

WEST VILLAGE

SALT LAKE CITY

DESIGN REVIEW
SITE DEVELOPMENT REVIEW

PROJECT DATA

CONTACT

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PROJECT DESCRIPTION

Mixed-use project consisting of 3 Buidlings: Type IIIA over Type IA construction with a total unit count of 602 units. This project features over 411,088 sf of residential, 13,539 sf of retail, 3,237 sf of amenities, and 310,342 sf of above grade parking.

ZONE

ADDRESS: 900 South 400 West
Salt Lake City, Utah

APN: -

ZONE: CG General Commercial

DESIGNATION:

Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

LOT INFORMATION

LOT 1 & 12-20 (BLDG 3)

LOT AREA: 45,738 SF (1.05 AC)

BUILDING AREA: -

ALLOWABLE FLOOR AREA LIMIT: -

UNITS IN LOT: 229

DU PER ACRE: 205

LOT 1-16 & 36-51 (BLDG 2)

LOT AREA: 155944.8 SF (3.58 AC)

BUILDING AREA: -

ALLOWABLE FLOOR AREA LIMIT: -

UNITS IN LOT: 373

DU PER ACRE: 164

*SEE SITE PLAN FOR APN AND LOT CONSOLIDATION

HEIGHT

21A.26.070: CG GENERAL COMMERCIAL DISTRICT:

F. Maximum Height: No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.

1. Procedure For Modification: A modification to the height regulations in this subsection F may be granted through the design review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission or in the case of an administrative approval the Planning Director or designee, shall find that the increased height will result in improved site layout and amenities.

2. Landscaping: If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors.

3. Maximum Additional Height: Additional height shall be limited to thirty feet (30'). (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 15-13, 2013; Ord. 12-11, 2011; Ord. 61-09 § 18, 2009; Ord. 3-01 § 2, 2001; Ord. 35-99 § 27, 1999; Ord. 26-95 § 2(13-6), 1995)

CG HEIGHT ALLOWABLE: 60'-0"

MAX ADDITIONAL HEIGHT WITH DESIGN REVIEW: 30'-0"

PROPOSED:

BUILDING 2 90'-0"

BUILDING 3 90'-0"

SETBACKS

REQUIRED:

Front Yard: Ten feet (10')

Corner Side Yard: Ten feet (10')

Interior Side Yard: None required

Rear Yard: Ten feet (10')

Buffer Yard: All lots abutting residential property shall conform to the buffer requirements of chapter 21A.48 of this title.

PROPOSED

Front Yard: Ten feet (10')

Corner Side Yard: Ten feet and six inches (10'-6")

Interior Side Yard: 0'

Rear Yard: Ten feet (10')

Buffer Yard: -

GROSS BUILDING AREA

Area Schedule (GBA - DESIGN)	
Name	Area

AMENITY	7,258 SF
CORE	11,456 SF
CORRIDOR	28,975 SF
COURTYARD	10,674 SF
DOG SPA	850 SF
GREENERY	373 SF
IDF / MECH	3,392 SF
LOBBY	8,343 SF
MEP	2,237 SF
PARKING	238,196 SF
PODIUM DECK	10,414 SF
POOL	300 SF
POOL DECK	3,725 SF
POOL EQUIPMENT ROOM	1,230 SF
RESIDENTIAL UNITS	274,850 SF
RETAIL	3,729 SF
ROOFTOP DECK	520 SF
STORAGE	914 SF
BUILDING 2	607,436 SF

AMENITY	6,281 SF
BIKE STORAGE	768 SF
CO-WORKING	4,358 SF
CORE	21,708 SF
CORRIDOR	48,820 SF
ELEC. ROOM	585 SF
IDF / MECH	1,577 SF
LEASING	1,410 SF
LOBBY	3,747 SF
PARKING	72,146 SF
PODIUM DECK	10,615 SF
POOL	400 SF
POOL & SPA	525 SF
POOL DECK	2,872 SF
POOL EQUIPMENT ROOM	1,463 SF
RESIDENTIAL UNITS	346,080 SF
RETAIL	4,245 SF
ROOFTOP DECK	935 SF
STORAGE	1,840 SF
TRASH	314 SF
BUILDING 3	530,689 SF
	1,138,124 SF
Grand total: 387	

RESIDENTIAL DENSITY

DWELLING UNITS PROPOSED		
UNIT TYPE	UNIT COUNT	UNIT MIX
BUILDING 2		
1 BED + DEN	51	8%
1 BEDROOM	227	38%
2 BED + DEN	8	1%
2 BEDROOMS	36	6%
3 BED + DEN	4	1%
3 BEDROOMS	1	0%
STUDIO	46	8%
	373	62%

DWELLING UNITS PROPOSED		
UNIT TYPE	UNIT COUNT	UNIT MIX
BUILDING 3		
1 BEDROOM	189	31%
2 BEDROOMS	14	2%
STUDIO	26	4%
	229	38%
Grand total:	602	100%

UNIT COUNT				
UNIT TYPE	UNIT NAME	MARKET RENTABLE AREA (SF)	UNIT COUNT	TOTAL AREA
1 BEDROOM	1B-01	623 SF	64	39,853 SF
1 BEDROOM	1B-02	609 SF	64	38,978 SF
1 BEDROOM	1B-03	665 SF	2	1,330 SF
1 BED + DEN	1B-03.2	733 SF	36	26,395 SF
1 BEDROOM	1B-03.4	630 SF	3	1,891 SF
1 BEDROOM	1B-04.2	793 SF	2	1,585 SF
1 BEDROOM	1B-05	566 SF	6	3,395 SF
1 BEDROOM	1B-06	976 SF	12	11,710 SF
1 BEDROOM	1B-07	744 SF	2	1,489 SF
1 BEDROOM	1B-07.2	754 SF	5	3,769 SF
1 BEDROOM	1B-10	859 SF	10	8,586 SF
1 BEDROOM	1B-11	597 SF	7	4,176 SF
1 BED + DEN	1B-13	905 SF	5	4,524 SF
1 BEDROOM	1B-13.2	657 SF	4	2,629 SF
1 BEDROOM	1B-15	717 SF	10	7,172 SF
1 BED + DEN	1B-16	655 SF	10	6,551 SF
1 BEDROOM	1B-17	538 SF	18	9,675 SF
1 BEDROOM	1B-18	501 SF	2	1,003 SF
1 BEDROOM	1B-19	571 SF	16	9,130 SF
2 BEDROOMS	2B-01	883 SF	4	3,531 SF
2 BEDROOMS	2B-02	1,186 SF	5	5,932 SF
2 BEDROOMS	2B-02.3	1,245 SF	1	1,245 SF
2 BEDROOMS	2B-02.3.1	1,245 SF	8	9,962 SF
2 BED + DEN	2B-02.4	1,473 SF	1	1,473 SF
2 BEDROOMS	2B-02.5	1,146 SF	5	5,731 SF
2 BEDROOMS	2B-05	1,030 SF	4	4,120 SF
2 BED + DEN	2B-TH	1,632 SF	7	11,422 SF
2 BEDROOMS	2B-TH2	1,731 SF	4	6,926 SF
2 BEDROOMS	2B-TH2.2	1,720 SF	5	8,602 SF
3 BED + DEN	3B-01	1,432 SF	4	5,727 SF
3 BEDROOMS	3B-TH	2,175 SF	1	2,175 SF
STUDIO	ST-03	459 SF	20	9,189 SF
STUDIO	ST-04	492 SF	1	492 SF
STUDIO	ST-04.2	537 SF	25	13,430 SF
BUILDING 2			373	273,798 SF
1 BEDROOM	1B-03.5	516 SF	72	37,152 SF
1 BEDROOM	1B-03.6	516 SF	5	2,580 SF
1 BEDROOM	1B-04.1	755 SF	5	3,774 SF
1 BEDROOM	1B-07.3	654 SF	16	10,457 SF
1 BEDROOM	1B-08	639 SF	45	28,751 SF
1 BEDROOM	1B-09	624 SF	1	624 SF
1 BEDROOM	1B-12	696 SF	5	3,481 SF
1 BEDROOM	1B-13.2	657 SF	35	23,002 SF
1 BEDROOM	1B-15	717 SF	5	3,586 SF
2 BEDROOMS	2B-01.2	878 SF	3	2,633 SF
2 BEDROOMS	2B-04	845 SF	1	845 SF
2 BEDROOMS	2B-06	797 SF	6	4,780 SF
2 BEDROOMS	2B-TH3.2	1,137 SF	4	4,549 SF
STUDIO	ST-01	429 SF	20	8,584 SF
STUDIO	ST-02	415 SF	6	2,491 SF
BUILDING 3			229	137,290 SF
			602	411,088 SF

Market Rentable AVG Area: 655 SF

Total Net Rentable: 639,984 SF

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ARCHITECTURE

.GEN-00 COVERSHEET

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PROJECT DATA

PARKING DEMAND STRATEGIES

RESIDENTIAL

1. (Zone CG) Per table 21A-44.030.G.1, (2) parking spaces per 2BD, (1) space per 1BD, (1/2) per single room under 600 sf
3. Per 21A.44.050.C.3.a, the minimum parking can be reduced to 75% of required parking
4. Parking maximums per 21A-44.030.H
5. Per 21A.44.050.C.3.b, the maximum parking can be doubled
6. ADA stalls required per table 21A.44.040.D
7. Per IBC 1106.5, (1) VAN stall shall be required for every (6) ADA stalls
8. Per 21A.44.050.B.2, (1) EV shall be required every 25 spaces
9. Tandem stalls to be assigned to a single unit
10. Per 21A.44.080, (1) short loading zone required for 100,000-200,000 sf of residential

RETAIL

1. Per table 21A-44.030.G.2, no parking is required for the first 25,000 sf of usable floor area. One space shall be required per 1,000 SF of usable area in excess of 25,000 SF.
2. Per table 21A-44030.H.2 the max parking is 25 spaces for the first 25,000 sf and no more than 1 per 1,000 sf there after.
3. Per 21A.44.080, (1) short loading zone required for 25,000-40,000 sf of retail

RESIDENTIAL PARKING REQUIRED

RESIDENTIAL BUILDING 2 (370 DU) REQUIRED:

(45 2BD= 90) + (6 3BD= 12) + (273 1BD= 273) + (46 STUDIO=23) =398 SPACES

RESIDENTIAL BUILDING 3 (232 DU) REQUIRED:

(14 2BD= 28) + (196 1BD= 196) + (26 STUDIO= 13) = 237 SPACES

SUB-TOTAL = 237 x 75% = 178

**NOTE: REFER TO SHARED PARKING STRATEGY AND PARKING REDUCTION*

OFFICE PARKING

OFFICE BUILDING DONE BY OTHERS

REQUIRED TOTAL: 375 SPACES

SHARED PARKING CALCULATIONS

GENERAL LAND USE CLASSIFICATION	MIDNIGHT 7:00AM	7:00AM 6:00PM	6:00AM MIDNIGHT	MIDNIGHT 7:00AM	7:00AM 6:00PM	6:00AM MIDNIGHT
OFFICE STALLS	5% 19	100% 375	5% 19	0% 0	5% 19	0% 0
RESIDENT BLDG. 2 STALLS	100% 398	50% 199	80% 319	100% 398	75% 299	75% 299
TOTAL PARKING:	417	574	338	398	318	299

**NOTE: REFER TO SHARED PARKING STRATEGY AND PARKING REDUCTION*

21A.44.050 Transportation Demand Management

C.3. Modification of the Number of Required Parking Spaces

a. Reduction Of The Number Of Required Parking Spaces: The minimum number of off street parking spaces, as determined by section 21A.44.030, table 21A.44.030 of this chapter, can be reduced to seventy five percent (75%) of the minimum requirement provided the applicant fulfills at least two (2) of the minor transportation demand management strategies listed in this subsection. This modification shall only apply to the minimum established in section 21A.44.030, table 21A.44.030 of this chapter prior to any other permitted parking reductions.

4.b. Minor Transportation Demand Management Strategies

- (1) Permanently sheltered, covered or secure facilities for the required bicycle parking.
- (3) Participation in, investment in or sponsorship of an approved bicycle sharing program.

**The project is accommodating item (1) and (3).*

STANDARD STALLS REQUIRED: 702 SPACES
 ADA STALLS REQUIRED (2% OF TOTAL): 16 SPACES
 ADA VAN STALLS REQUIRED (1 SPACE/ 8 ADA): 2 SPACES
 EV STALLS REQUIRED (1 SPACE / 25 SPACES): 31 SPACES

REQUIRED TOTAL: 752 SPACES

RETAIL PARKING

REQUIRED RETAIL (7,537 SF): 2 SPACES / 1,000 SF

REQUIRED TOTAL: 16 x 75% 12 SPACES

REQUIRED TOTAL (RESIDENTIAL + OFFICE + RETAIL): 764 SPACES

PROPOSED TOTAL RESIDENTIAL & OFFICE

Level	Description	Count
LEVEL 1 (4231')	STANDARD	206
LEVEL 1 (4231')	HC	9
LEVEL 1 (4231')	HC VAN	1
LEVEL 2	STANDARD	243
LEVEL 2	HC	5
LEVEL 2	HC VAN	1
LEVEL 3	STANDARD	245
LEVEL 3	HC	4
LEVEL 3	HC VAN	1
LEVEL 4	STANDARD	120
TOTAL		835

PROPOSED TOTAL RETAIL

12 SPACES

**Retail parking provided on-street*

PROPOSED TOTAL (RESIDENTIAL + OFFICE):

835 SPACES

BICYCLE PARKING

Per 21A.44.05.0.B.3.C.1, for any residential or commercial use, bicycle parking shall be 5% of the vehicular parking spaces. At least two bicycle parking space required.

REQUIRED RESIDENTIAL BICYCLE PARKING:
 = 835 X 5% = 42 SPACES

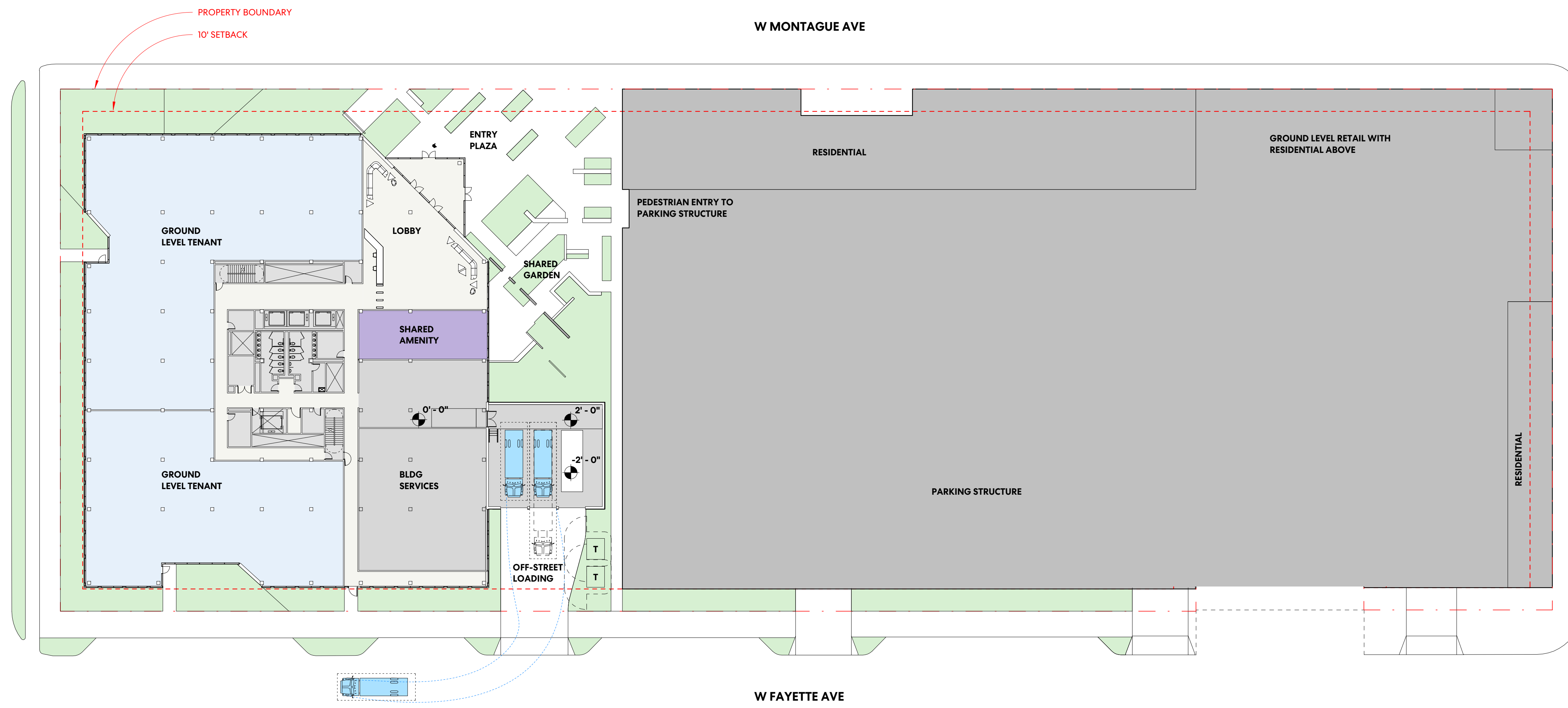
REQUIRED RETAIL BICYCLE PARKING:
 = 12 X 5% = 1 SPACE

TOTAL BICYCLES PROVIDED RESIDENTIAL & COMMERCIAL

BUILDING 1 LEVEL 1	0
BUILDING 2 LEVEL 1	36
BUILDING 3 LEVEL 1	28
TOTAL	64

TOTAL BICYCLES PROVIDED RETAIL

LEVEL 1	8
TOTAL	8



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SALT LAKE CITY, UT 84101

Entitlement Package

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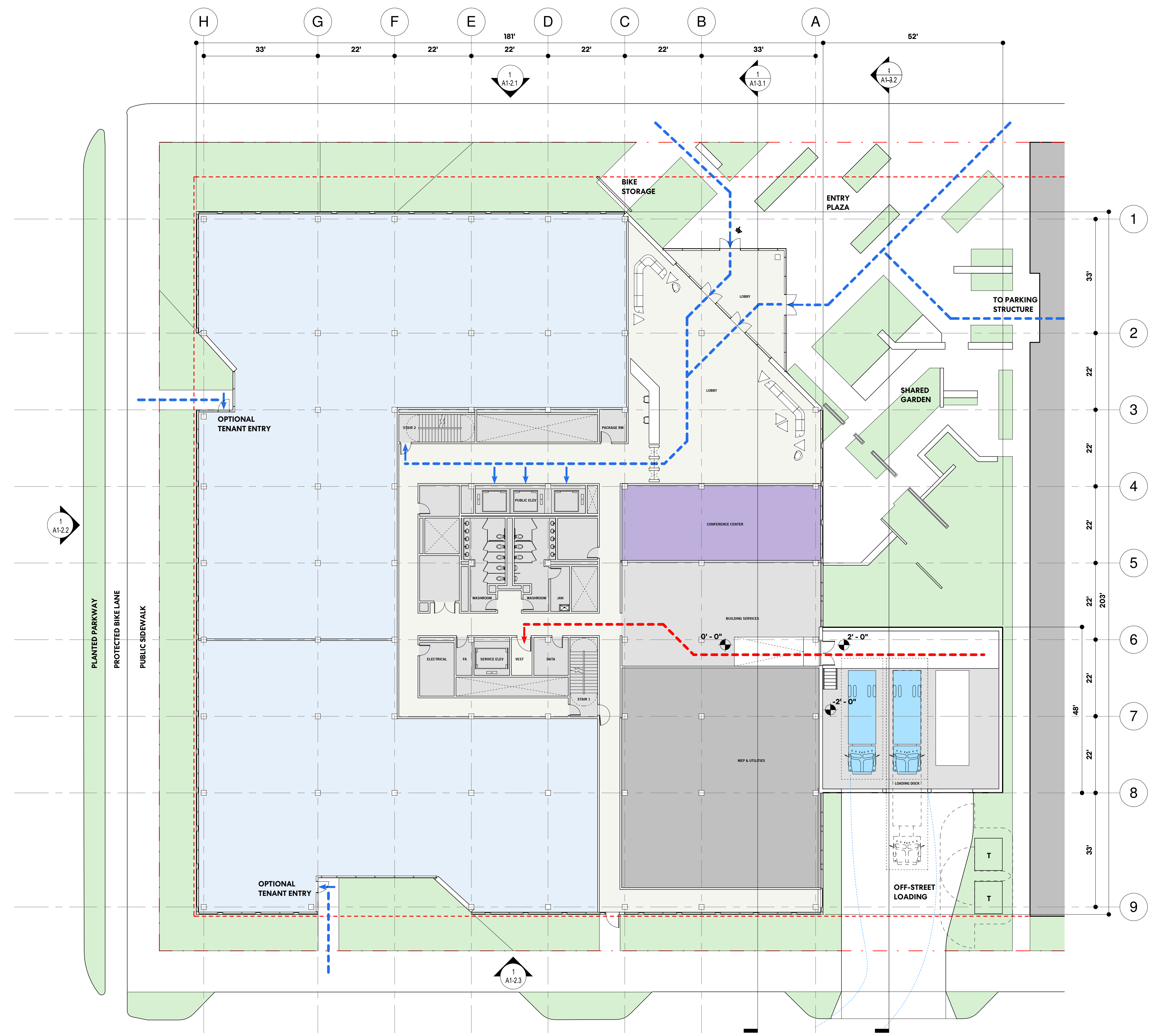
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A1-0
SITE PLAN
1" = 30'-0"



OFF-STREET LOADING AREA (§ 21A-44.070)
 Office/Commercial Use
 50,000 - 100,000 GSF = 1 Short (35'-0"L x 12'-0"W x 14'-0"H)
 Each additional 100,000 GSF = 1 Short

LEGEND

 Circulation	 Lab	 Mechanical
 Courtyard	 Office	 Personnel Path
 Shared Amenity	 Building Core	 Material Path

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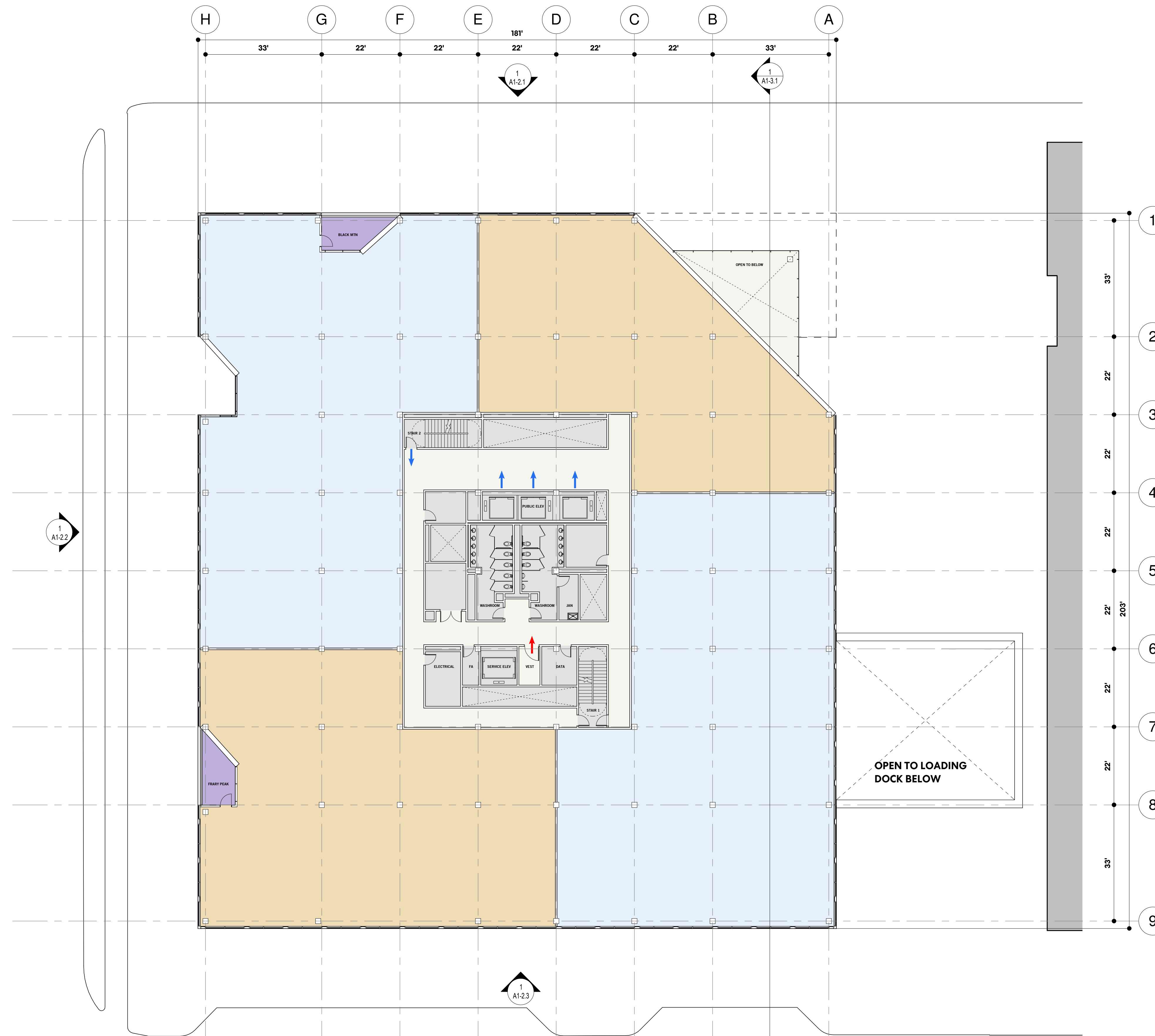
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A1-1.1
LEVEL 1 FLOOR PLAN
 1/16" = 1'-0"



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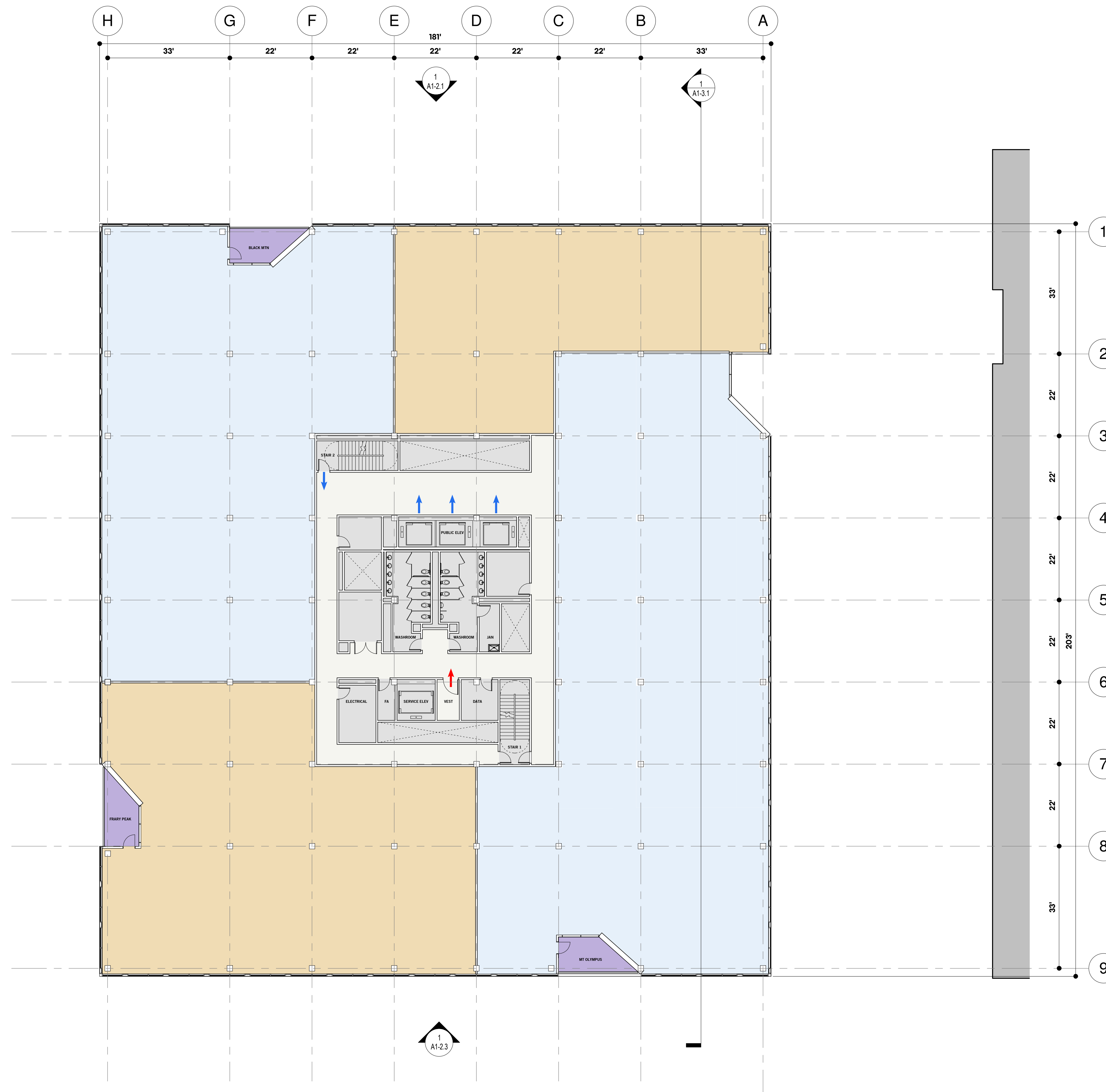
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LEGEND

- | | | |
|----------------|---------------|----------------|
| Circulation | Lab | Mechanical |
| Courtyard | Office | Personnel Path |
| Shared Amenity | Building Core | Material Path |

A1-1.2
LEVEL 2 FLOOR PLAN
1/16" = 1'-0"



LEGEND

 Circulation	 Lab	 Mechanical
 Courtyard	 Office	 Personnel Path
 Shared Amenity	 Building Core	 Material Path

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A1-1.3
TYPICAL FLOOR PLAN
 1/16" = 1'-0"



WS-3 METAL PANEL
 (LOADING DOCK ENCLOSURE, PUBLIC-FACING SIDE)
 CORRUGATED METAL PANEL SYSTEM
 FINISHED TO MATCH CW-1 FACADE

CW-2 ENTRY LOBBY
 4-SIDED STRUCTURAL SILICONE GLAZED (SSG)
 CURTAIN WALL SYSTEM WITH CLEAR
 INSULATED GLAZING UNITS

WS-1 METAL PANEL
 WEATHERING STEEL PANEL RAINSCREEN
 SYSTEM WITH CONCEALED ATTACHMENTS

CW-1 FACADE
 UNITIZED ALUMINUM CURTAIN WALL SYSTEM,
 THERMALLY-IMPROVED, MATTE PVDF FINISH

MT-1 METAL GUARDRAIL
 METAL GUARDRAIL SYSTEM FINISHED TO
 MATCH CW-1 FACADE

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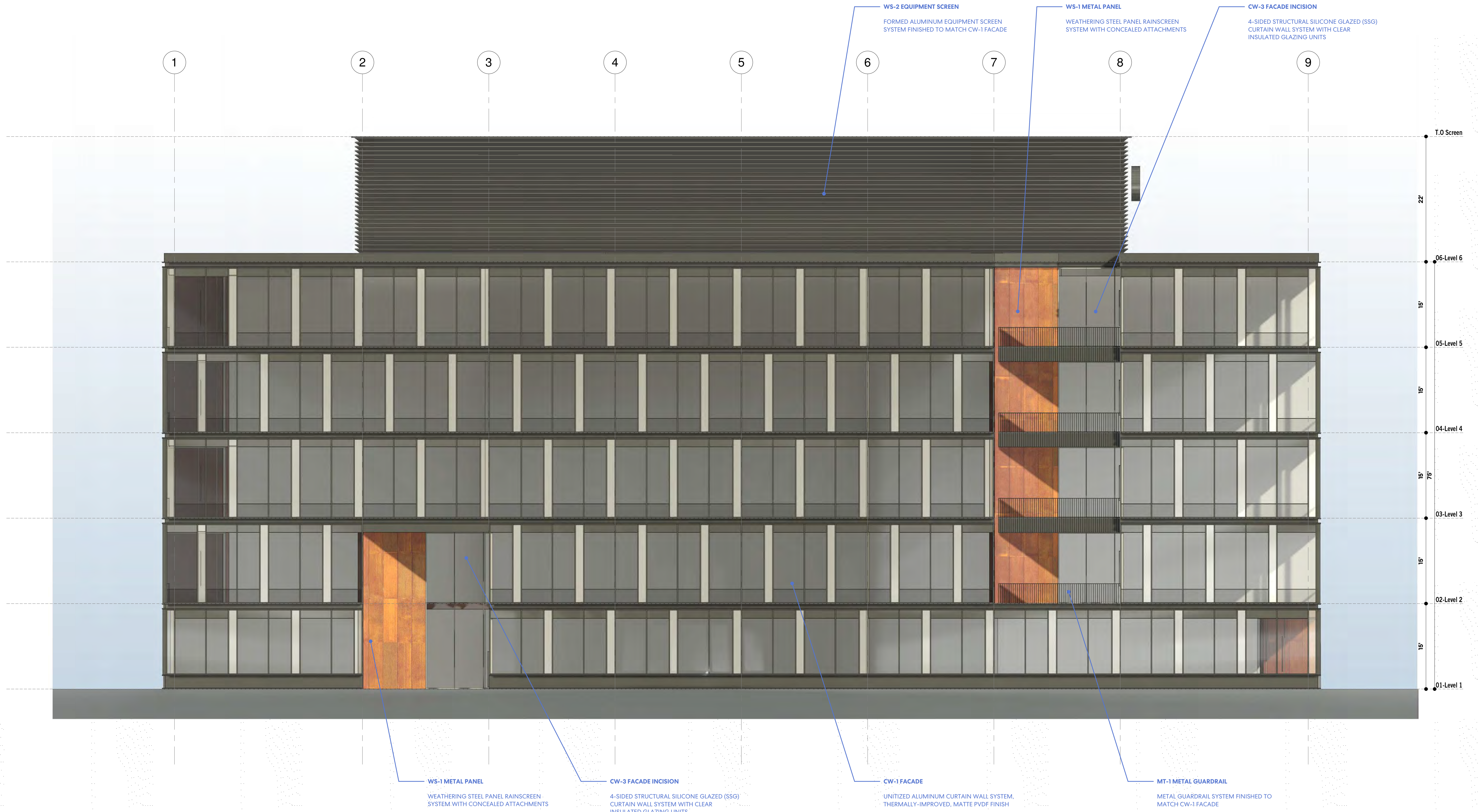
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A1-2.1
NORTH BUILDING ELEVATION
 1/8" = 1'-0"



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A1-2.2
WEST BUILDING ELEVATION
1/8" = 1'-0"

GRANARY LABS

H

G

F

E

D

C

B

A

SG-1 BUILDING SIGNAGE

BACKLIT ALUMINUM PLATE SIGNAGE
FINISHED TO MATCH CW-1 FACADE

CW-3 FACADE INCISION

4-SIDED STRUCTURAL SILICONE GLAZED (SSG)
CURTAIN WALL SYSTEM WITH CLEAR
INSULATED GLAZING UNITS

WS-1 METAL PANEL

WEATHERING STEEL PANEL RAINSCREEN
SYSTEM WITH CONCEALED ATTACHMENTS

T.O Screen

22'

06-Level 6

15'

05-Level 5

15'

04-Level 4

15'

03-Level 3

15'

02-Level 2

15'

01-Level 1

CW-3 FACADE INCISION

4-SIDED STRUCTURAL SILICONE GLAZED (SSG)
CURTAIN WALL SYSTEM WITH CLEAR
INSULATED GLAZING UNITS

WS-1 METAL PANEL

WEATHERING STEEL PANEL RAINSCREEN
SYSTEM WITH CONCEALED ATTACHMENTS

CW-1 FACADE

UNITIZED ALUMINUM CURTAIN WALL SYSTEM,
THERMALLY-IMPROVED, MATTE PVDF FINISH

MT-1 METAL GUARDRAIL

METAL GUARDRAIL SYSTEM FINISHED TO
MATCH CW-1 FACADE

WS-3 METAL PANEL
(LOADING DOCK ENCLOSURE, PUBLIC-FACING SIDE)

CORRUGATED METAL PANEL SYSTEM
FINISHED TO MATCH CW-1 FACADE

WEST VILLAGE
SALT LAKE CITY, UT 84101

Entitlement Package

WCVRP GRANARY GP, LLC
650 S 500 W, SUITE #188
SALT LAKE CITY, UT 84101
PHONE:

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UT 84109
PHONE: 801.485.7700

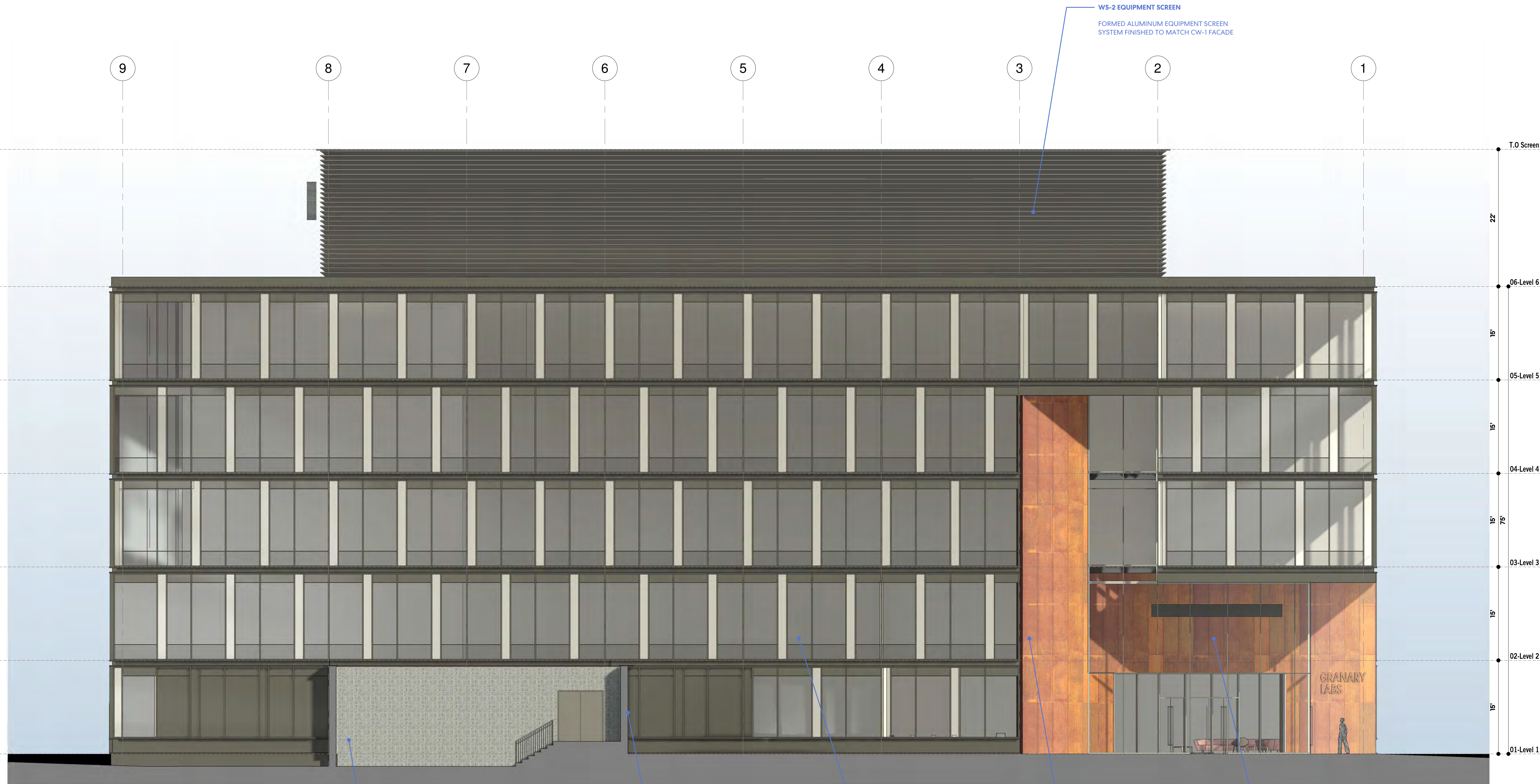
VESTA REALTY PARTNERS
299 S MAIN STREET, SUITE 1300
SALT LAKE CITY, UT 84111
PHONE: 845.590.3793

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

PERKINS & WILL | NEW YORK
1250 BROADWAY, 2ND FLOOR
NEW YORK, NY 10001
PHONE: 212.251.7000

PERKINS & WILL | DENVER
475 LINCOLN ST, SUITE 100
DENVER, CO 80203
PHONE: 303.308.0200

A1-2.3
SOUTH BUILDING ELEVATION
1/8" = 1'-0"



WS-2 EQUIPMENT SCREEN
FORMED ALUMINUM EQUIPMENT SCREEN SYSTEM FINISHED TO MATCH CW-1 FACADE

T.O Screen

22'

06-Level 6

15'

05-Level 5

15'

04-Level 4

15'

03-Level 3

15'

02-Level 2

15'

01-Level 1

CMU-1 FACADE
(LOADING DOCK ENCLOSURE, PRIVATE-FACING SIDE)
SPLIT-FACED CONCRETE MASONRY UNIT ENCLOSURE WALL, DARK COLOR.

WS-3 METAL PANEL
(LOADING DOCK ENCLOSURE, PUBLIC-FACING SIDE)
CORRUGATED METAL PANEL SYSTEM FINISHED TO MATCH CW-1 FACADE

CW-1 FACADE
UNITIZED ALUMINUM CURTAIN WALL SYSTEM, THERMALLY-IMPROVED, MATTE PVDF FINISH

WS-1 METAL PANEL
WEATHERING STEEL PANEL RAINSCREEN SYSTEM WITH CONCEALED ATTACHMENTS

CW-2 ENTRY LOBBY
4-SIDED STRUCTURAL SILICONE GLAZED (SSG) CURTAIN WALL SYSTEM WITH CLEAR INSULATED GLAZING UNITS

WEST VILLAGE
SALT LAKE CITY, UT 84101
Entitlement Package

WCVRP GRANARY GP, LLC
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SALT LAKE CITY, UT 84109
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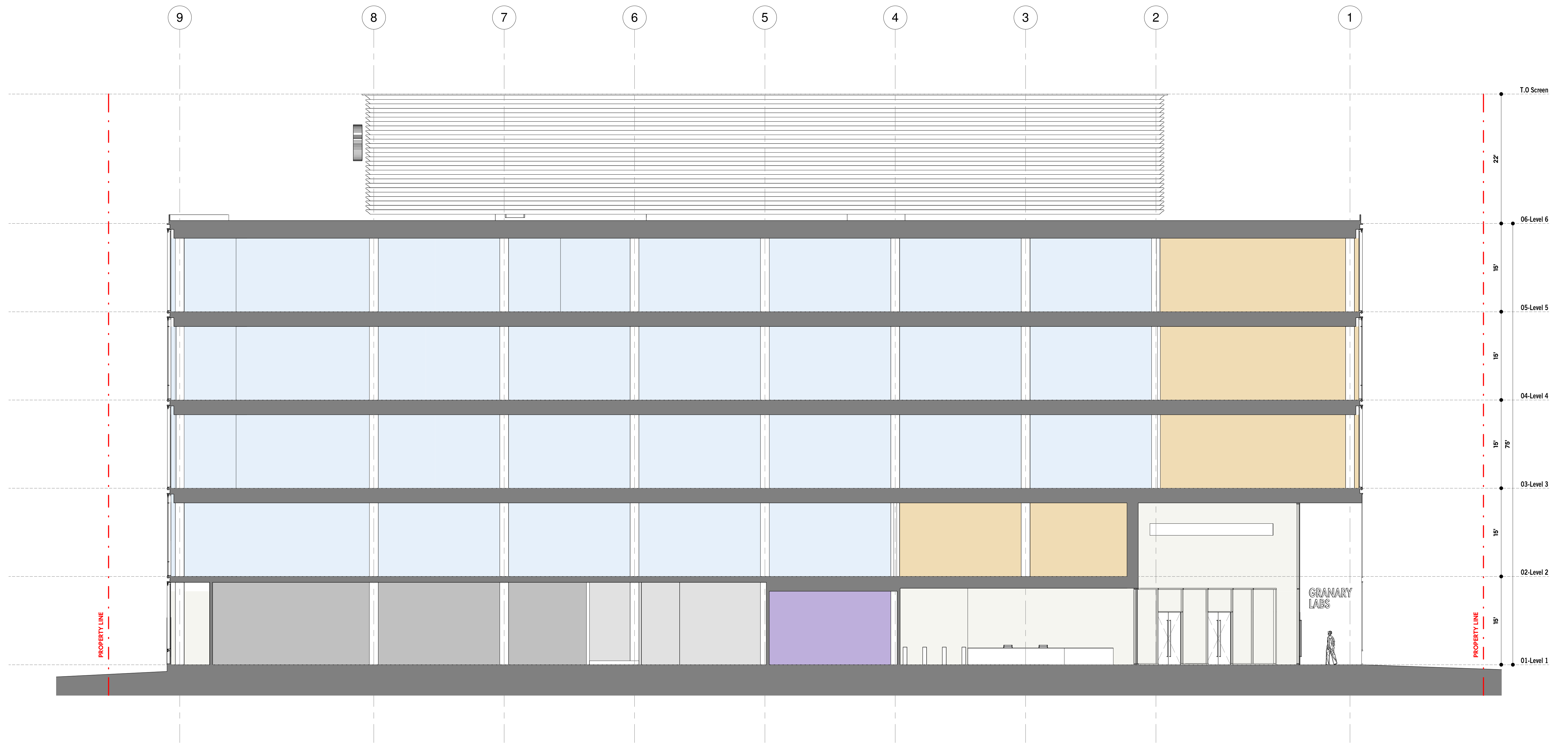
VESTA REALTY PARTNERS
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SALT LAKE CITY, UT 84111
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DENVER, CO 80203
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A1-2.4
EAST BUILDING ELEVATION
1/8" = 1'-0"



WEST VILLAGE
SALT LAKE CITY, UT 84101

Entitlement Package

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2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UT 84109
PHONE: 801.485.7700

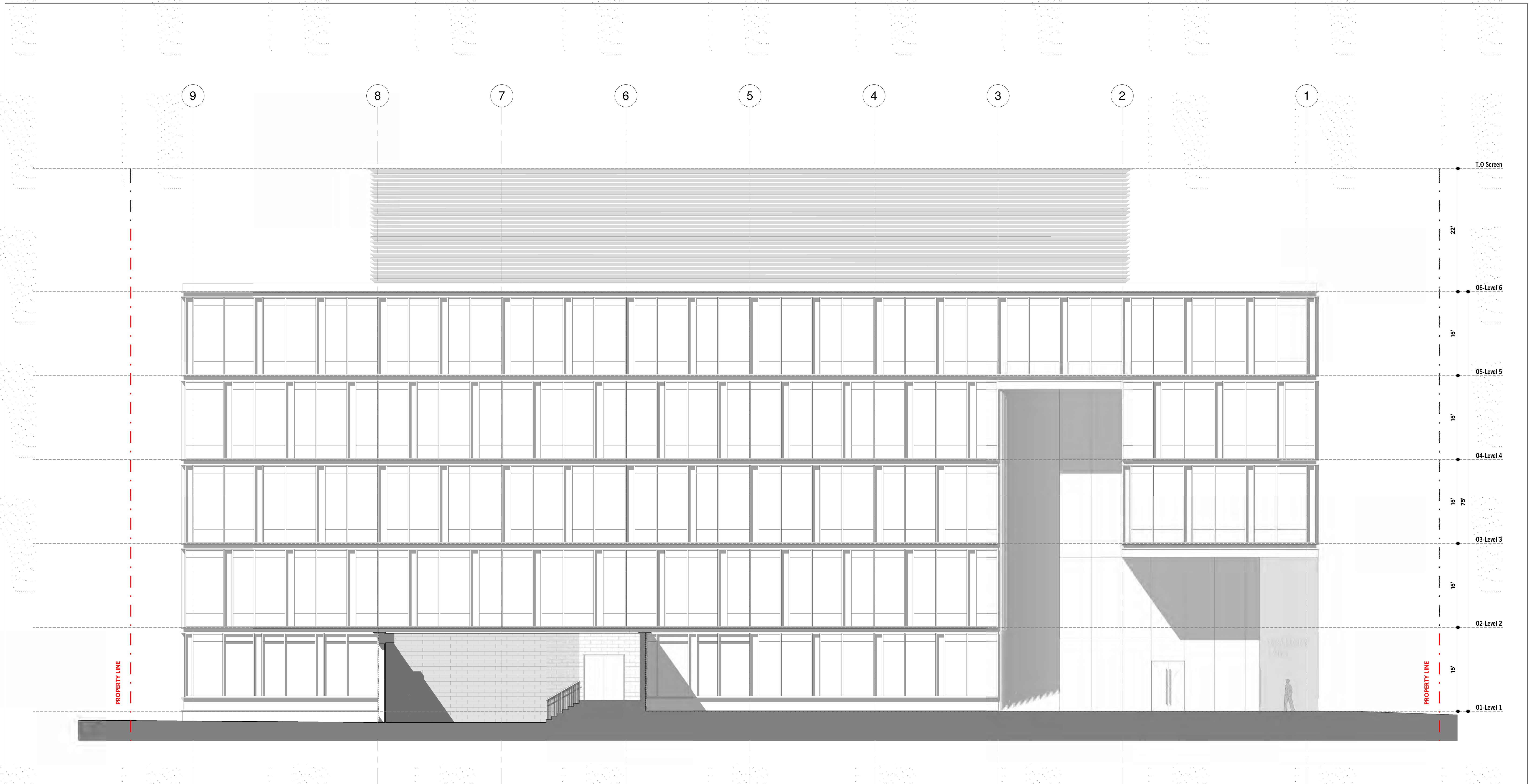
VESTA REALTY PARTNERS
299 S MAIN STREET, SUITE 1300
SALT LAKE CITY, UT 84111
PHONE: 845.590.3793

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

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NEW YORK, NY 10001
PHONE: 212.251.7000

PERKINS & WILL | DENVER
475 LINCOLN ST, SUITE 100
DENVER, CO 80203
PHONE: 303.308.0200

A1-3.1
BUILDING SECTION
1/8" = 1'-0"



PROPERTY LINE

PROPERTY LINE

T.O Screen

22'

06-Level 6

15'

05-Level 5

15'

04-Level 4

15'

03-Level 3

15'

02-Level 2

15'

01-Level 1

LEGEND

 Circulation	 Lab	 Mechanical
 Courtyard	 Office	 Personnel Path
 Shared Amenity	 Building Core	 Material Path

WEST VILLAGE
SALT LAKE CITY, UT 84101

Entitlement Package

WCVRP GRANARY GP, LLC
650 S 500 W, SUITE #188
SALT LAKE CITY, UT 84101
PHONE:

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UT 84109
PHONE: 801.485.7700

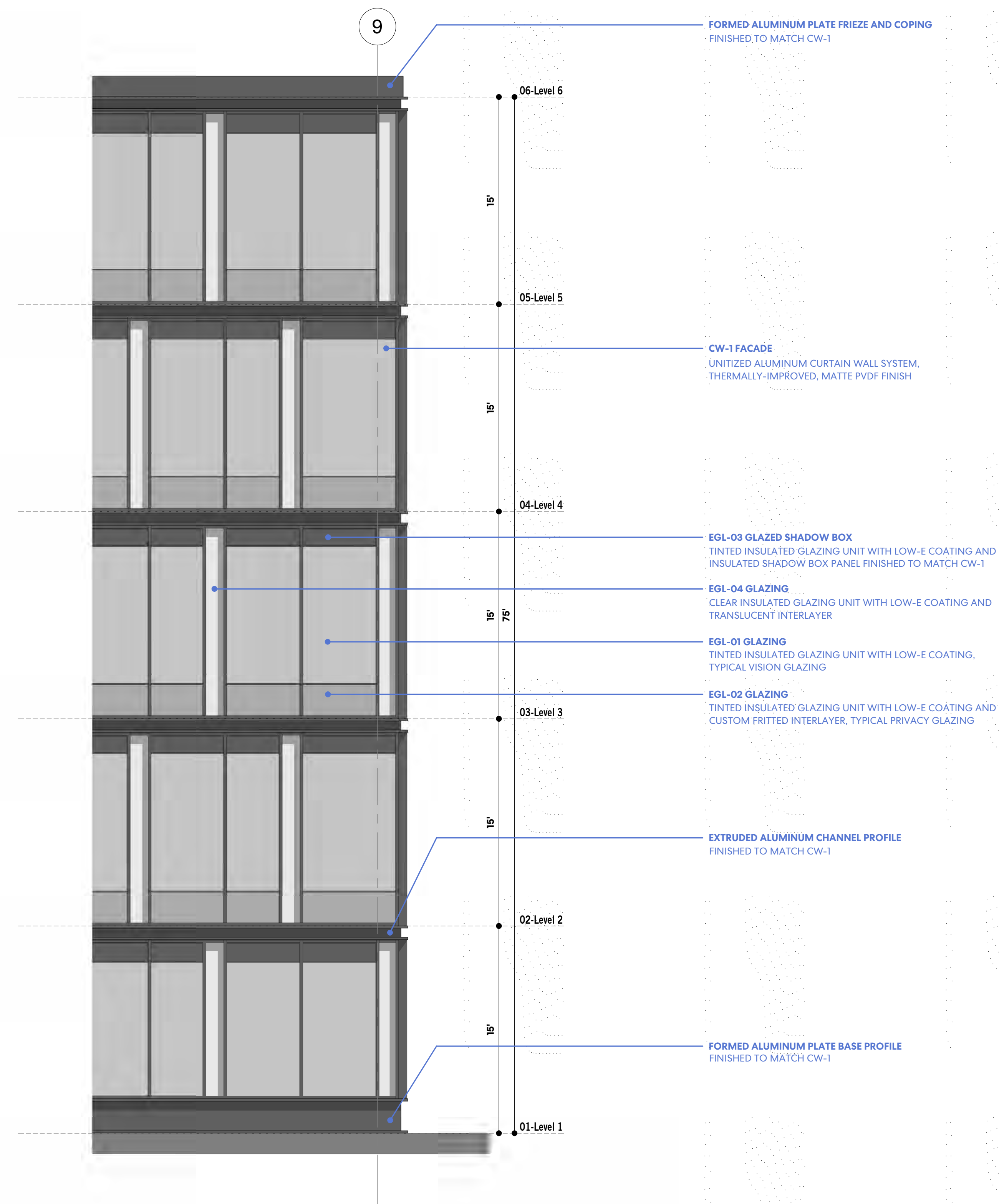
VESTA REALTY PARTNERS
299 S MAIN STREET, SUITE 1300
SALT LAKE CITY, UT 84111
PHONE: 845.590.3793

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

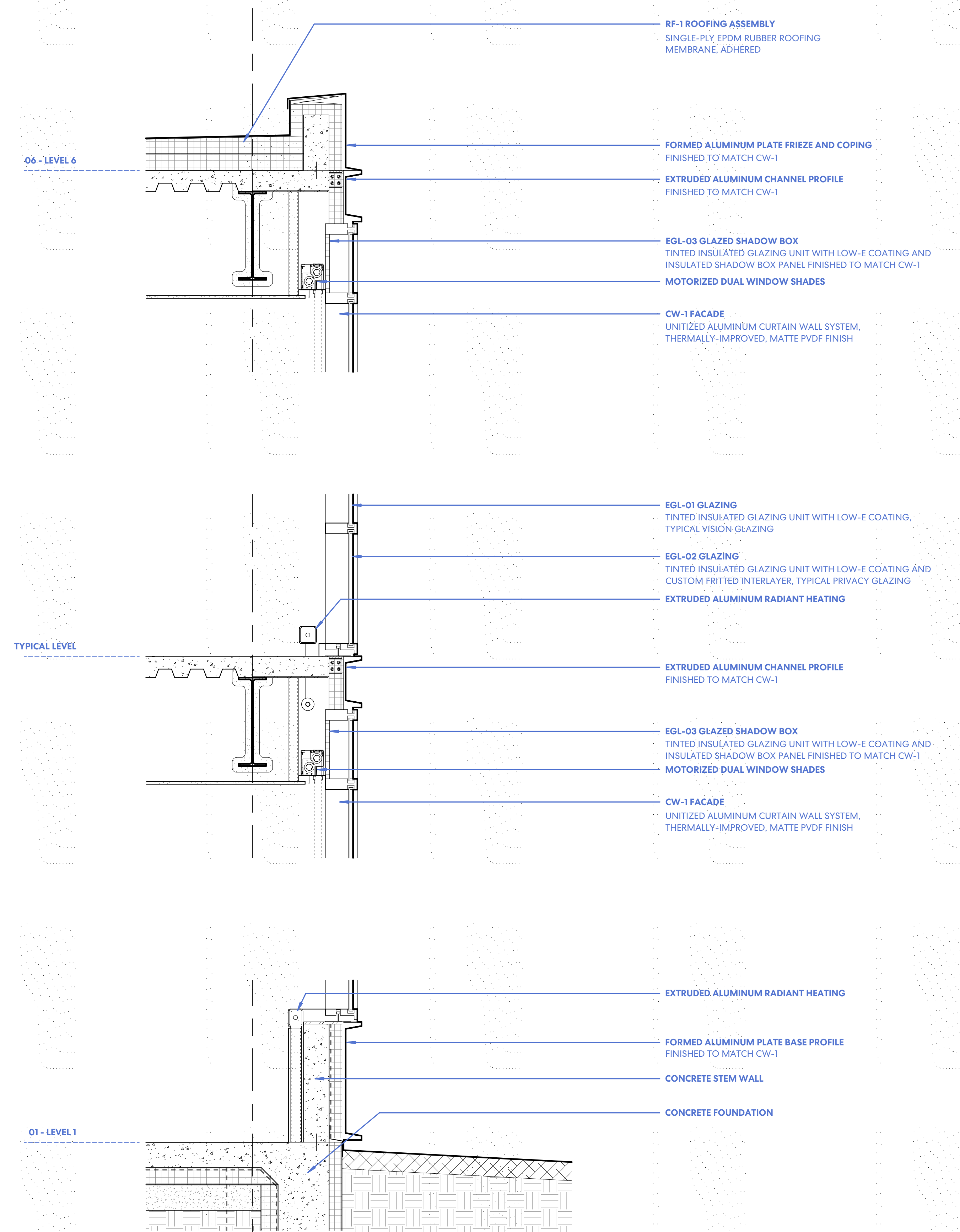
PERKINS & WILL | NEW YORK
1250 BROADWAY, 2ND FLOOR
NEW YORK, NY 10001
PHONE: 212.251.7000

PERKINS & WILL | DENVER
475 LINCOLN ST, SUITE 100
DENVER, CO 80203
PHONE: 303.308.0200

A1-3.2
BUILDING SECTION
1/8" = 1'-0"



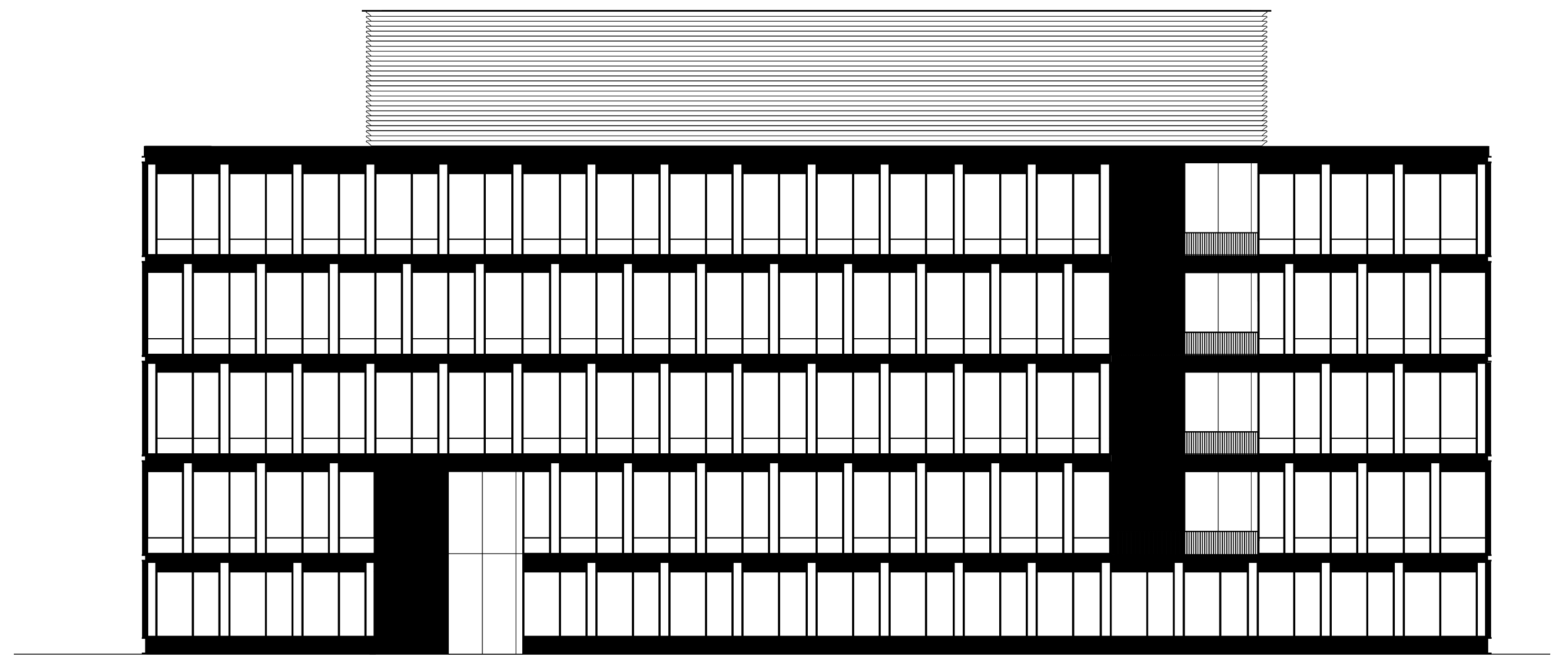
2 CW-1 FACADE ENLARGED ELEVATION
3/16" = 1'-0"



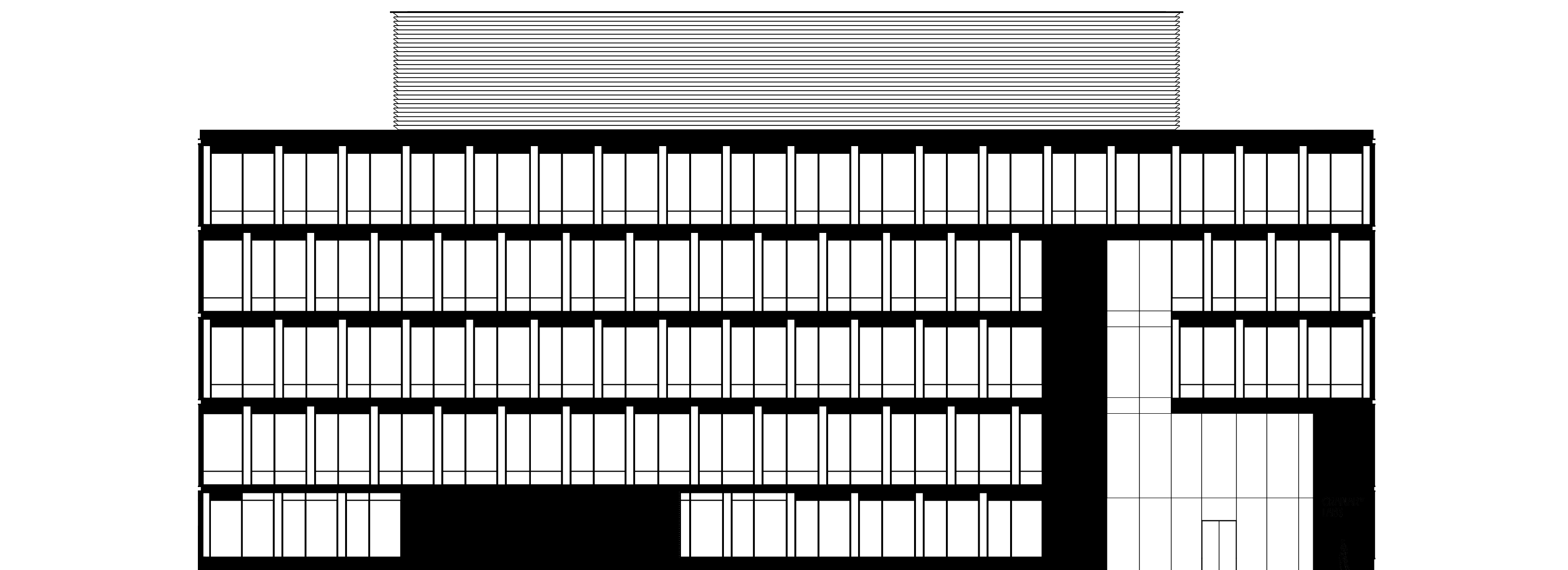
1 CW-1 FACADE CONCEPTUAL DETAILS
3/4" = 1'-0"



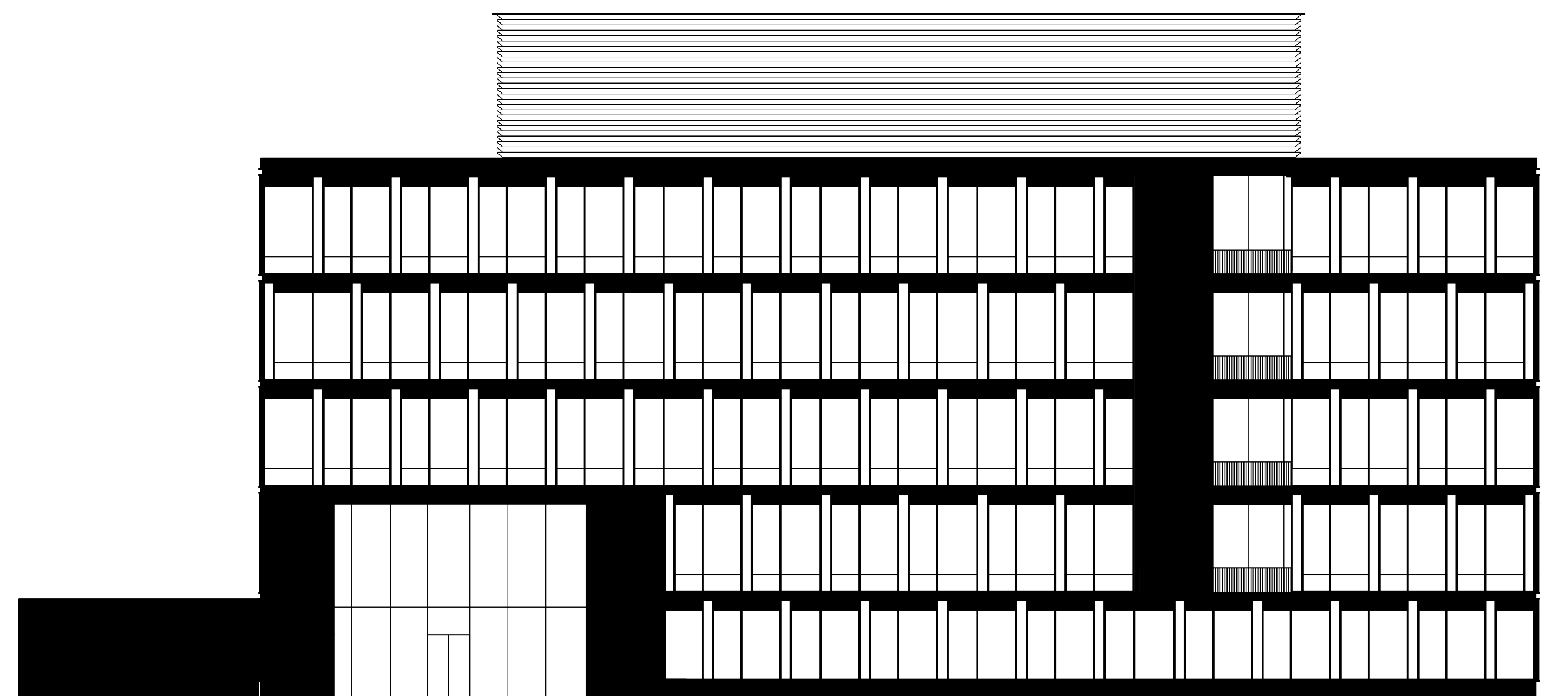
2 MASS/OPENING DIAGRAM - SOUTH
1/16" = 1'-0"



1 MASS/OPENING DIAGRAM - WEST
1/16" = 1'-0"



4 MASS/OPENING DIAGRAM - EAST
1/16" = 1'-0"



3 MASS/OPENING DIAGRAM - NORTH
1/16" = 1'-0"

WEST VILLAGE
SALT LAKE CITY, UT 84101

Entitlement Package

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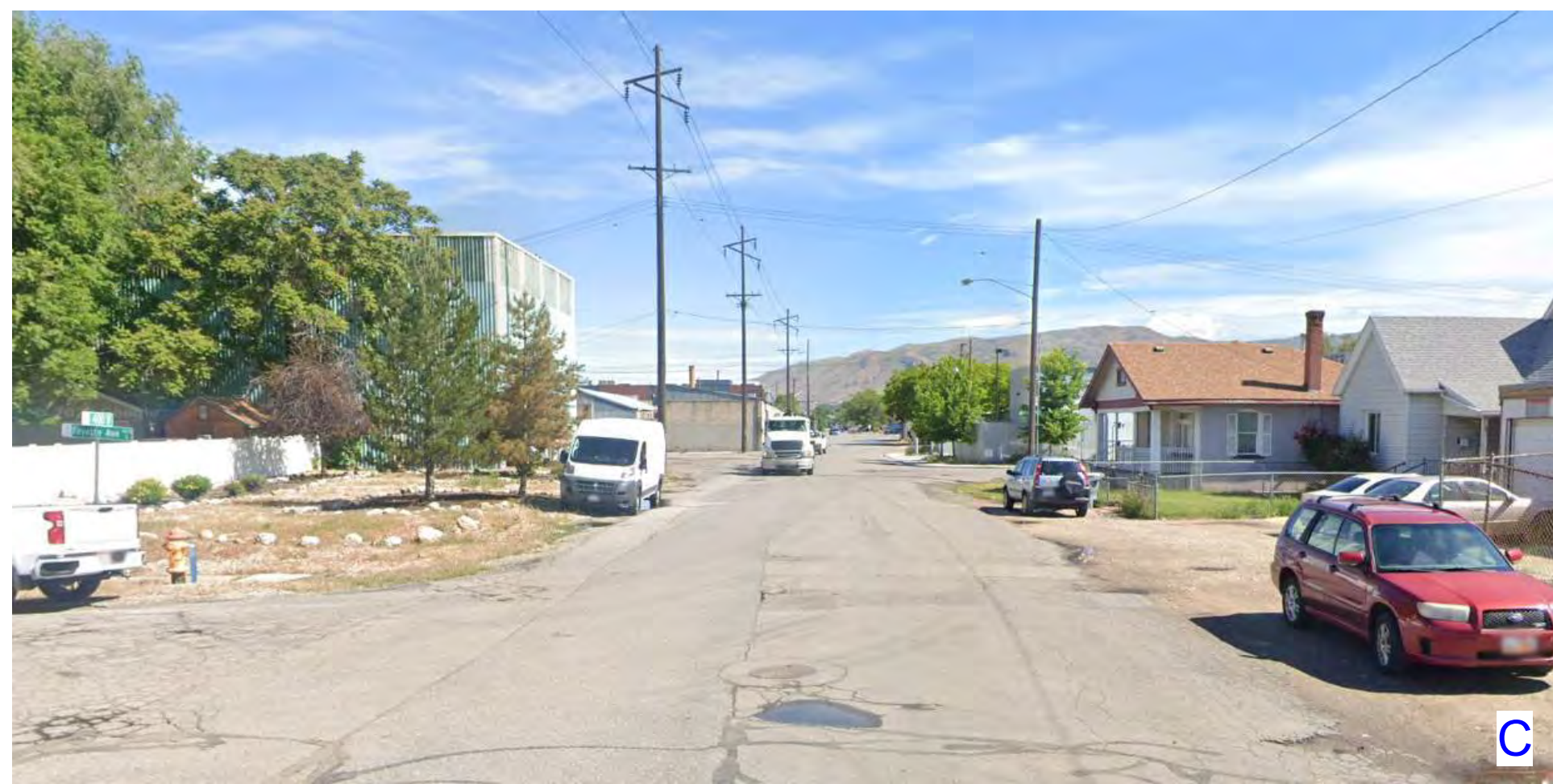
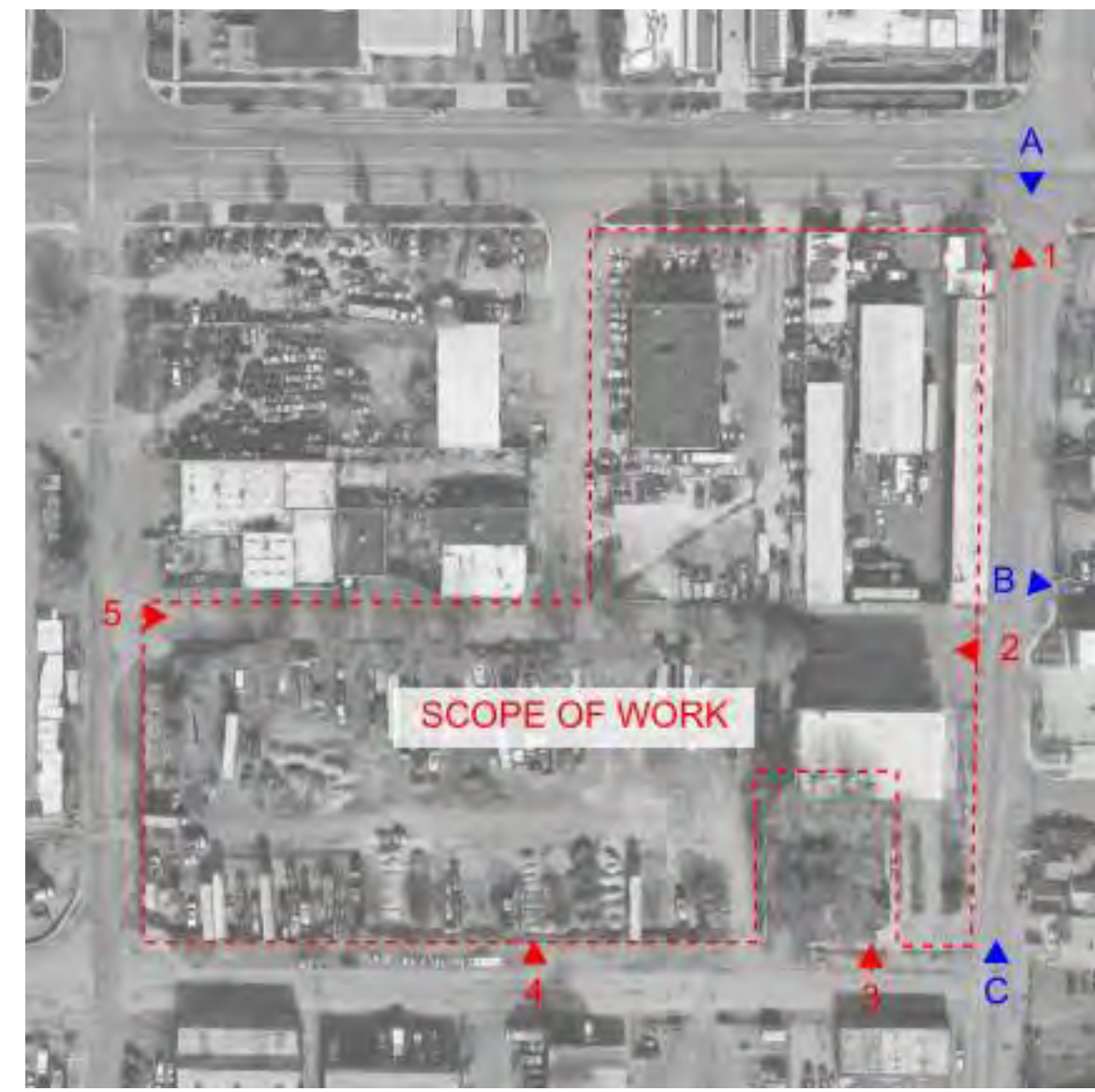
MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

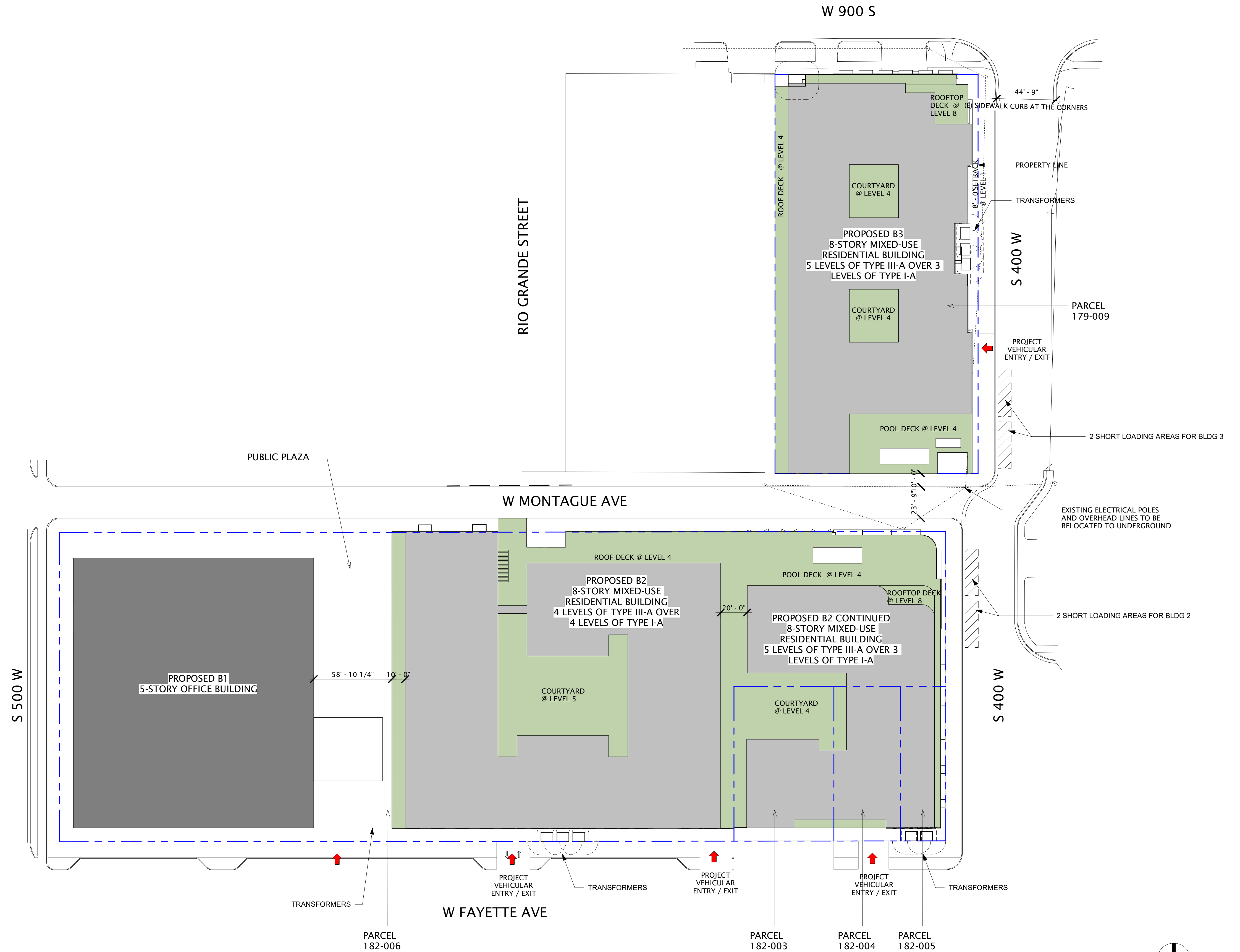
PERKINS & WILL | NEW YORK
1250 BROADWAY, 2ND FLOOR
NEW YORK, NY 10001
PHONE: 212.251.7000

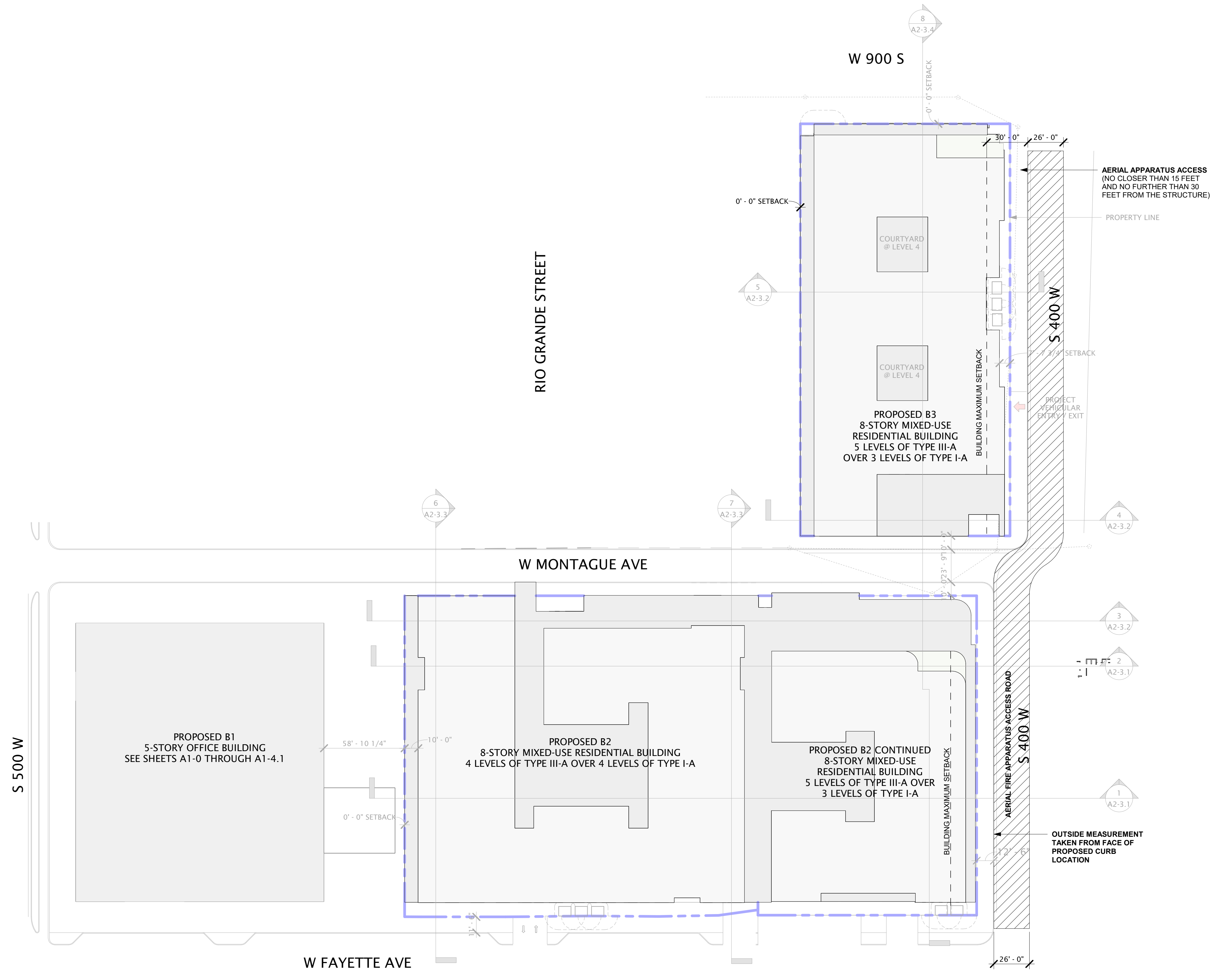
PERKINS & WILL | DENVER
475 LINCOLN ST, SUITE 100
DENVER, CO 80203
PHONE: 303.308.0200

A1-4.2
MASS & OPENING DIAGRAMS
1/16" = 1'-0"









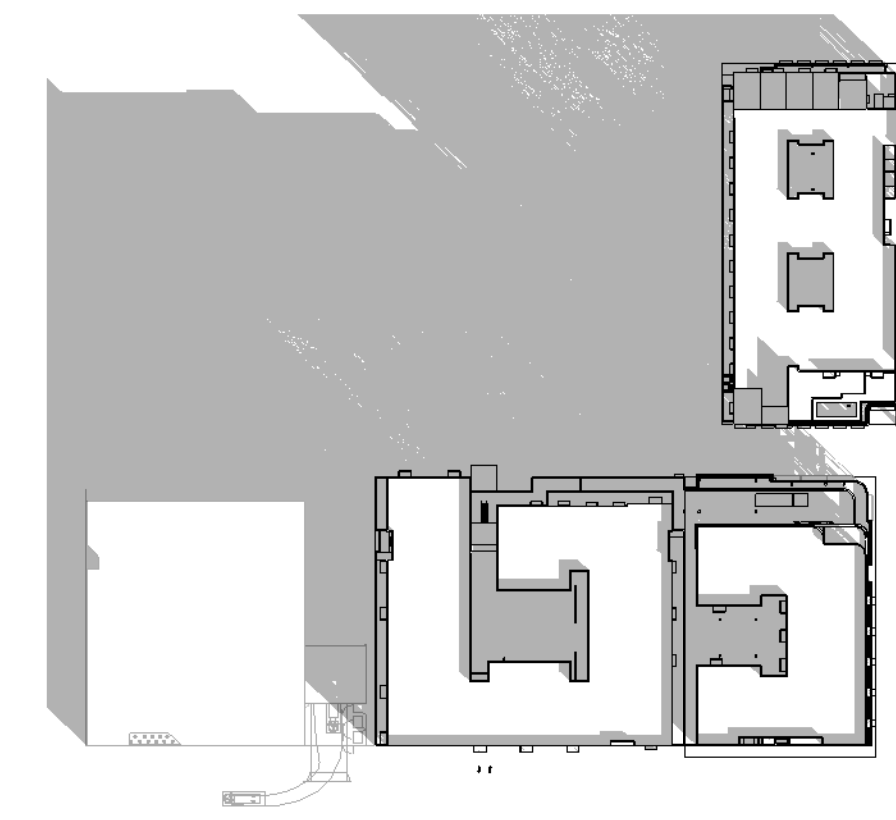
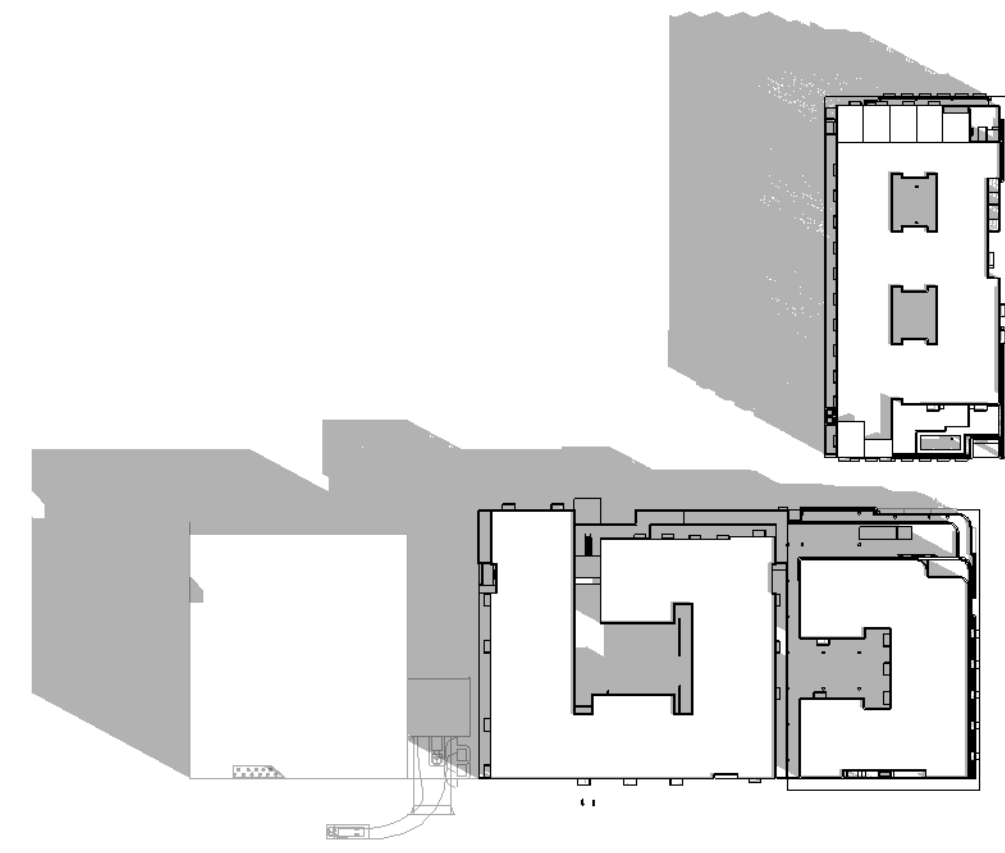
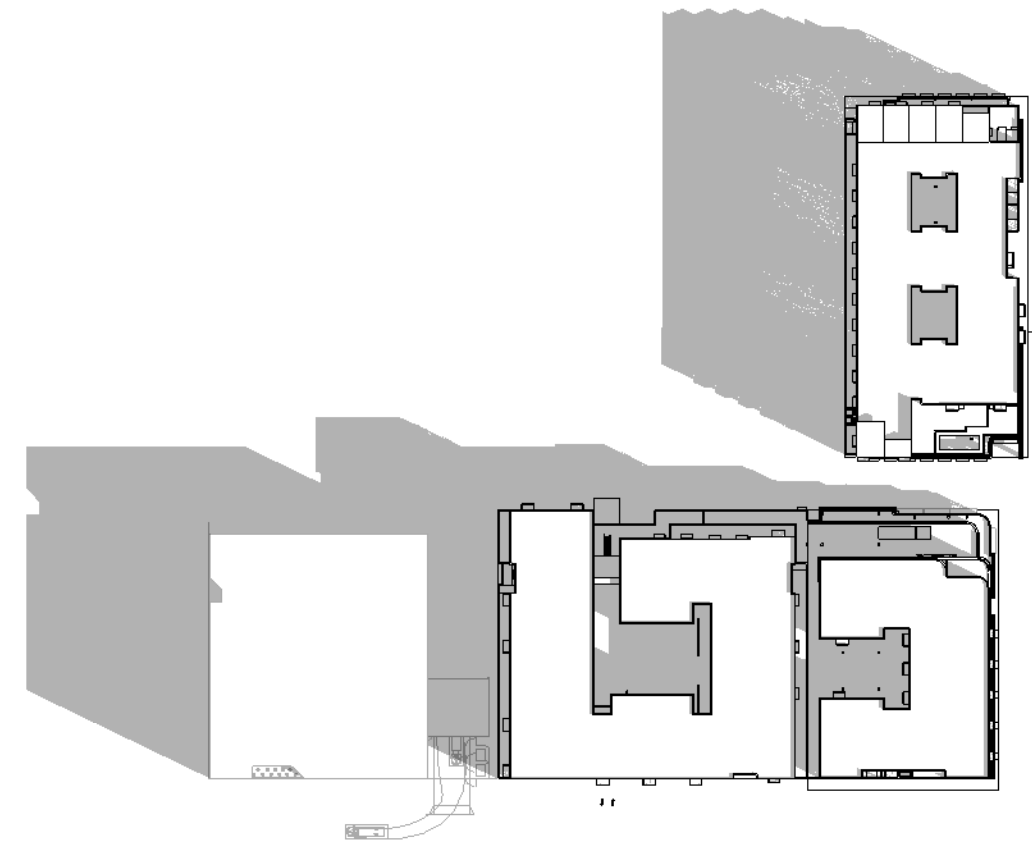
SPRING EQUINOX
MARCH 20

SUMMER SOLSTICE
JUNE 21

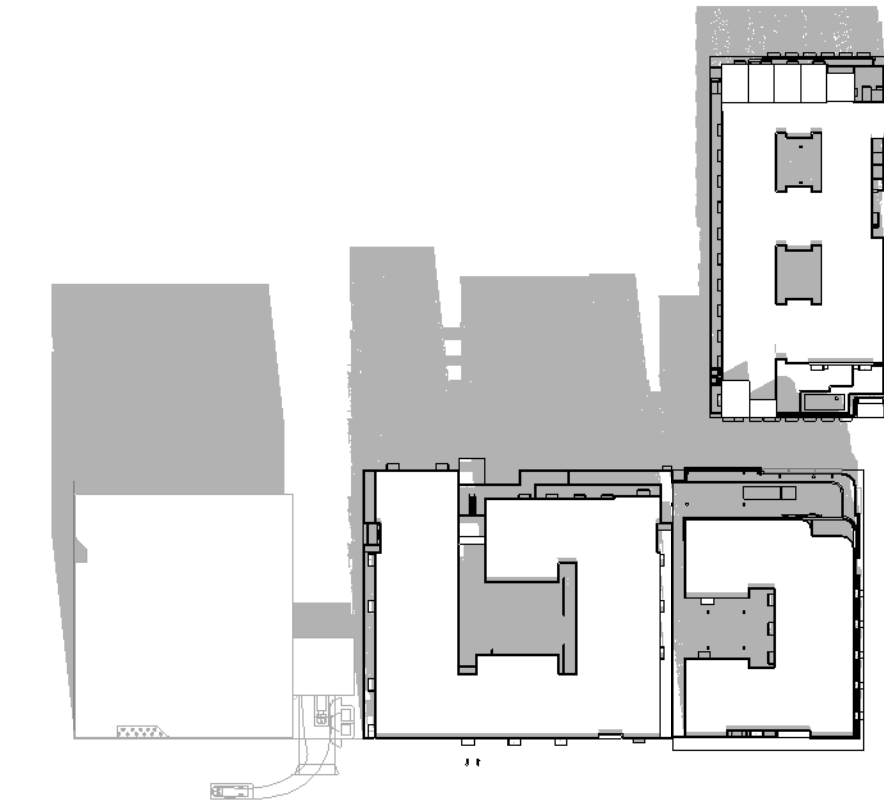
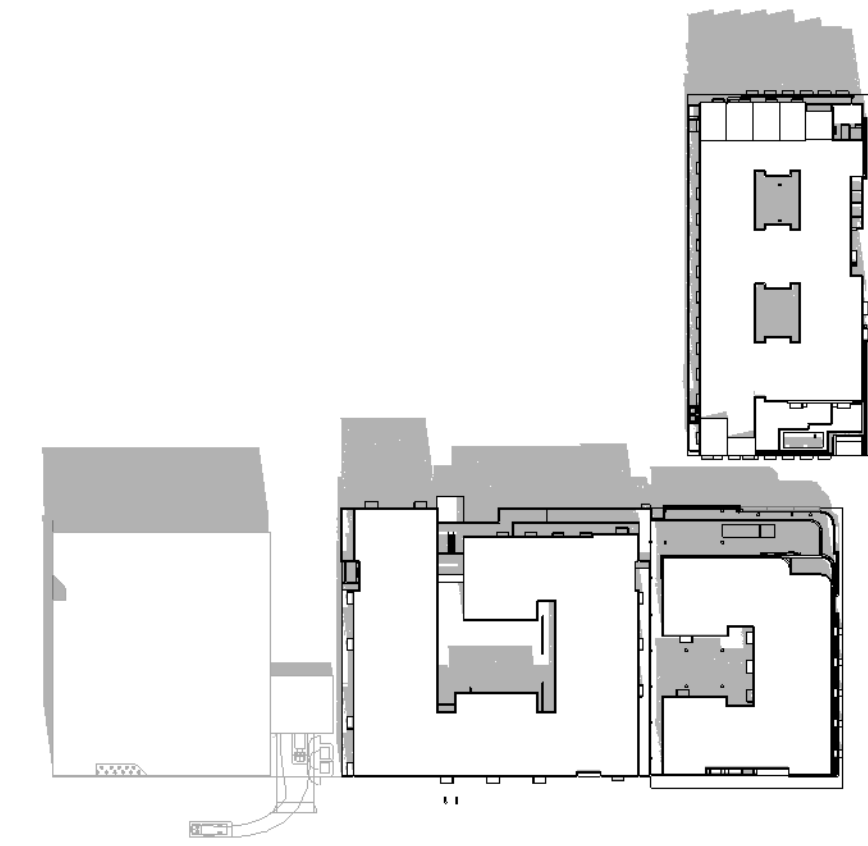
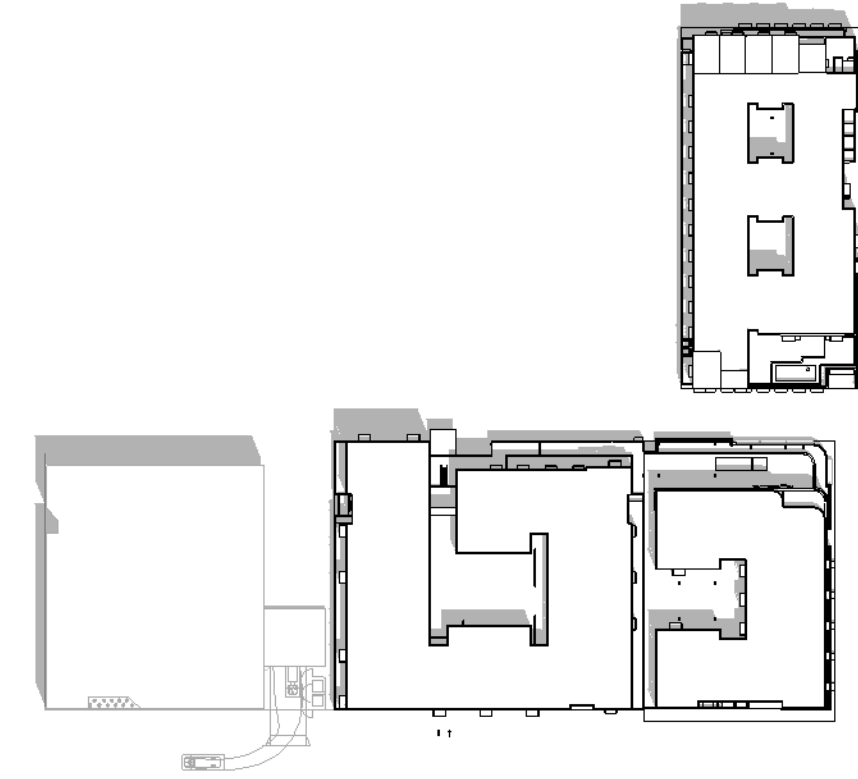
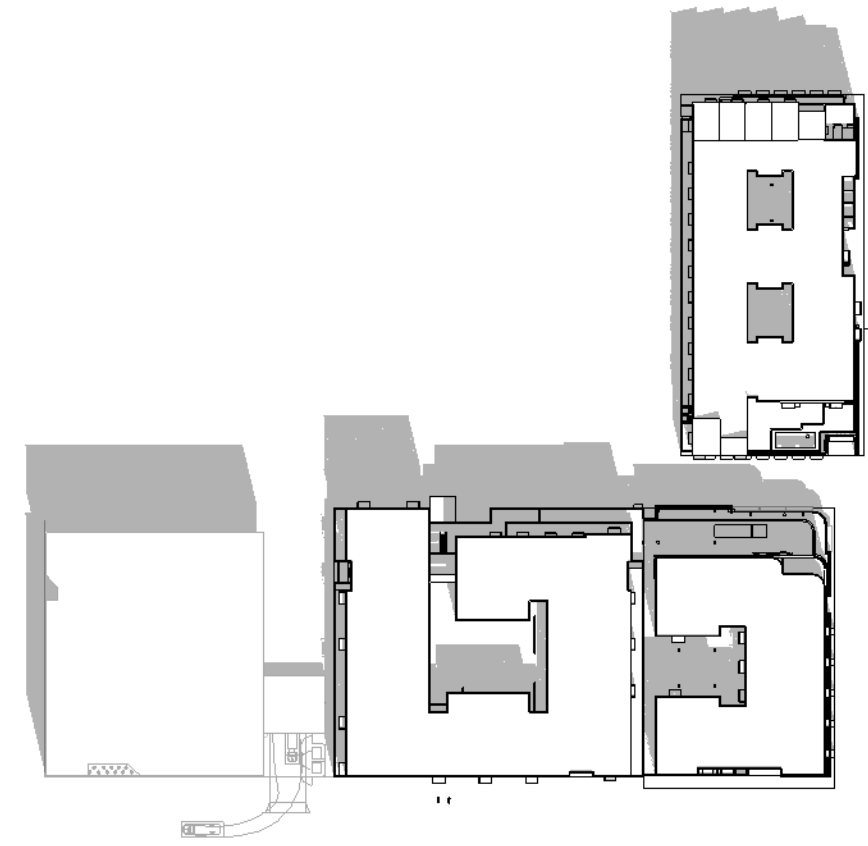
FALL EQUINOX
SEPTEMBER 22

WINTER SOLSTICE
DECEMBER 21

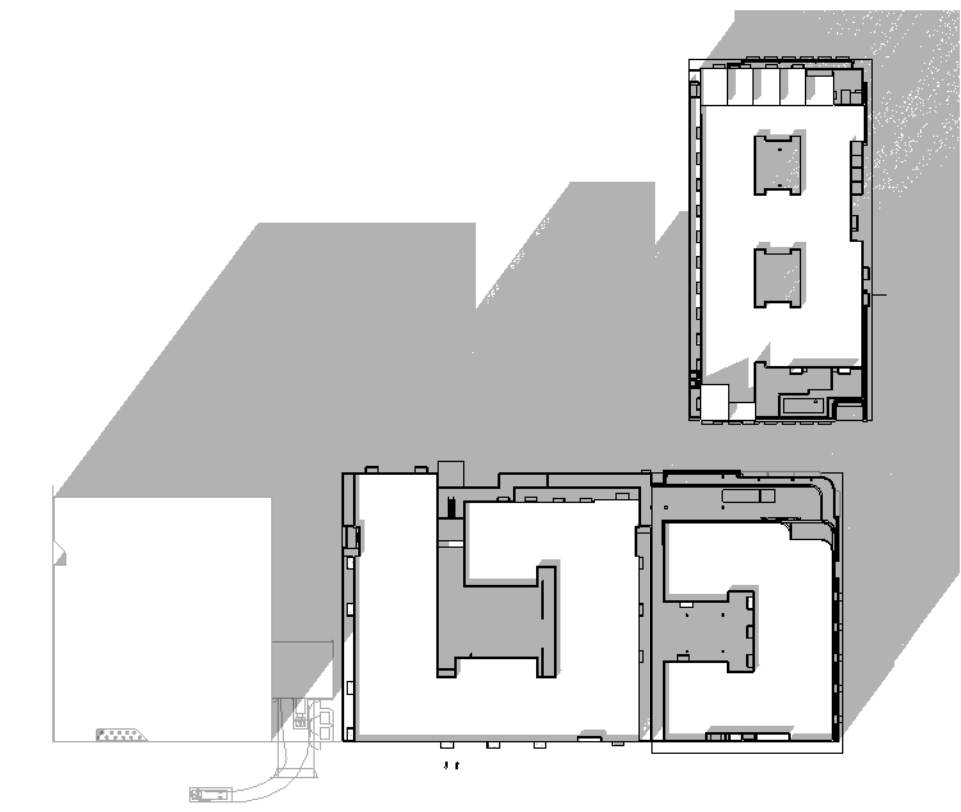
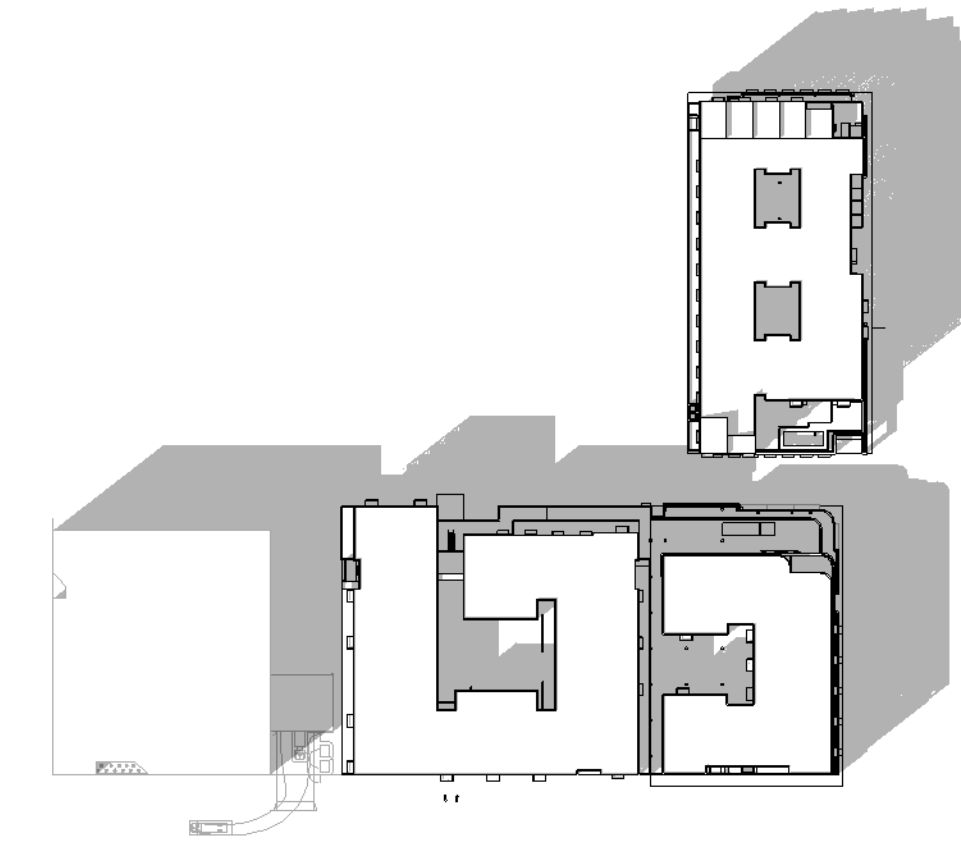
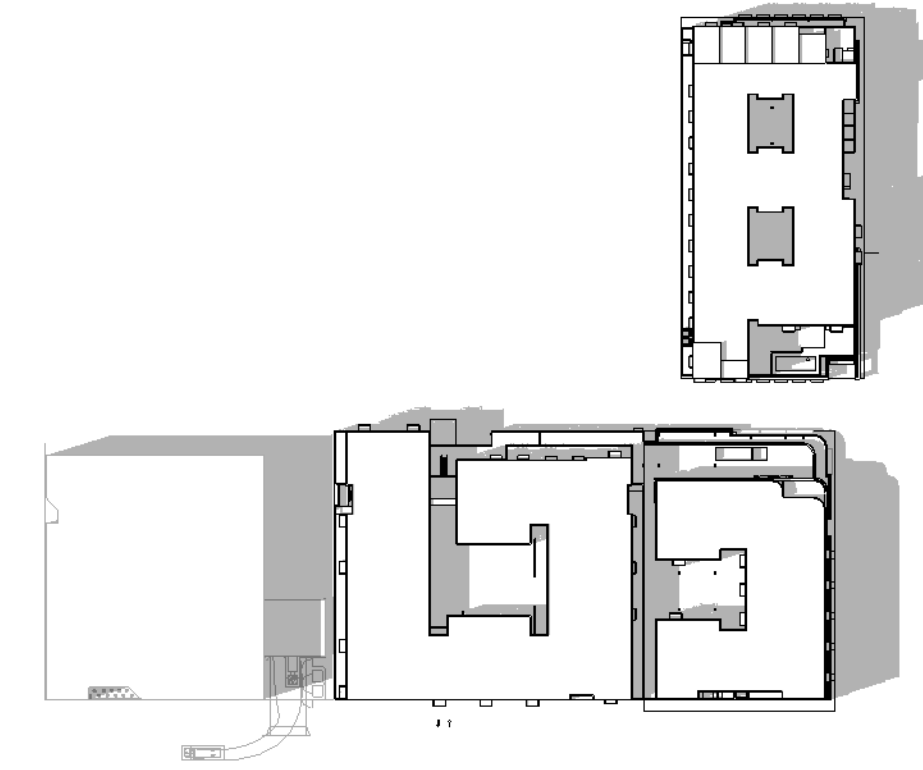
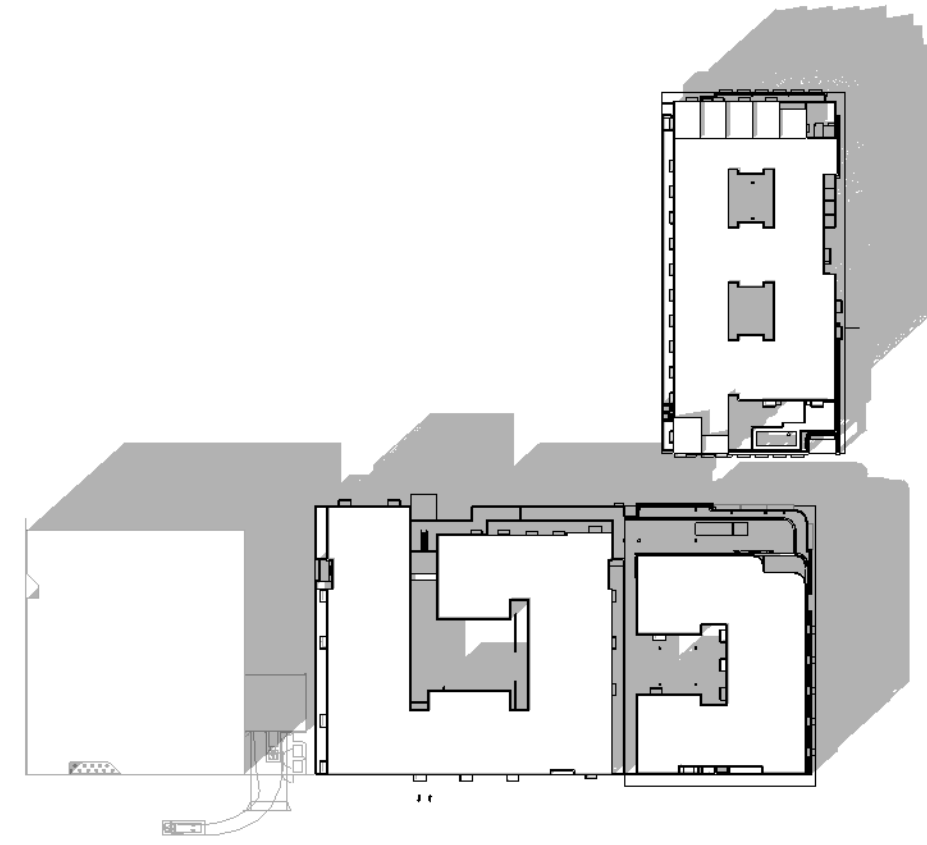
09:00 AM



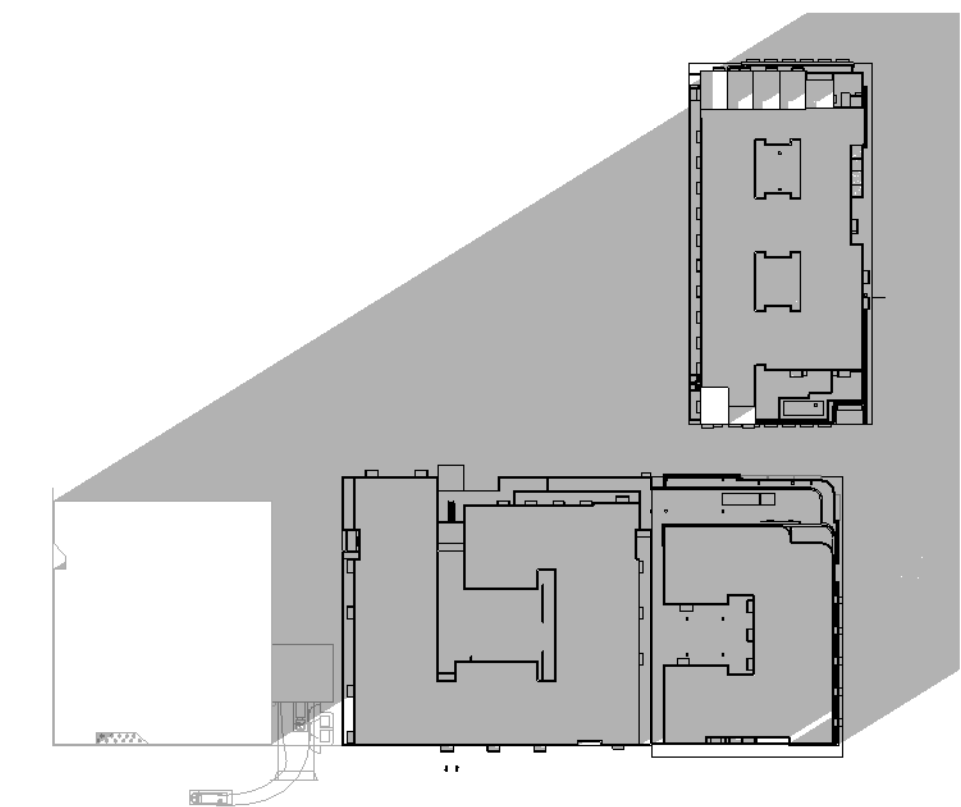
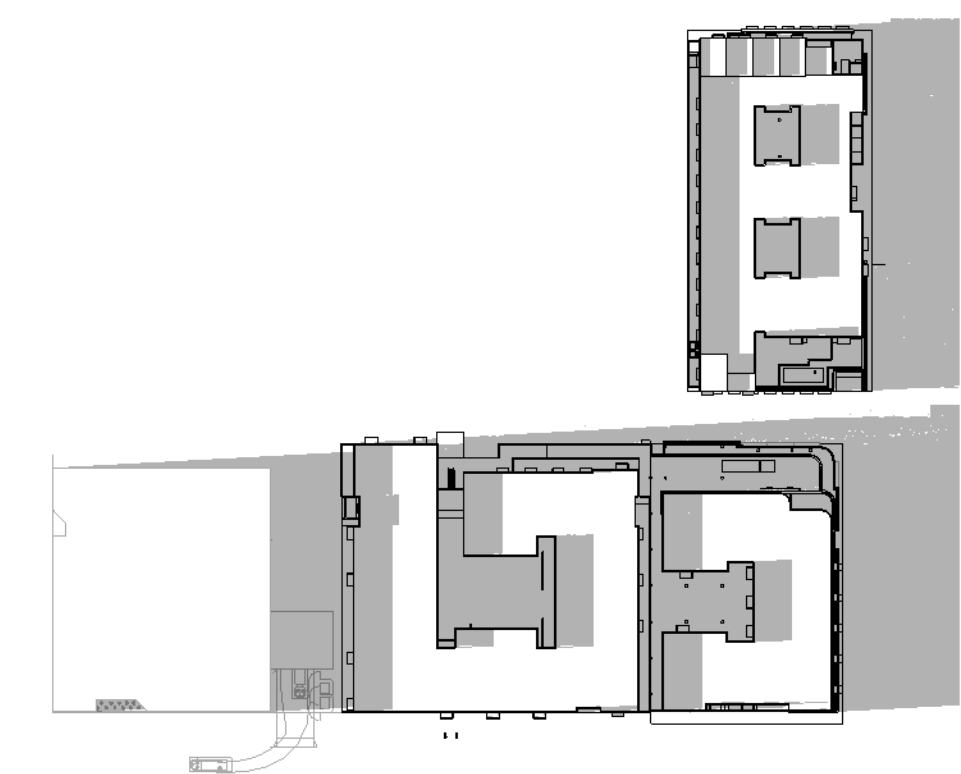
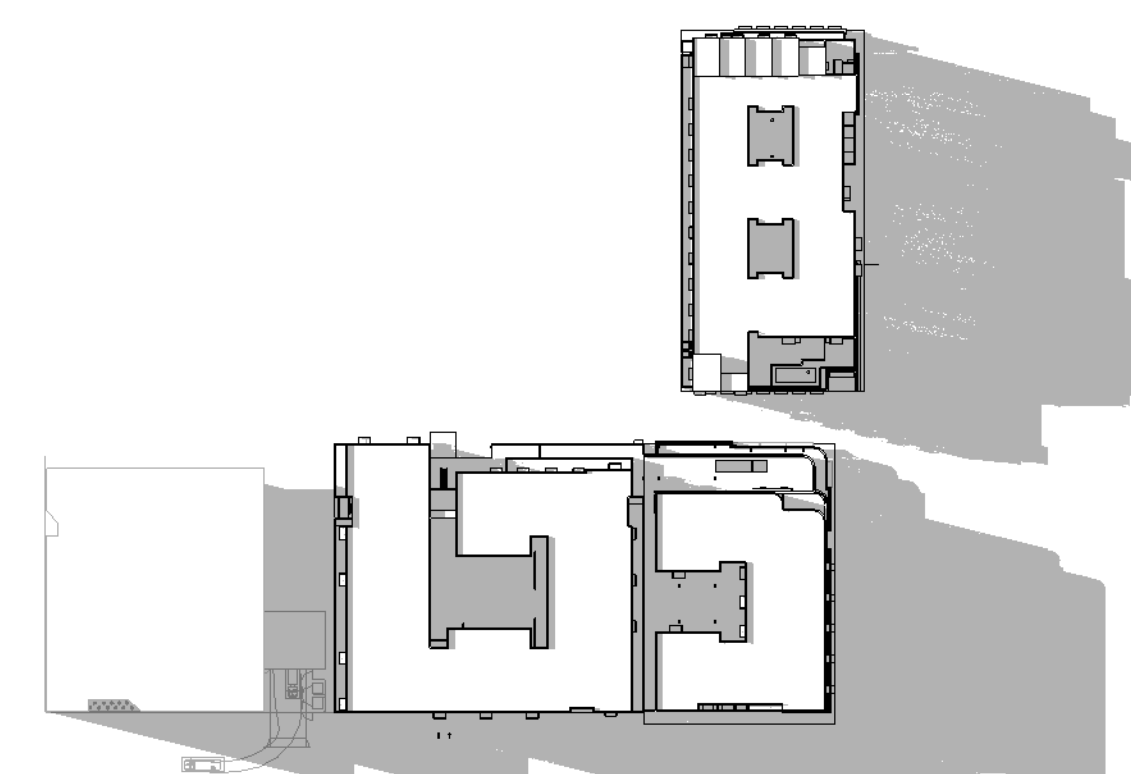
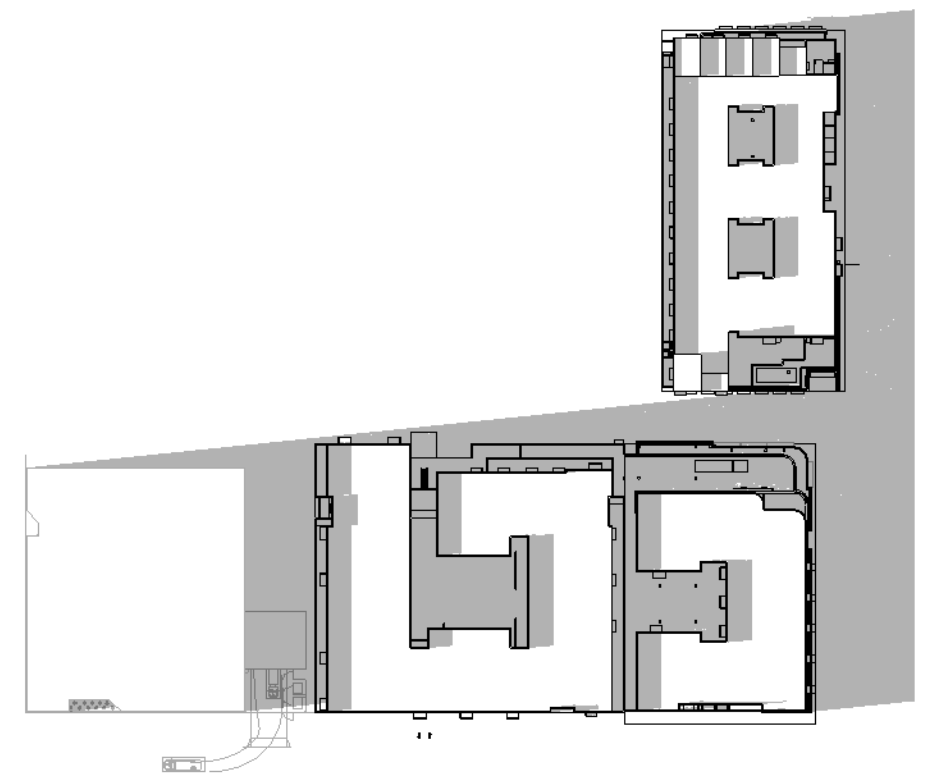
12:00 PM



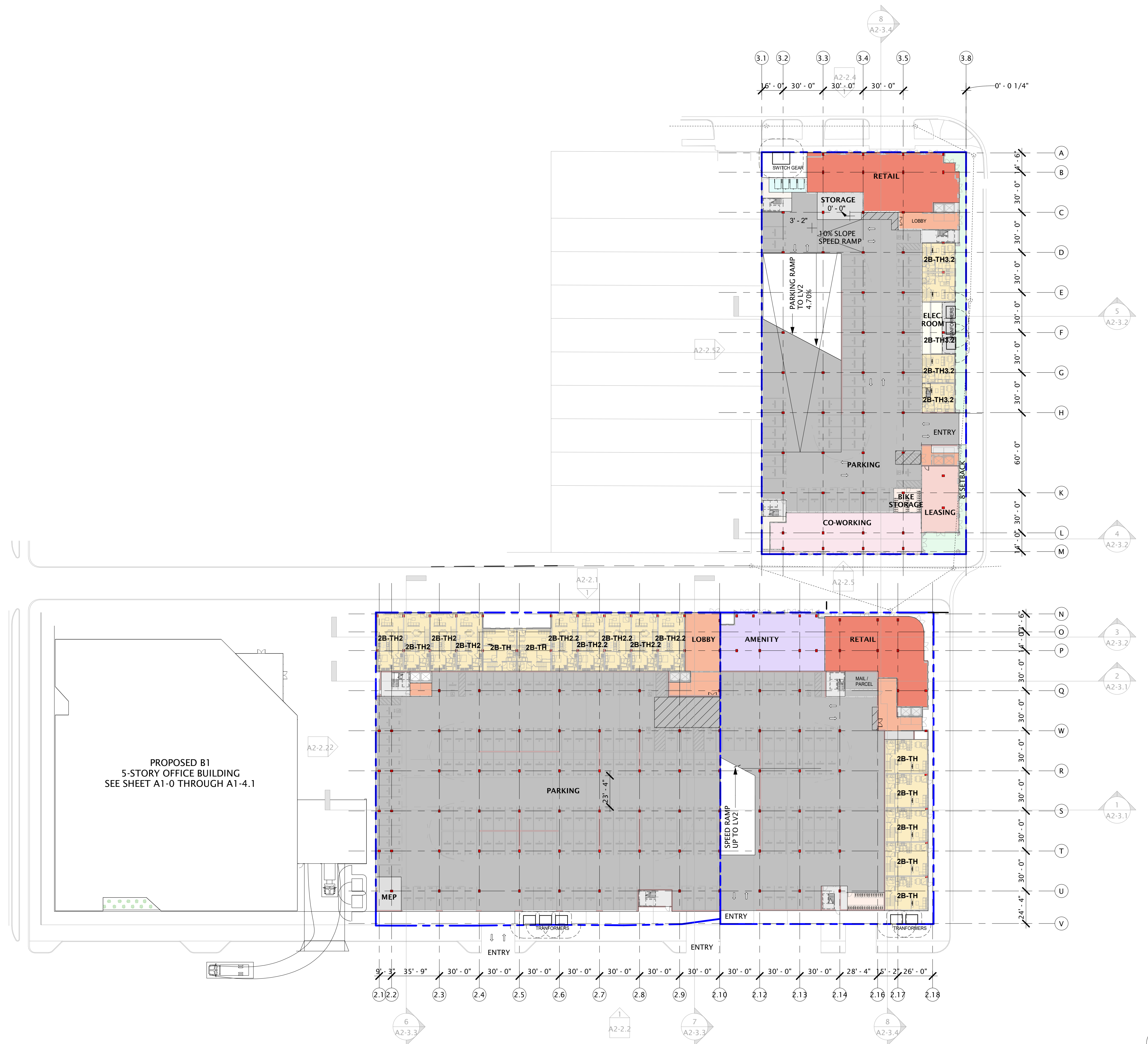
03:00 PM



06:00 PM

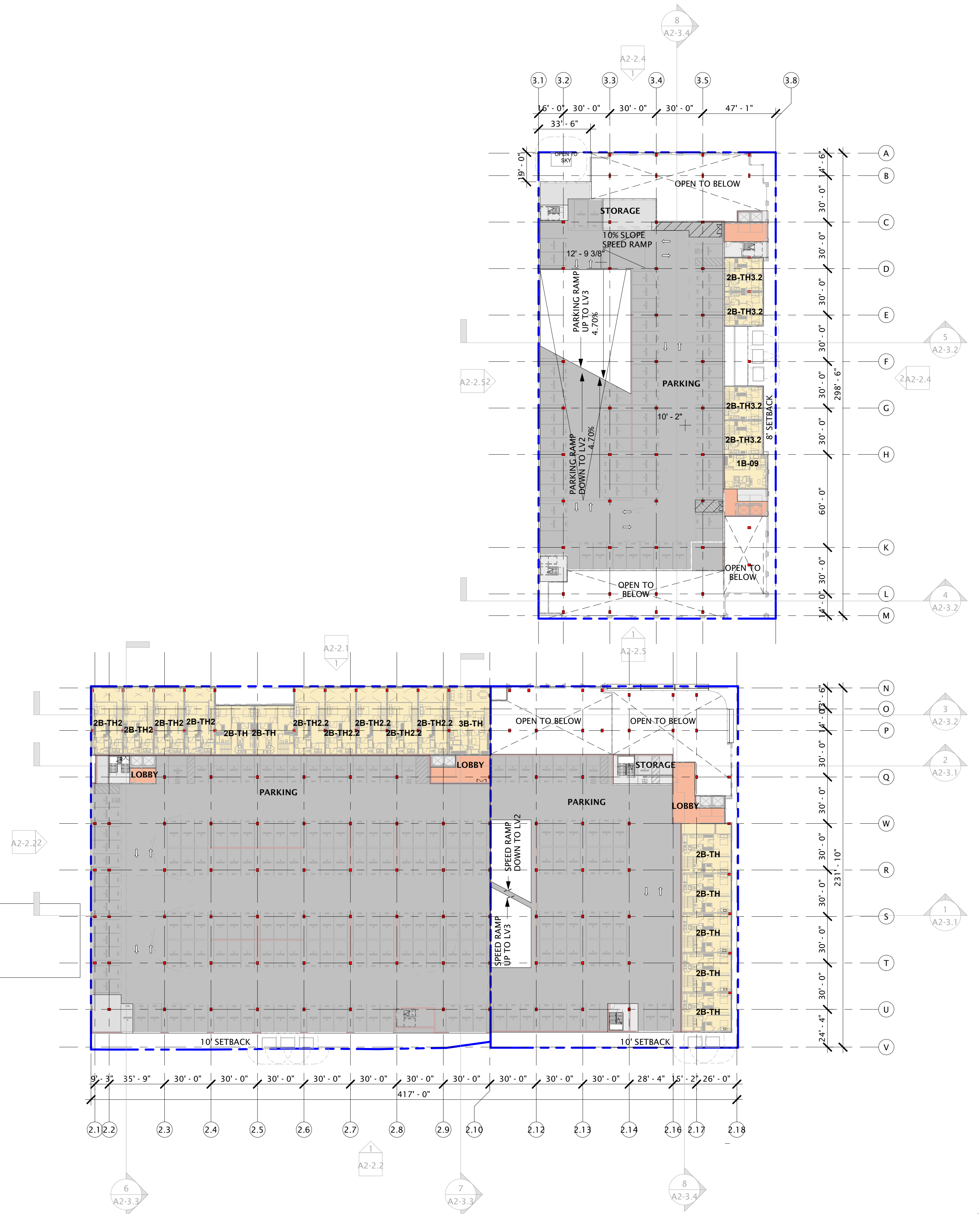


PARKING SUMMARY BY LEVEL Copy 1		
BUILDING	LEVEL	COUNT
BUILDING 2		
BUILDING 2	LEVEL 1 (4231')	166
BUILDING 2	LEVEL 2	174
BUILDING 2	LEVEL 3	167
BUILDING 2	LEVEL 4	120
		627
BUILDING 3		
BUILDING 3	LEVEL 1 (4231')	50
BUILDING 3	LEVEL 2	75
BUILDING 3	LEVEL 3	83
		208
TOTAL		835

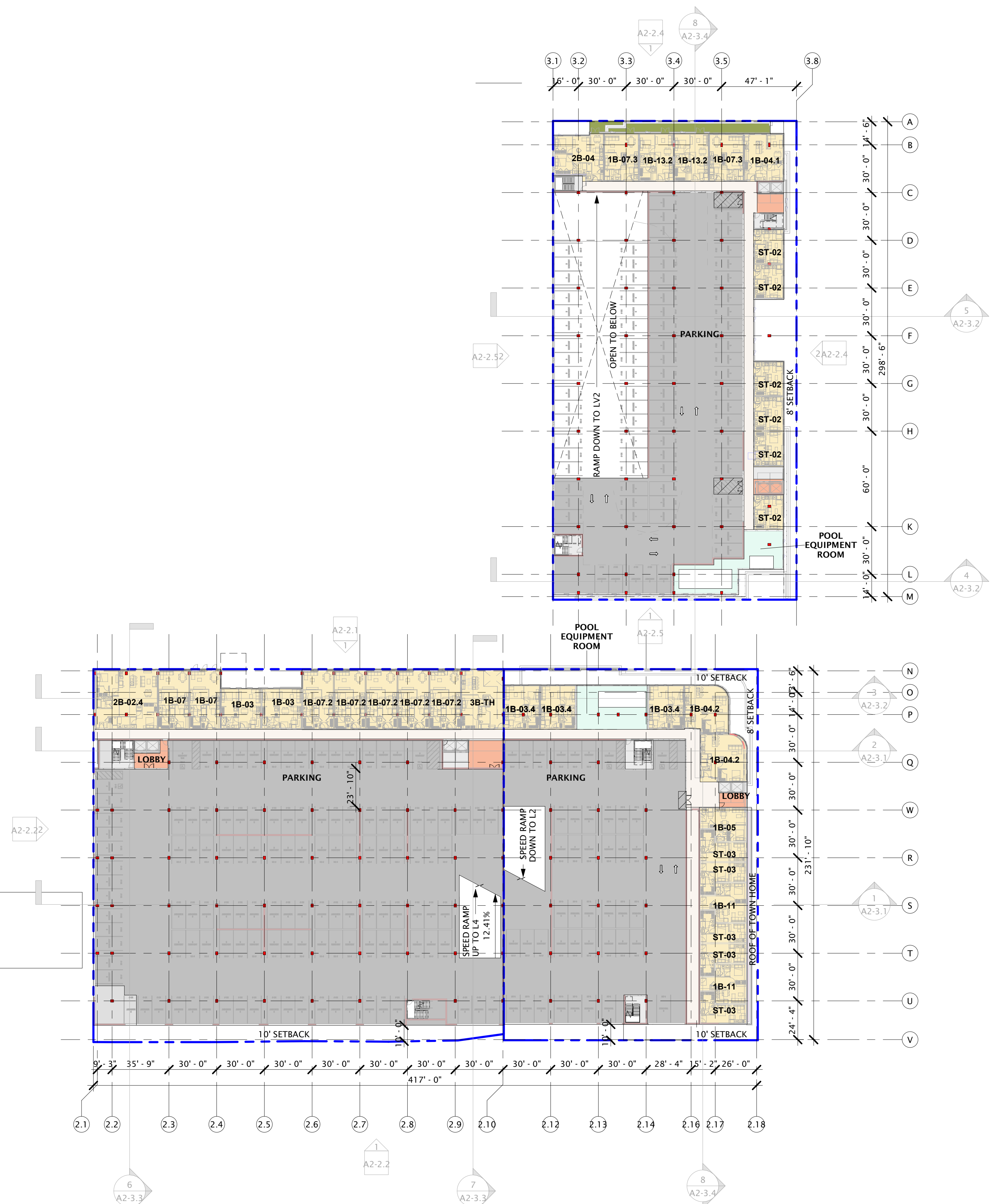
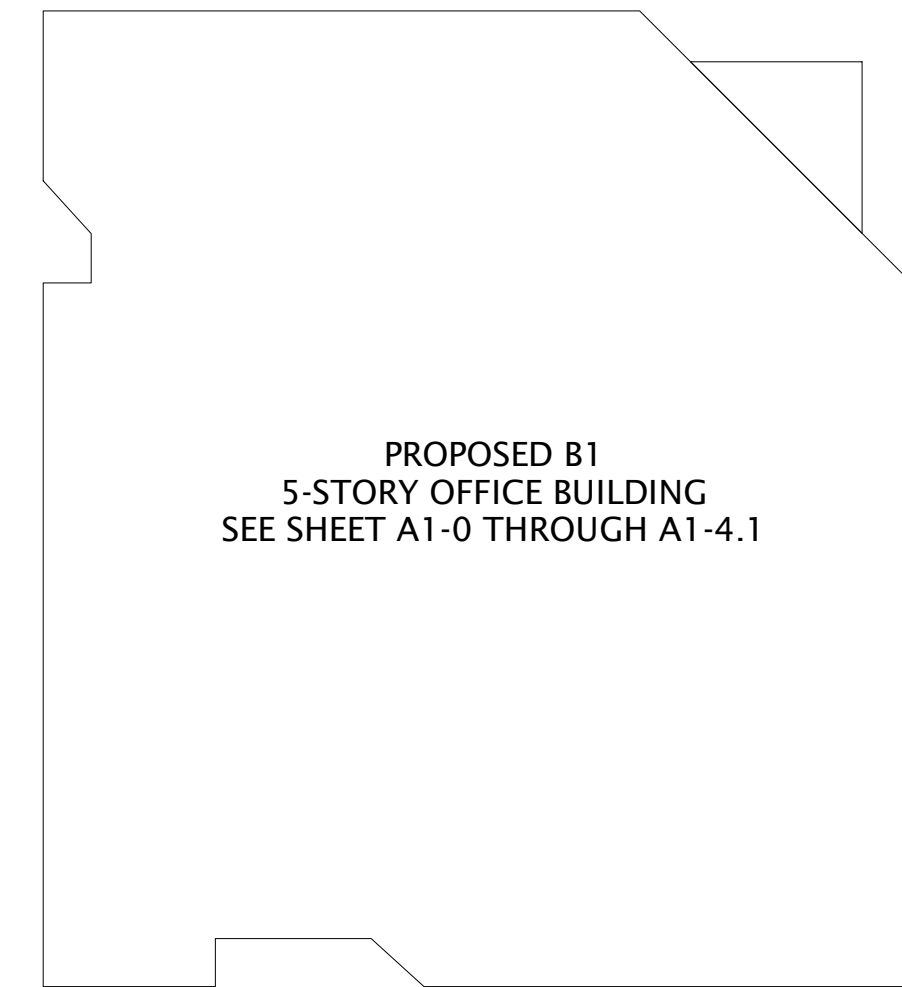


PARKING SUMMARY BY LEVEL Copy 1		
BUILDING	LEVEL	COUNT
BUILDING 2		
BUILDING 2	LEVEL 1 (4231')	166
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BUILDING 2	LEVEL 4	120
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		208
TOTAL		835

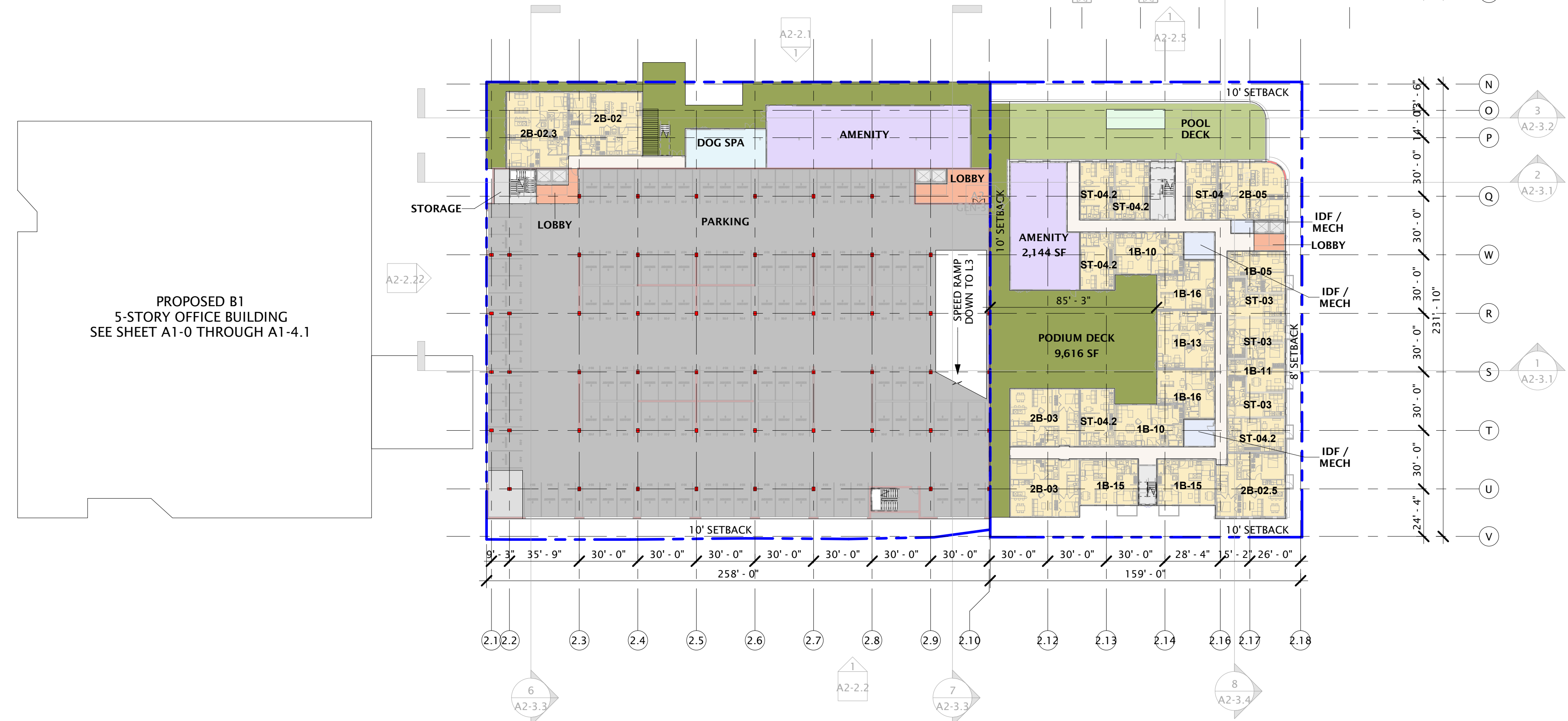
PROPOSED B1
5-STORY OFFICE BUILDING
SEE SHEET A1-0 THROUGH A1-4.1



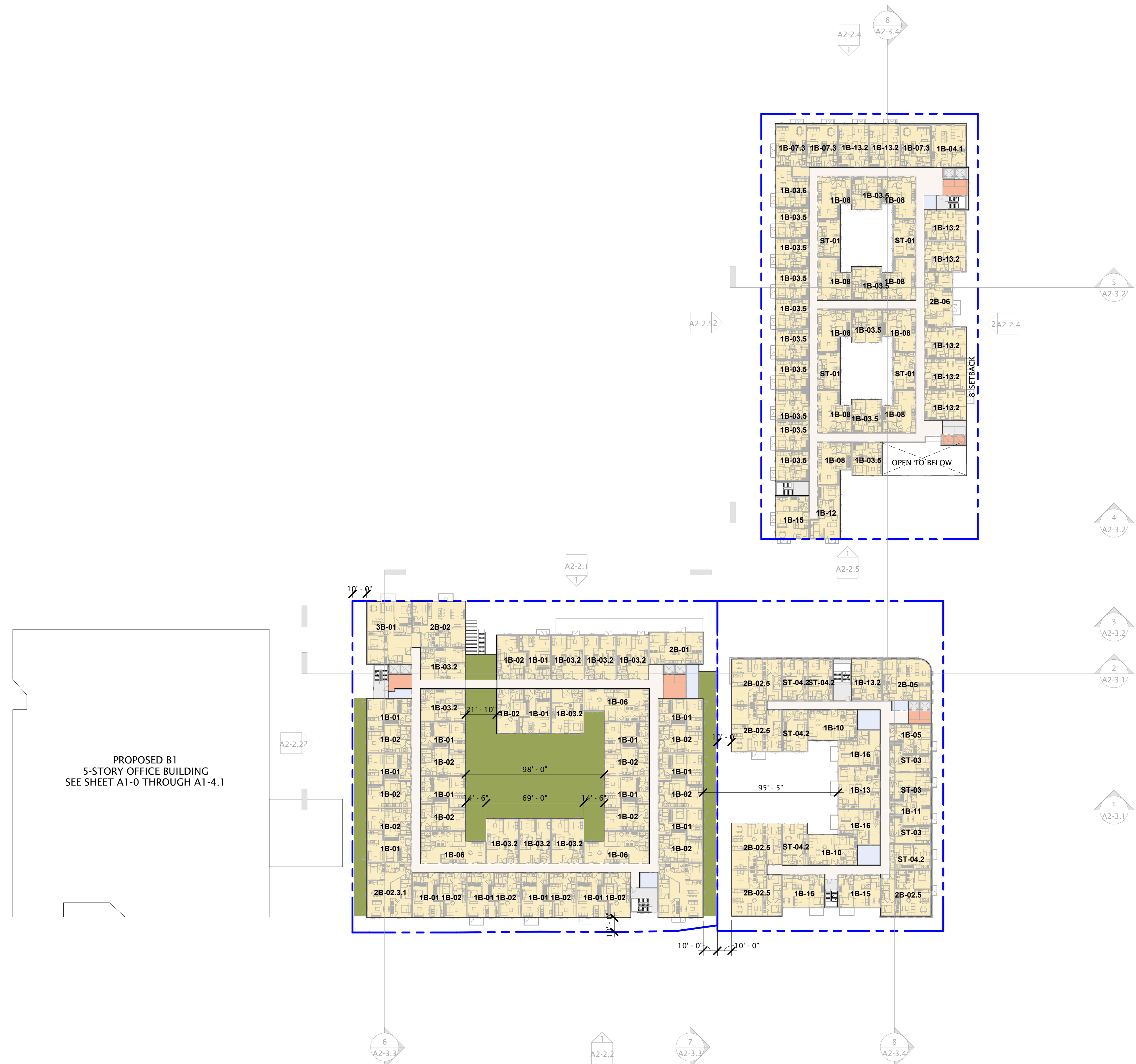
PARKING SUMMARY BY LEVEL Copy 1		
BUILDING	LEVEL	COUNT
BUILDING 2		
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		627
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BUILDING 3	LEVEL 2	75
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		208
TOTAL		835

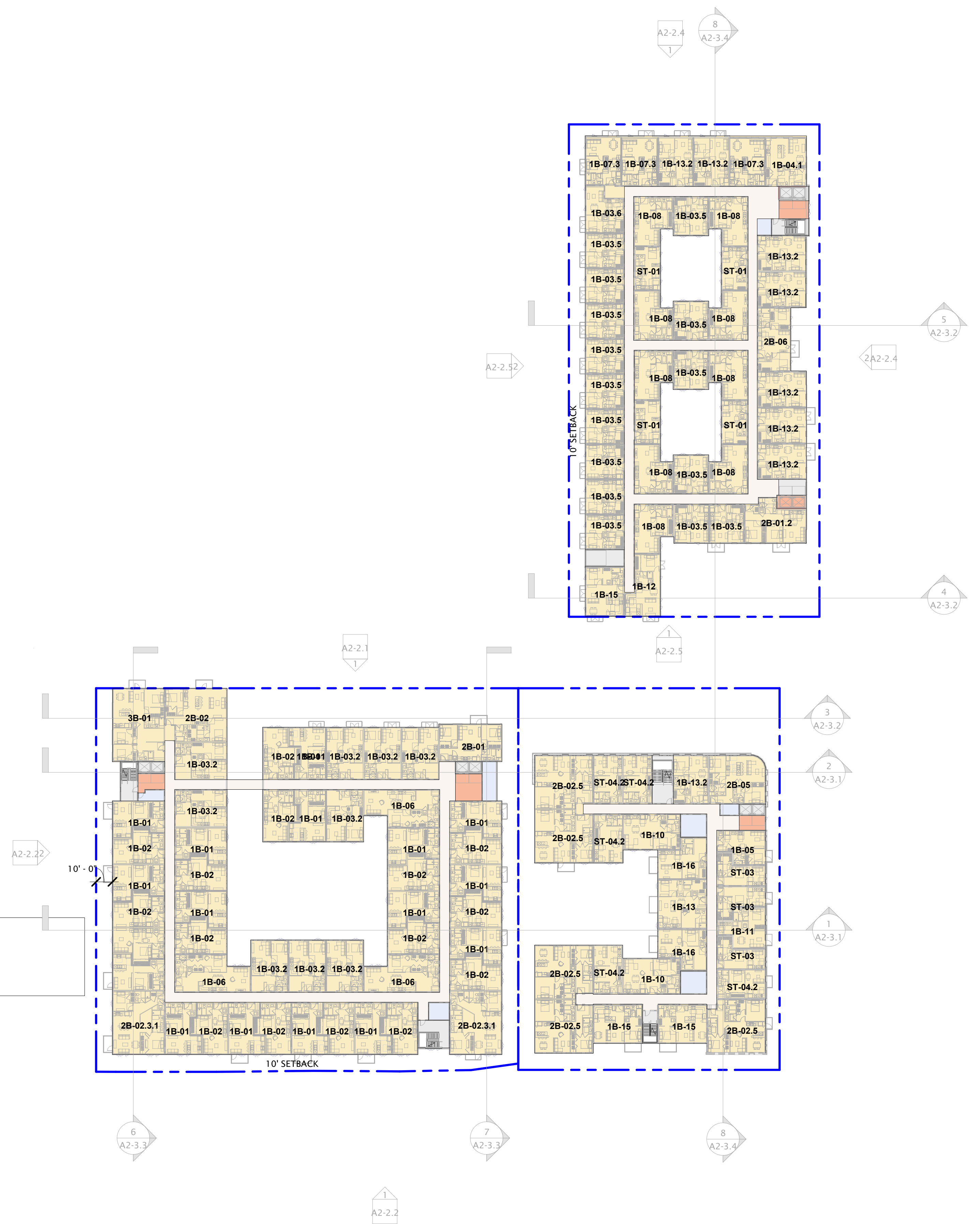
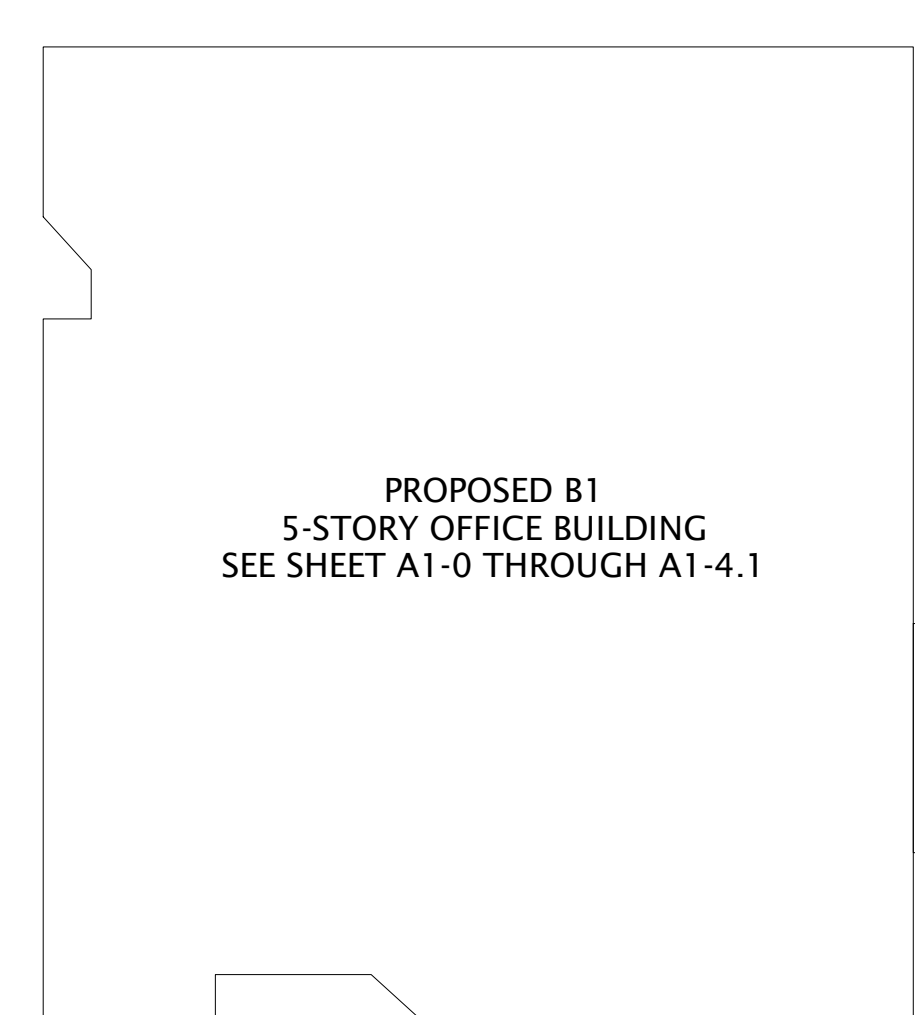


PARKING SUMMARY BY LEVEL Copy 1		
BUILDING	LEVEL	COUNT
BUILDING 2		
BUILDING 2	LEVEL 1 (4231')	166
BUILDING 2	LEVEL 2	174
BUILDING 2	LEVEL 3	167
BUILDING 2	LEVEL 4	120
		627
BUILDING 3		
BUILDING 3	LEVEL 1 (4231')	50
BUILDING 3	LEVEL 2	75
BUILDING 3	LEVEL 3	83
		208
TOTAL		835

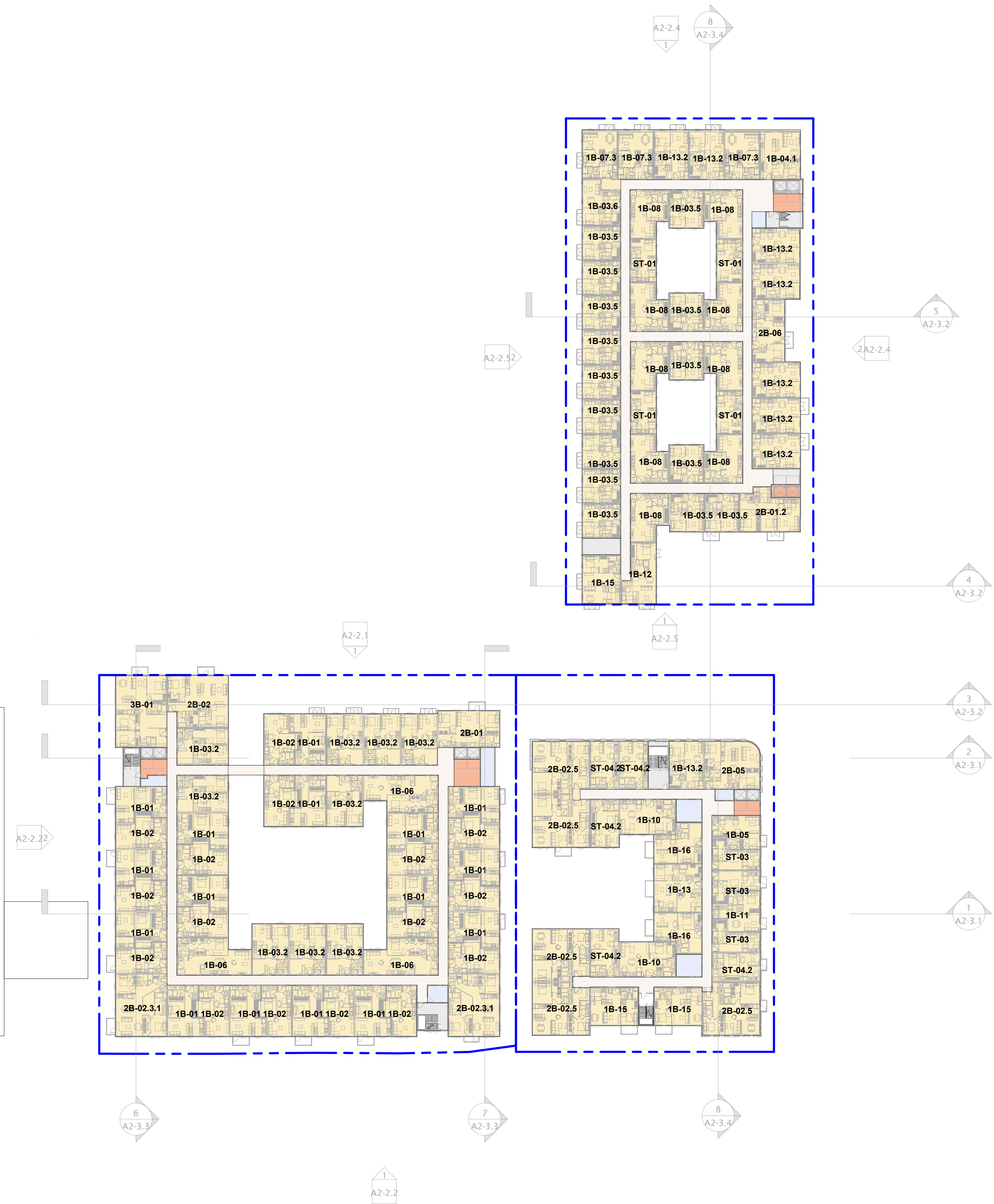


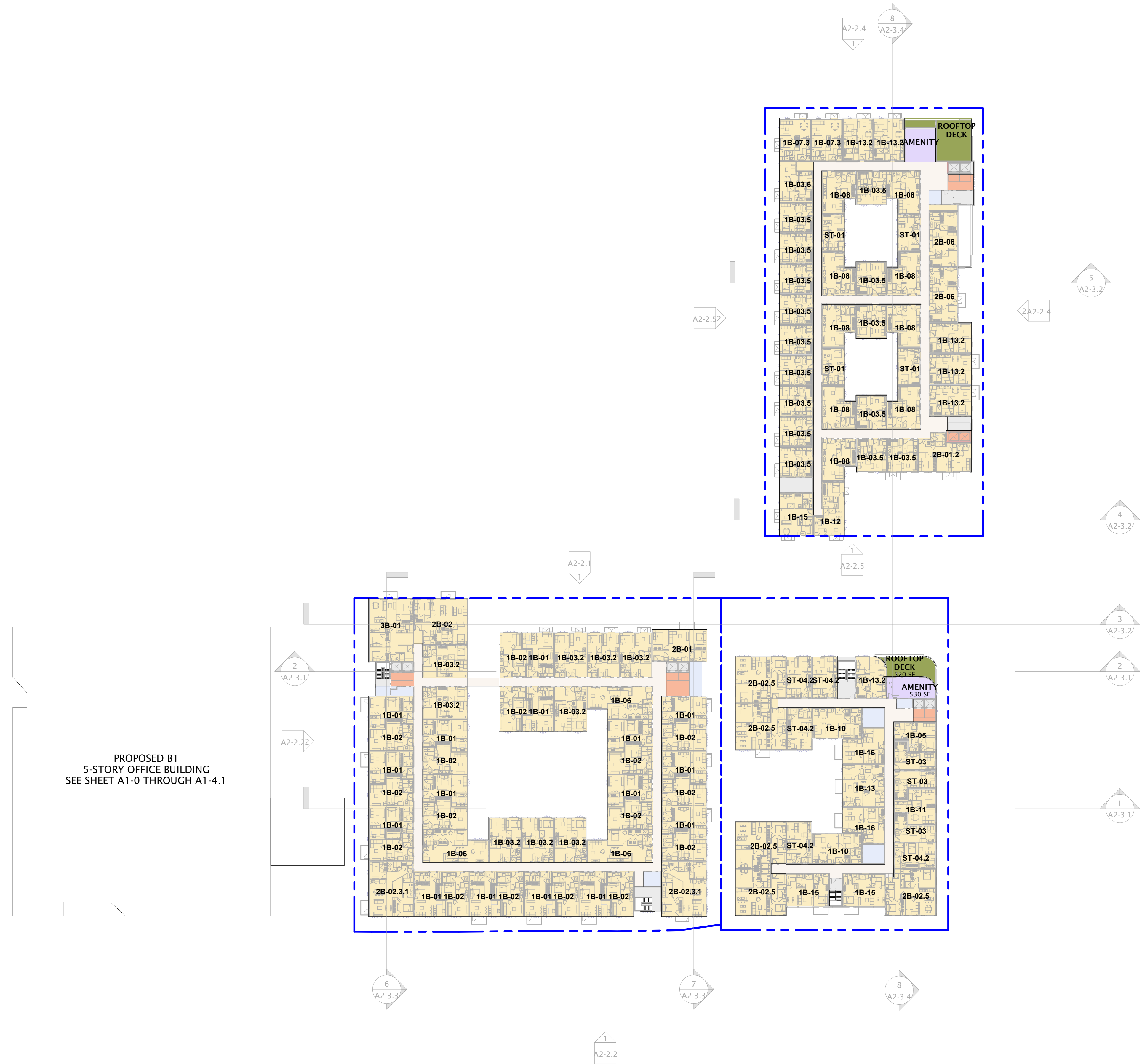
PROPOSED B1
5-STORY OFFICE BUILDING
SEE SHEET A1-0 THROUGH A1-4.1



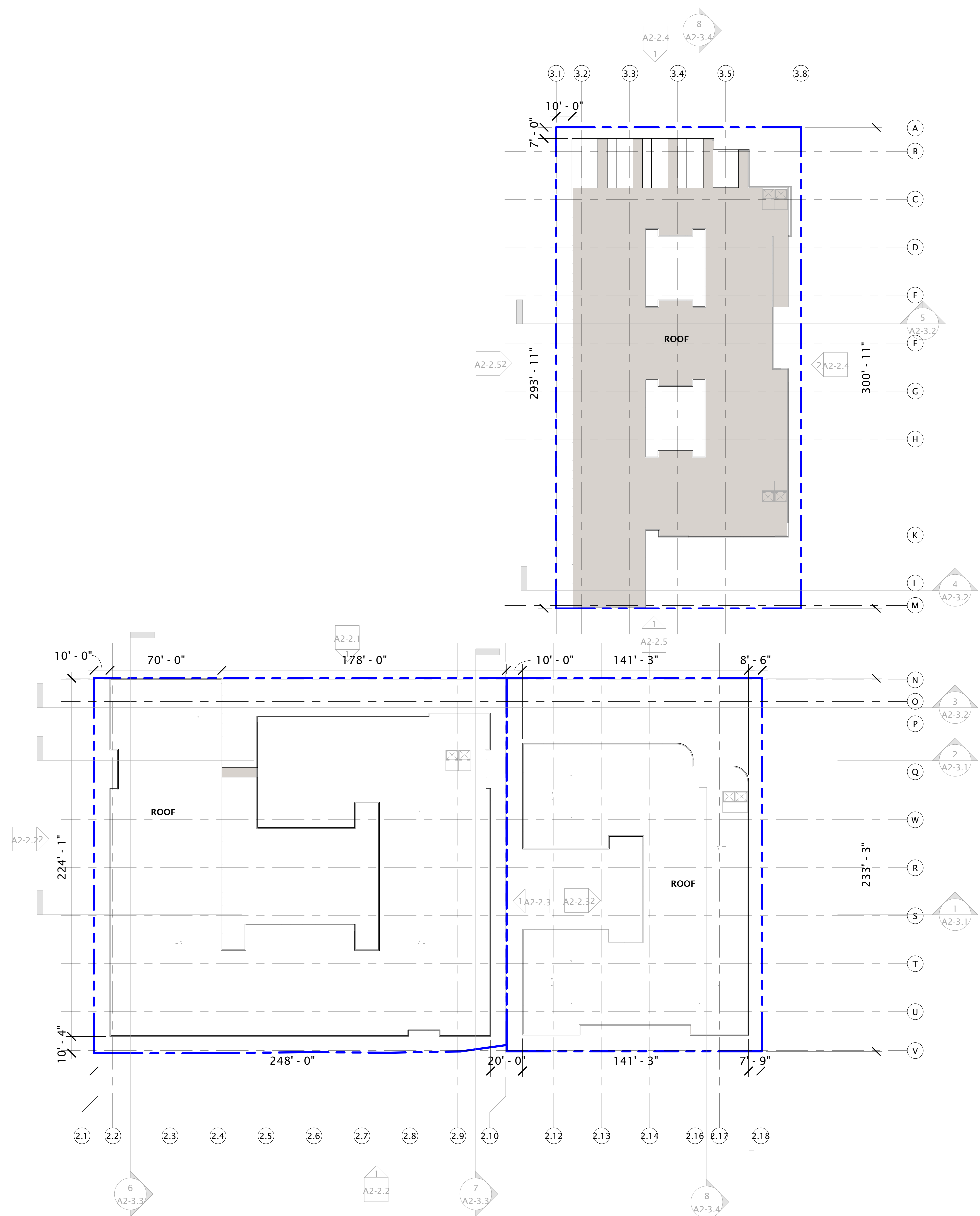


PROPOSED B1
5-STORY OFFICE BUILDING
SEE SHEET A1-0 THROUGH A1-4.1





PROPOSED B1
5-STORY OFFICE BUILDING
SEE SHEET A1-0 THROUGH A1-4.1



WEST VILLAGE
SALT LAKE CITY, UT 84101

Entitlement Package

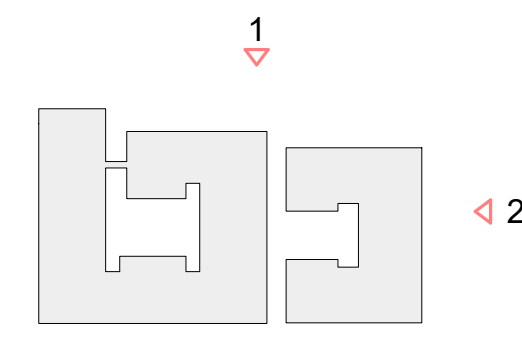
WCVRP GRANARY GP, LLC
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SALT LAKE CITY, UT 84101
PHONE:

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

A2-1.9
ROOF PLAN
1" = 40'-0"
11/09/2022



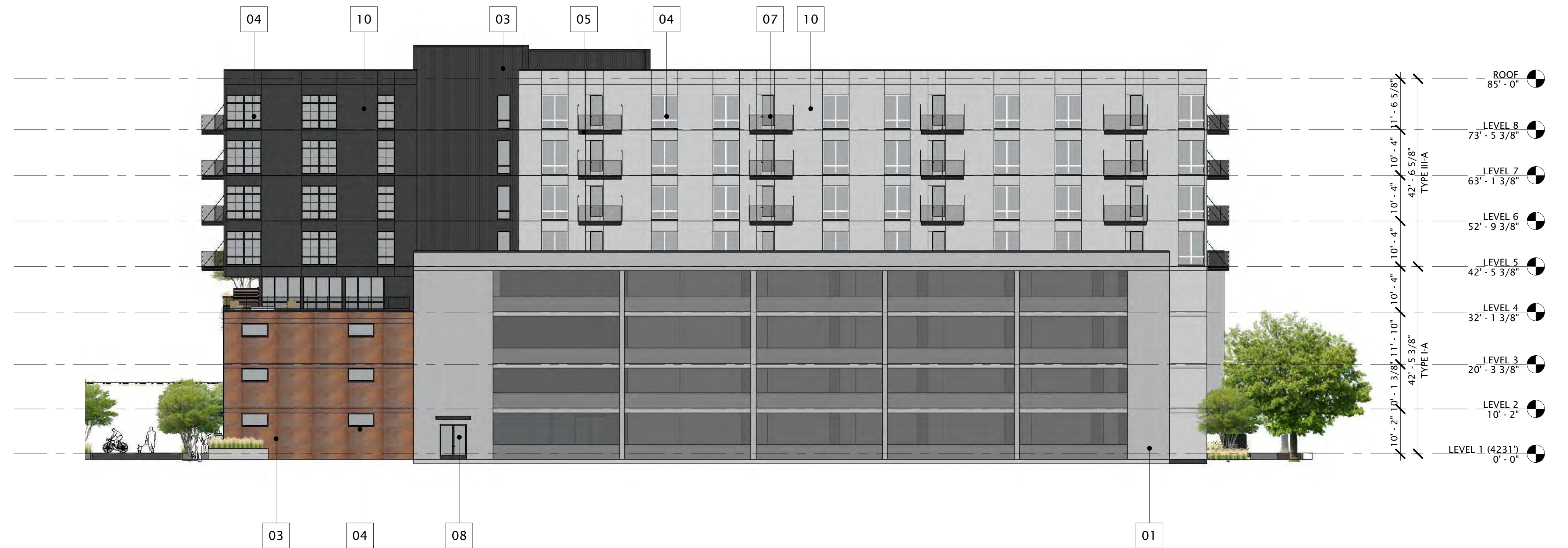
- | | | | |
|-----------------------|-------------------------|----------------------------|------------------|
| 01 CONCRETE | 04 VINYL WINDOW | 07 GLASS DOOR | 10 STUCCO |
| 02 BRICK | 05 METAL RAILING | 08 GLASS STOREFRONT | |
| 03 METAL PANEL | 06 METAL LOUVER | 09 CMU BLOCK | |





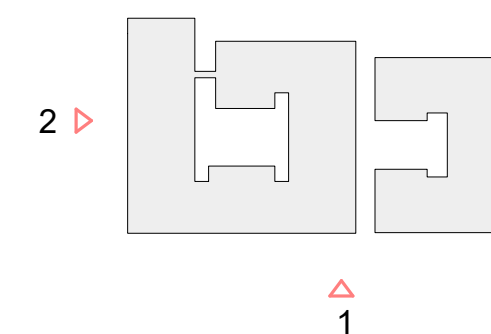
POTENTIAL ART MURAL/
GRAPHIC LOCATION

SOUTH ELEVATION BLDG 2 1/16" = 1'-0" 1



WEST ELEVATION BLDG 2 1/16" = 1'-0" 2

- | | | | |
|----------------|------------------|---------------------|-----------|
| 01 CONCRETE | 04 VINYL WINDOW | 07 GLASS DOOR | 10 STUCCO |
| 02 BRICK | 05 METAL RAILING | 08 GLASS STOREFRONT | |
| 03 METAL PANEL | 06 METAL LOUVER | 09 CMU BLOCK | |



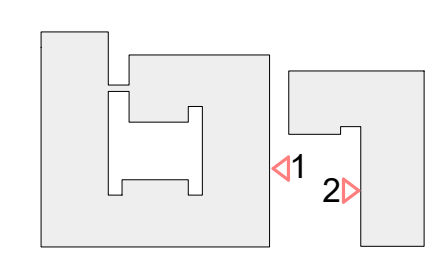


BLDG 2 WEST COURTYARD 1/16" = 1'-0" 2



BLDG 2 EAST COURTYARD 1/16" = 1'-0" 1

- | | | | |
|----------------|------------------|---------------------|-----------|
| 01 CONCRETE | 04 VINYL WINDOW | 07 GLASS DOOR | 10 STUCCO |
| 02 BRICK | 05 METAL RAILING | 08 GLASS STOREFRONT | |
| 03 METAL PANEL | 06 METAL LOUVER | 09 CMU BLOCK | |



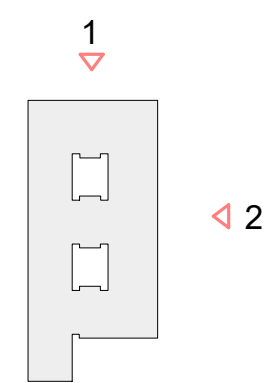


NORTH ELEVATION BLDG 3 1/16" = 1' -0" 1



EAST ELEVATION BLDG 3 1/16" = 1'-0" 2

- | | | | |
|----------------|------------------|---------------------|-----------|
| 01 CONCRETE | 04 VINYL WINDOW | 07 GLASS DOOR | 10 STUCCO |
| 02 BRICK | 05 METAL RAILING | 08 GLASS STOREFRONT | |
| 03 METAL PANEL | 06 METAL LOUVER | 09 CMU BLOCK | |



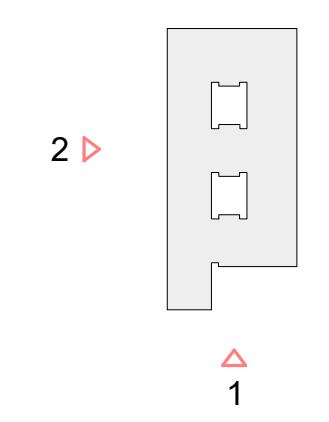


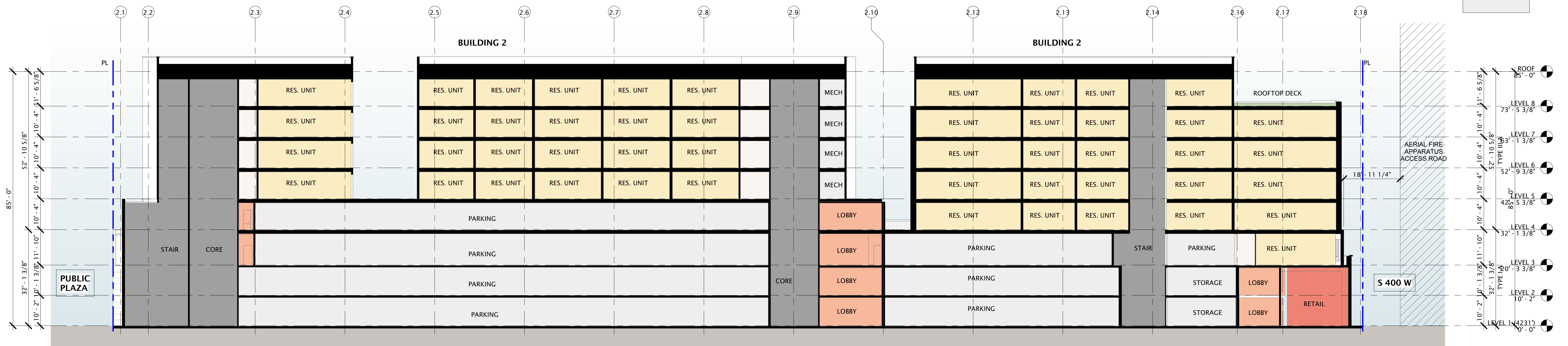
SOUTH ELEVATION BLDG 3 1/16" = 1'-0" 1



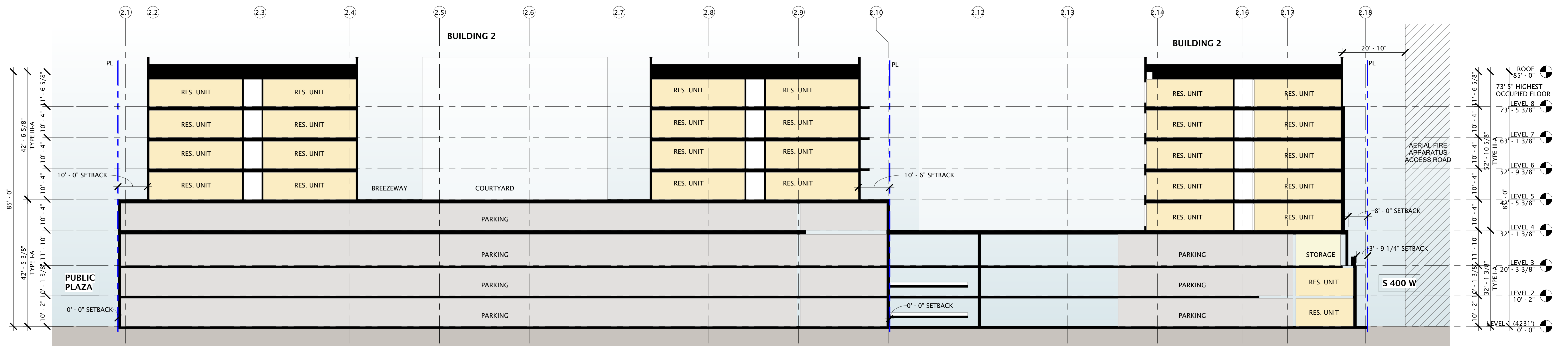
WEST ELEVATION BLDG 3 1/16" = 1'-0" 2

- | | | | |
|----------------|------------------|---------------------|-----------|
| 01 CONCRETE | 04 VINYL WINDOW | 07 GLASS DOOR | 10 STUCCO |
| 02 BRICK | 05 METAL RAILING | 08 GLASS STOREFRONT | |
| 03 METAL PANEL | 06 METAL LOUVER | 09 CMU BLOCK | |

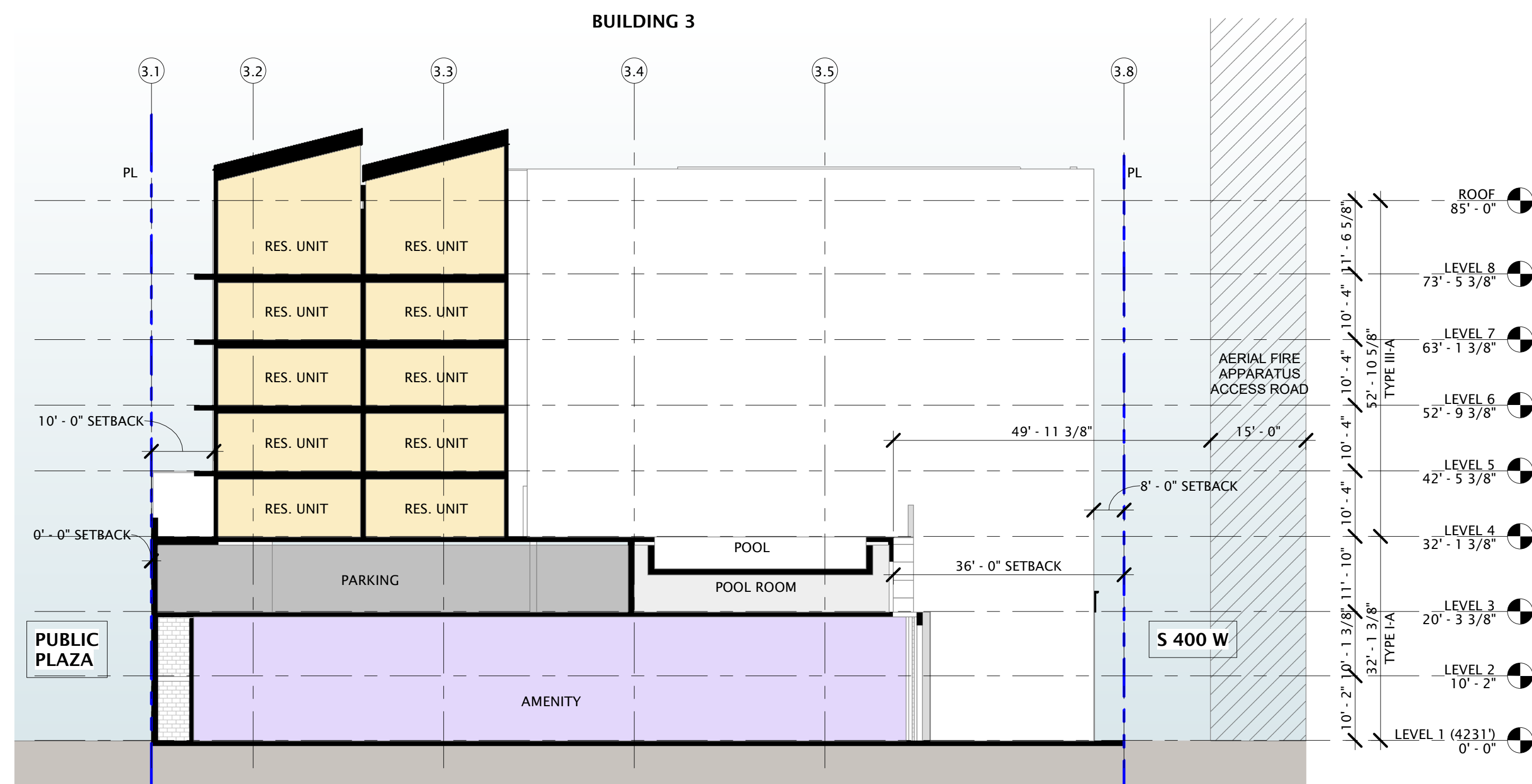




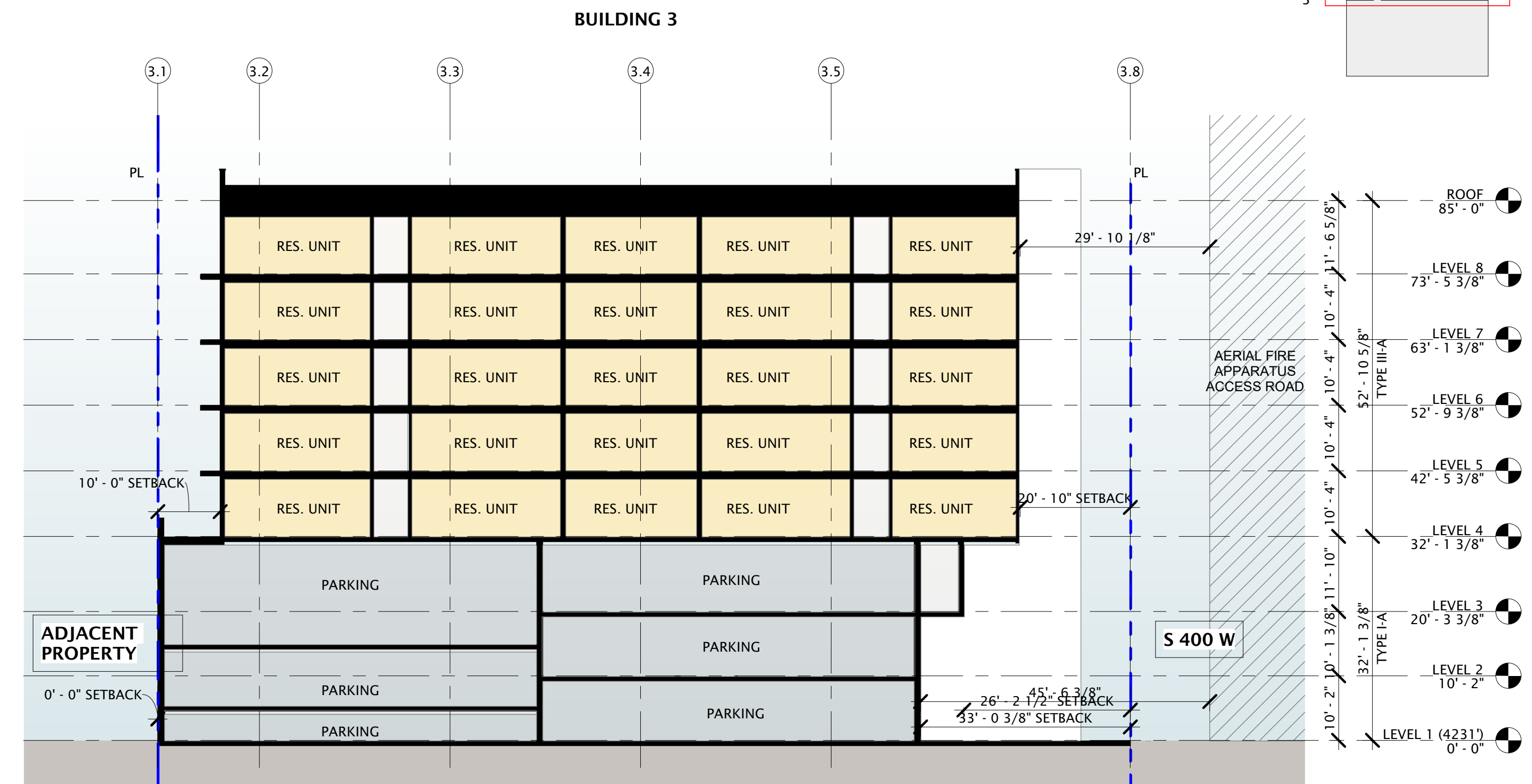
OVERALL BUILDING SECTION 2 1/16" = 1'-0"



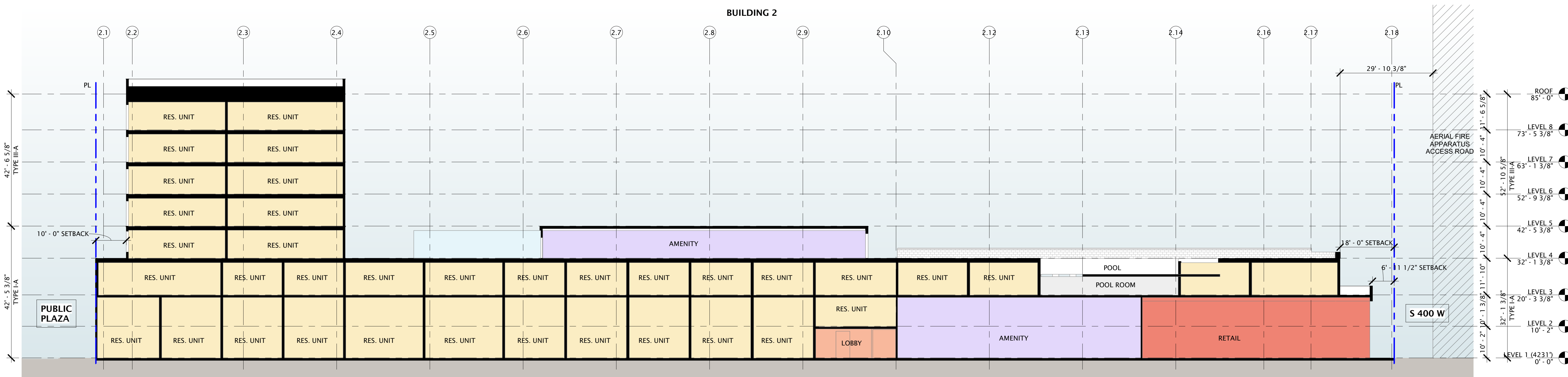
OVERALL BUILDING SECTION 1 1/16" = 1'-0"



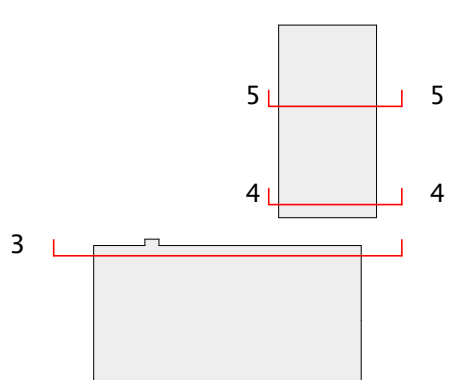
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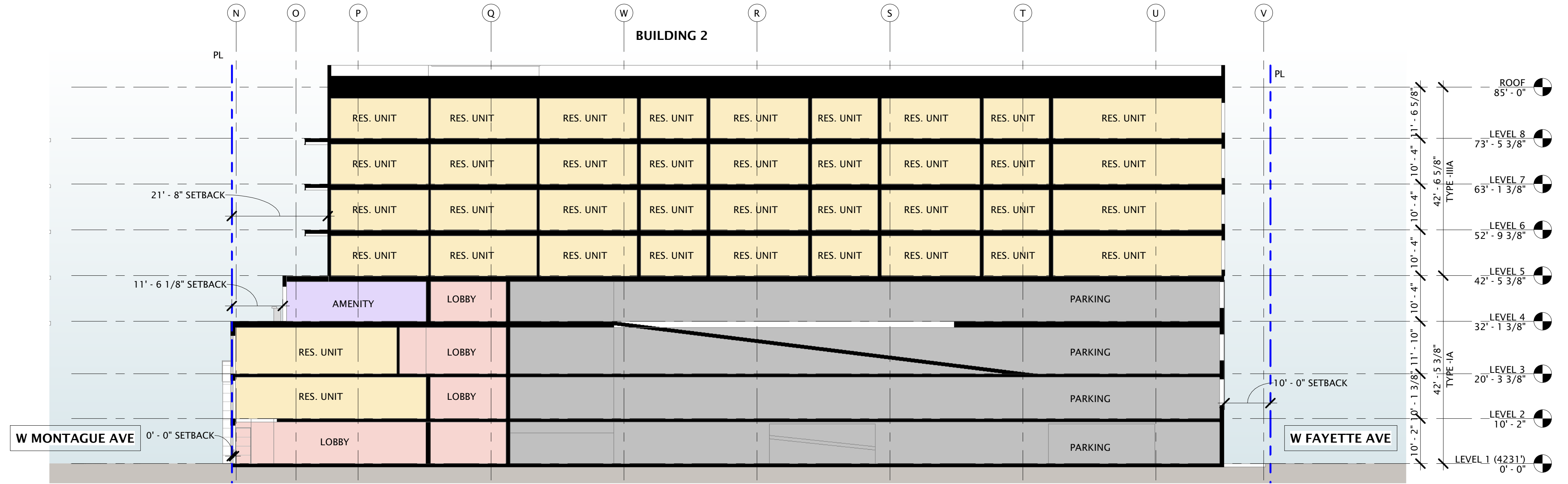
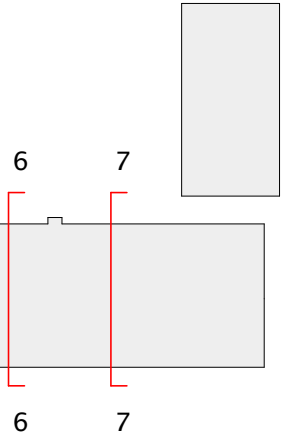


OVERALL BUILDING SECTION 5 1/16" = 1'-0"

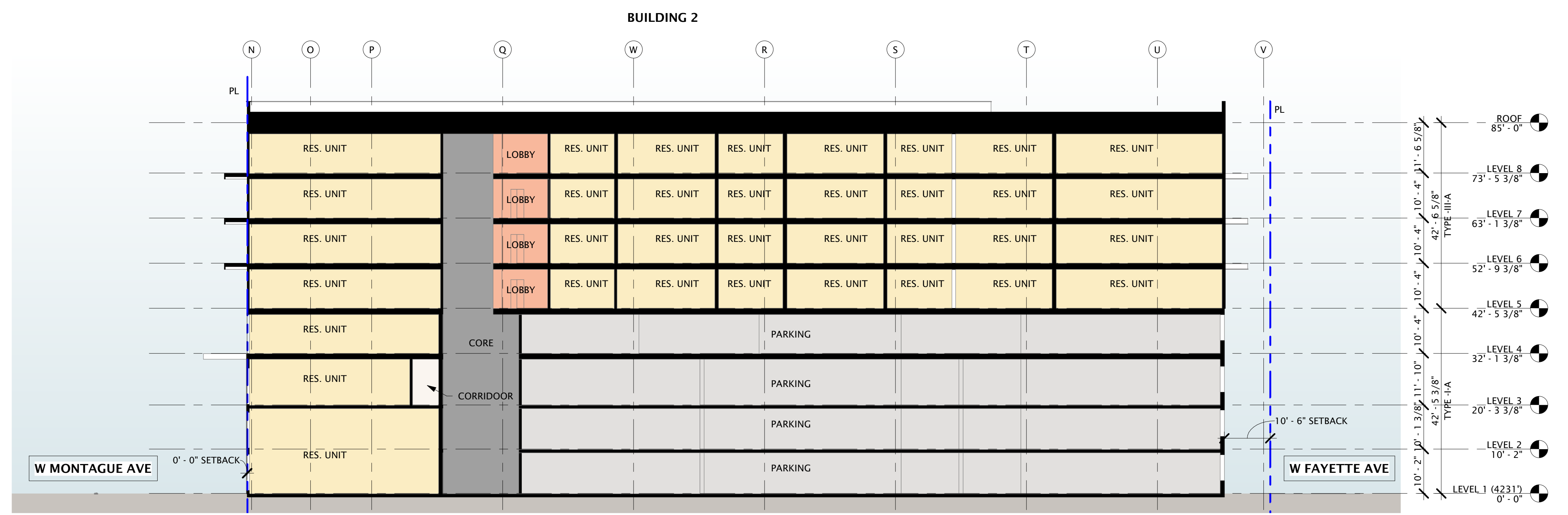


OVERALL BUILDING SECTION 3 1/16" = 1'-0"

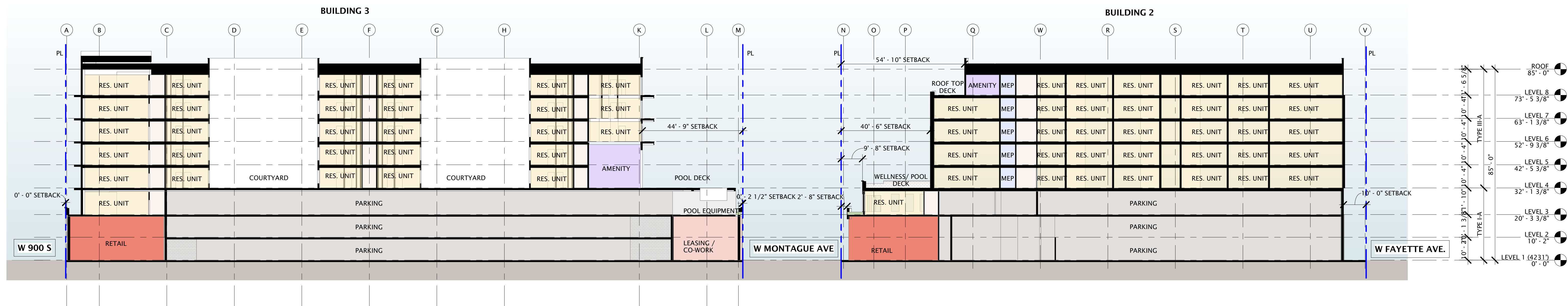
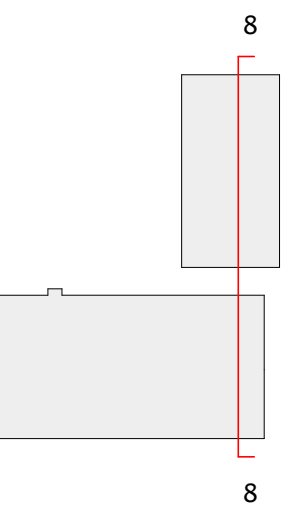




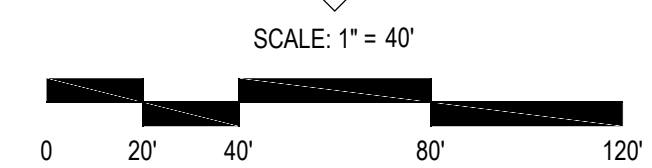
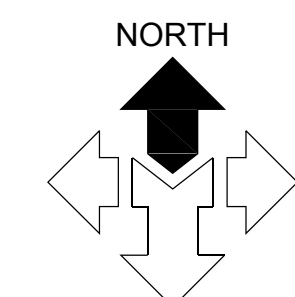
OVERALL BUILDING SECTION 7 1/16" = 1'-0"



OVERALL BUILDING SECTION 6 1/16" = 1'-0"

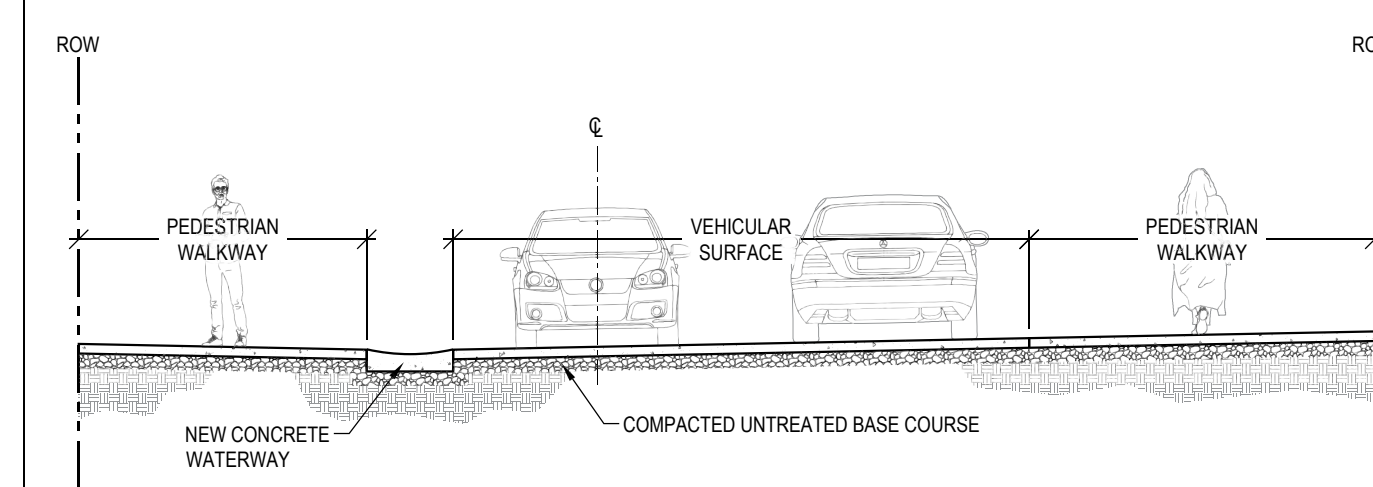


OVERALL BUILDING SECTION 8 3/64" = 1' -0"

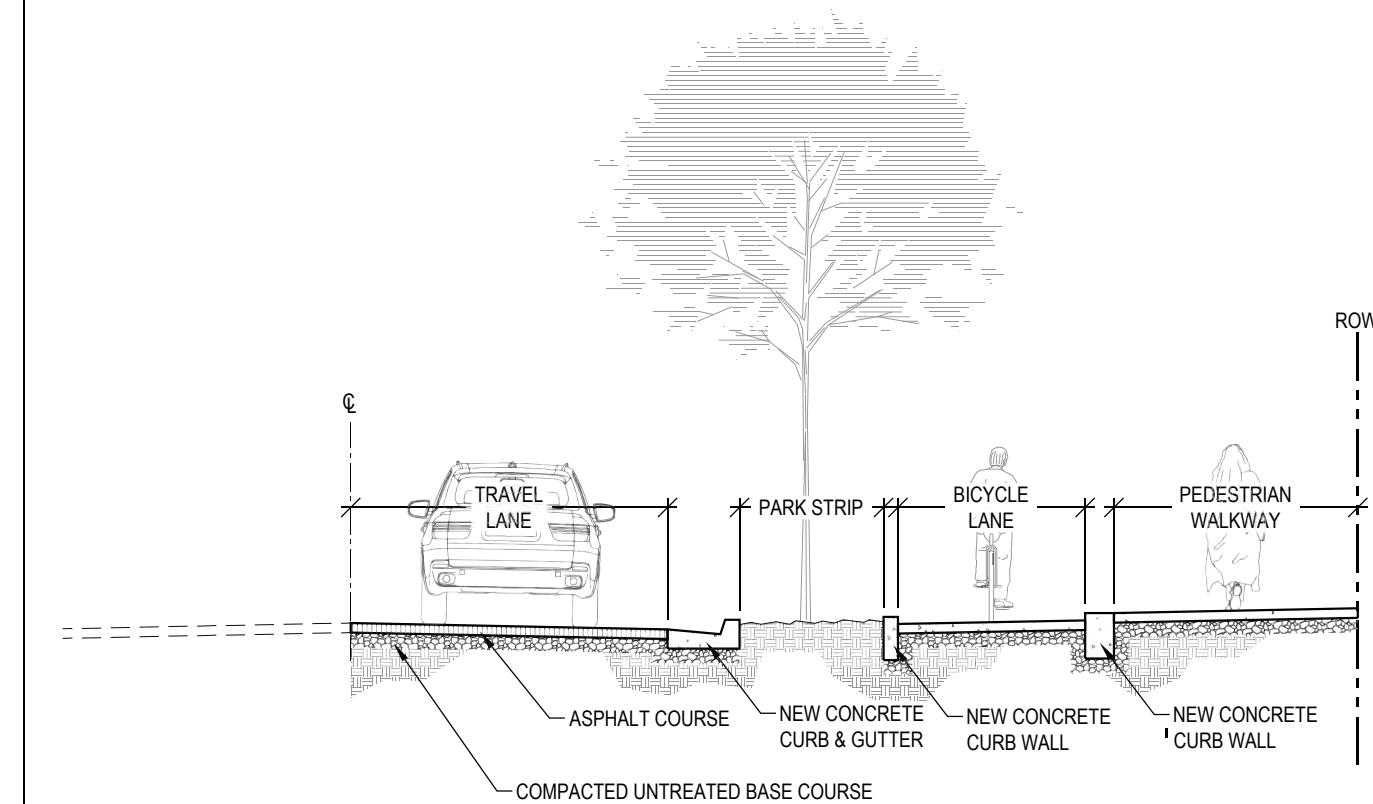


LEGEND

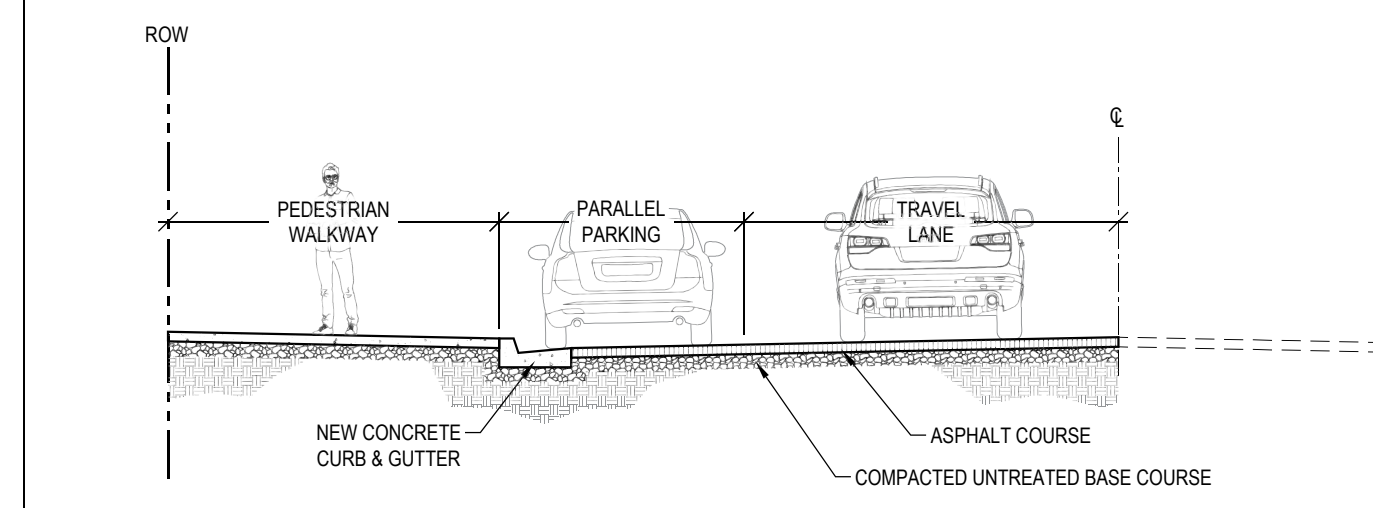
- PEDESTRIAN SURFACE
- VEHICULAR SURFACE
- ASPHALT SURFACE
- BICYCLE LANE
- LANDSCAPE AREA



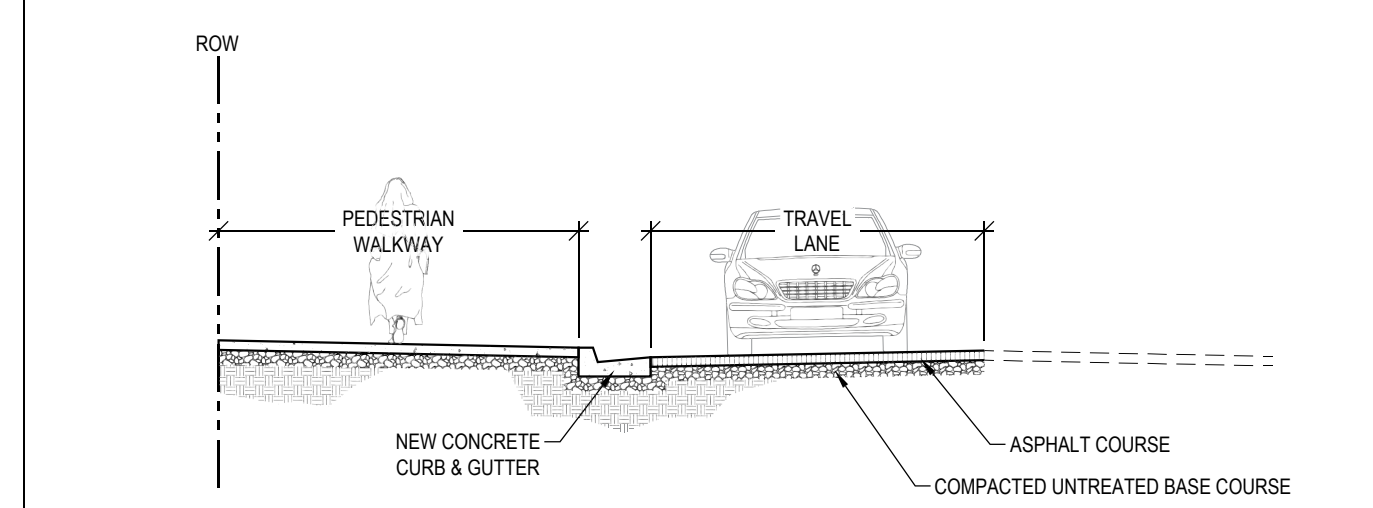
MONTAGUE AVENUE
SCALE: N.T.S. (A-A)



500 WEST STREET
SCALE: N.T.S. (B-B)



FAYETTE AVENUE
SCALE: N.T.S. (C-C)



400 WEST STREET
SCALE: N.T.S. (D-D)

CP-1
CONCEPTUAL PLAN
1" = 40'-0"
11/09/2022

WEST VILLAGE
SALT LAKE CITY, UT 84101
Entitlement Package

WCVRP GRANARY GP, LLC
650 S 500 W, SUITE #188
SALT LAKE CITY, UT 84101
PHONE:

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 1400464 PREPARED BY STEWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: AUGUST 20, 2021 AT 8:00 AM. AND TITLE COMMITMENT NO. 1400464 PREPARED BY STEWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: NOVEMBER 18, 2021 AT 8:00 AM.

DESCRIPTION PER TITLE REPORT

PARCEL 1: TAX ID NO. 15-12-182-004 LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 2, BROOKLYN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON THE NORTH. PARCEL 2: TAX ID NO. 15-12-182-005 ALL OF LOT 1 AND THE EAST 10 FEET OF LOT 2, BLOCK 2, BROOKLYN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

PARCEL 3: TAX ID NO. 15-12-182-006 ALL OF LOTS 7 THROUGH 51, INCLUSIVE, BLOCK 2, BROOKLYN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH ALL OF THE 13-FOOT WIDE VACATED ALLEY ABUTTING AND LYING NORTH OF LOTS 7 THROUGH 21 AND SOUTH OF LOTS 31 THROUGH 45; AND ALL OF THE 13-FOOT WIDE VACATED ALLEY ABUTTING AND LYING EAST OF LOTS 22 THROUGH 30. OF SAID BLOCK 2, BROOKLYN SUBDIVISION, AND THE NORTH SIX AND ONE-HALF (6.5) FEET OF THE VACATED ALLEY ABUTTING AND LYING SOUTH OF LOTS 46 THROUGH 51 OF SAID BLOCK 2, BROOKLYN SUBDIVISION.

PARCEL 4: TAX NO. 15-12-179-009 ALL OF LOT 1 AND LOT 13 THROUGH 20, INCLUSIVE, BLOCK 1, GENEVA ADDITION, A SUBDIVISION OF BLOCK 24, FIVE ACRE PLAT "A", BIG FIELD SURVEY.

ALSO LOT 12, BLOCK 1, GENEVA ADDITION, A SUBDIVISION OF LOT 11, BLOCK 24, FIVE ACRE PLAT "A", BIG FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 4 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

SCHEDULE B-2 EXCEPTIONS

AN ORDINANCE AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 28, 1964, AS ENTRY NO. 2050773, IN BOOK 2275, AT PAGE 372 OF COUNTY RECORDS.

ANY EXISTING EASEMENTS FOR UTILITIES WHICH MAY HAVE BEEN CONSTRUCTED THROUGH, OVER OR UNDER THAT PORTION OF THE ABOVE DESCRIBED PREMISES SHOWN AS BEING A PORTION OF VACATED STREETS AND ALLEYS SURVEY FINDINGS: SHOWN HEREON

EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 29, 2013, AS ENTRY NO. 11750572, IN BOOK 10188, AT PAGE 6049 OF COUNTY RECORDS. (EXACT LOCATION NOT DISCLOSED) SURVEY FINDINGS: NOTHING TO PLOT

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 1853112 PREPARED BY STEWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: SEPTEMBER 28, 2022 AT 8:00 AM.

DESCRIPTION PER TITLE REPORT

LOTS 4, 5 AND 6, BLOCK 2, BROOKLYN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

SCHEDULE B-2 EXCEPTIONS

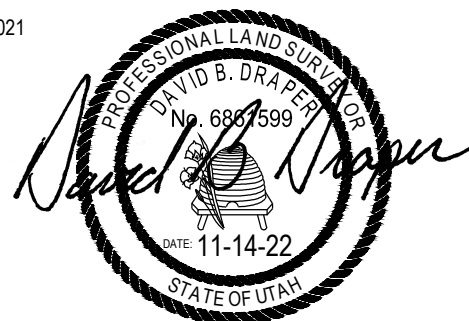
ORDINANCE AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 28, 1964, AS ENTRY NO. 2050773, IN BOOK 2275, AT PAGE 372 OF PUBLIC RECORDS.

SURVEYOR'S CERTIFICATE

TO WOODBURY CORPORATION, A UTAH CORPORATION AND VESTA REALTY PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANARY MONTAGUE, LLC, SCHROEDER TAFT-HARTLEY INCOME REIT, LLC, AMERICAN LAND TITLE ASSOCIATION, STEWART TITLE GUARANTY COMPANY, GRANARY MONTAGUE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCHROEDER TAFT-HARTLEY INCOME REIT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON OCTOBER 12, 2019.

DATE OF PLAT OR MAP: OCTOBER 20, 2021



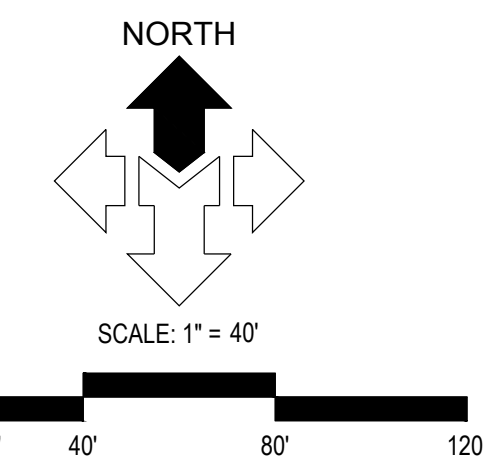
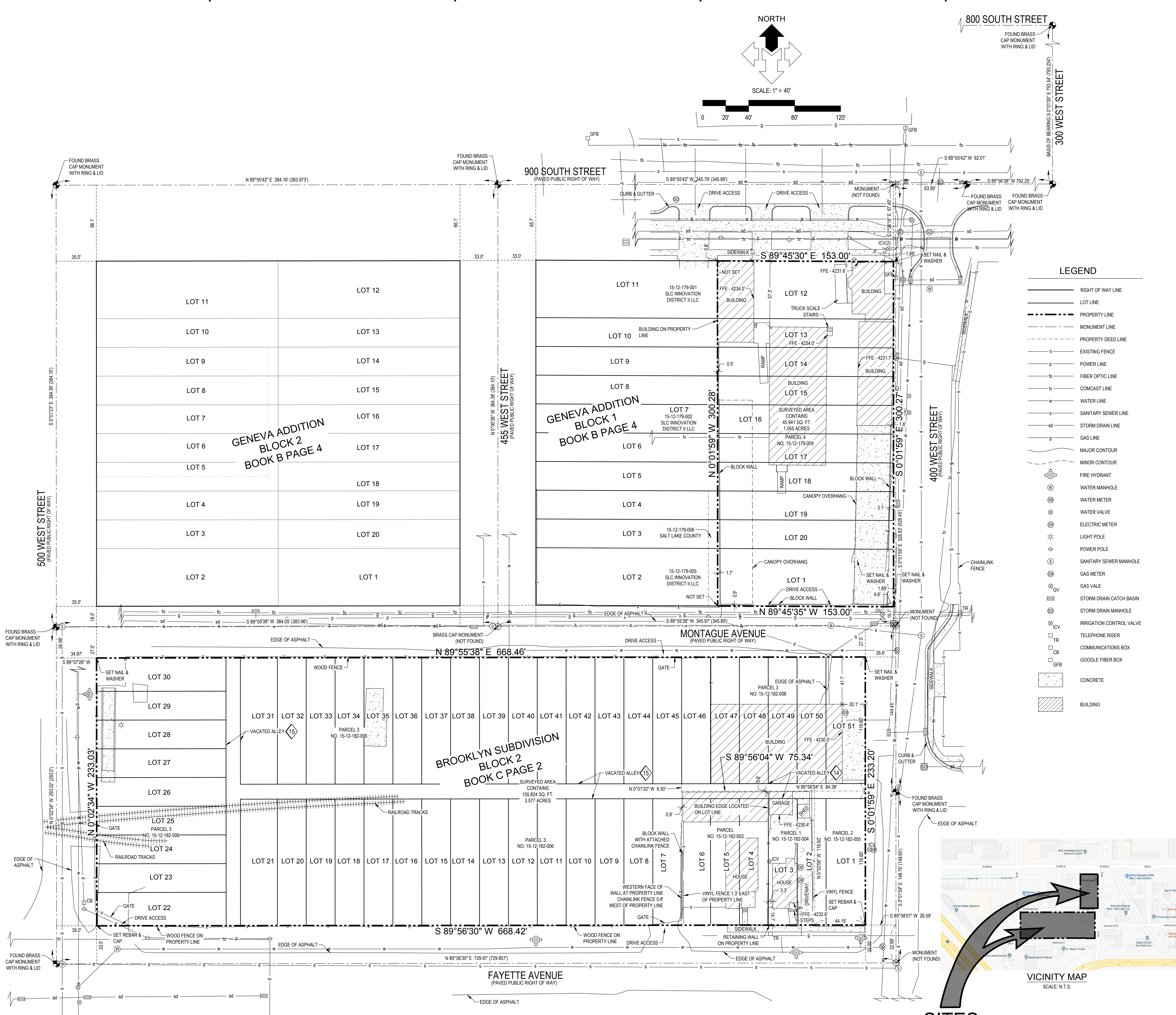
DAVID B. DRAPER LICENSE NO. 6881599

SURVEY NARRATIVE

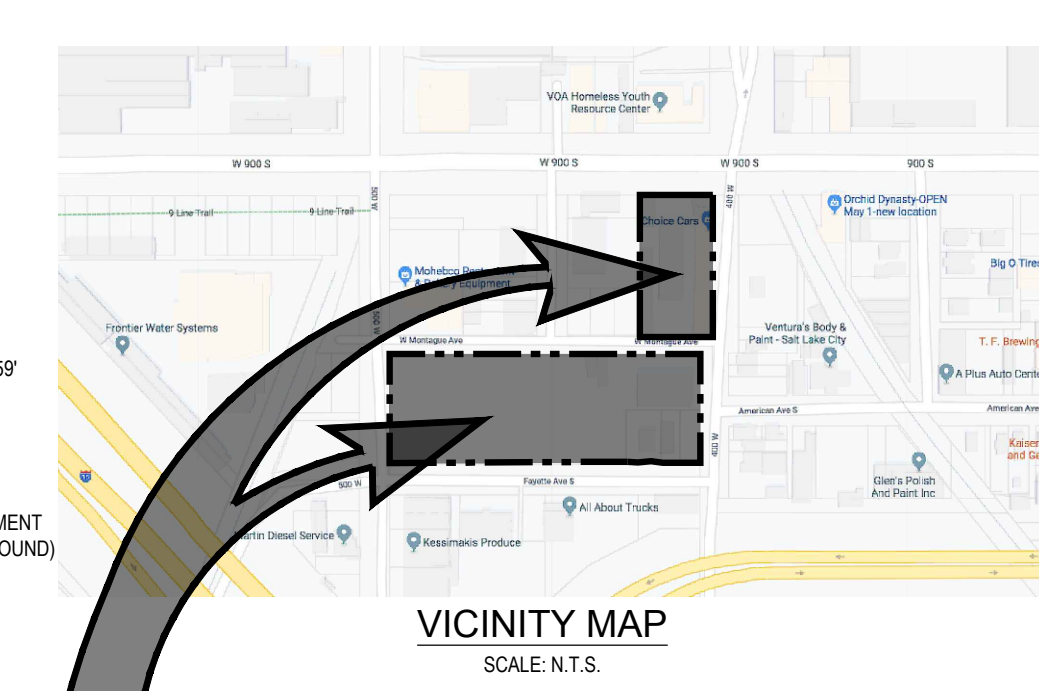
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH (0°10'00" WEST ALONG THE MONUMENT LINE OF 300 WEST STREET, BETWEEN TWO BRASS CAP MONUMENTS LOCATED AT THE INTERSECTIONS OF 900 & 800 SOUTH STREETS, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE BASED ON THE RECORDED SUBDIVISION PLAT.

GENERAL NOTES

- 1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY UPDATE.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. SURVEYED PARCELS HAVE DRIVEWAY ACCESS TO 900 SOUTH STREET, 400 WEST STREET, 500 WEST STREET, FAYETTE AVENUE AND MONTAGUE AVENUE, ALL PAVED PUBLIC RIGHTS OF WAY, PARCELS



LEGEND table with symbols for Right of Way Line, Lot Line, Property Line, Property Deed Line, Existing Fence, Power Line, Fiber Optic Line, Comcast Line, Water Line, Sanitary Sewer Line, Gas Line, Major Contour, Minor Contour, Fire Hydrant, Water Manhole, Water Meter, Water Valve, Electric Meter, Light Pole, Power Pole, Sanitary Sewer Manhole, Gas Meter, Gas Valve, Storm Drain Catch Basin, Storm Drain Manhole, Irrigation Control Valve, Telephone Riser, Communications Box, Google Fiber Box, Concrete, Building.



SITES

McNEIL ENGINEERING logo and contact information: Economic and Sustainable Designs. Professionals You Know and Trust. 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnailengineering.com

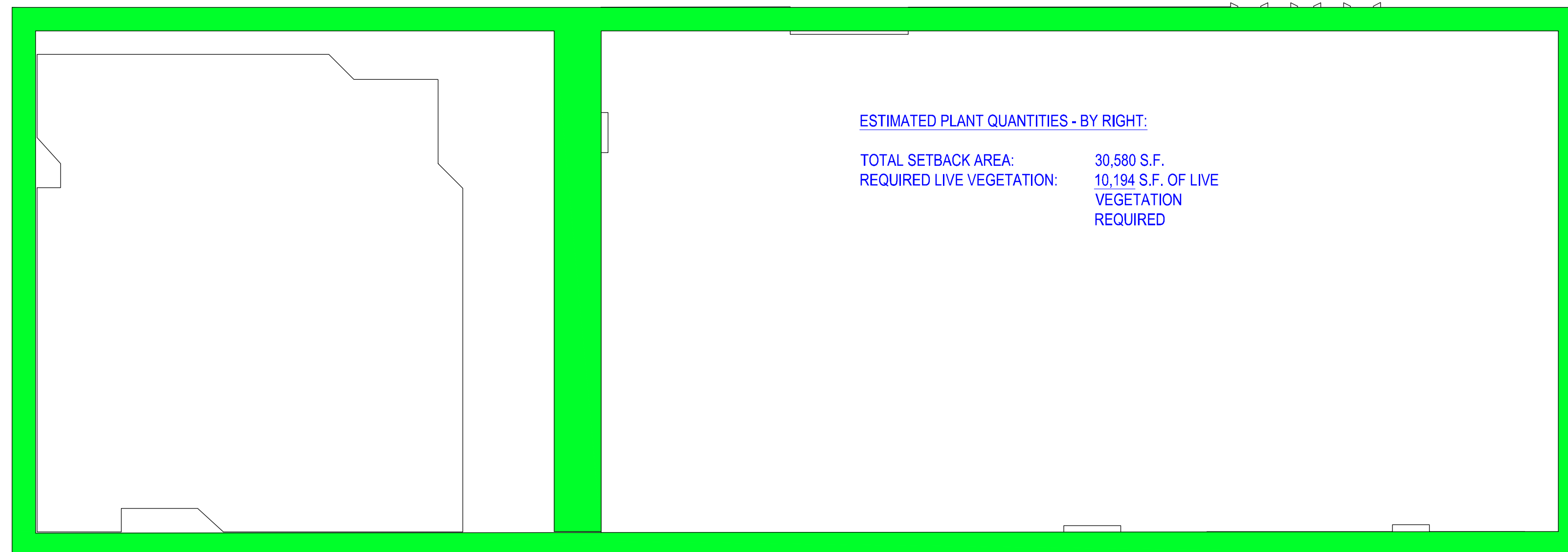
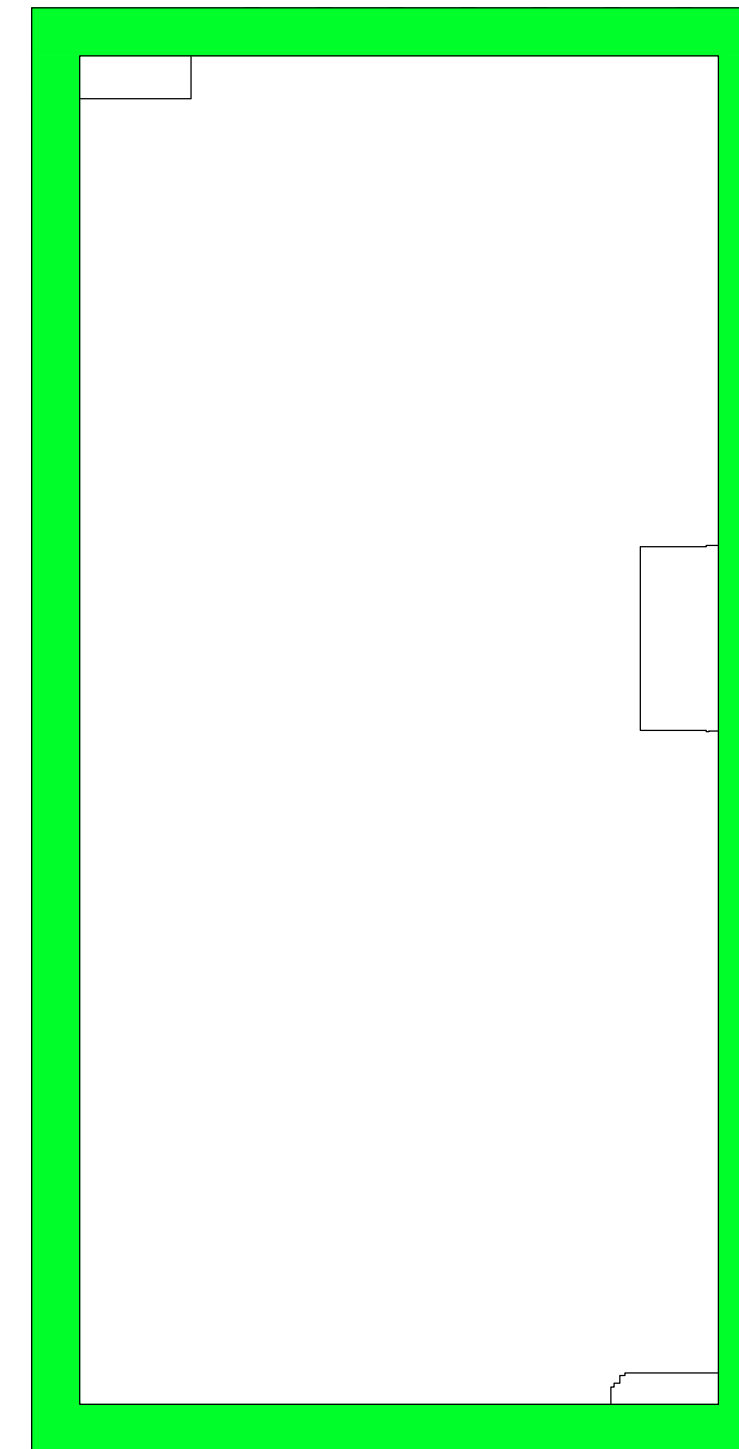
MOUNTAIN CREST PROPERTIES, LLC PARCEL
401 WEST 900 SOUTH & 400 WEST 954 SOUTH
SALT LAKE CITY, UTAH
LOCATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B. & M.

Table with columns: REV#, DATE, DESCRIPTION, REVISIONS. Includes project info: PROJECT NO: 19658, CAD FILE: 19658.B ALT DD, DRAWN BY: NAE, CALC BY: DBD, FIELD CREW: SS/HD, CHECKED BY: DBD, DATE: 10-20-21, ALTA/NSPS LAND TITLE SURVEY, 1 OF 1.

S:\2019files\19658.B\Survey\Prod\19658.B Alt.dwg David Nov. 14, 2022 - 2:25pm

EXHIBIT
LANDSCAPE REQUIREMENTS BY-RIGHT FOR CG ZONING
SEE SHEET L1-2 FOR ENCROACHMENT REQUESTS

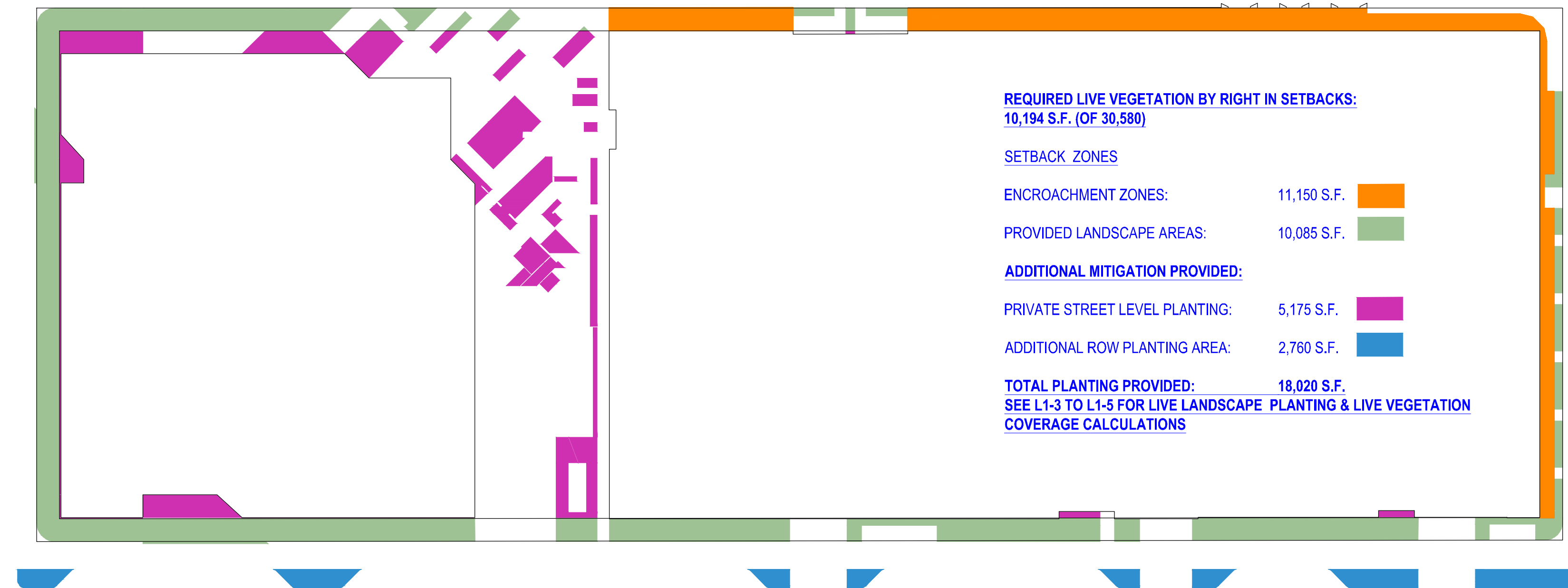
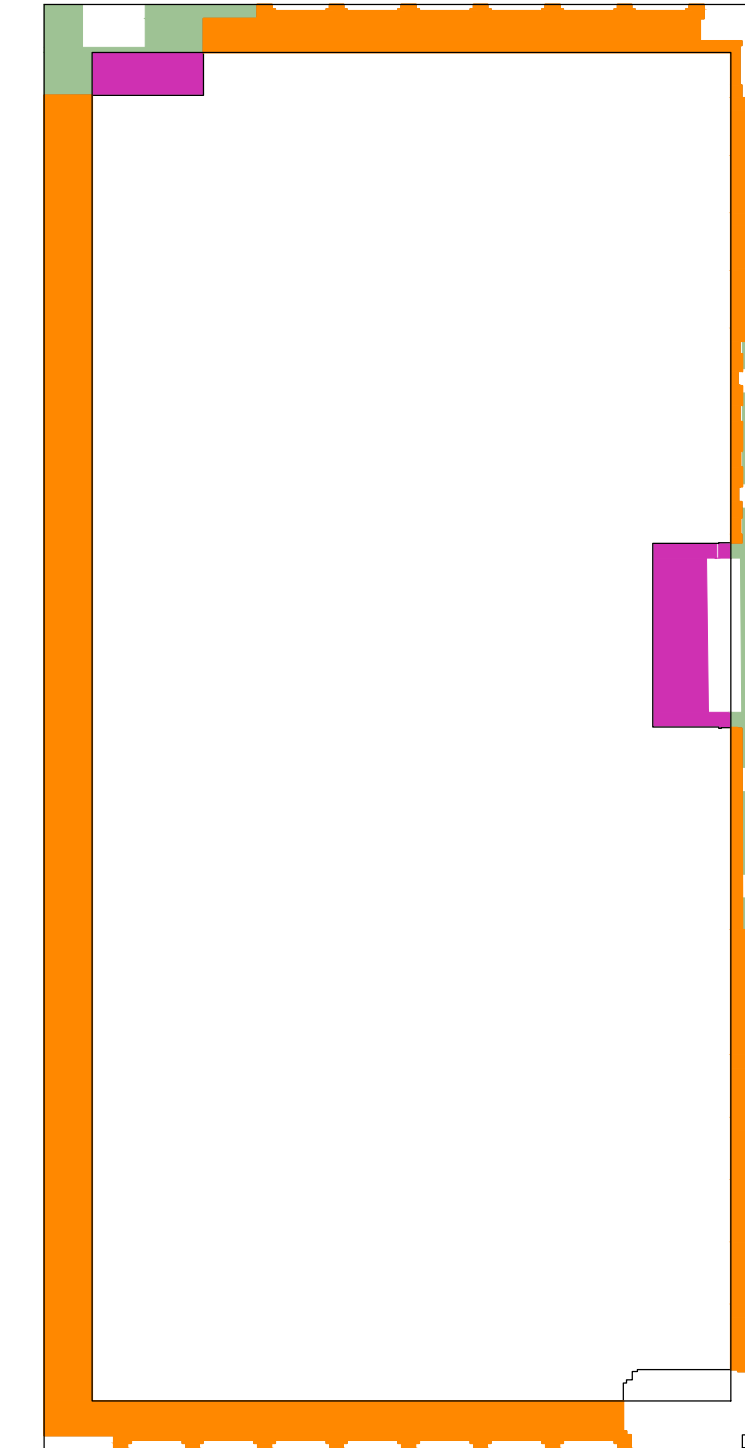
LANDSCAPE SHEETS:
SETBACK RELIEF LANDSCAPE MITIGATION
L1-1 SETBACK EXHIBIT
L1-2 ENCROACHMENT EXHIBIT
L1-3 STREET LEVEL PLANTING & CALCULATIONS
L1-4 STREET LEVEL PLANTING & CALCULATIONS
L1-5 STREET LEVEL PLANTING & CALCULATIONS
ADDITIONAL HEIGHT LANDSCAPE MITIGATION
L1-6 LEVEL 3: LANDSCAPE COVERAGE & CALCULATIONS
L1-7 LEVEL 4: LANDSCAPE COVERAGE & CALCULATIONS
L1-8 LEVEL 5: LANDSCAPE COVERAGE & CALCULATIONS
L1-9 LEVEL 8: LANDSCAPE COVERAGE & CALCUALTIONS



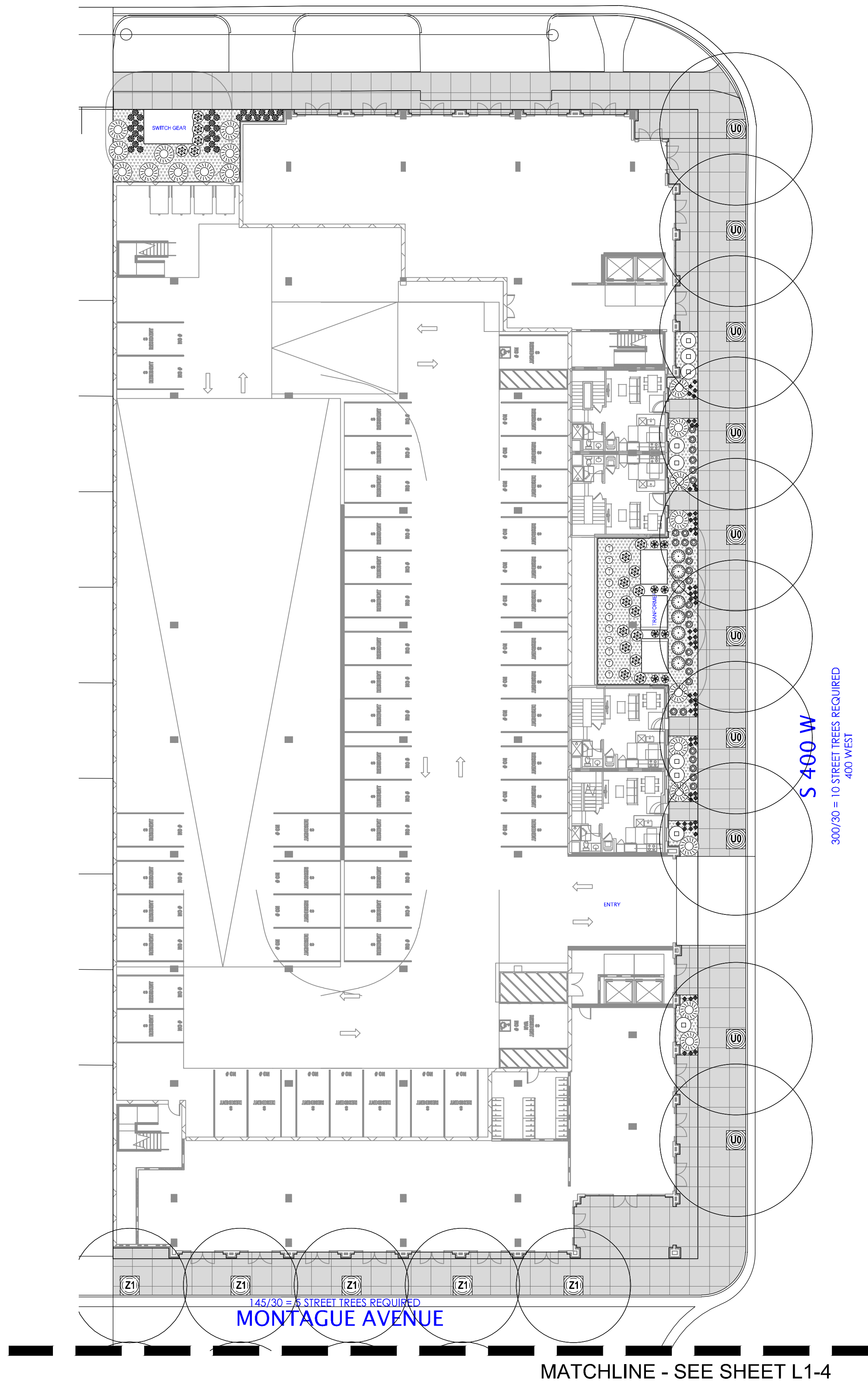
ESTIMATED PLANT QUANTITIES - BY RIGHT:

TOTAL SETBACK AREA: 30,580 S.F.
REQUIRED LIVE VEGETATION: 10,194 S.F. OF LIVE
VEGETATION
REQUIRED

EXHIBIT
STREET LEVEL LANDSCAPE AREAS



IMPROVEMENTS PER CURRENT SLC
ENGINEERING PROJECT
W 900 S



STREET LEVEL LIVE VEGETATION CALCULATIONS

SETBACKS (BY RIGHT) - 30,580x(1/3) 10,194 S.F.
ROW PLANTING - 2,760x(1/3) 920 S.F.
PRIVATE PLANTING - 4,420x(1/3) 1,474 S.F.

TOTAL LIVE VEGETATION REQUIRED BY RIGHT: 12,588 S.F.

PROVIDED LIVE COVERAGE BY PLANT TYPE: 12,779 S.F.

STREET PLANTING SCHEDULE - DESIGN REVIEW

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
C0	13	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35'x15'	TD4	PRIVATE VERTICAL SCREEN
C2	7	2" CAL.	CERCIS CANADENSIS 'MORTON'S JOY'	EASTERN REDBUD	25'x20'	TD4	STREET TREE / ACCENT
G0	9	2" CAL.	GLEDITSIA T. INERMIS 'SUBURST'	SUNBURST HONEYLOCUST	30'x25'	TD2	STREET TREE / TREE GRATES
S0	8	2" CAL.	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC TREE	20x20'	TD4	PRIVATE ACCENT TREE
U0	25	2" CAL.	ULMUS X TRIUMPH	TRIUMPH ELM	45'x40'	TD3	STREET TREE / TREE GRATE
Z1	24	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA	35'x25'	TD4	STREET TREE / TREE GRATE
Z0	10	2" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	SMALL SPACE ZELKOVA	25'x18'	TD4	STREET TREE / PARKSTRIP

100% OF TREE SELECTIONS PER URBAN FORESTRY APPROVED STREET TREE LIST

83/96 (86%) OF TREE SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

GROUNDCOVERS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
23	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30"	GV3	HARDY G.C.	7x93 = 651
289	1 GAL.	DELOSPERMA COOPERI	PINK ICE PLANT	6'x24"	P1	SUCCULENT SPREADER	3x289 = 867
120	1 GAL.	DELOSPERMA NUBIGENUM	YELLOW ICE PLANT	2'x24"	P1	SUCCULENT SPREADER	3x120 = 360
94	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24'x60"	GV4	EVERGREEN G.C. / VINE	12x94 = 1,128
34	1 GAL.	RHUS AROMATICA 'AUTUMN AMBER'	CLIMBING WINTERCREEPER	24'x72"	GV1	EVERGREEN G.C.	28x34 = 952

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
305	1 GAL.	BOUTELOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18'x18"	TW0	WINTER INTEREST	1.5X305= 457
54	1 GAL.	FESTUCA OVINA 'EILER'S BEAUTY'	EILERS FESCUE	10'x10"	TW1	SHADE TOLERANT	.75X54= 40
40	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42'x42"	TW2	LIGHT SHADE	10X40= 400
65	1 GAL.	CAREX OSHIMENSIS 'EVERCOLOR'	SEDGE GRASS	16'x20"	NA	SHADE TOLERANT	2X65 = 130
47	1 GAL.	PENNISSETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	30'x30"	TW1	CLUMPING GRASS	7X47 = 329

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
116	3 GAL.	GAURA LINDHEIMBERI	WHIRLING BUTTERFLIES	36'x30"	P1	FULL SUN	4.5X116= 522
61	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	18'x18"	P2	SUSTAINED BLOOMS	2X61 = 122
44	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48'x42"	P1	FULL SUN	3X96 = 287
56	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24'x24"	P2	FULL SUN	3X56 = 168

DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
57	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48'x36"	SD3	FULL SUN // PART SHADE	10x57 = 570
17	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30'x48"	SD3	FULL SUN // PART SHADE	17x14 = 238
20	2 GAL.	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR	SUNJOY BARBERRY	36'x24"	SD3	FULL SUN // PART SHADE	5x20 = 120
9	2 GAL.	CORNUS ALBA 'JEFREBS LITTLE REBEL'	RED TWIG DOGWOOD	3.5'x3.5'	NA	SHADE TOLERANT	10x9 = 90
32	2 GAL.	CORNUS ALBA 'BUD'S YELLOW'	YELLOW TWIG DOGWOOD	6'x6'	NA	SHADE TOLERANT	45x20 = 800
32	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24'x42"	SD4	SUN / SHADE	9x32 = 288
35	2 GAL.	RHAMNUS FRANGULA 'COLUMNARIS'	TALLHEDGE BUCKTHORN	10'x4'	SD3	COLUMNAR ACCENT	12.5x35 = 437

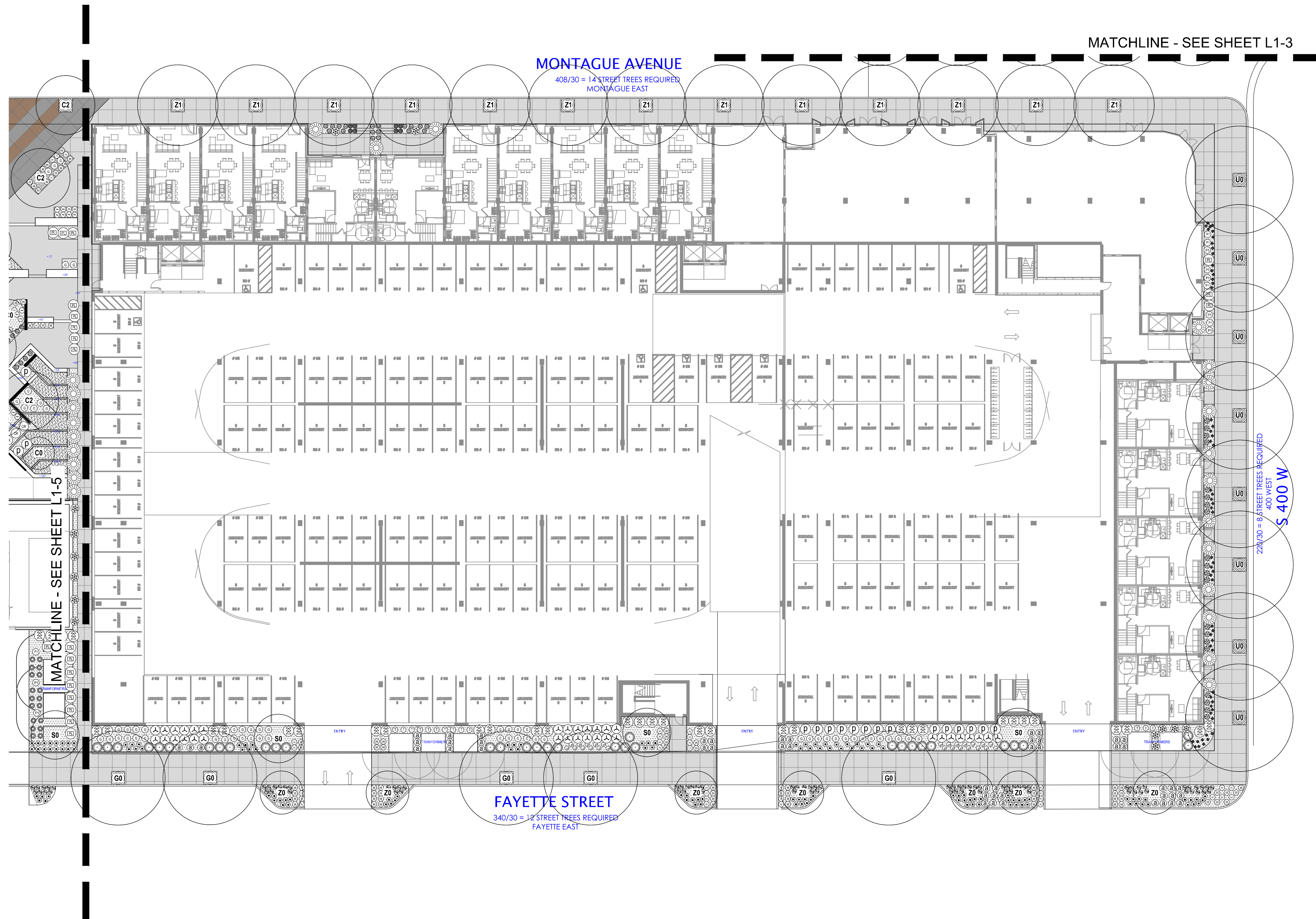
EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
72	5 GAL.	ATHYRIUM 'GHOST'	GHOST FERN	2'x2'	NA	SHADE TOLERANT	3x72 = 216
125	2 GAL.	HESPERALOE 'BRAKELIGHTS'	BRAKE LIGHT RED YUCCA	2'x2'	P1	LOW MAINTENANCE	3x125 = 375
27	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2	EVERGREEN CONIFER	12.5x27 = 337
27	5 GAL.	PRUNUS LAUROCERASUS 'VOLCANO'	RED ENGLISH LAUREL	4'x4'	SE4	LOW MAINTENANCE	20x27 = 540
54	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3	SUN / SHADE	28x54 = 1,512
25	5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	8'x2.5'	SE3	-	5x25 = 125
24	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0	FULL SUN ACCENT	7x24 = 168
55	3 GAL.	YUCCA ROSTRATA 'SAPPHIRE'	BEAKED YUCCA	3.5'x4'	SE0	FULL SUN ACCENT	10x55 = 550

80% OF PLANT SELECTIONS TO BE FROM SLC BMP SELECTIONS

1,824/2,029 (89%) OF SHRUB SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

TOTAL: 12,779



STREET LEVEL LIVE VEGETATION CALCULATIONS

SETBACKS (BY RIGHT) - 30,580x(1/3)	10,194 S.F.
ROW PLANTING - 2,760x(1/3)	920 S.F.
PRIVATE PLANTING - 4,420x(1/3)	1,474 S.F.

TOTAL LIVE VEGETATION REQUIRED BY RIGHT: 12,588 S.F.

PROVIDED LIVE COVERAGE BY PLANT TYPE: 12,779 S.F.

STREET PLANTING SCHEDULE - DESIGN REVIEW

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
C0	13	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35'x15'	TD4
C2	7	2" CAL.	CERCIS CANADENSIS 'MORTON'S JOY'	EASTERN REDBUD	25'x20'	TD4
G0	9	2" CAL.	GLEDITSIA T. INERMIS 'SUBBURST'	SUNBURST HONEYLOCUST	30'x25'	TD2
S0	8	2" CAL.	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC TREE	20'x20'	TD4
U0	25	2" CAL.	ULMUS X TRIUMPH	TRIUMPH ELM	45'x40'	TD3
Z1	24	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA	35'x25'	TD4
Z0	10	2" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	SMALL SPACE ZELKOVA	25'x18'	TD4

100% OF TREE SELECTIONS PER URBAN FORESTRY APPROVED STREET TREE LIST
83/96 (86%) OF TREE SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

GROUNDCOVERS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
93	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30'	GV3
289	1 GAL.	DELOSPERMA COOPERI	PINK ICE PLANT	6'x24"	P1
120	1 GAL.	DELOSPERMA NUBIGENUM	YELLOW ICE PLANT	2'x24"	P1
94	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24'x60'	GV4
34	1 GAL.	RHUS AROMATICA 'AUTUMN AMBER'	CLIMBING WINTERCREEPER	24'x72'	GV1

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
305	1 GAL.	BOUTELOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18'x18"	TW0
54	1 GAL.	FESTUCA OVINA 'ELER'S BEAUTY'	ELERS FESCUE	10'x10"	TW1
40	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42'x42"	TW2
65	1 GAL.	CAREX OSHIMENSIS 'EVERCOLOR'	SEDGE GRASS	16'x20"	NA
47	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	30'x30"	TW1

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
116	3 GAL.	GAURA LINDHEIMBERI	WHIRLING BUTTERFLIES	36'x30"	P1
61	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	18'x18"	P2
44	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48'x42"	P1
56	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24'x24"	P2

DECIDUOUS SHRUBS

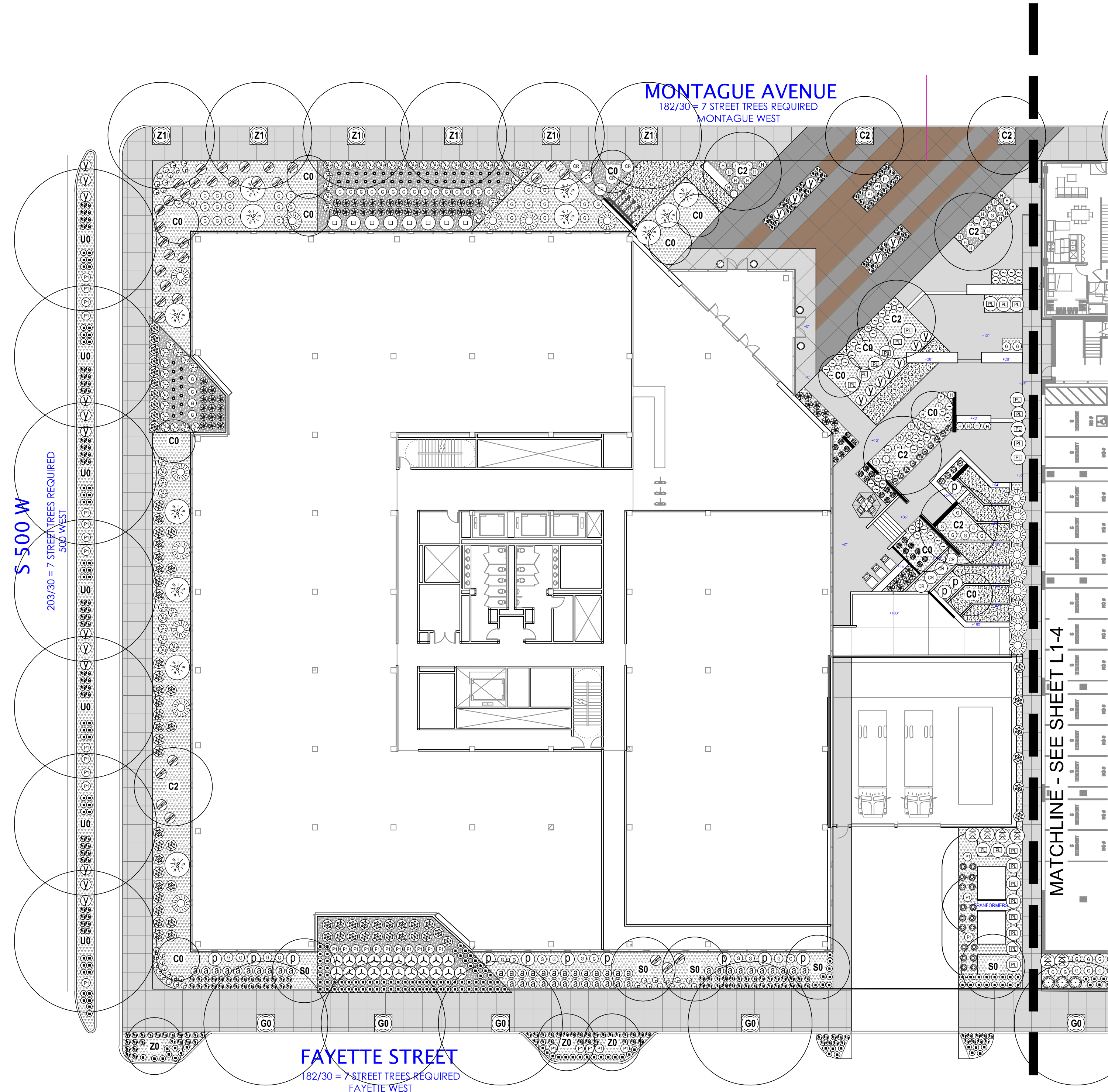
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
57	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48'x36"	SD3
17	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30'x48"	SD3
20	2 GAL.	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR	SUNJOY BARBERRY	36'x24"	SD3
9	2 GAL.	CORNUS ALBA 'JEFREBS LITTLE REBEL'	RED TWIG DOGWOOD	3.5'x3.5'	NA
32	2 GAL.	CORNUS ALBA 'BUD'S YELLOW'	YELLOW TWIG DOGWOOD	6'x6'	NA
32	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24'x42"	SD4
35	2 GAL.	RHAMNUS FRANGULA 'COLUMNARIS'	TALLHEDGE BUCKTHORN	10'x4'	SD3

EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE
72	5 GAL.	ATHYRIUM 'GHOST'	GHOST FERN	2'x2'	NA
125	2GAL.	HESPERALOE 'BRAKELIGHTS'	BRAKE LIGHT RED YUCCA	2'x2'	P1
27	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2
27	5 GAL.	PRUNUS LAUROCERASUS 'VOLCANO'	RED ENGLISH LAUREL	4'x4'	SE4
54	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3
25	5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	8'x2.5'	SE3
24	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0
55	3 GAL.	YUCCA ROSTRATA 'SAPPHIRE'	BEAKED YUCCA	3.5'x4'	SE0

80% OF PLANT SELECTIONS TO BE FROM SLC BMP SELECTIONS
1,824/2,029 (89%) OF SHRUB SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

*SEE SHEET L1-3 FOR EXPANDED LEGEND WITH CALCULATIONS



STREET LEVEL LIVE VEGETATION CALCULATIONS

SETBACKS (BY RIGHT) - 30,580x(1/3) 10,194 S.F.
 ROW PLANTING - 2,760x(1/3) 920 S.F.
 PRIVATE PLANTING - 4,420x(1/3) 1,474 S.F.

TOTAL LIVE VEGETATION REQUIRED BY RIGHT: 12,588 S.F.

PROVIDED LIVE COVERAGE BY PLANT TYPE: 12,779 S.F.

STREET PLANTING SCHEDULE - DESIGN REVIEW

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
C0	13	1.5" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	VERTICAL HORNBEAM	35x15'	TD4	PRIVATE VERTICAL SCREEN
C2	7	2" CAL.	CERCIS CANADENSIS 'MORTON'S JOY'	EASTERN REDBUD	25'x20'	TD4	STREET TREE / ACCENT
G0	2	2" CAL.	GLEDITSIA T. INERMIS 'SUBURST'	SUNBURST HONEYLOCUST	30'x25'	TD2	STREET TREE / TREE GRATES
S0	8	2" CAL.	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC TREE	20x20'	TD4	PRIVATE ACCENT TREE
U0	25	2" CAL.	ULMUS X TRIUMPH	TRIUMPH ELM	45'x40'	TD3	STREET TREE / TREE GRATE
Z1	24	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA	35'x25'	TD4	STREET TREE / TREE GRATE
Z0	10	2" CAL.	ZELKOVA SERRATA 'CITY SPRIE'	SMALL SPACE ZELKOVA	25'x18'	TD4	STREET TREE / PARKSTRIP

100% OF TREE SELECTIONS PER URBAN FORESTRY APPROVED STREET TREE LIST
 83/96 (86%) OF TREE SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

GROUNDCOVERS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
93	1 GAL.	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30'	GV3	HARDY G.C.	7x93 = 651
282	1 GAL.	DELOSPERMA COOPERI	PINK ICE PLANT	6'x24"	P1	SUCCULENT SPREADER	3x282 = 846
120	1 GAL.	DELOSPERMA NUBIGENUM	YELLOW ICE PLANT	2'x24"	P1	SUCCULENT SPREADER	3x120 = 360
24	1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	LOW EUONYMUS	24'x60"	GV4	EVERGREEN G.C. / VINE	12x94 = 1,128
34	1 GAL.	RHUS AROMATICA 'AUTUMN AMBER'	CLIMBING WINTERCREEPER	24'x72"	GV1	EVERGREEN G.C.	28x34 = 952

3,958

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
305	1 GAL.	BOUTELOUA 'BLOND AMBITION'	BLONDE AMBITION GRASS	18'x18"	TW0	WINTER INTEREST	1.5X305= 457
54	1 GAL.	FESTUCA OVINA 'EILER'S BEAUTY'	EILERS FESCUE	10'x10"	TW1	SHADE TOLERANT	.75X54= 40
40	2 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42'x42"	TW2	LIGHT SHADE	10X40= 400
65	1 GAL.	CAREX OSHIMENSIS 'EVERCOLOR'	SEDGE GRASS	16'x20"	NA	SHADE TOLERANT	2X65 = 130
47	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	30'x30"	TW1	CLUMPING GRASS	7X47 = 329

1,356

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
116	3 GAL.	GAURA LINDHEIMBERI	WHIRLING BUTTERFLIES	36'x30"	P1	FULL SUN	4.5X116= 522
61	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	18'x18"	P2	SUSTAINED BLOOMS	2X61= 122
44	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	48'x42"	P1	FULL SUN	3X96= 287
56	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24'x24"	P2	FULL SUN	3X56= 168

1,099

DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
57	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48'x36"	SD3	FULL SUN // PART SHADE	10x57=570
17	2 GAL.	BERBERIS THUNBERGII 'BAILANNA'	GREEN BARBERRY	30'x48"	SD3	FULL SUN // PART SHADE	17x14=238
20	2 GAL.	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR	SUNJOY BARBERRY	36'x24"	SD3	FULL SUN // PART SHADE	5x20=120
9	2 GAL.	CORNUS ALBA 'JEFFREBS LITTLE REBEL'	RED TWIG DOGWOOD	3.5'x3.5'	NA	SHADE TOLERANT	10x9=90
32	2 GAL.	CORNUS ALBA 'BUD'S YELLOW'	YELLOW TWIG DOGWOOD	6'x6'	NA	SHADE TOLERANT	45x20=800
32	2 GAL.	EUONYMUS FORTUNEI 'WHITE-N-GOLD'	VARIEGATED WINTERCREEPER	24'x42"	SD4	SUN / SHADE	9x32=288
35	2 GAL.	RHAMNUS FRANGULA 'COLUMNARIS'	TALLHEDGE BUCKTHORN	10'x4'	SD3	COLUMNAR ACCENT	12.5x35=437

2,543

EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VEGETATED COVERAGE
72	5 GAL.	ATHYRIUM 'GHOST'	GHOST FERN	2'x2'	NA	SHADE TOLERANT	3x72=216
125	2GAL.	HESPERALOE 'BRAKELIGHTS'	BRAKE LIGHT RED YUCCA	2'x2'	P1	LOW MAINTENANCE	3x125=375
27	5 GAL.	PINUS MUGO 'MOPS'	DWARF PINE SHRUB	4'x4'	SE2	EVERGREEN CONIFER	12.5x27=337
27	5 GAL.	PRUNUS LAUROCERASUS 'VOLCANO'	RED ENGLISH LAUREL	4'x4'	SE4	LOW MAINTENANCE	20x27=540
54	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	4'x4'	SE3	SUN / SHADE	28x54=1,512
25	5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	8'x2.5'	SE3	-	5x25=125
24	3 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	3'x3'	SE0	FULL SUN ACCENT	7x24=168
55	3 GAL.	YUCCA ROSTRATA 'SAPPHIRE'	BEAKED YUCCA	3.5'x4'	SE0	FULL SUN ACCENT	10x55=550

3,823

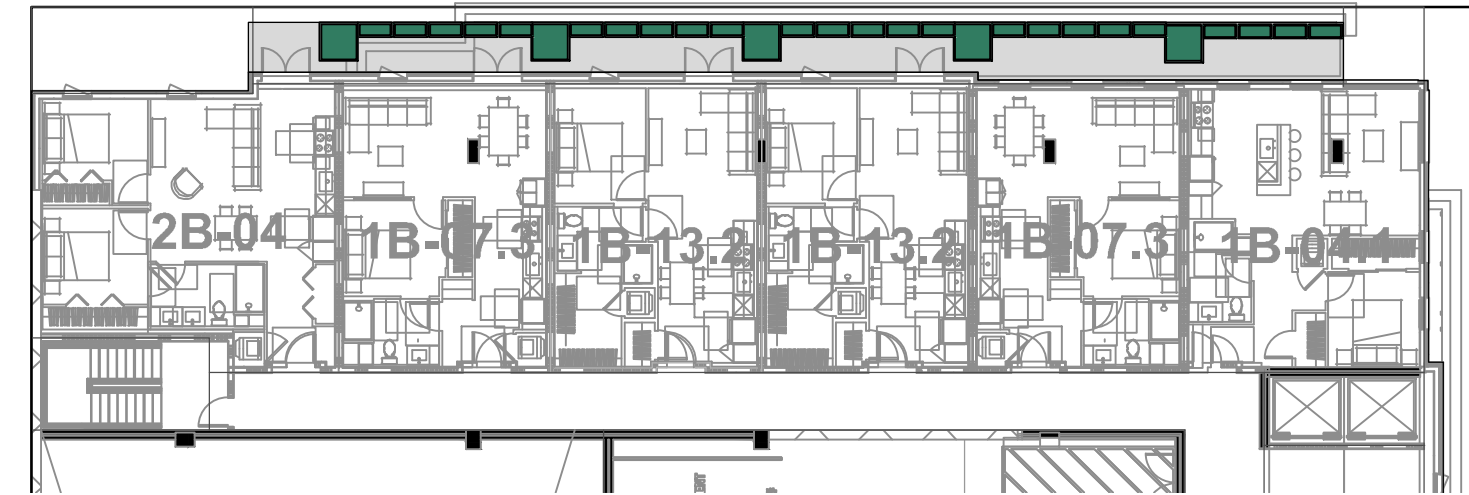
80% OF PLANT SELECTIONS TO BE FROM SLC BMP SELECTIONS
 1,824/2,029 (89%) OF SHRUB SELECTIONS PER LOW WATER USE - SLC BMP MANUAL

TOTAL: 12,779

TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION			
*60' BY RIGHT	TOTAL BUILDING HEIGHT:	HT: 90'-00"	FLOOR LEVELS: 8
	ADDITIONAL HEIGHT REQUEST:	60'	*5 TYPICAL
		30'-00"	3
	INTERIOR SQUARE FOOTAGE:		10% ADDITIONAL LANDSCAPE REQUIRED:
LEVEL 6 (BUILDINGS 2,3,4)	93,330		9,333
LEVEL 7 (BUILDINGS 2,3,4)	95,430		9,543
LEVEL 8 (BUILDINGS 2,3,4)	95,430		9,543
REQUIRED ADDITIONAL LANDSCAPE AREA:			28,419
AREA REQUIRED TO HAVE LIVE LANDSCAPE (1/3)			9,473

LANDSCAPE MITIGATION FOR ADDITIONAL HEIGHT PROVIDED:	LANDSCAPE AREA (SF)	LIVE VEGETATION (SF)
HORIZONTAL LANDSCAPE COVERAGE:		
LEVEL 3 BUILDING 2 & 3 PATIOS	2,115	1,250
LEVEL 4 BUILDING 2 & 4 PATIOS/ 2,3,4 AMENITY AREAS	22,667	3,600
LEVEL 5 BUILDING 3 PATIOS & AMENITY AREAS	10,435	1,387
LEVEL 8 BUILDING 2 PATIOS	1,260	91
HORIZONTAL TOTALS:	36,477	6,328
VERTICAL LANDSCAPE COVERAGE:		
LEVEL 4 GREEN WALLS @ EXPOSED AREAS	0	2,849
LEVEL 5 GREEN WALLS @ EXPOSED AREAS	0	1,508
LEVEL 8 GREEN WALLS @ EXPOSED AREAS	0	352
VERTICAL TOTALS:	0	4,709
PROVIDED:	36,477	11,037
REQUIRED:	28,419	9,473

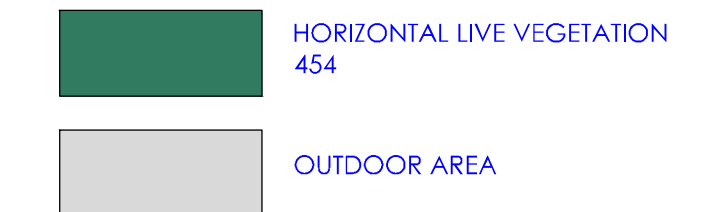
BUILDING 2



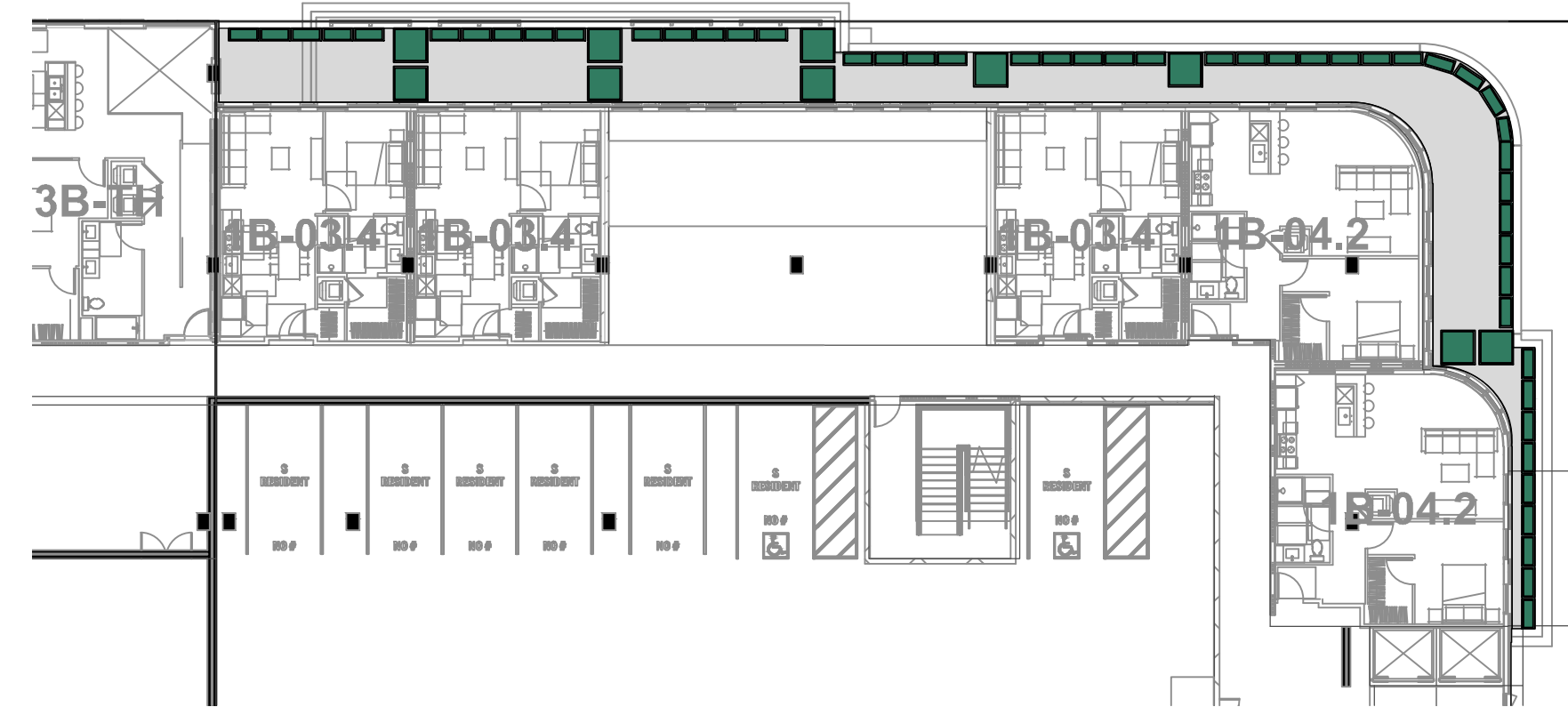
LEVEL 3

PLANTERS:
 SOUTH - 1,500 S.F. PATIO
 10 LARGE @ 13 = 130
 50 RECT @ 3.5 = 175
 NORTH - 615 S.F. PATIO
 5 LARGE @ 13 = 65
 24 RECT @ 3.5 = 84

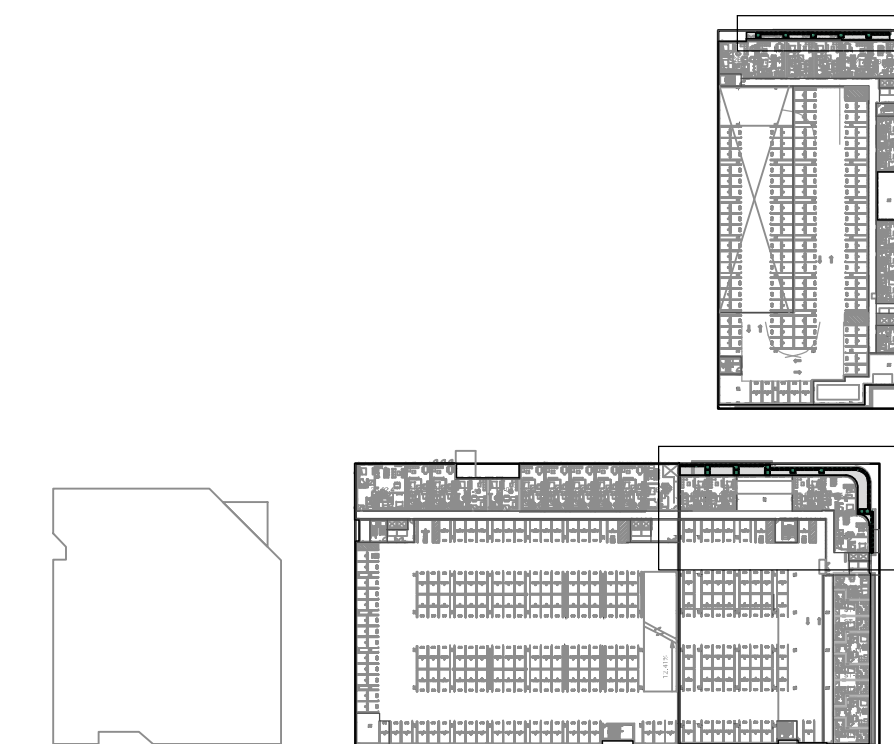
2,115 OUTDOOR AREA
 454 S.F. LIVE VEGETATION COVERAGE



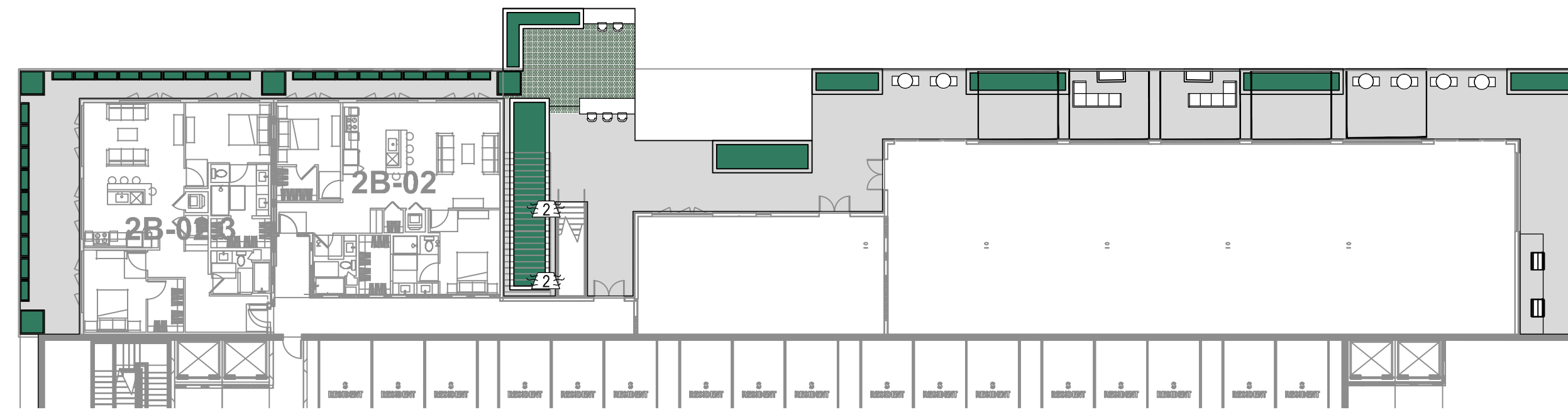
BUILDING 3



KEY MAP - LEVEL 3 LANDSCAPE AREAS



BUILDING 4 - AMENITY DECK



BUILDING 3 - AMENITY DECK

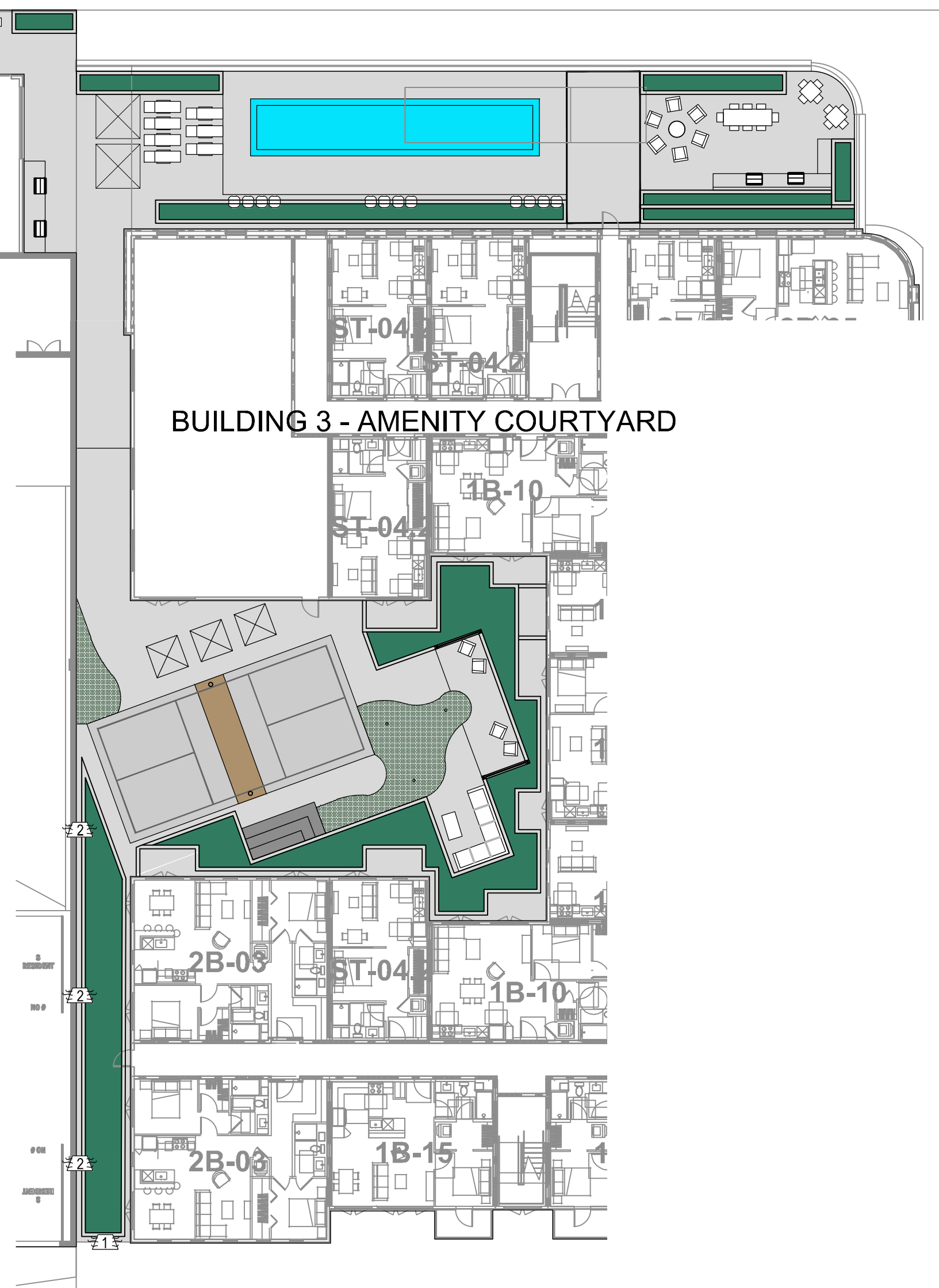
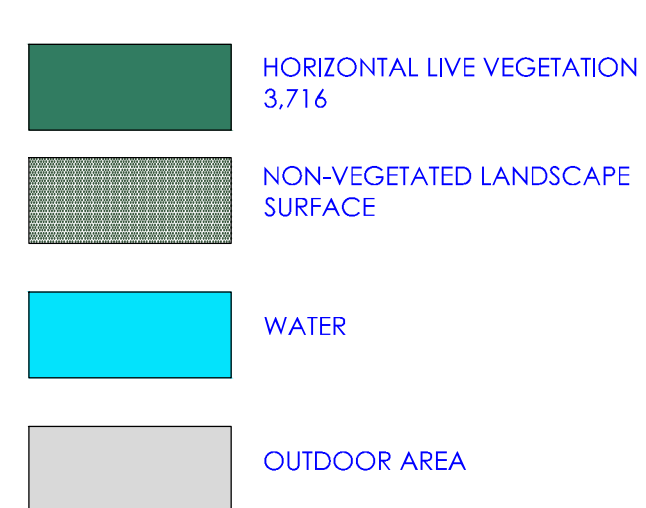


TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION

		HT:	FLOOR LEVELS:
TOTAL BUILDING HEIGHT:		90'-00"	8
*60' BY RIGHT		60'	*5 TYPICAL
ADDITIONAL HEIGHT REQUEST:		30'-00"	3
INTERIOR SQUARE FOOTAGE:		10% ADDITIONAL LANDSCAPE REQUIRED:	
LEVEL 6 (BUILDINGS 2,3,4)	93,330		9,333
LEVEL 7 (BUILDINGS 2,3,4)	95,430		9,543
LEVEL 8 (BUILDINGS 2,3,4)	95,430		9,543
REQUIRED ADDITIONAL LANDSCAPE AREA:			28,419
AREA REQUIRED TO HAVE LIVE LANDSCAPE (1/3)			9,473

LANDSCAPE MITIGATION FOR ADDITIONAL HEIGHT PROVIDED:	LANDSCAPE AREA (SF)	LIVE VEGETATION (SF)
HORIZONTAL LANDSCAPE COVERAGE:		
LEVEL 3	2,115	1,250
BUILDING 2 & 3 PATIOS		
LEVEL 4	22,667	3,600
BUILDING 2 & 4 PATIOS/ 2,3,4 AMENITY AREAS		
LEVEL 5	10,435	1,387
BUILDING 3 PATIOS & AMENITY AREAS		
LEVEL 8	1,260	91
BUILDING 2 PATIOS		
HORIZONTAL TOTALS:	36,477	6,328
VERTICAL LANDSCAPE COVERAGE:		
LEVEL 4	0	2,849
GREEN WALLS @ EXPOSED AREAS		
LEVEL 5	0	1,508
GREEN WALLS @ EXPOSED AREAS		
LEVEL 8	0	352
GREEN WALLS @ EXPOSED AREAS		
VERTICAL TOTALS:	0	4,709

PROVIDED:	36,477	11,037
REQUIRED:	28,419	9,473

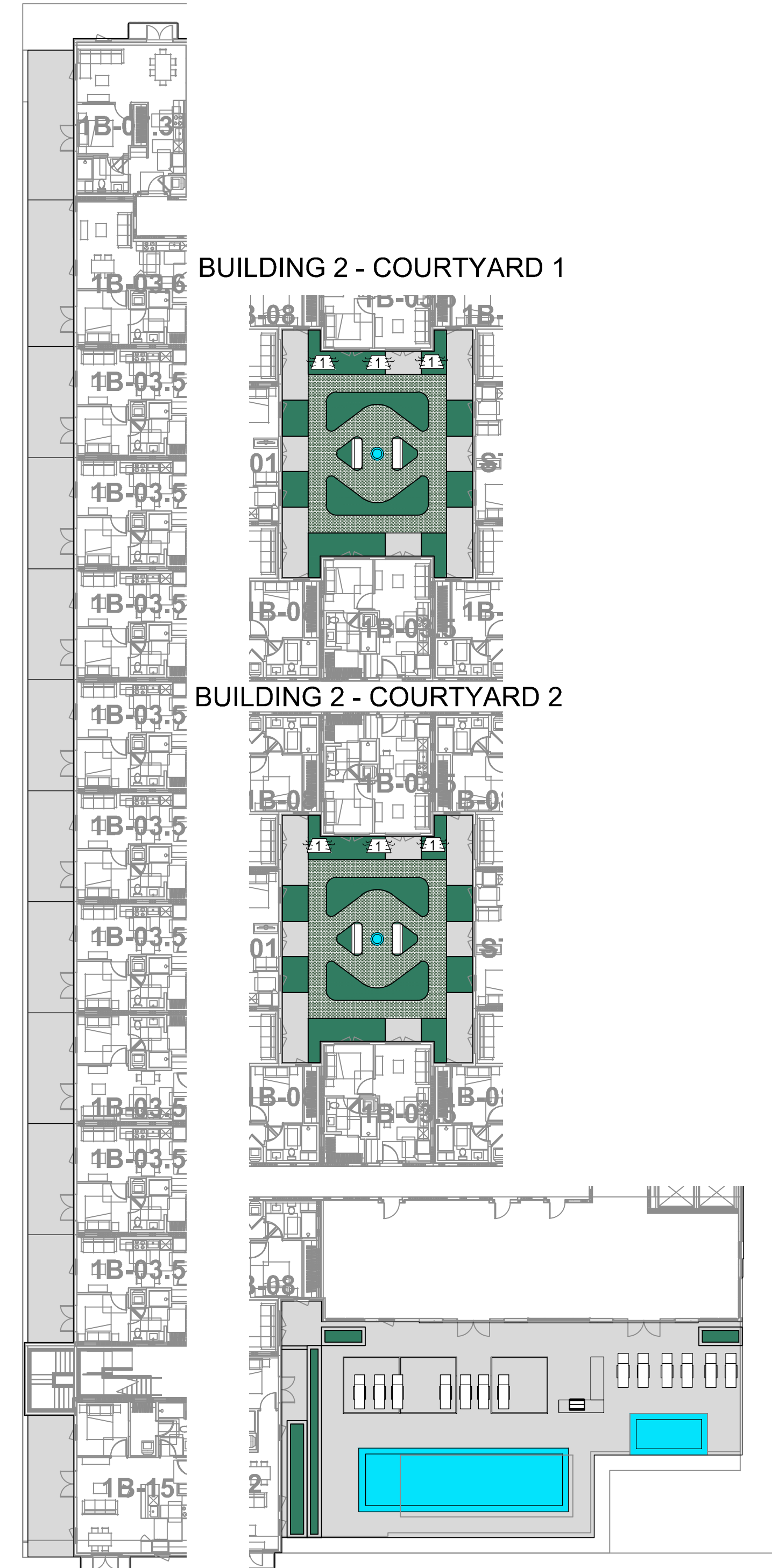


LEVEL 4
PLANTERS:
 4 LARGE @ 13 = 52
 27 RECT @ 3.5 = 94
 BUILT IN = 3,454
 22,667 S.F. OUTDOOR AREA
 3,600 S.F. LANDSCAPE COVERAGE

VERTICAL COVERAGE - VINE PLANTING / GREEN WALL ZONES

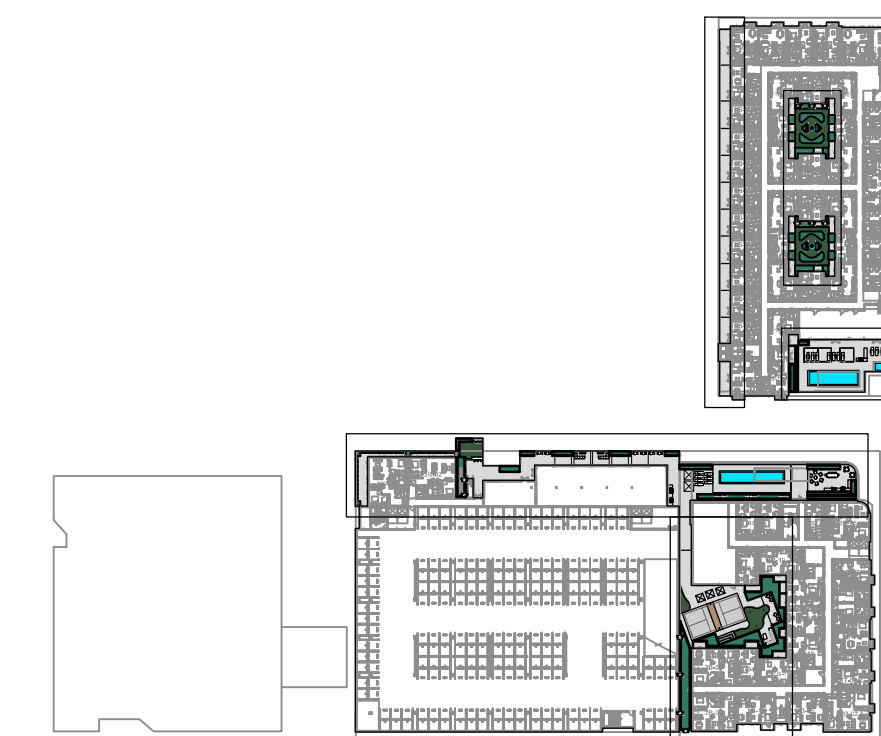
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VERTICAL COVERAGE
7	10 GAL.	CAMPISIS RADICANS	TRUMPET VINE	30x20'	GV1	VERTICAL CLIMBING VINE	1x314 = 2,198
5	10 GAL.	LONICERA JAPONICA	JAPANESE HONEYSUCKLE VINE	2x15'	GV1	TO BE STAKED FOR VERTICAL COVERAGE	5x176 = 651

TOTAL: 2,849



BUILDING 2 - WEST PATIO BUILDING 2 - AMENITY DECK

KEY MAP - LEVEL 4 LANDSCAPE AREAS



LEVEL 5

PLANTERS:
14 LARGE @ 13 = 182
BUILT-IN PLANTERS = 1,205

2,720 S.F. PATIO AREA
7,715 S.F. AMENITY AREA

10,435 S.F. OUTDOOR AREA
1,387 S.F. LANDSCAPE COVERAGE

VERTICAL COVERAGE - VINE PLANTING / GREEN WALL ZONES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VERTICAL COVERAGE
2	10 GAL.	CAMPISIS RADICANS	TRUMPET VINE	30x20'	GV1	VERTICAL CLIMBING VINE	2x314 = 628
5	10 GAL.	LONICERA JAPONICA	JAPANESE HONEYSUCKLE VINE	2'x15'	GV1	TO BE STAKED FOR VERTICAL COVERAGE	5x176 = 880
							TOTAL: 1,508


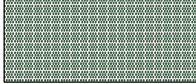


-  HORIZONTAL LIVE VEGETATION
1,387
-  NON-VEGETATED LANDSCAPE SURFACE
-  WATER
-  OUTDOOR AREA

TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION			
*60' BY RIGHT	TOTAL BUILDING HEIGHT:	HT: 90'-00"	FLOOR LEVELS: 8
	ADDITIONAL HEIGHT REQUEST:	60'	*5 TYPICAL
		30'-00"	3
		INTERIOR SQUARE FOOTAGE:	10% ADDITIONAL LANDSCAPE REQUIRED:
LEVEL 6 (BUILDINGS 2,3,4)		93,330	9,333
LEVEL 7 (BUILDINGS 2,3,4)		95,430	9,543
LEVEL 8 (BUILDINGS 2,3,4)		95,430	9,543
REQUIRED ADDITIONAL LANDSCAPE AREA:			28,419
AREA REQUIRED TO HAVE LIVE LANDSCAPE (1/3)			9,473

LANDSCAPE MITIGATION FOR ADDITIONAL HEIGHT PROVIDED:	LANDSCAPE AREA (SF)	LIVE VEGETATION (SF)
HORIZONTAL LANDSCAPE COVERAGE:		
LEVEL 3 BUILDING 2 & 3 PATIOS	2,115	1,250
LEVEL 4 BUILDING 2 & 4 PATIOS / 2,3,4 AMENITY AREAS	22,667	3,600
LEVEL 5 BUILDING 3 PATIOS & AMENITY AREAS	10,435	1,387
LEVEL 8 BUILDING 2 PATIOS	1,260	91
HORIZONTAL TOTALS:	36,477	6,328
VERTICAL LANDSCAPE COVERAGE:		
LEVEL 4 GREEN WALLS @ EXPOSED AREAS	0	2,849
LEVEL 5 GREEN WALLS @ EXPOSED AREAS	0	1,508
LEVEL 8 GREEN WALLS @ EXPOSED AREAS	0	352
VERTICAL TOTALS:	0	4,709

PROVIDED:	36,477	11,037
REQUIRED:	28,419	9,473

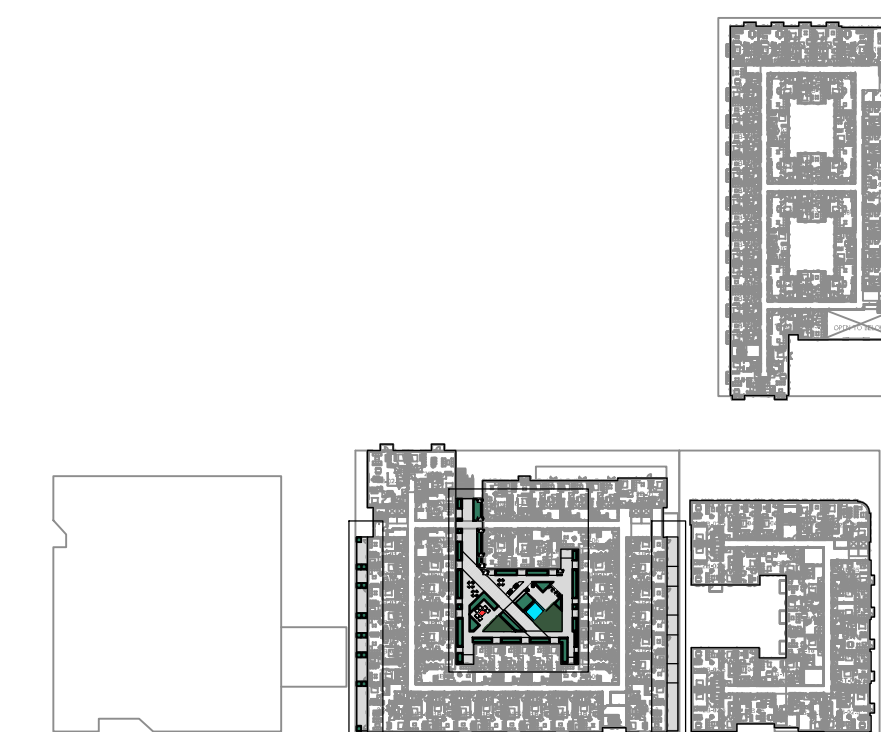
BUILDING 4 - AMENITY COURTYARD



BUILDING 4 - WEST PATIOS

BUILDING 4 - EAST PATIOS

KEY MAP - LEVEL 5 LANDSCAPE AREAS



LEVEL 8
PLANTERS: 26 RECT @ 3.5 = 91

1,260 S.F. OUTDOOR AREA
91 S.F. LANDSCAPE COVERAGE

VERTICAL COVERAGE - VINE PLANTING / GREEN WALL ZONES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES	VERTICAL COVERAGE
2	10 GAL.	LONICERA JAPONICA	JAPANESE HONEYSUCKLE VINE	2'x15'	GV1	TO BE STAKED FOR VERTICAL COVERAGE	2x176 = 352

TOTAL: 352

 HORIZONTAL LIVE VEGETATION
91

 OUTDOOR AREA

BUILDING 2 - ROOFDECK



TABLE A - REQUESTED RELIEF FROM ADDITIONAL HEIGHT - LANDSCAPE MITIGATION			
*60' BY RIGHT	TOTAL BUILDING HEIGHT:	HT: 90'-00"	FLOOR LEVELS: 8
		60'	*5 TYPICAL
	ADDITIONAL HEIGHT REQUEST:	30'-00"	3
	INTERIOR SQUARE FOOTAGE:		10% ADDITIONAL LANDSCAPE REQUIRED:
LEVEL 6 (BUILDINGS 2,3,4)	93,330		9,333
LEVEL 7 (BUILDINGS 2,3,4)	95,430		9,543
LEVEL 8 (BUILDINGS 2,3,4)	95,430		9,543
REQUIRED ADDITIONAL LANDSCAPE AREA:			28,419
AREA REQUIRED TO HAVE LIVE LANDSCAPE (1/3)			9,473

BUILDING 3 - ROOFDECK



LANDSCAPE MITIGATION FOR ADDITIONAL HEIGHT PROVIDED:	LANDSCAPE AREA (SF)	LIVE VEGETATION (SF)
HORIZONTAL LANDSCAPE COVERAGE:		
LEVEL 3 BUILDING 2 & 3 PATIOS	2,115	1,250
LEVEL 4 BUILDING 2 & 4 PATIOS/ 2,3,4 AMENITY AREAS	22,667	3,600
LEVEL 5 BUILDING 3 PATIOS & AMENITY AREAS	10,435	1,387
LEVEL 8 BUILDING 2 PATIOS	1,260	91
HORIZONTAL TOTALS:	36,477	6,328
VERTICAL LANDSCAPE COVERAGE:		
LEVEL 4 GREEN WALLS @ EXPOSED AREAS	0	2,849
LEVEL 5 GREEN WALLS @ EXPOSED AREAS	0	1,508
LEVEL 8 GREEN WALLS @ EXPOSED AREAS	0	352
VERTICAL TOTALS:	0	4,709

PROVIDED:	36,477	11,037
REQUIRED:	28,419	9,473

KEY MAP - LEVEL 8 LANDSCAPE AREAS

