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Located on the site of the former Wolfe Sporting Goods warehouse, this proposed 283-unit urban apartment community is situated in the heart of the Central Ninth District, a growing enclave aspiring to deliver unique experiences and exceptional spaces appealing to the next generation of young professionals. Paying homage to prominent Salt Lake City businessman, sports enthusiast, and owner of Wolfe Sporting Goods Elliott Mitchell Wolfe, **ELLIOTT NORTH** celebrates the local mountain scenery and adventurous spirit of its namesake.

Comprising a podium building intersecting 800 South and Richards Street, the design concept behind **ELLIOTT NORTH** envisions the building as a granite mountain sculpture that has been gradually separated over time. The faceted crown at the top of **ELLIOTT NORTH**'s north and west façades are a tribute to the cape chisel technique for rough-cutting slabs of granite out of quarry walls, while the layers below are smoothed and processed. The architecture features an array of inserts and reveals, expressed as recessed balconies and vertical circulation that are visible from the outside, with each parting of that elegant shell revealing the vibrancy sheltered inside.

The building façades provide breaks both vertically and horizontally using architectural projections, fur-outs, enhanced materials, and changes in color and texture. The angled walls on the top of the building along the North and East facades allow for a pulsating, dynamic play with reflections and shadows as the daylight changes, altering the way viewers perceive the massing. Together, these design choices balance the vertical and horizontal articulation, enriching the urban environment and emphasizing the dynamic pedestrian realm.

Overall, the proposed development gives the North-South connection along Richard Street the potential to become a vibrant and engaging public space that supports and The ground level of the **ELLIOTT NORTH**, with its series of wall canvases for local street artists, and the public indoor art gallery that will double as the public space where prospect residents will get to experience how this community can offer them, will be a key part of this. By providing a dedicated space for street artists to showcase their work, the City is creating a public place where people can come together to appreciate art, invest in communities and grow their City in novel way.

Centrally located with easy access to TRAX, the freeway, and city street corridors, at 29 W 800 S, **ELLIOTT NORTH** is an 8-story podium building with a subterranean parking garage. The mixed-use community comprises 283 apartments; 1,800 square feet of retail along 800 S; 15,391 square feet of indoor and outdoor amenities, including three interconnected courtyards located on the third floor. The residents can also enjoy 1,470 square feet of indoor amenities on the ground floor; 3,438 square feet on the third floor; and an expansive eighth-floor rooftop deck offering unobstructed views of South Salt Lake City, the Wasatch Range and Oquirrh Mountains.

Aligning with Salt Lake City's vision for a vibrant urban realm, **ELLIOTT NORTH** is poised to provide attractive, high-quality housing and deliver a prosperous, walkable community for current and future residents.







SALT LAKE CITY DEVELOPMENT STANDARDS					
Subject	Code		Current Zoning	Provided	
General Plan/ Zoning		D-2		D-2	
Lot Size Requirements		No minimum lot ar shall be required	ea or lot width	1.37 AC	
Minimum Yard Requirements	Section 21A.30.030	Front & Corner Side Yard	No minimum, maximum setback 10'. Ground floor residential uses shall have a front yard setback of a minimum of 8' and a maximum setback of 16'	No setback is provided along Richards Street. The design situates artist studios and workshops along the sidewalk, creating an active and dynamic street front that encourages interaction between pedestrians and artists, fostering a vibrant community connection.	
		Interior Side Yards & Rear Yards	No minimum, maximum 10' when adjacent to zoning district with max 35' height.	Interior Side: 20' Rear Yard: 15'	
Max Building Height		Max 120' Buildings over 65' a	are subject to design review	92'-9"	
Impact Controls and General Restrictions		Refuse Control must be covered and enclosed or screened. Lighting shall be design to not create glare on adjacent properties.		Refuse is fully screened inside the Parking structure. Lighting will follow code.	
Restrictions on parking lots & structure		incorporated into t	nated behind principal buildings or he principal building provided the on street facing facades with a use e other than parking.	Parking is located behind double height Leasing & Retail along 800 South and behind studios and workshops along Richards street on the ground floor.	
Mid Block Walkway	Section 21A.30.010	wide unobstructed be incorporated in	wide and include a minimum 6' path. The midblock walkway may to the building provided it is open in shall be posted indicating that the walkway.	15' wide Mid-block walkway with a minumum 6' wide unobstructed path is provided on the southern side of the project.	
Sidewalks			be a clear walking path that is a nimum of 10' wide.	A 20' sidewalk is provided along 800 S divided into with 6' of clear walkway continuing the path of the projects adjacent to the site . And a 9' sidewalk is provided along Richards street including a 6' clear walkway.	
Loading	Section 21A.44.070	Multi Family : 1 sho 2 short Berths (Gre	ort Berth (80-200 du) ater than 200)	2 short Berths are provided in the Alley.	

	SALT LAKE CITY DEVELOPMENT STANDARDS						
Subject	Code		Current Zoning	Provided			
		Studio	no minimum - 2 maximum	0.7			
		1 Bedroom	0.5 minimum - 2 maximum	1			
		2 Bedrooms	1 minimum - 3 maximum	2			
		3 Bedrooms	1 minimum - 3 maximum	N/A			
		Retail	1 space per 1,000 SF	2 spaces are provided per 1,800 SF of retail			
		Dimensions	8'-9"x17'-6" with 23'-4" drive aisle/ 9'-0"x17'-6" with 22'-7" drive aisle	8'-9"x17'-6" with 23'-4" drive aisle			
	Section 21A.44 & Salt Lake City Off-Street Parking Standards Manual	Parking adjacent to wall/column, where door opening is impacted	Stalls that are located adjacent to a wall/column need to be 1' wider	9'-9"x17'-6"			
Parking		Driveway Width	Minimum 12' single lane and 24' for two-lane. Maximum 30'	N/A			
			Minimum Accessible Spaces Required	Provide 1 per 50 parking space if the provided parking spaces are 101 to 500.	Complies. Required: 7 stalls Provided: 7 Stalls		
			Residential Uses: 1 per 3 units Commercial Use : 1 per 4,000 SF				
			Bicycle	Each 1 bicycle parking space that is within a secure/enclosed bicycle parking facility may be used to satisfy the requirement of two (2) required bicycle parking spaces.	Complies. Required: 96 spaces if open and 48 spaces if enclosed Provided: 48 spaces The Bicycle parking is enclosed inside the parking structure.		
			Minimum 6' x 2' with 6" gap between the stalls				
			Electric Vehicle Parking	At least 1 parking space shall be provided for every 25 parking spaces provided. In addition, 20 % of the stalls provided shall be EV READY	Complies. Required: 78 stalls Provided: 78 stalls		



































































CONCEPTUAL 3D RENDERING









**ELLIOTT NORTH** 

SALT LAKE CITY, UT















### ELLIOΠ

## PROJECT DESCRIPTION - NORTH BUILDING

A 283 UNIT 5-STORY TYPE III-A RESIDENTIAL BUILDING, OVER A 3-STORY TYPE I-A RESIDENTIAL AND PARKING PODIUM, WITH AN ADDITIONAL 1 LEVEL OF SUB-T PARKING. A 1,800 SF OF DOUBLE HEIGHT RETAIL & 1,400 SF LEASING FRONTS THE NORTH SIDE OF THE BUILDING ALONG 800 SOUTH.

GROSS LAND AREA:	± 1.37	ACRES
BUILDING AREA (GFA):	374,314	SQ. FT.
BUILDING AREA (EXCLUDING PARKING):	240,251	SQ. FT.
PARKING AREA:	134,063	SQ. FT.
TOTAL UNITS:	283	UNITS
DENSITY:	207	DU/AC
FAR:	4.00	FAR
RETAIL	1,800	SQ. FT.
LEASING/MAIL	1,407	SQ. FT.
WORK STUDIO	840	SQ. FT.
FLEX SPACE	630	SQ. FT.
AMENITY	1,942	SQ. FT.
FITNESS	1,496	SQ. FT.
ROOF DECK	750	SQ. FT.
EXISTING ZONING: D-2 (DOWNTOWN SUPPORT DISTRICT)		

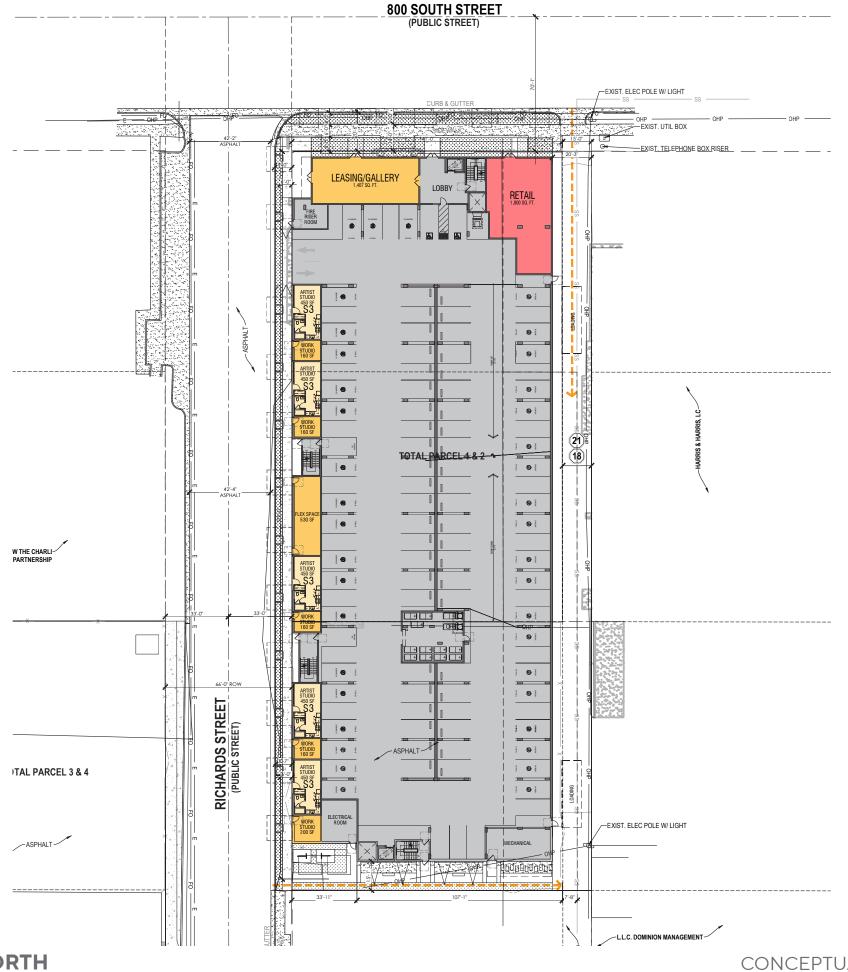
BUILDING SUMMARY - NORTH BUILDING									
UNITS	LEVEL 1	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
\$1	0	10	10	12	12	12	12	24%	68
\$2	0	2	2	2	2	2	2	4.2%	12
\$3	5	0	0	0	0	0	0	1.8%	5
STUDIO	5	12	12	14	14	14	14	28.3%	85
JA1	0	7	9	10	10	10	10	19.8%	56
JUNIOR 1	0	7	9	10	10	10	10	19.8%	56
A1	0	4	4	4	4	4	4	8.5%	24
A2	0	10	10	10	10	10	10	21%	60
A3	0	4	2	2	2	2	2	5%	14
A4	0	0	2	2	2	2	2	4%	10
1 BR	0	18	18	18	18	18	18	34.6%	108
B1	0	1	1	1	1	1	1	2.1%	6
B2	0	3	3	3	3	3	2	6.0%	17
В3	0	1	2	2	2	2	2	3.9%	11
2 BR	0	5	6	6	6	6	5	12.0%	34
TOTAL	5	42	45	48	48	48	47	95%	283

	1						
TYPE	UNIT NET AREA	NUMBER OF UNITS	TOTAL NET AREA (NOT INCLUDING BALCONY)	BALCONY AREA	PRIVATE OPEN SPACE AREA (BALCONY)	%	UNIT 9
\$1	438	68	29,784	-	19	24.0%	
\$2	450	12	5,400	0		4.2%	30.0%
\$3	452	5	2,260	-		1.8%	
JA1	534	56	29,904		55	19.8%	19.8%
A1	652	24	15,648	53	1,272	8.5%	
A2	713	60	42,780	45	2,700	21.2%	38.2%
A3	627	14	8,778	- 3		4.9%	30.270
A4	750	10	7,500	-		3.5%	
B1	1,093	6	6,558	55	330	2.1%	
B2	1,078	17	18,326	59	1,003	6.0%	12.0%
В3	948	11	10,428			3.9%	]
B3 OTAL	948	11 283	10,428 177,366		5,305	10.5002.00	0%

	RESIDENTIAL PARKING PROVID	DED	
UNIT TYPE	NO. OF UNITS	PROVIDED RATIO	STALLS PROVIDED
OIDUTS	85	0.70	60
1 BEDROOM	164	1.00	164
2 BEDROOM	34	2.00	68
TOTAL	283	1.03 S/DU	292
	COMMERCIAL PARKING REQUI	RED	
RETAIL PARKING (1 S per 1000 SF)		1,800 SF	2
TOTAL STALLS REQUIRED		75.	2
	TOTAL PARKING PROVIDE	ED	
RESIDENTIAL			292
RETAIL PARKING (2 S per 1000 SF)			2
TOTAL STALLS PROVIDED		RATIO: 1.04	294
	ACCESSIBLE STALLS REQUIRE	D	Water Control
	PROVIDED STALLS	REQUIRED RATIO	STALLS PROVIDED
RESIDENTIAL	292	1 PER 50	6
RETAIL	2	1 PER 50	1
TOTAL ACCESSIBLE PARKING REQUIRED	7		
TOTAL ACCESSIBLE PARKING PROVIDED			7
NOTE: THE FIRST ADA STALL IS VAN ACCESSI	BLE.		
	EVCS PARKING REQUIRED	2	
	PROVIDED STALLS	REQUIRED RATIO	EV STALLS PROVIDE
DECIDENTIAL	200	EVSE: 1PER 25	13
RESIDENTIAL	292	EV-READY: 20 %	64
RETAIL	2	EVSE: 1PER 25	1
REIAIL		EV-READY: 20 %	1
TOTAL EVCS PARKING REQUIRED	(224)	(C)	78
TOTAL EVCS PARKING PROVIDED			78
NOTE: THE REQUIRED EVCS ARE INCLUDED	IN THE PROVIDED PARKING COUNT		
	BICYCLE REQUIREMENTS		
		REQUIRED RATIO	BICYCLE SPACE PROV
RESIDENTIAL	283 UNITS	1 per 3 UNITS	95
RETAIL	1,800 SF	1 per 4,000 SF	1
TOTAL BICYCLE REQUIRED	•		96
TOTAL BICYCLE PROVIDED			48

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



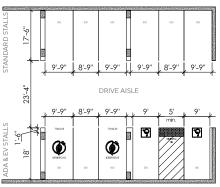






### PARKING DIMENSIONS

NORTH BUILDING



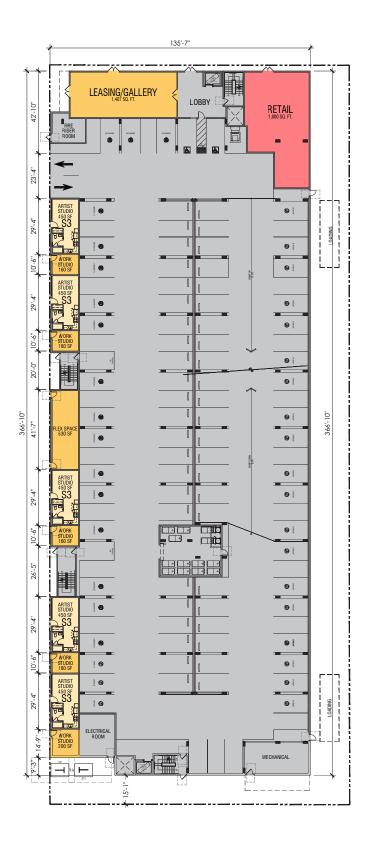
Per Salt Lake City Off-Street Parking Manual and code Section 21A.44: North Building Stalls Dimensions: 8'-9"x17'-6"

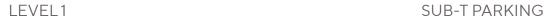
with 23′-4″ drive aisle.

The stall width for parking spaces located adjacent to walls or columns, where door opening is impacted, shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.

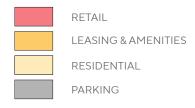






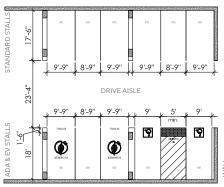






### PARKING DIMENSIONS

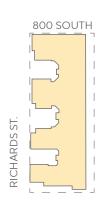
NORTH BUILDING



Per Salt Lake City Off-Street Parking Manual and code Section 21A.44:

North Building Stalls Dimensions: 8'-9"x17'-6" with 23'-4" drive aisle.

The stall width for parking spaces located adjacent to walls or columns, where door opening is impacted, shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.







120'-10"

9

9

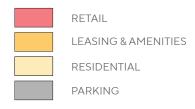
9





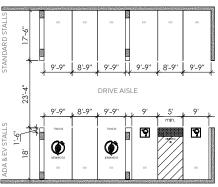
LEVEL 3 LEVEL 2

### LEGEND



### PARKING DIMENSIONS

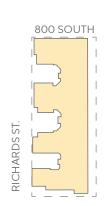
NORTH BUILDING



Per Salt Lake City Off-Street Parking Manual and code Section 21A.44:

North Building Stalls Dimensions: 8'-9"x17'-6" with 23′-4″ drive aisle.

The stall width for parking spaces located adjacent to walls or columns, where door opening is impacted, shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.



135'-7"

TURN-AROUND

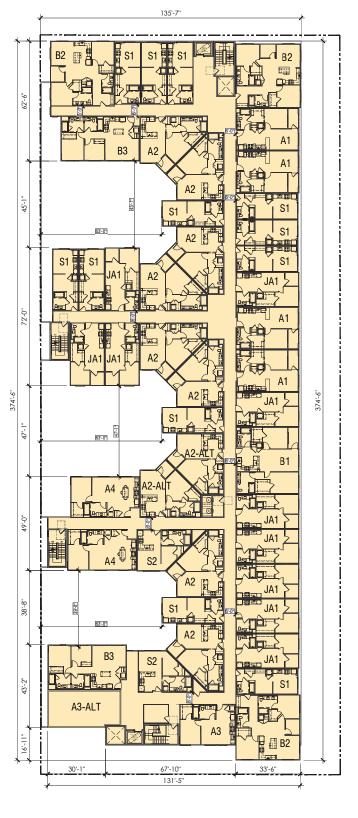
11

9

8

9

9

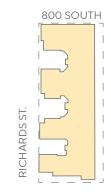


LEVELS 5-7 LEVEL 4

A3-ALT



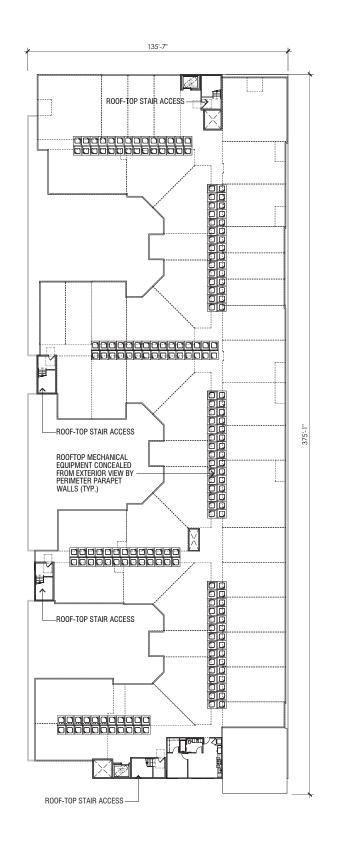












ROOF LEVEL 8

### LEGEND







**ELLIOTT NORTH**SALT LAKE CITY, UT



A1 JA1

ROOF DECK

33'-6"

A2 B

67'-10"

A3-ALT

30'-1"

135'-7"



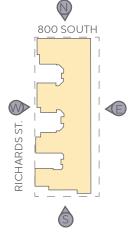


WEST ELEVATION SOUTH ELEVATION



EAST ELEVATION NORTH ELEVATION

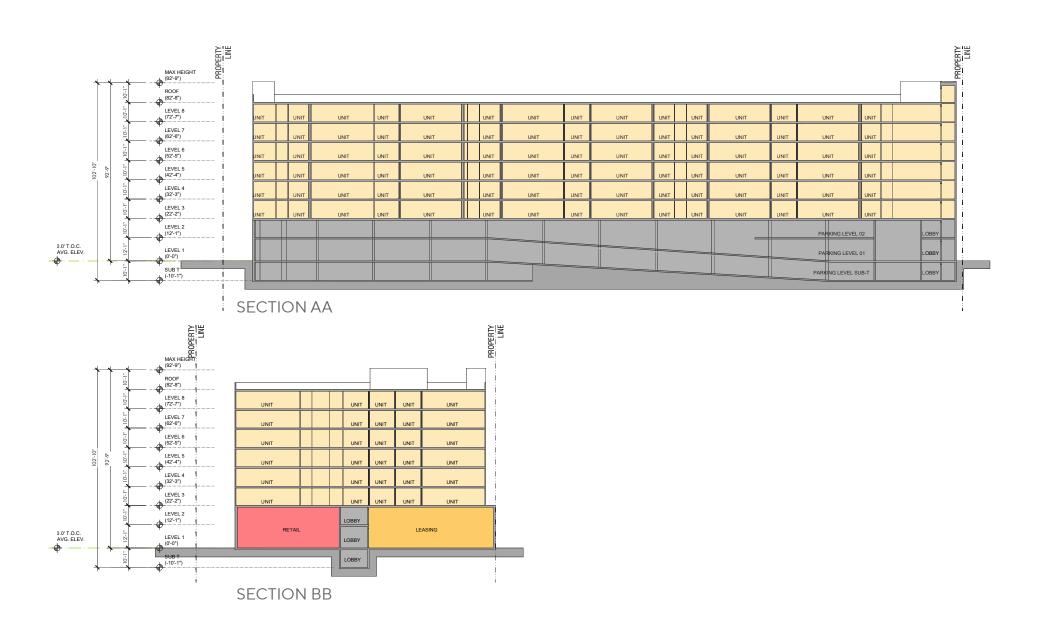


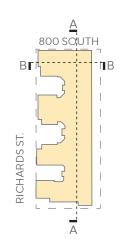


















LEGEND

RETAIL

RESIDENTIAL PARKING

LEASING & AMENITIES

22 SCALE: 1'=50" JOB NO.: 2022-0255 DATE: 03-20-2024







B. SW 9153 MOONLIT ORCHID



C. SW 6258 TRICORN BLACK



D. SW 7508 TAVERN TAUPE



1. STUCCO LIGHT SAND FINISH



5. PERFORATED
METAL PANEL RAILING



2. THIN BRICK LIGHT SAND FINISH



6. ALUMINUM AWNING CUSTOM BLACK OR DARK BRONZE



3. FIBER CEMENT BOARD EQUITONE TECTIVA OR EQUIVALENT



7. ALUMINUM STOREFRONT CUSTOM BLACK OR DARK BRONZE



4. FIBER CEMENT BOARD NICHIHA LATURA V-GROOVE OR EQUIVALENT



8. VINYL WINDOW BLACK OR DARK BRONZE

JOB NO.: 2022-0255 DATE: 03-20-2024





1. STUCCO LIGHT SAND FINISH



5. PERFORATED
METAL PANEL RAILING



2. THIN BRICK LIGHT SAND FINISH



6. ALUMINUM AWNING CUSTOM BLACK OR DARK BRONZE



3. FIBER CEMENT BOARD EQUITONE TECTIVA OR EQUIVALENT



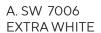
7. ALUMINUM STOREFRONT CUSTOM BLACK OR DARK BRONZE



4. FIBER CEMENT BOARD NICHIHA LATURA V-GROOVE OR EQUIVALENT



8. VINYL WINDOW BLACK OR DARK BRONZE





B. SW 9153 MOONLIT ORCHID



C. SW 6258 TRICORN BLACK



TAVERN TAUPE

	DESIGN STANDARDS 21.A.37				
STANDARDS (CODE SECTION)	D-2	NOTES			
Ground floor use (%) (21A.37.050.A.1)	80	The Project follows Option 2 ( Ground Floor use + Visual interest)			
Ground floor use + visual interest (%) ( 21A.37.050.A.2)	70/20	Double-height retail and leasing areas occupy 72% of the ground-level facade facing 800 South, featuring spaces with soaring ceilings that enhance the sense of spaciousness and luxury. Conversely, single-story studio, work, and flexible spaces take up 73% of the street-level frontage along Richards Street, extending 15 feet deep into the building. Both street-facing sides ensure complete visual engagement through a diverse selection of materials, distinct architectural elements, variations in the facade, and the use of color.			
Building materials: ground floor (%) (21A.37.050.B.1)	80	Project Complies. The ground floor façades wall area facing 800 S and Richards Street are cladded in durable materials. This includes thin brick veneer, porcelain tile, fiber cement boards along with 3-coat plaster system.			
Building materials: upper floors (%) (21A.37.050.B.2)	50	The Upper Levels façades fronting 800 S and Richards Street include a min of 50 % durable materials. This includes porcelain tile, metal panels & fiber cement boards along with a 3-coat plaster system.			
Glass: ground floor (%) (21A.37.050.C.1)	60	The ground floor glazing is proposed to vary, based on the type of use and corresponding program.  The North Façade facing 800 S will have as much as 75% glazing, as the public uses along it are conducive to that porosity for the building's envelope.  For the uses that face Richard street, which are a mix of dwelling units, artist studios and building services, the level of porosity was limited to allow for privacy, but also safety. To compensate for this while meeting the intent for visual interest and ground floor activation at a pedestrian scale, the facades are proposing increased architectural detailing, and the implementation of artistic elements, like murals, ensuring a stimulating engagement with both transient and resident users.  Glazing percentage on the Ground floor remain in region of 40% for the ground floor, with a 8-10% of additional area of art elements, enhancing the visual interest.			
Glass: upper floors (%) (21A.37.050.C.2)	50	The upper floors of the proposed project are exclusively residential in use and we've tried to provide as much glazing surface area as it would be conducive with the intended use. Porosity remains above 30% for the expanse of whole floors, but it is raised to above 45% if we consider the surface area of individual units, all of which are provided with generous fenestration and a virtual "floor-to-ceiling" openness in every space but for back-of-house / bathrooms etc.  The fact that we do have a large number of corner units, is what actually reduces our maximum possible fenestration %, but this will not be the experience for the actual users.			
Reflective Glass: ground floor (%) (21A.37.050.C.1)	0	Comply. Glazing will be selected and specified to be Low-E for high thermal efficiency, yet low reflectivity.  We propose 0% "Reflective" glass on the Ground Floor.			
Reflective Glass: upper floors (%) (21A.37.050.C.2)	50	Comply. Glazing will be selected and specified to be Low-E for high thermal efficiency, yet low reflectivity.  We propose 0% "Reflective" glass on the upper floors.			
Building entrances (feet) (21A.37.050.D)	40	Three entry points are situated along the 800 South facade, granting access to the leasing office, residential lobby, and retail area. Along Richards Street, nine doorways are spaced at maximum of 40-foot intervals across the ground floor. These serve as entrances to five work studios, a flexible space, leasing areas, and an additional pedestrian entry that directs to the residential lobby. Furthermore, this side of the building also includes two emergency staircase entrances for added safety and compliance.			
Blank wall: max length (feet) (21A.37.050.E)	20	The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along 800 S and Richards street is 20'.			

DESIGN STANDARDS 21.A.37					
STANDARDS (CODE SECTION)	D-2	NOTES			
Street facing facade: max length (feet)(21A.37.050.F)	200	The Richards Street frontage extends 360 feet along the first two levels. This base is articulated with artist studios, workshops and multi-purpose spaces in addition to pedestrian and vehicular entries. The base massing is broken down further by stair towers that recessed a minimum of 3'-6" in essence breaking it down into three sections ranging in length between 82' to 125'. This sections of building are enhanced with different materials to further breakdown the scale of the building and create visual interest and an enhanced pedestrian experience.  The residential building above is segmented into four smaller facades, which are strategically designed to create three courtyards that open onto Richards Street, further enhancing the streetscape and providing outdoor spaces for residents.			
Upper floor step back (feet) (21A.37.050.G.1)	Х	The 8-story building does not meet the 10-foot step back regulation along the 800 South frontage. Nevertheless, along Richards Street, 70% of the street-facing façade retreats more than 10 feet starting at the third story. This portion of the facade is divided into four smaller segments, resulting in the formation of three courtyards, each with a depth of +/-63 feet. These courtyards singificantly break up the continuity of the massing and provide open, outdoor spaces that contribute to the building's overall design and the contribute towards an enchanced indoor -outdoor connection within a multifamily, urban context.			
Lighting: exterior (21A.37.050.H)	Х	Complies. All proposed lighting will be shielded and directed down per code.			
Lighting: parking lot (21A.37.050.I)	Х	Not applicable. Project is not located adjacent to a residential zone or land use. However, the parking structure lighting proposed is internal ceiling mounted and will comply with code.			
Screening of mechanical equipment (21A.37.050.J)	х	Complies. All mechanical equipment to be screened from public view and sited to minimize their visibility and impact.			
Screening of service areas (21A.37.050.K)	Х	Complies. All service areas, loading docks, refuse containers and similar areas are fully screened from public view.			
	1	The Parking structure is wrapped by uses along Richards street and 800 South.			
	2	Façade elements align to parking levels. No sloped surface is visible from the public street, trail or open space.			
Parking garages or structures (21A.37.050.M)	3	Ramp between levels located on eastern façade fronting alleyway between buildings, so that it is not visible from adjacent public streets or public spaces.			
	4	Elevators and stairs to be highlighted through the use of architectural features and change of material, color and texture.			
	5	Signage and wayfinding will be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of public parking structures will be clearly signed from public streets.			
	6	Interior parking garage lighting will not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels.			





DESIGN STANDARDS 21.A.37					
STANDARDS (CODE SECTION)	D-2	NOTES			
	7	Where a driveway crosses a public sidewalk, the driveway will have a different color, texture, and paving material than the sidewalk.			
Parking garages or structures	8	The ground floor of the parking structure is wrapped along Richards street and 800 South with permitted or conditional uses.			
(21A.37.050.M)	9	Vent and fan locations are not placed on parking garage façades facing public streets or public spaces, or adjacent to residential uses, to the greatest extent practicable.			
	10	The parking structure is adjacent to a midblock walkway on the south where pedestrian oriented elements are provided.			
Tree canopy coverage % (21A.37.050.P.1)	40	Tree canopies cover the specified amount of 40% coverage at maturity.			
Minimum vegetation standards (21A.37.050.P.2)	Х	Minimum vegetation standard met. Refer to sheet 31 for calculations.			
Street trees (21A.37.050.P.3)	Х	Street trees have been planted to meet requirement of 1 tree every 30 feet.			
Soil volume (21A.37.050.P.4)	Х	Soil volume meets requirements. Refer to sheet 31 for calculations.			
Minimum curb cuts (21A.37.050.P.5)	Х	Curb cuts have been used and side walk material shall remain the same.			
Overhead cover (21A.37.050.P.6)	Х	Overhead coverage has been provided.			
Streetscape landscaping (21A.37.050.P.7)	Х	Vegetation along streetscape complies with requirements.			
Height transitions: angular plane for adjacent zone district (21A.37.050.Q)	Х	N/A			
Horizontal articulation (21A.37.050.R)		The proposed building Elevations are articulated horizontally with the introduction of a combination of niches (2>= deep and >4' wide) and a colonnades. The base of the building facing Richard St. is organized in 3 distinct masses that contain the residential and flexible space program for the ground floor, with the recessed main building entrances (deeper than 4', as required) and vehicular entrances, both covered with awnings or recessed soffits in excess of 3' beyond the exterior wall.			
	Х	The upper floors are also comprised of enriched architectural detailing and massing articulation that breaks plane with the both the perceived "base" of the building that spans L1 & L2, but also for every side of the typically double loaded "fingers" that surround the elevated courtyards. Between the natural articulation of the building around those courtyards, the recessed balconies and the architectural features described above, there is no contiguous wall area on any floor that doesn't horizontally articulate for expanses larger than 60'.			







DESIGN REVIEW 21.A.59.050						
STANDARDS	RESPONSE					
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	The proposed project follows the D-2 Downtown support commercial district guidelines. It provides 1,800 SF of retail with a total of 283 units thus fostering the development of a sustainable urban neighborhood. The project promotes pedestrian interaction with retail fronting 800 South and the Artist studios, work studios and a flex space along Richards Street.					
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.  1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot)  2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.  3. Parking shall be located within, behind, or to the side of buildings.	The main entrance of the building is positioned prominently along the 800 South street frontage, providing a primary point of access. Meanwhile, two additional secondary entrances are situated on Richards Street. The building is designed to be near the public sidewalk, enhancing its accessibility and engagement with the pedestrian environment. Parking facilities are in their entirety placed behind active but also the various uses within the building, ensuring they are concealed from plain sight along both 800 S and Richard St frontages, contributing to a visually appealing, pedestrian focused streetscape.					
C. Building façades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.  1. Locate active ground floor uses at or near the public sidewalk.  2. Maximize transparency of ground floor facades.  3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.  4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor	Active uses are situated at a close proximity to the public sidewalk on the ground level along 800 South and Richards Street, serving to maximize the transparency of the ground floor facades. This design choice aims to foster activity and interaction between pedestrians and building occupants, creating a vibrant and dynamic streetscape that encourages engagement and connectivity.  Ground floor uses along the main, 800 S facade to the North, with the exception of the small access controled private lobby for exhisting residents that spans less than 22% of the frontage, the rest of the ground floor will include active space uses, with a Retail/Commercial space on the NW Corner, and a publicly accessible gallery space on the NE corner that will be the space for the public to interact with the leasing personel and experience first-hand the quality of urban living the Elliott project aspires to represent.  The rich outdoor spaces on the raised courtyards, although do strive to promote a strong indoor-outdoor connection and visual relation to the urban fabric, will remain private to the residents.					
D. Large building masses shall be divided into heights and sizes that relate to human scale.  1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.  2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.  3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.  4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.	<ol> <li>The building's massing and height is directly relatable to existing and proposed multifamily and mixed-use development in immediate proximity but also within a 1 mile radius.</li> <li>The building's massing is broken up both in horizontal and vertical planes, with a distinct commercial frontage that relates to pedestrian urban experience, but also an architectural language with clean, deliberate moves that break up the mass in interesting portions or distinct building sections, further articulated visually by changes in materiality and color.</li> <li>Numerous architectural details enhance the richness of the facade, including inset balconies with distinct materiality, enhanced materials applied on an actual articulated form vs. a simple surface application and deep reveals around most fenestration.</li> <li>The ground floor strive to maximize the available fenestration for the proposed commercial spaces, and so do each of the residences, offering large, operable fenestration and a floor-to-ceiling height that is superior to most existing developments in the area for this product type. The facade treatment and articulation intends to reflect in the first two floors of all public facing bulding sides, which includes the 800 S and Richard Street streetfronts, but also the 15' wide mid-block connection to the South of the building, with an experience that responds to familiar, human scaled elements.</li> <li>The porosity and transparency of the ground floor along Richard Street, although reduced below the 60% mandated by code to allow privacy for the residential uses along it, aspires to make up for it by providing a rich experience of art installations, that if were to be included in the calculation, should result with the project meeting not only the intent of the City's master plan, but also the letter with more than 60% of the street-facing ground floor wall area catering towards stimulating the interest of pedestrians along the property edges.</li> </ol>					

DESIGN REVIEW 21.A.59.050				
STANDARDS	RESPONSE			
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:  1. Changes in vertical plane (breaks in facade);  2. Material changes; and  3. Massing changes.	The North façade along 800 S does not excheed 200' of contiguous length, but regardless, sets the architectural tone for the building, breaking up its massing with changes on both the vertical and horizontal planes, combined with enchanced materiality.  The Western façade, along Richard Street, is organized in disctinct massing plane brakes, that reduce the building to contiguous expances that do not excheed 125' individually. Each one of those segmenst is additionally articulated both vertically and horizontally through the use of architectural projections, enhanced materials and changes in color and texture.  The first two floors along all street-front edges of the building are a gesture down to human scale, with materiality and articulation reminescent of 20th Century Main Street Americana, with the upper floors being further separated and set-back by carving out generous courtyards along the west façade, but also by insetting balconies and furring out projections along the east façade which are in-turn emphasized by material changes.  The angled walls on the top of the building allow for a pulsating, dynamic play with reflections and shadows as the daylight changes, altering the way viewers perceive both the massing and the roofline of the project. This play with light and shadows, is further enchanced with furred out groups of units that break the East facade along the inside edge of the property, that is the only edge that excheeds 200' of contiguous massing, which was a strategic compromize during the planning phase that allowded for a richer, organic articulation along the edges that do interface with the public streets.			
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:  1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");  2. A mixture of areas that provide seasonal shade;  3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;  4. Water features or public art;	The project does not provide privately-owned public spaces.  The common open spaces on the courtyards do provide for more than one seating areas that meet or exceed the specified requirements for shading and landscaping.  The project does propose a wealth of opportunities for public art locations, in direct interaction with the public along Richard Street, but also the proposed mid-block connection that spans from the West to the East edge of the property and promote a rich and stimulating environment for the neighborhood.  Programmatic decisions that are proposed to further public benefit are the provision for a fully furnished recording studio space, and a total of 5 live-work artist studios that will be offered as affordable units to			

individuals that meet the standards the City or its representatives have set.







5. Outdoor dining areas; and

6. Other amenities not listed above that provide a public benefit.

DESIGN REVIEW 21.A.59.050						
STANDARDS	RESPONSE					
G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.  1. Human scale  • Utilize step backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.  • For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.  2. Negative impacts:  • Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.  • Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing.  Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.  • Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.  3. Cornices and rooflines:  • Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.  • Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.  • Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.	1. Human Scale  The building Is designed with a distinct base, middle and top, emphasizing the retail frontage and the effective interface with pedestrian traffic.  The first two floors along all street-front edges of the building are a gesture down to human scale, with materiality and articulation reminescent of 20th Century Main Street Americana, with the upper floors being further separated and set-back by carving out generous courtyards along the west façade, but also by insetting balconies and furring out projections along the east façade which are in-turn emphasized by material changes.  The super-structure that houses the majority of the residential program, further steps back from the podium base and is additionally articulated through the carve-out of the private courtyards which further soften the transition from the "public" facing base, to the more "private" and calmer upper floors.  2. Negative Impacts  There are no commercial or residential neighboring developments that would benefit from stepping the building down to meet them at their level: the majority of neighboring buildings are industrial / automotive dealerships and the single residential development to our East is of comparable height with the proposed development. As such there are no established outdoor commercial, educational or residential uses to be impacted by shading due to the new development for a window of time that would be of concern. To further reduce these chances, but also to reduce the contiguous massing of the building along the west edge of the property, the west facing courtyards we propose provide for a visual relief point as far as the existing units across Richard Street are concerned, and limit most of the shading on the street itself, than would on neighboring properties.  3. Roofline  The Mass of the building was broken down with angled furred-out wall treatments, to provide the illusion of an articulated parapet & building roofline without further increasing the height of the building, promoting the cohesive idea					
H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.	Parking entrance is located along Richards street and they take into consideration safe pedestrian connections to the sidewalk.					
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection	Waste and recycling containers, mechanical equipment, storage areas are located inside the parking structure. The loading docks are located in the alley and hidden from public view.					

DESIGN REVIEW 21.A.59.050			
STANDARDS	RESPONSE		
J. Signage shall emphasize the pedestrian/mass transit orientation.  1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.  2. Coordinate signage locations with appropriate lighting, awnings, and other projections.  3. Coordinate sign location with landscaping to avoid conflicts.	Signage will be provided to clearly identify the retail as well as the main residential entrance and to identify wayfinding for the parking garage. All signage location will be designed with the existing and new landscaping in mind so as not to obstruct wayfinding and views.		
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.  1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.  2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.  3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Lighting Design Review Standard is noted by the design team. Street Lighting will be designed in accordance to the Salt Lake City lighting Master Plan. Outdoor lighting will be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. Lighting will coordinated with potential signage locations to maximize the attention of the tenant's as well as providing safe pedestrian walkways along Richards Street and 800 South.		
L. Streetscape improvements shall be provided as follows:  1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.  2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:  • Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.  • Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.  • Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).  • Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.  • Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.	<ol> <li>In compliance with the City's urban forestry guidelines, a Street Tree @ 30' on center has been provided in the selection of an "American Elm" @ 2.5" min Caliper.</li> <li>Hardscape has been delineated by material change for both public and private uses. Public Sidewalks have been identified as a City Standard detail and finish, while a modular concrete paver with a multi color blend and texture has been selected to address project entries. Paver color selections will meet or exceed SR value of .33 or greater. And all hardscape materials, in both Ground floor condition and podium conditions have been selected to compliment the Architectural design style, finishes and color. As for Asphalt, it has been limited to just Drive aisle only.</li> </ol>		

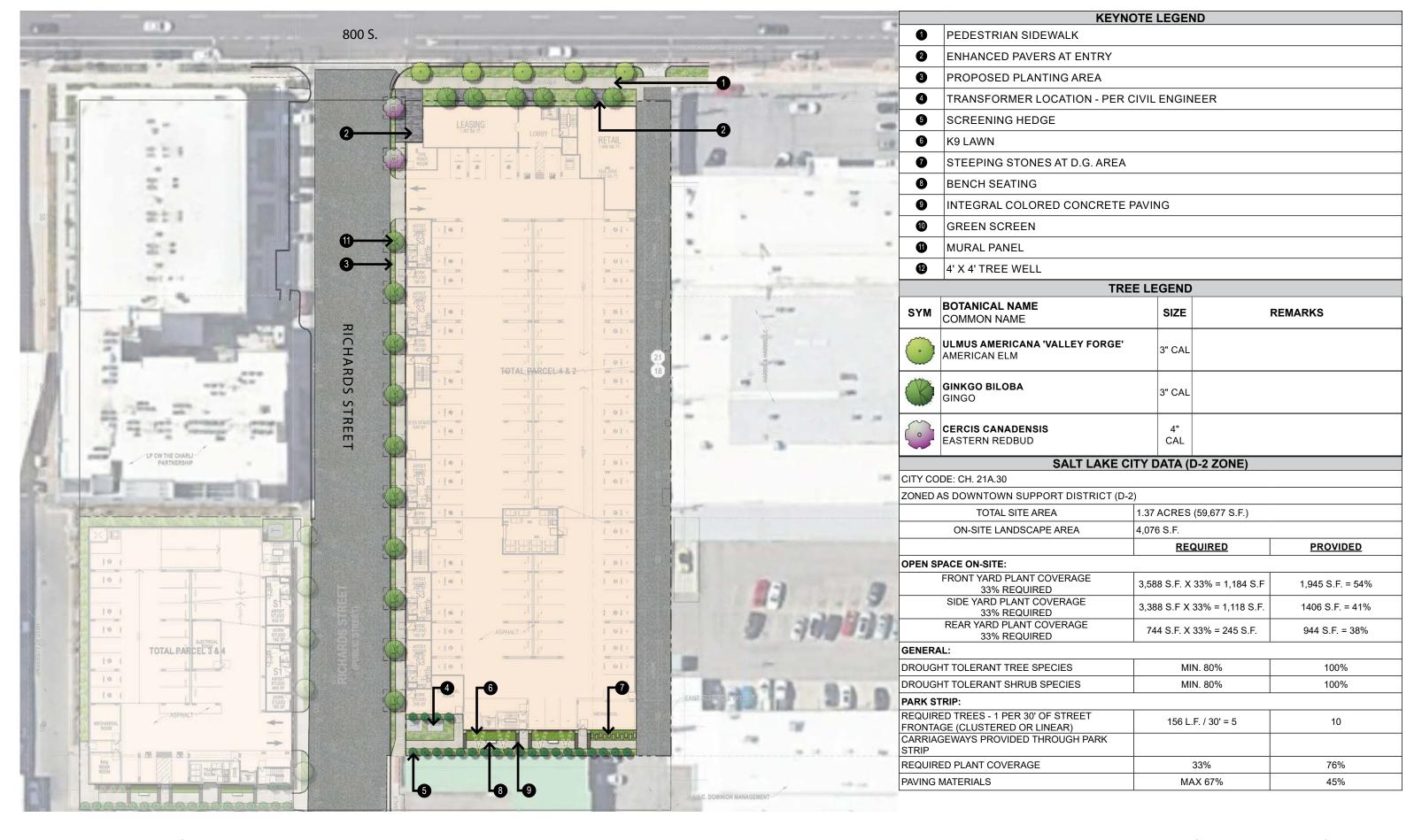


21A.37.050K of this title.)





• Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)





LANDSCAPE SITE PLAN - LEVEL 1



29 SCALE: 1'=50" JOB NO.: 2022-0255 DATE: 03-20-2024







# LIGHTING LEGEND

**+** 

PEDESTRIAN BOLLARD LIGHTING

• • • • •

OVERHEAD FESTOON LIGHTING

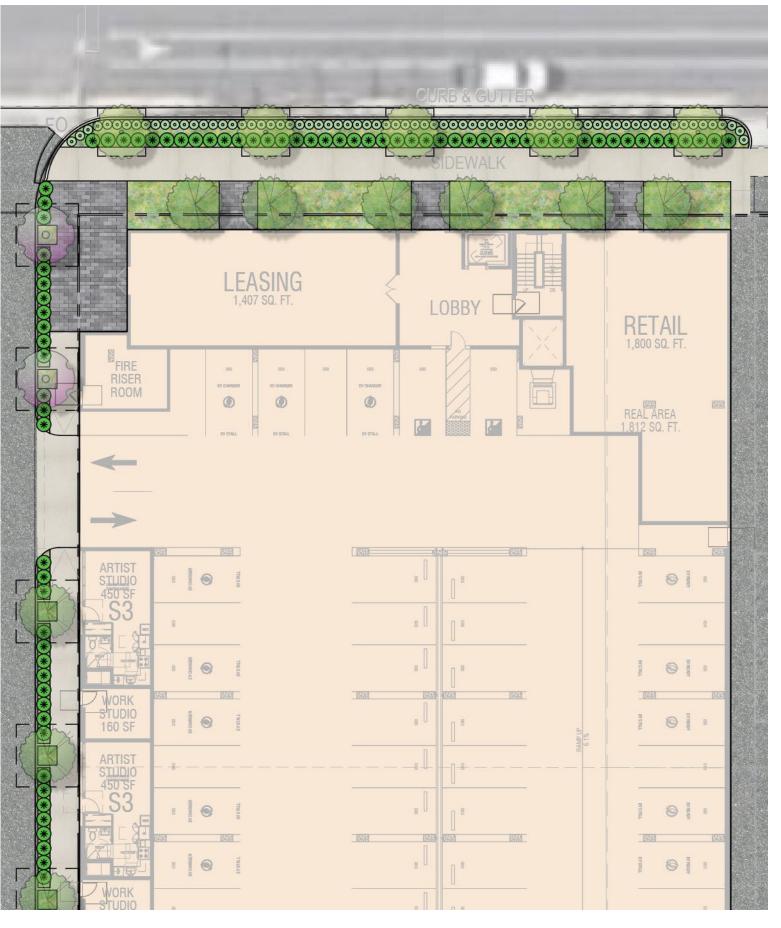


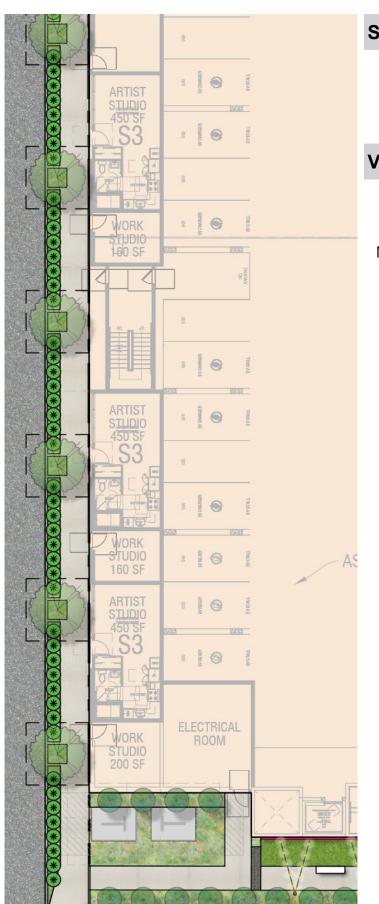
**ELLIOTT NORTH**SALT LAKE CITY, UT





3C SCALE: 1'=1: JOB NO.: 2022-02! DATE: 03-20-20:





# **SOIL VOLUME CALCULATION (R.O.W.)**

**REQUIRED** 

**PROPOSED** 

750 - 1,000 ft<sup>3</sup>

100 SF PER TREE X 7.5' SOIL DEPTH = 750 FT<sup>3</sup>

# **VEGETATION CALCULATION (R.O.W.)**

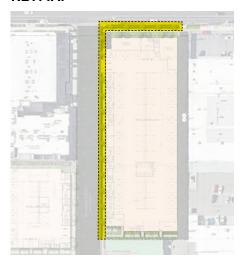
REQUIRED

**PROPOSED** 

MIN. 33% COVERAGE

76%

### KEYMAP





**ELLIOTT NORTH**SALT LAKE CITY, UT







#### **GENERAL DESIGN NOTES**

- 1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- 2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF SALT LAKE CITY REQUIREMENTS.

  3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF SALT LAKE CITY REQUIREMENTS.
- 4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.

### **IRRIGATION DESIGN NOTES**

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

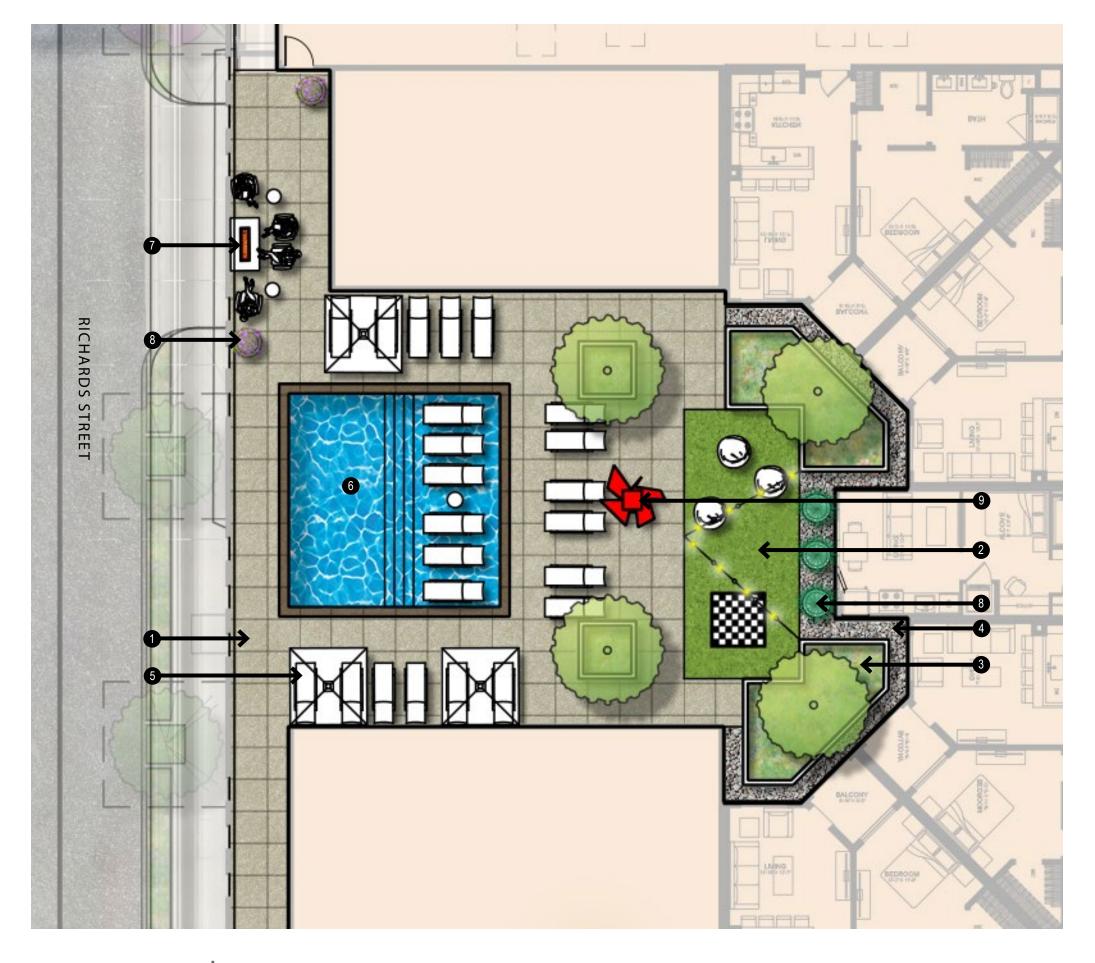
#### PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF SALT LAKE CITY GUIDELINES.

HISON

LANDSCAPE SITE PLAN - LEVEL 2



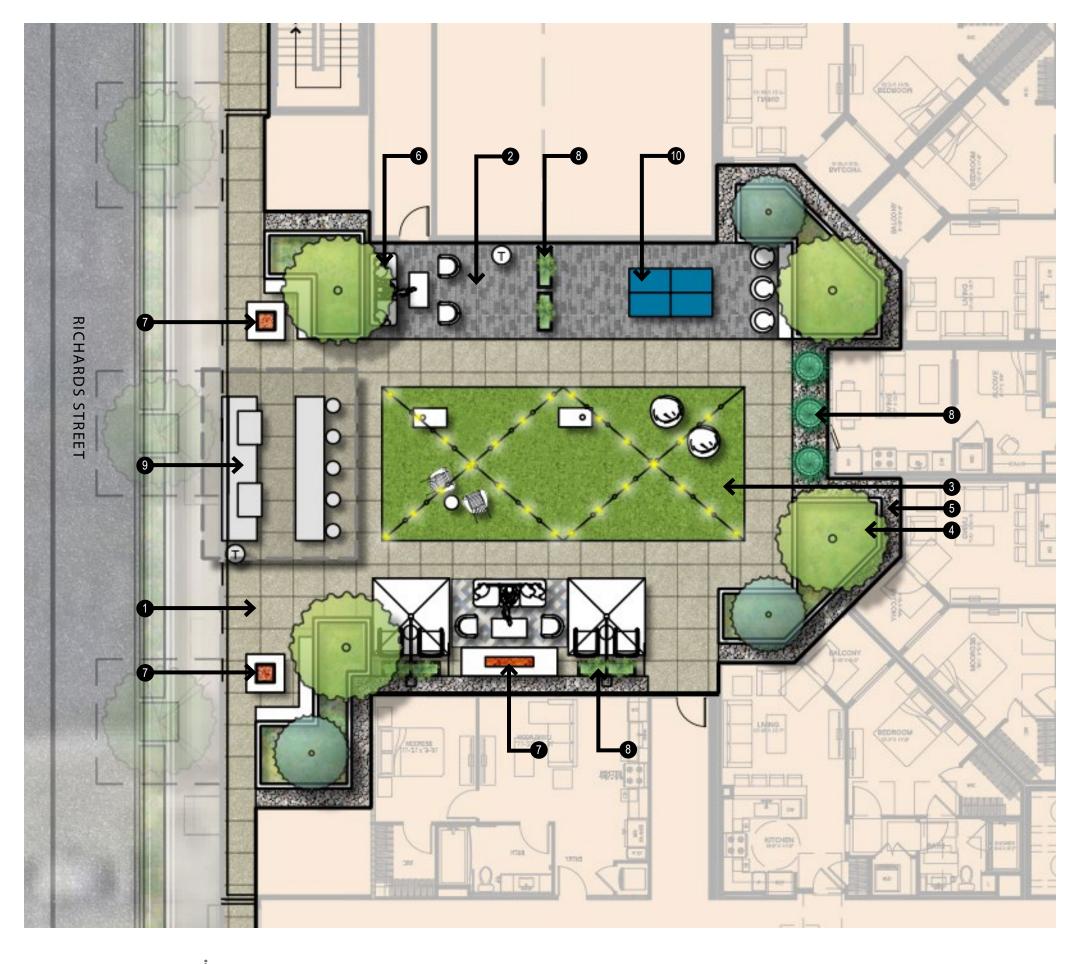


	KEYNOTE LEGEND				
U	1 PAVERS AT POOL DECK				
2	ARTIFICIAL TURF WITH FESTOON LIGHTING				
3	RAISED PLATERS				
4	COBBLE STRIP				
6	LOUNGE SEATING				
6	SWIMMING POOL				
0	FIRE PIT WITH LOUNGE SEATING				
8	DECORATIVE POTTERY				
9	PROPOSED ART				
	TREE LEGEND				
SYM	BOTANICAL NAME COMMON NAME	SIZE	REM	IARKS	
	COMMON NAME				
	ULMUS AMERICANA 'VALLEY FORGE'	2.5" CAI			
	AWENICAN ELW	CAL			
	ERCIS CANADENSIS				
	EASTERN REDBUD CAL				
	SHRUB LEGEND				
SYM BOTANICAL NAME COMMON NAME				REMARKS	
	CORNUS SANGUINEA 'ARCTIC FIRE DOGN	NOOD,	5 GAL.		
	TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA'		+		
	DWARF PAMPAS GRASS		5 GAL.		
	EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS		5 GAL.		
	HOSTA 'PATRIOT'		5 GAL.		
	PLANTAIN LILY HYDRANGEA MACROPHYLLA		-		
	FRENCH HYDRANGEA		5 GAL.		
IBERIS SEMPERVIRENS CANDYTUFT		1 GAL.			
LAVENDULA ANGUSTIFOLIA		5 GAL.			
ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE'		+			
ELIJAH BLUE FESCUE		1 GAL.			
MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS		5 GAL.			
NASSELLA TENUISSIMMA		5 GAL.			
MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS'		4.001			
BLACK MONDO		1 GAL.			
PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL		15 GAL.			
THUJA OCCIDENTALIS 'NORTH POLE'		5 GAL.			
1			3 GAL.		
	AMERICAN ARBORVITAE  YUCCA GLORIOSA		15 GAL.		



COURTYARD ENLARGEMENT 'A'





		KEYNOTE LEGEND				
0	МО	DULAR PAVERS				
2	EN	HANCED PAVERS				
3	AR.	TIFICIAL TURF WITH FESTOON LIGH	TING			
4	RA	ISED PLATERS				
5	СО	BBLE STRIP				
6	LO	UNGE SEATING				
7	FIR	E PIT WITH LOUNGE SEATING				
8	DECORATIVE POTTERY					
9	SHADED BBQ AREA					
10	GAME TABLE					
TREE LEGEND						
SYM	BOTANICAL NAME COMMON NAME			REMARKS		
0	ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM  2.5" CAL					
0	CERCIS CANADENSIS 4" EASTERN REDBUD CAL					
		SHRUB LEGEND				
SYM BOTANICAL NAME COMMON NAME			SIZE	REMARKS		
A PARTY		CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD		5 GAL.		
	35					
A STATE OF		TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA'		5 GAL.		
		TATARIAN DOGWOOD		5 GAL.		

HYDRANGEA MACROPHYLLA

LAVENDULA ANGUSTIFOLIA

MISCANTHUS SINENSIS 'MORNING LIGHT'

OPHIOPOGON PLANISCAPUS 'NIGRESCENS'

PRUNUS LAUROCERASUS 'SCHIPKAENSIS'

THUJA OCCIDENTALIS 'NORTH POLE'

FRENCH HYDRANGEA IBERIS SEMPERVIRENS

ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE'

ELIJAH BLUE FESCUE

BLACK MONDO

CHINESE SILVER GRASS NASSELLA TENUISSIMMA

MEXICAN FEATHER GRASS

SCHIPKA CHERRY LAUREL

AMERICAN ARBORVITAE YUCCA GLORIOSA SPANISH DAGGER

CANDYTUFT



COURTYARD ENLARGEMENT 'B'



5 GAL.

1 GAL.

5 GAL.

1 GAL.

5 GAL.

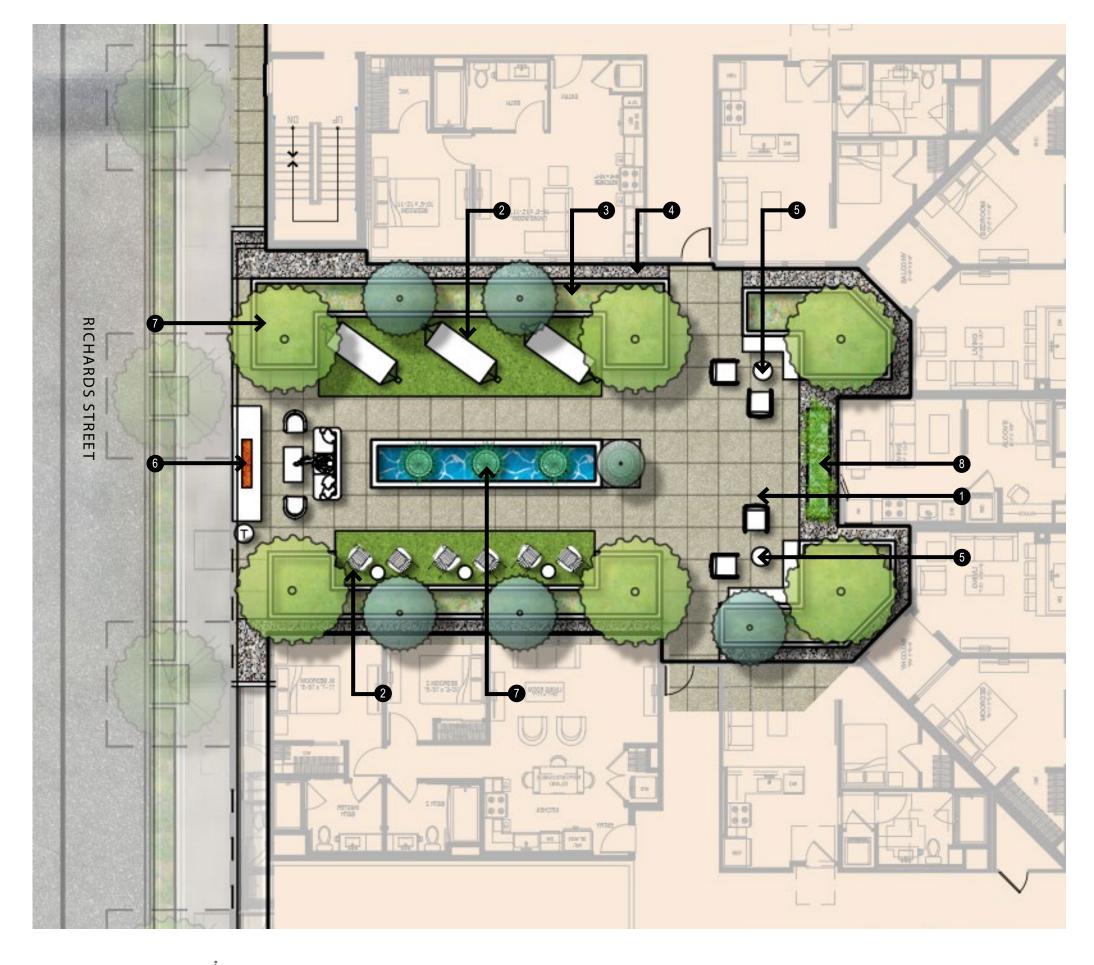
5 GAL.

1 GAL.

15 GAL.

5 GAL.

15 GAL.



MODULAR PAVERS  ARTIFICIAL TURF WITH LOUNGE SEATING  RAISED PLATERS  COBBLE STRIP  LOUNGE SEATING  FIRE PIT WITH LOUNGE SEATING  WATER FEATURE WITH DECORATIVE POTTERY  CORTEN STEEL PLANTERS  TREE LEGEND  SYM BOTANICAL NAME COMMON NAME  COMMON NAME  CERCIS CANADENSIS 4" CAL  CERCIS CANADENSIS 4" CAL  CORTADERIA DOWNON NAME  SHRUB LEGEND  SYM BOTANICAL NAME COMMON NAME  COMMON NAME  CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL THUJA OCCIDENTALIS 'NORTH POLE'	KEYNOTE LEGEND					
ARTIFICIAL TURF WITH LOUNGE SEATING  RAISED PLATERS  COBBLE STRIP  LOUNGE SEATING  FIRE PIT WITH LOUNGE SEATING  WATER FEATURE WITH DECORATIVE POTTERY  CORTEN STEEL PLANTERS  TREE LEGEND  SYM  BOTANICAL NAME COMMON NAME  CERCIS CANADENSIS EASTERN REDBUD  SYM  CORTAN STAILLEY FORGE' AMERICAN ELM  CAL  SHRUB LEGEND  SYM  CORNUS SANGUINEA' ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA BERNIS ESEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJJA OCCIDENTALIS 'NORTH POLE'  5 GAL THUJA OCCIDENTALIS 'NORTH POLE'						
ARAISED PLATERS COBBLE STRIP LOUNGE SEATING FIRE PIT WITH LOUNGE SEATING TREE LEGEND  SYM BOTANICAL NAME COMMON NAME  SIZE REMARKS  CERCIS CANADENSIS EASTERN REDBUD  SYM BOTANICAL NAME COMMON NAME  SHRUB LEGEND  SYM CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILLY HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE' ELIJAH BLUE' FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  1		-		NO.		
CORDES SATIP  COBBLE STRIP  COUNGE SEATING  FIRE PIT WITH LOUNGE SEATING  WATER FEATURE WITH DECORATIVE POTTERY  CORTEN STEEL PLANTERS  TREE LEGEND  SYM BOTANICAL NAME COMMON NAME  COMMON NAME  SIZE REMARKS  CAL  CERCIS CANADENSIS 4" CAL  CERCIS CANADENSIS EASTERN REDBUD  SYM BOTANICAL NAME COMMON NAME  COMMON NAME  CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY' EOMERALD GAIETY' EMERALD GAIETY EOUNYMUS  HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  THUJA OCCIDENTALIS 'NORTH POLE'		AR	TIFICIAL TURF WITH LOUNGE SEATH	NG		
SYM BOTANICAL NAME CALLEY FORGE' AMERICAN ELONGMON NAME  SYM BOTANICAL NAME CALLEY FORGE' CAL  CERCIS CANADENSIS EASTERN REDBUD  SYM BOTANICAL NAME CALLEY FORGE' CAL  CERCIS CANADENSIS 4" CAL  SHRUB LEGEND  SYM COMMON NAME SIZE REMARKS  CORNUS SANGUINEA 'ACRITIC FIRE DOGWOOD' TATARIAN DOGWOOD CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT 1 GAL.  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' 1 GAL.  BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' 15 GAL.  THUJA OCCIDENTALIS 'NORTH POLE' 5 GAL	3	RA	ISED PLATERS			
FIRE PIT WITH LOUNGE SEATING  WATER FEATURE WITH DECORATIVE POTTERY  CORTEN STEEL PLANTERS  TREE LEGEND  SYM BOTANICAL NAME COMMON NAME  ULMUS AMERICANA 'VALLEY FORGE' CAL  SHRUB LEGEND  SYM CAL  SHRUB LEGEND  SYM BOTANICAL NAME COMMON NAME  COMMON NAME  SIZE REMARKS  CAL  SHRUB LEGEND  SYM CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD COMMON NAME  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS  EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EMERALD GAIETY GOUNYMUS  HOSTA 'PATRIOT' PLANTAIN LILY  HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA  IBERIS SEMPERVIRENS  CANDYTUFT  LAVENDULA ANGUSTIFOLIA  ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE'  ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT'  CHINESE SILVER GRASS  NASSELLA TENUISSIMMA  MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS'  BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS'  SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  15 GAL  15 GAL  15 GAL	4	СО	BBLE STRIP			
TREE LEGEND  SYM BOTANICAL NAME COMMON NAME  SIZE REMARKS  ULMUS AMERICANA 'VALLEY FORGE' CAL  CERCIS CANADENSIS CAL  SHRUB LEGEND  SYM BOTANICAL NAME CAL  CERCIS CANADENSIS COMMON NAME  SHRUB LEGEND  SYM SOMMON NAME  CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS  EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY' EMERALD GAIETY EMERALD GAIL	5	LO	UNGE SEATING			
TREE LEGEND  SYM BOTANICAL NAME COMMON NAME  ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM  SHRUB LEGEND  SYM SHRUB LEGEND  SYM CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EMERALD GAIETY' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  1 GAL	6	FIR	RE PIT WITH LOUNGE SEATING			
TREE LEGEND  SYM BOTANICAL NAME COMMON NAME  ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM  CERCIS CANADENSIS 4" CAL  SHRUB LEGEND  SYM BOTANICAL NAME COMMON NAME  COMMON NAME  CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  15 GAL  15 GAL  15 GAL	7	WA	TER FEATURE WITH DECORATIVE P	OTTER	Υ	
SYM BOTANICAL NAME COMMON NAME  ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM  CERCIS CANADENSIS 4" CAL  SHRUB LEGEND  SYM BOTANICAL NAME COMMON NAME  SIZE REMARKS  CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  15 GAL  15 GAL  15 GAL	8	СО	RTEN STEEL PLANTERS			
COMMON NAME  ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM  CERCIS CANADENSIS EASTERN REDBUD  SYM  BOTANICAL NAME COMMON NAME  CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  15 GAL.  15 GAL.  15 GAL.			TREE LEGEND			
COMMON NAME  ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM  CERCIS CANADENSIS EASTERN REDBUD  SHRUB LEGEND  SHRUB LEGEND  SYM  BOTANICAL NAME COMMON NAME  COMMON NAME  COMMON NAME  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  15 GAL  15 GAL  15 GAL  15 GAL	SYM	_		SIZE	REM	ARKS
CERCIS CANADENSIS EASTERN REDBUD  SHRUB LEGEND  SYM  BOTANICAL NAME COMMON NAME  CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA  IBERIS SEMPERVIRENS CANDYTUTT  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  15 GAL  15 GAL  15 GAL		COV	MON NAME	<u> </u>		
SHRUB LEGEND  SYM  BOTANICAL NAME COMMON NAME COMMON NAME TATARIAN DOGWOOD CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  SIZE REMARKS SIZE REMARKS  5 GAL  1 GAL  5 GAL  1 GAL  5 GAL  1 GAL	0					
SYM  CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  REMARKS  5 GAL.  S GAL.  1 GAL.	0					
CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS HOSTA 'PATRIOT' PLANTAIN LILY HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA IBERIS SEMPERVIRENS CANDYTUFT LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE' 5 GAL.			SHRUB LEGEND			
CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS  EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS  HOSTA 'PATRIOT' PLANTAIN LILY  HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA  IBERIS SEMPERVIRENS CANDYTUFT  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  5 GAL.  5 GAL.  5 GAL.  5 GAL.  1 GAL.  15 GAL.	SVM					REMARKS
TATARIAN DOGWOOD  CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS  EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS  HOSTA 'PATRIOT' PLANTAIN LILY  HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA  IBERIS SEMPERVIRENS CANDYTUFT  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.		W.	CORNUS SANGUINEA 'ARCTIC FIRE DOGN	NOOD,	5 GAI	
EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS  HOSTA 'PATRIOT' PLANTAIN LILY  HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA  IBERIS SEMPERVIRENS CANDYTUFT  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  5 GAL.  5 GAL.  1 GAL.  15 GAL.	Se. W/	436				
EMERALD GAIETY EOUNYMUS  HOSTA 'PATRIOT' PLANTAIN LILY  HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA  IBERIS SEMPERVIRENS CANDYTUFT  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  15 GAL.					5 GAL.	
PLANTAIN LILY  HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA  IBERIS SEMPERVIRENS CANDYTUFT  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  1 GAL.  15 GAL.			EMERALD GAIETY EOUNYMUS		5 GAL.	
HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA  IBERIS SEMPERVIRENS CANDYTUFT  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  1 GAL.  15 GAL.					5 GAL.	
IBERIS SEMPERVIRENS CANDYTUFT  LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  1 GAL.  1 GAL.  1 GAL.			HYDRANGEA MACROPHYLLA		5 GAL.	
LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  5 GAL.  15 GAL.					1 GAI	
ENGLISH LANVENDER  FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  1 GAL.  15 GAL.			T OAL.			
ELIJAH BLUE FESCUE  MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS  NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  1 GAL.  15 GAL.			5 GAL.			
CHINESE SILVER GRASS  NASSELLA TENUISSIMMA  MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL.  15 GAL.			1 GAL.			
NASSELLA TENUISSIMMA  MEXICAN FEATHER GRASS  OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO  PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL  THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL  5 GAL			5 GAL.			
OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL	NASSELLA TENUISSIMMA		5 GAL.			
PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL THUJA OCCIDENTALIS 'NORTH POLE'  5 GAL	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'		1 GAL.			
THUJA OCCIDENTALIS 'NORTH POLE'	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'		15 GAL.			
AMERICAN ARBORVITAE	THUJA OCCIDENTALIS 'NORTH POLE'		5 GAL.			
YUCCA GLORIOSA SPANISH DAGGER  15 GAL.		YUCCA GLORIOSA			15 GAL.	



COURTYARD ENLARGEMENT `C'



SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

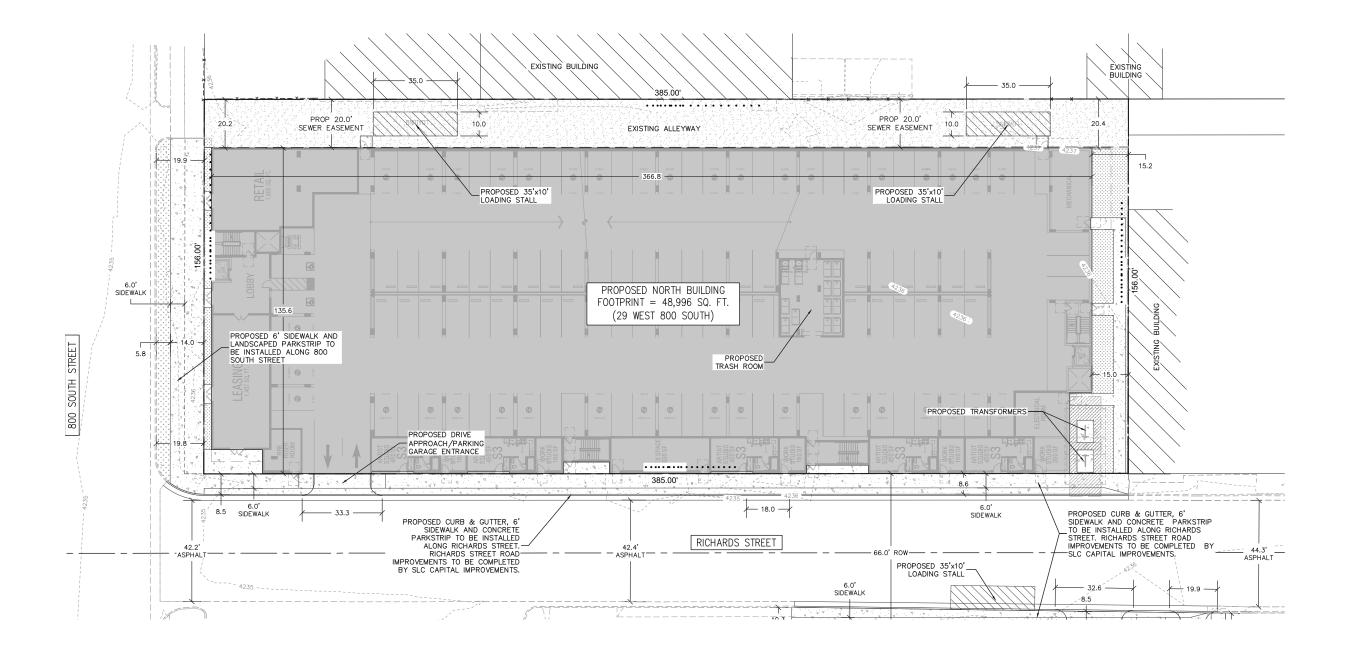


**ELLIOTT NORTH**SALT LAKE CITY, UT



172.50'





SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

PROPOSED CONCRETE

PROPOSED LANDSCAPING

EXISTING ASPHALT

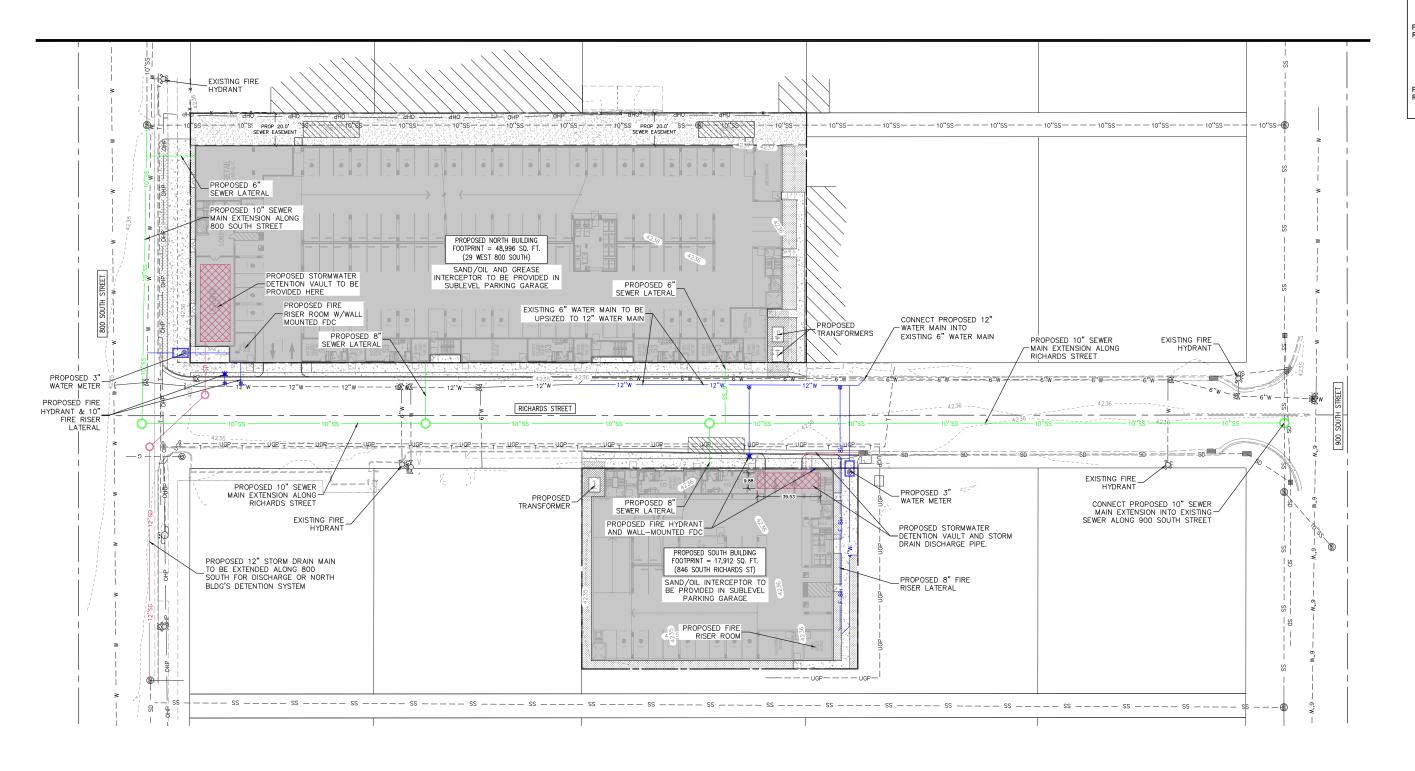




#### FIRE FLOW ANALYSIS:

NORTH BUILDING:
BUILDING AREA: 341,724 SF
TYPE IA/VB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 4,000 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 6

SOUTH BUILDING:
BUILDING AREA: 123,654 SF
TYPE IA/VB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 4,000 GPM
HYDRANTS REQUIRED: 4
HYDRANTS REQUIRED: 5





**ELLIOTT NORTH**SALT LAKE CITY, UT





THANK YOU!



