGS FOR WINDOWS AND DOORS , U.N.O PRIOR TO WINDOW/DOOR FABRICATION.
3. AS PER IRC N1101, A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT-VALUES OF INSULATION INSTALLED IN OR ON CEILING /ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL CRAWLSPACE WALL AND /OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES, U-FACTORS OR WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED

PLAN NOTES

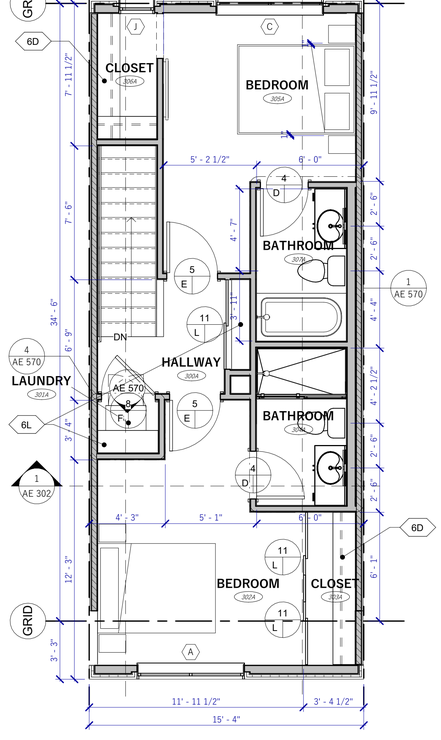
1. SEE GI102 FOR FIRE RATED WALL INFORMATION.
2. WINDOW TAGS ARE SHOWN ON ELEVATIONS.

KEY NOTES

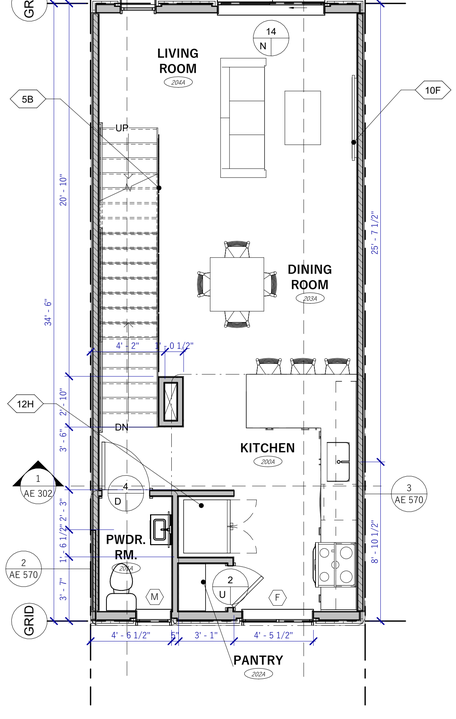
5A METAL GUARDRAIL - POWDER COATED FINISH
5B PERFORATED METAL PANEL SYSTEM
6D PROVIDE HANGING ROD AND SHELVING
6L PROVIDE SHELVING
10F TV MOUNT LOCATION - PROVIDE POWER, DATA, AND BLOCKING FOR TV MOUNT. COORDINATE W/OWNER FOR TV SIZE
10G BIKE MOUNT LOCATION - SEE FINISH SCHEDULE
10J WALL-MOUNTED EV CHARGER - SEE FINISH SCHEDULE
12H REFRIGERATOR - SEE FINISH SCHEDULE
15B ROOFTOP MECH. UNIT- SEE MECH.
15H WATER HEATER - STANDARD FLOOR MOUNTED
15V ROOF DRAIN AND OVERFLOW - SEE MECHANICAL DRAWINGS



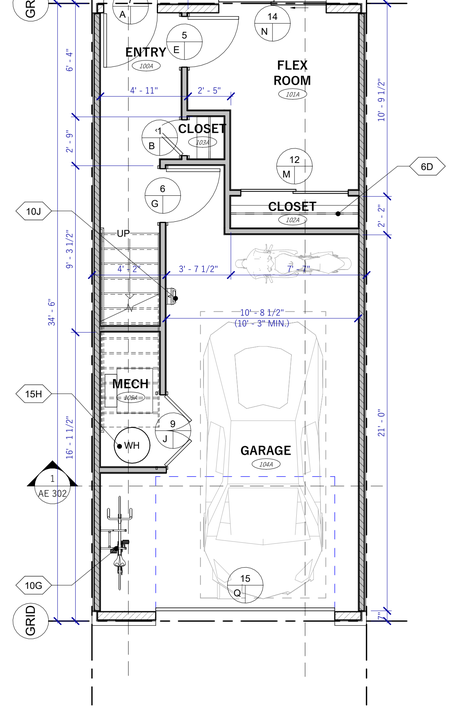
4 UNIT A - ROOF PLAN
AE 550 1/4" = 1'-0"



3 UNIT A - THIRD FLOOR PLAN
AE 550 1/4" = 1'-0"



2 UNIT A - SECOND FLOOR PLAN
AE 550 1/4" = 1'-0"



1 UNIT A - MAIN FLOOR PLAN
AE 550 1/4" = 1'-0"

Axis Architects
P:801.355.3003
927 SOUTH STATE STREET. SALT LAKE CITY, UT 84111

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

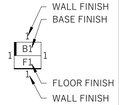
No.	Date	Description

AXIS JOB # 1924
OWNER #
DATE DRAWN 3/01/2023
CHECKED

UNIT A FLOOR PLANS

AE 550

FINISH LEGEND



WALL:
1 PAINTED 1/2" GYP. BD: ALL SPACES U.N.O.
2 PAINTED 5/8" "TYPE X" GYP. BD.: AT GARAGES
3 CERAMIC TILE: KITCHEN BACKSPLASH TO THE BOTTOM OF CABINET
4 PRECAST SHOWER SURROUNDS

FLOOR:
F1 LVT: AT LIVING/ DINING/ KITCHEN/PANTRY/ POWDER RM,
F2 LVT AT BATHROOM
F3 SEALED CONCRETE
F4 PRECAST SHOWER PAN
F5 VINYL DECK WATERPROOFING

BASE:
B1 PRIMED 5/8" X 3" MDF: ALL SPACES U.N.O.
B2 5/8" X 3" PAINT GRADE PINE OR POPLAR - EASED EDGE: AT BATHROOMS
B3 NO BASE: AT GARAGES
1. MATERIALS IN SIMILAR LOCATIONS ARE NOT KEYNOTED AT EVERY OCCURRENCE.
2. PROVIDE CONCRETE MOISTURE SEALER ALL AREAS TO RECEIVE VCT, CARPET, SHEET VINYL, WALK-OFF MAT AND/OR RUBBER FLOORING.
3. SCHEDULED BASE TO BE PROVIDED AT ALL MILLWORK LOCATIONS
4. PROVIDE ALUMINUM TRANSITION STRIP AT DISSIMILAR MATERIALS

WALL TYPES

DEFAULT INTERIOR WALL: 2X4 WOOD STUDS @ 16" O.C. W/ PAINTED GYP. BD. EA. SIDE.

6 — INTERIOR WALL: 2X6 WOOD STUDS @ 16" O.C. W/ PAINTED GYP. BD. EA. SIDE.

12 — DWELLING SEPARATION WALL: 2 HR RATING - U375
(2) 2X4 WOOD STUDS @ 16" O.C.,1" AIR GAP, INSULATION IN BOTH WALLS, 2 LAYERS 5/8" TYPE X GYP. BD. - PAINTED ON UNIT SIDE ONLY - SHEATHING ON ONE SIDE ONLY SEE WALL TYPES ON G103

1HA — 1 HR RATING - UL U305 - 2X6 WOOD STUDS @16" O.C., BATT INSULATION, VAPOR BARRIER ON WARM SIDE, TYPE "X" GYP. BD. - PAINTED - SEE WALL SECTIONS

1HB — 1 HR RATING - UL U305 - 2X4 WOOD STUDS @16" O.C., BATT INSULATION, VAPOR BARRIER ON WARM SIDE, TYPE "X" GYP. BD. - PAINTED - SEE WALL SECTIONS

6F — 6F - INTERIOR WALL - 2X6 WOOD STUDS AT 16" O.C. - PAINTED GYP BD. ONE SIDE ONLY

NOTES:
1. REFER TO FINISH LEGEND AND SYMBOLS FOR WALL FINISHES.
2. PROVIDE CONT. THERMAL BATT INSULATION @ ALL EXTERIOR AND DEMISING WALLS ONLY
3. SEE SHEET GI102 FOR FIRE RATED WALL AND FLOOR LOCATIONS
4. PROVIDE TYPE "X" GYP. BD AT ALL WOOD FRAMED FIRE RATED WALLS - SEE SHEET GI102

GENERAL NOTES

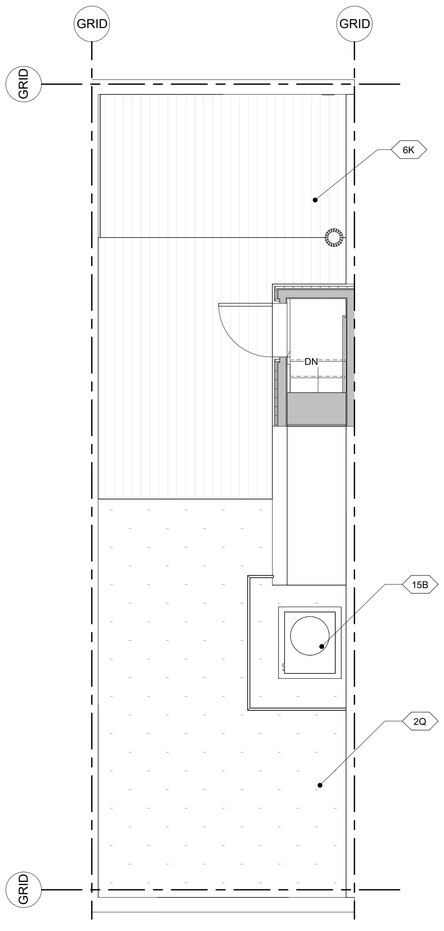
1. CONTRACTORS TO VERIFY FIELD DIMENSIONS PRIOR TO CONSTRUCTION
2. DIMENSIONS ARE TO EDGE OF OPENING FACE OF FINISH OR TO GRID. FIELD VERIFY ALL OPENINGS FOR WINDOWS AND DOORS , U.N.O PRIOR TO WINDOW/DOOR FABRICATION.
3. AS PER IRC N1101, A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT-VALUES OF INSULATION INSTALLED IN OR ON CEILING /ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL CRAWLSPACE WALL AND /OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES, U-FACTORS OR WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED

PLAN NOTES

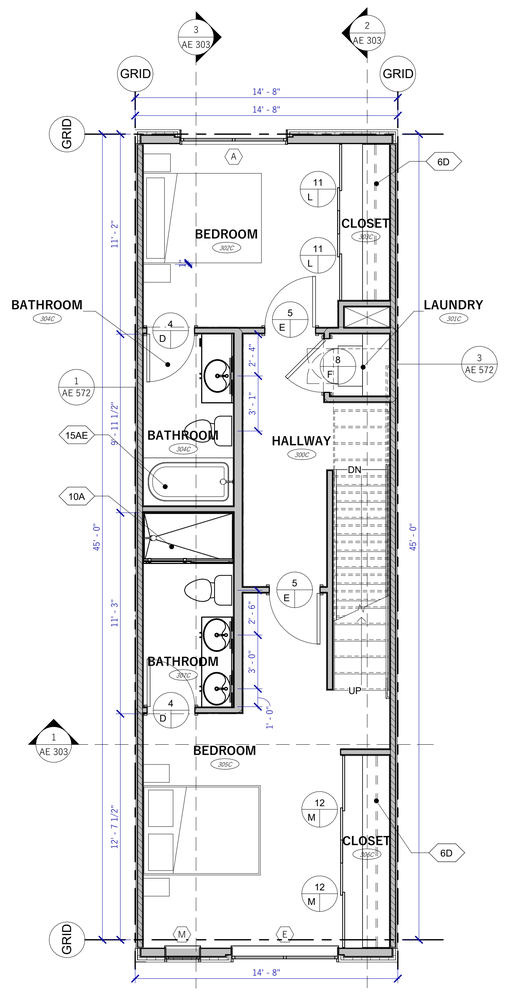
1. SEE GI102 FOR FIRE RATED WALL INFORMATION.
2. WINDOW TAGS ARE SHOWN ON ELEVATIONS.

KEY NOTES

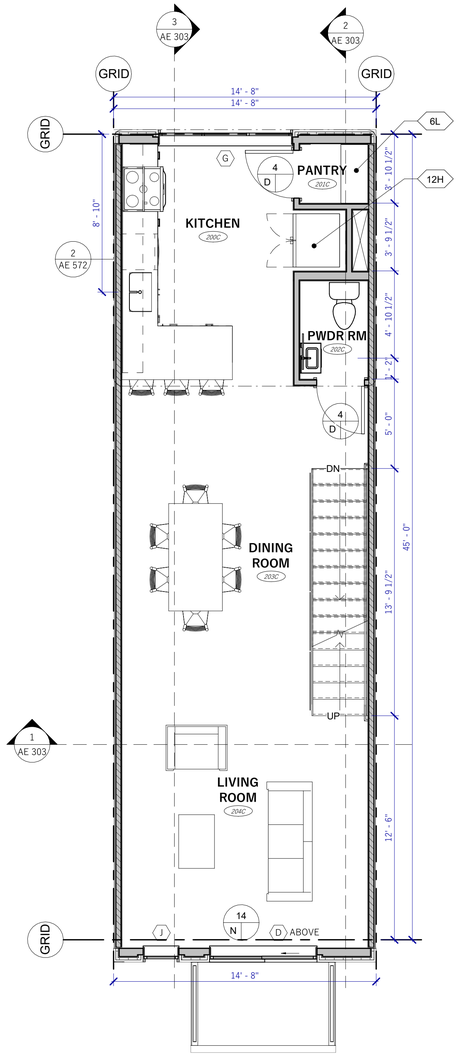
2Q SYNTHETIC LAWN GRASS CARPET
6D PROVIDE HANGING ROD AND SHELVING
6K EXTERIOR COMPOSITE DECK TILES
6L PROVIDE SHELVING
10A GLASS SHOWER ENCLOSURE - SEE FINISH SCHEDULE
10G BIKE MOUNT LOCATION - SEE FINISH SCHEDULE
10J WALL-MOUNTED EV CHARGER - SEE FINISH SCHEDULE
12H REFRIGERATOR - SEE FINISH SCHEDULE
15AE PRE-MANUFACTURED BATHTUB AND/OR SHOWER PAN INSERT - SEE SCHEDULE
15B ROOFTOP MECH. UNIT- SEE MECH.
15H WATER HEATER - STANDARD FLOOR MOUNTED



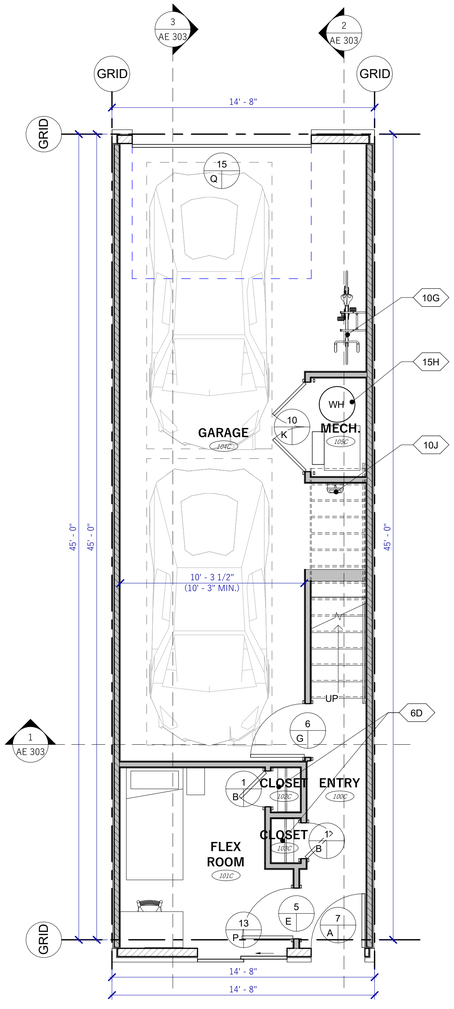
4 AE 551 — UNIT C - ROOF PLAN — 1/4" = 1'-0"



3 AE 551 — UNIT C - THIRD FLOOR PLAN — 1/4" = 1'-0"



2 AE 551 — UNIT C - SECOND FLOOR PLAN — 1/4" = 1'-0"



1 AE 551 — UNIT C - MAIN FLOOR PLAN — 1/4" = 1'-0"

AXIS ARCHITECTS
P:801.355.3003
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

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No.	Date	Description

AXIS JOB # 1924
OWNER #
DATE DRAWN 3/01/2023
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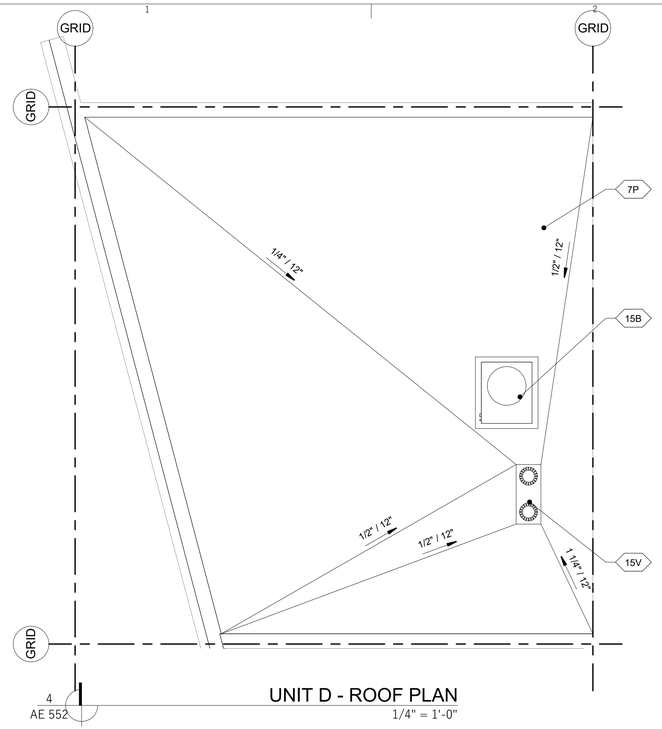
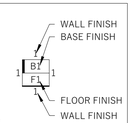
UNIT C FLOOR PLANS

AE 551



4 AE 552 — UNIT D - ROOF PLAN — 1/4" = 1'-0"

FINISH LEGEND



WALL:
1 PAINTED 1/2" GYP. BD: ALL SPACES U.N.O.
2 PAINTED 5/8" "TYPE X" GYP. BD.: AT GARAGES
3 CERAMIC TILE: KITCHEN BACKSPLASH TO THE BOTTOM OF CABINET
4 PRECAST SHOWER SURROUNDS

FLOOR:
F1 LVT: AT LIVING/ DINING/ KITCHEN/PANTRY/ POWDER RM,
F2 LVT AT BATHROOM
F3 SEALED CONCRETE
F4 PRECAST SHOWER PAN
F5 VINYL DECK WATERPROOFING

BASE:
B1 PRIMED 5/8" X 3" MDF: ALL SPACES U.N.O.
B2 5/8" X 3" PAINT GRADE PINE OR POPLAR - EASED EDGE: AT BATHROOMS
B3 NO BASE: AT GARAGES
1. MATERIALS IN SIMILAR LOCATIONS ARE NOT KEYNOTED AT EVERY OCCURRENCE.
2. PROVIDE CONCRETE MOISTURE SEALER ALL AREAS TO RECEIVE VCT, CARPET, SHEET VINYL, WALK-OFF MAT AND/OR RUBBER FLOORING.
3. SCHEDULED BASE TO BE PROVIDED AT ALL MILLWORK LOCATIONS
4. PROVIDE ALUMINUM TRANSITION STRIP AT DISSIMILAR MATERIALS

WALL TYPES

DEFAULT INTERIOR WALL: 2X4 WOOD STUDS @ 16" O.C. W/ PAINTED GYP. BD. EA. SIDE.

6 — INTERIOR WALL: 2X6 WOOD STUDS @ 16" O.C. W/ PAINTED GYP. BD. EA. SIDE.

12 — DWELLING SEPARATION WALL: 2 HR RATING - U375 (2) 2X4 WOOD STUDS @ 16" O.C.,1" AIR GAP, INSULATION IN BOTH WALLS, 2 LAYERS 5/8" TYPE X GYP. BD. - PAINTED ON UNIT SIDE ONLY - SHEATHING ON ONE SIDE ONLY SEE WALL TYPES ON G103

1HA — 1 HR RATING - UL U305 - 2X6 WOOD STUDS @16" O.C., BATT INSULATION, VAPOR BARRIER ON WARM SIDE, TYPE "X" GYP. BD. - PAINTED - SEE WALL SECTIONS

1HB — 1 HR RATING - UL U305 - 2X4 WOOD STUDS @16" O.C., BATT INSULATION, VAPOR BARRIER ON WARM SIDE, TYPE "X" GYP. BD. - PAINTED - SEE WALL SECTIONS

6F — 6F - INTERIOR WALL - 2X6 WOOD STUDS AT 16" O.C. - PAINTED GYP BD. ONE SIDE ONLY

NOTES:
1. REFER TO FINISH LEGEND AND SYMBOLS FOR WALL FINISHES.
2. PROVIDE CONT. THERMAL BATT INSULATION @ ALL EXTERIOR AND DEMISING WALLS ONLY
3. SEE SHEET GI102 FOR FIRE RATED WALL AND FLOOR LOCATIONS
4. PROVIDE TYPE "X" GYP. BD AT ALL WOOD FRAMED FIRE RATED WALLS - SEE SHEET GI102

GENERAL NOTES

1. CONTRACTORS TO VERIFY FIELD DIMENSIONS PRIOR TO CONSTRUCTION
2. DIMENSIONS ARE TO EDGE OF OPENING FACE OF FINISH OR TO GRID. FIELD VERIFY ALL OPENINGS FOR WINDOWS AND DOORS , U.N.O PRIOR TO WINDOW/DOOR FABRICATION.
3. AS PER IRC N1101, A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT-VALUES OF INSULATION INSTALLED IN OR ON CEILING /ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL CRAWLSPACE WALL AND /OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES, U-FACTORS OR WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED

PLAN NOTES

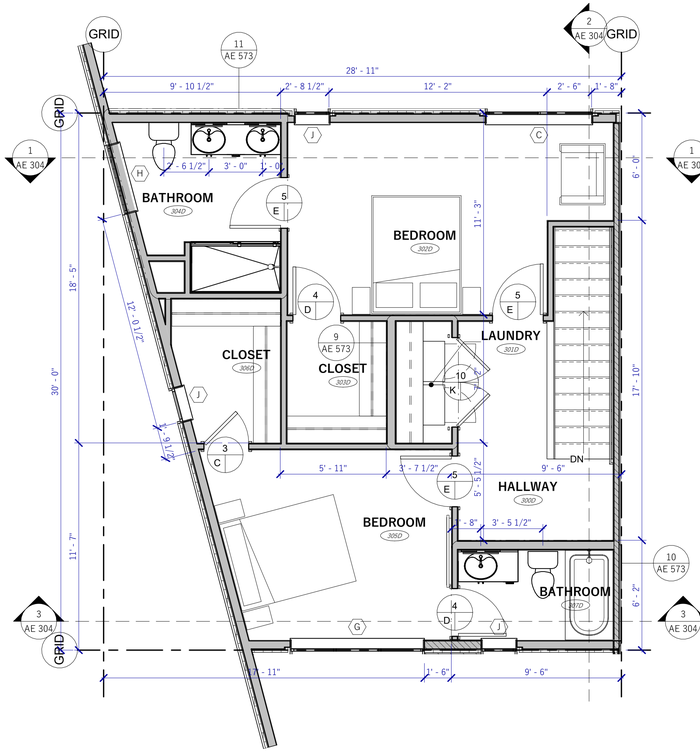
1. SEE GI102 FOR FIRE RATED WALL INFORMATION.
2. WINDOW TAGS ARE SHOWN ON ELEVATIONS.

KEY NOTES

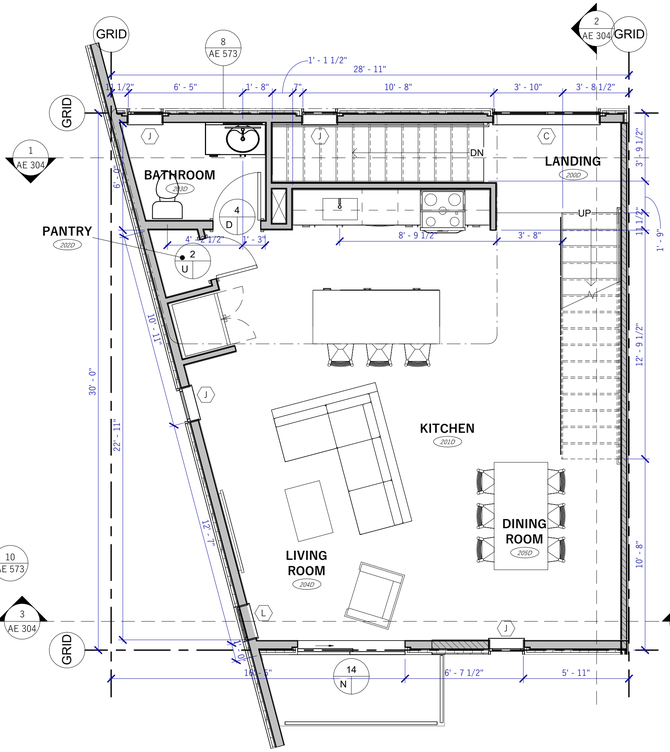
10G BIKE MOUNT LOCATION - SEE FINISH SCHEDULE

10J WALL-MOUNTED EV CHARGER - SEE FINISH SCHEDULE

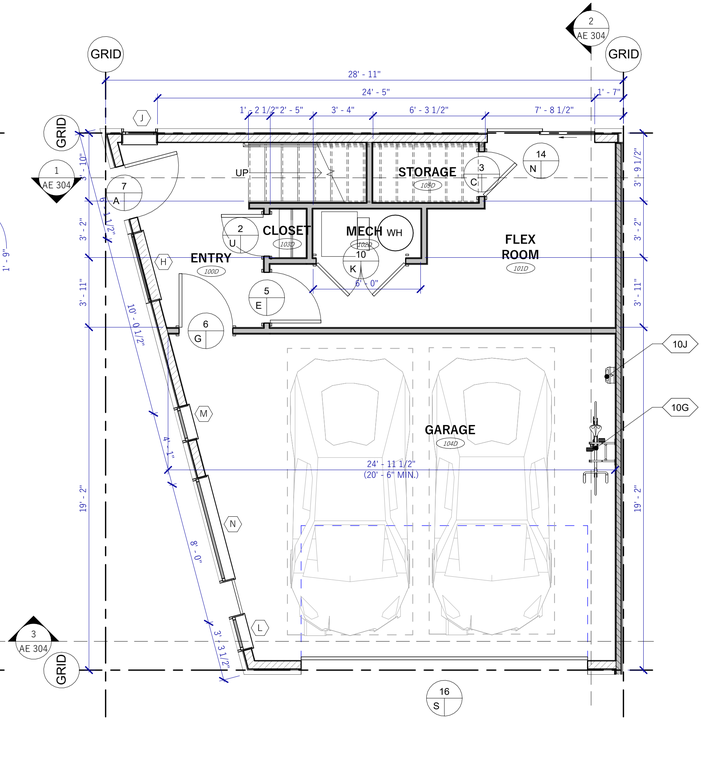
15B ROOFTOP MECH. UNIT- SEE MECH.



1 AE 552 — UNIT D - THIRD FLOOR PLAN — 1/4" = 1'-0"



3 AE 552 — UNIT D - SECOND FLOOR PLAN — 1/4" = 1'-0"



2 AE 552 — UNIT D - MAIN FLOOR PLAN — 1/4" = 1'-0"

AXIS ARCHITECTS
P:801.355.3003
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

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No.	Date	Description

AXIS JOB # 1924
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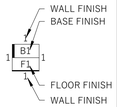
UNIT D FLOOR PLANS

AE 552

FINISH LEGEND



WALL:
1 PAINTED 1/2" GYP. BD: ALL SPACES U.N.O.
2 PAINTED 5/8" "TYPE X" GYP. BD.: AT GARAGES
3 CERAMIC TILE: KITCHEN BACKSPLASH TO THE BOTTOM OF CABINET
4 PRECAST SHOWER SURROUNDS

FLOOR:
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BASE:
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WALL TYPES

DEFAULT INTERIOR WALL: 2X4 WOOD STUDS @ 16" O.C. W/ PAINTED GYP. BD. EA. SIDE.

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1HA — 1 HR RATING - UL U305 - 2X6 WOOD STUDS @16" O.C., BATT INSULATION, VAPOR BARRIER ON WARM SIDE, TYPE "X" GYP. BD. - PAINTED - SEE WALL SECTIONS

1HB — 1 HR RATING - UL U305 - 2X4 WOOD STUDS @16" O.C., BATT INSULATION, VAPOR BARRIER ON WARM SIDE, TYPE "X" GYP. BD. - PAINTED - SEE WALL SECTIONS

6F — 6F - INTERIOR WALL - 2X6 WOOD STUDS AT 16" O.C. - PAINTED GYP BD. ONE SIDE ONLY

NOTES:
1. REFER TO FINISH LEGEND AND SYMBOLS FOR WALL FINISHES.
2. PROVIDE CONT. THERMAL BATT INSULATION @ ALL EXTERIOR AND DEMISING WALLS ONLY
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GENERAL NOTES

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3. AS PER IRC N1101, A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT-VALUES OF INSULATION INSTALLED IN OR ON CEILING /ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL CRAWLSPACE WALL AND /OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES, U-FACTORS OR WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED

PLAN NOTES

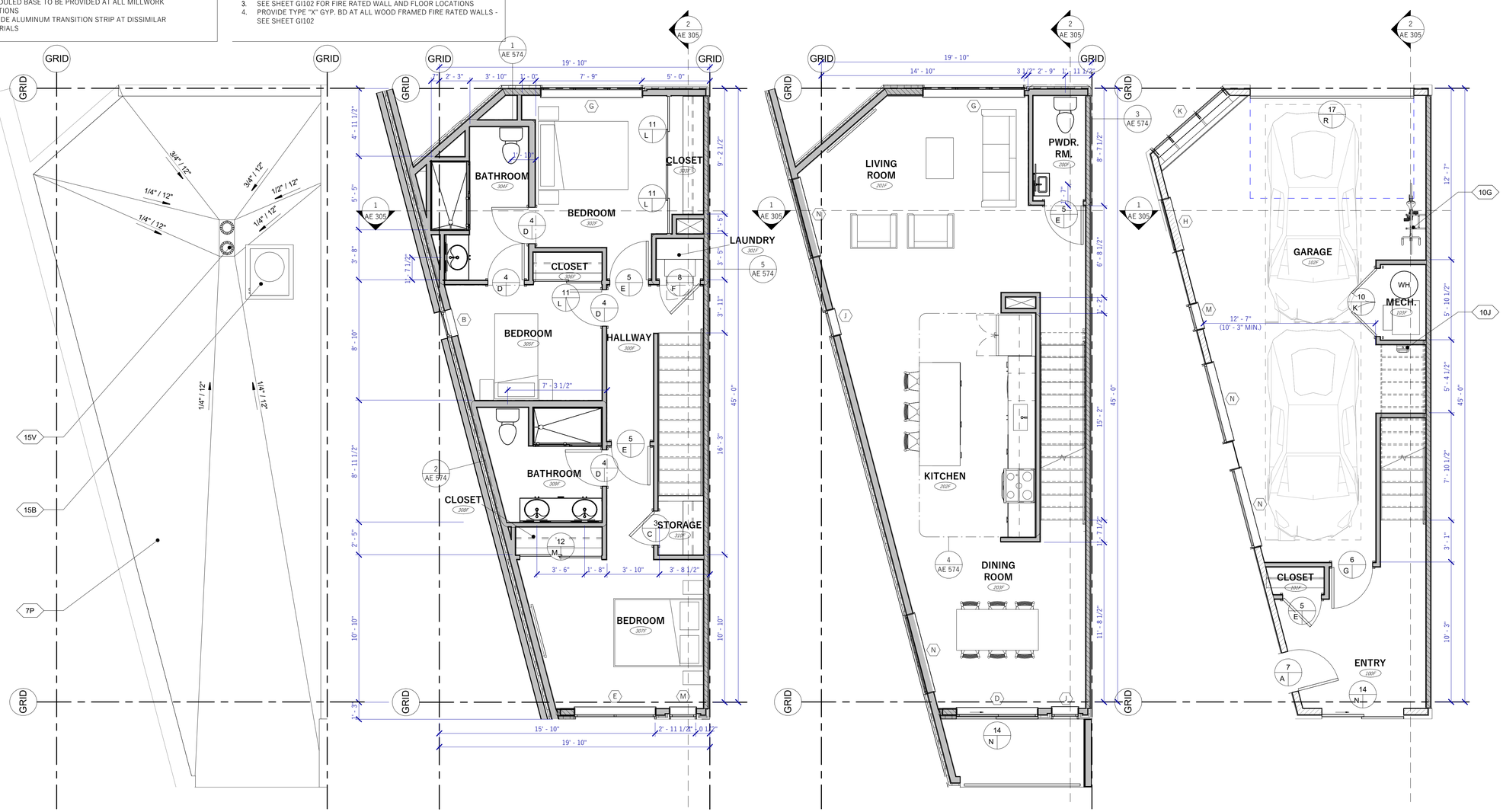
1. SEE GI102 FOR FIRE RATED WALL INFORMATION.
2. WINDOW TAGS ARE SHOWN ON ELEVATIONS.

KEY NOTES

10G BIKE MOUNT LOCATION - SEE FINISH SCHEDULE

10J WALL-MOUNTED EV CHARGER - SEE FINISH SCHEDULE

15B ROOFTOP MECH. UNIT- SEE MECH.



4 AE 553 UNIT F - ROOF PLAN 1/4" = 1'-0"

3 AE 553 UNIT F - THIRD FLOOR PLAN 1/4" = 1'-0"

2 AE 553 UNIT F - SECOND FLOOR PLAN 1/4" = 1'-0"

1 AE 553 UNIT F - MAIN FLOOR PLAN 1/4" = 1'-0"

AXIS ARCHITECTS
P:801.355.3003
927 SOUTH STATE STREET. SALT LAKE CITY, UT 84111

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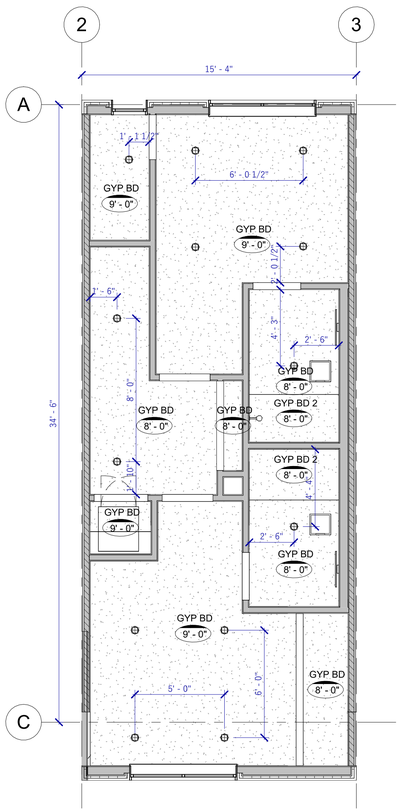
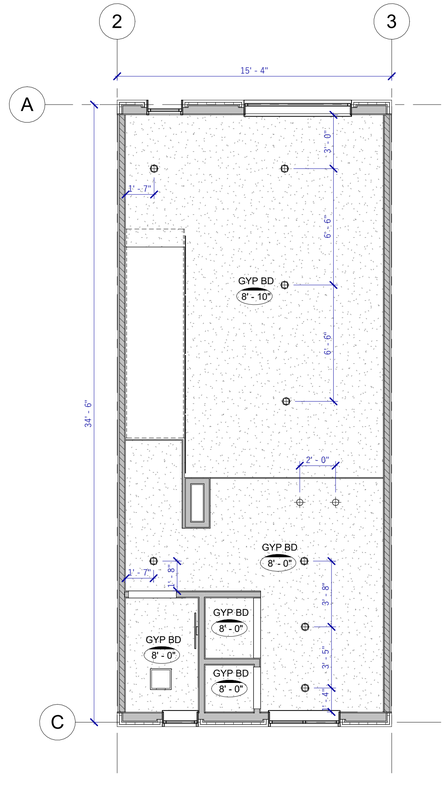
UNIT F FLOOR PLANS

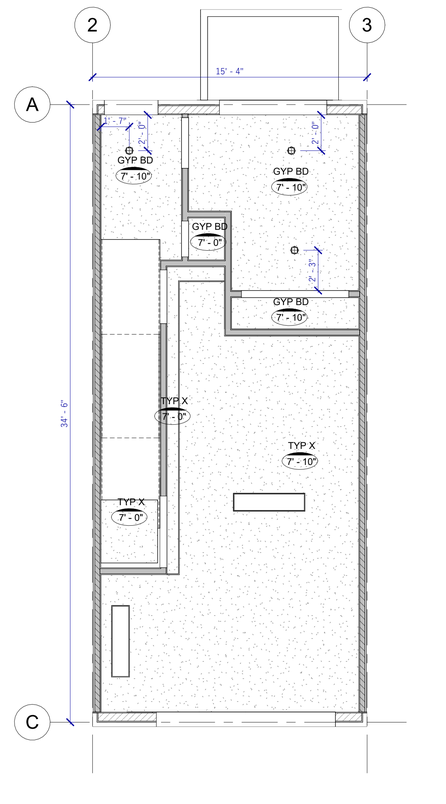
AE 553



3 AE 560 UNIT A - THIRD FLOOR RCP 1/4" = 1'-0"



2 AE 560 UNIT A - SECOND FLOOR RCP 1/4" = 1'-0"



1 AE 560 UNIT A - MAIN FLOOR RCP 1/4" = 1'-0"

CEILING SCHEDULE

X / X'-X"	MATERIAL ELEVATION ABOVE F.F.
GYP BD	1/2" GYPSUM BOARD - PAINTED
TYPE X	1/2" TYPE-X GYPSUM BOARD - TAPED & PAINTED PER CODE SECTION 406.3.4.1 - TYP. AT GARAGE CEILINGS AND WHERE NOTED - SEE DETAIL CL-02
GYP BD 2	BACKER BOARD W/ EPOXY PAINT - TYP. AT SHOWERS AND BATH TUB ENCLOSERS

ELECTRICAL SYMBOL LEGEND

- CEILING MOUNTED PUCK LIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED FIXTURE
- LINEAR BOX LED DOWNLIGHT
- CEILING-MOUNTED EXHAUST FAN

RCP NOTES

1. PROVIDE SMOOTH SURFACE (LEVEL 4) NO TEXTURE AT CEILINGS U.N.O.
2. GARAGES SHALL RECEIVE LEVEL 2 - PAINTED
3. 1/2" GYPSUM BOARD, PAINTED U.N.O. - FURR CEILING LEVEL, TYP.

AXIS ARCHITECTS
P:801.355.3003
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
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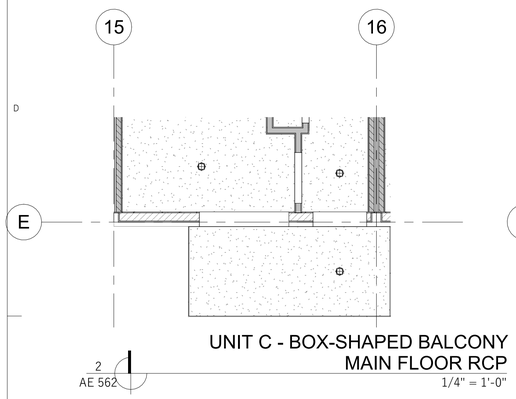
UNIT A REFLECTED CEILING PLANS

AE 560

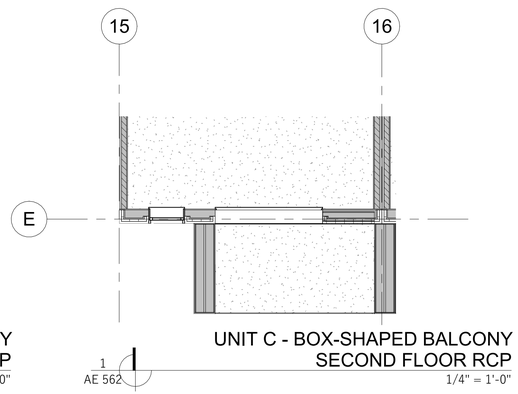
1/16"=1'-0" 1/8"=1'-0" 3/16"=1'-0" 1/4"=1'-0" 3/8"=1'-0" 1"=1'-0" 3/4"=1'-0" 1"=1'-0"



UNIT C - BOX-SHAPED BALCONY
MAIN FLOOR RCP

2 AE 562

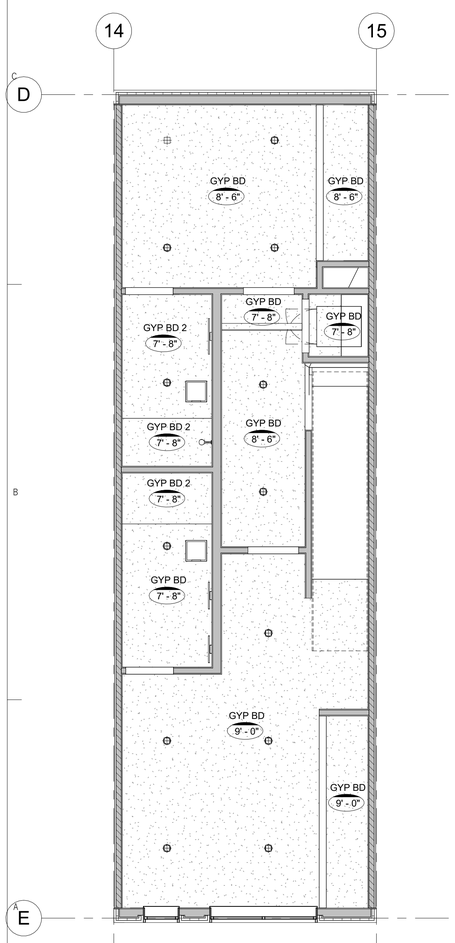
1/4" = 1'-0"

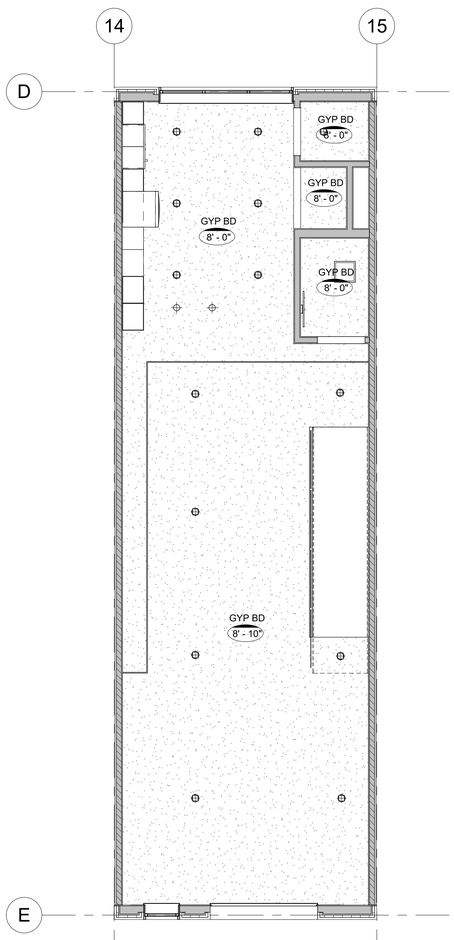


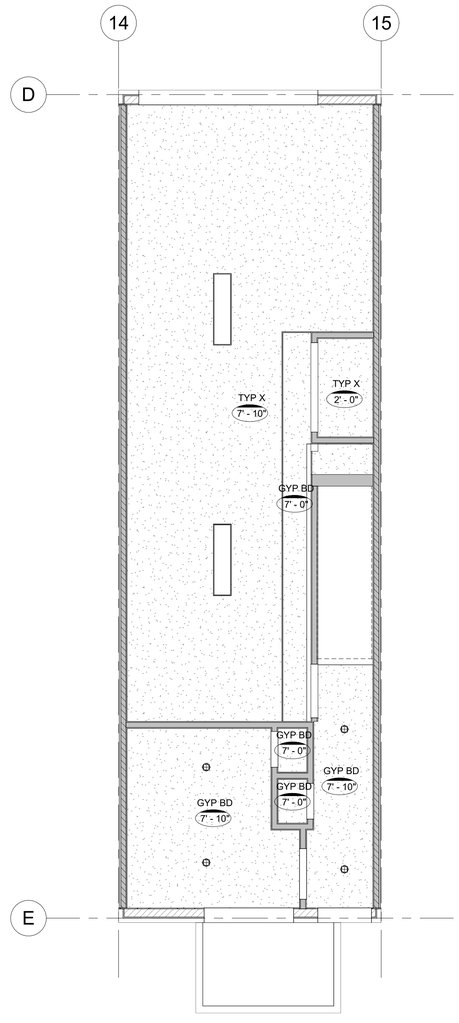
UNIT C - BOX-SHAPED BALCONY
SECOND FLOOR RCP

1 AE 562

1/4" = 1'-0"







5 AE 562 UNIT C - THIRD FLOOR RCP 1/4" = 1'-0"

4 AE 562 UNIT C - SECOND FLOOR RCP 1/4" = 1'-0"

3 AE 562 UNIT C - MAIN FLOOR RCP 1/4" = 1'-0"

CEILING SCHEDULE

X / X'-X"	MATERIAL / ELEVATION ABOVE F.F.
GYP BD	1/2" GYPSUM BOARD - PAINTED
TYPE X	1/2" TYPE-X GYPSUM BOARD - TAPED & PAINTED PER CODE SECTION 406.3.4.1 - TYP. AT GARAGE CEILINGS AND WHERE NOTED - SEE DETAIL CL-02
GYP BD 2	BACKER BOARD W/ EPOXY PAINT - TYP. AT SHOWERS AND BATH TUB ENCLOSERS

ELECTRICAL SYMBOL LEGEND

- CEILING MOUNTED PUCK LIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED FIXTURE
- LINEAR BOX LED DOWNLIGHT
- CEILING-MOUNTED EXHAUST FAN

RCP NOTES

1. PROVIDE SMOOTH SURFACE (LEVEL 4) NO TEXTURE AT CEILINGS U.N.O.
2. GARAGES SHALL RECEIVE LEVEL 2 - PAINTED
3. 1/2" GYPSUM BOARD, PAINTED U.N.O. - FURR CEILING LEVEL, TYP.

AXIS ARCHITECTS
P:801.355.3003
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

No.	Date	Description

AXIS JOB #	1924
OWNER #	
DATE DRAWN	3/01/2023
CHECKED	

UNIT C REFLECTED CEILING PLANS

AE 562

RCP NOTES

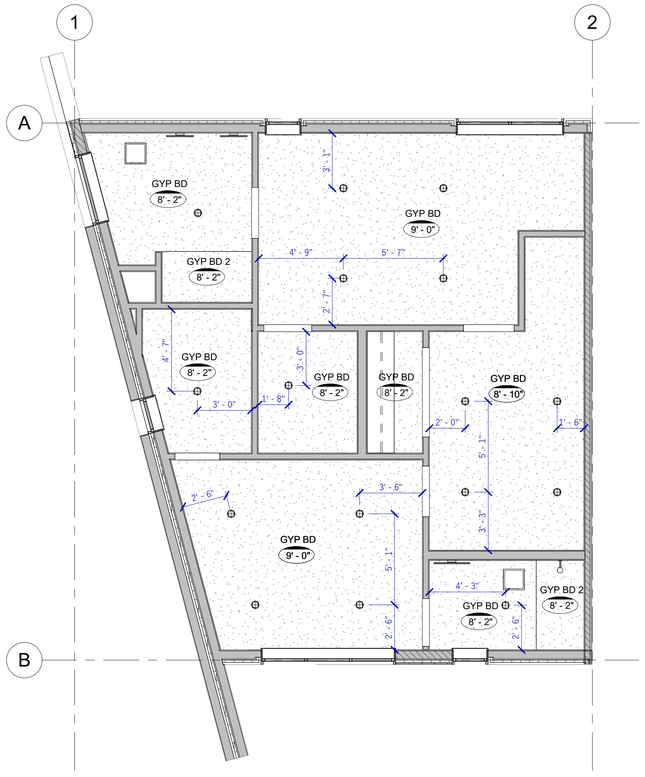
1. PROVIDE SMOOTH SURFACE (LEVEL 4) NO TEXTURE AT CEILINGS U.N.O.
2. GARAGES SHALL RECEIVE LEVEL 2 - PAINTED
3. 1/2" GYPSUM BOARD, PAINTED U.N.O. - FURR CEILING LEVEL, TYP.

CEILING SCHEDULE

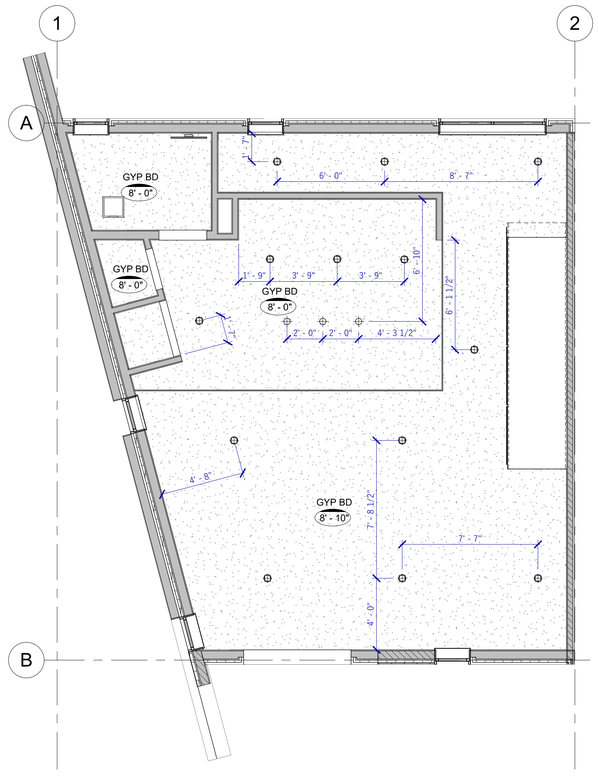
X / X'-X"	MATERIAL / ELEVATION ABOVE F.F.
GYP BD	1/2" GYPSUM BOARD - PAINTED
TYPE X	1/2" TYPE-X GYPSUM BOARD - TAPED & PAINTED PER CODE SECTION 406.3.4.1 - TYP. AT GARAGE CEILINGS AND WHERE NOTED - SEE DETAIL CL-02
GYP BD 2	BACKER BOARD W/ EPOXY PAINT - TYP. AT SHOWERS AND BATH TUB ENCLOSERS

ELECTRICAL SYMBOL LEGEND

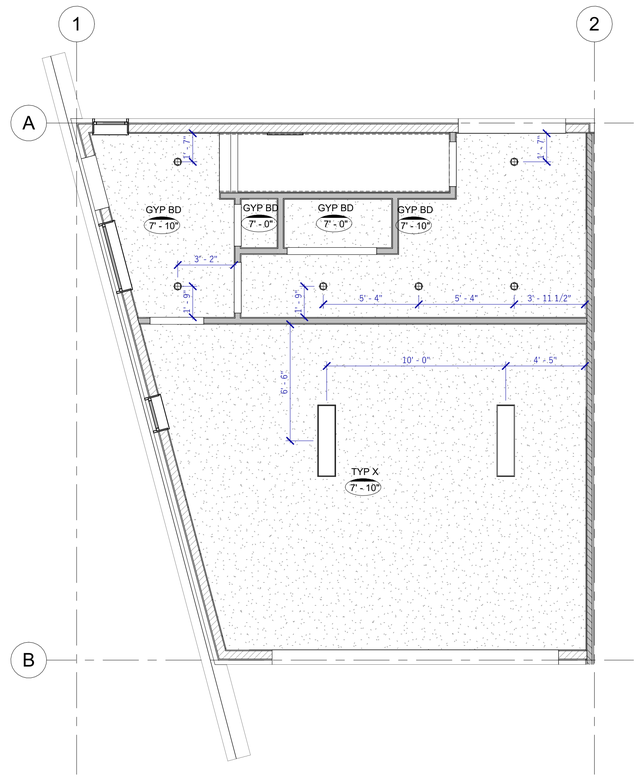
- CEILING MOUNTED PUCK LIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED FIXTURE
- LINEAR BOX LED DOWNLIGHT
- CEILING-MOUNTED EXHAUST FAN



3 AE 563 UNIT D - THIRD FLOOR RCP
1/4" = 1'-0"



2 AE 563 UNIT D - SECOND FLOOR RCP
1/4" = 1'-0"



1 AE 563 UNIT D - MAIN FLOOR RCP
1/4" = 1'-0"

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HIGHLAND TOWNHOMES

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No.	Date	Description

AXIS JOB #	1924
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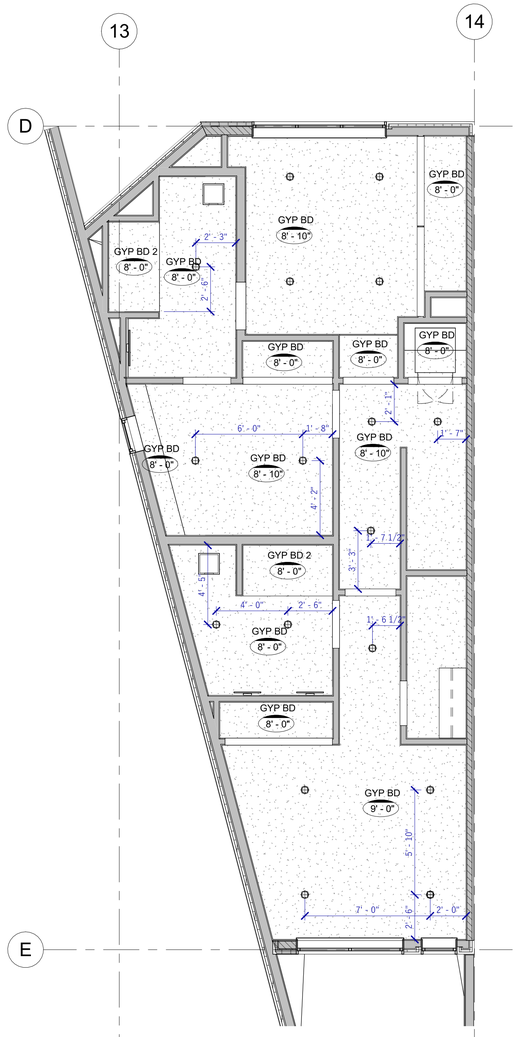
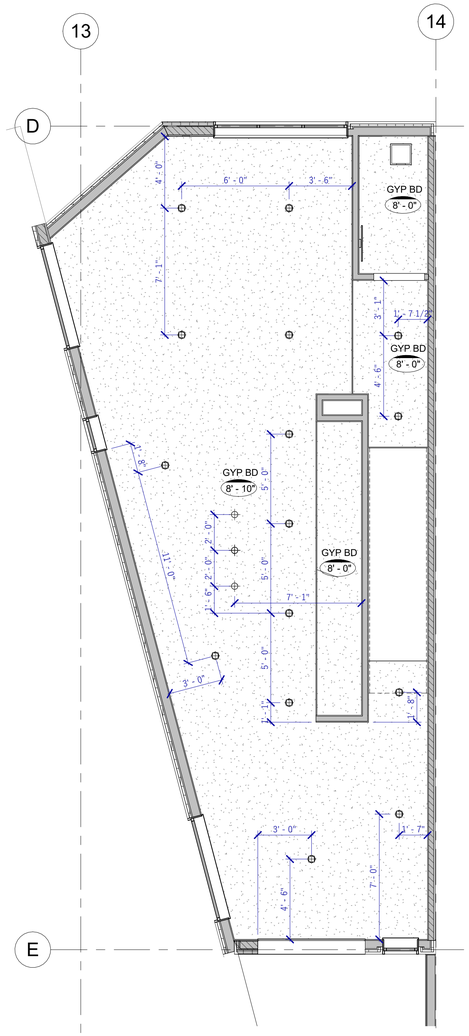
DRAWN	
CHECKED	

UNIT D REFLECTED CEILING PLANS

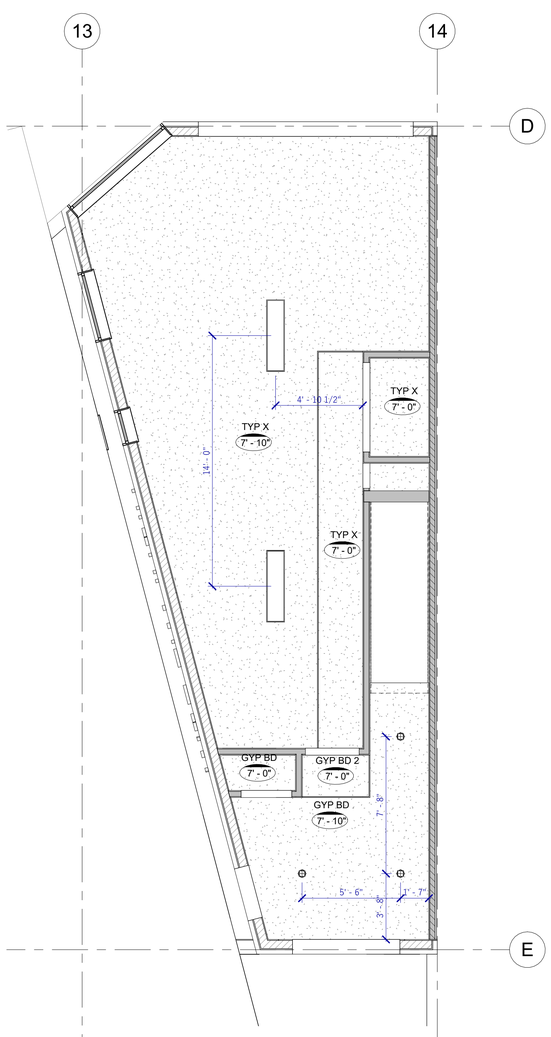
AE 563



3 AE 564 UNIT F - THIRD FLOOR RCP 1/4" = 1'-0"



2 AE 564 UNIT F - SECOND FLOOR RCP 1/4" = 1'-0"



1 AE 564 UNIT F - MAIN FLOOR RCP 1/4" = 1'-0"

CEILING SCHEDULE

X X'-X"	MATERIAL ELEVATION ABOVE F.F.
GYP BD	1/2" GYPSUM BOARD - PAINTED
TYPE X	1/2" TYPE-X GYPSUM BOARD - TAPED & PAINTED PER CODE SECTION 406.3.4.1 - TYP. AT GARAGE CEILINGS AND WHERE NOTED - SEE DETAIL CL-02
GYP BD 2	BACKER BOARD W/ EPOXY PAINT - TYP. AT SHOWERS AND BATH TUB ENCLOSERS

ELECTRICAL SYMBOL LEGEND

- CEILING MOUNTED PUCK LIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED FIXTURE
- LINEAR BOX LED DOWNLIGHT
- CEILING-MOUNTED EXHAUST FAN

RCP NOTES

1. PROVIDE SMOOTH SURFACE (LEVEL 4) NO TEXTURE AT CEILINGS U.N.O.
2. GARAGES SHALL RECEIVE LEVEL 2 - PAINTED
3. 1/2" GYPSUM BOARD, PAINTED U.N.O. - FURR CEILING LEVEL, TYP.

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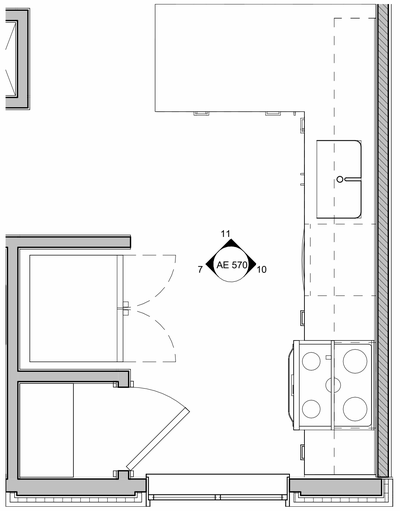
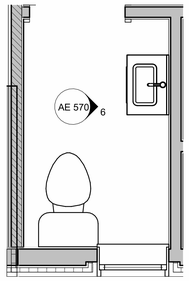
UNIT F REFLECTED CEILING PLANS

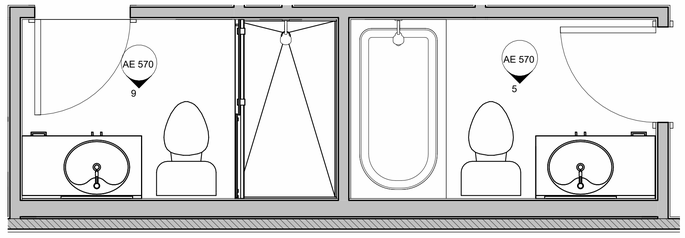
AE 564



3 AE 570 — UNIT A - KITCHEN
1/2" = 1'-0"

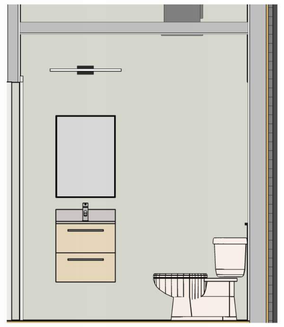


2 AE 570 — UNIT A - POWDER ROOM
1/2" = 1'-0"

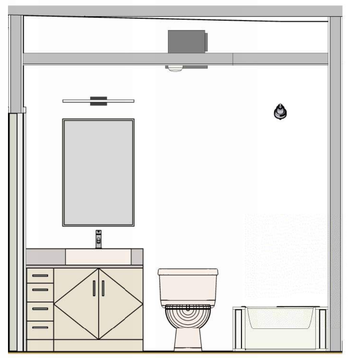


1 AE 570 — UNIT A - BATHROOMS A & B
1/2" = 1'-0"

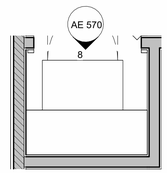
7 AE 570 — UNIT A - KITCHEN C
1/2" = 1'-0"



6 AE 570 — UNIT A - POWDER ROOM
1/2" = 1'-0"

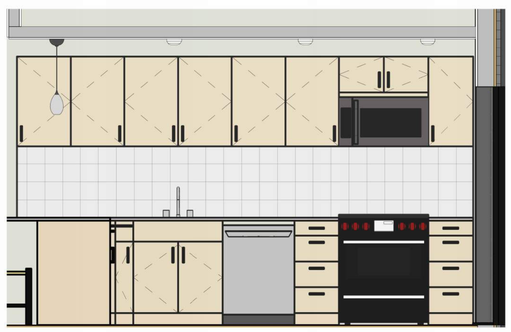


5 AE 570 — UNIT A - BATHROOM A
1/2" = 1'-0"



4 AE 570 — UNIT A - LAUNDRY
1/2" = 1'-0"

11 AE 570 — UNIT A - KITCHEN B
1/2" = 1'-0"



10 AE 570 — UNIT A - KITCHEN A
1/2" = 1'-0"

9 AE 570 — UNIT A - BATHROOM B
1/2" = 1'-0"

8 AE 570 — UNIT A - LAUNDRY
1/2" = 1'-0"

1/16"=1'-0" | 1/8"=1'-0" | 3/16"=1'-0" | 1/4"=1'-0" | 3/8"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 1"=1'-0"

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

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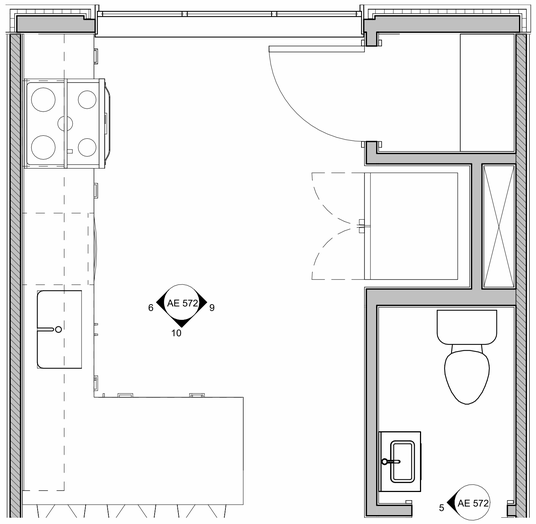
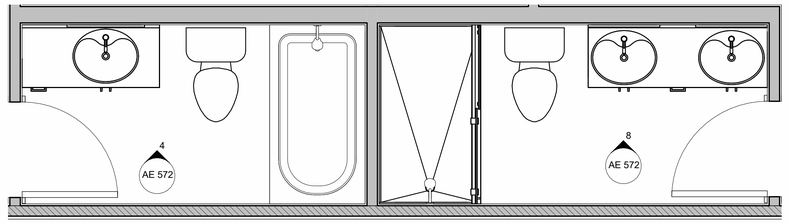
UNIT A INTERIOR ELEVATIONS

AE 570

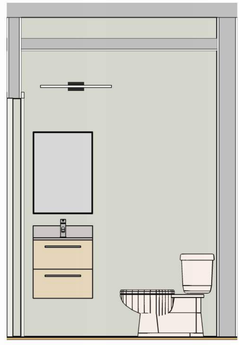


2 AE 572 — UNIT C - KITCHEN & POWDER ROOM
1/2" = 1'-0"

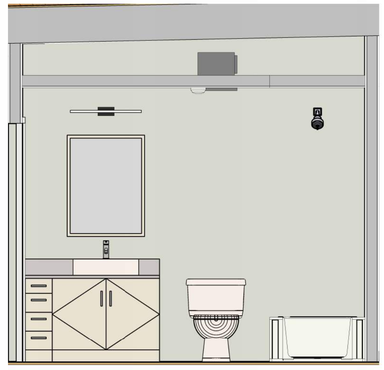


1 AE 572 — UNIT C - BATHROOM A & B
1/2" = 1'-0"

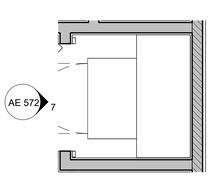
6 AE 572 — UNIT C - KITCHEN A
1/2" = 1'-0"



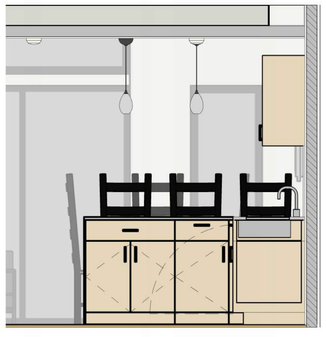
5 AE 572 — UNIT C - POWDER ROOM
1/2" = 1'-0"



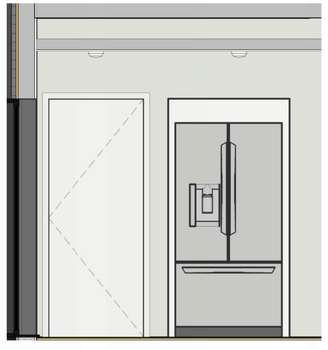
4 AE 572 — UNIT C - BATHROOM B
1/2" = 1'-0"



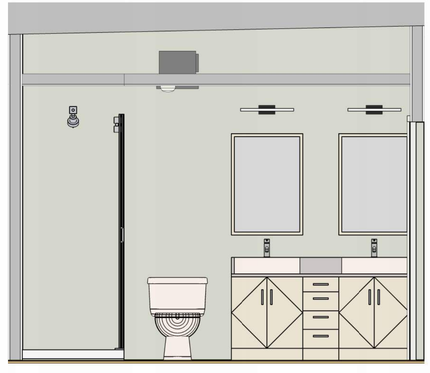
3 AE 572 — UNIT C - LAUNDRY
1/2" = 1'-0"



10 AE 572 — UNIT C - KITCHEN B
1/2" = 1'-0"



9 AE 572 — UNIT C - KITCHEN C
1/2" = 1'-0"



8 AE 572 — UNIT C - BATHROOM A
1/2" = 1'-0"

7 AE 572 — UNIT C - LAUNDRY
1/2" = 1'-0"

0 16' 32' — 1/16"=1'-0"
0 8' 16' — 1/8"=1'-0"
0 4' 8' — 3/16"=1'-0"
0 4' 8' — 1/4"=1'-0"
0 2' 4' — 3/8"=1'-0"
0 1' 2' — 1"=1'-0"
0 1' 2' — 3/4"=1'-0"
0 1' 2' — 1"=1'-0"

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HIGHLAND TOWNHOMES

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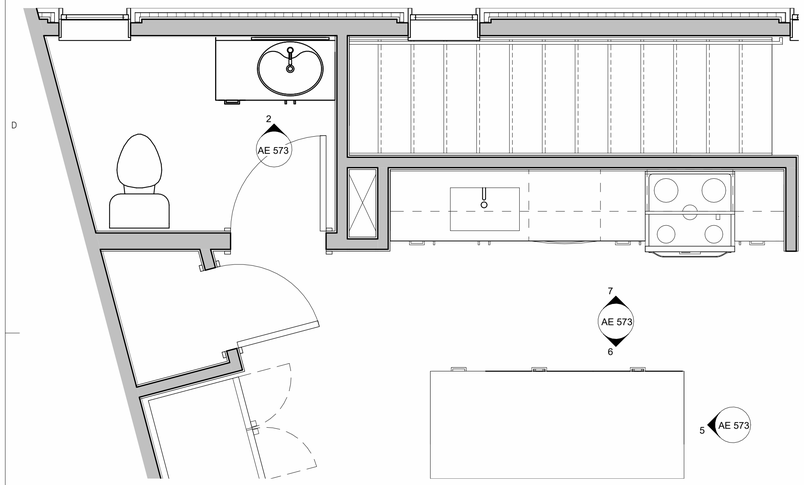
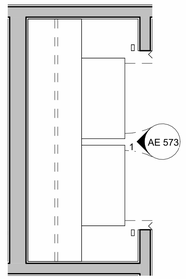
UNIT C INTERIOR ELEVATIONS

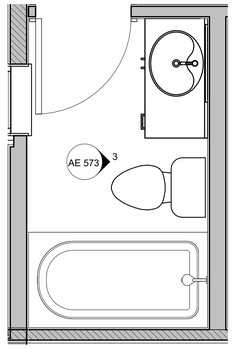
AE 572



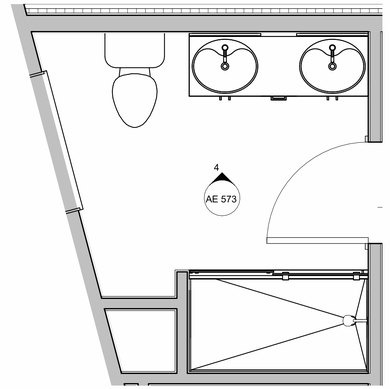
8 UNIT D - KITCHEN & GUEST BATHROOM
1/2" = 1'-0"



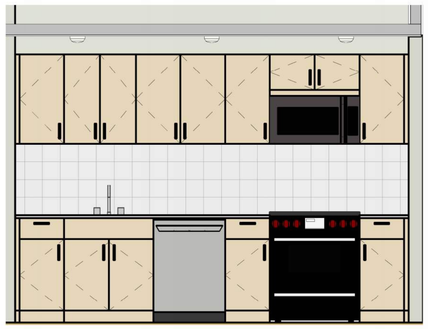
9 UNIT D - LAUNDRY
1/2" = 1'-0"



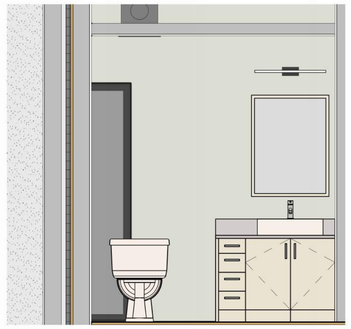
10 UNIT D - BATHROOM B
1/2" = 1'-0"



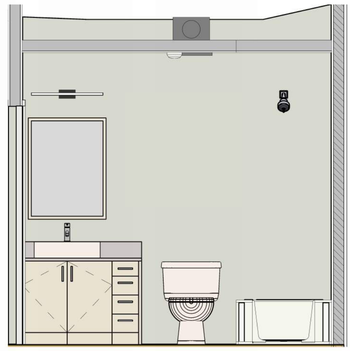
11 UNIT B - BATHROOM A
1/2" = 1'-0"



7 UNIT D - KITCHEN A
1/2" = 1'-0"



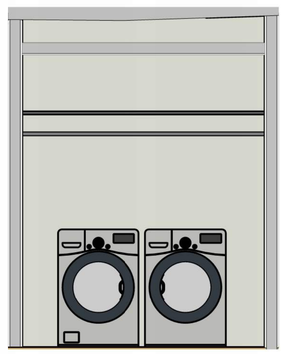
2 UNIT D - GUEST BATHROOM
1/2" = 1'-0"



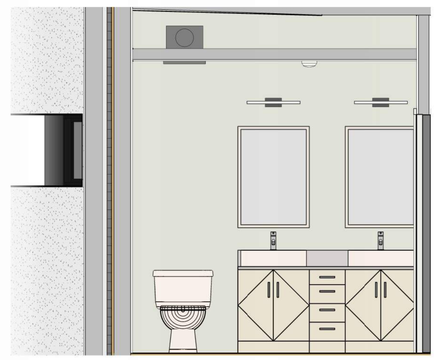
3 UNIT D - BATHROOM B
1/2" = 1'-0"

6 UNIT D - KITCHEN B
1/2" = 1'-0"

5 UNIT D - KITCHEN C
1/2" = 1'-0"



1 UNIT D - LAUNDRY
1/2" = 1'-0"



4 UNIT D - BATHROOM A
1/2" = 1'-0"

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HIGHLAND TOWNHOMES

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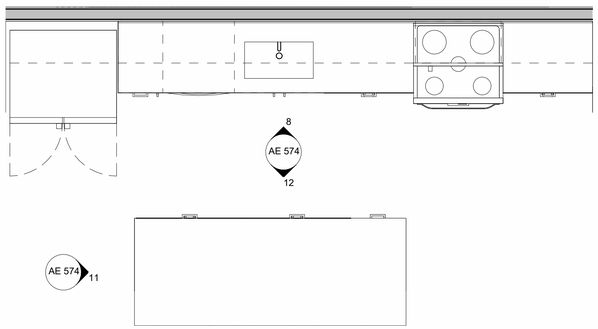
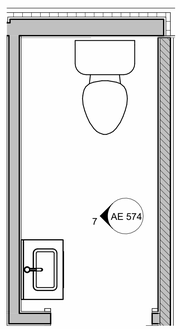
UNIT D INTERIOR ELEVATIONS

AE 573

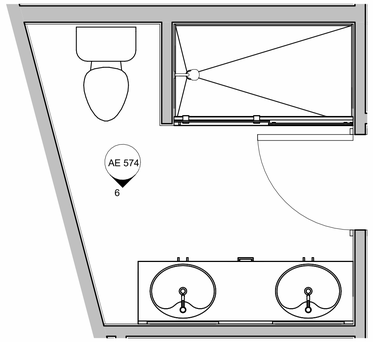
1/16"=1'-0" 1/8"=1'-0" 3/16"=1'-0" 1/4"=1'-0" 3/8"=1'-0" 1"=1'-0" 3/4"=1'-0" 1"=1'-0"



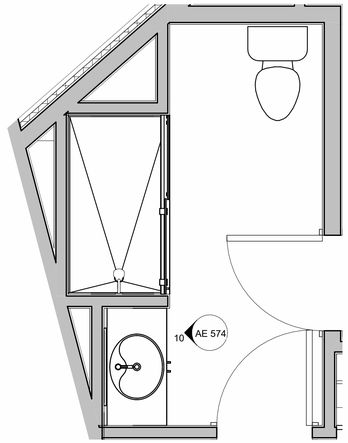
4 UNIT F - KITCHEN
1/2" = 1'-0"



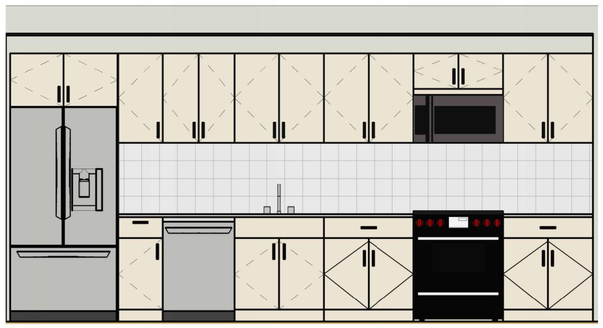
3 UNIT F - POWDER ROOM
1/2" = 1'-0"



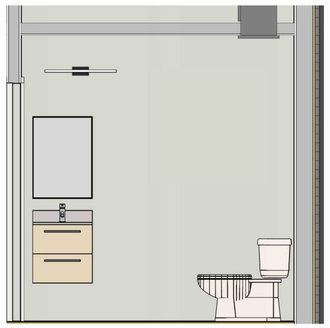
2 UNIT F - BATHROOM A
1/2" = 1'-0"



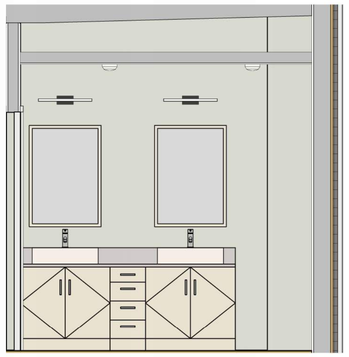
1 UNIT F - BATHROOM B
1/2" = 1'-0"



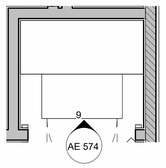
8 UNIT F - KITCHEN A
1/2" = 1'-0"



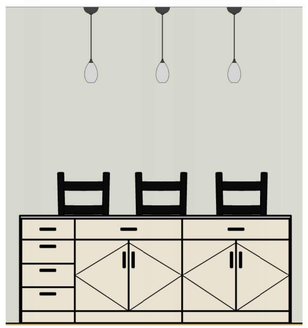
7 UNIT F - POWDER ROOM
1/2" = 1'-0"



6 UNIT F - BATHROOM A
1/2" = 1'-0"



5 UNIT F - LAUNDRY
1/2" = 1'-0"



12 UNIT F - KITCHEN B
1/2" = 1'-0"

11 UNIT F - KITCHEN C
1/2" = 1'-0"

10 UNIT F - BATHROOM B
1/2" = 1'-0"

9 UNIT F - LAUNDRY
1/2" = 1'-0"

AXIS ARCHITECTS
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HIGHLAND TOWNHOMES

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UNIT F INTERIOR ELEVATIONS

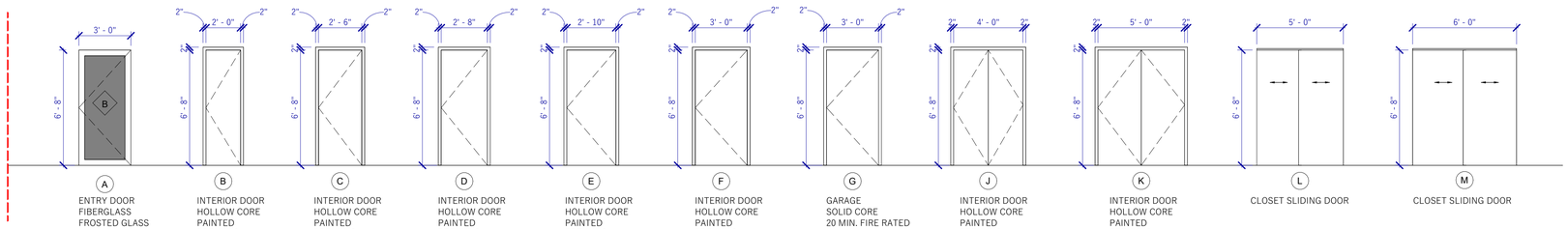
AE 574

0 16' 32' 1/16"=1'-0" | 0 8' 16' 1/8"=1'-0" | 0 4' 8' 3/16"=1'-0" | 0 4' 8' 1/4"=1'-0" | 0 2' 4' 3/8"=1'-0" | 0 1' 2' 1"=1'-0" | 0 1' 2' 3/4"=1'-0" | 0 1' 2' 1"=1'-0"

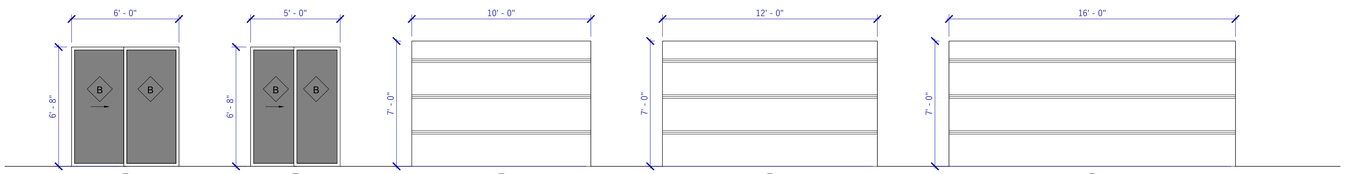
GLAZING LEGEND

- A — 1" INSULATED GLASS
- B — 1" INSULATED TEMPERED GLASS
- C — 3/8" CLEAR TEMPERED GLASS, POLISHED EDGES

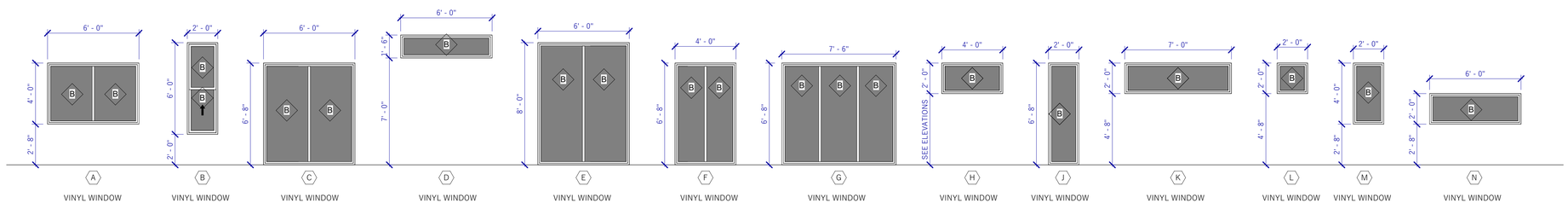
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ANGLES PRIOR TO FABRICATION.
2. SOME DETAILS MAY BE REVERSED.
3. X - FIXED PANEL / O - OPERABLE PANEL



1 Door Types
1/4" = 1'-0"



2 Door Types
1/4" = 1'-0"



3 Window Types
1/4" = 1'-0"

AXIS ARCHITECTS
P:801.355.3003
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

HIGHLAND TOWNHOMES

2901 S HIGHLAND DR, SALT LAKE CITY, UT

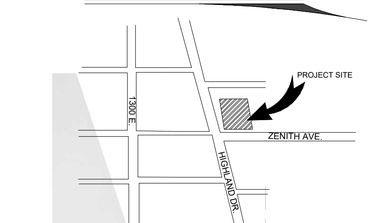
No.	Date	Description

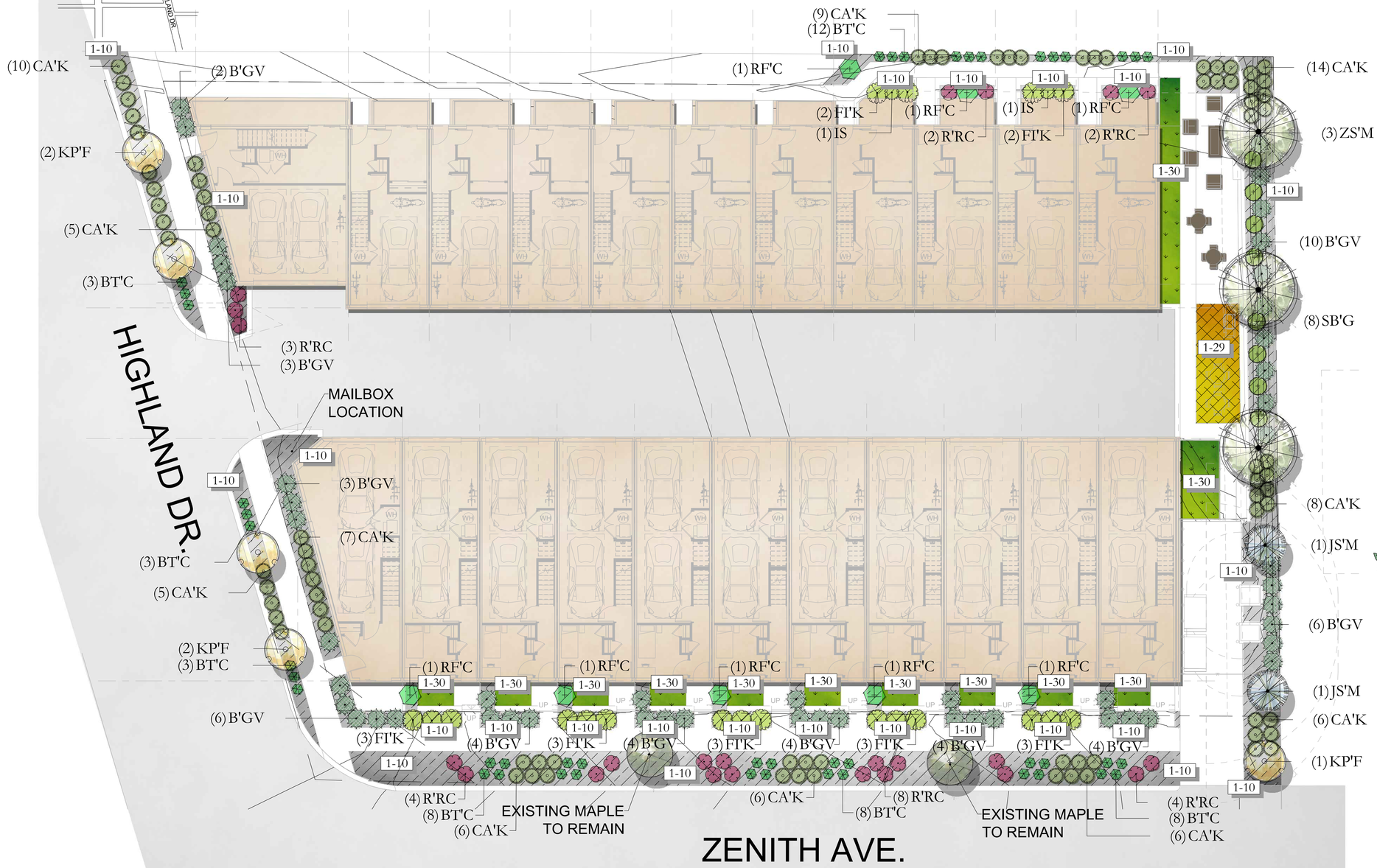
AXIS JOB # 1924
OWNER #
DATE 3/01/2023
DRAWN
CHECKED

DOOR AND WINDOW SCHEDULE

AE 800

VICINITY MAP





PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JS'M	3	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	KP'F	5	Koelreuteria paniculata 'Fastigiata' Columnar Goldenrain Tree	B & B	2"Cal	
	ZS'M	3	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2"Cal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	45	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal
	FI'K	19	Forsythia x intermedia 'Kolgold' TM Magical Gold Forsythia	5 gal
	RI'C	8	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn	5 gal
	SB'G	8	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'GV	50	Buxus x 'Green Velvet' Green Velvet Boxwood	5 gal
	IS	2	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	82	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'RC	23	Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose	5 gal

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-10	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	3,329 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-29	PAVERS TO BE SELECTED BY OWNER.	6.94 cy

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-30	ARTIFICIAL TURF. INSTALL PER MANUFACTURER SPECIFICATIONS.	592 sf

ISSUE DATE	PROJECT NUMBER
10/6/2023	UT23020

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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0' 8' 16' 32' 64'
GRAPHIC SCALE: 1" = 16'

HIGHLAND ROW
2901 S. HIGHLAND ROW
SALT LAKE CITY, UTAH

AXIS ARCHITECTS
ATT: DANIEL BECKSTRAND
801-355-3003
DBECKSTRAND@AXISARCHITECTS.COM

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 10/6/2023 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/6/2023

COLOR ILLUSTRATION

PERMIT SET

LP-COLOR

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

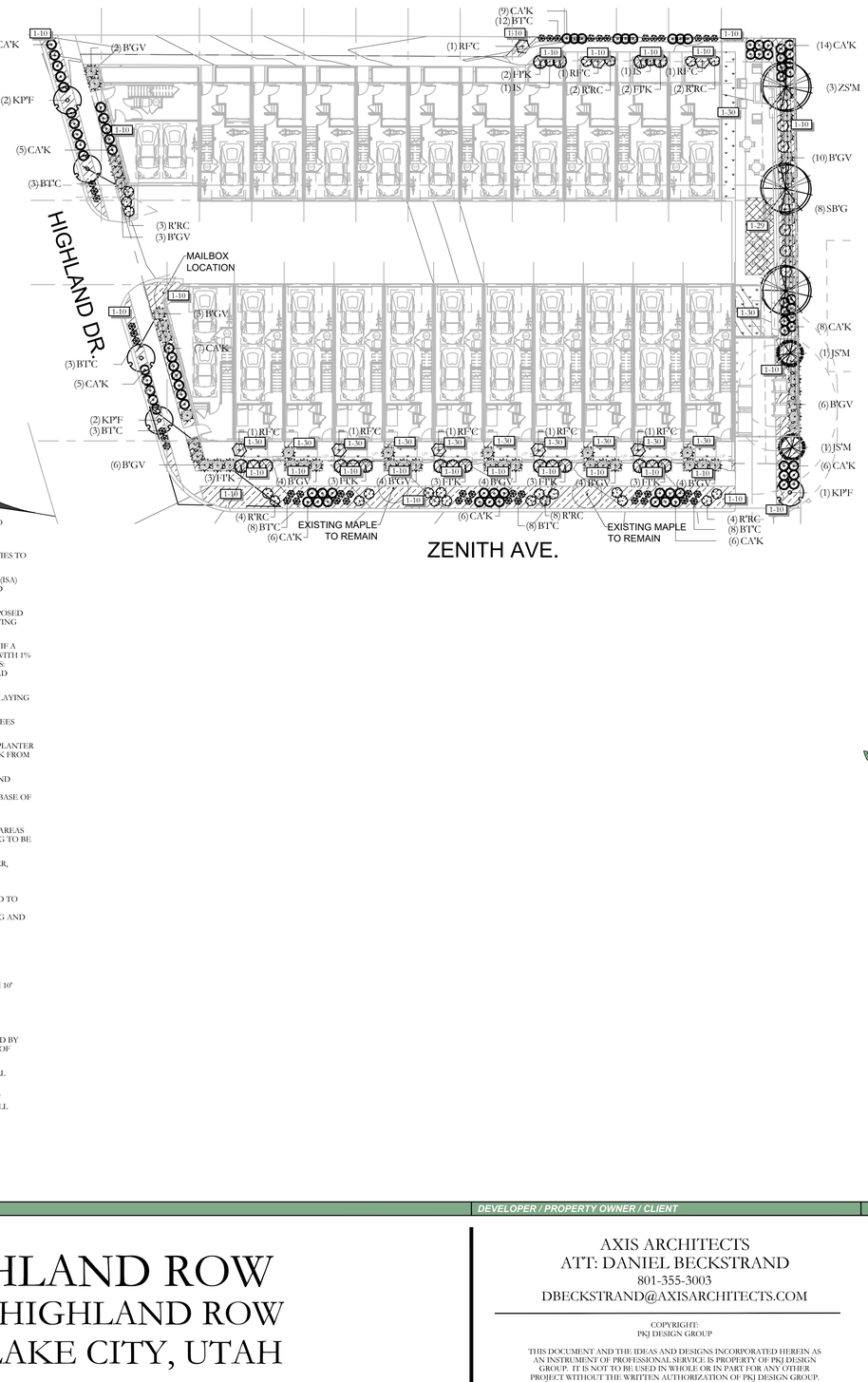
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWELDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER



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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PLAN INFORMATION

PROJECT INFORMATION

HIGHLAND ROW
2901 S. HIGHLAND ROW
SALT LAKE CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AXIS ARCHITECTS
ATT: DANIEL BECKSTRAND
801-355-3003
DBECKSTRAND@AXISARCHITECTS.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW PETERSEN
8128121-5301
10/6/2023
ELECTRONIC SEAL
STATE OF UTAH

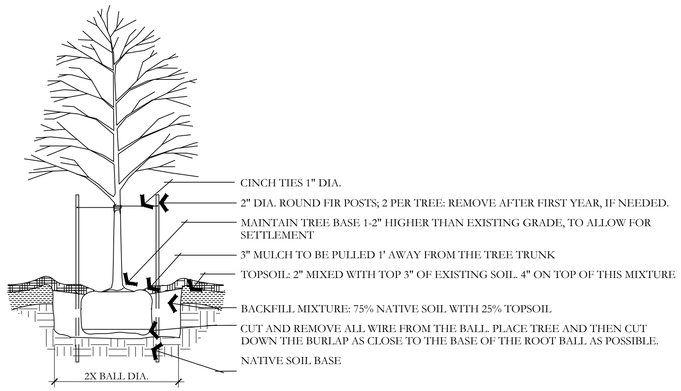
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 10/6/2023

LANDSCAPE COVER

PERMIT SET

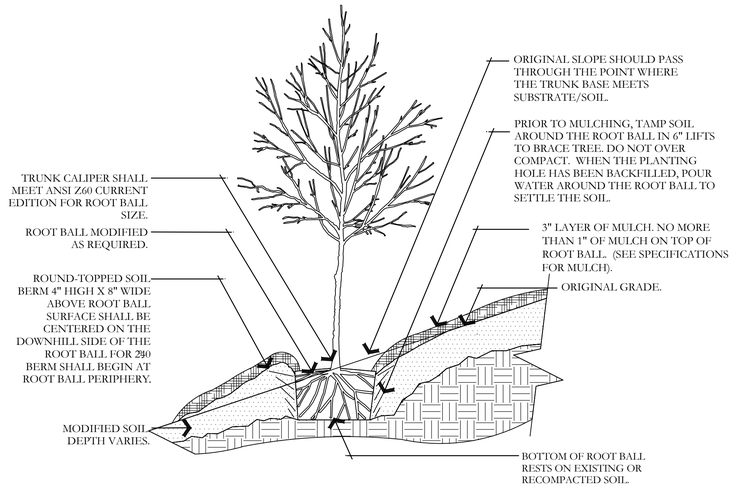
LP-101



A DECIDUOUS TREE PLANTING

NOT TO SCALE

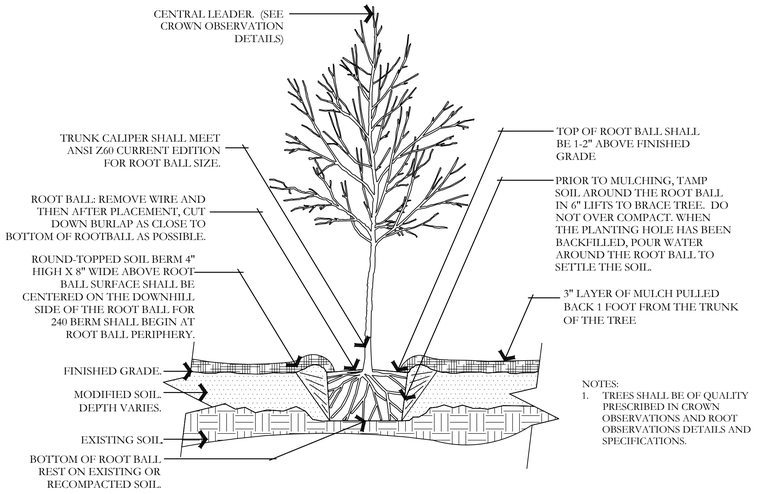
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

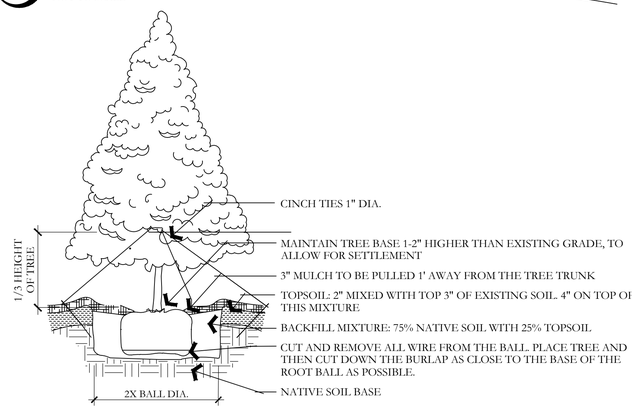
PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

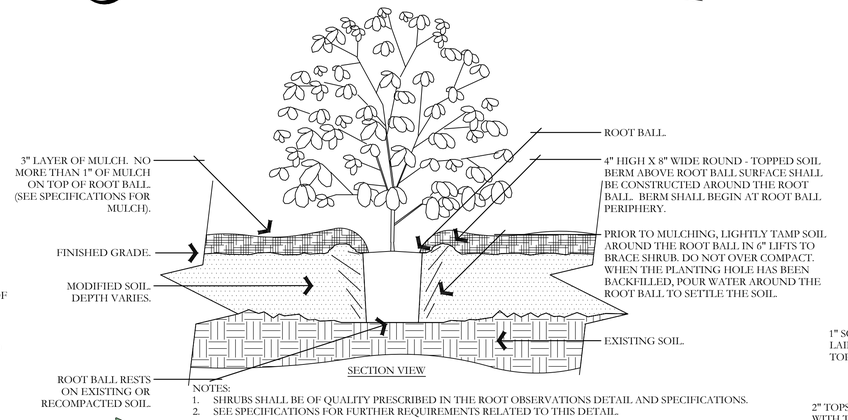
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP



E SHRUB - MODIFIED SOIL

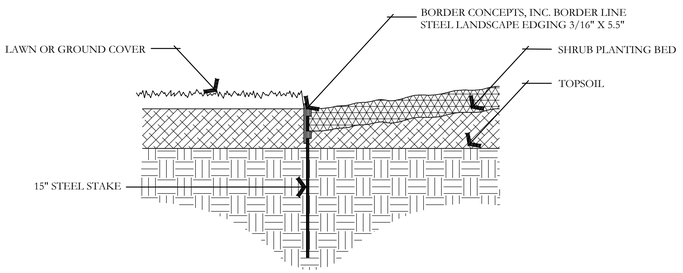
NOT TO SCALE

PKJ DESIGN GROUP

F PERENNIAL PLANTING

NOT TO SCALE

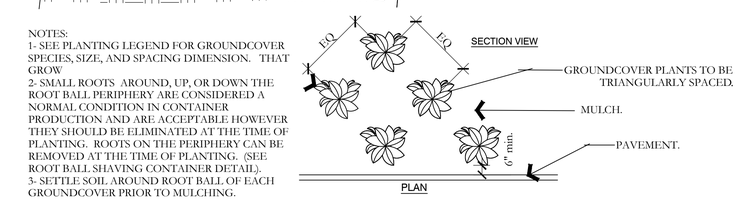
PKJ DESIGN GROUP



G METAL EDGING DETAIL

NOT TO SCALE

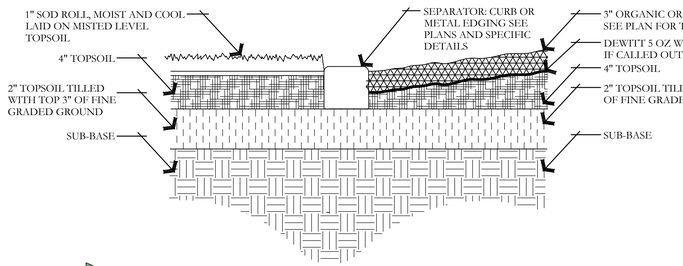
PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

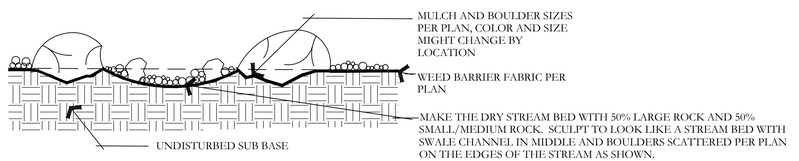
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
10/6/2023	UT23020

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

PROJECT INFORMATION

HIGHLAND ROW
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/6/2023
REGISTERED
STATE OF UTAH

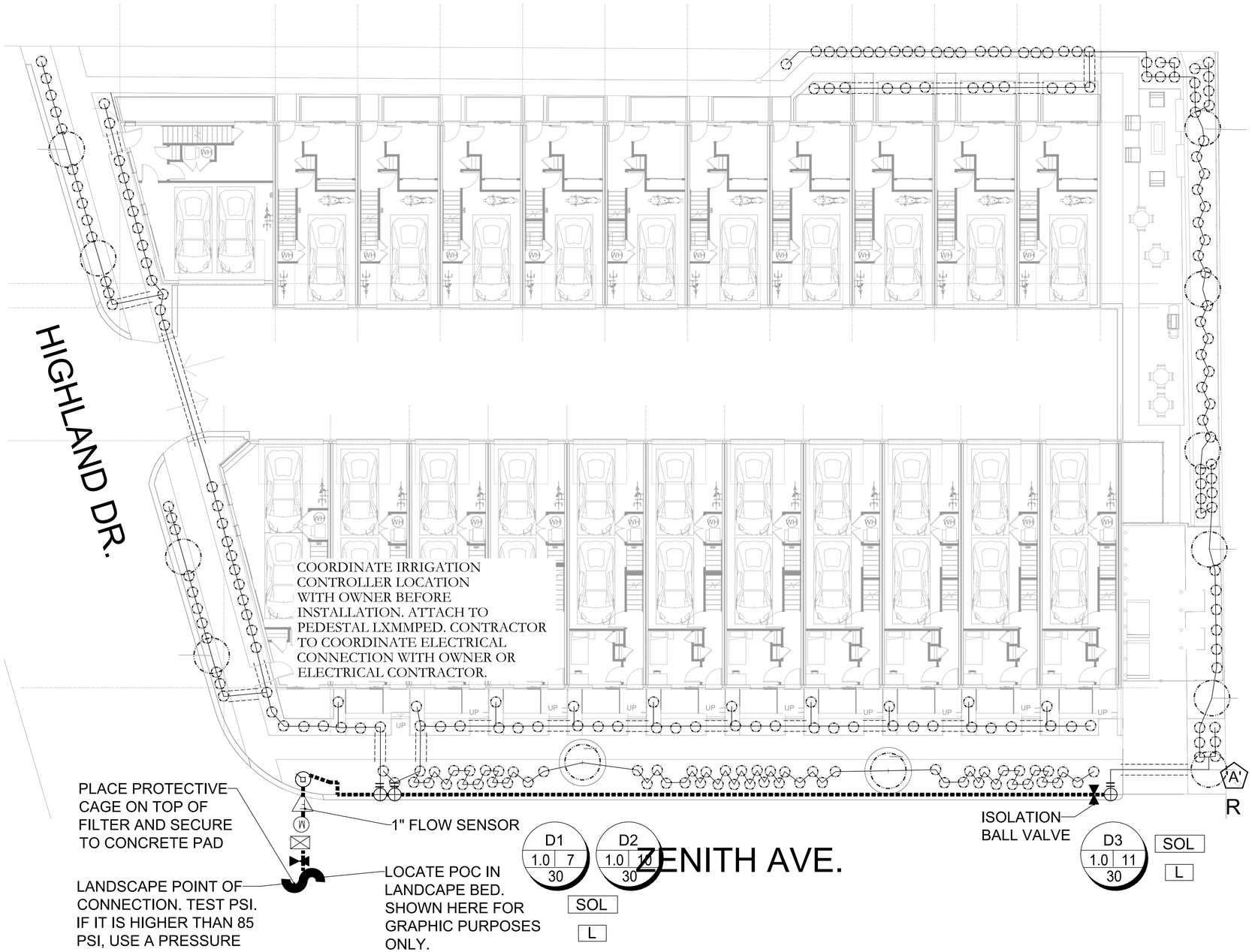
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/6/2023

LANDSCAPE DETAILS

PERMIT SET

LP-501



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER:RAINBIRD ESP-ME3 CONTROLLER WITH WIFI CAPABILITY, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
	USF100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
R	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP- AUTOMATIC CONTROL VALVE (USE TAN LID IN PLANTER AREAS & GREEN LID IN GRASS AREAS)
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	*PLACE NETAFIM TUBING UNDERNEATH MULCH AND FLUSH WITH TOP OF GRADE.
XFS DRIPLINE	XFS-CV-09-18	.9 GPH	
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*INSTALL POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHEMENT PERIOD.			
TREES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION			

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
VALVE SIZE — 1.0 — 18 — GALLONS PER MINUTE
PSI AT LAST HEAD IN ZONE — 55

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

10/6/2023

UT23020

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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N

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

HIGHLAND ROW
2901 S. HIGHLAND ROW
SALT LAKE CITY, UTAH

AXIS ARCHITECTS
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PKJ DESIGN GROUP
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3450 N. TRIUMPH BLVD. SUITE 102
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LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128121-5301 — 10/6/2023 — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/6/2023

IRRIGATION PLAN

PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., I.P specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 east iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

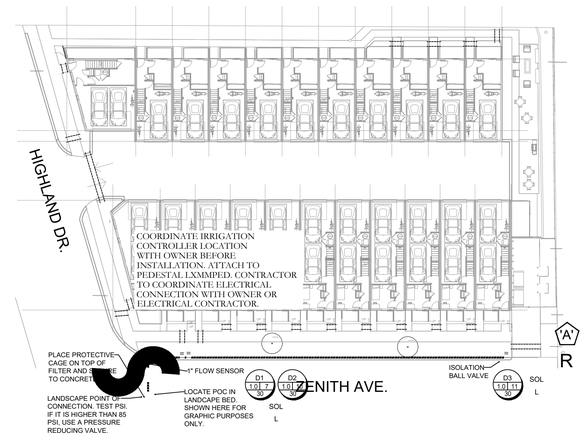
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
10/6/2023	UT23020

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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N

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

HIGHLAND ROW
2901 S. HIGHLAND ROW
SALT LAKE CITY, UTAH

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

AXIS ARCHITECTS
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801-355-3003
DBECKSTRAND@AXISARCHITECTS.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
EDWIN AINSWORTH
812812-5301
10/6/2023
ELECTRONIC SEAL
STATE OF UTAH

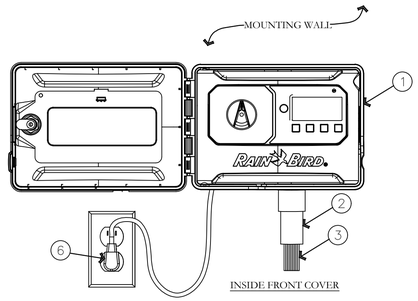
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/6/2023

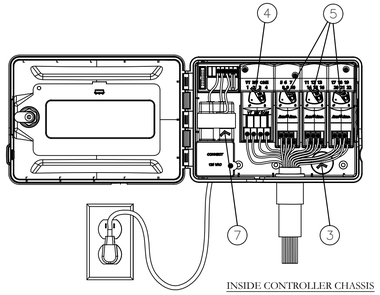
IRRIGATION COVER

PERMIT SET

IR-101



1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120 V PLUG 120 VAC, 60 HZ INTERNAL TRANSFORMER



CHOOSING CONTROLLER FEATURES

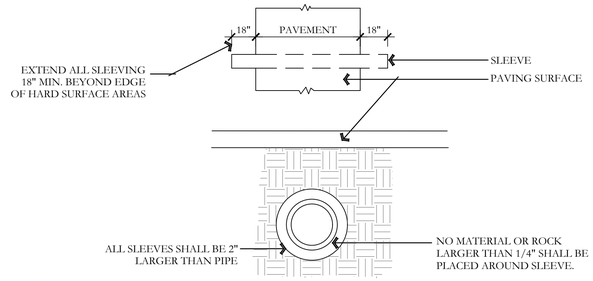
SELECTING THE MODEL
TO SELECT THE DESIRED MODEL
TURN ON ONE OF THE FOLLOWING LAYERS

OPTION-4-STATION
OPTION-7-STATION
OPTION-10-STATION
OPTION-13-STATION
OPTION-16-STATION
OPTION-19-STATION
OPTION-22-STATION

TO TURN OFF THIS INSTRUCITON BOX,
TURN OFF LAYER "INSTRUCTION-OPTION".

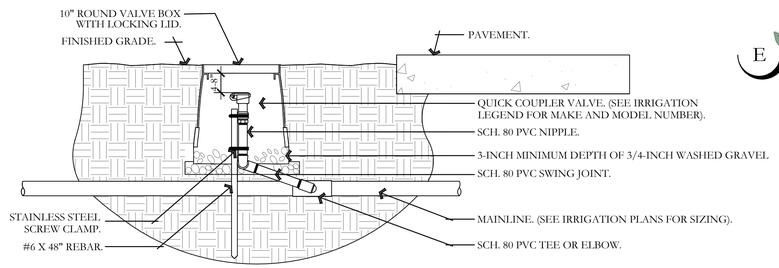
A ESP-ME3 MODULAR HYBRID CONTROLLER

NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL

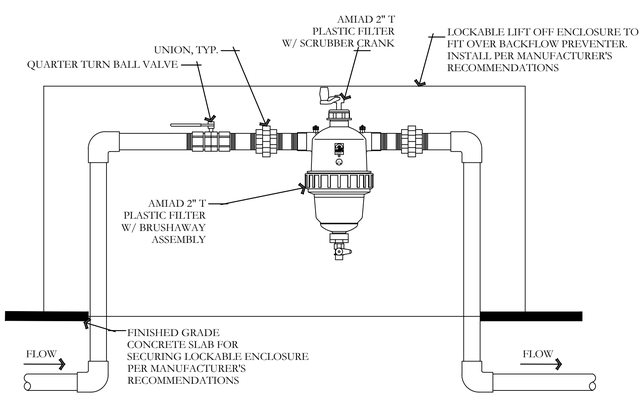
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

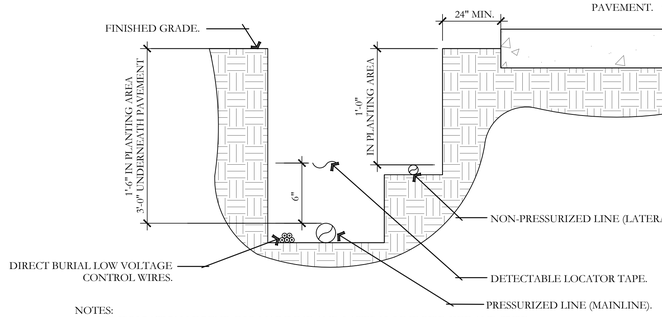
G QUICK COUPLER DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY

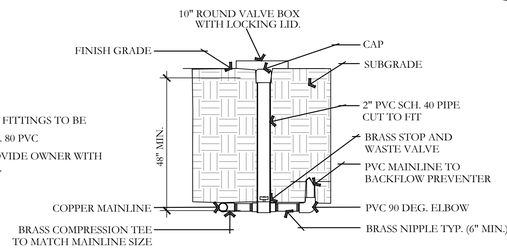
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

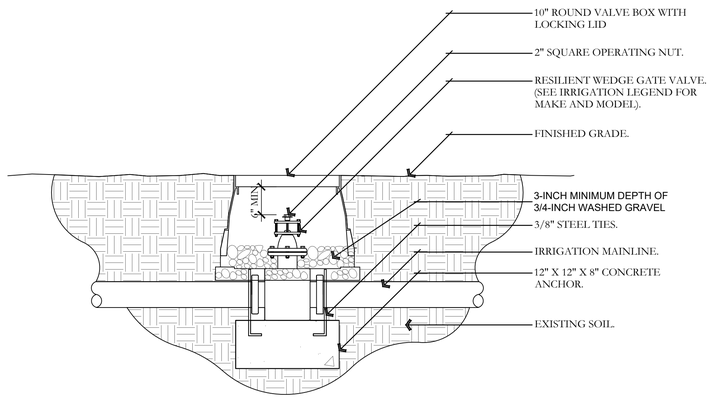
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

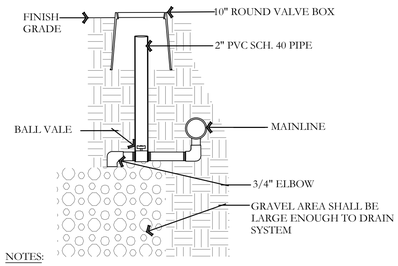
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

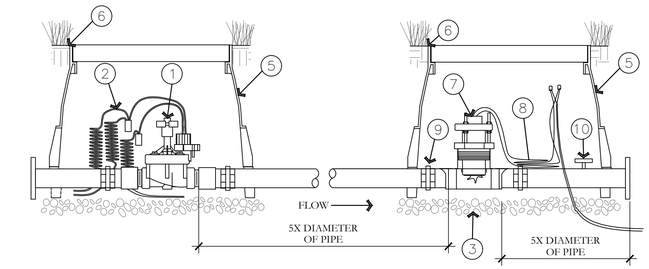


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL

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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/6/2023	UT23020						

NO.	REVISION	DATE
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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

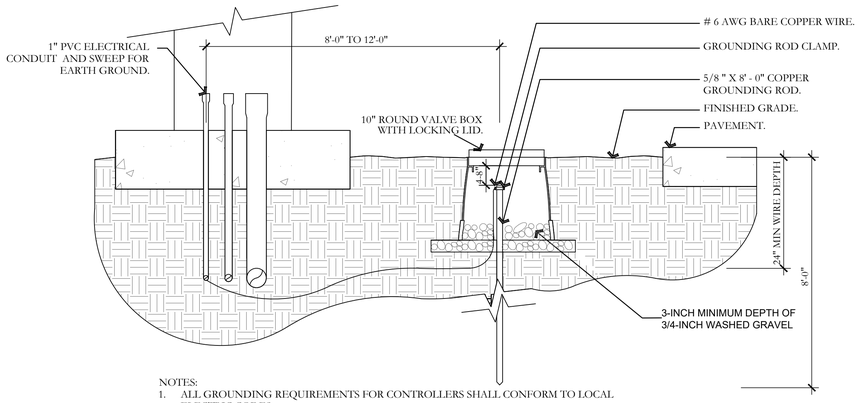
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREW ASHWORTH — 812971-5301 — 10/6/2023 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/6/2023

IRRIGATION DETAILS

PERMIT SET

IR-501

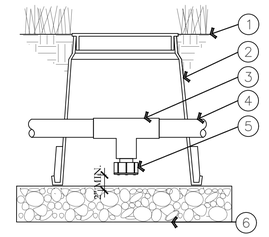


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

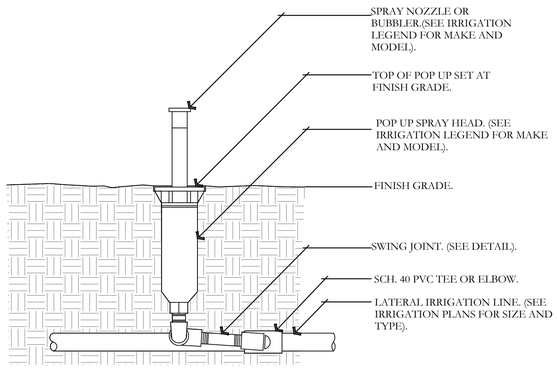


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

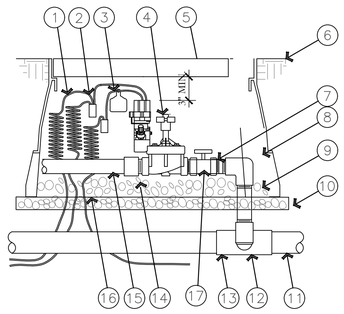


NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

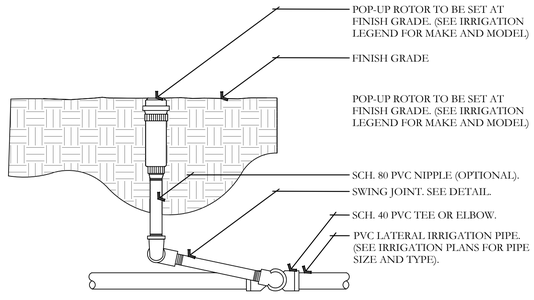


1. 30-INCH LINEAR LENGTH OF WIRE, COILED.
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
17. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
10/6/2023	UT23020

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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PLAN INFORMATION

HIGHLAND ROW
2901 S. HIGHLAND ROW
SALT LAKE CITY, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

AXIS ARCHITECTS
ATT: DANIEL BECKSTRAND
801-355-3003
DBECKSTRAND@AXISARCHITECTS.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8728121-5301
10/6/2023
ELECTRONIC SEAL
STATE OF UTAH

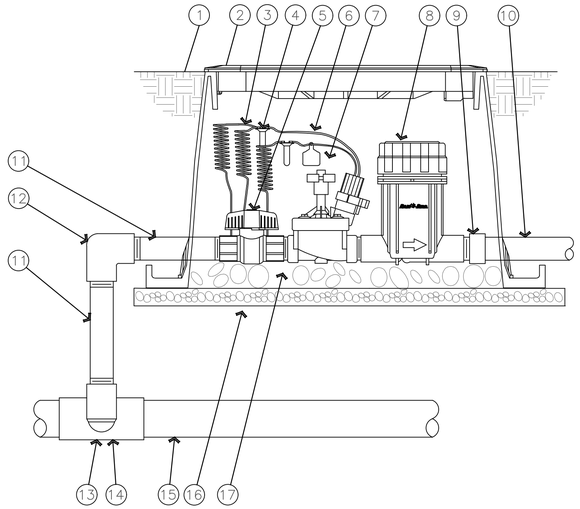
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/6/2023

IRRIGATION DETAILS

PERMIT SET

IR-502

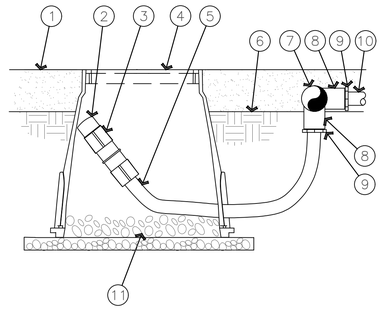


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



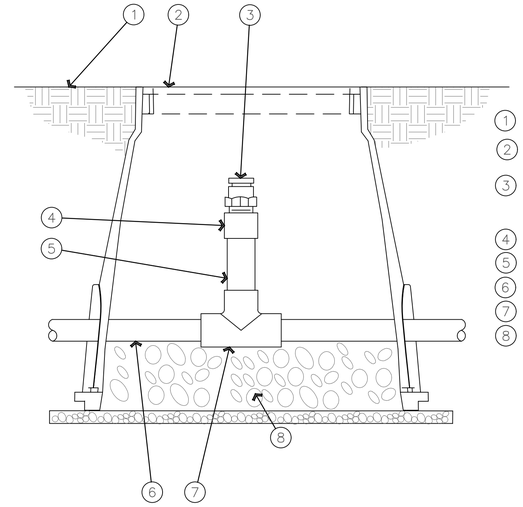
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

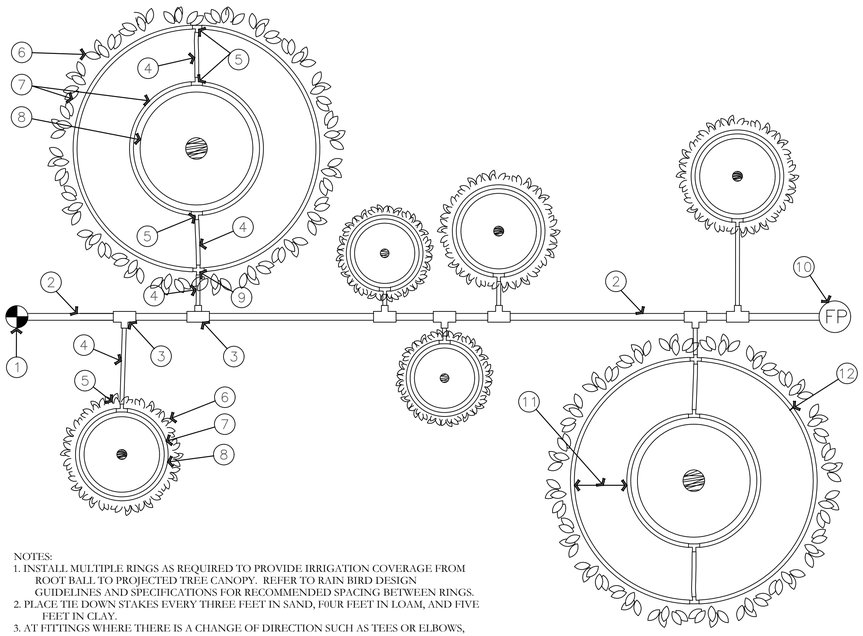


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JOSHUA AINSWORTH
8128121-5301
10/6/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/6/2023

IRRIGATION DETAILS

PERMIT SET

IR-503

ATTACHMENT D: Property and Vicinity Photos

Subject Property at 2903 S. Highland Drive.

Subject property located on the corner of Highland Drive and Zenith Avenue.

October 25, 2023

Subject property (right) and adjacent property to north (Subway Restaurant).

MODA apartments two properties to the north on Highland Drive from the subject property.

7-Eleven retail store directly to the south of the subject property.

Businesses on the southwest corner of Zenith Avenue across the street from the subject property.

Businesses on the northwest corner of Zenith Avenue across the street from the subject property.

View looking north at the back of the Subway restaurant and the single-family dwellings on Crandall Avenue.

View looking to the east at the adjacent single-family dwelling property.

October 25, 2023

View looking south toward the 7-Eleven.

Subject property (left), adjacent property to the east (right).

Subject property -viewed from the southeast corner on Zenith Avenue.

Current east entrance point to subject property along Zenith Avenue.

Current west entrance point to subject property along Zenith Avenue.

Tree in the middle of the property that will be removed.

October 25, 2023

ATTACHMENT E: CB Zoning Standards

CB COMMUNITY BUSINESS DISTRICT:

Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

Standard	Requirement	Proposed	Finding
Maximum Building Height	30’	Bldg 1: 29’8” Bldg 2: 33’	Building 2 does not comply- requires approval of Planned Development
Front/Corner/ Side/Rear Yard Setbacks	F. Minimum Yard Requirements: 1. Front or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions. 2. Interior Side Yard: None required. 3. Rear Yard: Ten feet (10').	Front/corner side yard: 3’ from the property line along Highland Drive for both buildings. 6’ from the property line along Zenith Avenue Rear yard: 10’ setback	Complies
Lot Size	No minimum lot area or lot width is required	0.54 acres or 23,522 square feet	Complies
Mid-Block Walkway	N/A	N/A	N/A
Refuse Control	All screening devices shall be a minimum of one foot higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty-five feet (25') from	The applicant is proposing one recycling container and one trash container to be located at the east side of the subject property next to Building 2. It will be screened with a 6’ fence.	Does not Comply The distance of the proposed recycling and trash containers must be 25’ from the adjacent single-family dwelling

	any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.	The proposed location is only 21 feet from the single-family dwelling on the adjacent property.	and, therefore, requires approval of a Planned Development from the Planning Commission.
Lighting	All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.	Proposed exterior lighting will be directed on site and will not trespass onto adjacent properties.	Complies
Off Street Parking & Loading (21A.44.040.A.)	Min: Studio and 1+ bedrooms: 1 space per DU Max: All Contexts: Studio & 1 Bedroom: 2 spaces per DU 2+ bedrooms: 3 spaces per DU	34 parking spaces are proposed within 22 garages.	Complies
Landscaping & Buffering (21A.48)	Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of Chapter 21A.48 of this title.	Proposed 7' landscaping buffer in rear yard.	Complies
Signage (21A.46.110)	Sign package per ordinance 21A.46.095 (TSA)	No signs are being proposed. Wall art is being proposed.	Any signs will be reviewed for compliance during building permit review.
Building Materials	Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board or other material that includes a minimum manufacturer warranty of twenty (20) years from color fading, weather, and local climate induced degradation of the material.	Thin brick veneer, wood & metal paneling, prefinished brake metal, and cementitious plaster.	Complies
Ground Floor Glass	40%	Bldg 1: 28.1% & Bldg 2: 25.1% Alone Highland Drive .	Complies Residential uses are allowed to decrease the required amount

		Glazing along Zenith Avenue complies with the 40% glass requirement.	of ground floor glass by 15%.
Upper Floor Glass	N/A	N/A	N/A
Building Entrances	At least one operable building entrance on the ground floor is required for every street facing facade.	Both buildings will have a front door facing Highland Drive. Along Zenith Ave. there will be operable entrances to the units of Building 2.	Complies

ATTACHMENT F: Design Review Standards

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

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.

Finding: Complies

Discussion: Although the purpose statement of the CB zone focuses on moderately sized commercial areas, this multi-family residential proposed development will add to the mix of land uses in this area by broadening the existing housing stock. It will provide additional much-needed rental housing in this southern part of Salt Lake City.
The proposed development is located along a major collector street (Highland Drive) and will, therefore, create an urban neighborhood by giving the residents the option to use alternative forms of transportation (biking, walking, transit) to get to retail services and goods in the immediate area.
The proposal complies with the policies and design guidelines of the Sugar House Community Master Plan by offering alternative housing options to this area of Salt Lake City, which is located within walking distance to jobs, public transit, and retail goods and services.

Condition(s): n/a

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.**

Finding: Complies

Discussion: The proposed building entrances face the public sidewalks. The secondary entrances would be through the attached garages of each unit. The two units that face onto

Highland Drive will have entry doors facing the street. The buildings along Highland Drive and Zenith Avenue have setbacks from the property lines that keep the building facades close to the public sidewalk; this will engage pedestrian interest. Each unit will have at least one required parking space within its garage.

Condition(s): n/a

C. Building facades 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 spaces.

Finding: Does Not Comply

Discussion: Buildings 1 and 2 have street-facing units and ground-floor glazing. Since the ground floor will have residential space in addition to the garage space, the applicant is asking for a modification from the required glazing requirement. For residential structures, the glass requirement can be reduced to a 25% glazing allowance from 40% for both buildings for the ground floor glazing along Highland Drive. The proposal meets the glazing requirement for the ground floor fronting Zenith Ave and does not require a reduction. This slight reduction will still provide sufficient glass to facilitate pedestrian interest. The proposal does include an outside courtyard area in the northeast corner of the project, which will create a direct visual connection to the street and outdoors.

Condition(s): n/a

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.

Finding: Complies

Discussion:

1. The ground floor of the development will be garages and residential living space.
2. The applicant is asking for a 15% reduction in the glazing on the ground floor between 3'-8', along Highland Drive. Building 2 will meet the 40% glazing requirement along Zenith Ave.
3. The proposed development will not have commercial uses on the ground floor. The applicant has increased pedestrian and street interaction on the upper floor by adding a window fenestration for the units facing onto Highland Drive.
4. The proposed project does not have outdoor patios or courtyards that face the street. There will be landscaping in front of the buildings along both street frontages to give a visual connection to the streets.

Condition(s): n/a

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.

Finding: Not Applicable

Discussion: The proposed buildings are not 200 feet or longer. The proposal building façade lengths for the two buildings with street frontage will be approximately 34.5 -feet for building 1 and approximately 46- feet along Highland Drive and 160-feet alone Zenith Avenue for building 2.

Condition(s): n/a

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.**

Finding: Complies

Discussion: The applicant is providing privately-owned public spaces in the east portion of the property. They are providing seating and BBQ areas for the residents of the townhomes. They are providing trees in the landscaping plan that would meet the required number of trees to provide seasonal shade. In addition, the applicant is proposing private roof-top decks for 10 of the units in Building 2.

Condition(s): n/a

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:**
   a. **Utilize stepbacks 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.**
   b. **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:**
   a. **Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.**
   b. **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.**
   c. **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:**
   a. **Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.**
   b. **Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.**

c. 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.

Finding: Complies

Discussion: Subject property fronts along Highland Drive. Building 1 complies with the building height as proposed at just below 30 feet tall. The applicant is asking for a minimal height increase of three feet to accommodate rooftop decks for 10 of the 11 units. Although the increased height is for a habitable deck area for the residents, if the three-foot height were intended for mechanical equipment, the applicant would not need to go through the Planned Development process; it would be a height exception allowed by Ordinance @1A.36.020C.

Condition(s): n/a

H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

Finding: Complies

Discussion: The parking for this project will be located in private garages and off-site parking on public streets. There is a clear pedestrian connection to the public sidewalks.

Condition(s): n/a

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.)

Finding: Complies

Discussion: Waste and recycling containers will be screened and located in the southeast area of the project adjacent to the east of Building 2.

Condition(s): n/a

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.**

Finding: Complies

Discussion: Any proposed signs will have to be reviewed and approved through the permitting process with the building permit.

Condition(s):n/a

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1.Provide streetlights 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.

Finding: Complies

Discussion: The lighting proposed for this project will meet the standards above. Lighting will help the safety and circulation of the proposal while not causing a negative impact to the adjacent properties or community.

Condition(s): n/a

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:

a. 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.

b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).

d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. **e. 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.** **f. Asphalt shall be limited to vehicle drive aisles.**
Finding: Complies
Discussion: The applicant is proposing to keep 3 of the 4 street-lined trees along Zenith Avenue and is proposing trees along Highland Drive. They will upgrade the overall landscaping for the subject property. The applicant will install hardscape using durable and permitted materials.
Condition(s): n/a

ATTACHMENT G: Planned Development Standards

Planned Development Standards

21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.
Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.
Discussion: The proposal supports the Planned Development purpose, which is to encourage efficient use of land and innovative development. The proposal provides an overall benefit to the community by providing needed housing with a mix of unit types in a location with proximity to public transit and retail goods and services.
Finding: ☒ Meets Purpose Statement ☐ Does Not Meet Purpose Statement

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
3. Development of connected greenways and/or wildlife corridors.
4. Daylighting of creeks/water bodies.
5. Inclusion of local food production areas, such as community gardens.
6. Clustering of development to preserve open spaces.

Discussion: The proposal will revitalize an out-of-business commercial property. Although there are no outdoor open spaces or natural lands/water bodies in this area, all developed or paved areas will be landscaped, including preserving existing trees as much as possible.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

Discussion: The subject property is not in a historic district, and the existing building is not a contributing historic building. Therefore, this will not apply.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.
2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

Discussion: This area has started to transition along Highland Drive. Gradually, higher-density projects are being developed; the proposal includes housing types that are not common in this immediate area since most of the residential housing is single-family dwellings that are part of older subdivisions to the east. The proposal will bring more residential rental options to the area.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
2. Improvements that encourage transportation options other than just the automobile.

Discussion: This development does not propose an interior block walkway. The applicant is not encouraging other transportation options other than vehicular.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.

2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

Discussion: No on-site renewable resources have been noted to be used in the development, and it is not located on a brownfield site.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)

Discussion: The proposal meets the objectives of the Plan Salt Lake plan by providing new housing options and opportunities to the community. In addition, the proposal meets the growth, transportation & mobility, and air quality objectives of Plan Salt Lake as discussed in Key Considerations #1.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

Finding: Complies

Discussion: The master plan policies call for neighborhoods to provide a safe environment and housing opportunities within their community. More information describing how this project is meeting this standard can be found in the Key Considerations section of this staff report.

Condition(s): n/a

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion: The proposal is compatible with the scale, mass and intensity of the neighborhood. The development scale in the immediate area has started to change over time; therefore, the placement of the proposed building and overall design will aid in keeping the building at a design that relates to human scale. Other buildings/properties in the area have the potential to meet the height allowance of 30 feet since most of Highland Drive along this immediate area is CB zoned.

The applicant is asking for a three-foot increase to have a habitable rooftop deck for ten of the 11 units in Building 2. If the applicant was using the additional three feet as a parapet wall to cover mechanical equipment, that would not require a Planned Development application, instead, it would be allowed under the height exception (21A.36.020C.)

The project will have a required seven-foot landscaping buffer from the dwelling to the east. It will also have an open space area in the northeast corner of the property for outdoor activities for the residents.

Condition(s): n/a

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion: The proposal meets the CB requirements by locating the building closer to the public road and sidewalk for more public pedestrian interaction. The proposal is to provide durable exterior building materials to upgrade the subject property and to be compatible with other buildings in the immediate area. The project is also adding plants to upgrade the landscaping plan to improve the subject property for the common area on the east side of the subject property.

Condition(s): n/a

3. Whether building setbacks along the perimeter of the development:
   a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
   b. Provide sufficient space for private amenities.
   c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
   d. Provide adequate sight lines to streets, driveways and sidewalks.
   e. Provide sufficient space for maintenance.

Finding: Complies

Discussion: The project is currently meeting the front, side, and rear setbacks, which are determined. The property will be landscaped along the west and south along the street frontages. This project abuts a residential zone to the east, and therefore, a landscaping buffer is required. The project meets City standards for sufficient open space within the subject property. Adequate sight lines provide safety for pedestrians using the sidewalk and allow for adequate visibility to vehicles traveling along Highland Drive.

Condition(s): n/a

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Finding: Complies

Discussion: The applicant is proposing a reduction in the glazing requirement from 40% to 28.2% for Building 1 and to 25.1% for Building 2 along Highland Drive. The applicant is complying with the 40% glazing requirement along Zenith Avenue. The ground floor of the townhomes is used for residential purposes: garages and storage space. Therefore, the applicant is eligible for a 15% reduction of the glazing requirement. The pedestrian interest and interaction will still be detailed at the reduced glazing percentage.
The applicant has increased the glazing on the upper floor, which is not required in the CB zoning district. The upper floor will have large window frames that will hang over the ground floor for an aesthetic feature. This and the ground floor entryways will add to the pedestrian interest and interaction for those walking or driving along Highland Drive and Zenith Avenue.

Condition(s): n/a

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Finding: Complies

Discussion: Lighting on the property will be limited to on-site lumination and will not impede the adjacent properties.

Condition(s): n/a

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

Finding: Complies

Discussion: The dumpsters will be screened and will be located in the southeast corner of the project next to Building 2.
In working with the applicant on the placement of the recycling and trash containers, staff believed it was safer and more convenient for the project to have two large containers placed in the rear yard rather than having two containers per unit (44 containers total). With separate unit containers, pickup trucks would have to back up from Highland Drive, potentially causing traffic issues.
The applicant is asking for a modification from the design review standard in ordinance 21A.37.050.K. due to the proximity of the recycling and trash containers to the adjacent property's dwelling. The requirement is 25' between the containers and the adjacent structure; the applicant is asking for a modification to 21'.

Condition(s): n/a

7. Whether parking areas are appropriately buffered from adjacent uses.

Finding: Complies
Discussion: The proposal will have a garage for each unit; therefore, buffering from adjacent uses is not required.
Condition(s): n/a

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
Finding: Complies
Discussion: The landscaping plan shows an upgrade from the existing landscaping. Plants will be added to the property, primarily in the east portion of the subject property and around the buildings along the street frontages. The applicant will be keeping three of the existing mature trees along Zenith Avenue. One of the mature trees will be taken out for access to the trash and recycling containers. A small tree species will be planted to replace the mature tree.
Condition(s): n/a
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
Finding: Complies
Discussion: The applicant is proposing to upgrade the landscaping with plants. Seven feet of additional buffering in the rear yard is required since the subject property is abutting a residential zoning district. There is currently no landscaping on the subject property between the adjacent property to the east; there is only a fence where the existing parking lot abuts.
Condition(s): n/a
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;
Finding: Complies

Discussion: The proposed landscaping will serve as a buffer for the residential single-family dwelling to the east. There will also be upgraded landscaping around the proposed townhome buildings along the street frontage of Highland Drive and Zenith Avenue.

Condition(s): n/a

4. Whether proposed landscaping is appropriate for the scale of the development.

Finding: Complies

Discussion: The proposed landscaping is appropriate for the scale of the development. The proposal provides a private landscaping area in the rear of the property in the east portion of the subject property. There is also landscaping proposed along the buildings along Highland Drive and Zenith Avenue. This will give more appeal to the subject property.

Condition(s): n/a

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Finding: Complies With Conditions

Discussion: Currently, there is one access point along Highland Drive to this property, and there are two along Zenith Avenue. This will be changed by the proposed project. There will only be one entrance coming from the west side of the property in the center of the project along the Highland Drive frontage. There is a curb cut proposed at the east end of the property from Zenith Avenue for access to the trash and recycling containers, which are proposed to be located next to Building 2. However, this will not be for vehicular access.
The negative impact on both streets will be low, and the safety, purpose, and character of the street should remain.

Condition(s): n/a

2. Whether the site design considers safe circulation for a range of transportation options including:
   a. Safe and accommodating pedestrian environment and pedestrian oriented design;

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and

c. Minimizing conflicts between different transportation modes;

Finding: Complies

Discussion: The orientation of the site allows safe circulation for pedestrians and vehicular traffic. The proposal accommodates bike racks on-site, and bus transit routes are available along Highland Drive. No conflicts are expected.

Condition(s): n/a

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Finding: Complies

Discussion: The surrounding uses to the north and south are mostly commercial and are easily accessed via the public sidewalk. Bus routes are within walking distance of the subject property.

Condition(s): n/a

4. Whether the proposed design provides adequate emergency vehicle access;

Finding: Complies

Discussion: Emergency vehicular access has been reviewed by the Fire reviewer. Fire will do a full review during the building permit stage. Initially, Fire is accepting of the project.

Condition(s): n/a

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Finding: Complies

Discussion: The site is small enough that loading access and service areas will not be needed.

Condition(s): n/a

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.
Finding: Complies
Discussion: The existing building does not significantly contribute to the character of the neighborhood or the environment, and there are no natural features as the property has been previously built upon. The proposal will add a revitalization to the corner, adding a new residential product that will enhance the area.
Condition(s): n/a

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.
Finding: Complies
Discussion: Public Utilities has reviewed and approved the initial plans. A full review of the utility plans will be conducted when the applicant applies for a building permit.
Condition(s): n/a

ATTACHMENT H: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- August 7, 2023 – The Sugar House Community Council was sent the 45-day required notice for recognized community organizations, a letter was received and is attached below.
- August 21, 2023- The applicant appeared before the Sugar House Land Use Committee.
- July 10, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- October 13, 2023
  - Public hearing notice sign posted on the property.
- October 20. 2023
  - Public hearing notice mailed.
  - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

The Planning Staff has received no public comments regarding this application.

October 19, 2023

Sugar House
COMMUNITY COUNCIL

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: PLNPCM2023-00407
PLNPCM2023-00525

The Sugar House Land Use and Zoning meeting reviewed this request at our August 21 meeting. We flyered the neighborhood around the project and emailed those who had submitted comments when we reviewed the rezone several years ago.

We find this does meet the purpose of a Planned Development. Adding another town home development is compatible with the others that have been built along this section of Highland Drive. And we definitely need more housing units in Salt Lake City. We do not like the reduction of glass, the drawings make it look like these windows are very tiny, and we fail to see why they cannot be larger. The window size detracts from the building.

I have attached comments from the neighbors. One refers to workers that were leaving trash around. I asked Bill Knowles, the city ombudsman, to check this out. He could not find any evidence of work being done. One of our committee members said that when Millcreek was making their improvements to the east side of Highland, their workers were parked all up and down the street, and those could have been what was causing the issue. There appears to not be enough space for garbage pickup, and wonder if that can be relocated so it is not so close to the neighboring homes. The neighbors are clearly opposed to this apartment building, but if what was added instead were 6 single family homes on that parcel, those would look out of place along that area of Highland Drive, and they would not be built in the Craftsman style. We do not think 3 extra feet is a problem because the building is set at least 20 feet from the nearest house on Zenith

The comment about parking is a good one. On the surface, it looks like it is enough parking, but the tandem garages are difficult to easily park two cars, and it seems likely that there could be an overflow into the neighborhood rather than using both parking stalls. It certainly is the case in other areas of Sugar House where that sort of parking is provided. The developer needs to figure out a way to ensure that the tenants park on his lot, not the neighboring streets.

The green space that is allowed seems very minimal, maybe the rooftop deck is a way to add more outside space to offset the lack of open space. With some of these tweaks to the plan, we find this is acceptable.

Attachment:
Comments on the project

ATTACHMENT I: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Transportation: Jena Carver // jena.carver@slcgov.com // 801-535-6694

These plans have addressed all of my comments. I have not additional concerns with the project.

Fire: Seth Hutchinson // seth.hutchinson@slcgov.com // 801-535-7164

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of IFC section 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles, or medians. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. FD turnarounds must meet SLC Fire Department requirements, and requirements in Appendix D Section D103.4 and Table D103.4 in the IFC. SLC Fire Department requires that hammer head turnarounds measure 160 feet (80-foot Y).

Aerial access shall be provided when the building is greater than 30-feet in height from the lowest level of fire department access. Aerial access road shall be at least 26-feet wide, located not closer than 15-feet and not greater than 30-feet parallel to one entire side of the building and have no overhead obstructions, in accordance with Appendix D of the IFC.

If FD access roads to all points of the buildings (measured by an approved route), and aerial access as described above, cannot be achieved an Alternate Means and Methods Form, AMM must be submitted for review.

AMM forms can be found at, https://www.slc.gov/buildingservices/applications-forms/.

The Current Alternate Means and Methods form, for adding a sprinkler system in the North building in place of FD access, will no longer be valid with the change that is proposed. The original AMM was approved for 9 units not 11. A new AMM will have to be submitted for the change in the number of units.

As of 10.19.23. a new AMM has been submitted and approved by the Fire Dept for the 22-unit proposal.

Urban Forestry: Rick Nelson // rick.nelson@slcgov.com // 801-972-7839

Urban Forestry's concerns with this project are focused on the preservation of existing trees and the ability to plant new trees in the parkstrips adjacent to the property. Current designs are not compatible with fire safety requirements and the preservation of existing public ROW trees. I suggest looking at ways to gain compliance without the removal of ROW trees.

Housing Stability Division: Tony Milner // tony.milner@slcgov.com // 801-535-6168

The Housing Stability Division's comments on the revised plans for the planned Highland Townhomes development located at 2901, 2903 Highland Dr., in relation to the City's five-year housing plan, *Housing SLC: 2023-2027,* https://www.slc.gov/can/housing-SLC/, are as follows.

Concerns:

- No concerns.

Recommendations:

- Salt Lake City is committed to increasing the supply of housing at all levels of affordability.

- We encourage the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of income-restricted affordable units. https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf
    - For example: Code 18.98.060: EXEMPTIONS, E:
        - "1. The following housing may be exempt from the payment of impact fees, to the following extent:
            - A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;"

- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as ramps, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Public Utilities: Kristeen Beitel // Kristeen.beitel@slcgov.com // 801-483-6733

. Public Utilities has no issues with the proposed special exceptions for increased building height or modified glazing requirements. Additional comments have been provided to assist the applicant in obtaining a building permit.

The following comments are provided for information only and do not provide official project review or approval.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Additionally, if a new fire hydrant is required, then an upsize will be required. A new fire hydrant cannot connect to the existing 6" water main. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. There are multiple existing water meters to the site. These will need consolidated to a single culinary water meter and service. All unused water services must be killed at the water main per SLCDPU standards.
- A minimum of one sewer lateral per building is required. Existing laterals may be reused, if they pass a video inspection with SLCDPU present. Any unused sewer laterals must be capped and plugged at the sewer main per SLCDPU standards.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures.