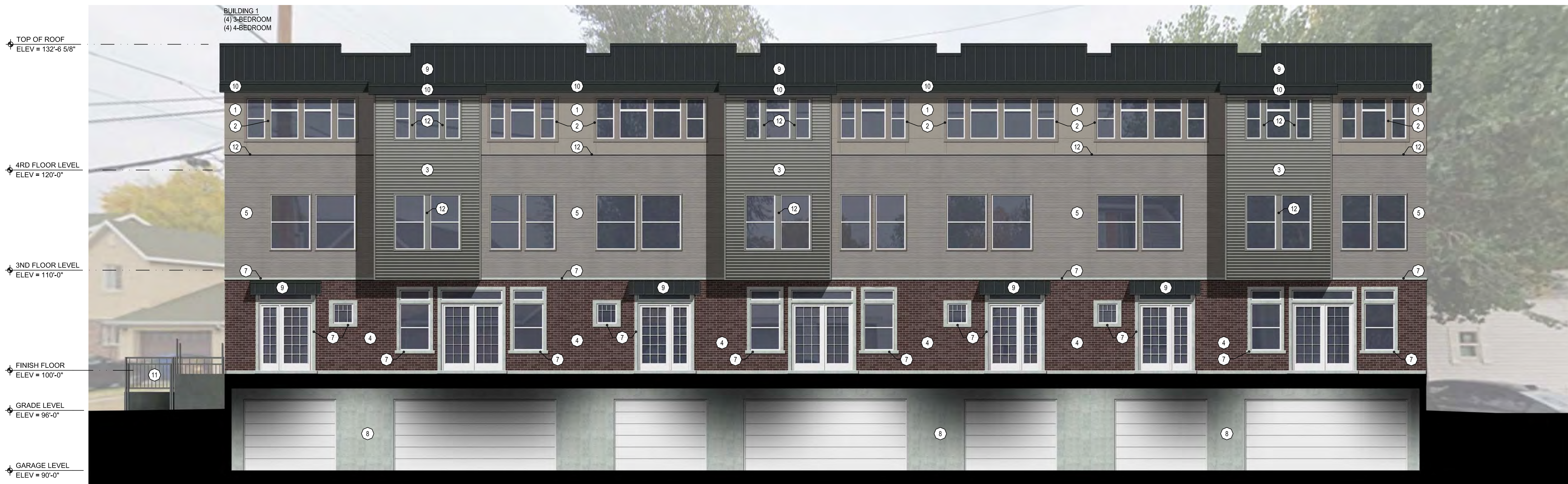


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A 1130 WEST ELEVATION (EAST ELEVATION)

SCALE: 4/11" = 1'-0"



B PLAZA ELEVATION OF 1130 WEST BUILDING (WEST ELEVATION)

SCALE: 4/11" = 1'-0"



C ALLEY ELEVATION (NORTH ELEVATION)

SCALE: 4/11" = 1'-0"

EXTERIOR FINISH KEY	
E.I.F.S. 1-1/2" THICK E.I.F.S. - LIGHT SAND PEBBLE FINISH • COLOR: MATCH SHERWIN WILLIAMS ACIER (SW 9170)	EXPOSED CONCRETE EXPOSED ARCHITECTURAL FINISH GRADE CONCRETE • COLOR: NATURAL GRAY
E.I.F.S. TRIM 1-1/2" THICK E.I.F.S. - LIGHT SAND PEBBLE FINISH • COLOR: MATCH SHERWIN WILLIAMS DOVETAIL (SW 7018)	METAL ROOFING STANDING SEAM METAL ROOF • MCCI 'CRAFTSMAN' SERIES - SMALL BATTEN (ROOF) • COLOR: DARK BRONZE
METAL PANEL SIDING MCCI METAL WALL PANEL; MASTERLINE 16" OR EQUAL SET HORIZONTALLY • COLOR: SLATE GRAY	METAL FACIA / SOFFIT PRE-FINISHED METAL SOFFIT • PRE-FINISHED METAL FACIA / SOFFIT (VENTED) • COLOR: DARK BRONZE
BRICK VENEER THIN BRICK VENEER (MODULAR SIZE) • INTERSTATE BRICK • COLOR: WALNUT	METAL PARAPET CAP 4" PRE-FINISHED METAL CAP FLASHING • MCCI (OR EQUAL) • COLOR: SLATE GRAY
FIBER CEMENT SIDING MCCIHA - VINTAGE WOOD - SET HORIZONTALLY • COLOR: ASH (EPC764F)	METAL FLASHING PRE-FINISHED METAL FLASHING w/ DRIP • MCCI (OR EQUAL) • COLOR: SLATE GRAY
FIBER CEMENT SIDING MCCIHA - VINTAGE WOOD - SET VERTICALLY • COLOR: ASH (EPC764F)	TRELLIS / COLUMNS WOOD w/ PAINTED FINISH • SHERWIN WILLIAMS EPOXY PAINT FINISH • COLOR: SNOWBOUND (SW 7004)
SILL / TRIM PRE-CAST CONCRETE WINDOW TRIM / SILL / WATER TABLE • COLOR: NATURAL GRAY	GUARDRAIL / HANDRAIL STEEL HAND RAIL / GUARD RAIL - PAINTED • COLOR: WHITE
NOTE 1: PAINT HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT METAL WALL FINISH COLORS	

GROUND LEVEL MATERIALS	
NOTE: MEASUREMENTS TAKEN FROM GRADE TO MAIN FLOOR CEILING HEIGHT	
EAST ELEVATION (1130 WEST)	
TOTAL AREA	1,670 SQ. FT.
WINDOWS & DOORS	847 SQ. FT.
NET AREA	1,135 SQ. FT.
DURABLE MATERIAL	116%
CONCRETE	547 SQ. FT. (64%)
BRICK	3,111 SQ. FT. (45%)
ACCENT MATERIALS	14%
NORTH ELEVATION (ALLEY)	
TOTAL AREA	1,506 SQ. FT.
WINDOWS & DOORS	583 SQ. FT.
NET AREA	1,344 SQ. FT.
DURABLE MATERIAL	133%
CONCRETE	511 SQ. FT. (55%)
BRICK	560 SQ. FT. (51%)
ACCENT MATERIALS	11%
GROUND LEVEL GLASS	
NOTE: MEASUREMENTS TAKEN FROM 4'-0" ABOVE GRADE TO 11'-0" ABOVE GRADE	
EAST ELEVATION (1130 WEST)	
TOTAL AREA (BUILDING #1)	700 SQ. FT.
GLASS & TRANSPARENCY	457 SQ. FT. (65%)
OTHER EXTERIOR FINISHES	365 SQ. FT. (52%)
NORTH ELEVATIONS (ALLEY)	
TOTAL AREA	6411 SQ. FT.
GLASS & TRANSPARENCY	176 SQ. FT. (41%)
OTHER EXTERIOR FINISHES	176 SQ. FT. (713%)
BUILDING #1 AREA (SIDE ELEVATION)	1,111 SQ. FT.
GLASS & TRANSPARENCY	14 SQ. FT. (8%)
OTHER EXTERIOR FINISHES	166 SQ. FT. (134%)
BUILDINGS #4 & #5 AREA (FRONT ELEVATION)	460 SQ. FT.
GLASS & TRANSPARENCY	163 SQ. FT. (54%)
OTHER EXTERIOR FINISHES	1,131 SQ. FT. (68%)

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A 300 SOUTH ELEVATION (SOUTH ELEVATION)

SCALE: 4/11" = 1'-0"



B PLAZA ELEVATION OF 300 SOUTH BUILDING (NORTH ELEVATION)

SCALE: 4/11" = 1'-0"



C PLAZA ELEVATION OF ALLEY FACING BUILDINGS (SOUTH ELEVATION)

SCALE: 4/11" = 1'-0"

EXTERIOR FINISH KEY			
1	E.I.F.S. 1-1/2" THICK E.I.F.S. - LIGHT SAND PEBBLE FINISH • COLOR: MATCH SHERWIN WILLIAMS ACIER (SW 9170)	8	EXPOSED CONCRETE EXPOSED ARCHITECTURAL FINISH GRADE CONCRETE • COLOR: NATURAL GRAY
	E.I.F.S. TRIM 1-1/2" THICK E.I.F.S. - LIGHT SAND PEBBLE FINISH • COLOR: MATCH SHERWIN WILLIAMS DOVETAIL (SW 7018)	9	METAL ROOFING 1-1/2" THICK SEAM METAL ROOF • MCCI CRAFTSMAN SERIES - SMALL BATTEN (ROOF) • COLOR: DARK BRONZE
3	METAL PANEL SIDING MCCI METAL WALL PANEL: MASTERLINE 16" OR EQUAL SET HORIZONTALLY • COLOR: SLATE GRAY	10	METAL FACIA / SOFFIT PRE-FINISHED METAL SOFFIT • PRE-FINISHED METAL FACIA / SOFFIT (VENTED) • COLOR: DARK BRONZE
4	BRICK VENEER THIN BRICK VENEER (MODULAR SIZE) • INTERSTATE BRICK • COLOR: WALNUT	11	METAL PARAPET CAP 4" PRE-FINISHED METAL CAP FLASHING • MCCI (OR EQUAL) • COLOR: SLATE GRAY
5	FIBER CEMENT SIDING NICHHA - VINTAGE WOOD - SET HORIZONTALLY • COLOR: ASH (EPC764F)	12	METAL FLASHING PRE-FINISHED METAL FLASHING w/ DRIP • MCCI (OR EQUAL) • COLOR: SLATE GRAY
6	FIBER CEMENT SIDING NICHHA - VINTAGE WOOD - SET VERTICALLY • COLOR: ASH (EPC764F)	13	TRELLIS / COLUMNS WOOD w/ PAINTED FINISH • SHERWIN WILLIAMS EPOXY PAINT FINISH • COLOR: SNOWBOUND (SW 7004)
7	SILL / TRIM PRE-CAST CONCRETE WINDOW TRIM / SILL / WATER TABLE • COLOR: NATURAL GRAY	14	GUARDRAIL / HANDRAIL STEEL HAND RAIL / GUARD RAIL - PAINTED • COLOR: WHITE
NOTE 1: PAINT HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT METAL WALL FINISH COLORS			

GROUND LEVEL MATERIALS	
NOTE: MEASUREMENTS TAKEN FROM GRADE TO MAIN FLOOR CEILING HEIGHT	
SOUTH ELEVATION (300 SOUTH)	
TOTAL AREA	1,776 SQ. FT.
WINDOWS & DOORS	713 SQ. FT.
NET AREA	1,064 SQ. FT.
DURABLE MATERIAL	131%
CONCRETE	598 SQ. FT. (56%)
BRICK	5118 SQ. FT. (57%)
ACCENT MATERIALS	13%
GROUND LEVEL GLASS	
NOTE: MEASUREMENTS TAKEN FROM 4'-0" ABOVE GRADE TO 11'-0" ABOVE GRADE	
SOUTH ELEVATIONS (300 SOUTH)	
TOTAL AREA	7411 SQ. FT.
GLASS & TRANSPARENCY	317 SQ. FT. (45%)
OTHER EXTERIOR FINISHES	533 SQ. FT. (77%)
BUILDING #1 AREA (SIDE ELEVATION)	11111 SQ. FT.
GLASS & TRANSPARENCY	17 SQ. FT. (15%)
OTHER EXTERIOR FINISHES	183 SQ. FT. (131%)
BUILDING #3 AREA (FRONT ELEVATION)	560 SQ. FT.
GLASS & TRANSPARENCY	300 SQ. FT. (55%)
OTHER EXTERIOR FINISHES	360 SQ. FT. (67%)

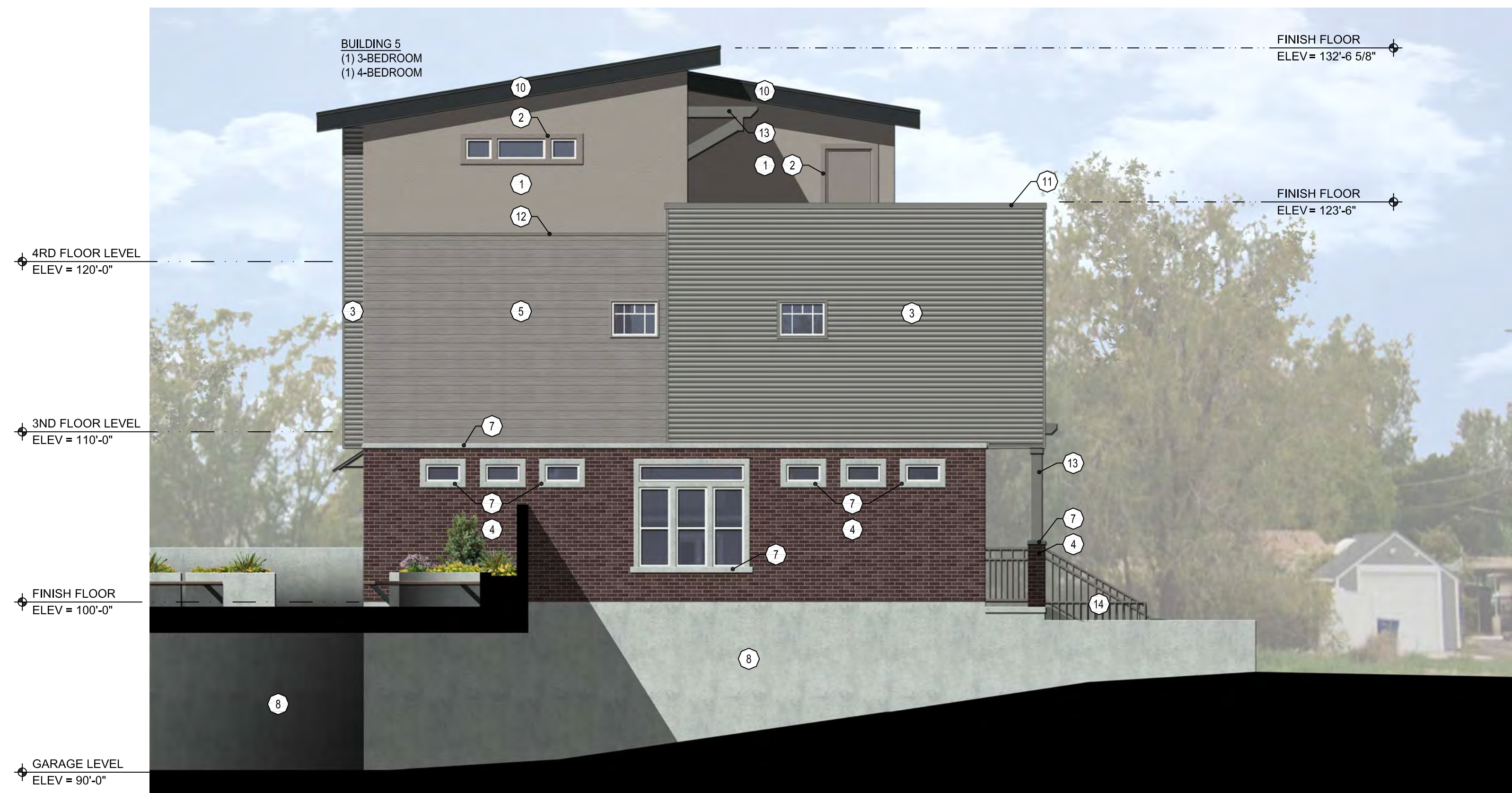
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A PLAZA ELEVATION OF 300 SOUTH & ALLEY BUILDINGS (EAST ELEVATION)
SCALE: 4/11" = 1'-0"



B SIDE ELEVATION OF 300 SOUTH & ALLEY BUILDING (WEST ELEVATION)
SCALE: 4/11" = 1'-0"



C DRIVEWAY ELEVATION OF ALLEY BUILDING (EAST ELEVATION)
SCALE: 4/11" = 1'-0"



D DRIVEWAY ELEVATION OF ALLEY BUILDING (WEST ELEVATION)
SCALE: 4/11" = 1'-0"

EXTERIOR FINISH KEY	
E.I.F.S. 1-1/2" THICK E.I.F.S. - LIGHT SAND PEBBLE FINISH • COLOR: MATCH SHERWIN WILLIAMS ACIER (SW 9170)	EXPOSED CONCRETE EXPOSED ARCHITECTURAL FINISH GRADE CONCRETE • COLOR: NATURAL GRAY
E.I.F.S. TRIM 1-1/2" THICK E.I.F.S. - LIGHT SAND PEBBLE FINISH • COLOR: MATCH SHERWIN WILLIAMS DOVETAIL (SW 7018)	METAL ROOFING STANDING SEAM METAL ROOF • MCCI 'CRAFTSMAN' SERIES - SMALL BATTEN (ROOF) • COLOR: DARK BRONZE
METAL PANEL SIDING MCCI METAL WALL PANEL; MASTERLINE 16" OR EQUAL SET HORIZONTALLY • COLOR: SLATE GRAY	METAL FACIA / SOFFIT PRE-FINISHED METAL SOFFIT • PRE-FINISHED METAL FACIA / SOFFIT (VENTED) • COLOR: DARK BRONZE
BRICK VENEER THIN BRICK VENEER (MODULAR SIZE) • INTERSTATE BRICK • COLOR: WALNUT	METAL PARAPET CAP 4" PRE-FINISHED METAL CAP FLASHING • MCCI (OR EQUAL) • COLOR: SLATE GRAY
FIBER CEMENT SIDING NICHHA - VINTAGE WOOD - SET HORIZONTALLY • COLOR: ASH (EPC764F)	METAL FLASHING PRE-FINISHED METAL FLASHING w/ DRIP • MCCI (OR EQUAL) • COLOR: SLATE GRAY
FIBER CEMENT SIDING NICHHA - VINTAGE WOOD - SET VERTICALLY • COLOR: ASH (EPC764F)	TRELLIS / COLUMNS WOOD w/ PAINTED FINISH • SHERWIN WILLIAMS EPOXY PAINT FINISH • COLOR: SNOWBOUND (SW 7004)
SILL / TRIM PRE-CAST CONCRETE WINDOW TRIM / SILL / WATER TABLE • COLOR: NATURAL GRAY	GUARDRAIL / HANDRAIL STEEL HAND RAIL / GUARD RAIL - PAINTED • COLOR: WHITE

NOTE 1: PAINT HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT METAL WALL FINISH COLORS



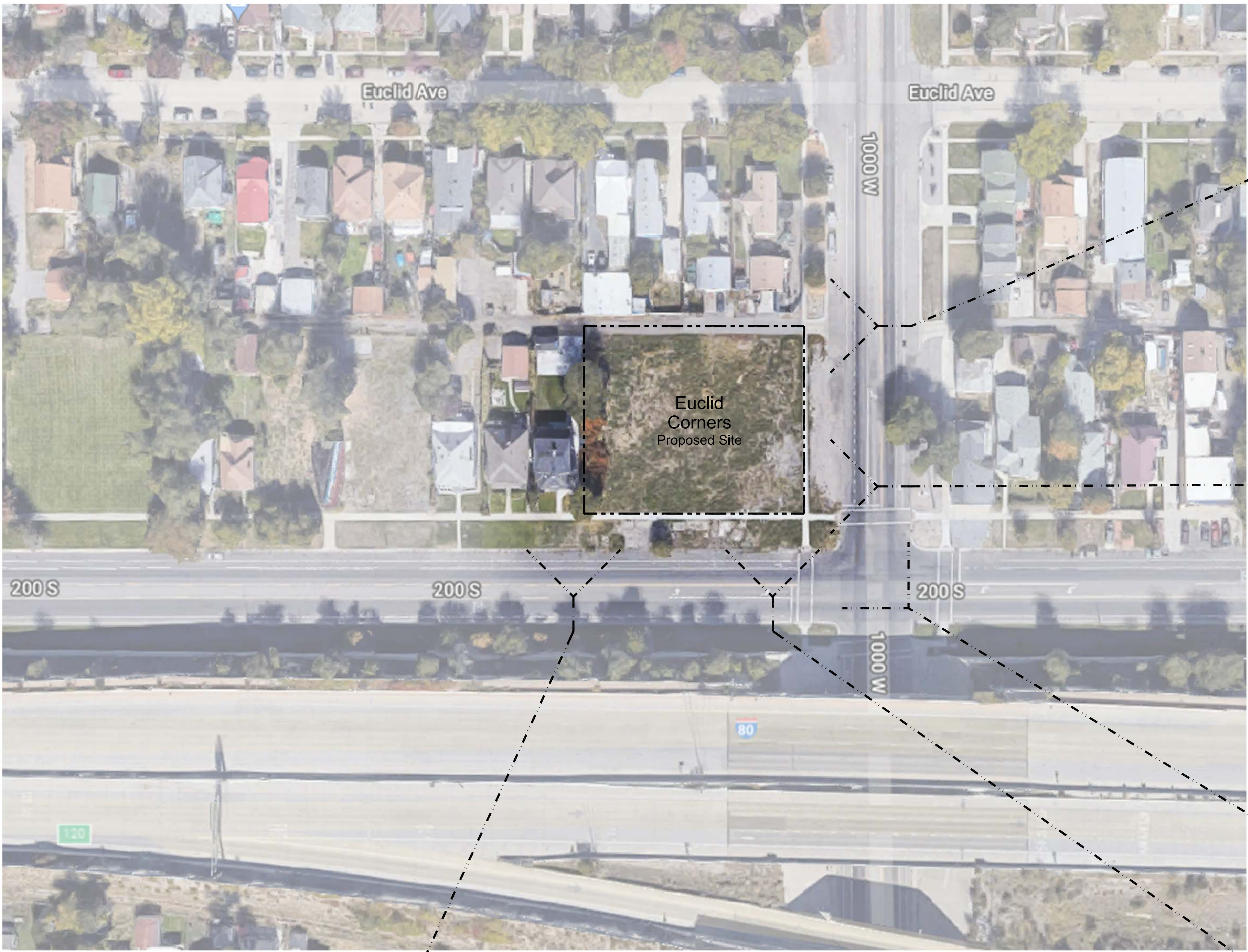
VIEW ACROSS 1000 WEST

SCALE: 4/11" = 1'-0"



VIEW ACROSS 200 SOUTH

SCALE: 4/11" = 1'-0"



AERIAL VIEW OF SITE

SCALE: 4/11" = 1'-0"



1000 WEST

SCALE: 4/11" = 1'-0"



200 SOUTH 1000 WEST INTERSECTION

SCALE: 4/11" = 1'-0"

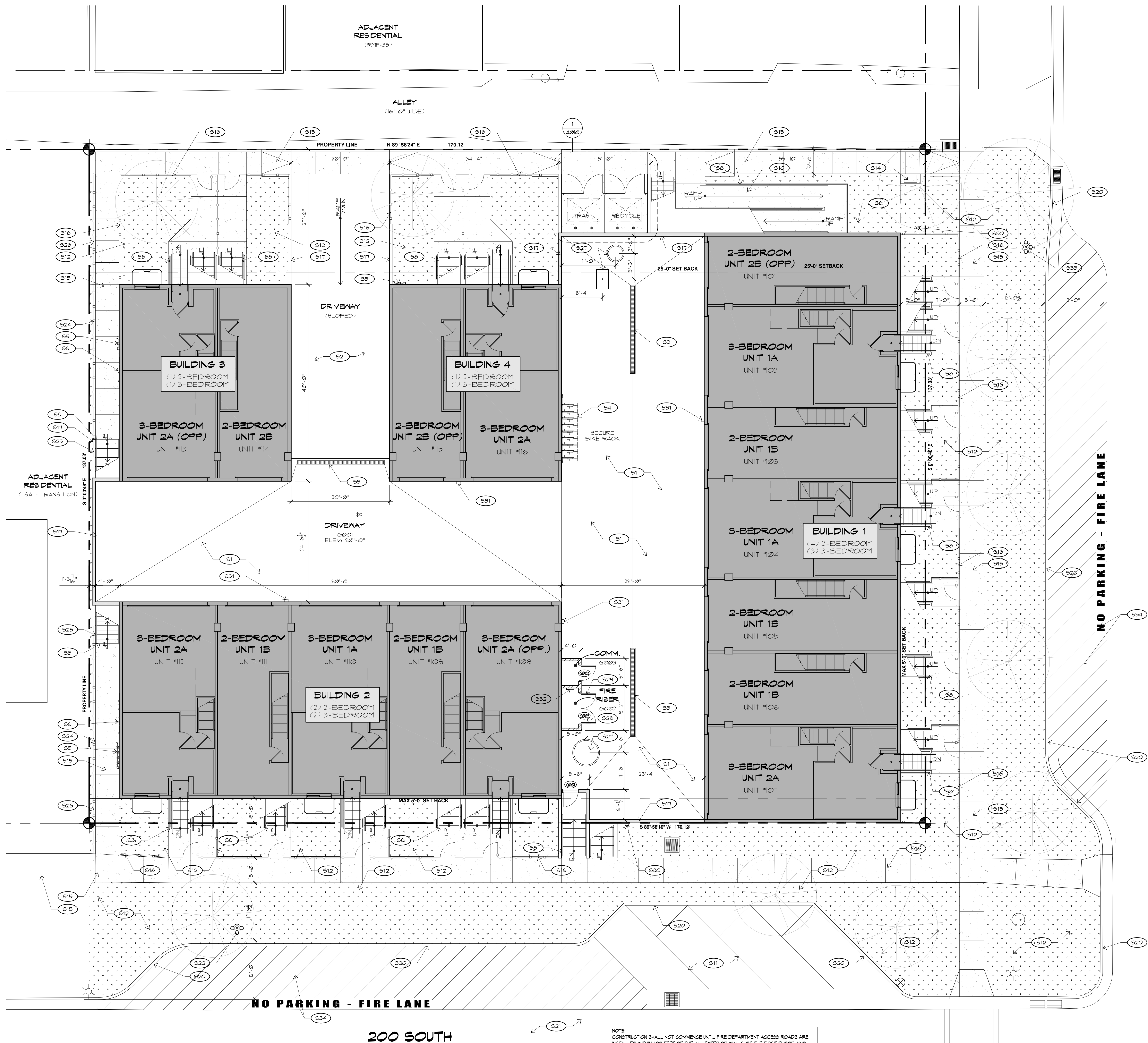


200 SOUTH

SCALE: 4/11" = 1'-0"

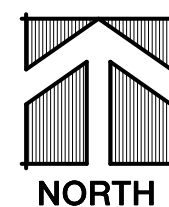


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NOTE:
CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE
INSTALLED WITHIN 100 FEET OF THE ALL EXTERIOR WALLS OF THE FIRST FLOOR AND
FIRE HYDRANTS ARE INSTALLED AND REQUIRED FIRE FLOW IS PROVIDED AS REQUIRED
IN INTERNATIONAL FIRE CODE (IFC) SECTION 901.2.1.

A SITE PLAN - GARAGE LEVEL
SCALE: 1/8" = 1'-0"



SITE INFORMATION

JURISDICTION	SALT LAKE CITY, UTAH
ZONING CODE	TS-A UN (URBAN NEIGHBORHOOD TRANSIT STATION)
LOT SIZE	23.111 SQ. FT. (.54 ACRES)
CONSTRUCTION	V-B
EXTERIOR VENEER	BRICK, CONCRETE, METAL EIFS
BUILDING FOOTPRINT	10,600 SQ. FT.
BUILDING 1	4,200 SQ. FT.
BUILDING 2	3,800 SQ. FT.
BUILDING 3	1,400 SQ. FT.
BUILDING 4	1,400 SQ. FT.
PLAZA FOOTPRINT	5,880 SQ. FT.
LOT COVERAGE	45 %
LOT COVERAGE	25 %
BUILDING UNITS	(4) 2-BEDROOM, (3) 3-BEDROOM
BUILDING 1	(2) 2-BEDROOM, (3) 3-BEDROOM
BUILDING 2	(1) 2-BEDROOM, (1) 3-BEDROOM
BUILDING 3	(1) 2-BEDROOM, (1) 3-BEDROOM
BUILDING 4	(1) 2-BEDROOM, (1) 3-BEDROOM
TOTAL UNITS (16 TOTAL)	(8) 2-BEDROOM, (8) 3-BEDROOM
LOT DENSITY	29.6 UNITS PER ACRE
REQUIRED OFF STREET PARKING	10 STALLS
3-BEDROOM w/ LIVE/WORK SPACE (1 1/4 PER UNIT MIN.)	12 STALLS
2-BEDROOM UNIT (1 STALL PER UNIT MAX.)	8 STALLS
TOTAL STALL REQUIRED (MIN.)	12 STALLS
TOTAL STALL REQUIRED (MAX.)	18 STALLS
GARAGE PARKING (BELOW GRADE)	24 STALLS
MISCELLANEOUS PARKING REQUIREMENTS	2 SPACES REQUIRED
BIKE PARKING (5% OF MIN. VEHICULAR PARKING)	6 SPACES PROVIDED
ELECTRICAL VEHICLE PARKING	16 STALLS
STREET PARKING	4 STALLS
2-BEDROOM UNITS	2,361 SQ. FT.
1-CAR GARAGE	528 SQ. FT.
LIVING SPACE	1,460 SQ. FT.
EXTERIOR PATIO/TERRACE SPACE	328 SQ. FT.
3-BEDROOM UNITS	3,053 SQ. FT.
2-CAR GARAGE	457 SQ. FT.
LIVING SPACE	2,176 SQ. FT.
EXTERIOR PATIO/TERRACE SPACE	420 SQ. FT.
DEVELOPMENT SCORE:	
INTENSITY/DENSITY: MORE THAN 25 DWELLING UNITS PER ACRE	12
360 DEGREE ARCHITECTURE	20
BUILDING MATERIALS	20
ROOFTOP DESIGN & USE (COMMON SPACE)	6
ROOFTOP DESIGN & USE (SLOPING PLANES / OVERHANGS)	5
EYES ON THE STREET	15
PUBLIC SPACES AND PLAZAS	15
BICYCLE AMENITIES	3
STRUCTURED PARKING	25
ALTERNATIVE VEHICLE PARKING	12
TOTAL DEVELOPMENT SCORE:	133

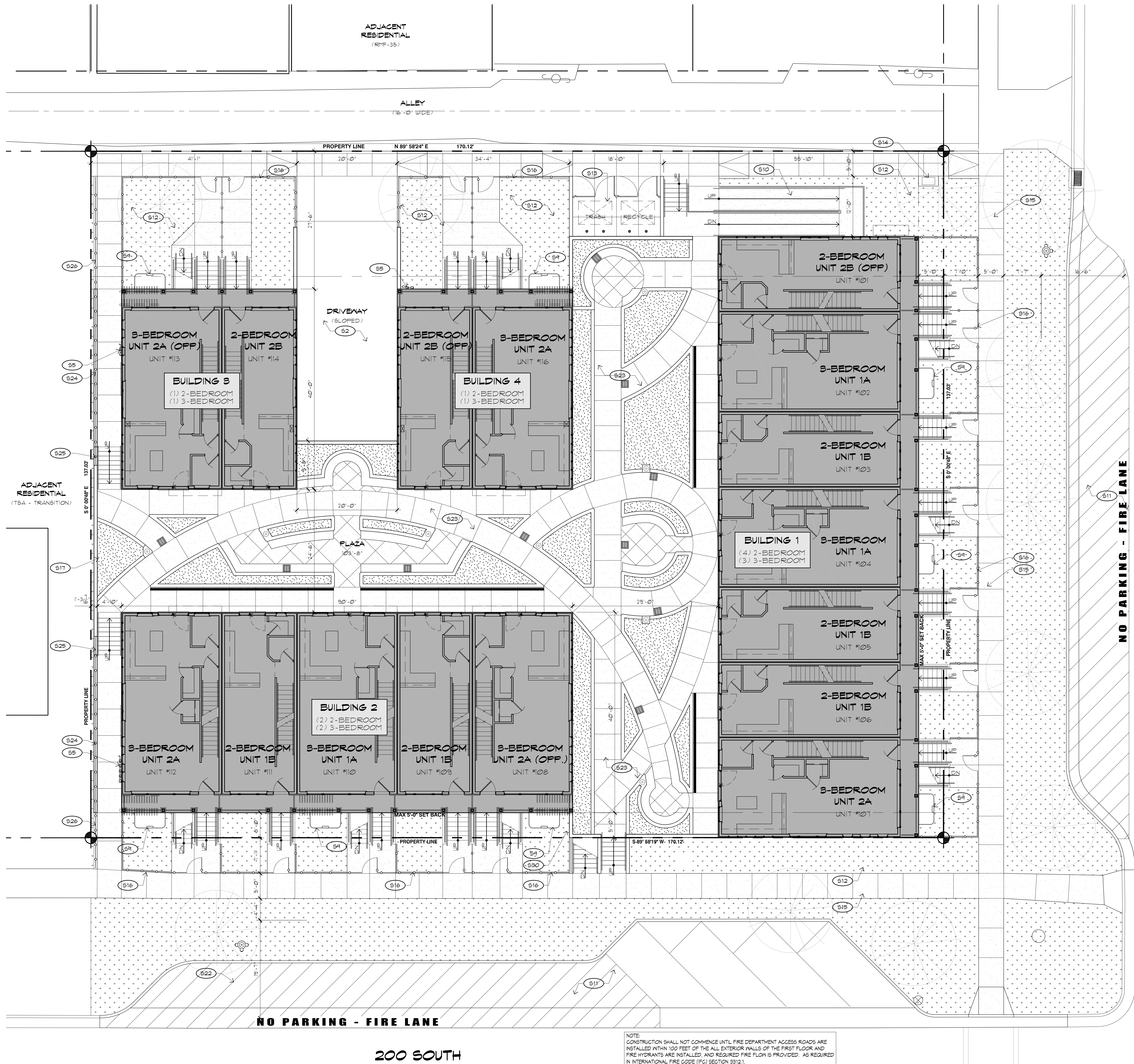
GENERAL NOTES:

- S1 SLOPE ALL GRADES AWAY FROM THE BUILDING AT 5% FOR FIRST 10'-0" FROM BUILDING
- S2 WALKWAY SLOPE AT EXTERIOR DOORWAYS SHALL BE 2 PERCENT IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) FOR NOT LESS THAN 44"

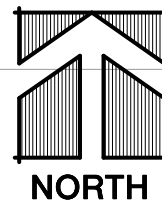
SHEET NOTES:

- S1 CONCRETE PARKING AREA - SLOPE TO DRAINS
- S2 SLOPED CONCRETE DRIVEWAY - SEE CIVIL, STRUCTURAL, & ELECTRICAL DRAWINGS
- S3 TRENCH DRAIN - SEE PLUMBING DRAWINGS
- S4 WALL MOUNTED BIKE RACK
- S5 PROPOSED LOCATION OF GAS METERS - SEE PLUMBING DRAWINGS
- S6 PROPOSED ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS
- S7 FIRE RISER LOCATION - SEE FIRE PROTECTION PLANS
- S8 METAL GUARDRAIL / RAILING (PAINTED) - SEE ITA/102
- S9 WINDOW WELL
- S10 ADA RAMP - SEE 81A/102
- S11 3" WIDE PAVEMENT MARKINGS - SEE CIVIL DRAWINGS
- S12 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- S13 TRASH ENCLOSURE AND APRON - SEE 1A/102
- S14 FREE STANDING CLUSTER MAIL BOXES MOUNTED ON CONCRETE PAD - COORDINATE LOCATION WITH POST OFFICE
- S15 NEW OR EXISTING SIDEWALK - SEE CIVIL DRAWINGS
- S16 3'-0" H. ROD IRON FENCE w/ 3'-0" WIDE ROD IRON GATE ON 4" WIDE CONCRETE MOW STRIP
- S17 CONCRETE RETAINING WALL - SEE STRUCTURAL DRAWINGS
- S18 CONCRETE PLANTER WALL - SEE 9 & 10/102
- S19 GLU-LAM SLAT BENCH - SEE 1A/102
- S20 NEW CURB AND GUTTER - SEE CIVIL DRAWINGS
- S21 NEW PAVEMENT AS REQUIRED - SEE CIVIL DRAWINGS
- S22 RELOCATED EXISTING FIRE HYDRANT - SEE CIVIL DRAWINGS
- S23 CONCRETE PLAZA DECK - SEE A/102
- S24 42" H. x 8" W. ARCHITECTURAL GRADE WALL w/ 4'-0" H. ROD IRON FENCE - SEE C/102S
- S25 42" H. x 8" W. ARCHITECTURAL GRADE SLOPED WALL w/ SLOPED ROD IRON FENCE - SEE C/102S
- S26 36" H. ROD IRON FENCE ON 8" W. x 4" H. CONCRETE CURB
- S27 TRAFFIC RATED IN SLAB PLUMBING EQUIPMENT - SEE PLUMBING DRAWINGS
- S28 PROVIDE A SIGN ON DOOR 6002 (LEFT LEAF) "FIRE ALARM PANEL" SIGN SHALL HAVE MIN. 4" H. x 1/4" STROKE, ARABIC LETTERS. PROVIDE CONTRASTING COLOR OF BACKGROUND.
- S29 PROVIDE A SIGN ON DOOR 6002 (RIGHT LEAF) "FIRE RISER ROOM" SIGN SHALL HAVE MIN. 4" H. x 1/4" STROKE, ARABIC LETTERS. PROVIDE CONTRASTING COLOR OF BACKGROUND.
- S30 FIRE DEPARTMENT CONNECTION - SEE FIRE SPRINKLER & CIVIL DRAWINGS
- S31 PROVIDE 6A-6002C FIRE EXTINGUISHER AND SURFACED MOUNTED w/ BREAK GLASS CABINET - EXTINGUISHER TO BE SPACED 4'-0" ON TRAVEL DISTANCE - VERIFY FINAL LOCATION WITH FIRE MARSHAL
- S32 FIRE ALARM PANEL - SEE ELECTRICAL DRAWINGS
- S33 FIRE HYDRANT - SEE CIVIL DRAWINGS
- S34 FIRE LANE - SEE CIVIL DRAWINGS
- S35 FIRE SPRINKLER STANDPIPE - SEE FIRE SPRINKLER DRAWINGS

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A PROPOSED SITE PLAN - PLAZA LEVEL
SCALE: 1/8" = 1'-0"



NOTE:
CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE
INSTALLED WITHIN 100 FEET OF THE ALL EXTERIOR WALLS OF THE FIRST FLOOR AND
FIRE HYDRANTS ARE INSTALLED, AND REQUIRED FIRE FLOW IS PROVIDED, AS REQUIRED
IN INTERNATIONAL FIRE CODE (IFC) SECTION 9012.1.

SITE INFORMATION

JURISDICTION	SALT LAKE CITY, UTAH
ZONING CODE	TS-A UN (URBAN NEIGHBORHOOD TRANSIT STATION)
LOT SIZE	23,311 SQ. FT. (.54 ACRES)
CONSTRUCTION	V-B
EXTERIOR VENEER	BRICK, CONCRETE, METAL EIFS
BUILDING FOOTPRINT	10,600 SQ. FT.
BUILDING 1	4,200 SQ. FT.
BUILDING 2	3,800 SQ. FT.
BUILDING 3	1,400 SQ. FT.
BUILDING 4	1,400 SQ. FT.
PLAZA FOOTPRINT	5,880 SQ. FT.
LOT COVERAGE	45 %
LOT COVERAGE	25 %
BUILDING UNITS	(4) 2-BEDROOM, (3) 3-BEDROOM
BUILDING 1	(2) 2-BEDROOM, (3) 3-BEDROOM
BUILDING 2	(1) 2-BEDROOM, (1) 3-BEDROOM
BUILDING 3	(1) 2-BEDROOM, (1) 3-BEDROOM
BUILDING 4	(1) 2-BEDROOM, (1) 3-BEDROOM
TOTAL UNITS (16 TOTAL)	(8) 2-BEDROOM, (8) 3-BEDROOM
LOT DENSITY	29.6 UNITS PER ACRE
REQUIRED OFF STREET PARKING	10 STALLS
3-BEDROOM w/ LIVE/WORK SPACE (1 1/4 PER UNIT MIN.)	10 STALLS
2-BEDROOM UNIT (1 1/2 PER UNIT MAX.)	8 STALLS
TOTAL STALL REQUIRED (MIN.)	18 STALLS
TOTAL STALL REQUIRED (MAX.)	24 STALLS
GARAGE PARKING (BELOW GRADE)	24 STALLS
MISCELLANEOUS PARKING REQUIREMENTS	2 SPACES REQUIRED
BIKE PARKING (5% OF MIN. VEHICULAR PARKING)	6 SPACES PROVIDED
ELECTRICAL VEHICLE PARKING	16 STALLS
STREET PARKING	4 STALLS
2-BEDROOM UNITS	2,361 SQ. FT.
1-CAR GARAGE	528 SQ. FT.
LIVING SPACE	1,460 SQ. FT.
EXTERIOR PATIO/TERRACE SPACE	328 SQ. FT.
3-BEDROOM UNITS	3,053 SQ. FT.
2-CAR GARAGE	457 SQ. FT.
LIVING SPACE	2,176 SQ. FT.
EXTERIOR PATIO/TERRACE SPACE	420 SQ. FT.
DEVELOPMENT SCORE:	
INTENSITY/DENSITY: MORE THAN 25 DWELLING UNITS PER ACRE	12
360 DEGREE ARCHITECTURE	20
BUILDING MATERIALS	20
ROOFTOP DESIGN & USE (COMMON SPACE)	6
ROOFTOP DESIGN & USE (SLOPING PLANES / OVERHANGS)	5
EYES ON THE STREET	15
PUBLIC SPACES AND PLAZAS	15
BICYCLE AMENITIES	3
STRUCTURED PARKING	25
ALTERNATIVE VEHICLE PARKING	12
TOTAL DEVELOPMENT SCORE:	133

GENERAL NOTES:

- S1 SLOPE ALL GRADES AWAY FROM THE BUILDING AT 5% FOR FIRST 10'-0" FROM BUILDING
- S2 WALKWAY SLOPE AT EXTERIOR DOORWAYS SHALL BE 2 PERCENT IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) FOR NOT LESS THAN 44"

SHEET NOTES:

- S1 CONCRETE PARKING AREA - SLOPE TO DRAINS
- S2 SLOPED CONCRETE DRIVEWAY - SEE CIVIL, STRUCTURAL, & ELECTRICAL DRAWINGS
- S3 TRENCH DRAIN - SEE PLUMBING DRAWINGS
- S4 WALL MOUNTED BIKE RACK
- S5 PROPOSED LOCATION OF GAS METERS - SEE PLUMBING DRAWINGS
- S6 PROPOSED ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS
- S7 FIRE RISER LOCATION - SEE FIRE PROTECTION PLANS
- S8 METAL GUARDRAIL / RAILING (PAINTED) - SEE ITA/102
- S9 WINDOW WELL
- S10 ADA RAMP - SEE B/A/101
- S11 3" WIDE PAVEMENT MARKINGS - SEE CIVIL DRAWINGS
- S12 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- S13 TRASH ENCLOSURE AND APRON - SEE I/A/101
- S14 FREE STANDING CLUSTER MAIL BOXES MOUNTED ON CONCRETE PAD - COORDINATE LOCATION WITH POST OFFICE
- S15 NEW OR EXISTING SIDEWALK - SEE CIVIL DRAWINGS
- S16 3'-0" H. ROD IRON FENCE w/ 3'-0" WIDE ROD IRON GATE ON 4" WIDE CONCRETE MOW STRIP
- S17 CONCRETE RETAINING WALL - SEE STRUCTURAL DRAWINGS
- S18 CONCRETE PLANTER WALL - SEE S & I/A/101
- S19 GLU-LAM SLAT BENCH - SEE S/A/101
- S20 NEW CURB AND GUTTER - SEE CIVIL DRAWINGS
- S21 NEW PAVEMENT AS REQUIRED - SEE CIVIL DRAWINGS
- S22 RELOCATED EXISTING FIRE HYDRANT - SEE CIVIL DRAWINGS
- S23 CONCRETE PLAZA DECK - SEE A/103
- S24 42" H. x 8" W. ARCHITECTURAL GRADE WALL w/ 4'-0" H. ROD IRON FENCE - SEE C/A/105
- S25 42" H. x 8" W. ARCHITECTURAL GRADE SLOPED WALL w/ SLOPED ROD IRON FENCE - SEE C/A/105
- S26 36" H. ROD IRON FENCE ON 8" W. x 4" H. CONCRETE CURB
- S27 TRAFFIC RATED IN SLAB PLUMBING EQUIPMENT - SEE PLUMBING DRAWINGS
- S28 PROVIDE A SIGN ON DOOR G202 (LEFT LEAF) "FIRE ALARM PANEL" SIGN SHALL HAVE MIN. 4" H. x 1/4" STROKE, ARABIC LETTERS. PROVIDE CONTRASTING COLOR OF BACKGROUND.
- S29 PROVIDE A SIGN ON DOOR G202 (RIGHT LEAF) "FIRE RISER ROOM" SIGN SHALL HAVE MIN. 4" H. x 1/4" STROKE, ARABIC LETTERS. PROVIDE CONTRASTING COLOR OF BACKGROUND.
- S30 FIRE DEPARTMENT CONNECTION - SEE FIRE SPRINKLER & CIVIL DRAWINGS
- S31 PROVIDE 6A: 60BC FIRE EXTINGUISHER AND SURFACED MOUNTED w/ BREAK GLASS CABINET - EXTINGUISHER TO BE SPACED # 50'-0" TRAVEL DISTANCE - VERIFY FINAL LOCATION WITH FIRE MARSHAL
- S32 FIRE ALARM PANEL - SEE ELECTRICAL DRAWINGS.
- S33 FIRE HYDRANT - SEE CIVIL DRAWINGS.
- S34 FIRE LANE - SEE CIVIL DRAWINGS
- S35 FIRE SPRINKLER STANDPIPE - SEE FIRE SPRINKLER DRAWINGS

S:\2017\16117\Landscaping\Prod\DWG\16117_Landscaping.dwg 16117 Landscaping Jacob Nov 30, 2017 - 8:45am

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call Before You Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LANDSCAPE SUMMARY DATA - SALT LAKE CITY

GENERAL SITE INFORMATION:		REQUIRED	PROVIDED
ZONED AS	TSA-UNT		
TOTAL AREA ON-SITE	NA	54 AC. ± 23,311 S.F.	
TOTAL USABLE OPEN SPACE AREA ON-SITE - 10%	23,311 x .10 = 2,331	10,555 S.F. ± 45%	
TOTAL TURF AREA ON-SITE - 10%		735 S.F. (23,311 S.F. ± 3.2%)	
STREET FRONTAGE - 200 SOUTH STREET:			
TREES - 1 TREE PER 30 L.F. OF FRONTAGE	206 L.F. / 30' = 6.9	7	
STREET FRONTAGE - 1000 WEST STREET:			
TREES - 1 TREE PER 30 L.F. OF FRONTAGE	172 L.F. / 30' = 5.7	6	
ALLEYWAY:			
TREES - 1 TREE PER 30 L.F. OF FRONTAGE (EXCLUDES DRIVE)	189 L.F. / 30' = 6.3	3	

*ONLY 3 TREES HAVE BEEN PROVIDED ALONG ALLEYWAY DUE TO CONFLICTS WITH UTILITIES, HARDSCAPE, AND LARGE STREET TREE ON 1000 WEST.

PLANT HYDROZONES

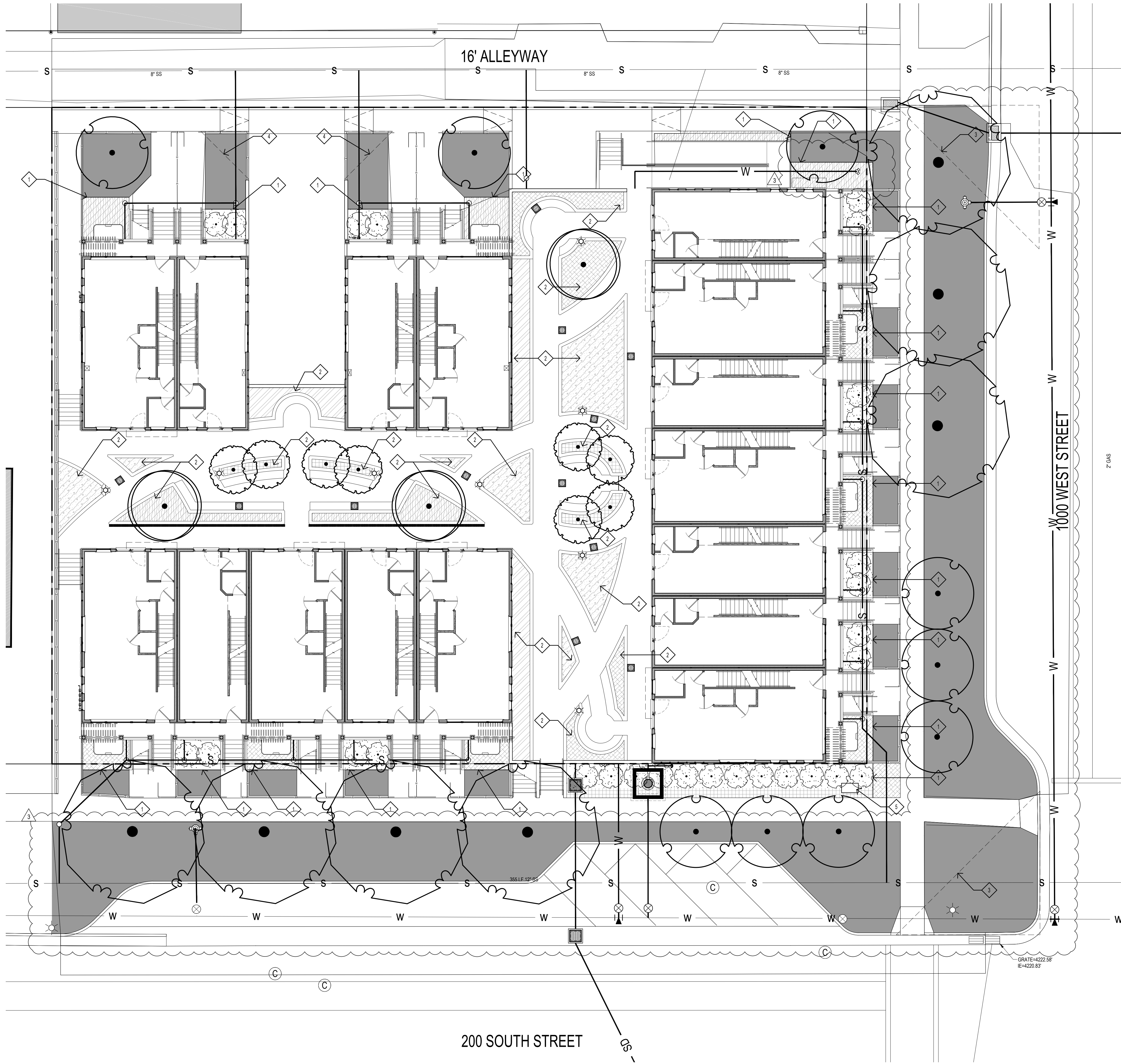
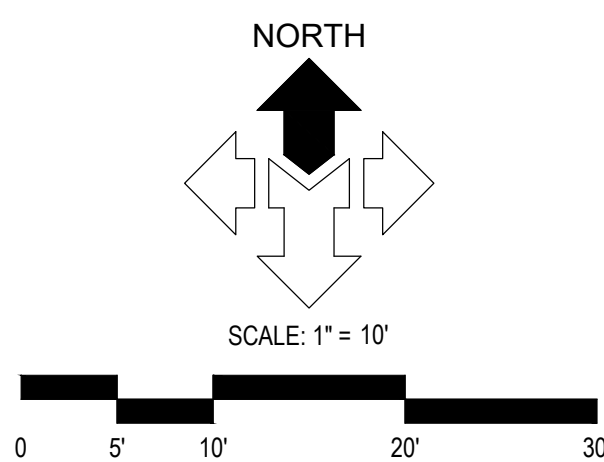
PLANT TYPE	HYDROZONES
CORAL BARK MAPLE	T03
LOLLIPOP CRABAPPLE	T03
IVORY SILK TREE LILAC	T02
STERLING SILVER LINDEN	T04
IVORY HALO DOGWOOD	S02
NEEDLEPOINT IVY	G2
JAPANESE FOREST GRASS	TC3
YAKU JIMA MISCANTHUS	TW3
HAMELN FOUNTAIN GRASS	TW2
MUNSTEAD ENGLISH LAVENDER	P2

PLANTING NOTES

- ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL QUANTITY CALCULATIONS BASED ON THE PLANTING PLAN.
- PLANT COMMON NAMES ARE SHOWN AS A REFERENCE ONLY. USE COMPLETE BOTANICAL NAMES WHEN PURCHASING ALL PLANT MATERIAL.
- APPLY A PRE-EMERGENT HERBICIDE TO ALL PLANTING BED AND COBBLE AREAS FOLLOWING INSTALLATION OF PLANT MATERIAL BUT PRIOR TO PLACING FABRIC AND MULCH. AREAS SHALL BE FREE OF EXISTING WEED GROWTH BEFORE APPLICATION OF HERBICIDE.
- ALL PLANTING BEDS ARE TO HAVE A 3" BARK MULCH LAYER.
- SEE SHEET SITE UTILITY PLAN (C4.01) FOR EXISTING AND PROPOSED UTILITIES WITHIN PARK STRIP.
- PROTECT AND PRESERVE WATERPROOFING, DRAINAGE AND ALL OTHER GREEN ROOF LAYERS AND CONFIRM THAT THEY HAVE BEEN PROPERLY INSTALLED WITHIN RAISED PLANTING BEDS (BY OTHERS) PRIOR TO ADDING GROWTH MEDIUM - SEE ARCHITECTURAL PLANS. IRRIGATION STUB AND DRAINAGE PIPE SHOULD BE INSTALLED (BY OTHERS) AND PENETRATIONS INTO PARKING STRUCTURE SHALL BE SEALED (BY OTHERS) PRIOR LANDSCAPE INSTALLATION.

REFERENCE NOTES

- METAL EDGING - SEE DETAIL FL3.01
- UTELITE INTENSIVE GREEN ROOF LIGHTWEIGHT PLANTING MEDIA (801243-9348) OR APPROVED EQUAL, INSTALLED ABOVE OTHER GREEN ROOF SYSTEM LAYERS TO 4" BELOW TOP OF WALL AS PER APPLICABLE SOPREMA SPECIFICATIONS. SEE PLANTING NOTE 6.
- 30" x 30" SIGHT TRIANGLE
- 10' x 10' SIGHT TRIANGLE
- CONCRETE PAD FOR BACKFLOW PREVENTER - SEE IRRIGATION PLAN



PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	DETAIL	
	CORAL BARK MAPLE	ACER PALMATUM 'SANGO KAKU'	2' CAL	DL3.01	
	LOLLIPOP CRAB APPLE	MALUS X 'LOLLIZAM'	15 GAL	DL3.01	
	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2' CAL	DL3.01	
	STERLING SILVER LINDEN	TILIA TOMENTOSA 'STERLING'	2' CAL	DL3.01	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	DETAIL	
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO' TM	5 GAL	BL3.01	
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	SPACING	DETAIL
	NEEDLEPOINT ENGLISH IVY	HEDERA HELIX 'NEEDLEPOINT'	1 GAL	18" o.c.	BL3.01
ORNAMENTAL GRASSES	COMMON NAME	BOTANICAL NAME	CONT	SPACING	DETAIL
	JAPANESE FOREST GRASS	HAKONECHLOA MACRA 'ALL GOLD'	1 GAL	18" o.c.	AL3.01
	YAKU JIMA DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	5 GAL	36" o.c.	AL3.01
	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL	24" o.c.	AL3.01
PERENNIALS	COMMON NAME	BOTANICAL NAME	CONT	SPACING	DETAIL
	MUNSTEAD ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	1 GAL	18" o.c.	AL3.01
TURF	COMMON NAME	BOTANICAL NAME	CONT	SPACING	DETAIL
	LAWN SOD "IMPERIAL BLUE" FROM CHANSHARE FARMS (888) 500-EASY OR APPROVED EQUAL. INSTALL OVER MIN. 5" TOPSOIL LAYER.	POA PRATENSIS			GL3.01
BARK MULCH	"SUPREME SHREDDED BARK" FROM MILLER COMPANIES (435) 245-3157 OR APPROVED EQUAL. INSTALL OVER MIN. 5" TOPSOIL LAYER.		Install over Dewatts Pro 5 weed barrier fabric. Bark mulch shall be free of dirt, rock and other foreign debris.		Detail EIL3.01 & Planting Note 5

A NEW TOWNHOME DEVELOPMENT FOR:

EUCLID CORNERS
NEIGHBOR WORKS

1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

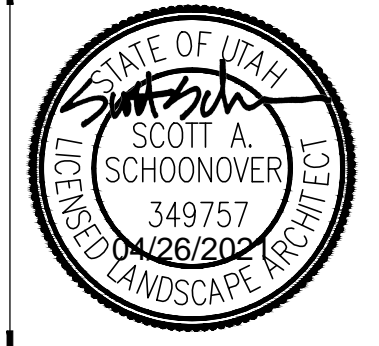
REVISIONS		DESCRIPTION
REV	DATE	
1	4/28/17	PLAN REVIEW COMMENTS
2	5/12/17	PER CITY COMMENTS
3	12/29/17	CITY COMMENTS

PROJECT NO: 16517
DESIGNED BY: JH
CHECKED BY: SS
DATE: FEB. 28, 2017

PLANTING PLAN

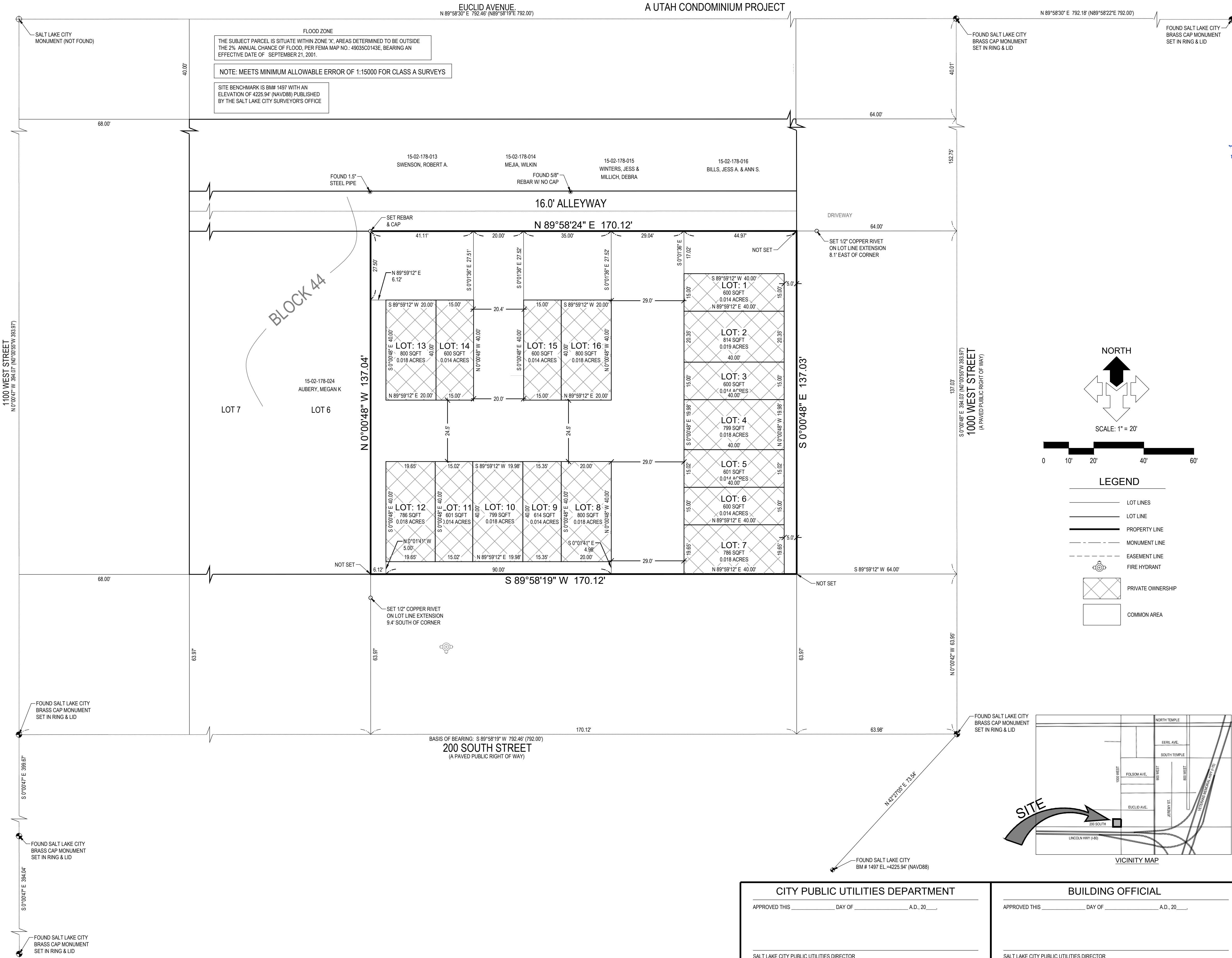
L1.01

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Structural Engineering • Land Surveying & HDS



EUCLID CORNER PRELIMINARY SUBDIVISION

A RESIDENTIAL PLANNED UNITY DEVELOPMENT
LOCATED IN THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 1 SOUTH,
RANGE 1 WEST SALT LAKE BASE AND MERIDIAN.
1002 WEST 200 SOUTH, SALT LAKE CITY, UTAH
A UTAH CONDOMINIUM PROJECT



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6135190, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

EUCLID CORNER PRELIMINARY SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

LOT 2 THRU 5, BLOCK 1 KELSEY AND GILLESPIE SUBDIVISION OF BLOCK 44, PLAT "C" ACCORDING TO THE OFFICIAL PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID CORNER BEING NORTH 0°00'48" WEST, ALONG THE 1000 WEST STREET MONUMENT LINE, A DISTANCE OF 63.95 FEET AND SOUTH 89°58'12" WEST, PERPENDICULAR TO SAID MONUMENT LINE, A DISTANCE OF 64.00 FEET, FROM THE SALT LAKE CITY MONUMENT MARKING THE INTERSECTION OF 200 SOUTH AND 1000 WEST STREET (BASIS OF BEARING BEING SOUTH 89°58'19" WEST, ALONG THE 200 SOUTH STREET MONUMENT LINE, BETWEEN MONUMENT FOUND AT 1000 WEST AND 1100 WEST) AND RUNNING THENCE SOUTH 89°58'19" WEST, ALONG THE NORTH LINE OF SAID 200 SOUTH STREET, A DISTANCE OF 170.12 FEET, TO THE WEST LINE OF SAID LOT 5, THENCE NORTH 0°00'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.04 FEET, TO THE NORTHWESTERLY CORNER THEREOF AND THE SOUTH LINE OF 16.0' WIDE ALLEYWAY, THENCE NORTH 89°58'24" EAST, ALONG THE SOUTH LINE OF SAID ALLEYWAY AND THE NORTHERLY LINES OF LOTS 2 THRU 5, A DISTANCE OF 170.12 FEET, TO THE WESTERLY LINE OF AFORESAID 1000 WEST STREET, THENCE SOUTH 0°00'48" EAST, ALONG SAID WESTERLY LINE, BEING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 137.03 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 23,311 SQUARE FEET, OR 0.535 ACRES.



DENNIS K. WITHERS
L.S. LICENSE NO. 6135190

OWNER'S DEDICATION

SALT LAKE NEIGHBORHOOD HOUSING SERVICES, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS "EUCLID CORNER PRELIMINARY SUBDIVISION" DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS AND OTHER PROPERTY AS SHOWN ON THIS PLAT AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

SALT LAKE NEIGHBORHOOD HOUSING SERVICES

BY: _____

PRINT NAME: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE MANAGER OF SALT LAKE NEIGHBORHOOD HOUSING SERVICES, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING OWNER'S DEDICATION REGARDING THE EUCLID CORNER PRELIMINARY SUBDIVISION WAS SIGNED BY HIM/HER ON BEHALF OF SAID SALT LAKE NEIGHBORHOOD HOUSING SERVICES.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINTED NAME _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

LIEN HOLDER'S CONSENT TO RECORD

ON APRIL 25, 2012, WELLS FARGO BANK, NATIONAL ASSOCIATION, A PUBLIC ENTITY, ENTERED INTO A DEED OF TRUST, ASSIGNMENT OF REVENUE, SECURITY AGREEMENT AND FINANCING STATEMENT ("DEED OF TRUST") WITH SALT LAKE NEIGHBORHOOD HOUSING SERVICES, A UTAH LIMITED LIABILITY COMPANY, AND EUCLID CORNER HOUSING L.L.C., A UTAH LIMITED LIABILITY COMPANY TO WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION, TRUSTEE, FOR THE BENEFIT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, BENEFICIARY, DATED APRIL 25, 2012 AND RECORDED MAY 1, 2012 AS ENTRY NO. 1163137, IN BOOK 1013, AT PAGE 234. MODIFIED BY THAT CERTAIN MODIFICATION AGREEMENT AMENDING DEED OF TRUST RECORDED MARCH 27, 2014 AS ENTRY NO. 1182487 IN BOOK 10219 AT PAGE 8760. SAID DEED OF TRUST WAS PARTIALLY RE-CONVEYED TO OTHER PROPERTY BY INSTRUMENT RECORDED DECEMBER 18, 2014 AS ENTRY NO. 11964650 IN BOOK 10283 AT PAGE 2129.

WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION IS FULLY AWARE THAT EUCLID CORNER GROUP L.L.C. IS IN THE PROCESS OF RECORDING A PLAT CREATING A CONDOMINIUM PROJECT KNOWN AS EUCLID CORNER PRELIMINARY SUBDIVISION AND WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION HEREBY CONSENTS TO THE PLAT FOR ALL PURPOSES SHOWN HEREON.

DATED THIS ____ DAY OF _____, 2015.

By: _____

Printed Name: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE ____ OF _____, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM/HER ON BEHALF OF: WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

(PRINT NAME) _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

EUCLID CORNER PRELIMINARY SUBDIVISION

A RESIDENTIAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
1002 WEST 200 SOUTH, SALT LAKE CITY, UTAH
A UTAH CONDOMINIUM PROJECT.

SALT LAKE COUNTY RECORDER

RECORD NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

CITY PLANNING DIRECTOR

APPROVED THIS ____ DAY OF _____ A.D., 20__,
BY THE SALT LAKE CITY PLANNING COMMISSION.

PLANNING DIRECTOR _____ DATE _____

CITY ATTORNEY

APPROVED THIS ____ DAY OF _____ A.D., 20__,

SALT LAKE CITY ATTORNEY _____

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS ____ DAY OF _____ A.D.,
20__, AND IT IS HEREBY APPROVED.

SALT LAKE CITY MAYOR _____

SALT LAKE CITY RECORDER _____

COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____ A.D., 20__,

SALT LAKE COUNTY HEALTH DEPARTMENT _____

BUILDING OFFICIAL

APPROVED THIS ____ DAY OF _____ A.D., 20__,

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.

CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____