

GEM Sugar House: PD + DR Graphic Submittal

Salt Lake City, Utah



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GEM SUGAR HOUSE

COVER

PD + DR

Date 2026.02.18

ZONING SUMMARY
 ZONE LOT SIZE: 28,107 SF (0.645 ACRES)
 ZONING DISTRICT: MU-11
 CONTEXT: TRANSIT (RE: SITE MAP)
 FRONT LOT LINE: HIGHLAND DRIVE
 SIDE LOT LINE: SUGARMONT DR (PUBLIC TRAIL)
 WILMINGTON AVE (PRIVATE)
 PROPOSED USE: MIXED-USE RESIDENTIAL

BUILDING HEIGHT
 REQUIRED/ALLOWED PROPOSED
 125"
 150' + 3LVLS@12'MAX (185' TOTAL MAX) 182'-8" (16 STORIES)

*ADDITIONAL BUILDING HEIGHT (UP TO 150') ALLOWED WITH 10% OPEN SPACE AT GROUND LEVEL AND 100% ENHANCED ACTIVE USE ON STREET-FACING FACADE (REFER TO SITE PLAN AND ACTIVE USE SUMMARY). 3 ADDITIONAL STORIES AT 12' MAX HEIGHT PER STORY ALLOWED WITH AFFORDABLE HOUSING INCENTIVES. REQUEST TO PROVIDE 2 ADDITIONAL STORIES ABOVE 150' WITH HEIGHTS EXCEEDING 12' PER STORY TO ACCOMMODATE COMMERCIAL SPACE AND PENTHOUSE UNITS.

MINIMUM YARD REQUIREMENTS
 FRONT, CORNER, SIDE, REAR: NONE

GROUND FLOOR ACTIVE USE
 HIGHLAND DR 100%
 WILMINGTON AVE (PRIVATE) NONE
 SUGARMONT (PUBLIC TRAIL) NONE

STEPBACK REQUIREMENTS
UPPER LEVEL FRONT STEPBACK
 HIGHLAND DR 10'
 WILMINGTON AVE (PRIVATE) NONE
 SUGARMONT (PUBLIC TRAIL) NONE

LOWER LEVEL INTERIOR STEPBACK
 HIGHLAND DR NONE
 WILMINGTON AVE (PRIVATE) NONE
 SUGARMONT (PUBLIC TRAIL) 10' (1ST FULL FLOOR ABOVE 30')

SUGAR HOUSE LOWER LEVEL FRONT STEPBACK
 HIGHLAND DR 10' (1ST FULL FLOOR ABOVE 30')
 WILMINGTON AVE (PRIVATE) NONE
 SUGARMONT (PUBLIC TRAIL) NONE

STEPBACK REQUESTS:
 1. REQUEST TO ALLOW PORTION OF BUILDING IN UPPER LEVEL FRONT STEPBACK DUE TO STRUCTURAL CONSTRAINTS (RE: PLANS).
 2. REQUEST TO ALLOW PORTION OF BUILDING WITHIN SUGAR HOUSE LOWER LEVEL FRONT STEPBACK DUE TO SMALL SITE (RE: PLANS & SECTIONS).

ENHANCED ACTIVE USE (HIGHLAND DR ONLY)
 ENHANCED ACTIVE USE REQ: 100% (185')
 • RETAIL (BANK + BIKE CAFE): 80'
 • LOBBY EXCEPTION (25% MAX): 34' (18%)
 • OUTDOOR ACTIVE (25% MAX): 38' (21%)
 • VEHICLE ACCESS EXCEPTION: 33'

MINIMUM DEPTH: 25'
 MINIMUM HEIGHT: 12'

OPEN SPACE CALCULATIONS
 10% OF SITE REQ: 2,810 SF

AREA IN ROW: 1,524 SF (DEEDED PARCEL 2)
 ADDITIONAL AREA: 2,120 SF
 TOTAL OPEN AREA: 3,440 SF

VEHICLE PARKING REQUIRED/ALLOWED PROPOSED

MULTI-FAMILY
 STUDIO (57) NO MINIMUM (0)
 1BED (79) NO MINIMUM (0)
 2BED+ (60) NO MINIMUM (0)
SUBTOTAL: **0 SPACES** **155 SPACES (4 ADA)**

COMMERCIAL
 RETAIL (BANK) NO MINIMUM (0)
 CAFE / RESTAURANT NO MINIMUM (0)
SUBTOTAL: **0 SPACES** **14 SPACES (1 ADA)**

TOTAL PARKING **0** **169 (5 ADA)**

EV PARKING
 1 EV SPACE PER 25 PARKING SPACES 7 SPACES
 20% EV READY PARKING SPACES 34 SPACES

BIKE PARKING REQUIRED/ALLOWED PROPOSED
 RESIDENTIAL (196) 1 PER 2 (98)' 10 + 45 SECURE
 COMMERCIAL 1 PER 2,000SF (5) 6
1 SECURE/ENCLOSED BIKE PARKING SATISFIES REQUIREMENTS OF 2 BIKE PARKING SPACES

LOADING REQUIRED/ALLOWED PROPOSED
 MULTI-FAMILY 80-200 UNITS (1 SHORT) 1 SHORT
 COMMERCIAL < 50,000SF (NONE) NONE



HIGHLAND DR

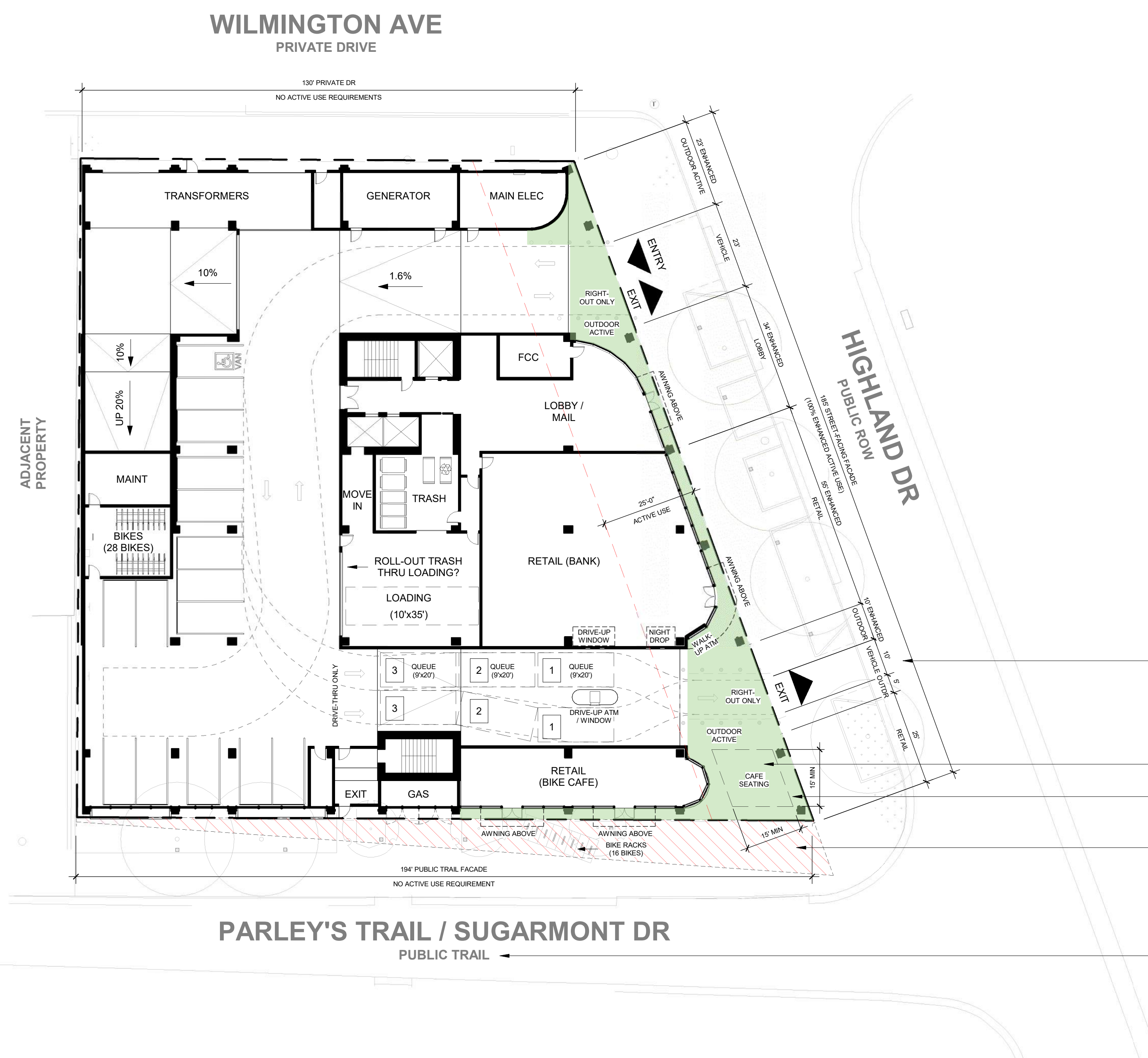


SUGARMONT DR / PARLEY'S TRAIL (PUBLIC TRAIL)



WILMINGTON AVE (PRIVATE DRIVE)

SITE PHOTOS



- REQUESTING ADDITIONAL DRIVE ACCESS ALONG HIGHLAND DR FOR DRIVE-THRU
- MIN 15x15' PORTION OF OPEN SPACE
- GREEN HATCH INDICATES PROVIDED OPEN SPACE AT GROUND FLOOR (2,090 SF)
- RED HATCH INDICATES PORTION OF OPEN SPACE WITHIN RIGHT-OF-WAY (PART OF DEEDED PARCEL 2) +/-1,525 SF. REQUESTING AREA TO CONTRIBUTE TOWARD REQUIRED GROUND FLOOR OPEN SPACE.
- PROJECT DESIGNED TO MEET REQUIREMENTS OF PUBLIC TRAIL
 - NO VEHICLE ACCESS
 - UPPER LEVEL STEPBACK (RE PLANS & SECTIONS)
 - NO ENHANCED ACTIVE USE REQUIREMENTS

SITE MAP (NOT TO SCALE)



SCALE: 1" = 20'-0"



Level	RESIDENTIAL							COMMERCIAL			BOH	TOTALS
	Residential				Amenity	Parking		Retail	Parking			
	Count	GSF	Rentable	EFF %	GSF	Count	GSF	GSF	Count	GSF		
R												-
16	4	8,315	5,565	63%	585			5,100				14,000
15	16	16,825	13,815	82%								16,825
14	16	16,825	13,815	82%								16,825
13	16	16,825	13,815	82%								16,825
12	16	16,825	13,815	82%								16,825
11	16	16,825	13,815	82%								16,825
10	16	16,825	13,815	82%								16,825
9	22	16,825	13,815	82%								16,825
8	22	16,825	13,815	82%								16,825
7	22	16,825	13,815	82%								16,825
6	22	16,825	13,815	82%								16,825
5	8	7,650	3,825	26%	6,805							14,455
4		1,345				45	23,390					24,735
3		1,345				55	25,875					27,220
2		1,345				55	25,875					27,220
1		1,345			2,090			3,875	14	14,050	4,565	25,925
TOTAL	Units	GSF	Rentable		GSF		GSF	GSF		GSF	GSF	301,805
	196	189,595	147,540		9,480	155	75,140	8,975	14	14,050	4,565	

753 AVERAGE UNIT SIZE

169 TOTAL PARKING
0.86 /UNIT

TARGET UNIT MIX		
TYPE	%	COUNT
STUDIO	29%	57
1 BED	40%	79
2 BED	27%	52
3 BED	4%	8
TOTAL	100%	196

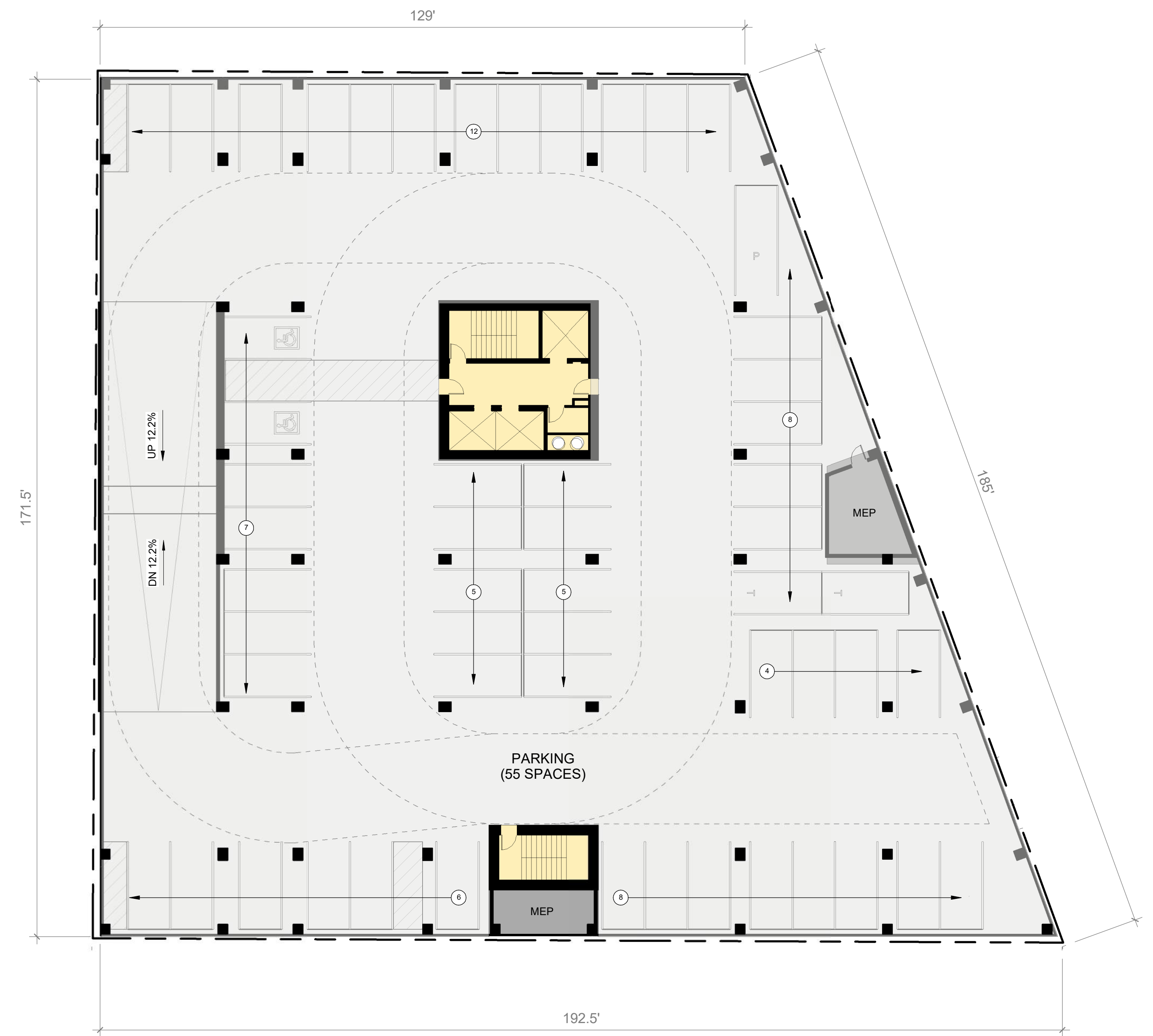
REQ PARKING	
/UNIT	SPACES
0	0
0	0
0	0
0	0
0	0

REQ PARKING
/ GFA
0
0



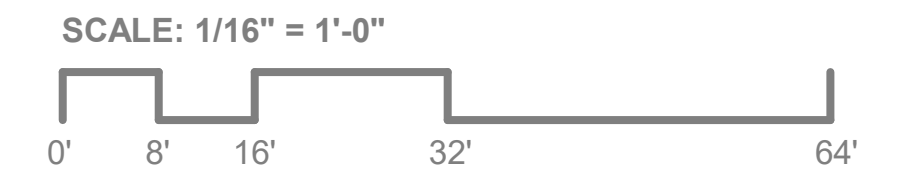


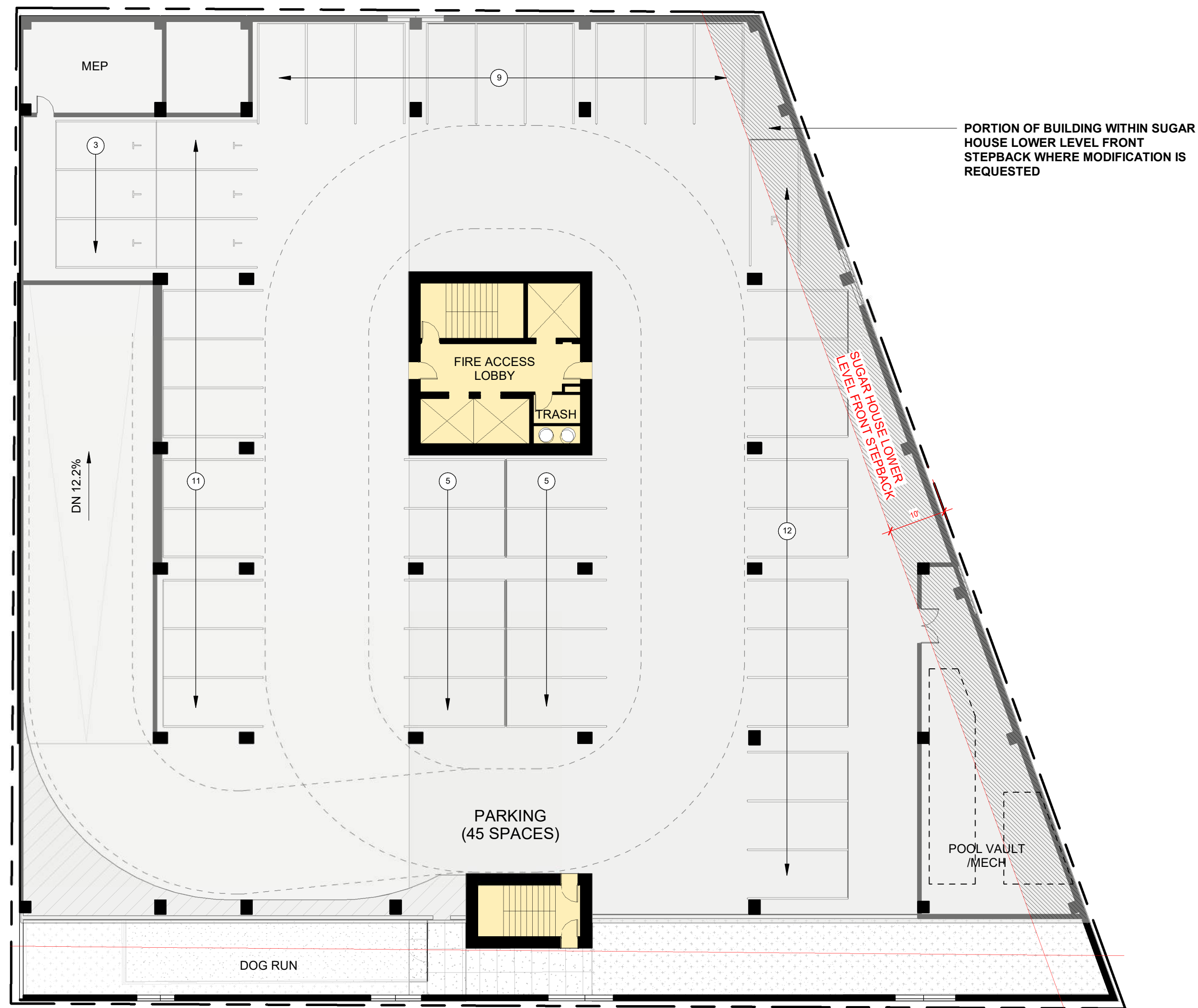
LEVEL 1



LEVEL 2&3

- RESIDENTIAL
- CIRCULATION / RESI B.O.H.
- AMENITY
- RETAIL / COMMERCIAL
- PARKING
- B.O.H.



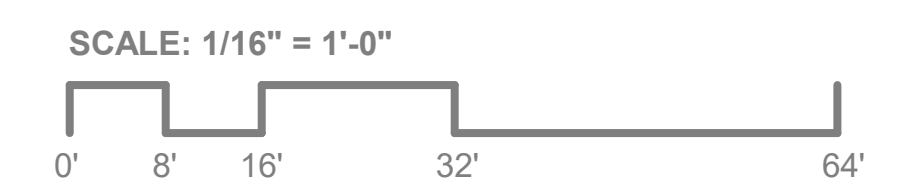


LEVEL 4



LEVEL 5

- RESIDENTIAL
- CIRCULATION / RESI B.O.H.
- AMENITY
- RETAIL / COMMERCIAL
- PARKING
- B.O.H.



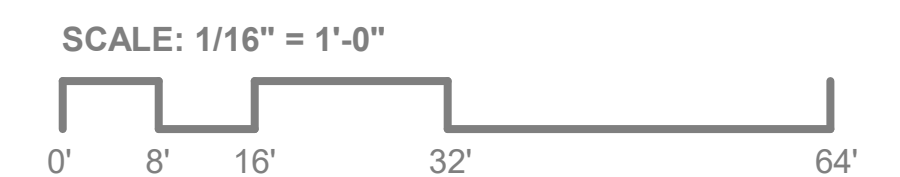


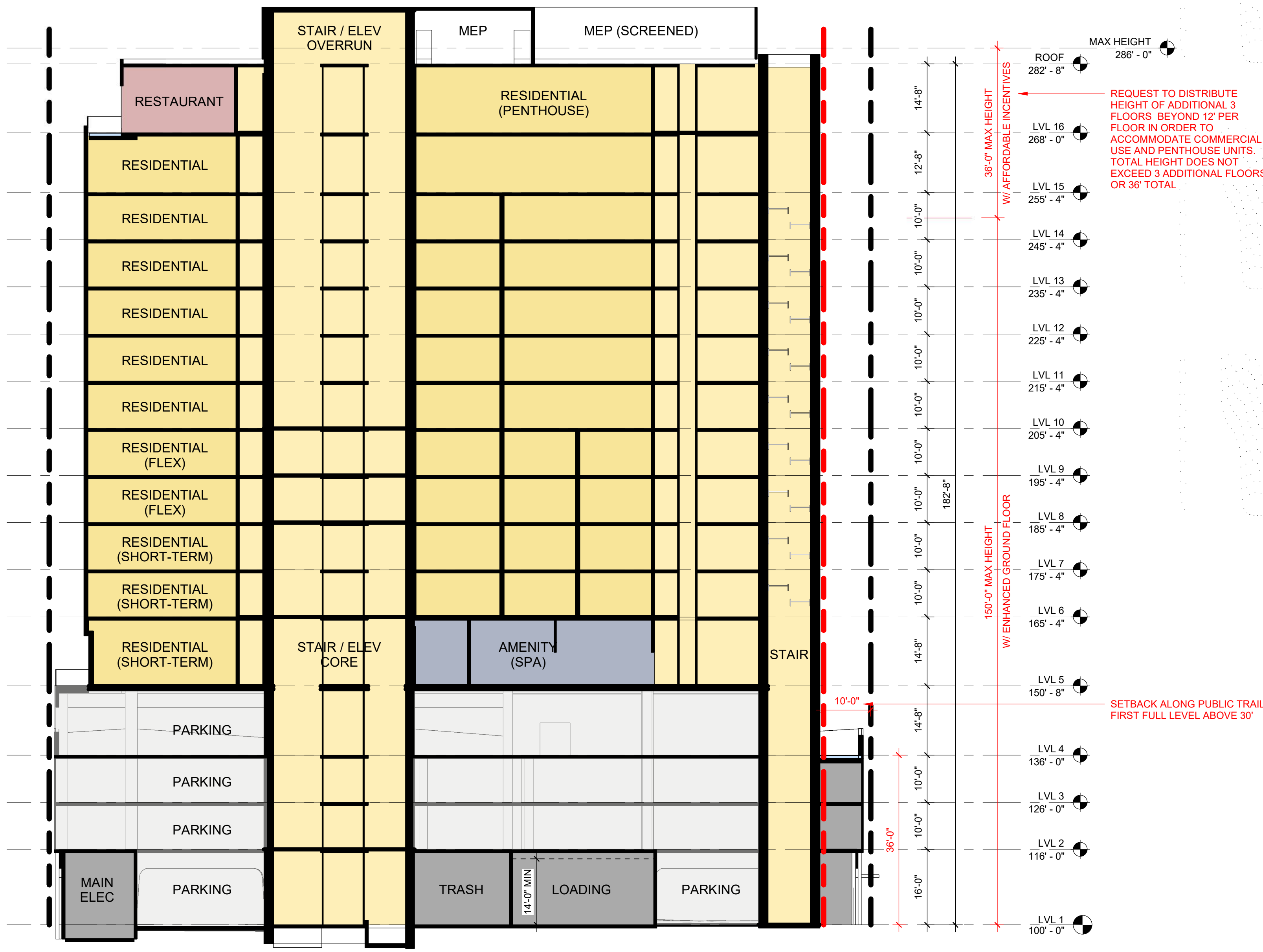
LEVEL 6-15



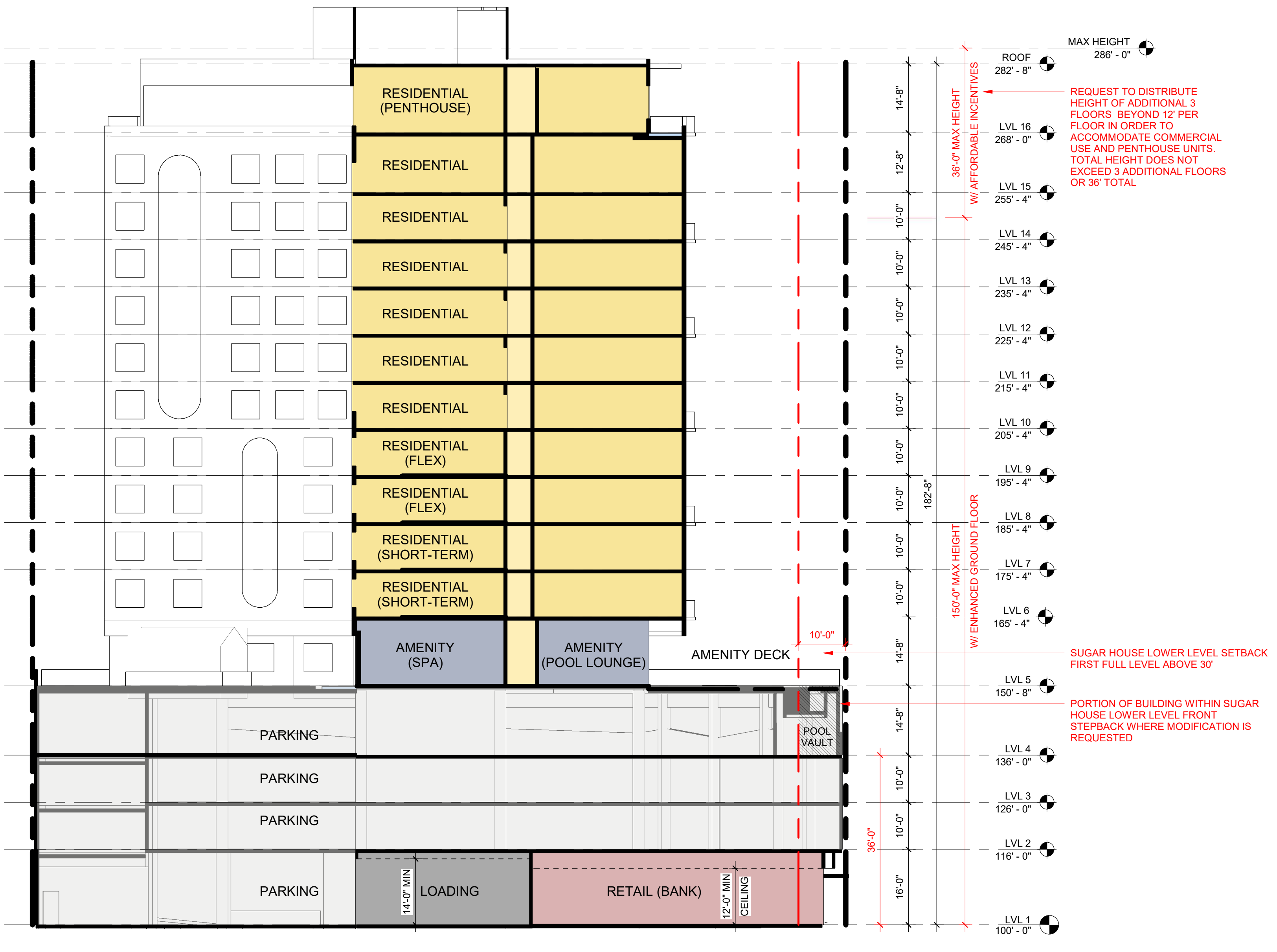
LEVEL 16

- RESIDENTIAL
- CIRCULATION / RESI B.O.H.
- AMENITY
- RETAIL / COMMERCIAL
- PARKING
- B.O.H.





REQUEST TO DISTRIBUTE HEIGHT OF ADDITIONAL 3 FLOORS BEYOND 12' PER FLOOR IN ORDER TO ACCOMMODATE COMMERCIAL USE AND PENTHOUSE UNITS. TOTAL HEIGHT DOES NOT EXCEED 3 ADDITIONAL FLOORS OR 36' TOTAL.

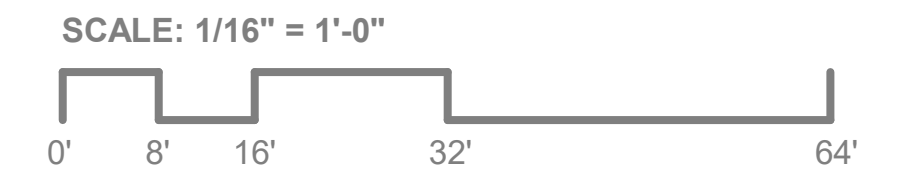


REQUEST TO DISTRIBUTE HEIGHT OF ADDITIONAL 3 FLOORS BEYOND 12' PER FLOOR IN ORDER TO ACCOMMODATE COMMERCIAL USE AND PENTHOUSE UNITS. TOTAL HEIGHT DOES NOT EXCEED 3 ADDITIONAL FLOORS OR 36' TOTAL.

SECTION NORTH-SOUTH

SECTION EAST-WEST

- RESIDENTIAL
- CIRCULATION / RESI B.O.H.
- AMENITY
- RETAIL / COMMERCIAL
- PARKING
- B.O.H.





SOUTH ELEVATION



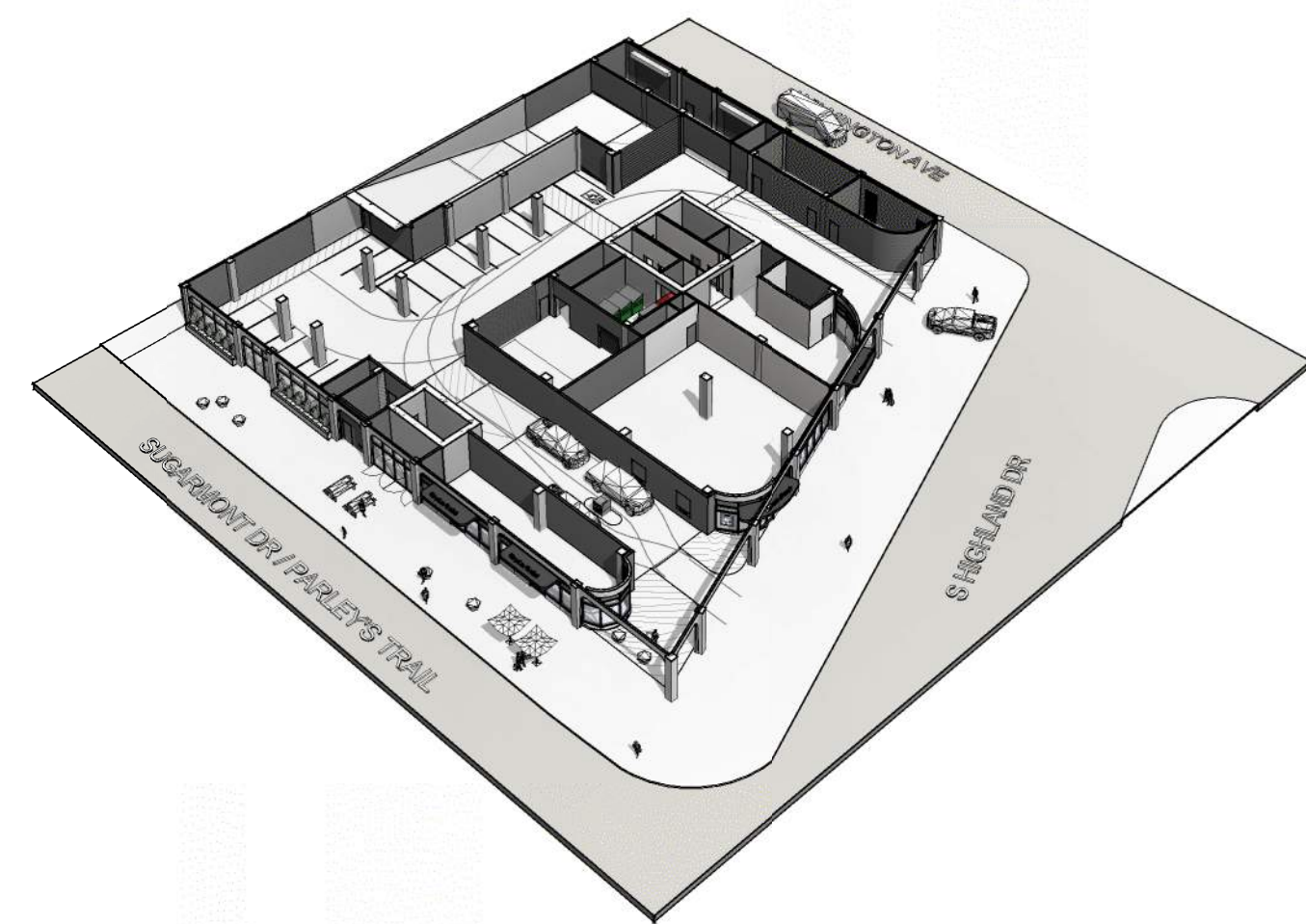
EAST ELEVATION



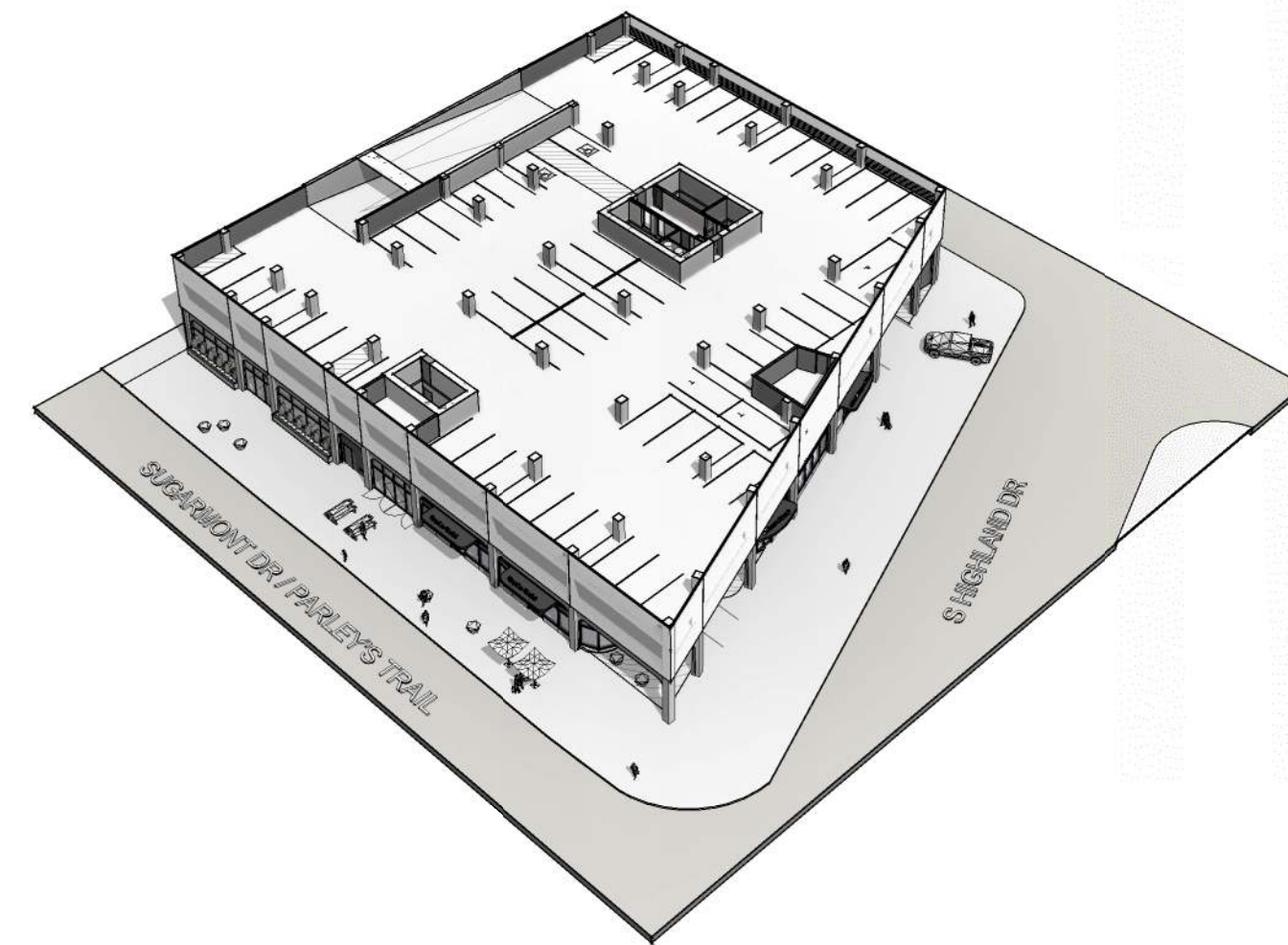
ELEVATION NORTH



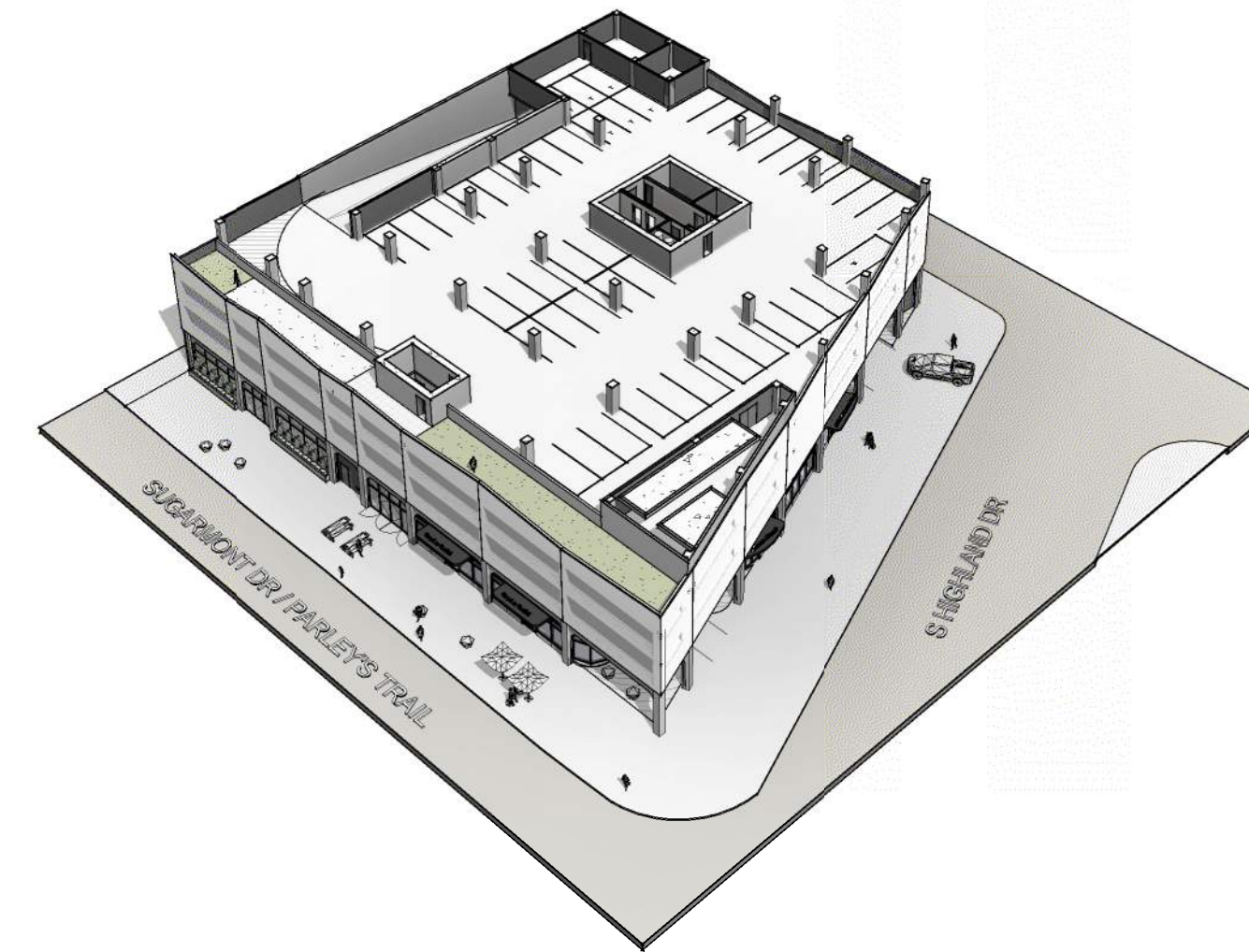
ELEVATION WEST



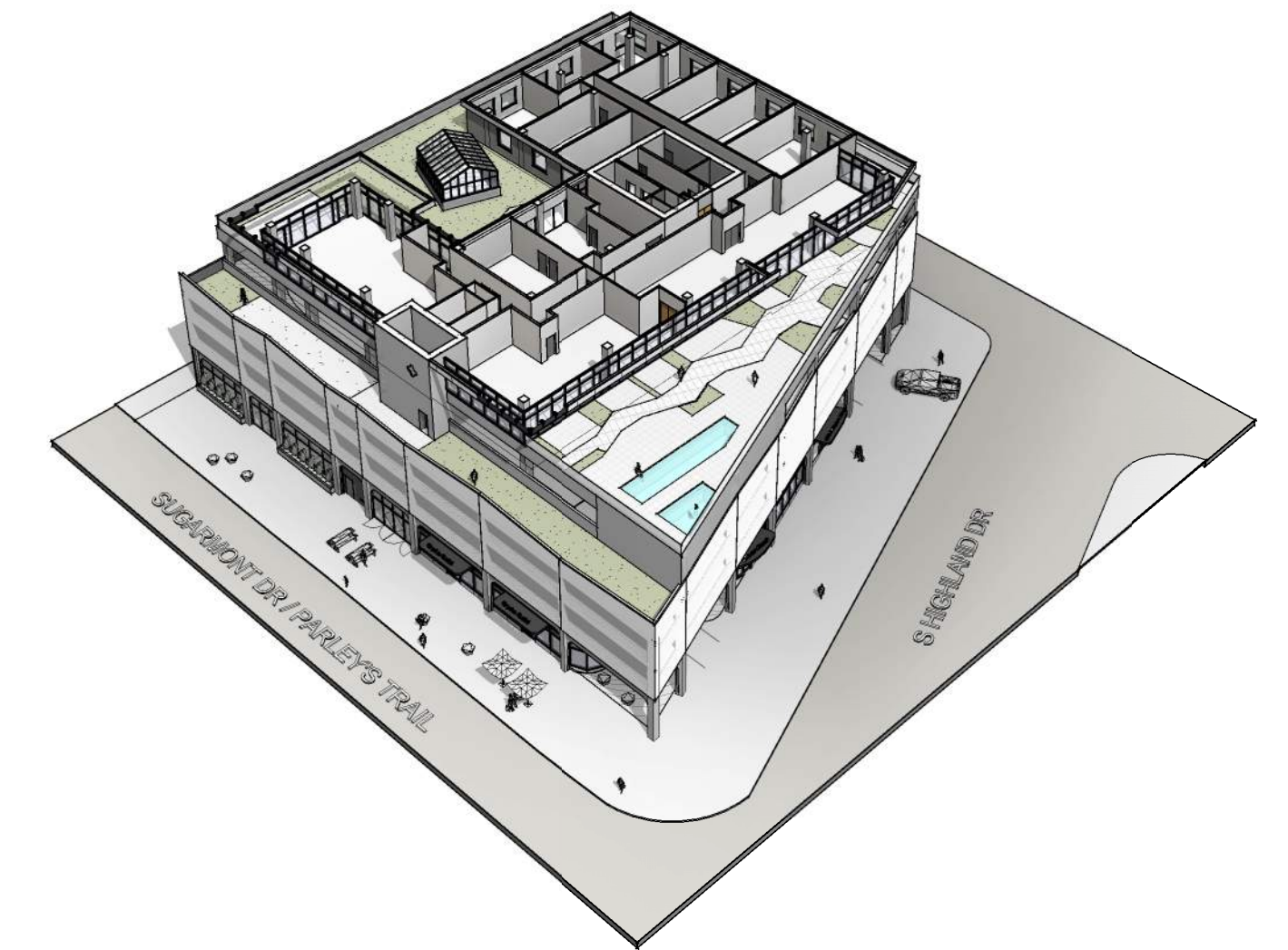
3D PLAN L1



3D PLAN L3



3D PLAN L4



3D PLAN L5



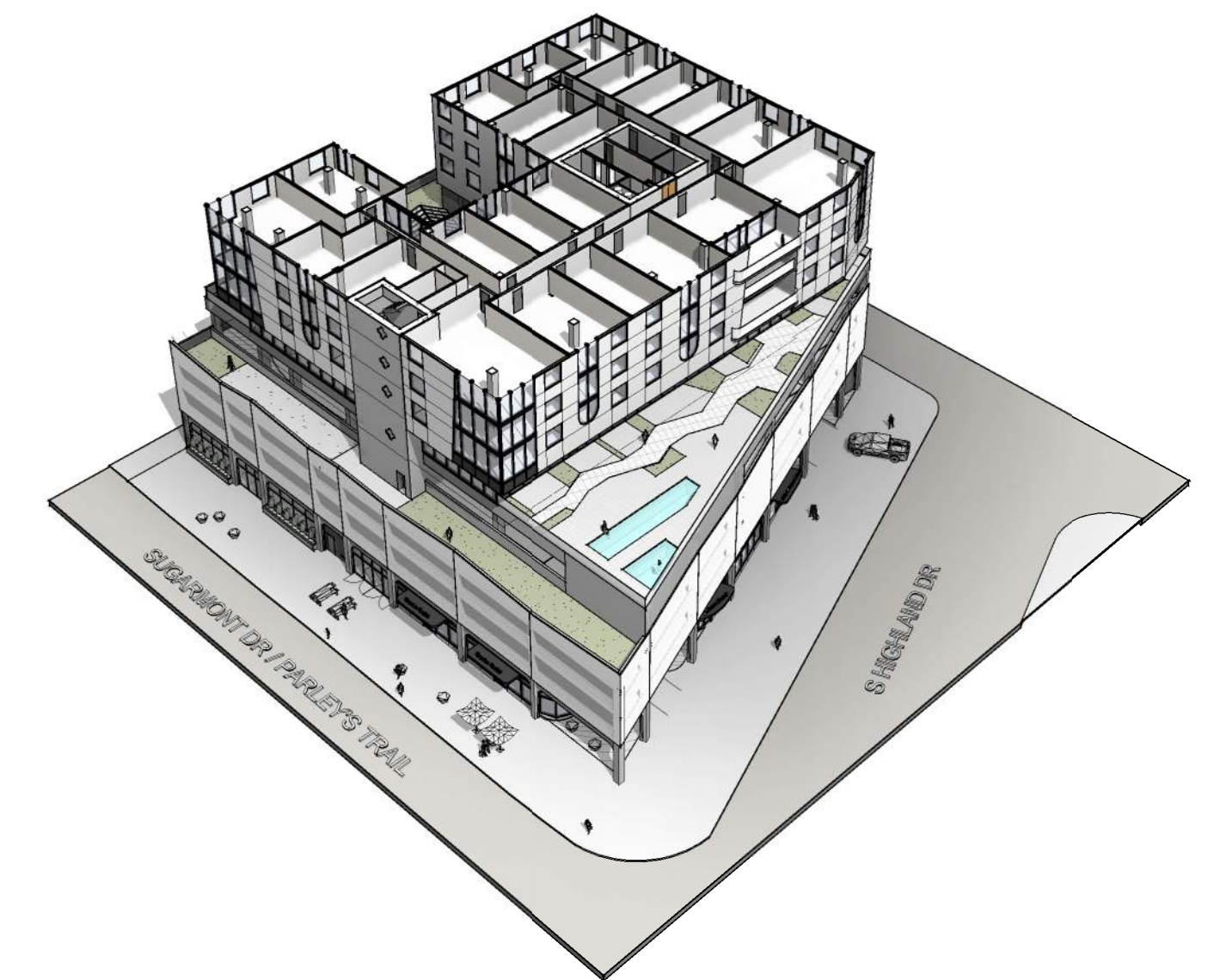
3D PLAN TOTAL



3D PLAN L16



3D PLAN L12



3D PLAN L8





PERFORATED METAL MECH SCREEN

METAL WALL PANEL

STOREFRONT GLAZING

STEEL FABRICATED GUARDRAIL

WINDOW WALL GLAZING

STEEL FABRICATED GUARDRAIL

CURTAIN WALL GLAZING

METAL WALL PANEL

WINDOW WALL GLAZING

STOREFRONT GLAZING

STOREFRONT GLAZING

STEEL FABRICATED GUARDRAIL

DECORATIVE TENSILE MESH SCREEN
W/ CUSTOM GRAPHIC (TBD)

OFFSET RUNNING BOND CMU

ARCHITECTURAL EXPOSED CONCRETE

STOREFRONT GLAZING

CURTAIN WALL GLAZING

METAL WALL PANEL

STOREFRONT GLAZING

WINDOW WALL GLAZING

STOREFRONT GLAZING

CURTAIN WALL GLAZING

STEEL FABRICATED GUARDRAIL

METAL WALL PANEL

STEEL FABRICATED GUARDRAIL

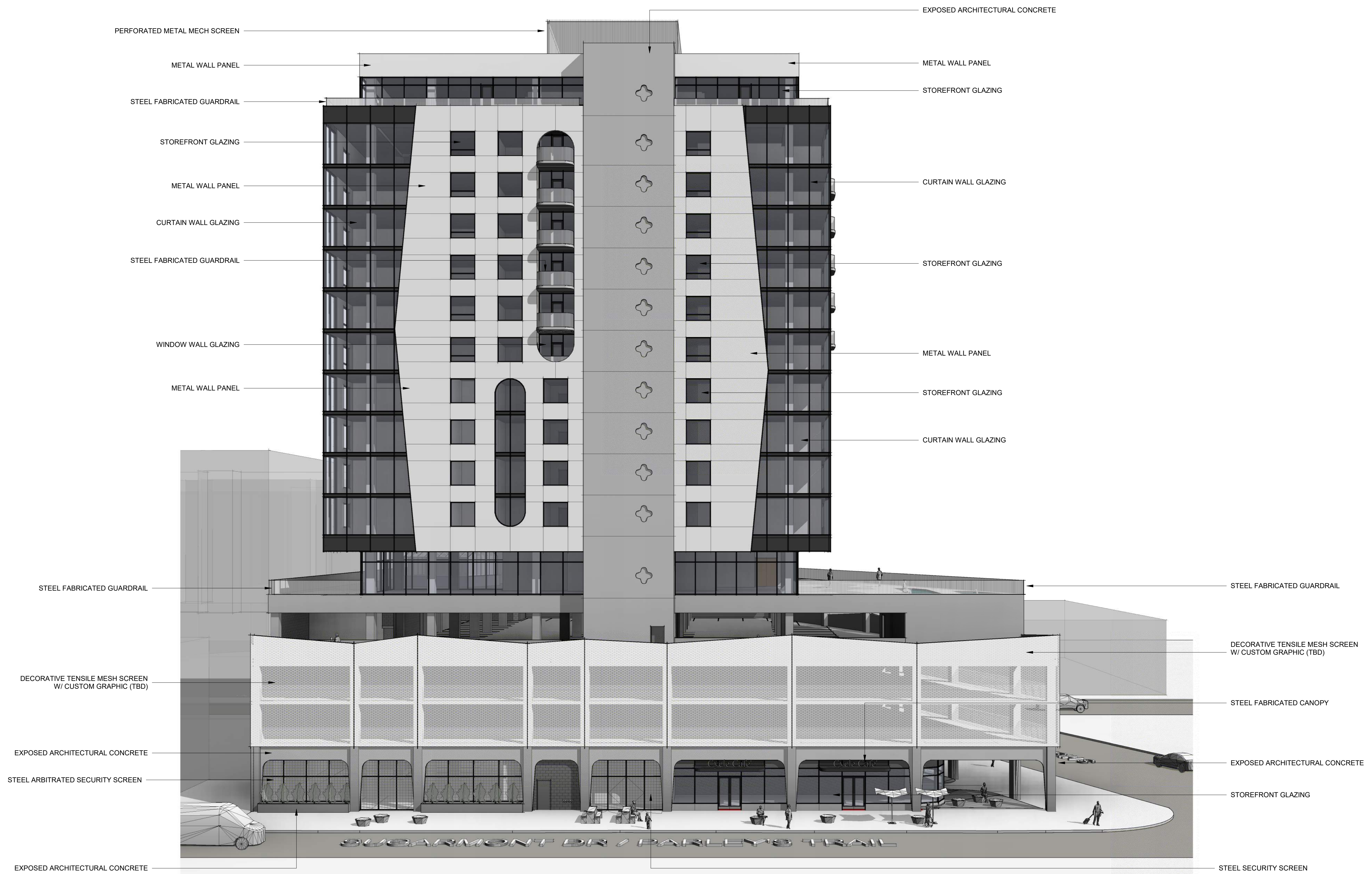
DECORATIVE TENSILE MESH SCREEN
W/ CUSTOM GRAPHIC (TBD)

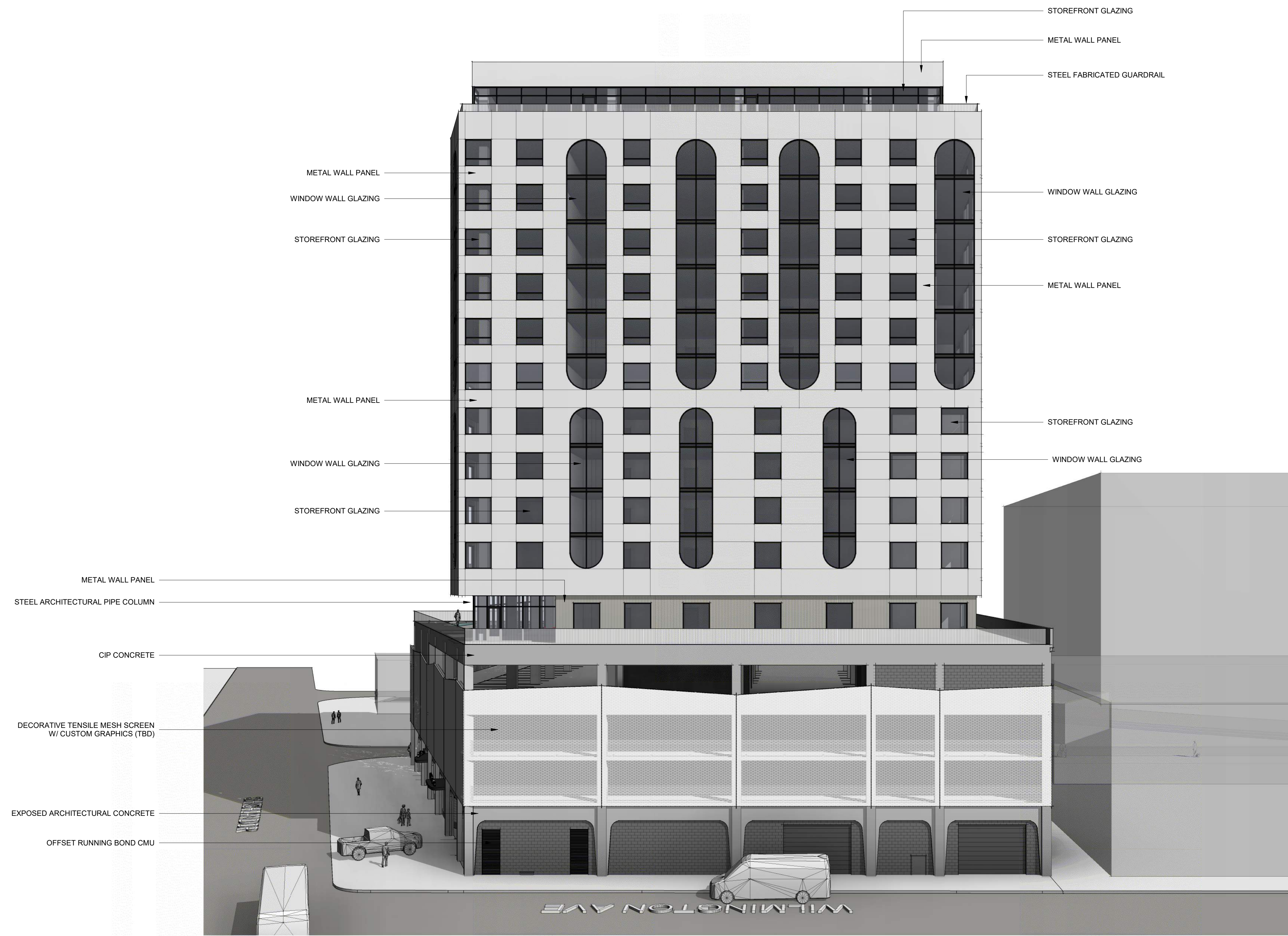
STEEL FABRICATED CANOPY

EXPOSED ARCHITECTURAL CONCRETE

OFFSET RUNNING BOND CMU

GLASS BRICK









3D SE



3D NE



3D NW

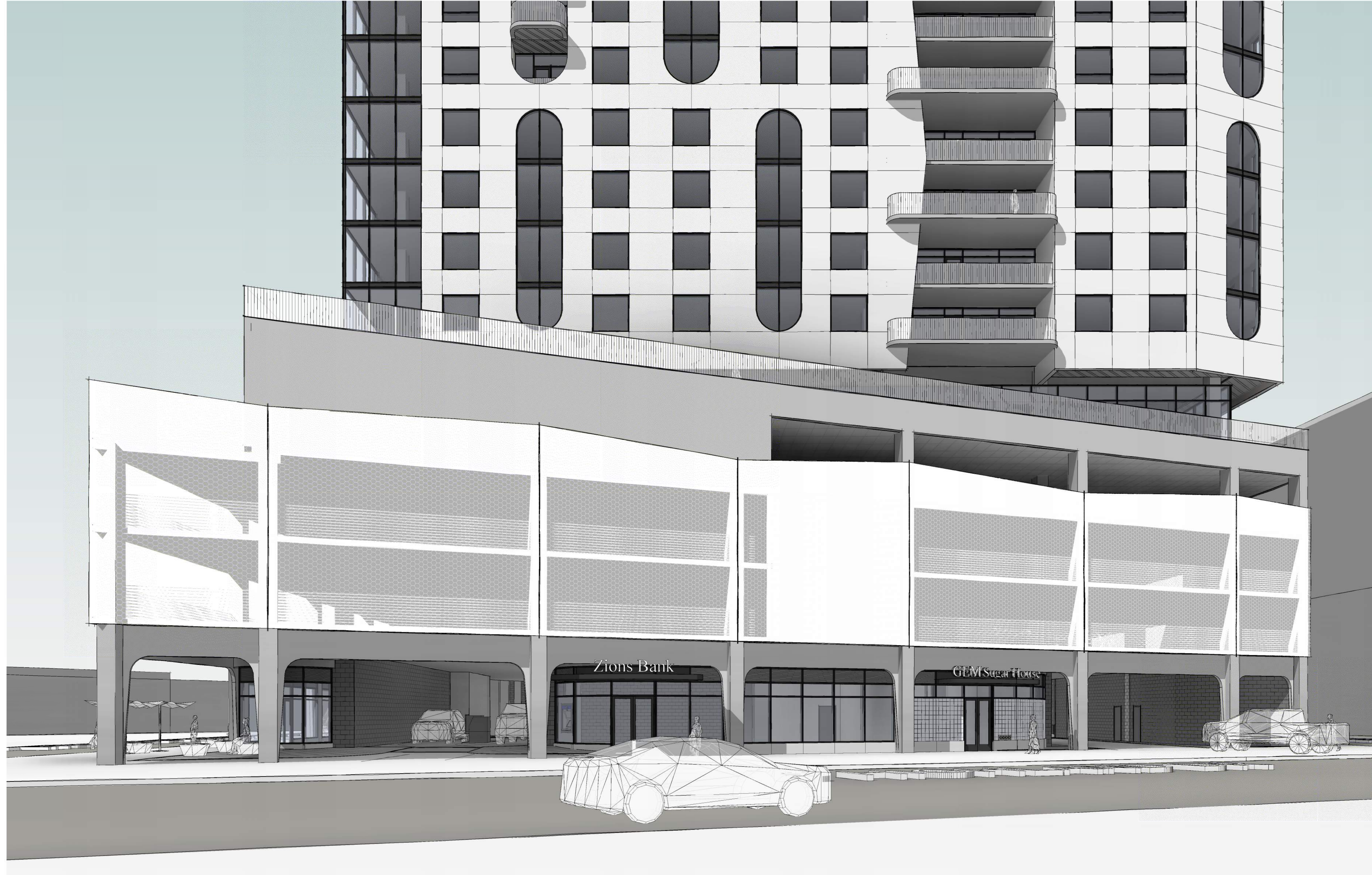


3D SW









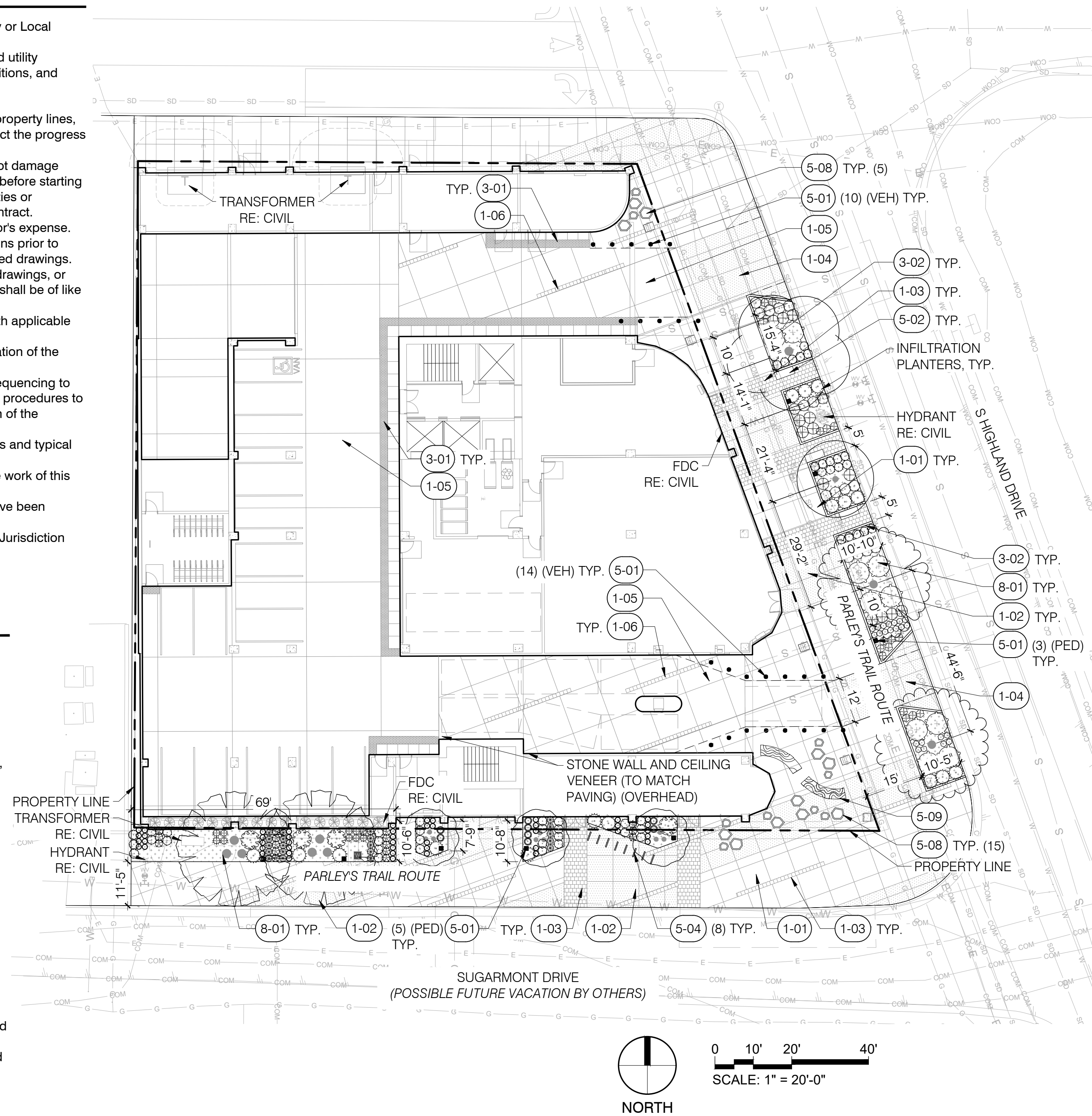


GENERAL NOTES

- All work shall be performed in accordance with plans approved by the City or Local Jurisdiction.
- Base information provided by Engineer. Refer to survey, plat, roadway and utility drawings, and other available documents for property limits, existing conditions, and horizontal and vertical control.
- The limits of work occur at the right-of-way or as shown on plans.
- Verify existing site conditions including walls, vegetation, fences, utilities, property lines, limits of roadways, curbs and gutters, and other obstructions that may affect the progress of work.
- Locate utilities and maintain their location during all phases of work. Do not damage utility lines/structures. Notify Owner's Representative of any discrepancies before starting any work. Contractor shall be responsible for location of underground utilities or structures, whether or not shown or detailed and installed by any other contract. Restoration of utilities damaged by the Contractor shall be at the Contractor's expense.
- Thoroughly review the site conditions, drawings, and technical specifications prior to construction. Complete the work of this project in accordance with approved drawings.
- Anything mentioned in the technical specifications and not shown on the drawings, or shown on the drawings and not mentioned in the technical specifications, shall be of like effect as if shown on or mentioned in both.
- Construction installation, materials, testing and inspection shall comply with applicable codes and ordinances.
- Take necessary steps to protect and maintain all finished work for the duration of the contract until final acceptance.
- These drawings do not specify safety materials, equipment, methods or sequencing to protect persons and property. Direct and implement safety operations and procedures to protect the Owner, other Contractors, the Public, and other for the duration of the contract.
- Notes and details on specific drawings take precedence over general notes and typical details.
- Obtain necessary permits from all jurisdictions as required to construct the work of this project.
- The work of this contract will not be considered complete until all areas have been cleaned of all dirt and debris and all damaged items are repaired.
- All proposed landscaping in the right-of-way shall be per the City or Local Jurisdiction standards.

LAYOUT NOTES

- Verify existing site information including, but not limited to street grades, utilities, property lines, limits of roadways, curbs, and gutters taken from the Civil Engineer's drawings.
- All work shall comply with applicable codes and ordinances.
- Take all dimensions from back of curb, face of wall or building, and centerline of trees unless otherwise noted.
- All dimensions called out as 'equal' are equidistant measurements.
- Written dimensions supercede scaled dimensions. Do not scale drawings, if there is a question regarding dimensions, contact Dig Studio for verification.
- All angles to match those noted on drawing and all lines of paving to be parallel unless otherwise noted. Maintain horizontal alignment of adjacent elements as noted on drawings.
- Reference to north refers to true north. Reference to scale is for full sized drawings only. Do not scale from drawings.
- Concrete slabs or footings shall be doweled into abutting walls, foundations and footings where shown doweled on the plan.
- Provide expansion joints in concrete paving, curbs, and walls, a maximum distance of 30 feet apart and at all intersections. Provide expansion joints where new curbs, walls, and any new concrete abuts existing concrete paving, buildings, curbs, and walls unless otherwise noted.
- Provide control joints evenly spaced between expansion joints as shown on drawings, except where special score joint pattern is specified.
- Sleeves and conduits shall be installed a minimum of 18 inches below finished grade and shall extend 12 inches beyond back of curbs, walls, and paving.
- Coordinate and field verify all sleeving locations for all utility, electrical, and irrigation prior to construction.
- Proposed trees in the right-of-way shall be pre-approved by the City and shall be a minimum of 20' from property corners at intersections, 30' from stop signs, 20' from street lights, outside of 30' corner sight triangles and 10' from edge of driveways, alleys and hydrants.
- Contractor to field verify all quantities, areas, and dimensions.
- Bring any layout discrepancies to the attention of the Landscape Architect immediately.



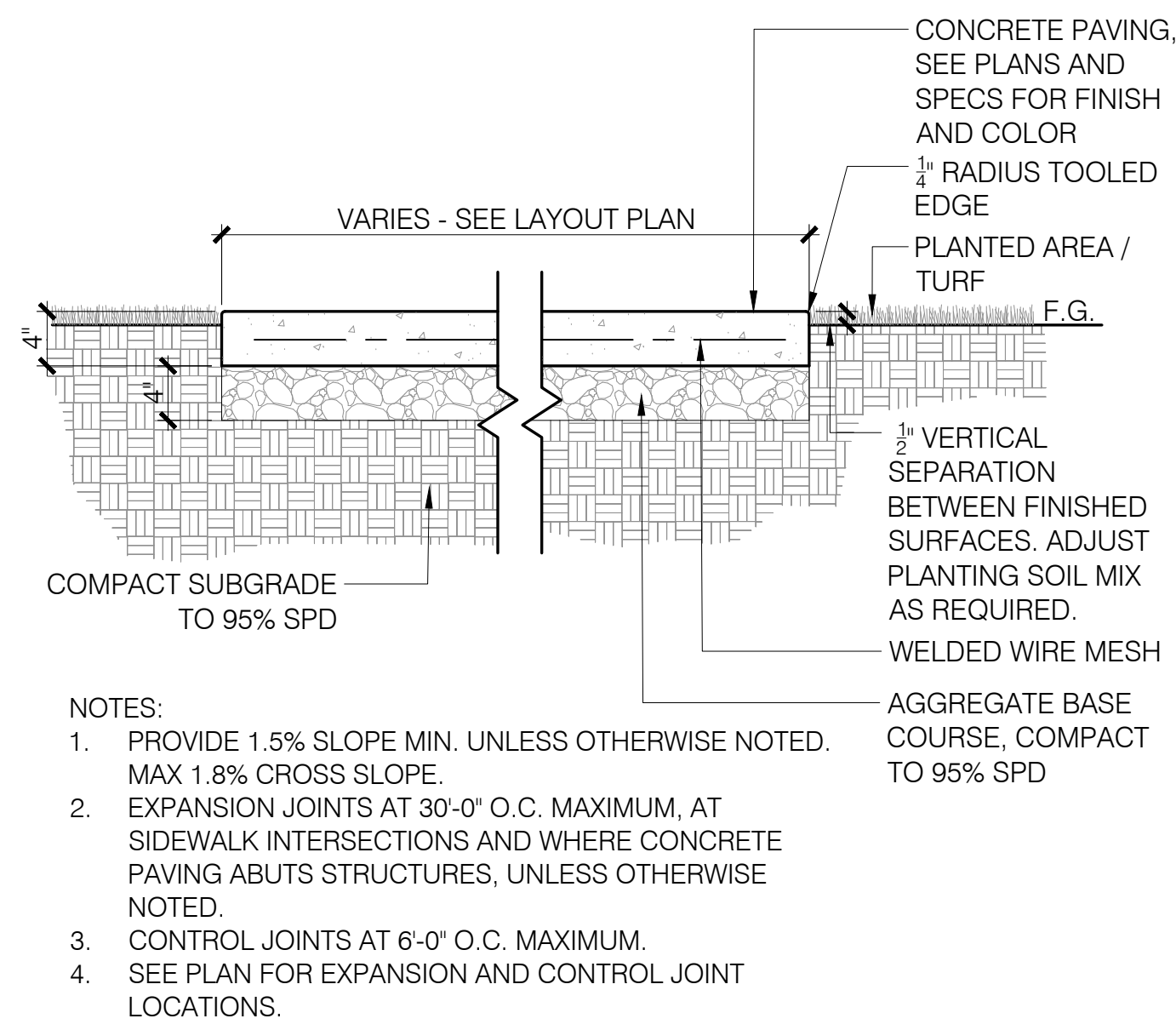
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1 - PAVING & SURFACING	
1-01	CONCRETE PAVING (PEDESTRIAN)
1-02	SAND FINISH CONCRETE PAVING (PEDESTRIAN)
1-03	COBBLE PAVERS (PEDESTRIAN)
1-04	SAND FINISH CONCRETE PAVING (VEHICULAR)
1-05	CONCRETE PAVING (VEHICULAR)
1-06	COBBLE PAVERS (VEHICULAR)
3 - METALS	
3-01	TRUNCATED DOMES
3-02	TRAIL EDGE PLANTER GUARDRAIL
5 - FURNISHINGS	
5-01	PARLEYS TRAIL BOLLARD
5-02	CUT STONE BENCH
5-04	BIKE RACK (SLC STANDARD)
5-08	QUARTZ SERIES PLANTERS
5-09	NAGUISA BENCH SCULPTURE
8 - PLANTING	
8-01	WOOD MULCH

PLANT SCHEDULE

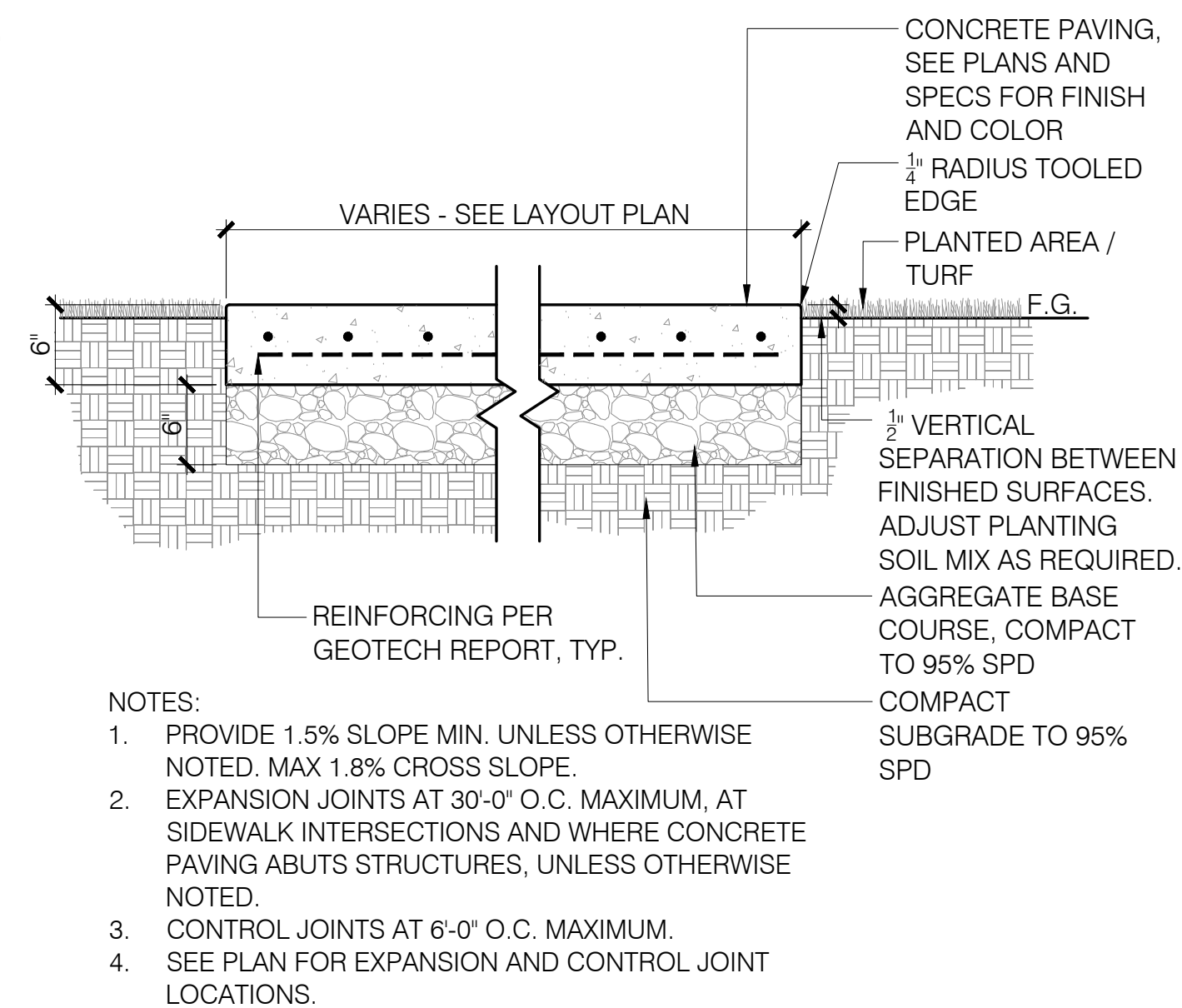
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AME GRA	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY
	BET OCC	2	BETULA NIGRA 'CULLY' HERITAGE RIVER BIRCH, CLUMP
	EXI COX	1	EXI EXISTING TREE PROTECT IN PLACE OR TRANSPLANT
	GIN AUT	1	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE
	GLE SH2	1	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST
	PLA MO3	1	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM EXCLAMATION! LONDON PLANE TREE
SHRUBS			
	ARC PAN	8	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	CHA MIL	4	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	CHR NAU	3	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
	COR RE5	10	CORNUS SERICEA RED TWIG DOGWOOD
	PIN JA8	16	PINUS MUGO 'JAKOBSEN' JAKOBSEN MUGO PINE
	STA LAV	47	STACHYS LAVANDULIFOLIA PINK COTTON LAMB'S EAR
	SYM ALB	17	SYMPHORICARPOS ALBUS COMMON SNOWBERRY
	VER THA	16	VERBASCUM THAPSUS COMMON MULLEIN
	YUC GLA	20	YUCCA GLAUCA SOAPWEED
GRASSES			
	BOU BLO	50	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	SOR NUT	10	SORGHASTRUM NUTANS INDIAN GRASS
PERENNIALS			
	COR VER	15	COREOPSIS VERTICILLATA 'MOONBEAM' THREADLEAF COREOPSIS
	ECH ALB	22	ECHINACEA PURPUREA 'ALBA' WHITE CONEFLOWER
	NEP BLU	14	NEPETA X FAASSENII 'BLUE WONDER' BLUE WONDER CATMINT

NOTE: EXISTING TREES ARE 1.5" CAL OR LESS AND MAY BE REPLACED WITH NEW 2" CAL STOCK IF NOT IN GOOD HEALTH.



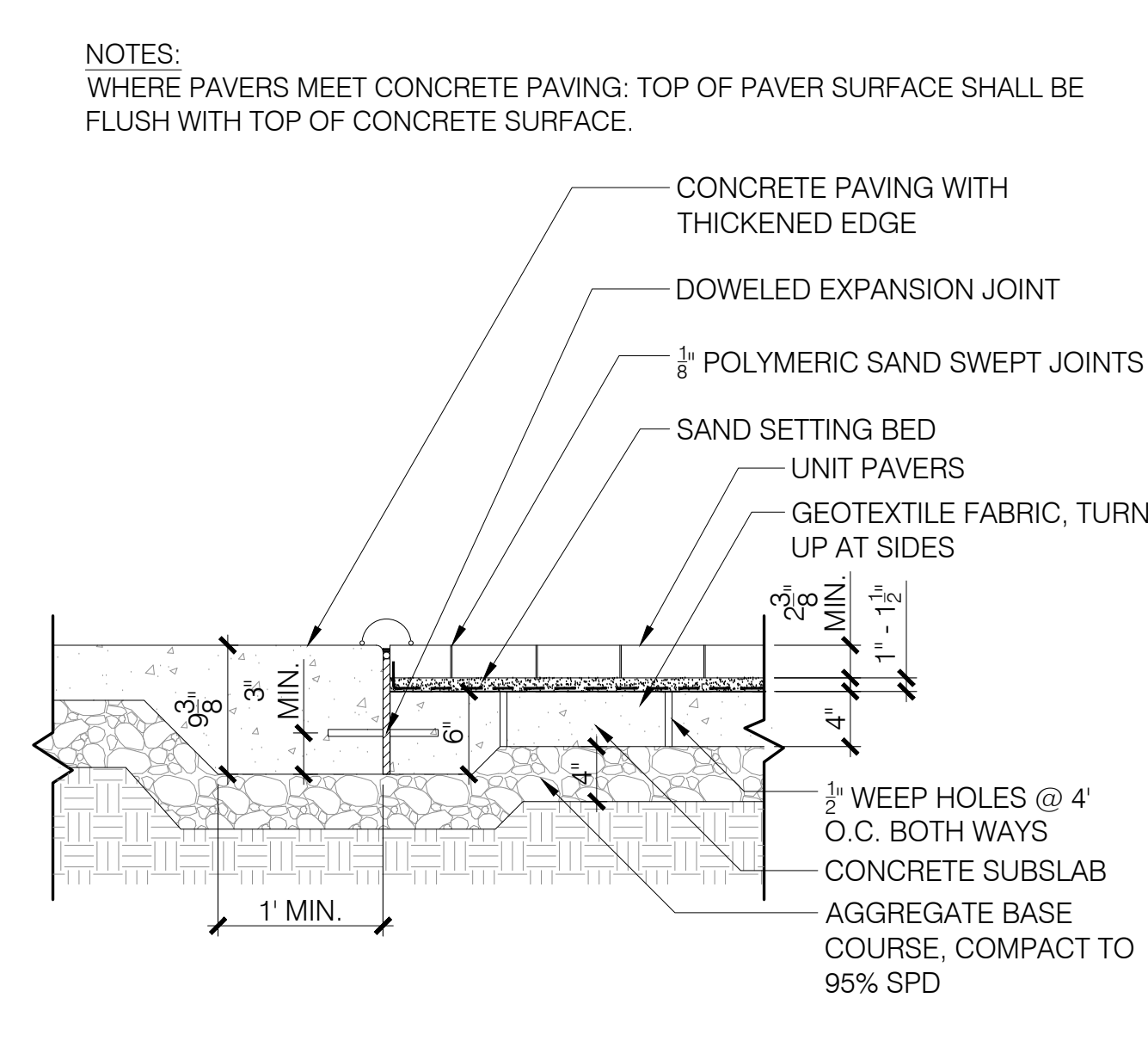
1 CONCRETE PAVING (PEDESTRIAN)

1" = 1'-0"



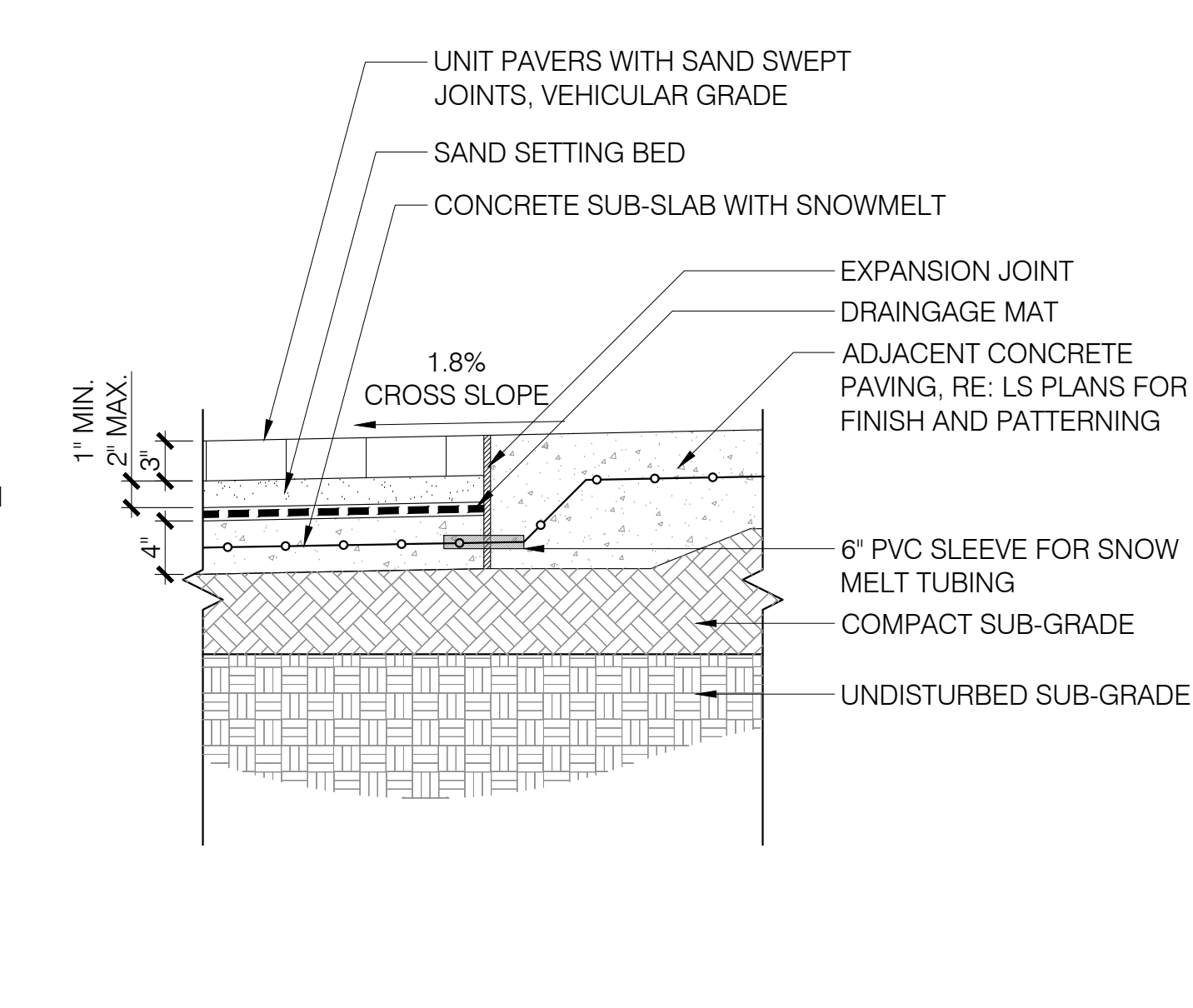
2 CONCRETE PAVING (VEHICULAR)

1" = 1'-0"



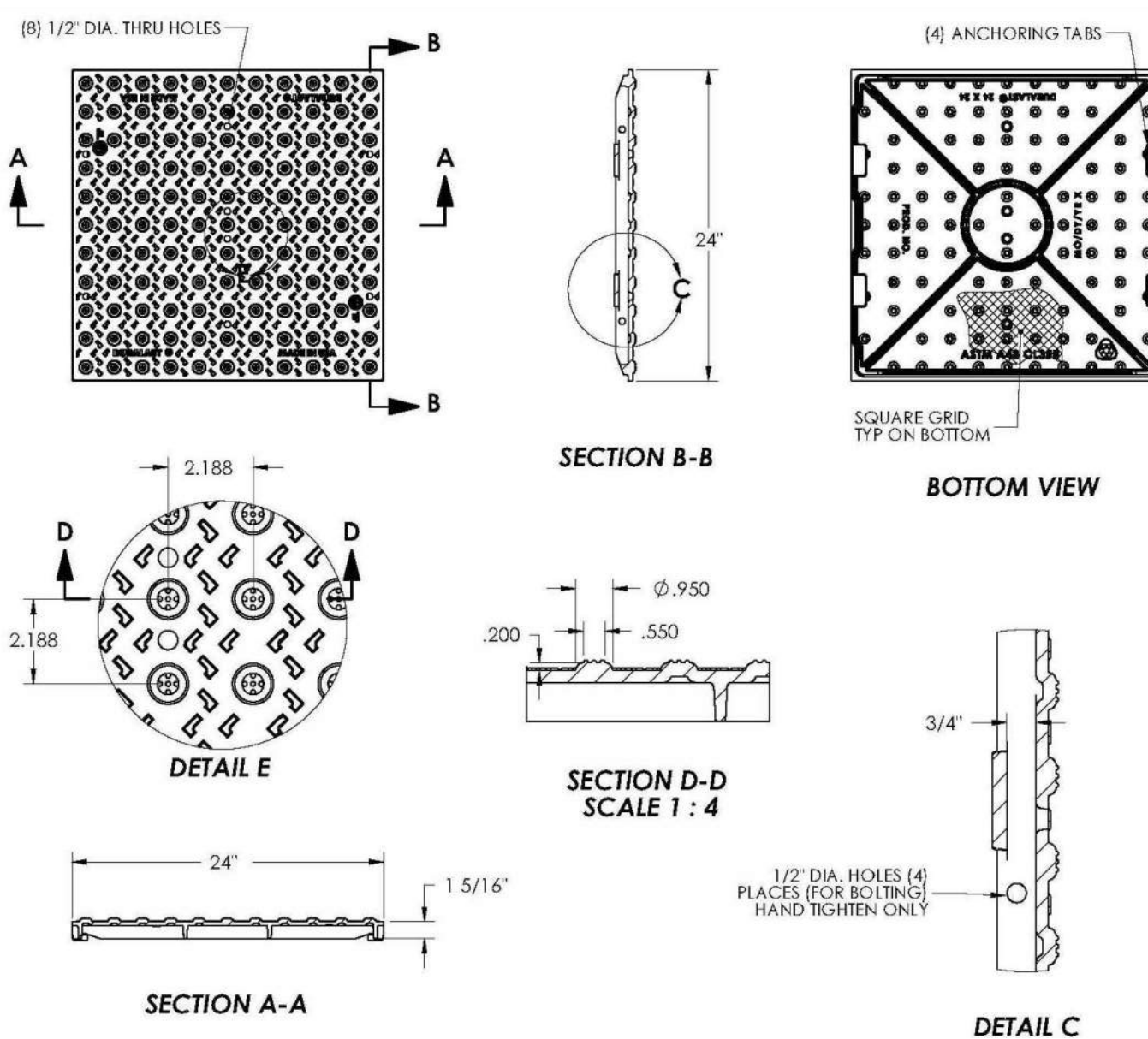
3 PAVERS ON CONCRETE BASE (PEDESTRIAN)

1" = 1'-0"



4 VEHICULAR UNIT PAVERS

1" = 1'-0"



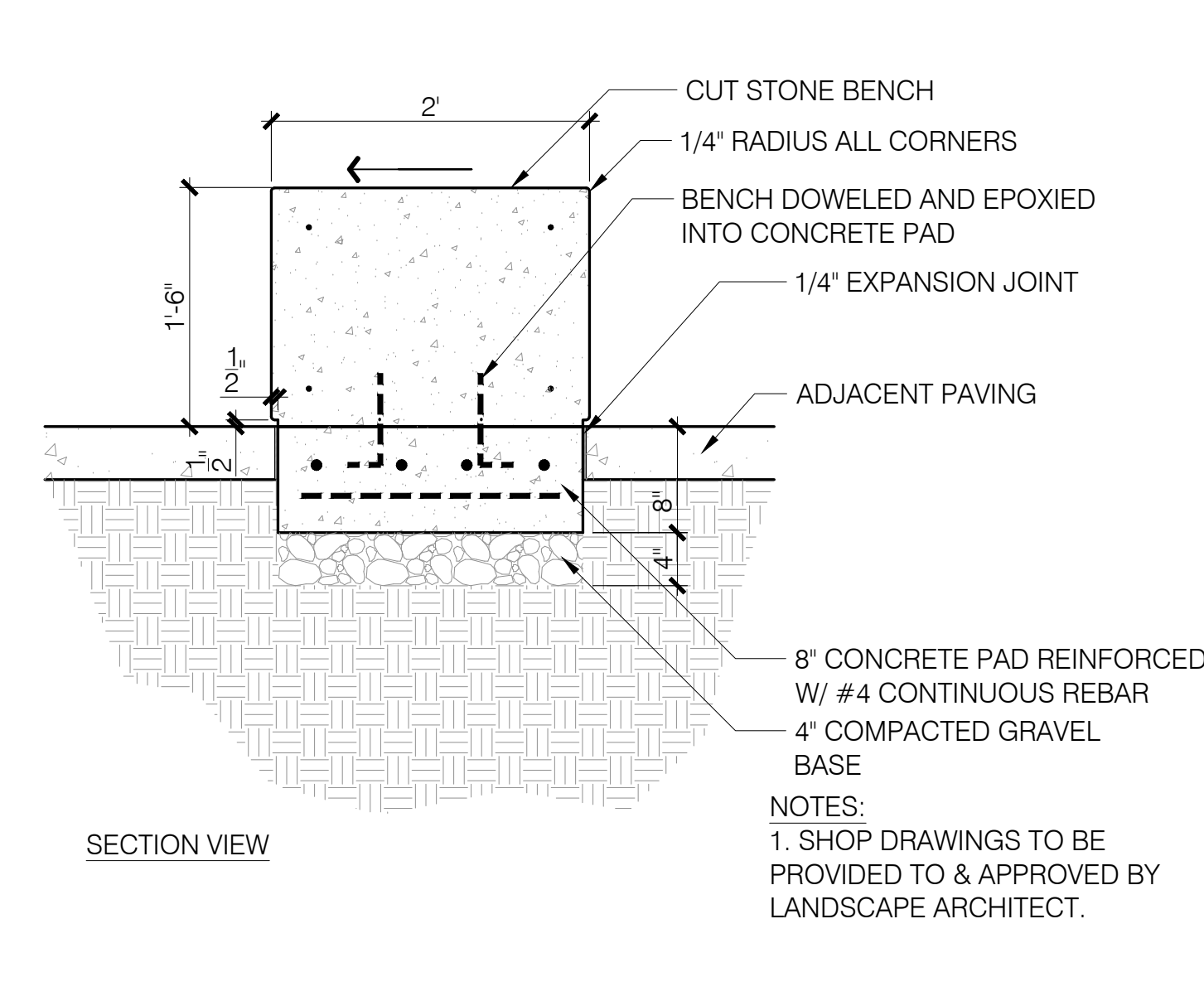
5 TRUNCATED DOMES

1" = 1'-0"



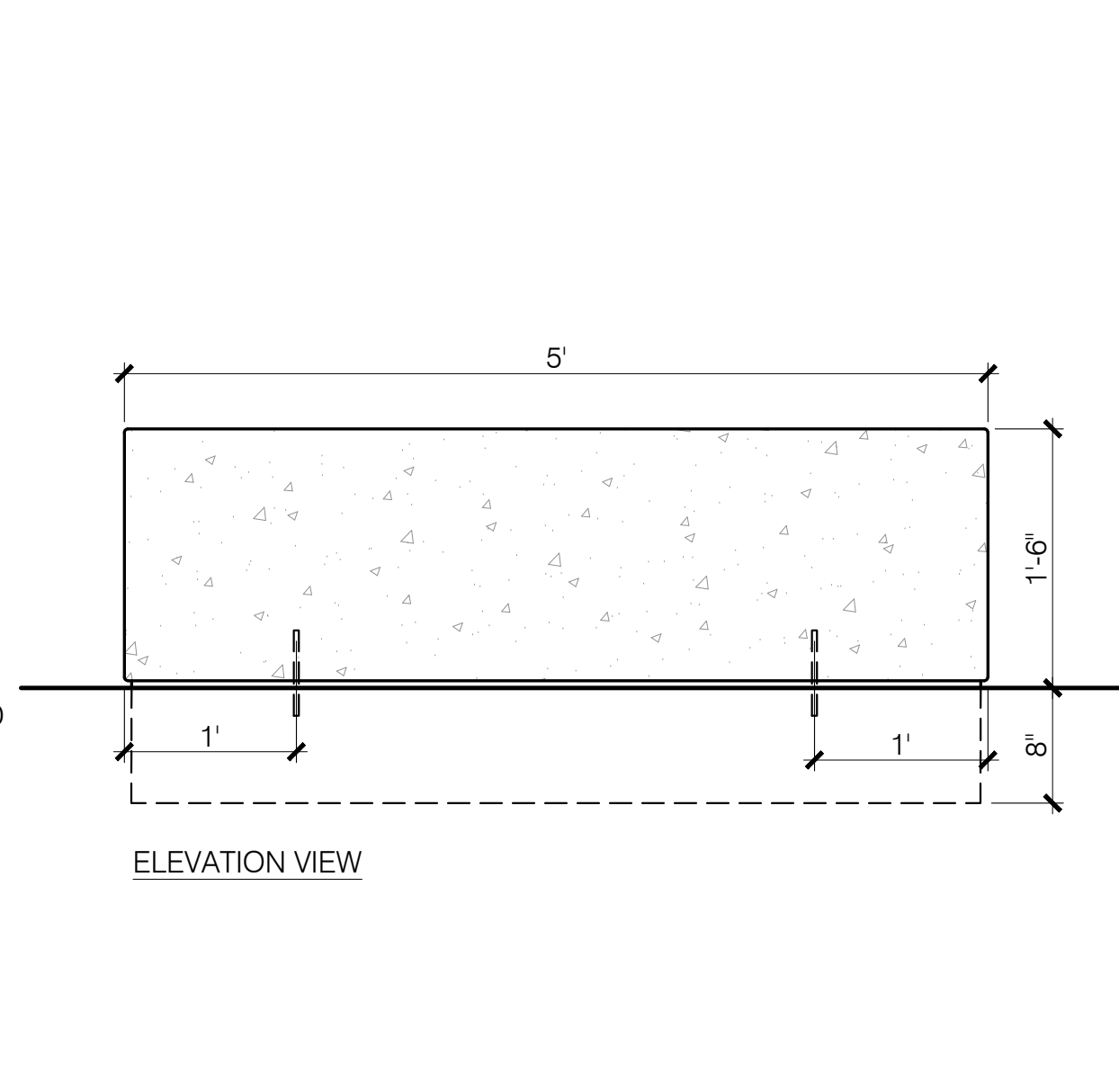
6 CUT STONE BENCH

1" = 1'-0"



7 QUARTZ SERIES PLANTERS

1" = 1'-0"



8 NAGUISA BENCH SCULPTURE

1" = 1'-0"



9 PARLEY'S TRAIL BOLLARD

1" = 1'-0"



PLANTING NOTES

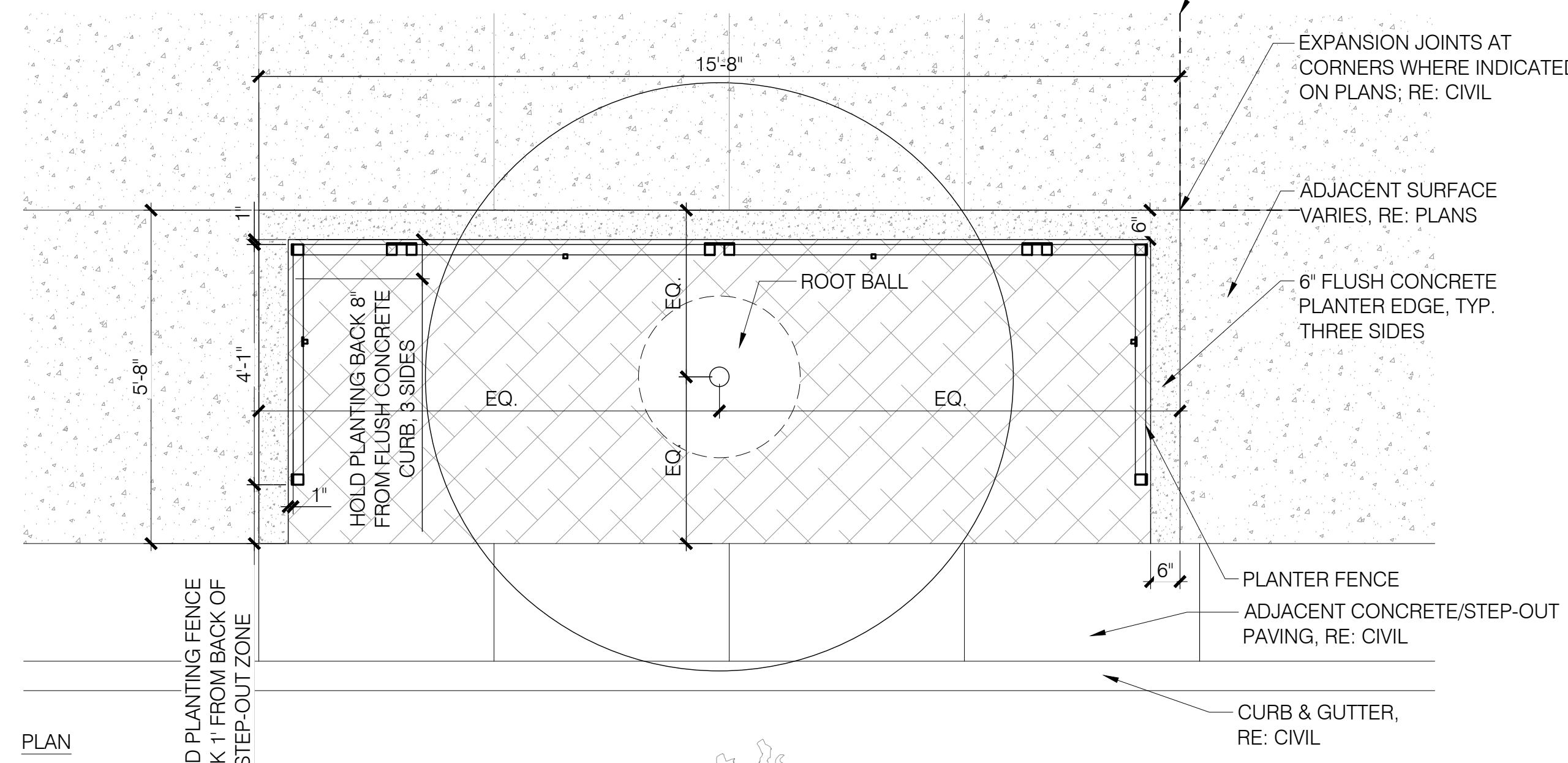
- All plant materials shall meet or exceed current American Standard for Nursery Stock (ANSI Z60.1-2004) and SLC Forestry Standards and accompanying Rules and Regulations.
- All plants will be balled and burlapped or container grown. Bare root or spaded plants will not be accepted.
- Supply all plant material in quantities sufficient to complete the planting bed as shown on the drawings.
- All plants will be inspected and approved by the Owner's Representative prior to delivery to the site.
- Any proposed substitutions of plant species shall be approved by the Landscape Architect prior to delivery to the site.
- Obtain Landscape Architects approval of finish grading prior to the start of planting.
- Stake locations of all proposed trees and edges of new planting beds for approval by the Landscape Architect 48 hours prior to the commencement of planting.
- Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes, and structures. The Landscape Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation. Landscape Contractor shall take sole responsibility for any cost of utility repair due to damage caused by his operations.
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- See specifications for planting requirements, soil preparation testing, materials, and execution. Arrange for visit of Landscape Architect for review and approval a minimum of 48 hours prior to installation.

- See details and specifications for staking method, plant pit dimensions, and backfill requirements.
- Landscape Contractor shall provide per-unit costs for every size of plant materials, and by type, as called out on planting plans. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
- Landscape Contractor is responsible to do their own quantity takeoffs for all plant materials and sizes shown on plans.
- The Landscape Contractor shall be responsible for positive drainage throughout the site with accurately set flow lines. No low spots or ponding of surface water will be accepted in final work.
- Coordinate installation of large plant material with installation of wall footings, bridge abutments and pavements. Any damage to improvements by others is the responsibility of the Landscape Contractor.
- The Landscape Contractor shall allow for the addition of specified quantities of soil amendments, conditioners and mulch in soil preparation and finish grading.
- Imported soil shall be used to supplement the existing soil as necessary to meet the finish grade requirements at planting areas.
- The Landscape Contractor shall verify soil test at his expense prior to planting and will follow test recommendations and Landscape Architect's approval for soil amendments.
- The Landscape Contractor shall receive the specified subgrade elevation, of +/- one tenth of a foot below finish grade.
- The Landscape Contractor shall be responsible to furnish and install amended or imported soil in any planting areas as necessary to achieve the specified finish planting grades unless otherwise noted on plans or specs.
- The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project. For trees in the right-of-way by Builder or Contractor, adjustments of 5'-0" or more must have prior authorization of Landscape Architect.

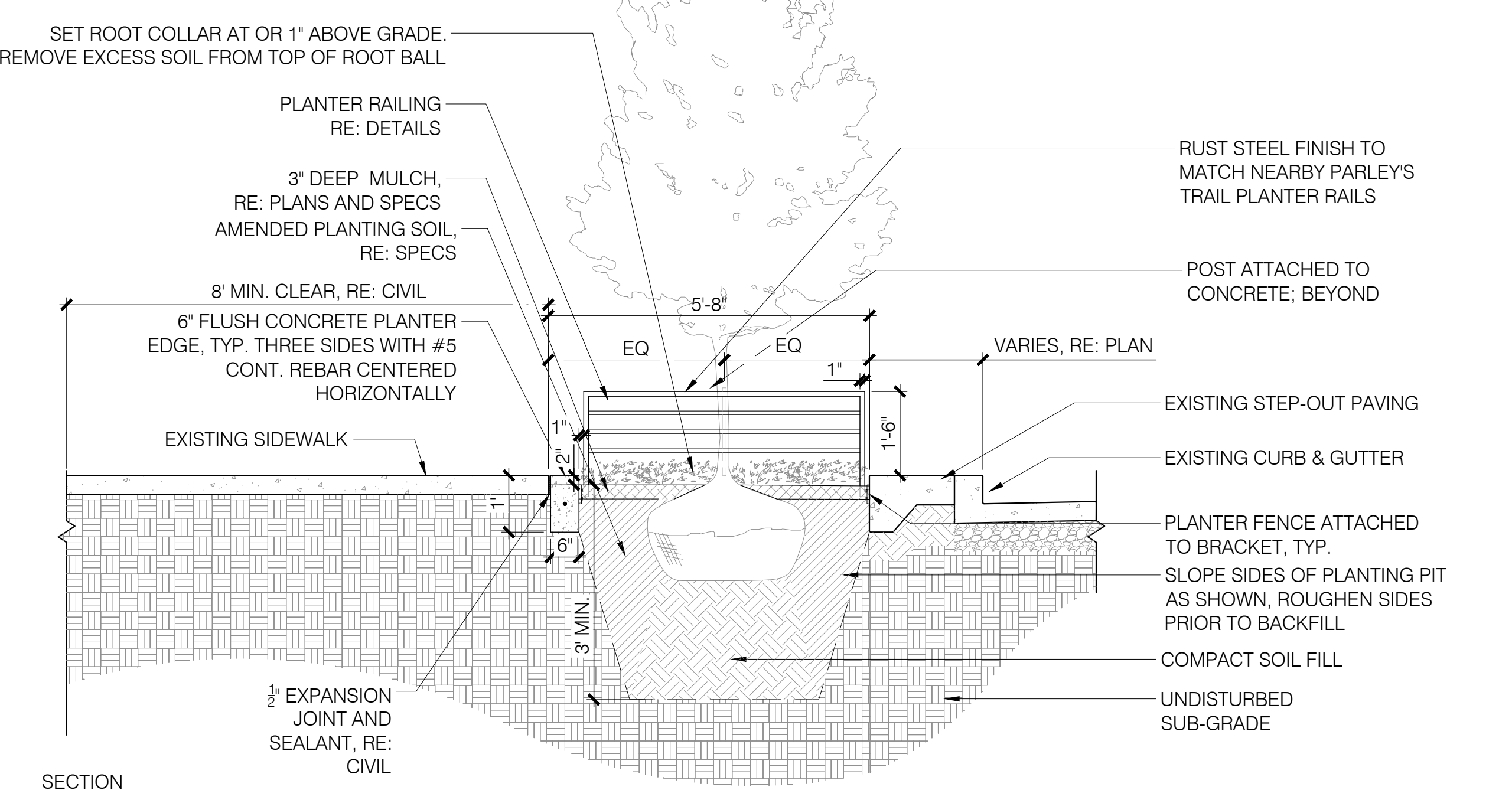
- Contractor is to familiarize himself with the layout, grading, and civil engineering documents to coordinate actual location of trees and shrubs.
- Maintenance Statement: All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly landscaping, removal of weeds from planted areas, and appropriate pruning of plant materials.
- Take dimensions from back of curb, center line of trees, and centerline of light pole bases, unless otherwise noted.
- Take all dimensions perpendicular to any reference line, centerline, or back of curb.
- Written dimensions supersede scaled dimensions. Do not scale drawings, if there is a question regarding dimension, contact Landscape Architect for verification.
- All landscaped areas shall be irrigated with an automatic irrigation system. Lawn areas will be sprayed and shrubs will be drip irrigated. Natural areas, such as those with prairie types of grasses and native shrub species, are designed to irrigate through grow-in and then be shut off except during severe drought. Contractor shall be responsible for taps, backflow prevention and winterization systems, sleeving under paved areas and all sprinkler system components necessary for a fully functional system. Trees shall be on a separate zone from turf.
- Street Trees shall be placed 5'-0" min from buried utilities.
- All proposed landscaping in the right-of-way shall be per City Standards. Trees to be in accordance with current City Standards including approved species; family, genus and species, quantity and percentage limits; and limitations on the quantity of same-species trees in a row. Installation of trees in right-of-way to be per City detail.
- Proposed trees in the right-of-way shall be pre-approved by the Landscape Architect and shall be a minimum of 20' from property corners at intersections, 20' from street lights, outside of 30' corner sight triangles and 10' from edge of driveways, alleys and hydrants.



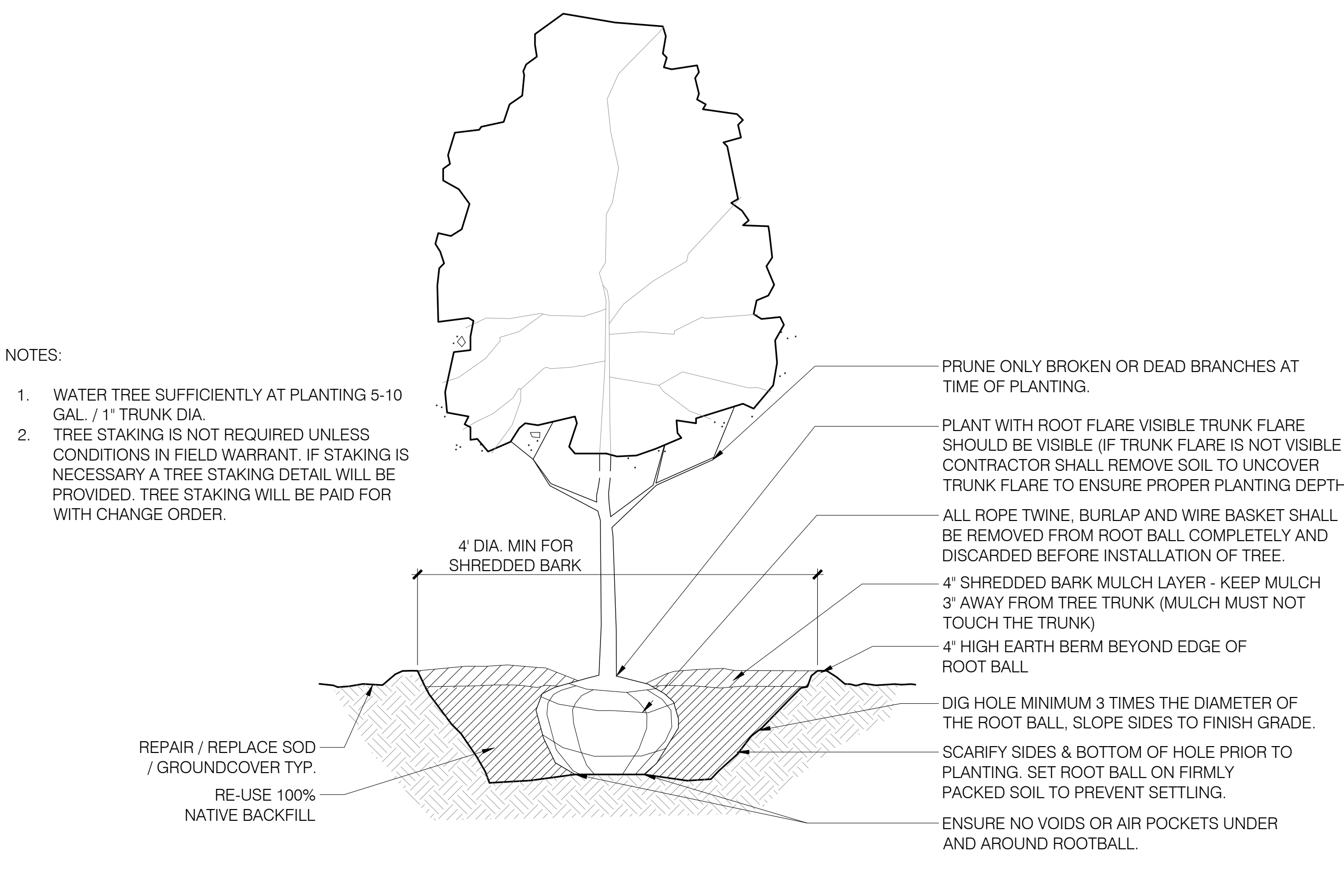
INSPIRATION IMAGE (S-LINE SLC)



PLAN

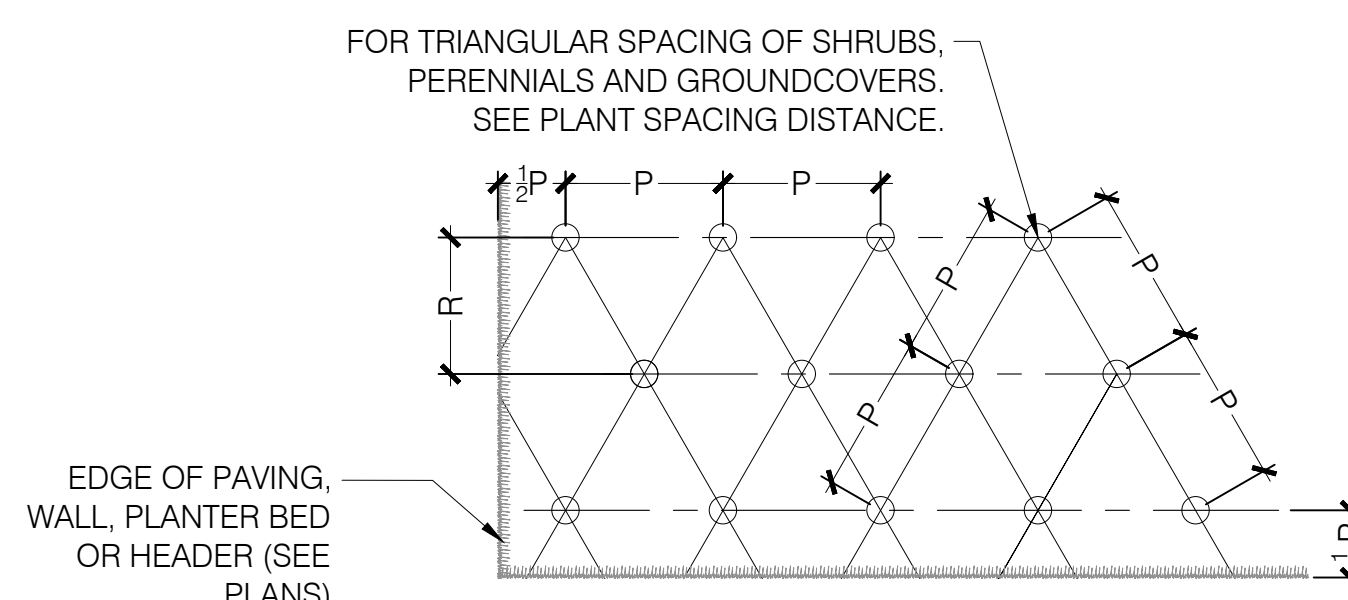


SECTION



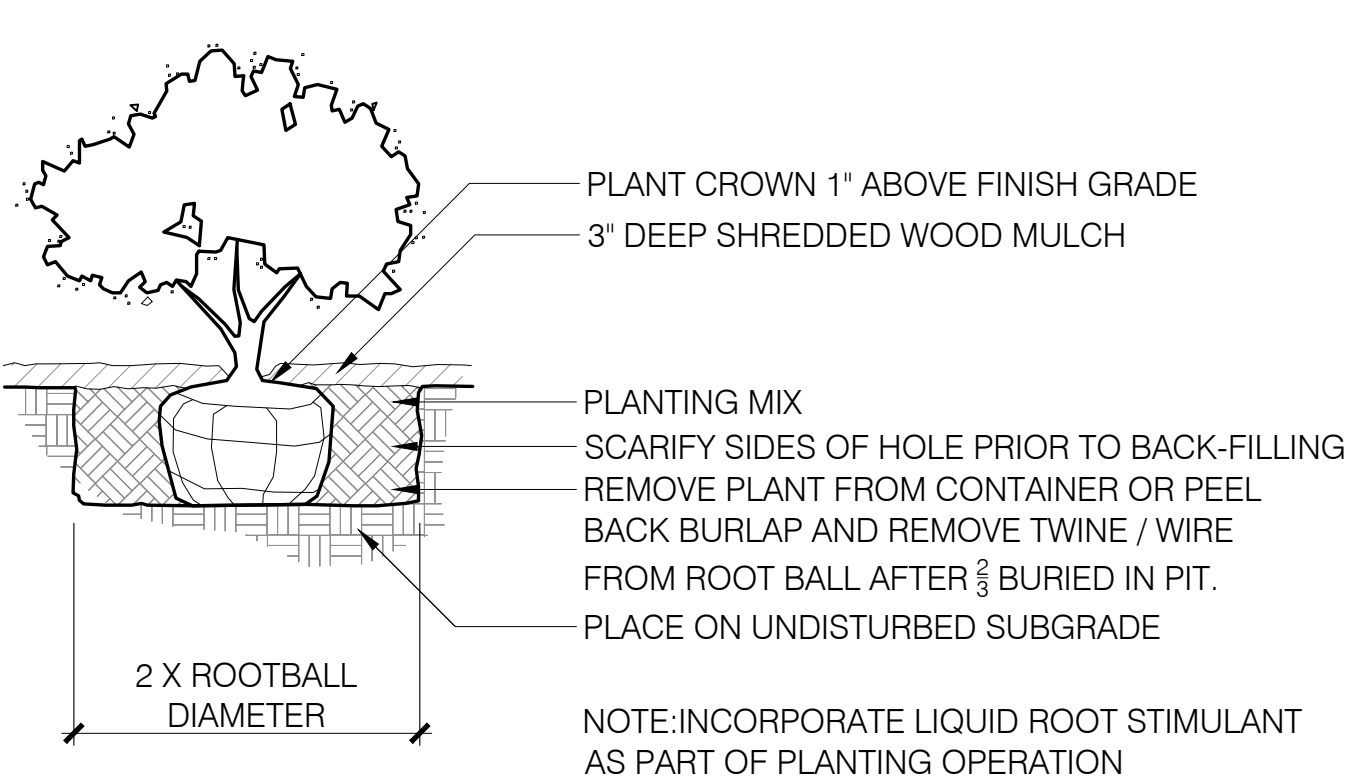
1 URBAN FORESTRY TREE PLANTING DETAIL

1/2" = 1'-0"



2 SHRUB AND PERENNIAL SPACING

3/8" = 1'-0"



3 SHRUB AND ORNAMENTAL GRASS PLANTING

1/2" = 1'-0"

4 TRAIL EDGE PLANTER GUARDRAIL

1/2" = 1'-0"

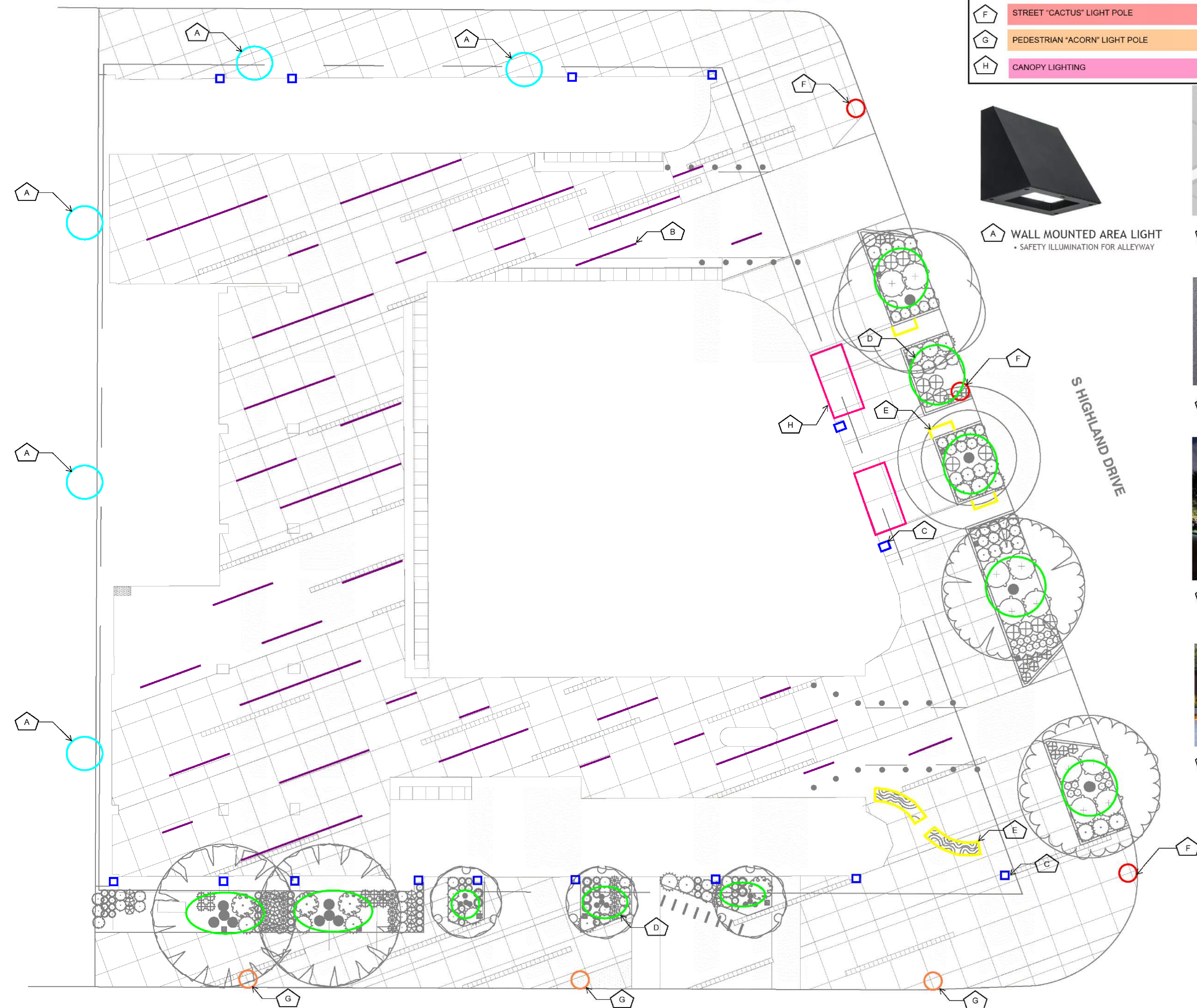


LIGHTING CONCEPT PLAN LEGEND

A	WALL MOUNTED AREA LIGHT
B	CEILING RECESSED GARAGE LINEAR LIGHTING
C	WALL MOUNTED AREA LIGHTING / ACCENT SCENCE
D	TREE ACCENT LIGHT
E	BENCH TOEKICK LIGHT
F	STREET "CACTUS" LIGHT POLE
G	PEDESTRIAN "ACORN" LIGHT POLE
H	CANOPY LIGHTING

LIGHTING PLAN GENERAL NOTES:

1. ALL LIGHT FIXTURES NOT SPECIFICALLY INTENDED TO ACCENT LANDSCAPING OR ARCHITECTURAL ELEMENTS WILL BE FULL-CUTOFF AND WILL NOT PRODUCE LIGHT SPILL PAST THE PROPERTY LINE. ALL ACCENT LIGHTING WILL BE AIMED AND ORIENTED TO REDUCE LIGHT SPILL PAST THE PROPERTY LINE OR INTO THE SKY.
2. ALL EXTERIOR LIGHT SOURCES WILL BE 3000K CCT.
3. STREET LIGHTS / PEDESTRIAN LIGHTS WILL BE THE STANDARD SALT LAKE CITY "CACTUS POLE" AND "PEDESTRIAN ACORN" TO MATCH THE EXISTING LIGHTS ON ADJACENT BLOCKS.



A WALL MOUNTED AREA LIGHT
• SAFETY ILLUMINATION FOR ALLEYWAY



B CEILING RECESSED PORTE COCHERE LINEAR LIGHTING
• TO BE PARALLEL WITH DIRECTION OF CEILING TEXTURE



C IN-GRADE COLUMN UPLIGHT
• NARROW BEAM UPLIGHT ACCENTING ARCHITECTURE



D TREE ACCENT LIGHT
• IN-GRADE LOW OUTPUT FIXTURES WITH GLARE SHIELDS THROUGHOUT LANDSCAPING AREAS



E BENCH TOEKICK LIGHT
• FLEXIBLE LED CHANNEL AT TOE KICK OF CAST IN PLACE CONCRETE BENCHES



CACTUS POLE



F STREET "CACTUS" LIGHT POLE
• 3-HEAD ACORN LIGHT TO MATCH SUGARHOUSE STANDARD



H SIGN CANOPY LIGHT
DECORATIVE LIGHTING FEATURE AT BUILDING ENTRY CANOPIES



PEDESTRIAN "ACORN" LIGHT POLE

• SINGLE HEAD ACORN LIGHT TO MATCH SUGARHOUSE STANDARD