

The Village at North Station

1925 W North Temple
Salt Lake City, Utah



THE VILLAGE AT NORTH STATION
1925 W North Temple
Salt Lake City, Utah

PROJECT TEAM

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<p>Architect : Architecture Belgique, Inc. CONTACT : Mike Ackley PHONE : (801) 561-0333 email : mike@archbelgique.com</p>		<p>Electrical Engineer : Royal Engineering CONTACT : Joe Hutchings PHONE : (801) 375-2228 email : joe.hutchings@royaleng.com</p>	
<p>Civil Engineer : Ensign Engineering CONTACT : Jared Ford PHONE : (801) 255-0929 email : jford@ensigneng.com</p>		<p>Landscape Architect : STB Design CONTACT : Scott Blake PHONE : (801) 554-6146 email : scott@stbdesign.com</p>	
<p>Structural Engineer : Canyons Structural Consulting CONTACT : Dany Tremblay PHONE : (801) 486-8848 email : dtremblay@canystct.com</p>		<p>Interior Designer : KJDESIGNS CONTACT : Teena Gardner PHONE : (801) 573-4483 email : teena@kj-designs.com</p>	

Date

DATE REVISIONS

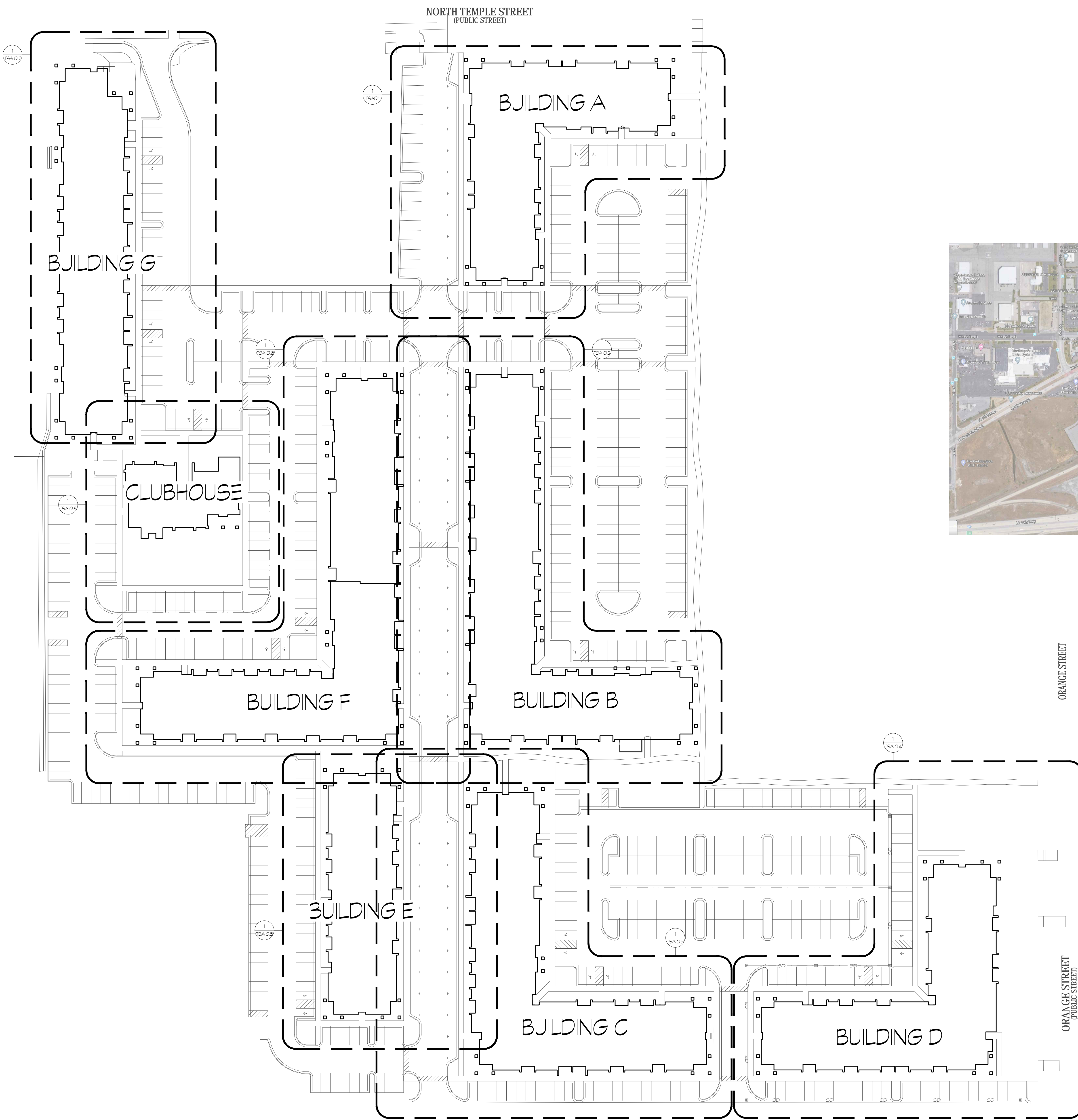
Sheet Title

Cover Sheet and
Project Team

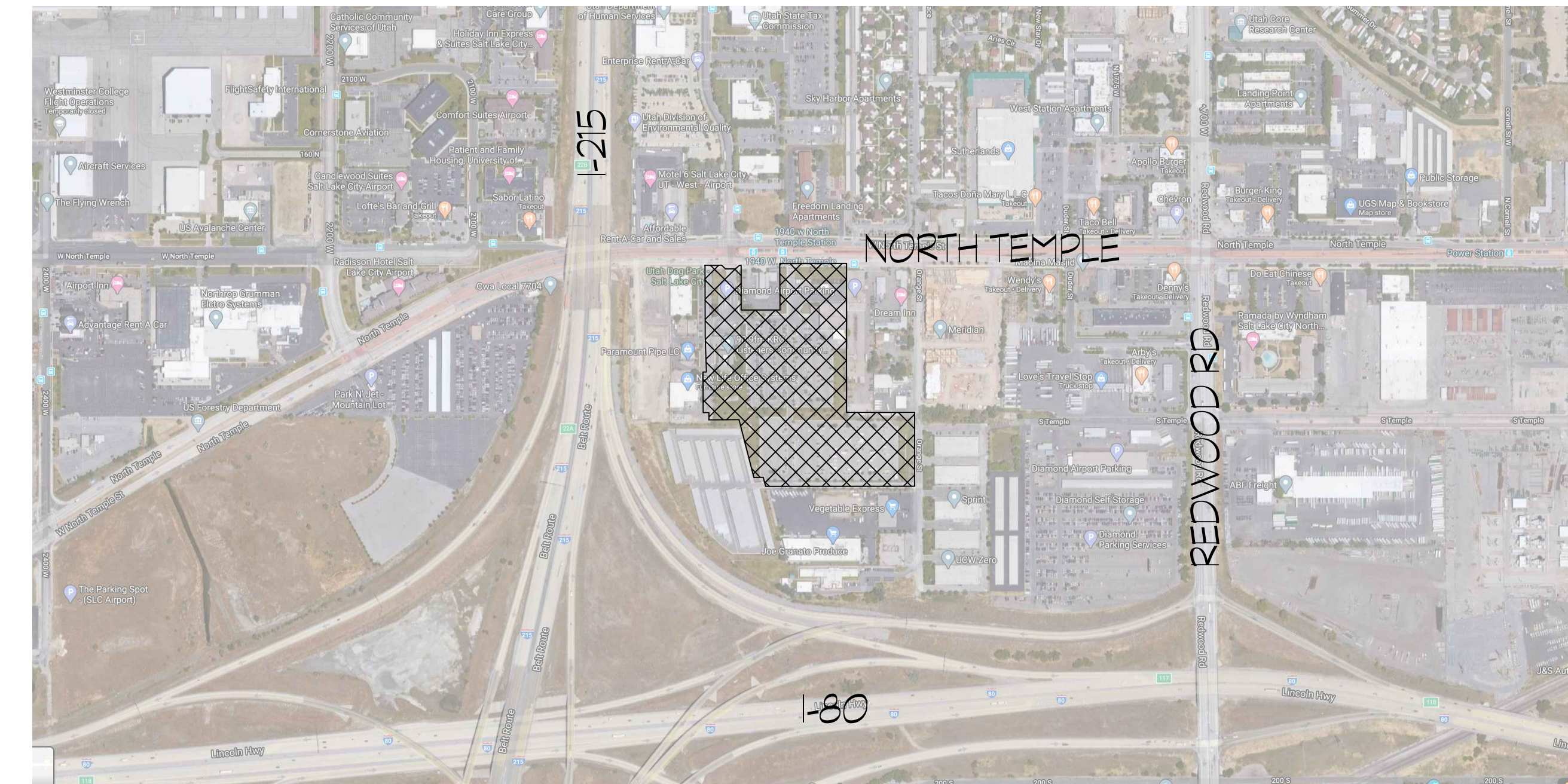
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1 OVERALL TSA SITE PLAN
 TSA 0.0 SCALE: 1" = 40'-0"
 (30' x 42') NORTH



2 VICINITY MAP
 TSA 0.0 SCALE: NTS
 (30' x 42') NORTH

THE VILLAGE AT NORTH STATION
 1925 W North Temple
 Salt Lake City, Utah

Date

DATE	REVISIONS

Sheet Title

Overall TSA Site Plan

Sheet Number

TSA 0.0

THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES WILL BE INDICATED BY A REVISION. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF ARCHITECTURE BELGIQUE, INC.

(A)

LANDSCAPE PLAN
SCALE: 1/16" = 1'-0" NORTH



LANDSCAPE ARCHITECTURE
& LAND PLANNING

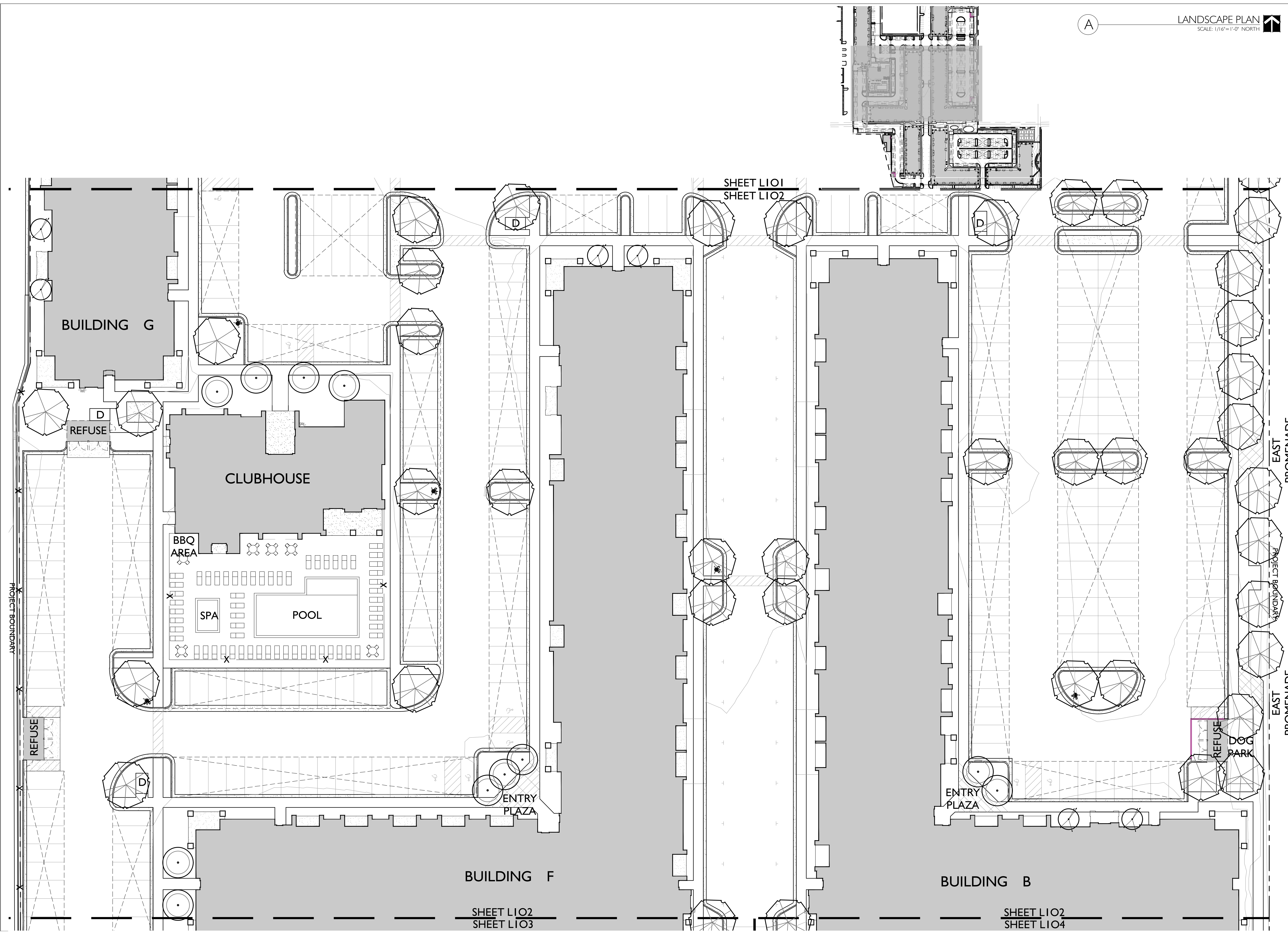
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ISSUE DESCR.	DATE
	09.17.2020

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THE VILLAGE AT NORTH STATION
1865 WEST NORTH TEMPLE
SALT LAKE CITY, UTAH

LANDSCAPE PLAN

L102

DIRECTIONS FOR THE TREE PLANTING PERMIT

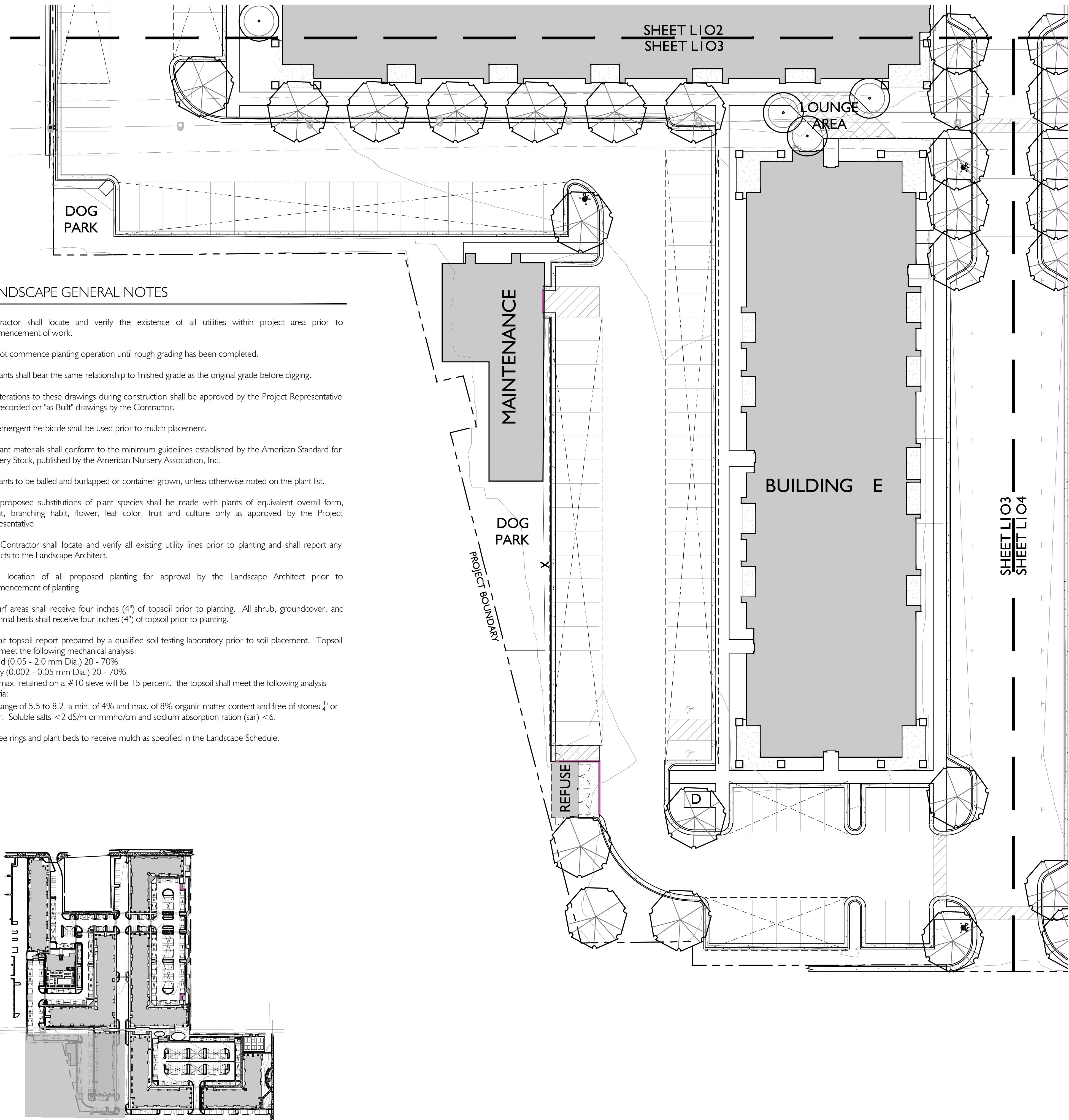
1. Please sign the permit and return a signed copy to the Urban Forestry office.
2. Select one of the tree species listed on the permit. If another species is desired consult with the Urban Forestry staff prior to purchase and planting.
3. Each tree must be a minimum of 2 caliper inches.
4. Before choosing the planting location contact Blue Stakes at 801-208-2100 or 1-800-662-4111 for location of underground utilities and water and sewer lines.
5. The site chosen for planting should be no closer than:
 - > 5' from water meter and/or utility box
 - > 10' from fire hydrant
 - > 5-10' from residential driveway
 - > 5-10' from property line of adjoining parcel
 - > 5-10' from non-traffic conducting signage
 - > 5-10' from utility pole and/or light
 - > 20' from an unregulated intersection (20' back from intersecting sidewalks)
 - > 30' from stop signs
 - > 30' from commercial driveway and/or alley
 - > 40' from an intersection with traffic lights (40' back from intersecting sidewalks)
 - > 15-20' from a tree that is small in size at maturity (less than 30' tall)
 - > 20-30' from a tree that is medium in size at maturity (30 to 50' tall)
 - > 30-40' from a tree that is large in size at maturity (more than 50' tall)
6. Dig "planting hole" at least twice the width of the rootball.
7. The hole should be no deeper than the depth of the rootball. Add backfill to bottom of hole as needed prior to planting to ensure surface of rootball is at or slightly above finished grade.
8. Orient the tree to keep pruning to a minimum at planting.
9. Remove twine from canopy prior to planting.
10. Handle the rootball with extreme care. Minimize as much as possible crumbling, cracking, and splitting of the rootball.
11. After placing the tree in the hole, remove twine, wire and burlap if stability of the rootball allows. If not, remove only the top one or two rows of wire and an equal amount of burlap. No twine or burlap should remain on or near the surface of the rootball or around the trunk. Cut vertical slits in the burlap that remains. *Do not fold burlap into the hole.*
12. Use the soil removed from the hole to backfill. Minimize air pockets by removing soil clumps, rocks, sod, and burlap.
13. Thoroughly water. Allow water to soak deeply into the site.
14. Place a shallow raised berm around the outer margin of the planting site. Place 3 to 4 inches of mulch over the planting site. Avoid direct contact between mulch and the trunk of the tree.
15. Check moisture content of the backfill and rootball weekly to determine how much and how often to water. Soil type, drainage, exposure, weather, tree species, tree size, ground cover, adjoining shelter, and season are a few of the factors that will influence the frequency and amount of water needed. Apply 5 gallons per inch of trunk diameter per application. For the first two years in the landscape water twice per week in spring, 3 times per week in summer and once per week in the fall. Beginning the third year water should be applied further from the stem, deeper into the soil profile, and less frequently.
16. To remove a tree from a container gently lay it down. Push on the sides and bottom of the container to break contact between the rootball and container. Hold the trunk near the surface of the soil and push/pull the container away from the rootball. Slide the container off the rootball. Do not pull on the trunk. If the rootball is too large for this process it may be necessary to cut the container off after the tree is placed in the planting site.

....PLEASE DO NOT....

- Touch directly or indirectly any overhead or buried wire, cable, or power line.
- Let the rootball dry out. Exposure to the sun, wind, and heat can damage the rootball and impact the tree's survival.
- Damage any irrigation line or emitter system.
- Lift or maneuver the tree by the trunk.
- Add gravel to the bottom of the hole.
- Stake the tree without a good reason. Unless carefully monitored, staking can injure the tree and impair its structural development. There are some circumstances where staking may be warranted. Please consult with the Urban Forestry office prior to staking.
- Compact the backfill.
- Use grass clippings as mulch.
- Prune live branches at planting time.
- Over or under water.
- Allow grass, flowers, or vines to grow next to the trunk.
- Paint or wrap the trunk.
- Fertilize during planting.
- Forget to watch for people using the street or sidewalk while planting.

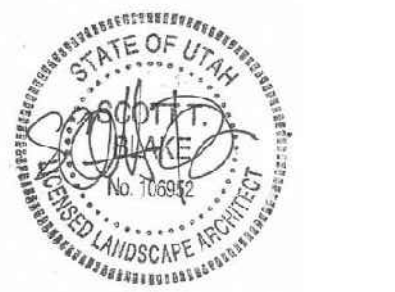
Utah State University Extension Bulletin NR-460, *Selecting and Planting Landscape Trees*, is an excellent reference. Call USU Extension Service at 801-468-3170. For a nominal cost a copy of this bulletin can be picked up at 2100 South State Street in the South Government Building, Room S-1200, Salt Lake City, Utah. You can also request this bulletin by mail. (Prices are subject to change, please verify with USU Extension Service.)

Please call the city's Urban Forestry office at 801-972-7818 for any questions about these directions. You may also contact the forestry office at www.slccgov.com/forestry, to enter a request for service, ask a question, inquire about tree species by address, evaluate services provided and participate in an interactive survey.



LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
10. Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
11. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
12. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
 Sand (0.05 - 2.0 mm Dia.) 20 - 70%
 Clay (0.002 - 0.05 mm Dia.) 20 - 70%
 The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
 pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{8}$ " or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
13. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



ISSUE DESCRIP.	DATE
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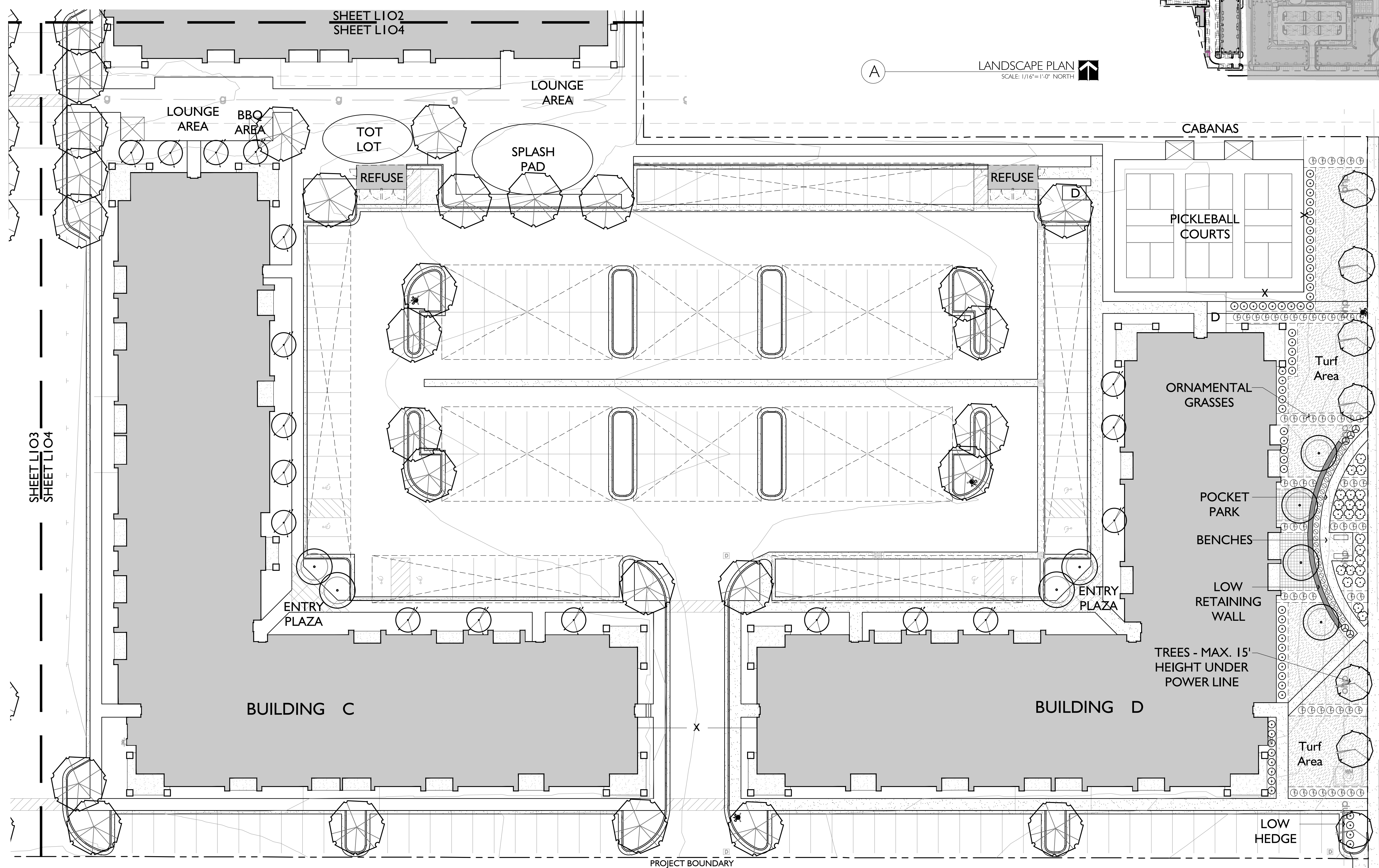
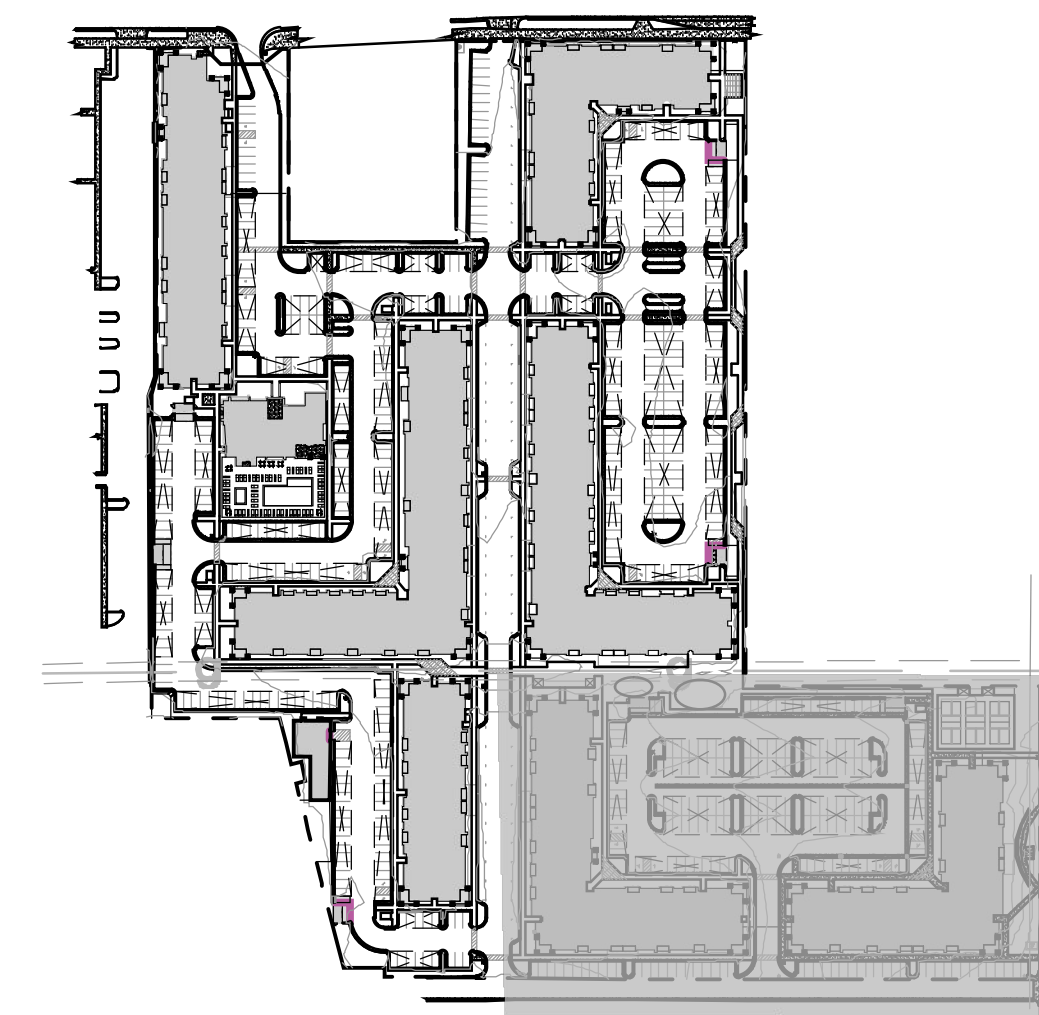
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THE VILLAGE AT NORTH STATION
 1865 WEST NORTH TEMPLE
 SALT LAKE CITY, UTAH

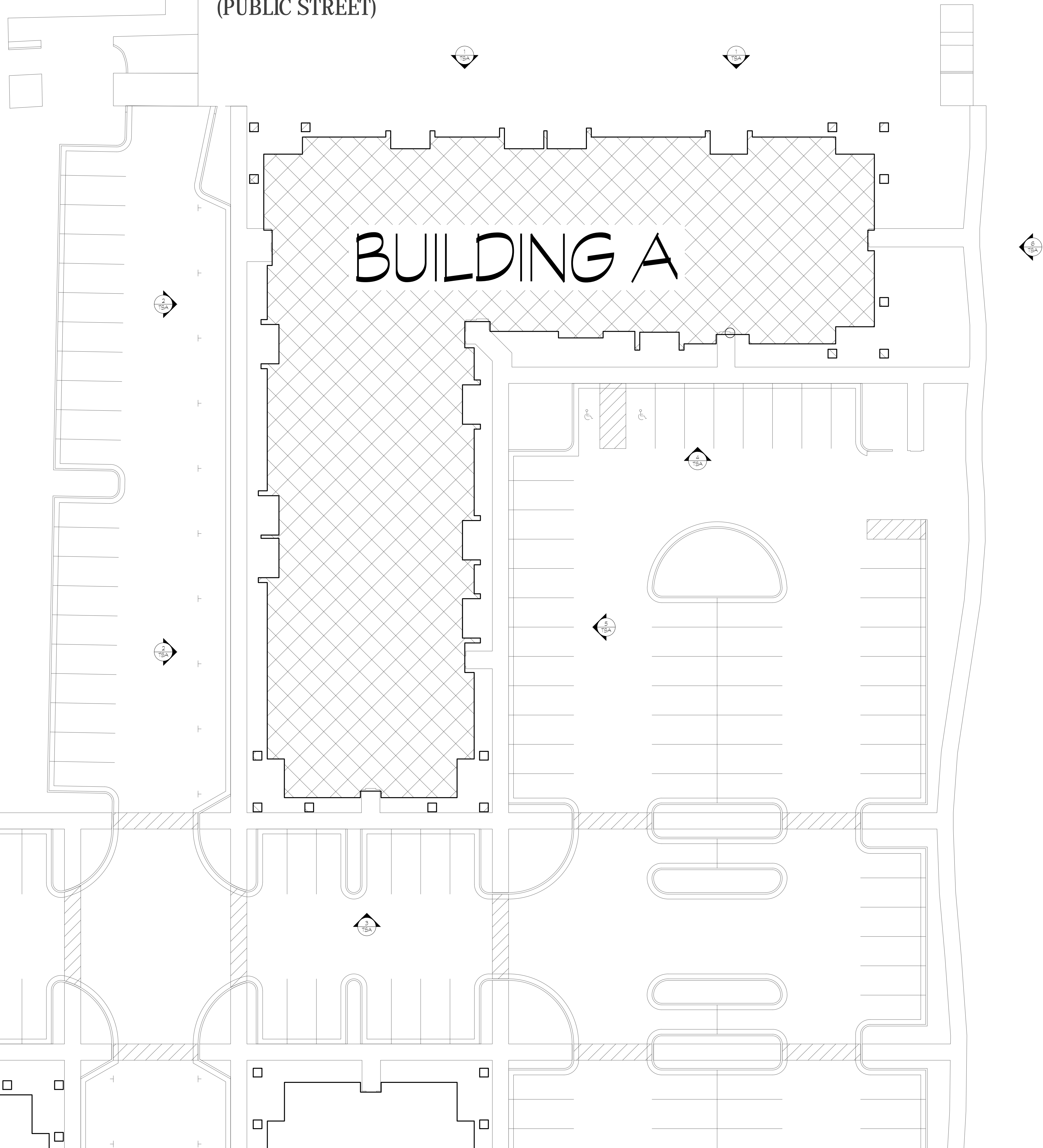
ORANGE STREET

ORANGE STREET
POWER
CORRIDOR

LANDSCAPE
PLAN - CONCEPT

L104

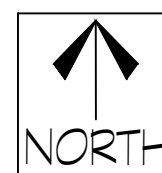
NORTH TEMPLE STREET
(PUBLIC STREET)



BUILDING A

BUILDING A TSA DEVELOPMENT SCORE LEGEND			
CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	87 DWELLING UNITS PER ACRE	20
2	MIX OF USES	N/A	8
3	MIXED INCOME	100% AFFORDABLE HOUSING	40
4	ACCESSIBLE DWELLING UNITS	N/A	0
5	COMMUNITY SERVING USES	N/A	0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	10
8	REMOVAL OF BILLBOARDS	N/A	0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5
10	GREEN BUILDING	N/A	0
11	ENERGY EFFICIENT	N/A	0
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20
13	HISTORIC PRESERVATION	N/A	0
14	BUILDING MATERIALS	N/A	0
15	CORNER BUILDINGS	N/A	0
16	ROOF TOP DESIGN AND USE	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	5
17	EYES ON THE STREET	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK SPACES	15
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK SPACES	0
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	2
PUBLIC SPACES			
20	PUBLIC SPACES AND PLAZAS	N/A	0
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ART/WORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	8'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	15
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0
PARKING			
27	PARKING STRUCTURE DESIGN	N/A	0
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25
COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
			TOTAL POINTS
			185

1 BUILDING A TSA SITE PLAN
TSA 01 SCALE: 1" = 15'-0"
(30' x 42')



Date

DATE	REVISIONS

Sheet Title

Building A TSA Site Plan

Sheet Number

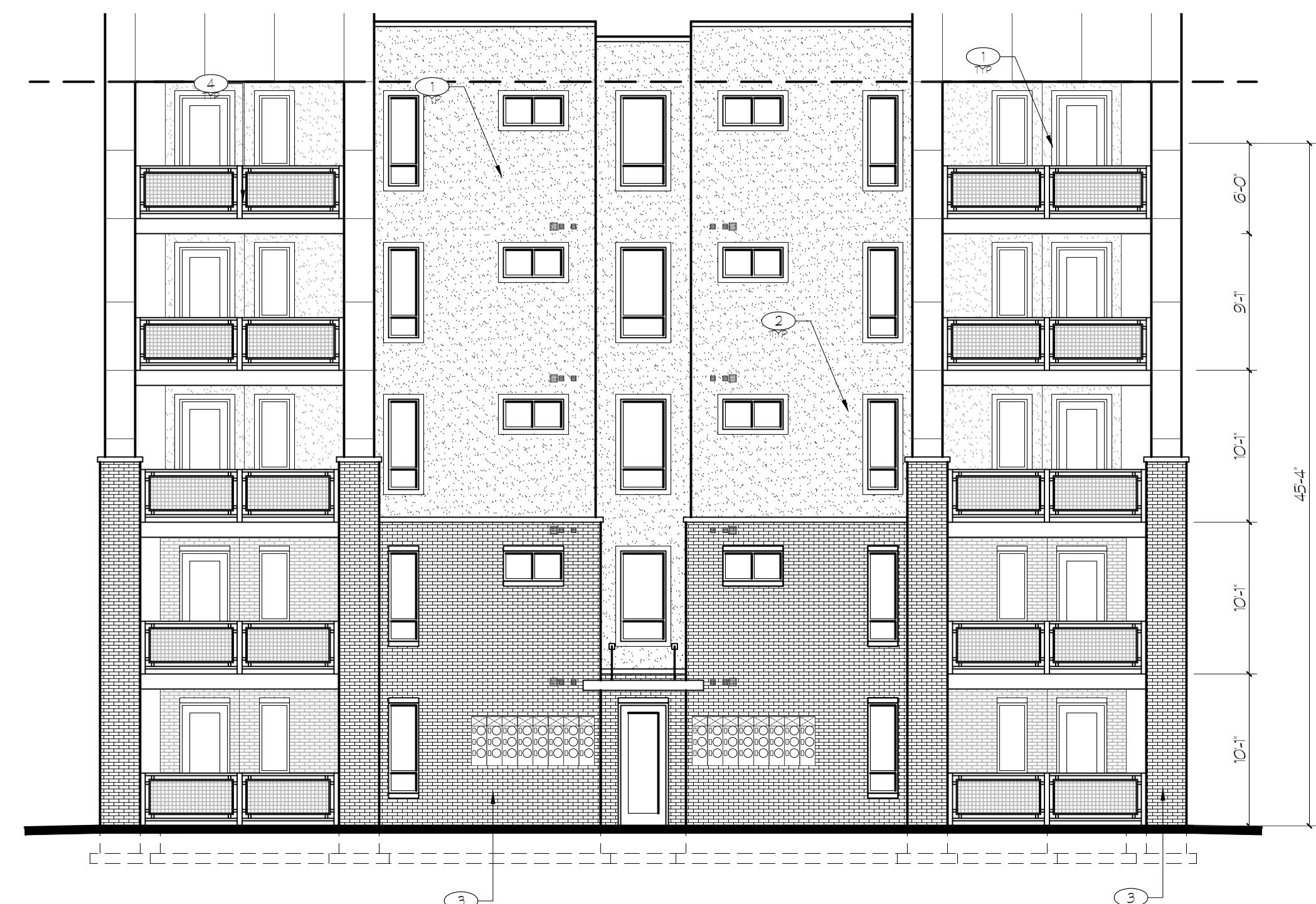
TSA 0.1



1 BUILDING ELEVATION NORTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING A



2 BUILDING ELEVATION WEST
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING A



3 BUILDING ELEVATION SOUTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING A

BUILDING ELEVATION KEYED NOTES:

- 1 PRE-FINISHED METAL PARAPET WALL CAP
- 2 THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
- 3 RUNNING BOND KING BRICK
- 4 HARDIE (SPECS NEEDED)

BUILDING A TSA DEVELOPMENT SCORE LEGEND

CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	51 DWELLING UNITS PER ACRE	20
2	MIX OF USES	N/A	6
3	MIXED INCOME	100% AFFORDABLE HOUSING	40
4	ACCESSIBLE DWELLING UNITS	N/A	0
5	COMMUNITY SERVING USES	N/A	0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	15
8	REMOVAL OF BILLBOARDS	N/A	0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5
10	GREEN BUILDING	N/A	0
11	ENERGY EFFICIENT	N/A	20
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20
13	HISTORIC PRESERVATION	N/A	0
14	BUILDING MATERIALS	N/A	0
15	CORNER BUILDINGS	N/A	0
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	2
20	PUBLIC SPACES AND PLAZAS	N/A	0
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ARTWORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	15
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0
PARKING			
27	PARKING STRUCTURE DESIGN	N/A	0
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25
COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
			TOTAL POINTS
			185

THE VILLAGE AT NORTH STATION
 1925 W North Temple
 Salt Lake City, Utah

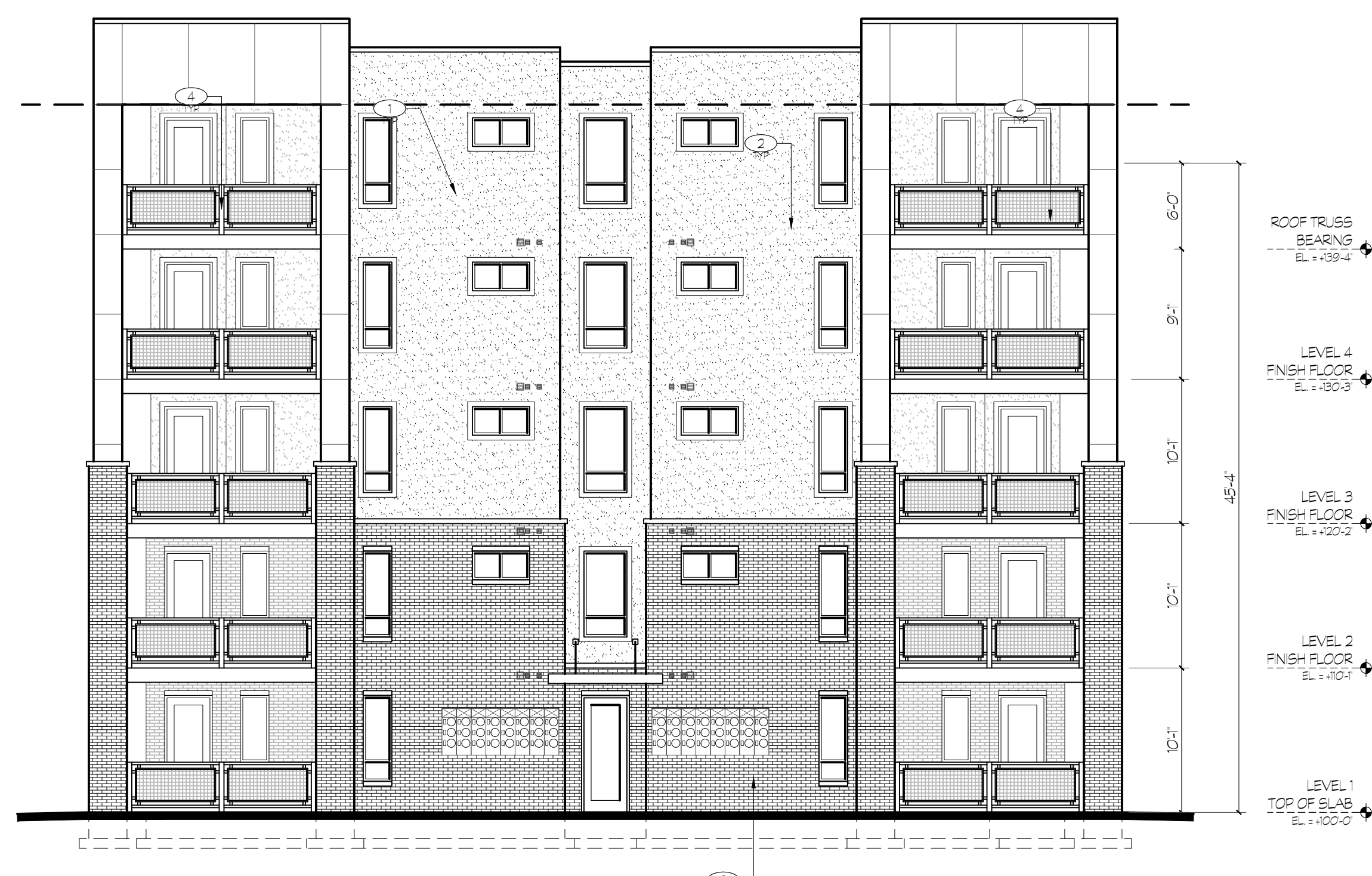


4 BUILDING ELEVATION SOUTH
TSA SCALE: 1/8" = 1'-0"
(30' x 42') BUILDING A



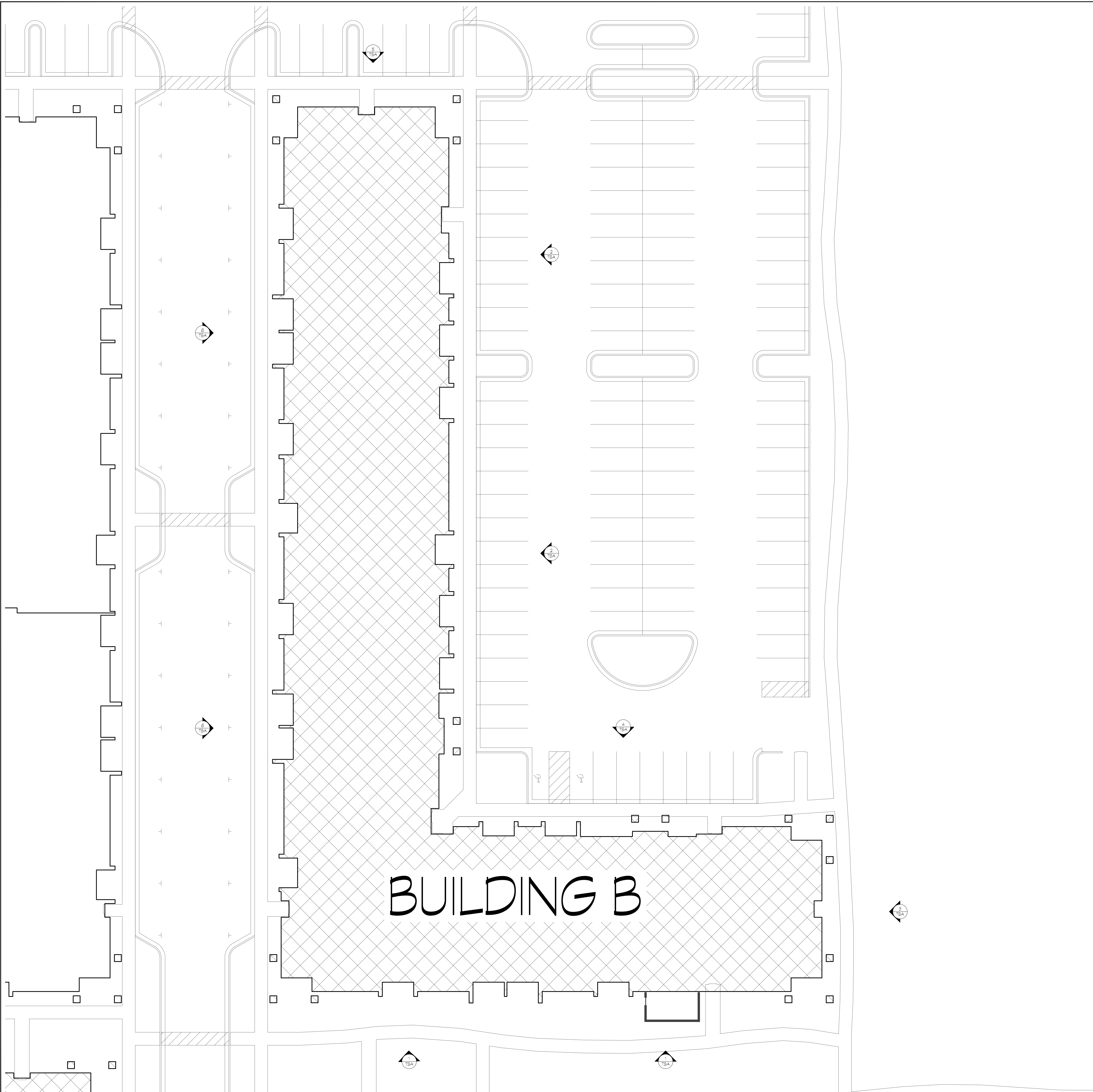
5 BUILDING ELEVATION EAST
TSA SCALE: 1/8" = 1'-0"
(30' x 42') BUILDING A

- BUILDING ELEVATION KEYED NOTES:
- ① PRE-FINISHED METAL PARAPET WALL CAP
 - ② THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
 - ③ RUNNING BOND KING BRICK
 - ④ HARDIE (SPECS NEEDED)



6 BUILDING ELEVATION EAST
TSA SCALE: 1/8" = 1'-0"
(30' x 42') BUILDING A

BUILDING A TSA DEVELOPMENT SCORE LEGEND				
CATEGORY	GUIDELINE	DESCRIPTION	POINTS	
LAND USE				
1	INTENSITY & DENSITY OF USE	81 DWELLING UNITS PER ACRE	20	
2	MIX OF USES	N/A	6	
3	MIXED INCOME	100% AFFORDABLE HOUSING	40	
4	ACCESSIBLE DWELLING UNITS	N/A	0	
5	COMMUNITY SERVING USES	N/A	0	
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15	
7	REDEVELOPMENT OF NON-CONFORMING	N/A	15	
8	REMOVAL OF BILLBOARDS	N/A	0	
BUILDING & SITE DESIGN				
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5	
10	GREEN BUILDING	N/A	0	
11	ENERGY EFFICIENT	N/A	20	
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20	
13	HISTORIC PRESERVATION	N/A	0	
14	BUILDING MATERIALS	N/A	0	
15	CORNER BUILDINGS	N/A	0	
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5	
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15	
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0	
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	2	
20	PUBLIC SPACES AND PLAZAS	PUBLIC SPACES	0	
21	STREETSCAPE AMENITIES	N/A	0	
22	PUBLIC ARTWORK	N/A	0	
CIRCULATION				
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4	
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25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	15	
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0	
PARKING				
27	PARKING STRUCTURE DESIGN	N/A	0	
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6	
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25	
COMMUNITY ENGAGEMENT				
30	NEIGHBORHOOD INPUT	N/A	0	
			TOTAL POINTS	185



1 BUILDING B TSA SITE PLAN
 TSA 02 SCALE: 1"=15'-0"
 (30' x 42')

BUILDING B TSA DEVELOPMENT SCORE LEGEND			
CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	51 DWELLING UNITS PER ACRE	20
2	MIX OF USES	N/A	0
3	MIXED INCOME	100% AFFORDABLE HOUSING	40
4	ACCESSIBLE DWELLING UNITS	N/A	3
5	COMMUNITY SERVING USES	N/A	0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	10
8	REMOVAL OF BILLBOARDS	N/A	0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5
10	GREEN BUILDING	N/A	0
11	ENERGY EFFICIENT	N/A	0
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20
13	HISTORIC PRESERVATION	N/A	0
14	BUILDING MATERIALS	N/A	0
15	CORNER BUILDINGS	N/A	0
16	ROOF TOP DESIGN AND USE	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	5
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PUBLIC SPACES			
20	PUBLIC SPACES AND PLAZAS	N/A	0
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ARTWORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	8'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
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COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
			TOTAL POINTS
			175

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PRELIMINARY PLANS

THE VILLAGE AT NORTH STATION
 1925 W North Temple
 Salt Lake City, Utah

Date

DATE	REVISIONS

Sheet Title

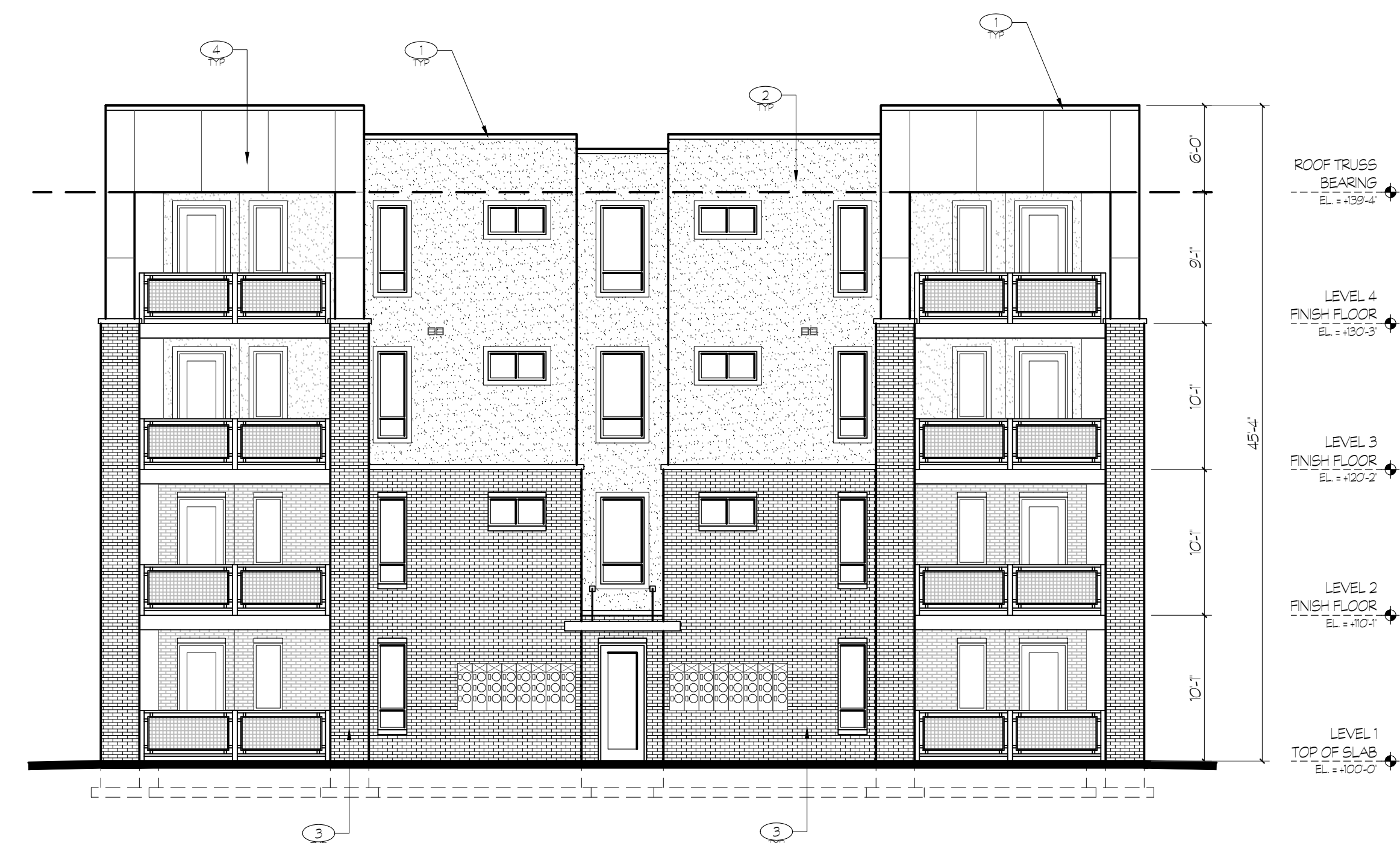
Building B TSA Site Plan

Sheet Number

TSA 0.2



4 BUILDING ELEVATION NORTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING B



5 BUILDING ELEVATION NORTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING B



6 BUILDING ELEVATION WEST
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING B

BUILDING ELEVATION KEYED NOTES:

- ① PRE-FINISHED METAL PARAPET WALL CAP.
- ② THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING. BAND FINISH.
- ③ RUNNING BOND KING BRICK.
- ④ HARDBE (SPECS NEEDED)

BUILDING A TSA DEVELOPMENT SCORE LEGEND

CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	91 DWELLING UNITS PER ACRE	20
2	MIX OF USES	N/A	6
3	MIXED INCOME	100% AFFORDABLE HOUSING	40
4	ACCESSIBLE DWELLING UNITS	N/A	0
5	COMMUNITY SERVING USES	N/A	0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	15
8	REMOVAL OF BILLBOARDS	N/A	0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5
10	GREEN BUILDING	N/A	0
11	ENERGY EFFICIENT	N/A	20
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20
13	HISTORIC PRESERVATION	N/A	0
14	BUILDING MATERIALS	N/A	0
15	CORNER BUILDINGS	N/A	0
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	2
PUBLIC SPACES			
20	PUBLIC SPACES AND PLAZAS	N/A	0
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ARTWORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	15
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0
PARKING			
27	PARKING STRUCTURE DESIGN	N/A	0
28	ALTERNATIVE PUBL. VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25
COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
			TOTAL POINTS: 185

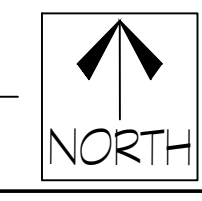
THE VILLAGE AT NORTH STATION
 1925 W North Temple
 Salt Lake City, Utah



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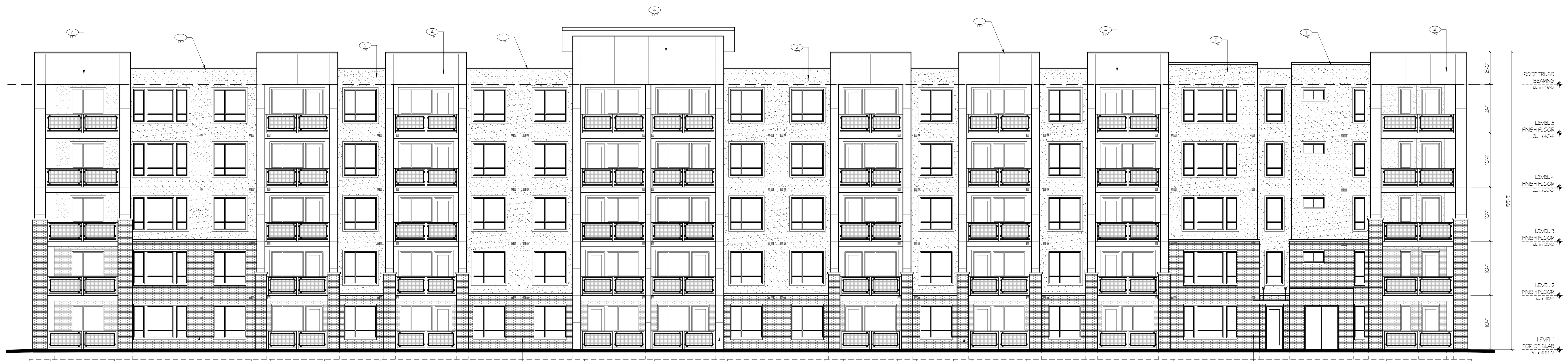
BUILDING C

1 BUILDING C TSA SITE PLAN
 TSA 0.3 SCALE: 1"=15'-0"
 (30" x 42")



BUILDING C TSA DEVELOPMENT SCORE LEGEND				
CATEGORY	GUIDELINE	DESCRIPTION	POINTS	
LAND USE				
1	INTENSITY & DENSITY OF USE	51 DWELLING UNITS PER ACRE	20	
2	MIX OF USES	N/A	0	
3	MIXED INCOME	100% AFFORDABLE HOUSING	40	
4	ACCESSIBLE DWELLING UNITS	N/A	0	
5	COMMUNITY SERVING USES	N/A	0	
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15	
7	REDEVELOPMENT OF NON-CONFORMING	N/A	10	
8	REMOVAL OF BILLBOARDS	N/A	0	
BUILDING & SITE DESIGN				
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5	
10	GREEN BUILDING	N/A	0	
11	ENERGY EFFICIENT	N/A	0	
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20	
13	HISTORIC PRESERVATION	N/A	0	
14	BUILDING MATERIALS	N/A	0	
15	CORNER BUILDINGS	N/A	0	
16	ROOF TOP DESIGN AND USE	OPERABLE PARAPET ON ALL BUILDINGS	5	
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15	
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0	
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0	
PUBLIC SPACES				
20	PUBLIC SPACES AND PLAZAS	N/A	0	
21	STREETSCAPE AMENITIES	N/A	0	
22	PUBLIC ARTWORK	N/A	0	
CIRCULATION				
23	CONNECTIONS AND WALKWAYS	8'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4	
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3	
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	5	
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0	
PARKING				
27	PARKING STRUCTURE DESIGN	N/A	0	
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6	
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25	
COMMUNITY ENGAGEMENT				
30	NEIGHBORHOOD INPUT	N/A	0	
			TOTAL POINTS	127

Date	
DATE	REVISIONS



1 BUILDING ELEVATION WEST
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING C



2 BUILDING ELEVATION SOUTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING C



3 BUILDING ELEVATION EAST
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING C

BUILDING ELEVATION KEYED NOTES:

- ① PREFINISHED METAL PARAPET WALL CAP
- ② THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
- ③ RUNNING BOND KING BRICK
- ④ HARDS (SPECS NEEDED)

BUILDING C TSA DEVELOPMENT SCORE LEGEND				
CATEGORY	GUIDELINE	DESCRIPTION	POINTS	
LAND USE				
1	INTENSITY & DENSITY OF USE	91 DWELLING UNITS PER ACRE	20	
2	MIX OF USES	N/A	0	
3	MIXED INCOME	100% AFFORDABLE HOUSING	40	
4	ACCESSIBLE DWELLING UNITS	N/A	0	
5	COMMUNITY SERVING USES	N/A	0	
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15	
7	REDEVELOPMENT OF NON-CONFORMING	N/A	0	
8	REMOVAL OF BILLBOARDS	N/A	0	
BUILDING & SITE DESIGN				
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5	
10	GREEN BUILDING	N/A	0	
11	ENERGY EFFICIENT	N/A	0	
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20	
13	HISTORIC PRESERVATION	N/A	0	
14	BUILDING MATERIALS	N/A	0	
15	CORNER BUILDINGS	N/A	0	
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5	
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15	
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0	
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0	
PUBLIC SPACES				
20	PUBLIC SPACES AND PLAZAS	N/A	0	
21	STREETSCAPE AMENITIES	N/A	0	
22	PUBLIC ARTWORK	N/A	0	
CIRCULATION				
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4	
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3	
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	5	
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0	
PARKING				
27	PARKING STRUCTURE DESIGN	N/A	0	
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6	
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25	
COMMUNITY ENGAGEMENT				
30	NEIGHBORHOOD NPJT	N/A	0	
			TOTAL POINTS	167

THE VILLAGE AT NORTH STATION
1925 W North Temple
Salt Lake City, Utah



4 BUILDING ELEVATION EAST BUILDING C
TSA SCALE: 1/16" = 1'-0" (30' x 42')



5 BUILDING ELEVATION NORTH BUILDING C
TSA SCALE: 1/16" = 1'-0" (30' x 42')



6 BUILDING ELEVATION NORTH BUILDING C
TSA SCALE: 1/16" = 1'-0" (30' x 42')

BUILDING ELEVATION KEYED NOTES:

- 1) PRE-FINISHED METAL PARAPET WALL CAP
- 2) THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
- 3) RUNNING BOND KING BRICK
- 4) HARDE (SPECICS NEEDED)

BUILDING C TSA DEVELOPMENT SCORE LEGEND

CATEGORY	GUIDELINE	DESCRIPTION	POINTS	
LAND USE				
1	INTENSITY & DENSITY OF USE	91 DWELLING UNITS PER ACRE	20	
2	MIX OF USES	N/A	0	
3	MIXED INCOME	100% AFFORDABLE HOUSING	40	
4	ACCESSIBLE DWELLING UNITS	N/A	0	
5	COMMUNITY SERVING USES	N/A	0	
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15	
7	REDEVELOPMENT OF NON-CONFORMING	N/A	0	
8	REMOVAL OF BILLBOARDS	N/A	0	
BUILDING & SITE DESIGN				
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5	
10	GREEN BUILDING	N/A	0	
11	ENERGY EFFICIENT	N/A	20	
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20	
13	HISTORIC PRESERVATION	N/A	0	
14	BUILDING MATERIALS	N/A	0	
15	CORNER BUILDINGS	N/A	0	
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5	
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15	
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0	
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0	
PUBLIC SPACES				
20	PUBLIC SPACES AND PLAZAS	N/A	0	
21	STREETSCAPE AMENITIES	N/A	0	
22	PUBLIC ARTWORK	N/A	0	
CIRCULATION				
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4	
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3	
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	5	
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0	
PARKING				
27	PARKING STRUCTURE DESIGN	N/A	0	
28	ALTERNATIVE PUBL. VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6	
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25	
COMMUNITY ENGAGEMENT				
30	NEIGHBORHOOD INPUT	N/A	0	
			TOTAL POINTS	167

THE VILLAGE AT NORTH STATION
1925 W North Temple
Salt Lake City, Utah

Date

DATE	REVISIONS

Sheet Title
Building C TSA
Overall Building
Elevations

Sheet Number

TSA



1 BUILDING ELEVATION SOUTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42')



2 BUILDING ELEVATION EAST
TSA SCALE: 1/16" = 1'-0"
(30' x 42')

BUILDING ELEVATION KEYED NOTES:

- 1 PRE-FINISHED METAL PARAPET WALL CAP
- 2 THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
- 3 RUNNING BOND KING BRICK
- 4 HARDIE (SPECS REQUIRED)



3 BUILDING ELEVATION NORTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42')

BUILDING D TSA DEVELOPMENT SCORE LEGEND			
CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	81 DWELLING UNITS PER ACRE	20
2	MIX OF USES	N/A	0
3	MIXED INCOME	100% AFFORDABLE HOUSING	40
4	ACCESSIBLE DWELLING UNITS	N/A	20
5	COMMUNITY SERVING USES	N/A	0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	15
8	REMOVAL OF BILLBOARDS	N/A	0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5
10	GREEN BUILDING	N/A	0
11	ENERGY EFFICIENT	N/A	20
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20
13	HISTORIC PRESERVATION	N/A	0
14	BUILDING MATERIALS	N/A	0
15	CORNER BUILDINGS	N/A	0
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0
20	PUBLIC SPACES AND PLAZAS	N/A	15
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ARTWORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	5
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0
PARKING			
27	PARKING STRUCTURE DESIGN	N/A	0
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25
COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
			TOTAL POINTS
			185

Date	
DATE	REVISIONS

Sheet Title
Building D TSA
Overall Building
Elevations

Sheet Number
TSA



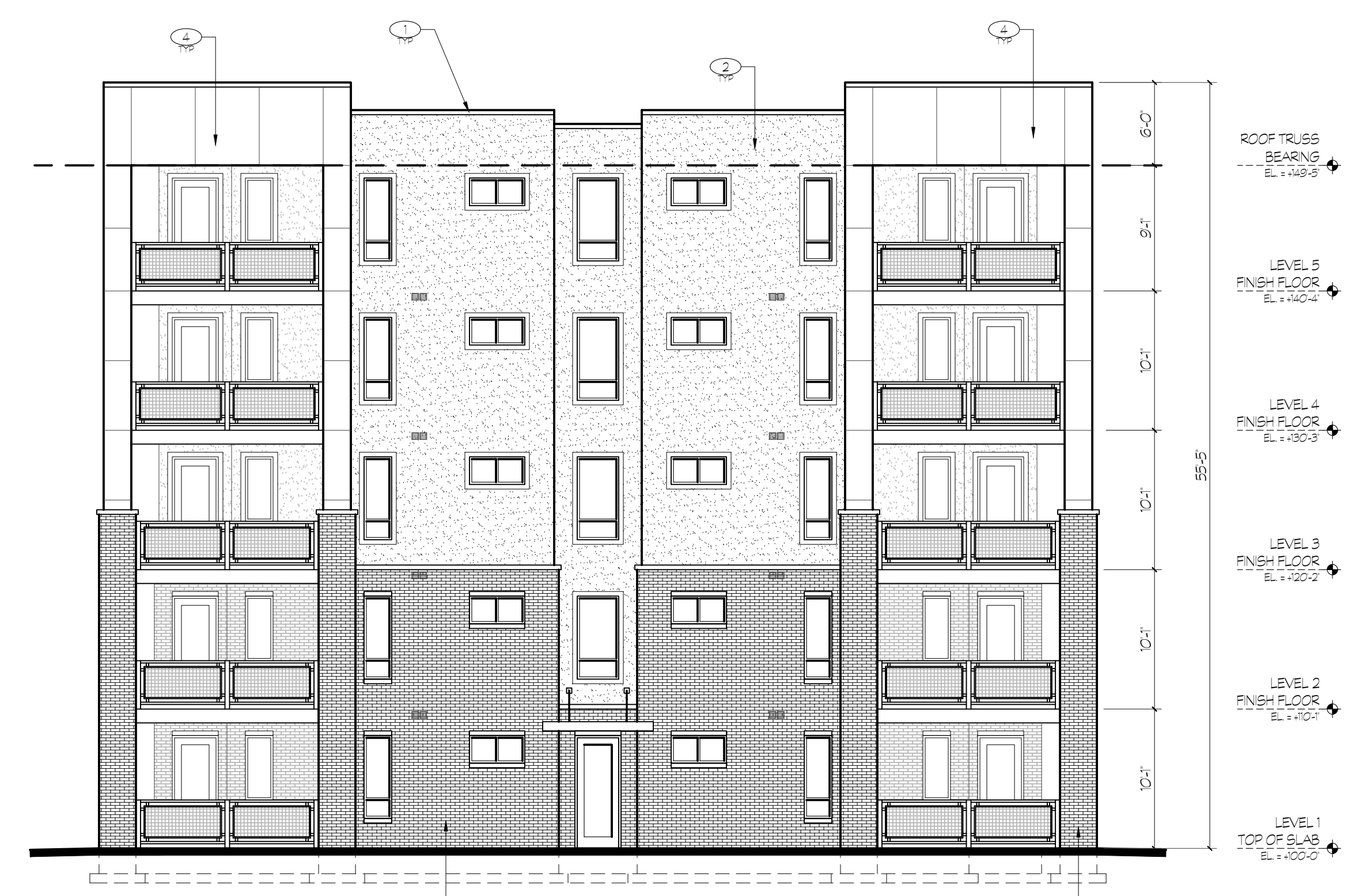
4 BUILDING ELEVATION NORTH
TSA SCALE: 1/16" = 1'-0" (30' x 42') BUILDING D



5 BUILDING ELEVATION WEST
TSA SCALE: 1/16" = 1'-0" (30' x 42') BUILDING D

BUILDING ELEVATION KEYED NOTES:

- 1) PRE-FINISHED METAL PARAPET WALL CAP
- 2) THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
- 3) RUNNING BOND KING BRICK
- 4) HARDE (SPECS NEEDED)



6 BUILDING ELEVATION WEST
TSA SCALE: 1/16" = 1'-0" (30' x 42') BUILDING D

BUILDING D TSA DEVELOPMENT SCORE LEGEND

CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	81 DWELLING UNITS PER ACRE	20
2	MIX OF USES	N/A	0
3	MIXED INCOME	100% AFFORDABLE HOUSING	40
4	ACCESSIBLE DWELLING UNITS	N/A	20
5	COMMUNITY SERVING USES	N/A	0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	15
8	REMOVAL OF BILLBOARDS	N/A	0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5
10	GREEN BUILDING	N/A	0
11	ENERGY EFFICIENT	N/A	20
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20
13	HISTORIC PRESERVATION	N/A	0
14	BUILDING MATERIALS	N/A	0
15	CORNER BUILDINGS	N/A	0
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0
PUBLIC SPACES			
20	PUBLIC SPACES AND PLAZAS	N/A	15
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ARTWORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	5
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0
PARKING			
27	PARKING STRUCTURE DESIGN	N/A	0
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25
COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
			TOTAL POINTS
			185

THE VILLAGE AT NORTH STATION
 1925 W North Temple
 Salt Lake City, Utah



1 BUILDING ELEVATION EAST BUILDING E
TSA SCALE: 1/8" = 1'-0" (30' x 42')



2 BUILDING ELEVATION NORTH BUILDING E
TSA SCALE: 1/8" = 1'-0" (30' x 42')

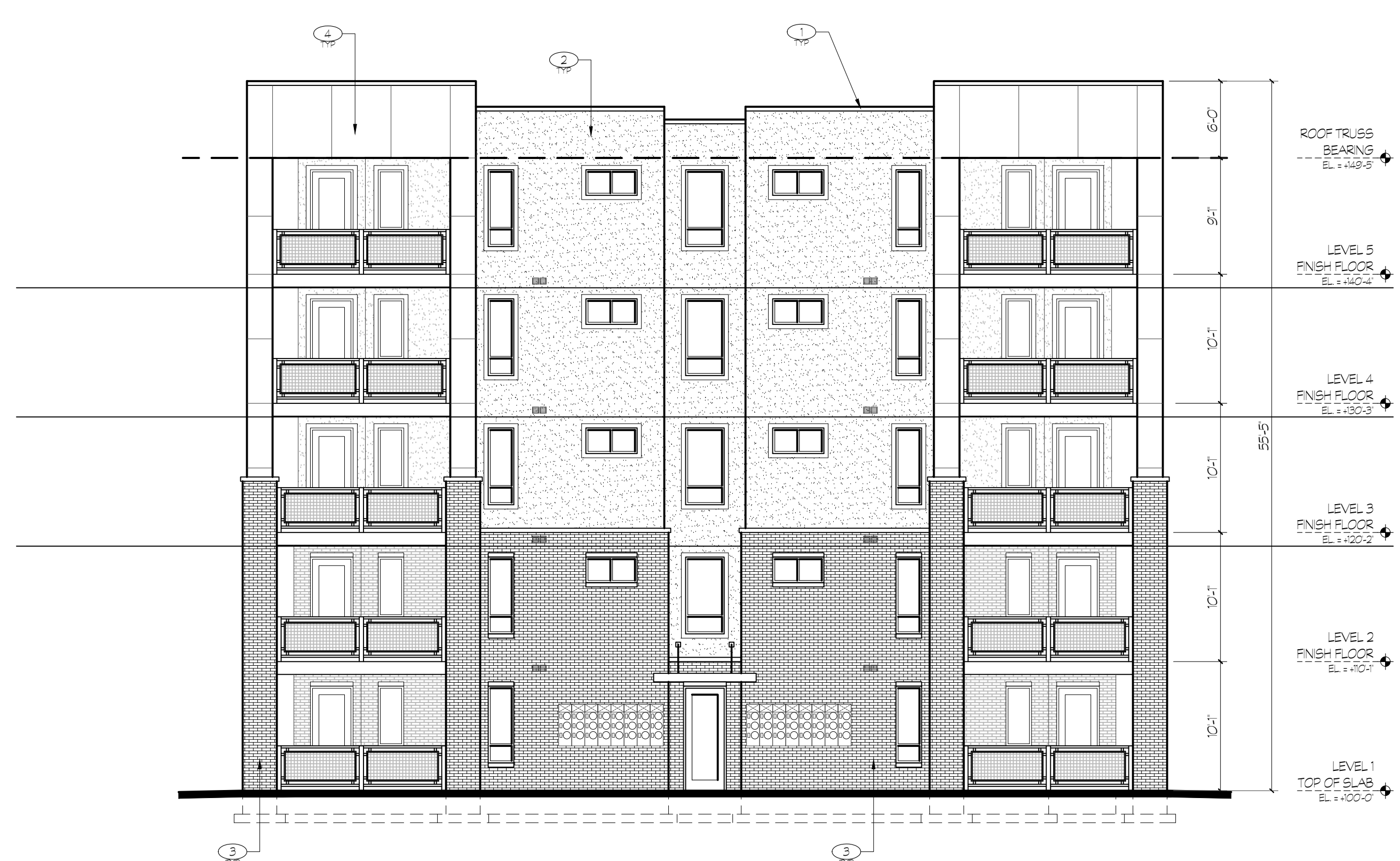
- BUILDING ELEVATION KEYED NOTES:**
- 1) PRE-FINISHED METAL PARAPET WALL CAP
 - 2) THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING. SAND FINISH.
 - 3) RUNNING BOND KING BRICK
 - 4) HARDE (SPECS REQUIRED)

BUILDING E TSA DEVELOPMENT SCORE LEGEND

CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	50 DWELLING UNITS PER ACRE	0.15
2	MIX OF USES	N/A	0
3	MIXED INCOME	100% AFFORDABLE HOUSING	0.15
4	ACCESSIBLE DWELLING UNITS	N/A	0
5	COMMUNITY SERVING USES	N/A	0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	0.15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	0
8	REMOVAL OF BILLBOARDS	N/A	0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	0.15
10	GREEN BUILDING	N/A	0
11	ENERGY EFFICIENT	N/A	0
12	300 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	0.15
13	HISTORIC PRESERVATION	N/A	0
14	BUILDING MATERIALS	N/A	0
15	CORNER BUILDINGS	N/A	0
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	0.15
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	0.15
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0
PUBLIC SPACES			
20	PUBLIC SPACES AND PLAZAS	N/A	0
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ARTWORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	5
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0
PARKING			
27	PARKING STRUCTURE DESIGN	N/A	0
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25
COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
TOTAL POINTS			182



3 BUILDING ELEVATION WEST
TSA SCALE: 1/8" = 1'-0"
(30' x 42')



4 BUILDING ELEVATION SOUTH
TSA SCALE: 1/8" = 1'-0"
(30' x 42')

BUILDING ELEVATION KEYED NOTES:

- PRE-FINISHED METAL PARAPET WALL CAP.
- THREE-COAT STUCCO (HARD COAT) EXTERIOR VENER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING. SAND FINISH.
- RUNNING BOND KING BRICK.
- HARDE (SPECIFICS NEEDED).

BUILDING E TSA DEVELOPMENT SCORE LEGEND

CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	50 DWELLING UNITS PER ACRE	0.15
2	MIX OF USES	N/A	0.0
3	MIXED INCOME	100% AFFORDABLE HOUSING	0.0
4	ACCESSIBLE DWELLING UNITS	N/A	0.0
5	COMMUNITY SERVING USES	N/A	0.0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	0.15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	0.0
8	REMOVAL OF BILLBOARDS	N/A	0.0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	0.0
10	GREEN BUILDING	N/A	0.0
11	ENERGY EFFICIENT	N/A	0.0
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	2.0
13	HISTORIC PRESERVATION	N/A	0.0
14	BUILDING MATERIALS	N/A	0.0
15	CORNER BUILDINGS	N/A	0.0
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	0.5
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	0.5
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0
PUBLIC SPACES			
20	PUBLIC SPACES AND PLAZAS	N/A	0
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ARTWORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	5
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0
PARKING			
27	PARKING STRUCTURE DESIGN	N/A	0
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25
COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
TOTAL POINTS			182

THE VILLAGE AT NORTH STATION
 1925 W North Temple
 Salt Lake City, Utah

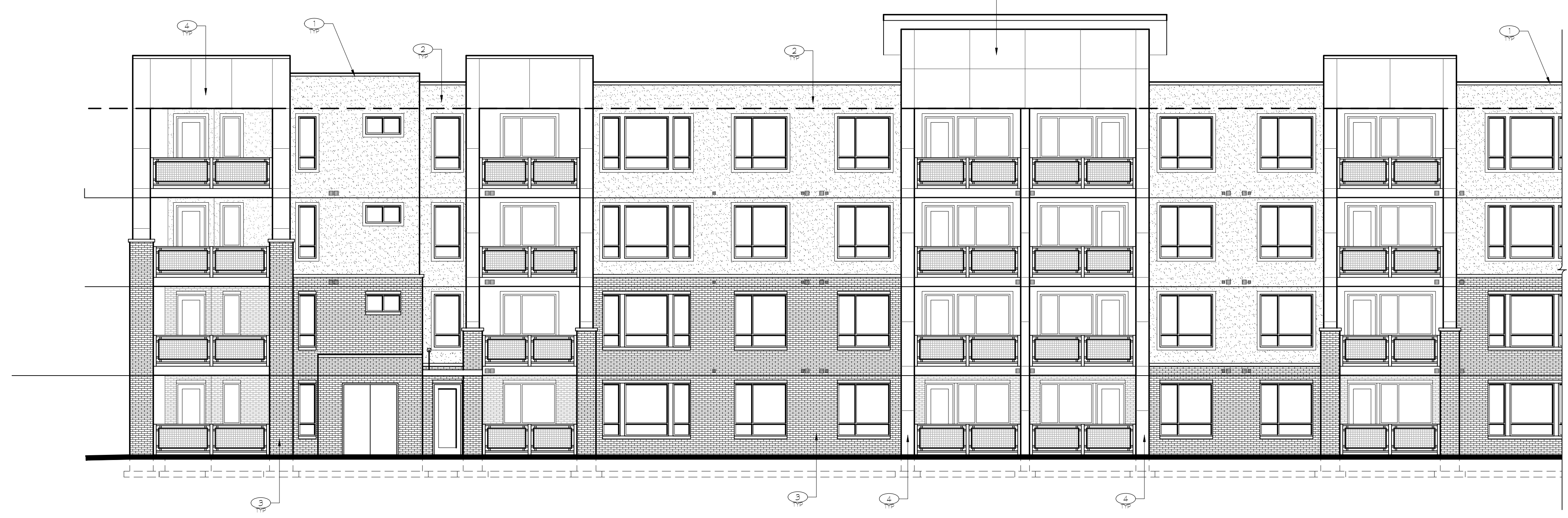
DATE	REVISIONS



1 BUILDING ELEVATION NORTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42')



2 BUILDING ELEVATION NORTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42')



3 BUILDING ELEVATION EAST
TSA SCALE: 1/16" = 1'-0"
(30' x 42')

BUILDING ELEVATION KEYED NOTES:

- 1) PRE-FINISHED METAL PARAPET WALL CAP
- 2) THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
- 3) RUNNING BOND KING BRICK
- 4) HARDIE (SPECS REQUIRED)

BUILDING F TSA DEVELOPMENT SCORE LEGEND			
CATEGORY	GUIDELINE	DESCRIPTION	POINTS
LAND USE			
1	INTENSITY & DENSITY OF USE	81 DWELLING UNITS PER ACRE	20
2	MIX OF USES	N/A	0
3	MIXED INCOME	100% AFFORDABLE HOUSING	40
4	ACCESSIBLE DWELLING UNITS	N/A	0
5	COMMUNITY SERVING USES	N/A	0
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15
7	REDEVELOPMENT OF NON-CONFORMING	N/A	15
8	REMOVAL OF BILLBOARDS	N/A	0
BUILDING & SITE DESIGN			
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5
10	GREEN BUILDING	N/A	0
11	ENERGY EFFICIENT	N/A	20
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20
13	HISTORIC PRESERVATION	N/A	0
14	BUILDING MATERIALS	N/A	0
15	CORNER BUILDINGS	N/A	0
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0
PUBLIC SPACES			
20	PUBLIC SPACES AND PLAZAS	N/A	0
21	STREETSCAPE AMENITIES	N/A	0
22	PUBLIC ARTWORK	N/A	0
CIRCULATION			
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	10
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0
PARKING			
27	PARKING STRUCTURE DESIGN	N/A	0
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25
COMMUNITY ENGAGEMENT			
30	NEIGHBORHOOD INPUT	N/A	0
TOTAL POINTS			172



4 BUILDING ELEVATION WEST
TSA SCALE: 1/8" = 1'-0" (30' x 42') BUILDING F



5 BUILDING ELEVATION SOUTH
TSA SCALE: 1/8" = 1'-0" (30' x 42') BUILDING F

BUILDING ELEVATION KEYED NOTES:

- ① PRE-FINISHED METAL PARAPET WALL CAP
- ② THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
- ③ RUNNING BOND KING BRICK
- ④ HARDIE (SPECS NEEDED)



6 BUILDING ELEVATION WEST
TSA SCALE: 1/8" = 1'-0" (30' x 42') BUILDING F

BUILDING F TSA DEVELOPMENT SCORE LEGEND

CATEGORY	GUIDELINE	DESCRIPTION	POINTS	
LAND USE				
1	INTENSITY & DENSITY OF USE	51 DWELLING UNITS PER ACRE	20	
2	MIX OF USES	N/A	0	
3	MIXED INCOME	100% AFFORDABLE HOUSING	40	
4	ACCESSIBLE DWELLING UNITS	N/A	0	
5	COMMUNITY SERVING USES	N/A	0	
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15	
7	REDEVELOPMENT OF NON-CONFORMING	N/A	0	
8	REMOVAL OF BILLBOARDS	N/A	0	
BUILDING & SITE DESIGN				
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5	
10	GREEN BUILDING	N/A	0	
11	ENERGY EFFICIENT	N/A	20	
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20	
13	HISTORIC PRESERVATION	N/A	0	
14	BUILDING MATERIALS	N/A	0	
15	CORNER BUILDINGS	N/A	0	
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5	
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15	
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	0	
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	0	
PUBLIC SPACES				
20	PUBLIC SPACES AND PLAZAS	N/A	0	
21	STREETSCAPE AMENITIES	N/A	0	
22	PUBLIC ARTWORK	N/A	0	
CIRCULATION				
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4	
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3	
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	10	
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0	
PARKING				
27	PARKING STRUCTURE DESIGN	N/A	0	
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6	
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25	
COMMUNITY ENGAGEMENT				
30	NEIGHBORHOOD INPUT	N/A	0	
			TOTAL POINTS	172

THE VILLAGE AT NORTH STATION
 1925 W North Temple
 Salt Lake City, Utah



3 BUILDING ELEVATION WEST
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING G

BUILDING ELEVATION KEYED NOTES:

- 1) PRE-FINISHED METAL PARAPET WALL CAP
- 2) THREE-COAT STUCCO (HARD COAT) EXTERIOR VENEER SYSTEM (7/8" MIN THICKNESS) ON SCHEDULED SHEATHING OVER SCHEDULED FRAMING - BAND FINISH
- 3) RUNNING BOND KING BRICK
- 4) HARDIE (SPECS REQUIRED)



4 BUILDING ELEVATION SOUTH
TSA SCALE: 1/16" = 1'-0"
(30' x 42') BUILDING G

BUILDING G TSA DEVELOPMENT SCORE LEGEND

CATEGORY	GUIDELINE	DESCRIPTION	POINTS	
LAND USE				
1	INTENSITY & DENSITY OF USE	81 DWELLING UNITS PER ACRE	20	
2	MIX OF USES	N/A	0	
3	MIXED INCOME	100% AFFORDABLE HOUSING	40	
4	ACCESSIBLE DWELLING UNITS	N/A	3	
5	COMMUNITY SERVING USES	N/A	0	
6	REDEVELOPMENT OF PARKING LOTS	3% OF EXISTING PARKING COVERED BY NEW BUILDINGS	15	
7	REDEVELOPMENT OF NON-CONFORMING	N/A	15	
8	REMOVAL OF BILLBOARDS	N/A	0	
BUILDING & SITE DESIGN				
9	SUSTAINABLE SITE AND OPEN SPACE DESIGN	N/A	5	
10	GREEN BUILDING	N/A	0	
11	ENERGY EFFICIENT	N/A	20	
12	360 ARCHITECTURE	ARCHITECTURAL DETAILING WRAPS ALL 4 SIDES OF ALL BUILDINGS	20	
13	HISTORIC PRESERVATION	N/A	0	
14	BUILDING MATERIALS	N/A	0	
15	CORNER BUILDINGS	N/A	0	
16	ROOF TOP DESIGN AND USE	DISTINGUISHABLE PARAPET ON ALL BUILDINGS	5	
17	EYES ON THE STREET	OPERABLE WINDOWS AND BALCONIES FACING STREET AND PUBLIC SPACES	15	
18	LIGHTING	CASTS LIGHT FROM STOREFRONTS ONTO THE SIDEWALK	6	
19	SIGNS	A MONUMENT SIGN THAT IS INTEGRATED INTO THE SITE AND COMPATIBLE WITH THE BUILDING ARCHITECTURE	2	
PUBLIC SPACES				
20	PUBLIC SPACES AND PLAZAS	N/A	0	
21	STREETSCAPE AMENITIES	N/A	0	
22	PUBLIC ARTWORK	N/A	0	
CIRCULATION				
23	CONNECTIONS AND WALKWAYS	6'-0" ACCESSIBLE SIDEWALK FROM PRIVATE PROPERTY TO PUBLIC SPACES	4	
24	BICYCLE AMENITIES	COVERED, SECURED BICYCLE PARKING THAT INCORPORATES ART INTO THE DESIGN	3	
25	ACCESS TO TRANSIT	TRANSIT ACCESS WITHIN 300 FEET	15	
26	PUBLIC WALKWAYS INTERIOR TO THE BLOCK	PUBLIC STREET FOR CARS, BICYCLES AND PEDESTRIANS INCLUDED	0	
PARKING				
27	PARKING STRUCTURE DESIGN	N/A	0	
28	ALTERNATIVE FUEL VEHICLE PARKING	3 LEVEL 2 STATIONS PROVIDED	6	
29	PARKING RATIOS	PARKING RATIO OF LESS THAN 1 STALL PER DWELLING UNIT	25	
COMMUNITY ENGAGEMENT				
30	NEIGHBORHOOD INPUT	N/A	0	
			TOTAL POINTS	98

THE VILLAGE AT NORTH STATION
1925 W North Temple
Salt Lake City, Utah

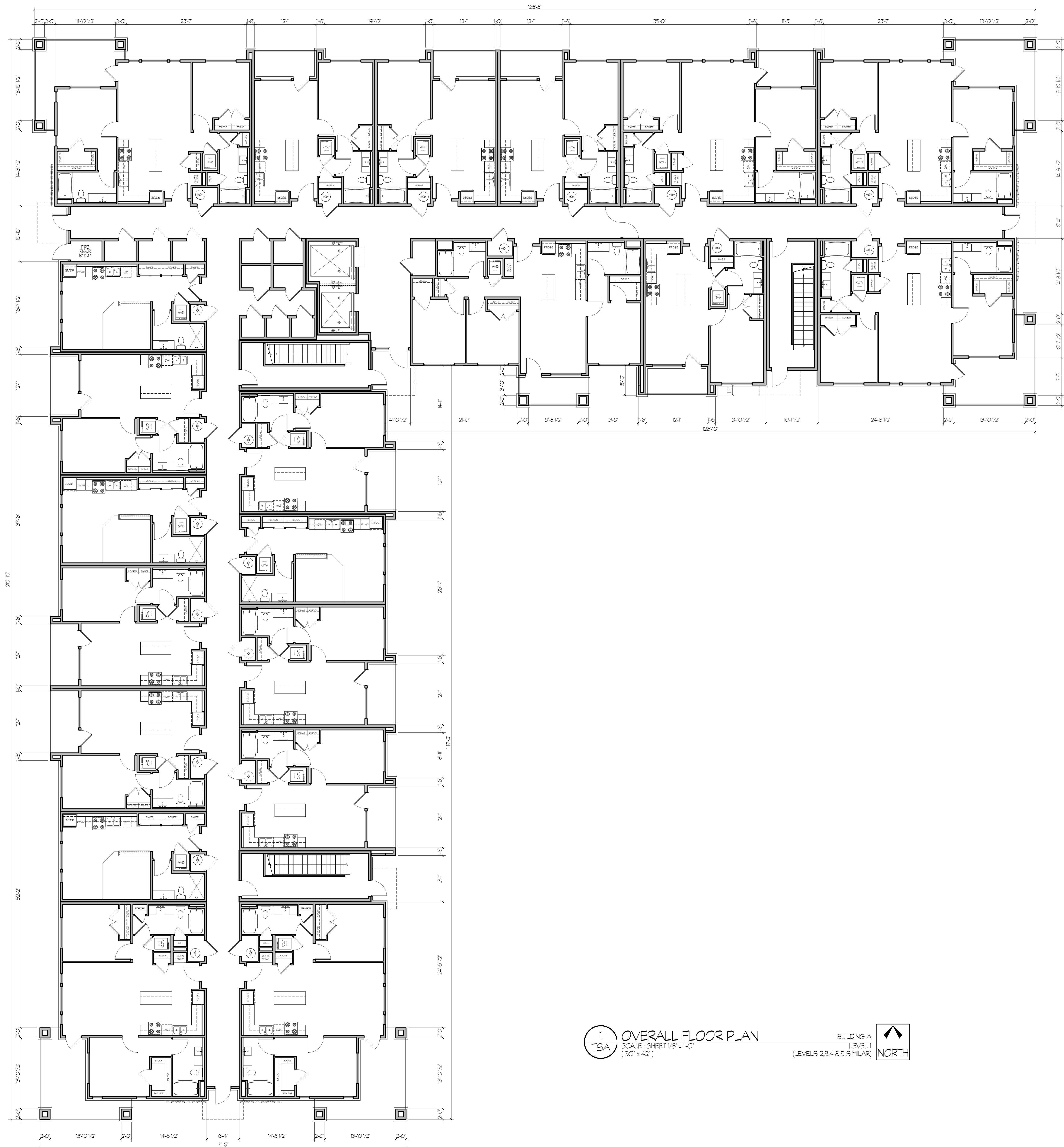
Date

DATE	REVISIONS

Sheet Title
Building G TSA
Overall Building
Elevations

Sheet Number

TSA



1 OVERALL FLOOR PLAN
 TSA SCALE: SHEET 1/8" = 1'-0"
 (30" x 42")

BUILDING A
 LEVEL 1
 (LEVELS 2,3,4 & 5 SIMILAR)

NORTH

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PRELIMINARY
 PLANS

THE VILLAGE AT NORTH STATION
 1925 W North Temple
 Salt Lake City, Utah

Date

DATE	REVISIONS

Sheet Title
 Building A TSA
 Overall Floor Plans

Sheet Number
 TSA

THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. ARCHITECTURE BELGIQUE, INC. AND ITS ENGINEERS AND OTHER CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

THE VILLAGE AT NORTH STATION
1925 W North Temple
Salt Lake City, Utah

Date

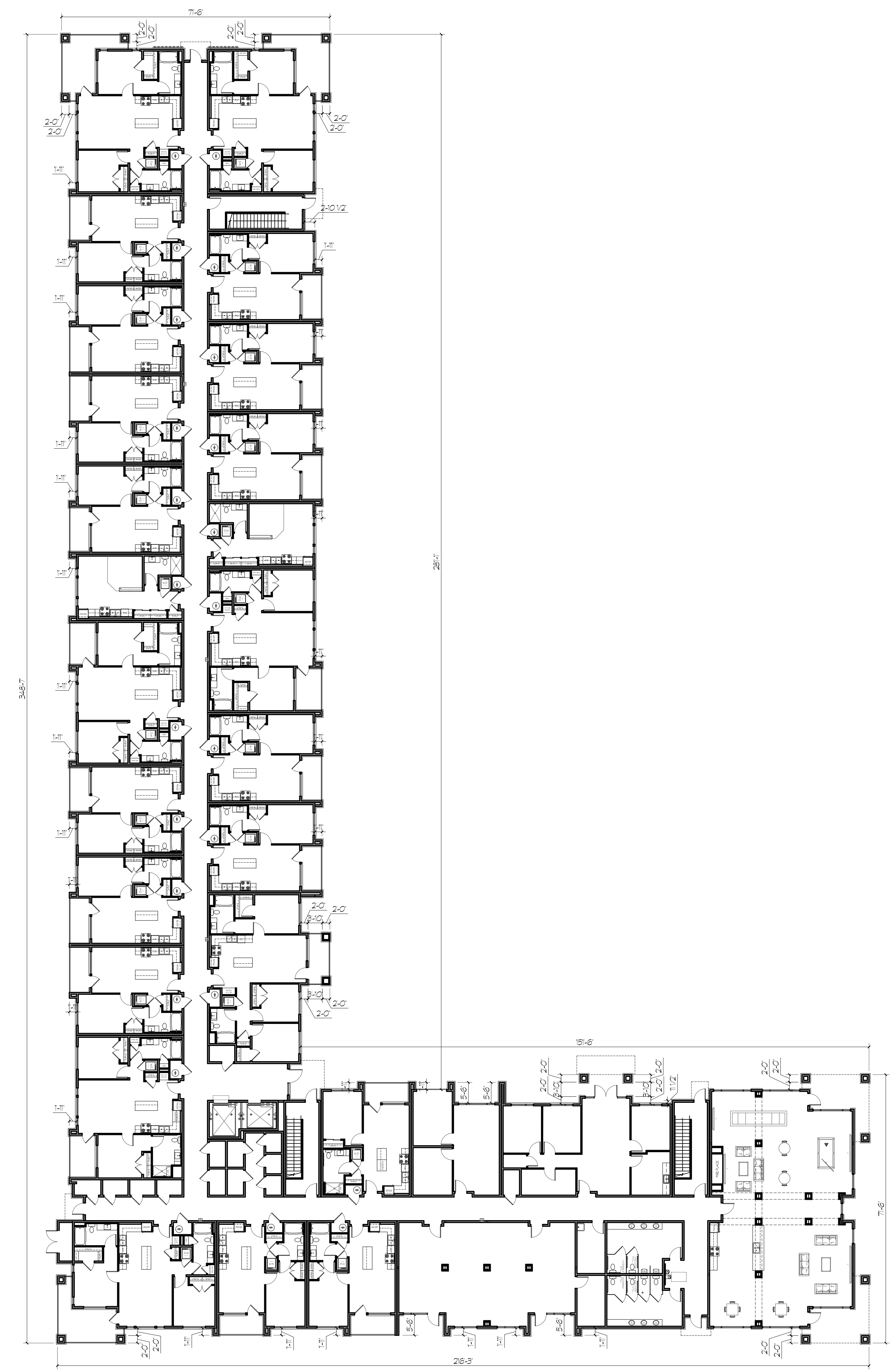
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Sheet Title

Building B TSA
Overall Floor Plans

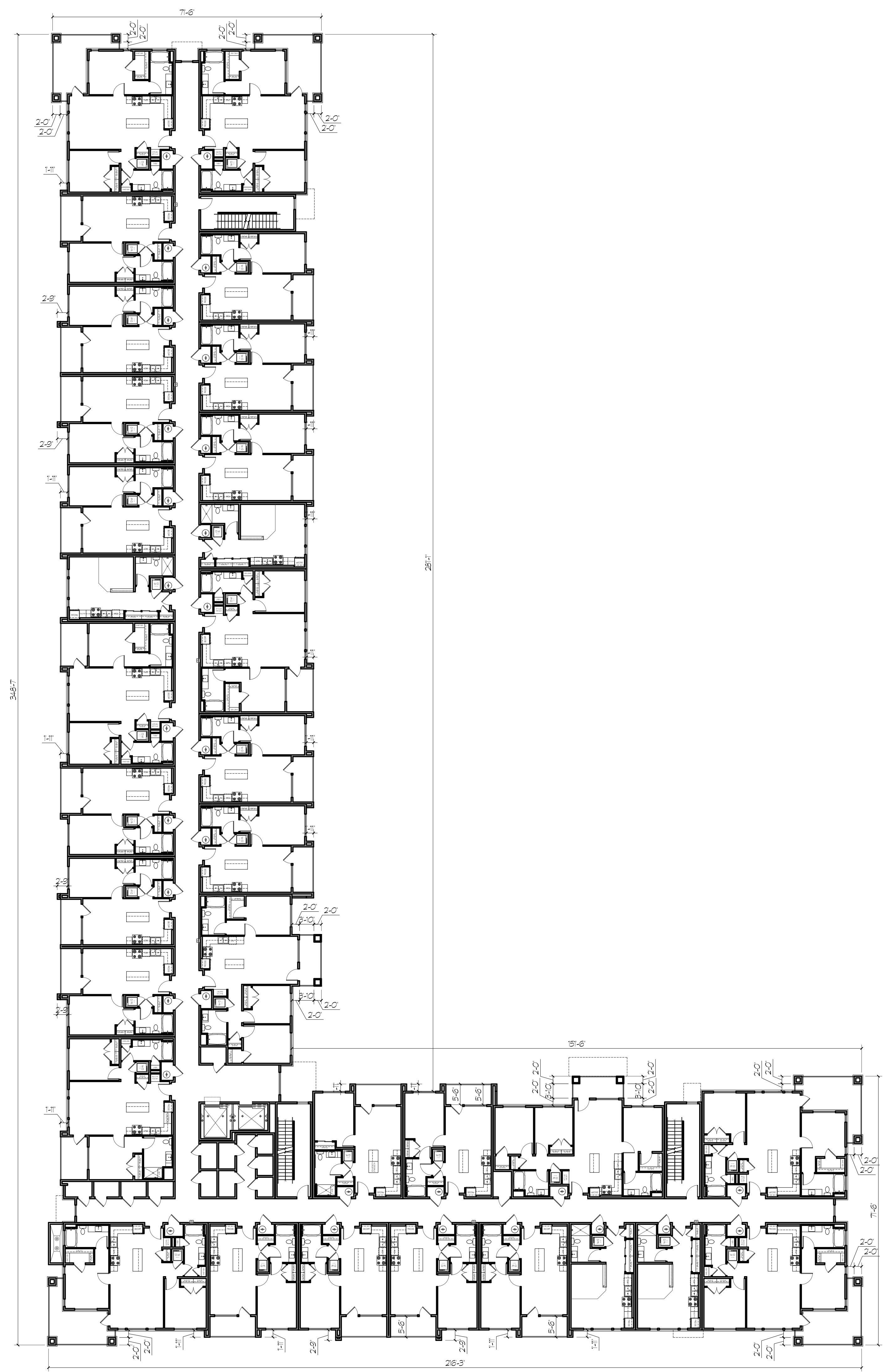
Sheet Number

TSA



1 OVERALL FLOOR PLAN
TSA SCALE: 1/16" = 1'-0"
(30' x 42')

BUILDING B
LEVEL 1
NORTH



2 OVERALL FLOOR PLAN
TSA SCALE: 1/16" = 1'-0"
(30' x 42')

BUILDING B
LEVEL 2
(LEVELS 3 & 4 SIMILAR)
NORTH

THE VILLAGE AT NORTH STATION
1925 W North Temple
Salt Lake City, Utah

Date

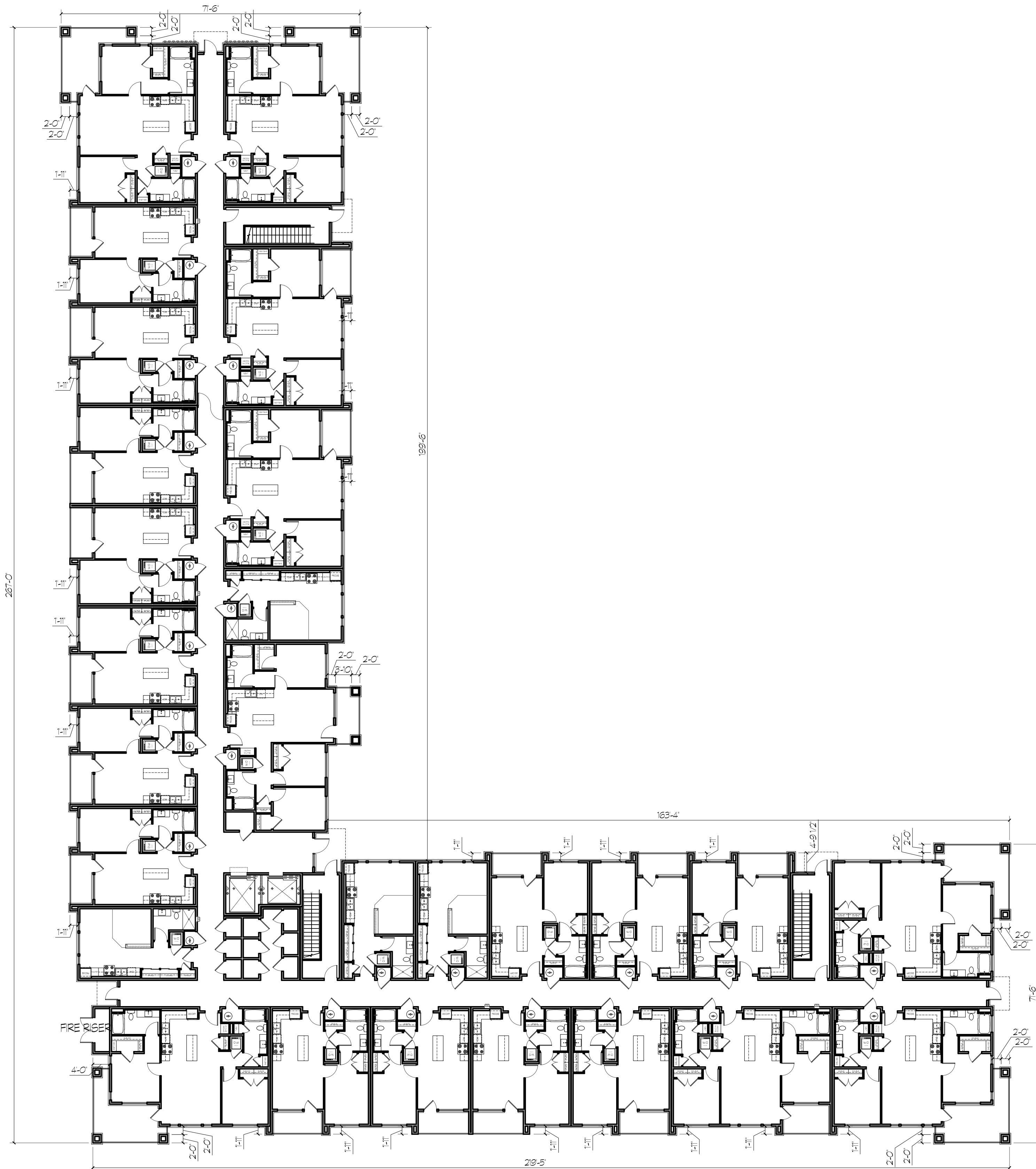
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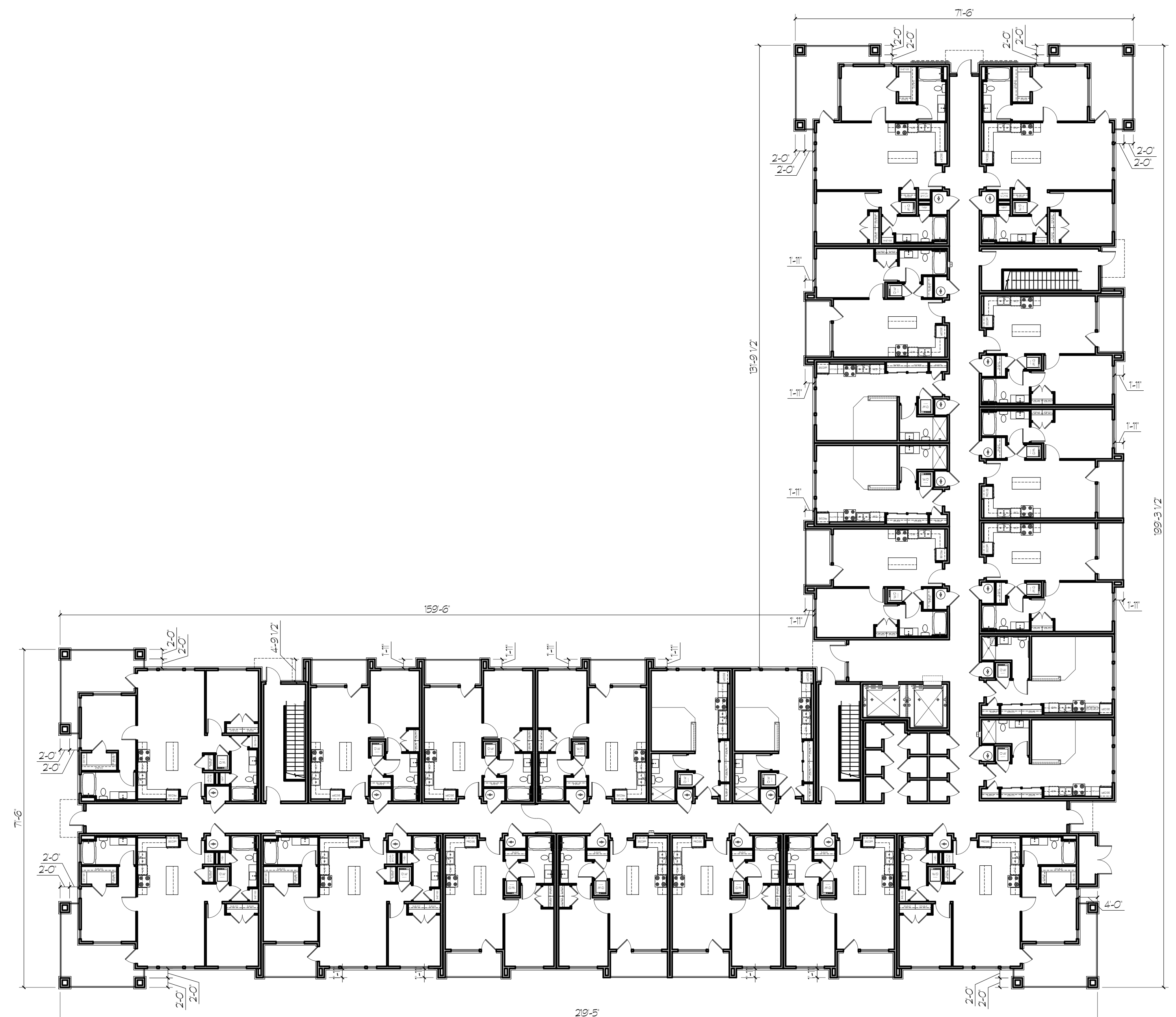
Building C & D TSA
Overall Floor Plans

Sheet Number

TSA



1 OVERALL FLOOR PLAN
TSA SCALE: 1/16" = 1'-0"
(30" x 42")
BUILDING C
LEVEL 1
(LEVELS 2,3,4 & 5 SIMILAR)
NORTH



1 OVERALL FLOOR PLAN
TSA SCALE: 1/16" = 1'-0"
(30" x 42")
BUILDING D
LEVEL 1
(LEVEL 2,3,4 & 5 SIMILAR)
NORTH

THE VILLAGE AT NORTH STATION
1925 W North Temple
Salt Lake City, Utah

Date

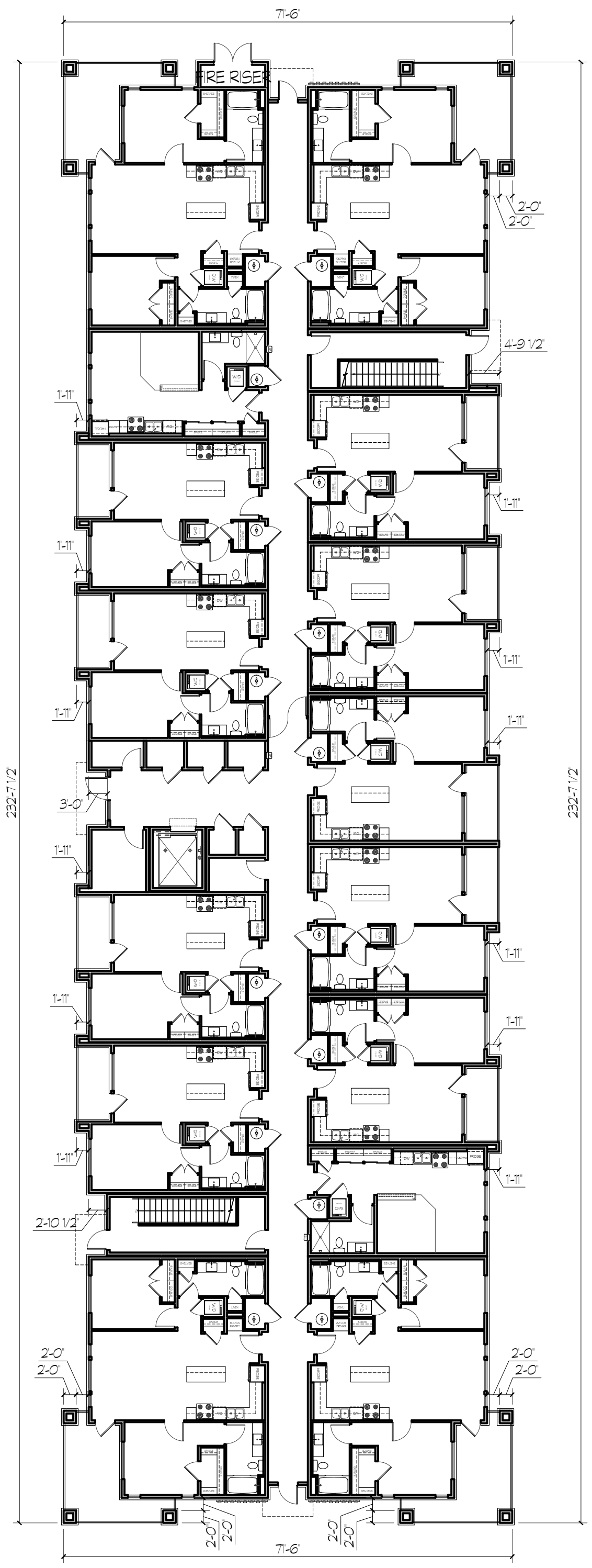
DATE	REVISIONS

Sheet Title

Building E & F TSA
Overall Floor Plans

Sheet Number

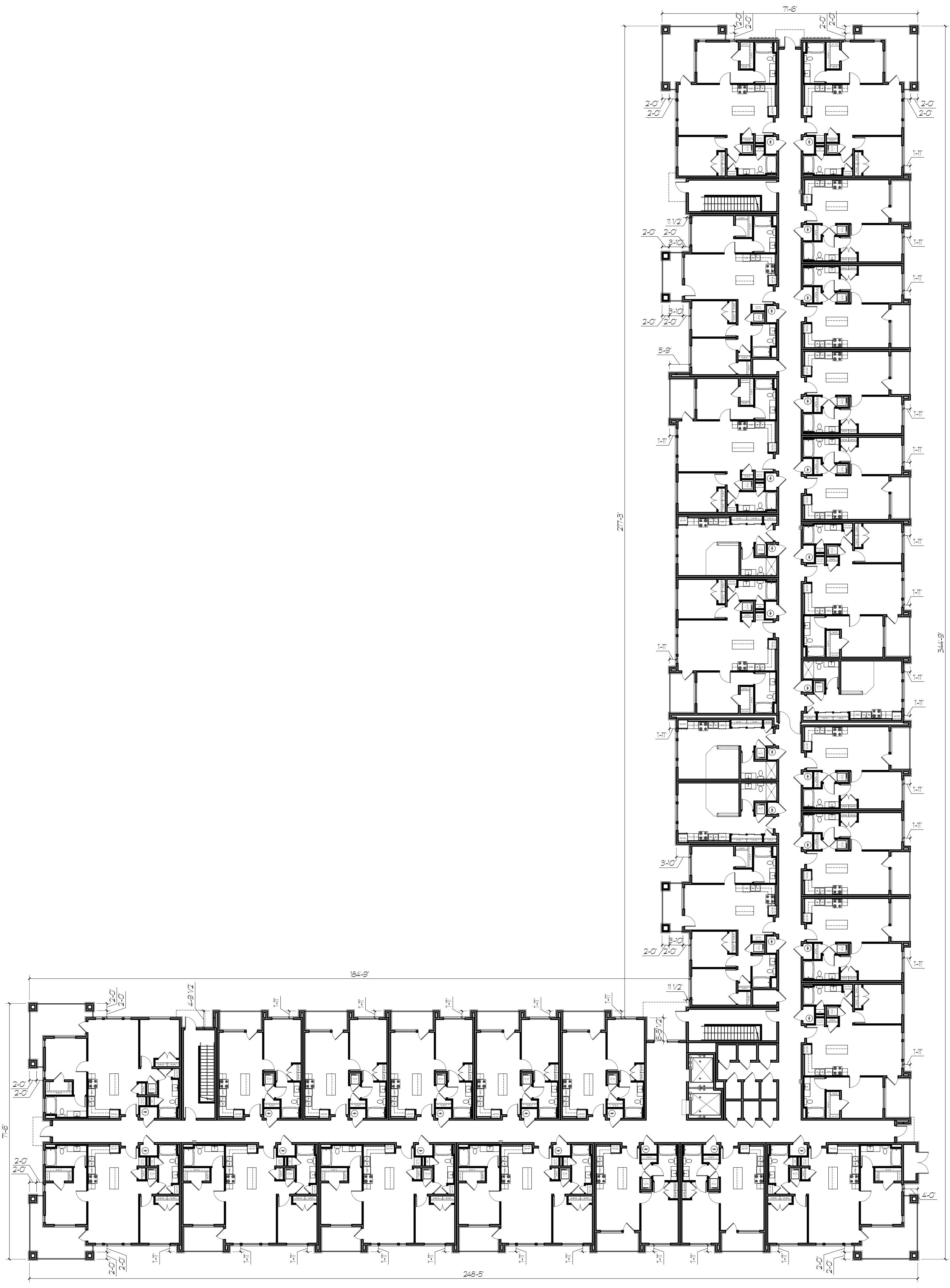
TSA



1 OVERALL FLOOR PLAN
TSA SCALE: 1/16" = 1'-0"
(30' x 42')

BUILDING E
LEVEL 1
(LEVELS 2, 3, 4 & 5 SIMILAR)

NORTH



1 OVERALL FLOOR PLAN
TSA SCALE: 1/16" = 1'-0"
(30' x 42')

BUILDING F
LEVEL 1
(LEVELS 2, 3 & 4 SIMILAR)

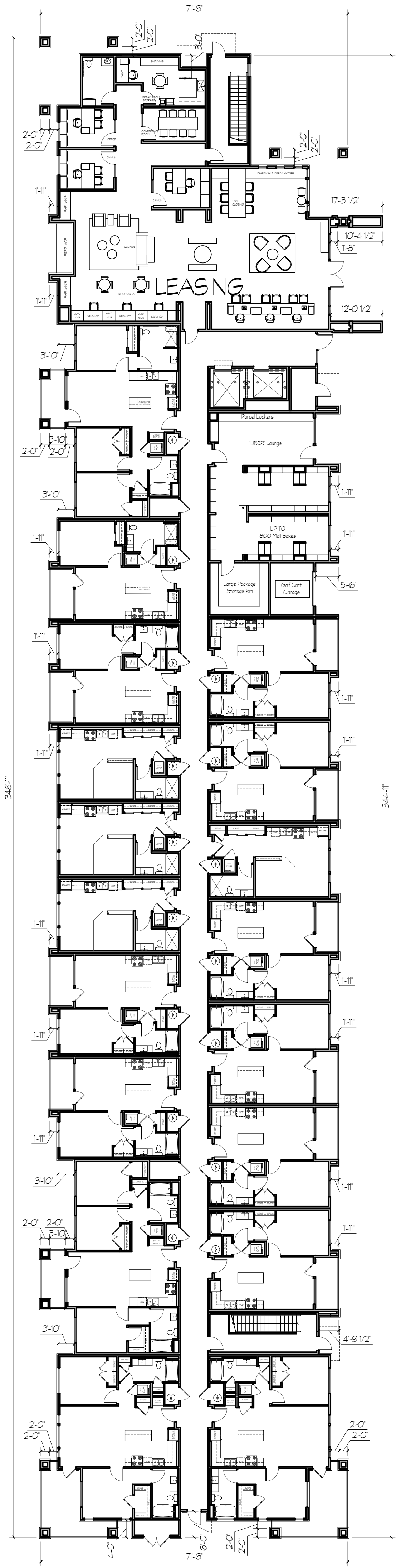
NORTH

THE VILLAGE AT NORTH STATION
1925 W North Temple
Salt Lake City, Utah

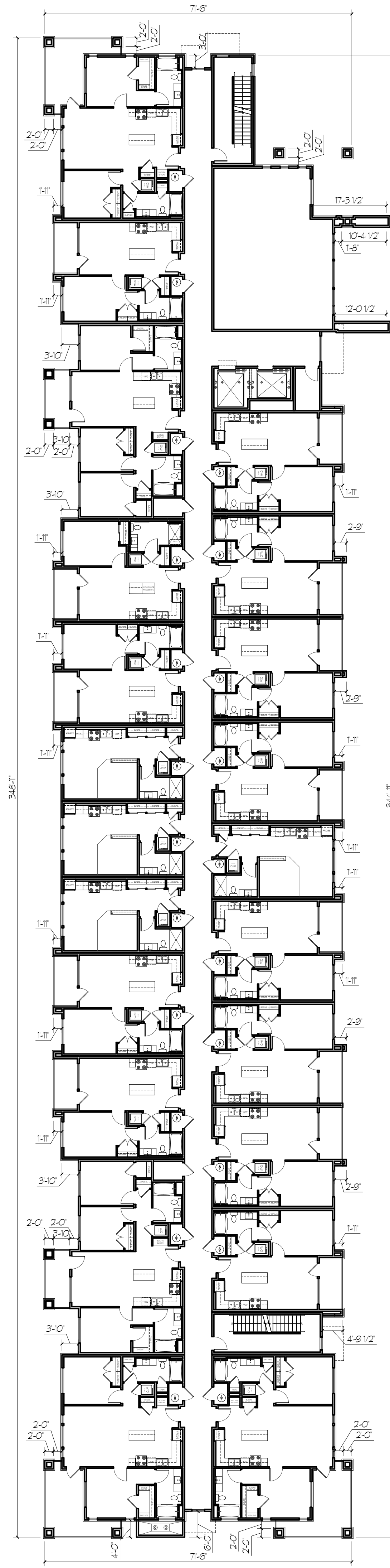
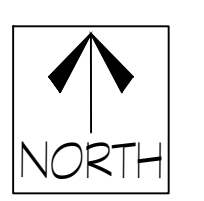
Date	Revisions

Sheet Title
Building G TSA
Overall Floor Plans

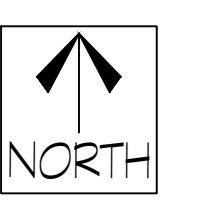
Sheet Number
TSA



1 OVERALL FLOOR PLAN
TSA SCALE: 1/16" = 1'-0"
(30' x 42')



2 OVERALL FLOOR PLAN
TSA SCALE: 1/16" = 1'-0"
(30' x 42')



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