228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

3 MAR 2026

DD	
SHEET #	SHEET NAME
COVER	COVER SHEET
HP-0	ALTA-NSPS LAND TITLE SURVEY
HP-1A	ARCHITECTURAL SITE PLAN
HP-1B	FENCE EXHIBIT
HP-2	CONTEXT PLANS
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HP-4A	GUIDELINES AND STANDARDS
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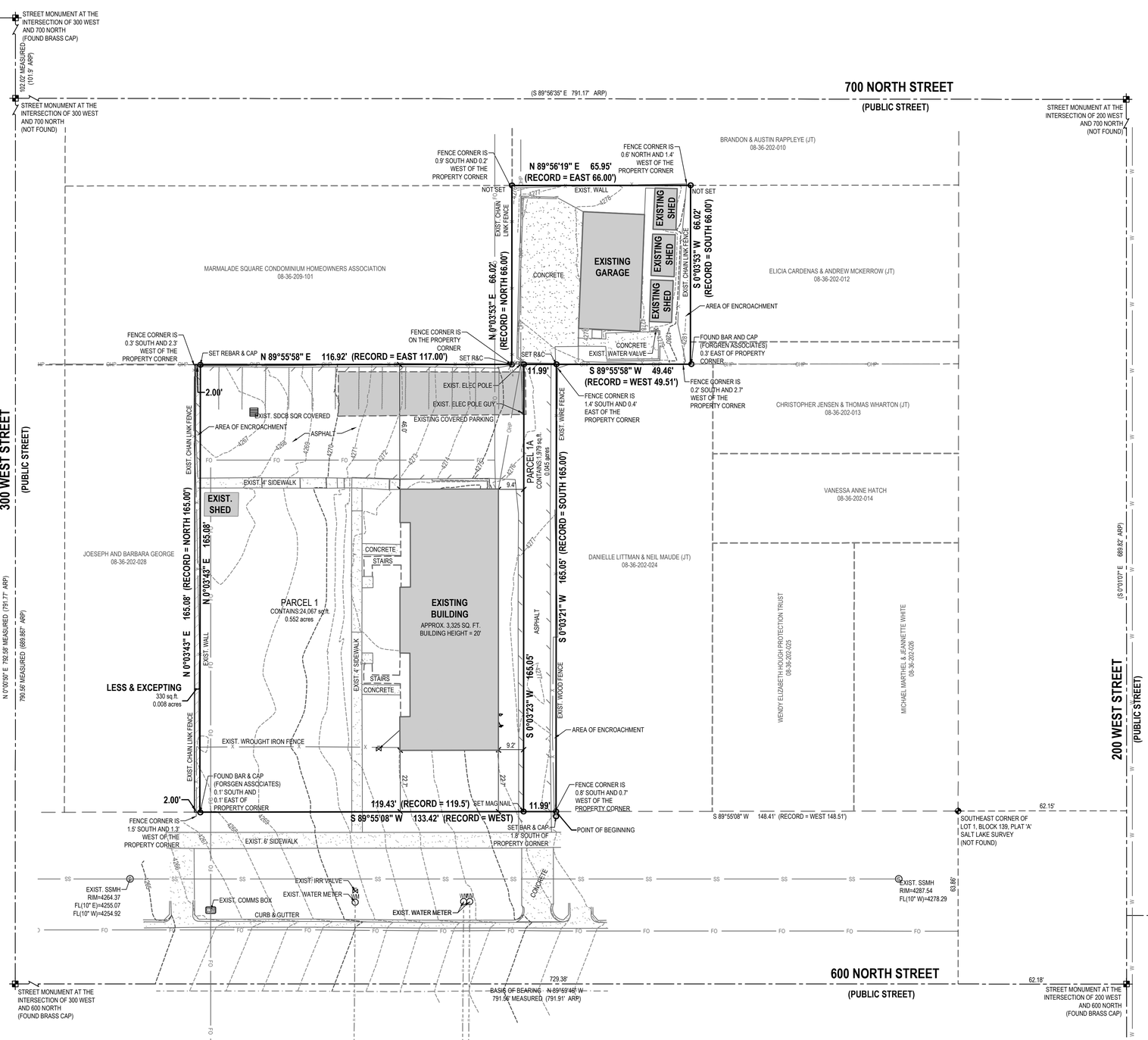
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

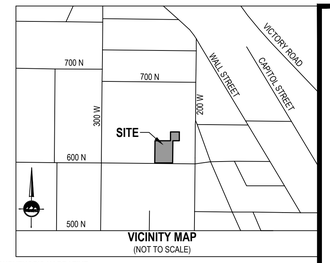
811 Know what's below. Call before you dig.

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- SET RIVET
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- STORM DRAIN CULVERT
- SIGN
- UTILITY MANHOLE
- UTILITY POLE
- GAS METER
- TREE
- OVERHEAD POWER LINE
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- CONCRETE
- ELECTRIC METER
- STORM DRAIN CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER LINE
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- DEED LINE
- TANGENT LINE
- SECTION LINE
- FENCE
- EDGE OF ASPHALT
- SANITARY SEWER
- STORM DRAIN LINE
- GAS LINE
- BUILDING PRIMARY
- SECONDARY WATERLINE
- IRRIGATION LINE
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ELECTRIC POWERLINE
- TELEPHONE LINE
- IRRIGATION VALVE
- SCHEDULE B-2 REFERENCE NUMBER

ENSIGN ENG. LAND SURV.





SURVEYOR'S NARRATIVE

I, Spencer J. Lewis do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 13009636 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the found Street Monument at the intersection of 600 North and 200 West and the found Street monument at the intersection of 600 North and 300 West measuring North 89°59'46" West 791.56 feet.

COMMITMENT DESCRIPTIONS

PARCEL 1:
Commencing 160.50 feet West from the Southeast corner of Lot 1, Block 139, Plat 'A,' Salt Lake Survey, thence West 121.50 feet; thence North 165 feet; thence East 117 feet, more or less to a point 10 rods West of the South East Corner of Lot 8, Block 139, Plat "A", Salt Lake City Survey; thence North 66 feet; thence East 66 feet; thence South 66 Feet; thence West 61.50 feet more or less to a point due North of the point of beginning, thence South 10 rods to a point of beginning.
LESS AND EXCEPTING: Beginning at a point 48 feet East of the Southwest corner of Lot 1, Block 139, Plat 'A'; Salt Lake City Survey and running thence East 2.0 feet; thence North 165 feet; thence West 2.0 feet; thence South 165 feet to the point of beginning.

PARCEL 1A:
A non exclusive right of way that begins at a point which lies on the South line of Lot 1, Block 139, said point being South 89°57'12" West 222.55 feet and North 00°02'48" West 63.62 feet from a found Salt Lake City Street Monument brass cap at 600 North Street and 200 West Street, being further described as West 160.5 feet from the Southeast corner of said Lot 1, and running thence North 00°02'41" East 165.16 feet, (North 165 feet by deed) to the North line of Lot 1; thence along said North lot line North 89°52'07" East 11.99 feet, (East 12 feet by deed); thence South 00°02'41" West 165.16 feet to the South line of Lot 1, (South 165 feet by deed); thence South 89°52'06" West 11.99 feet, (West 12 feet by deed) to the point of beginning.

To: (i) Cruachan Capital, LLC, a Delaware limited liability company, (ii) H. Boyd and Associates, L.C., a Utah limited liability Company, who acquired title as H. Boyd and Associates LLC, (iii) 228W Apartments, LLC, a Delaware limited liability company, (iv) East West Bank, a California banking corporation, its successors and/or assigns as their interests may appear, (v) Cottonwood Title Insurance Agency, Inc., and (vi) Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, and 17, 18 and 19 of Table A hereof.

The field work was completed on March 19, 2025.

Date of Plat or Map: March 19, 2025.

3/19/25
Date

Spencer J. Lewis
License No. 13009636

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agency, of Salt Lake City, UT, under Commitment No. 178432-CAB, dated effective August 30, 2024.

Schedule B-2 Exceptions:

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 08-36-202-029. Taxes for the year 2023 have been paid in the amount of $12,041.44 under Parcel No. 08-36-202-029. (Not survey related)
10. The herein described Land is located within the boundaries of Salt Lake City School District, Central Utah Water Conservancy District, Salt Lake City Mosquito Abatement District, Salt Lake Metropolitan Water District, West Capitol Hill Redevelopment Project Area, Salt Lake City, and is subject to any and all charges and assessments levied thereunder. Note: None due and payable at Date of Policy. (Blanket in nature)
11. Notice of Location within a Historic District wherein said Land is located within the Salt Lake City Capitol Hill Historic District, dated August 8, 1995 and recorded August 8, 1995 as Entry No. 6137512 in Book 7202 at Page 1282. (Blanket in nature)
12. Notice of Adoption of Redevelopment Plan Entitled "West Capitol Hill Redevelopment Plan" recorded July 22, 1996 as Entry No. 6410924 in Book 7448 at Page 960. (Blanket in nature)
13. Salt Lake City Ordinance No. 92 of 1999 (Enacting the Capitol Hill Community Master Plan) recorded November 29, 1999 as Entry No. 7522327 in Book 8326 at Page 75. (Blanket in nature)
14. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Blanket in nature)
15. Claim, right, title or interest to water or water rights whether or not shown by the Public Records. (Blanket in nature)
16. Intentionally deleted by Title Company.
17. Terms and Conditions as contained in that certain Notice of Minor Subdivision Approval recorded April 24, 1995 as Entry No. 6066268 in Book 7138 at Page 791. (Blanket in nature)
18. Intentionally deleted by Title Company.
19. Intentionally deleted by Title Company.
20. Rights of tenant(s) as tenants only, under unrecorded residential leases or rental agreements, without any rights of first refusal or options to purchase all or any portion of the Land. (Not survey related)
21. Intentionally deleted by Surveyor
22. Intentionally deleted by Title Company.

TABLE A

1) All monuments used and set are shown on survey.
2) Parcel address 228 West 600 North, Salt Lake City, Utah, 84103
3) Parcel is located in Flood Zone X, per FEMA FIRM map 49035C0142G, effective September 25, 2009.
4) Net area contains 26,046 square feet or 0.598 acres.
5) 1 foot contours are shown on survey
6(a) As per the PZR Report provided by The Planning & Zoning Resource Company dated August 19, 2024 Site Number 174162-1the subject property is zoned "RMF-35" Multi-Family Residential, Moderate Density with the following setback, height, area and parking requirements. Setbacks - Front = 20.0', Side = 10.0', Rear = 25.0'. Height = 35.0'. Building Site Area Requirements = 19,000 Sq. Ft. Parking = 10-24 Spaces Min/Max. Currently all zoning requirements are in conformance per the zoning report provided.
7(a) Exterior dimensions of buildings are shown on survey.
7(b)(1) Square footage of buildings are shown on survey.
7(c) Building height shown on survey.
8) Substantial features are shown on survey.
9) There are 14 parking stalls on subject property.
11) All visible utilities are shown on survey.
13) Adjacent owners are shown on survey.
14) Distance to nearest intersecting street is shown on survey.
16) No recent earth moving work, building construction, or building additions observed at time of survey.
17) No change to curret street right-of-way observed at time of survey.
18) All plottable easements are shown on survey.
19) All insurance liability minimums have been met.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

NORTH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36 TOWNSHIP 1 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CRUACHAN CAPITAL, LLC
1095 EAST 2100 SOUTH, SUITE 110
SALT LAKE CITY, UTAH 84106
CONTACT:
EVAN HYDE
PHONE: 435-213-1738

CRUACHAN CAPITAL
ALTA-NSPS LAND SURVEY
228 WEST 600 NORTH
SALT LAKE CITY, UTAH

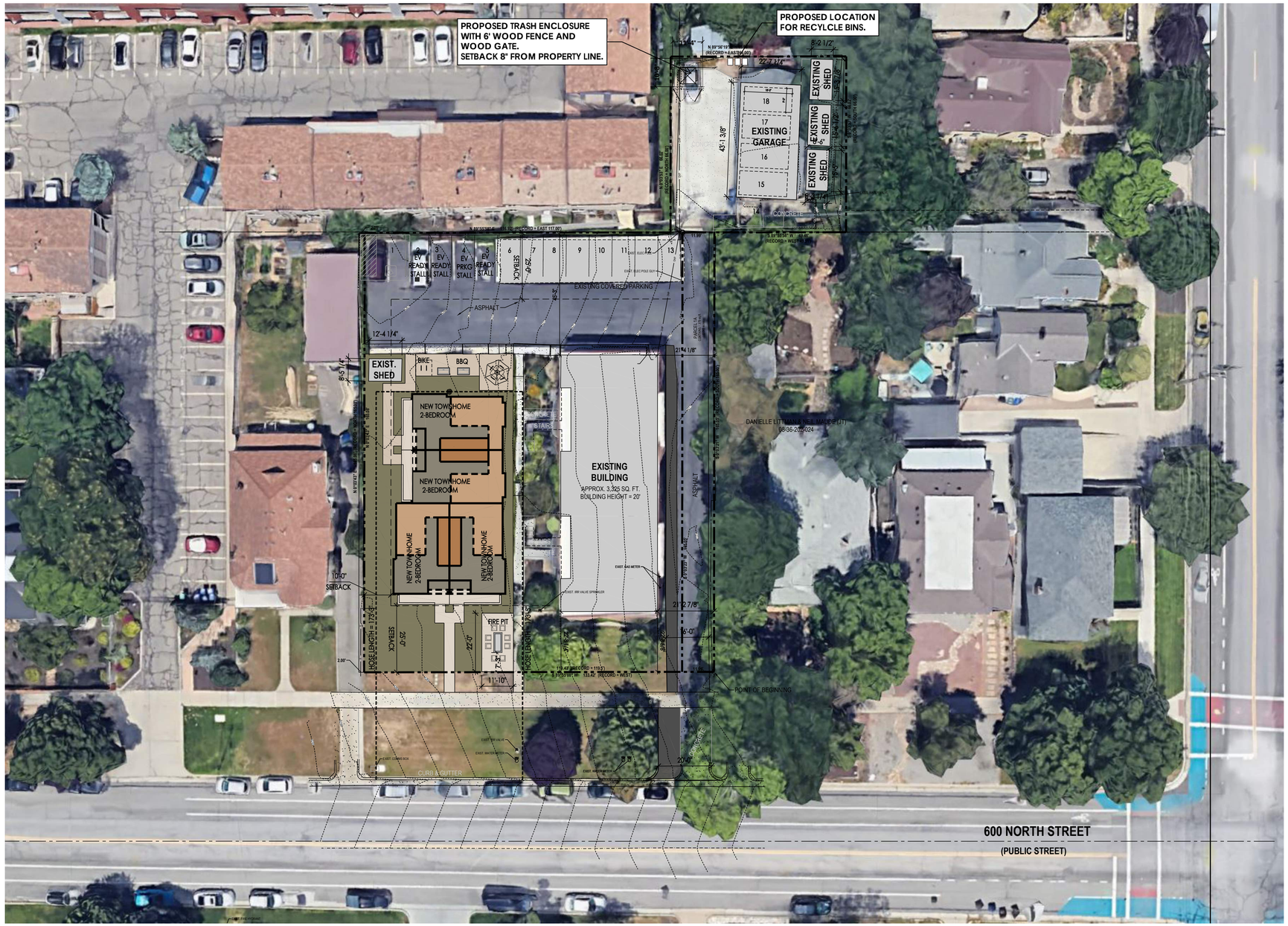
PROFESSIONAL LAND SURVEYOR
3/20/25
SPENCER J. LEWIS
No. 13009636
STATE OF UTAH

ALTA-NSPS
LAND TITLE
SURVEY

PROJECT NUMBER	PRINT DATE
13387	3/20/25
DRAWN BY	CHECKED BY
P. GALARZA	S. LEWIS
PROJECT MANAGER	
S. LEWIS	

1 OF 1

Scope of development includes: 4 Townhome 2-bedroom units added to site. Existing building contains 8 Apartments



SITE PLAN: Scale 1:20
(Plotted on 24x36)

Project Summary

Key Zoning Requirements:
Zoning: RMF-35, Within Capitol Hill Historic District

Minimum Lot Area: 26,000 S.F.
Provided: Acres: 0.597 (0.552 + 0.045)
Square Feet: 26,046 (24,067 + 1,979)

Minimum Lot width: 80'-0"
Provided: 119'-5"

Maximum Building Coverage: 65%
Provided: 8,572 sq. ft. = 32.9%
- Existing Garage: 976 sf
- Existing Shed: 128 sf
- Existing Shed: 130 sf
- Existing Shed: 128 sf
- Existing Carport: 1,108 sf
- Existing Apartments: 3,325 sf
- New Townhomes: 2,777 sf

Density: 12 Units: 4 New and 8 Existing

Setbacks:
- Front: 20' / Provided: 25'+
- Side: 10' / Provided: 10'+
- Rear: 25% of lot depth, 20' min, 25' max / Provided 25'+

Maximum Building Height: 35' / Provided: 32'-0-1/2"

Parking Requirements:
1.25 Spaces per Dwelling unit for 2+ Bedroom units. All units are 2+ bedrooms

12 units x 1.25/unit = 15 Stalls

Provided Parking
- 1 Accessible Stall
- 1 EV Stall
- 4 Stalls uncovered
- 8 Carport Stalls
- 4 Garage Stalls

18 Total Parking Stalls

Bicycle Parking
3 Required / 4 provided

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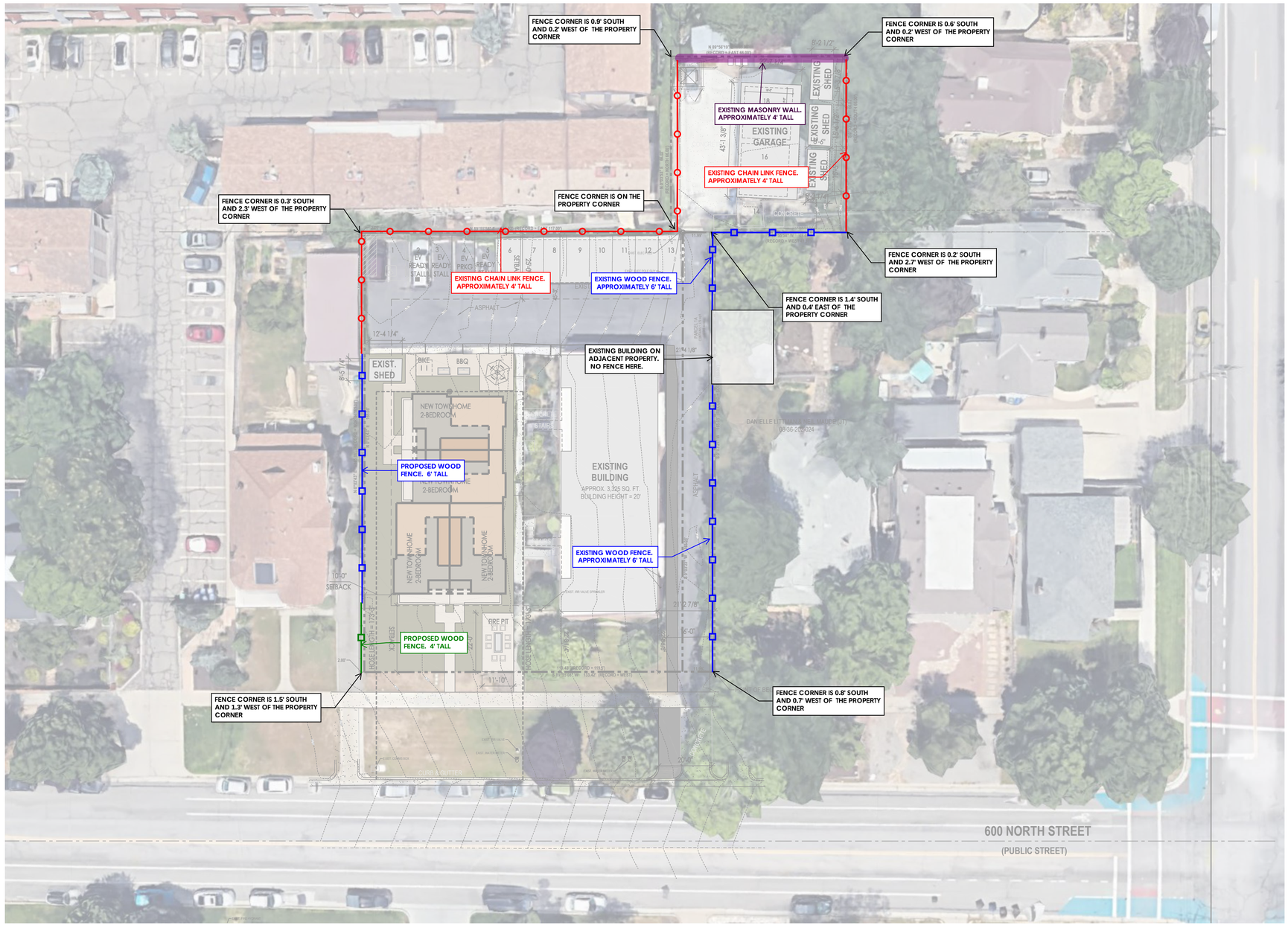
228 W. 600 N. TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

ARCHITECTURAL SITE PLAN

HP-1A

3 MAR 2026



Scale 1:20
(Plotted on 24x36)

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FENCE EXHIBIT

HP-1B

3 MAR 2026

LEGEND

- SUBJECT PROPERTY
- CAPITOL HILL HISTORIC DISTRICT*
- ★ PRESERVATION EASEMENTS*
- C CONTRIBUTING BUILDINGS**
- NC-OP NON-CONTRIBUTING OUT-OF-PERIOD BUILDING**

* SALT LAKE CITY ZONING MAP

**UTAH HISTORICAL SOCIETY HISTORIC PRESERVATION OFFICE INTERACTIVE ONLINE MAP

ADDRESS	SET BACK
276	22'
264	22'
262	22'
250	23'
238	28'
228	23'-6"
214	28'-6"
208	26'-6"

AVERAGE SETBACK = 24'- 5.4"

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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

CONTEXT PLANS

HP-2

3 MAR 2026

1.EXISTING BUILDING

2.EXISTING BUILDING

3.PROPOSED SITE

4.EXISTING BUILDING

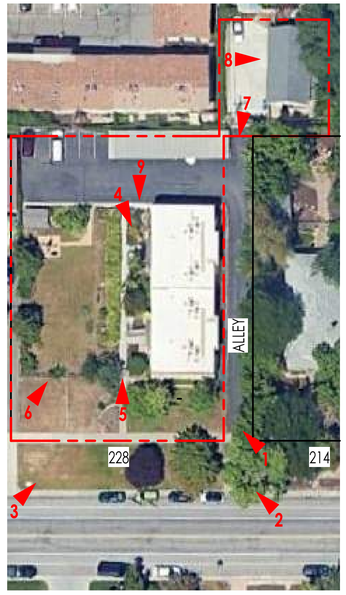
5.PROPOSED SITE

6.PROPOSED SITE , EXISTING BUILDING

7.ALLEY

8.EXISTING FOUR SPACE GARAGE

9.PROPOSED SITE , VIEW FROM REAR PARKING



10.PICTURE LEGEND

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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

PHOTOGRAPHS OF EXISTING BUILDING

HP-3

3 MAR 2026

BASE ZONING (RMF 35)	REQUIRED	PROVIDED	COMPLIES Y/N
MINIMUM LOT AREA (21A.24.130.C)	26,000 SF	26,046 SF	Y
MAXIMUM LOT AREA (21A.24.100)	52,000 SF	26,046 SF	Y
MINIMUM LOT WIDTH (21A.24.130.C)	80'-0"	119'-5"	Y
MAXIMUM BUILDING COVERAGE OF ALL PRINCIPAL AND ACCESSORY STRUCTURES (21A.24.130.G.4)	60%	32.9%	Y
FRONT YARD SETBACK (21A.24.130.E.1)	20'-0" MIN	25'-0"	Y
REAR YARD SETBACK (21A.24.130.E.4) 25%LOT DEPTH 20'-0" MIN/25' MAX	20'-0"	60'-0"	Y
INTERIOR SIDE YARD SETBACK (21A.24.130.E.3.d)	10'-0" MIN	10'-0"	Y
MAXIMUM BUILDING HEIGHT (21A.24.130.D)	35'-0"	32'-1/2"	Y
MAXIMUM WALL HEIGHT	N/A	N/A	N/A
REQUIRED LANDSCAPED YARDS (21A.24.130.F) FRONT YARD, CORNER SIDE AND ONE OF THE INTERIOR SIDE YARDS			Y
LANDSCAPED BUFFER (21A.24.130.H/21A.48.060.D)	10'-0"	10'-0"	Y

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
1. Settlement Patterns & Neighborhood Character **a. Block and Street Patterns** The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted city plan	**Block, Street & Site Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.1** The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted. Consider the following: • *Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block.* • *Reinstate sections of secondary street and/or alleys where these have been lost.* • *Design for the particular street patterns of e.g. Capitol Hill.* • *Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues.* • *Refer to the specific design guidelines for the historic district for additional details and considerations.* **12.2** The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced. • *Retain historic alignments and widths wherever possible.* • *Plan the site to avoid adversely affecting the historic integrity of this pattern.* **12.3** The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced. • *Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for:* • *Direct and quieter street frontage for smaller buildings.* • *Rear access to the property and to accessory buildings.* • *An attractive focus for community social interaction.* • *An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood*	**Applicants Response** N/A - site is under 30,000 SF
1. Settlement Patterns & Neighborhood Character **b. Lot and Site Patterns** The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.	**12.4** The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. • *Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.* **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • *Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.* • *Site a taller building away from nearby small scale buildings.* • *A corner site traditionally might support a larger site and building.* • *A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.* • *Respect and reflect a lower scale where this is characteristic of the inner block.*	**Applicants Response** 12.5 - The position in relation to the site and the scale of the proposed building respects the lower scale that is characteristic of the block face.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	• *Shelter from traffic and traffic noise.* • *Plan for solar access and seasonal shade.* • *Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.* **12.14** Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • *Locate and design to preserve neighboring privacy.* • *Plan and design for landscape amenity and best practices in sustainable design. (PART IV)* **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • *Private space should be contiguous with the unit.* • *Private space should be clearly distinguished from common open space.* **12.16** Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. • *See Guidelines for Sustainable Design (PART IV)*	12.14 - Each of the four new units have a private roof top deck. 12.15 - Covered porches for each unit serve as private outdoor space.
1. Settlement Patterns & Neighborhood Character **e. Building Orientation** The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.	**12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • *A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.* • *An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.* **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • *Private space should be contiguous with the unit.* • *Private space should be clearly distinguished from common open space.* **12.16** Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. • *See Guidelines for Sustainable Design (PART IV)*	**Applicants Response** 12.11 - The front and entrance to the front two units face 600 North to engage with the street. Building footprint is oriented parallel to lot lines to maintain traditional, established development pattern of the block.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
1. Settlement Patterns & Neighborhood Character **c. The Public Realm** The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.	**The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • *Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.* • *Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.* **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • *The street character will also depend on the adjacent street blocks and frontage.* • *Building setbacks may be different.* • *The building scale may also vary between the streets.*	**Applicants Response** 12.7 - Covered porches and entry for front two units provide semi private space to engage with the street.
1. Settlement Patterns & Neighborhood Character **d. Building Placement** Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • *A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.* • *An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.* **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • *Reducing the bulk and the scale of the building.* • *Configuration for residential amenity and casual social interaction.*	**Applicants Response** 12.11 - Pedestrian entrance for two front units oriented to 600 North. 12.13 - The proposed site has several common exterior open spaces that are configured for social interaction. Towards the rear(North) side of the building there are grills and outdoor seating. The proposed site also has a fire pit at front to serve as a semi-private space to engage with street.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
2. Site Access, Parking & Services **a. Site Access** The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face. **(1) Pedestrian** Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face. **(2) Vehicular** Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.	**Site Access, Parking & Services - Design Objective** The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • *Avoid combining with any vehicular access or drive.* • *Provide direct access to the sidewalk and street.* • *Landscape design should reinforce the importance of the public entrance.* **12.18** Where the secondary street or alley network is available, rear public access should be retained and used. • *Residential access options to the site and building should be retained and/or maximized.* • *Alternative vehicular access from secondary streets and alleys should be retained and reused.* **12.19** Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage. **12.20** Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage **12.21** A vehicular access and drive should not be combined with a pedestrian access and entrance. • *Place vehicle access away from commercial uses such as cafe, restaurant or retail.* **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • *A vehicular entrance which incorporates a ramp should be screened from street views.* • *Landscape should be designed to minimize visual impact of the access and driveway.* **12.23** A single curb cut or driveway should not exceed the minimum width required. • *Avoid curb cuts and driveways close to street corners.* **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • *Curb cuts should be shared between groups of buildings and uses where possible.* • *Joint driveway access is encouraged.* **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.	**Applicants Response** 12.17 - Pedestrian entrance from 600 North is centered on new building and is consistent with scale of nearby buildings. 12.18 - Rear public access retained and used. 12.21 - Separate entrances for pedestrian and vehicular access provided. 12.22 - Existing alley on East side of existing building provides vehicular access to parking lot and four car garage behind buildings at rear of site.

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GUIDELINES AND STANDARDS

HP-4A

3 MAR 2026

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	• *Surface parking areas should be screened from views from the street and adjacent residential properties.*	
2. Site Access, Parking & Services **b. Site and Building Services and Utilities.** Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.	**Site & Building Services & Utilities - Design Objective** The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building. **12.26** Utility areas and other ground level building services should be situated away from the frontage of the building. • *Screen from street views and adjacent buildings.* • *Integrate these facilities with the architecture of the building through design, color and the choice of materials.* **12.27** Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views. • *Locate the utility equipment within an architectural screen or dedicated housing.* • *Enclose the facility within a roof that is an integral part of the building.* • *Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets.* • *Finish to match the building where visibility might occur.* **12.28** Mechanical services should be acoustically screened from nearby residential properties. • *Screening should be compatible with and also integrated into the design of the building.* **12.29** Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design. • *Avoid placing AC or other equipment in balcony spaces.* **12.30** Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems. • *Coordinate, group and screen from view where any might penetrate the facade.* • *Finish to match the facade color unless specifically designed as a detailed architectural embellishment.* **12.31** Cellular phone and other antennae, and associated equipment, should not be visible from the public way. • *Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.*	**Applicants Response** 12.26 - Proposed building will have 3'-6" parapet to screen rooftop mechanical equipment. 12.27 - Rooftop mechanical equipment situated away from street views behind rooftop deck area. Proposed equipment to be 30-36 inches tall, see HP-6. Proposed trash enclosure will be located in north east corner of site, see updated site plan on sheet HP-1.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
3. Landscape and Lighting **a. Grading of Land** The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.	**Front Yard Landscape - Design Objective** The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. **12.32** The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns. • *Evaluate existing historic patterns and character.* • *Design a creative complement to the established historic character.* **12.33** Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character. • *Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting.* • *Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade.* • *Design any fencing to be low and transparent in form.* **12.34** Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space. • *Reflect the historic grading and landscaping of the area between the street pavement and the building.* • *The building should readily engage with the street and public realm.*	**Applicants Response** 12.34 - Proposed front yard graded to retain the relationship and continuity of open space from the public to private space. Wrought iron fence, pillars and entry gate to be removed. See civil demolition plan C0.10. Architectural site plan updated to not show fence. See new fence exhibit sheet HP-1B
3. Landscape and Lighting **b. Landscape Structures** Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.	**Front Yard Landscape - Design Objective** The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. **12.35** Where a new multifamily building includes another user/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk. • *Design any seating as a creative element of the landscape design.* • *Low walls in the landscape design can provide the opportunity for integrated informal seating.* • *Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.*	**Applicants Response** N/A - No proposed landscape structures
3. Landscape and Lighting **c. Lighting** Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.	**Lighting - Design Objective** External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass. **12.36** Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces. • *Design to avoid light trespass beyond the area to be lit.* • *Design for creative and discrete task lighting.*	**Applicants Response** 12.36 - Proposed building will have sconces at unit entries.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings. • *Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the nighttime character of the historic setting.* • *Design building light fixtures for architectural quality and durability.* • *Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space.* **12.38** Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building. **12.39** Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design. • *Light specific design features.* • *Avoid light trespass and glare.* **12.40** Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties. • *Plan and design supply runs at an early stage to avoid external surface conduit and equipment.* • *Conceal within, or integrate with, the design of the building.* **12.41** Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties. • *Use effective 'cut-off' shields to confine light spread.* • *Position light fittings to reduce public visibility.* • *Choose fittings and finishes that complement the design of the building.*	12.40 - Conduit and electrical supply for architectural light fittings at unit entry will be concealed from view from all streets and adjacent properties.
4. Building Form and Scale **a. Character of the Street Block** The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling. **(1) Height** The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face. **(2) Width** The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the	**Building Form & Scale - Design Objective** The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. **12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • *Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally.* • *The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.* **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • *Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.* • *Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally.* • *Design window openings that are similar in scale to those seen traditionally.* • *Articulate and design balconies that reflect traditional form and scale.*	**Applicants Response** 12.43 - Principal elements such as entrances, porches and windows are similar in scale to existing nearby buildings. Brick is used through out facade to provide a building material of traditional dimensions Where possible, windows on all facades have been made larger to match height of windows at street facing facade. See updated elevations on sheets HP-7 and HP-8.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
facade to express a series of volumes in scale with the historic context and the block face. **(3) Massing** The shape, form, and proportion of buildings, reflects the character of the historic context and the block face. **(4) Roof Forms** The building incorporates roof shapes that reflect forms found in the historic context and the block face.	• *Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.* • *Use building materials of traditional dimensions, e.g. brick, stone, terracotta.* • *Choose materials that express a variation in color and/or texture, either individually or communally.* **12.44** A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings. **12.45** The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • *The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context.* • *Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below.* • *A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.* **12.46** The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s. • *Design a fenestration pattern and a window scale that reflect those of the context and historic district.* • *Arrange and design balconies to articulate the architecture of both the primary and secondary facades.* • *In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/or materials from the façade above.* • *Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration.* • *Reinforce this definition through detailing and materials.* • *Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color.* • *In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade.* **12.47** Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting. • *This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting.* • *Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration.* **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • *The immediate and wider historic contexts are both of importance.* • *The impact upon adjacent historic buildings will be paramount in terms of scale and form.*	12.45 - Building has two levels at primary plane of front facade which is typical of existing nearby buildings. 12.48 - Proposed height of new building is consistent with existing nearby buildings. The tallest portions of the building are the stairwell bulkheads that provide access to the roof deck. These elements are 31'-2" AFF, which is nearly two full feet shorter than the tallest building on the block which is ~33'-0" AFF. The stairwell bulkheads are also stepped back from the building facade to present a base that is in scale with the historic context and the block face.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	12.49 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • *Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.* • *Restrict maximum building height to particular sections of the depth and length of the building.* **12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • *Design a distinctive and a taller first floor for the primary and secondary facades.* • *Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.* • *Design a hierarchy of window height and/or width, when defining the fenestration pattern.* • *Consider designing for a distinctive projecting balcony arrangement and hierarchy.* • *Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.* **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • *Reflect the modulation width of larger historic apartment buildings.* • *If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context.* • *Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.* **Massing** **12.54** The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • *Modulate the building where height and scale are greater than the context.* • *Arrange the massing to step down adjacent to a smaller scale building.* • *Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.* **Roof Forms** **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.	12.53 - Proposed width of new building is consistent with existing nearby buildings. 12.54 - Proposed massing of new building is consistent with existing nearby buildings. 12.55 - The stairwell bulkheads are stepped back from the building facade to present a base that is in scale with the historic context and the block face.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	• *Focus on maintaining a sense of human scale.* • *The variety often inherent in the context can provide a range of design options for compatible new roof forms.* • *Vary the massing across the street façade/s and along the length of the building on the side facades.* • *Respect adjacent lower buildings by stepping down additional height in the design of a new building.*	
5. Building Character **a. Facade Articulation and Proportion** The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches. **(1) Rhythm of Openings** The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. **(2) Proportion and Scale of Openings** The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face. **(3) Ratio of Wall to Openings** Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. **(4) Balconies, Porches, and External Stairs** The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.	**Façade Articulation, Proportion & Visual Emphasis - Design Objective** The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. **12.56** Roof forms should reflect those seen traditionally in the block and within the historic district. • *Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.* • *Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings.* • *Where it is expressed, roof pitch and form should be designed to relate to the context.* • *In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions.* • *Consider roof profiles when planning the location and screening of rooftop utilities.* **12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • *The "overall proportion" is the ratio of the width to the height of the building, especially the front facade.* • *The modulation and articulation of principal elements of a façade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis.* • *With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.* • *See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and façade proportions.* **12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • *Vary the planes of the façade for all or part of the height of the building.* • *Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings.* • *Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.* • *Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.* • *Vary the planes of the primary and secondary facades to articulate further modeling of the composition.* • *Design for a distinctive form and stature of primary entrance.*	**Applicants Response** 12.56 - Proposed building will have flat roof with parapet.

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GUIDELINES AND STANDARDS

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DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	• *Compose the fenestration in the form of vertically proportioned windows.* • *Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.* **12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: • *The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.* • *Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.* • *Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.* • *Design a distinct foundation course.* • *Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade.* • *Design the fenestration to create and/or reflect the hierarchy of the façade composition.* • *Change the materials and/or color to distinguish the design of specific levels.* **Solid to Void Ratio, Window Scale & Proportion - Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • *Achieve a balance, avoiding areas of too much wall or too much window.* • *Large surfaces of glass can be inappropriate in a context of smaller residential buildings.* • *Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.* • *Window mullions can reduce the apparent scale of a larger window.* • *Window frame and mullion scale and profiles should be designed to equate with the composition.* **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Fenestration - Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.62** Public and more important interior spaces should be planned and designed to face the street. • *Their fenestration pattern consequently becomes a significant design element of the primary façade/s.* • *Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.* **12.63** The fenestration pattern, including the proportions of window and door openings,	12.60 - Window/Wall ratio is designed to avoid large surfaces of glass and achieve balance. 12.62 - Living spaces on the first floor of the front two units face the street. 12.63 - East and West facades show openings with sizes and rhythm consistent with the primary facade and the historic context and block face. Windows at stairwell bulkheads to match the rhythm of openings of the primary facade.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	should reflect the range associated with the buildings creating the established character of the historic context and area. • *Design for a similar scale of window and window spacing.* • *Reflect characteristic window proportions, spacing and patterns.* • *Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context.* • *Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.* • *Emphasize the fenestration pattern by distinct windows reveals.* • *Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71–74 on window detailing.* **Balconies & Entrance - Design Objective** The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. **12.64** Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. • *Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent.* • *Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.* • *Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.* • *Select and design balcony materials and details as a distinct enrichment of the building facade/s.* **12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • *Design for greater stature to enhance visual focus, presence and emphasis.* • *Design for a distinct identity, using different wall planes, materials, details, texture and color.* • *Consider designing the name of the apartment building into the facade or the porch/stoop.* **12.66** A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.	12.65 - Entrance porches are designed to provide a distinct identity for the building.
6. Building Materials, Elements and Detailing **a. Materials** Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.	**Materials - Design Objective** The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. **12.67** Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.	**Applicants Response** 12.67 - Materials such as brick were selected to contribute to the traditional sense of human scale and visual interest.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
b. Materials on Street-facing Facades The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.	• *This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.* • *The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.* • *Creative design, based on analysis of the context, will be invaluable in these respects.* **12.68** Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. • *Use external materials of the quality, durability and character found within the historic district.* **12.69** Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • *Use brick and/or natural stone, in preference to less proven alternatives for these areas.* • *Limit panel materials to upper levels and less public facades.* • *Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.* • *Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.* **12.70** Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • *Avoid materials which merely create the superficial appearance of authentic, durable materials.* • *The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature.* • *New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.*	12.69 - Brick is used at the lower levels of unit entries which face 600 North. 12.70 - Painted fiber cement siding is used at front and rear elevations. Fiber cement will have a smooth finish.
7. Windows **c. Windows** Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.	**Windows - Design Objective** The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. **12.71** Windows should be designed to be in scale with those characteristic of the building and the historic setting. • *Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district.* • *Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.* **12.72** Windows with vertical proportion and emphasis are encouraged. • *A vertical proportion is likely to have greater design affinity with the historic context.* • *It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.* • *See also the discussion of the character of the relevant historic district and architectural styles. (PART I)*	**Applicants Response** 12.72 - The majority of the windows on the street facing facade and unit entries emphasize vertical proportions to provide greater affinity with the historic context. Fixed and single hung windows are used in lieu of slider windows to reflect window pattern established in the district.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	12.73 Window reveals should be a characteristic of masonry and most public facades. • *These help to express the character of the facade modeling and materials.* • *Window reveals will enhance the degree to which the building integrates with its historic setting.* • *A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade.* • *This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds.* • *A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.* **12.74** Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood. • *Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.* • *Durable frame construction and materials should be used.* • *Frame finish should be of durable architectural quality, chosen to compliment the building design.* • *Vinyl should be avoided as a non-durable material in the regional climate.* • *Dark or reflective glass should be avoided.* • *See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).*	
6. Building Materials, Elements and Detailing **d. Architectural Elements and Details** The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.	**Details - Design Objective** The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. **12.75** Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district. • *These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.* **12.76** Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features. • *The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.* **12.77** Creative interpretations of traditional details are encouraged. • *New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building.* • *The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.*	**Applicants Response** 12.77 - Proposed building will have awnings above second level windows placed to reinforce the fenestration pattern

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
8. Signage Location Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.	**Signs - Design Objective** Signs for a new multifamily building, and for any non-residential use associated with it, should compliment the building and setting in a subtle and creative way, as a further architectural detail. **12.78** Signs should be placed on the building or the site where they are traditionally located in the historic context. **12.79** Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design. • *See also the Design Guidelines for Signs in Historic Districts in Salt Lake City.* • *See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City.* **12.80** Signs and lettering should be creatively designed to respect traditional sign scales and forms. **12.81** Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade. • *Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s.* • *Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting.* **12.82** Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination. **12.83** Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting. • *The light source should not be visible.* • *Internally illuminated lettering and sign boxes should be avoided.* • *Internally illuminated lettering using a transparent of translucent letter face or returns should be avoided.* • *Where illumination might be appropriate, it should be external and concealed, or in 'halo' form.* • *Banner or canopy signs are not characteristic and will not be appropriate.* **12.84** Sign materials should be durable and of architectural quality to integrate with the building design. **12.85** Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. **12.86** Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice	**Applicants Response** N/A - residential building

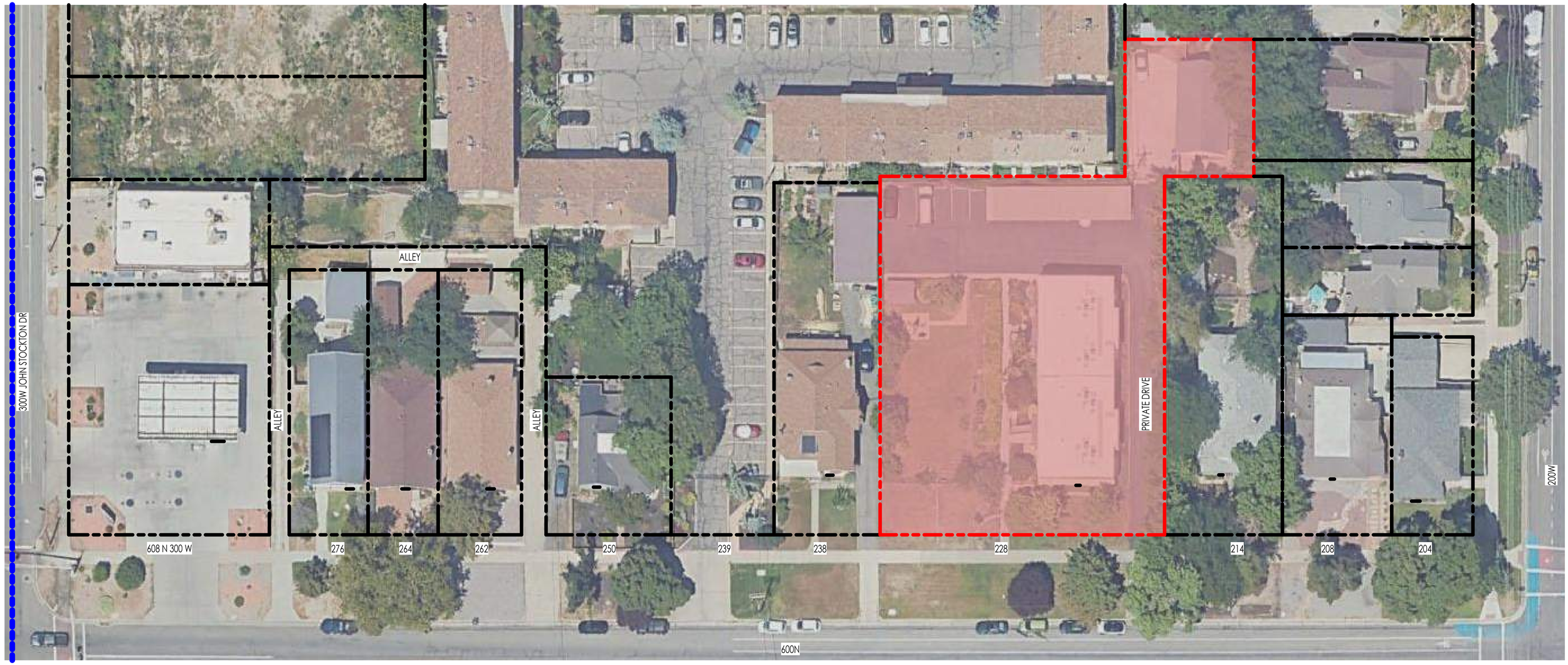
228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

GUIDELINES AND STANDARDS

HP-4C

3 MAR 2026



SCALE: 3/64" = 1'- 0"

NOTE: EXISTING BUILDING HEIGHTS ARE APPROXIMATE, BASED ON AVAILABLE DATA AND VISUAL ESTIMATION.

ADDRESS	HEIGHT
238	27'
228	20'
214	23'
208	15'
204	17'

ADDRESS	HEIGHT
608 N 300 W	17'
276	32'
264	23'
262	27'
250	19'

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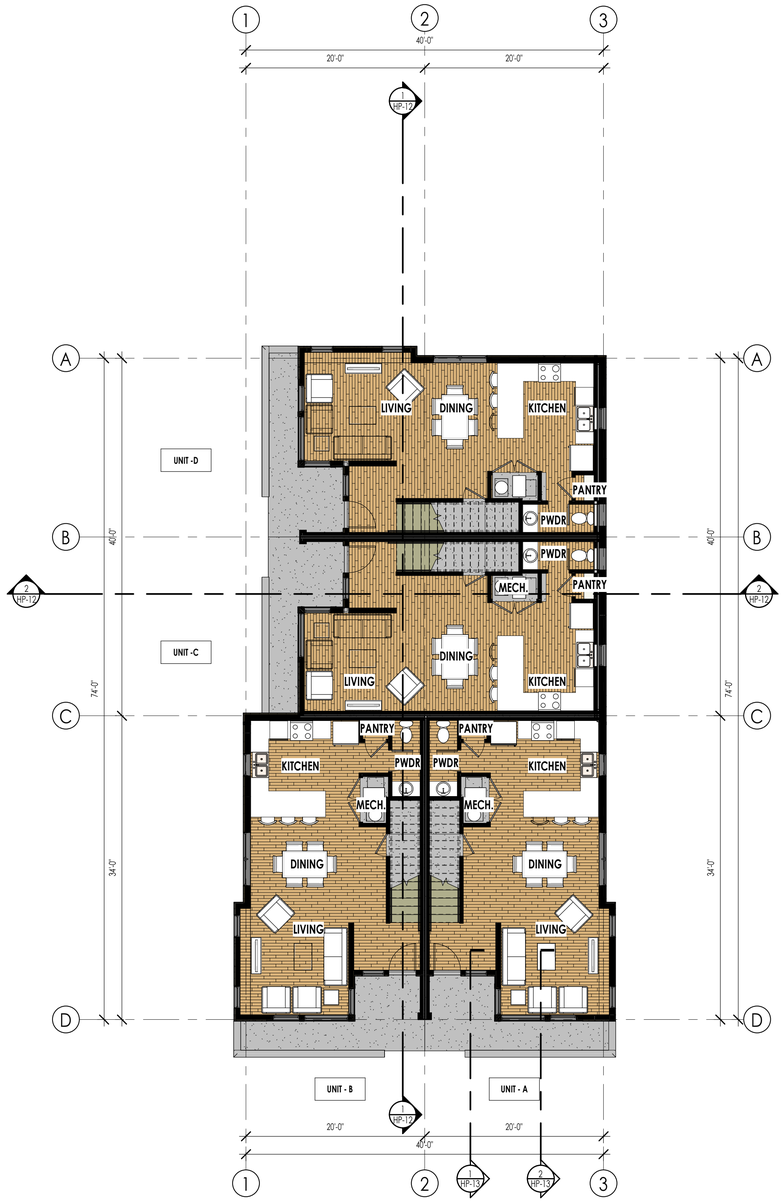
STREET SCAPE STUDY

HP-5

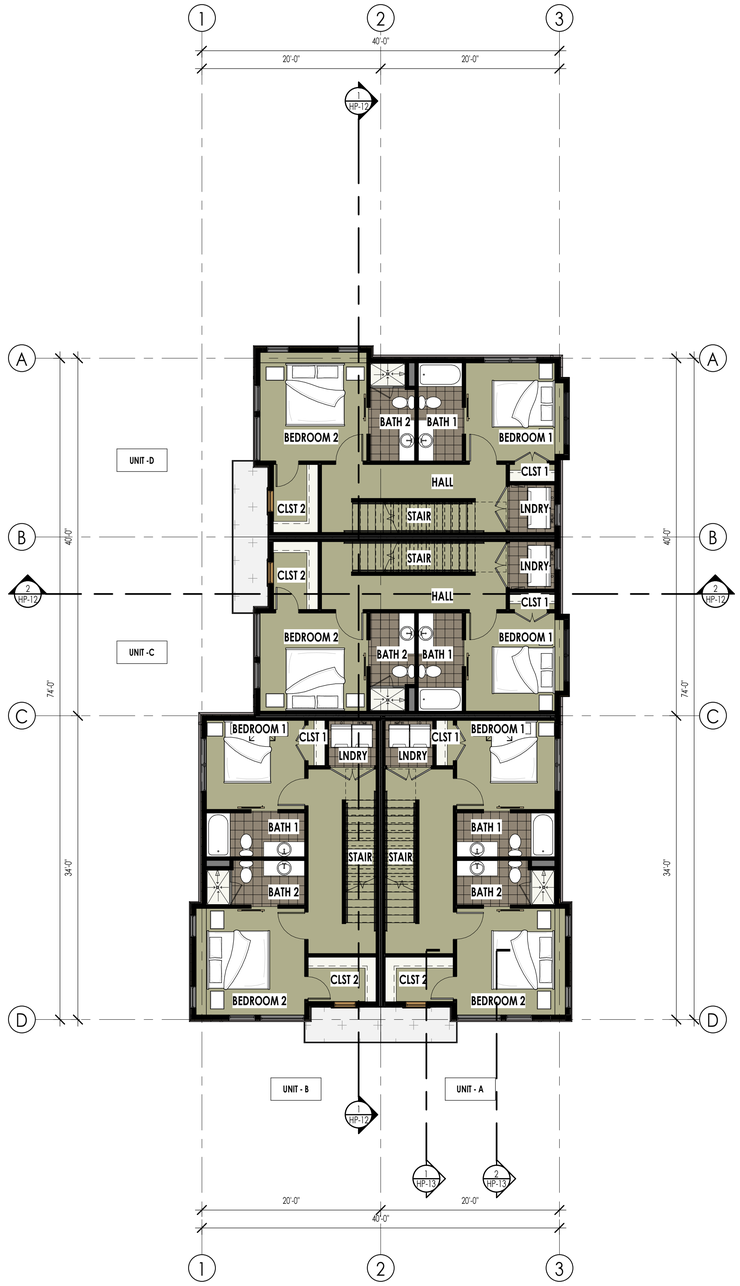
3 MAR 2026



LEVEL 1 - PRESENTATION

1/8" = 1'-0"

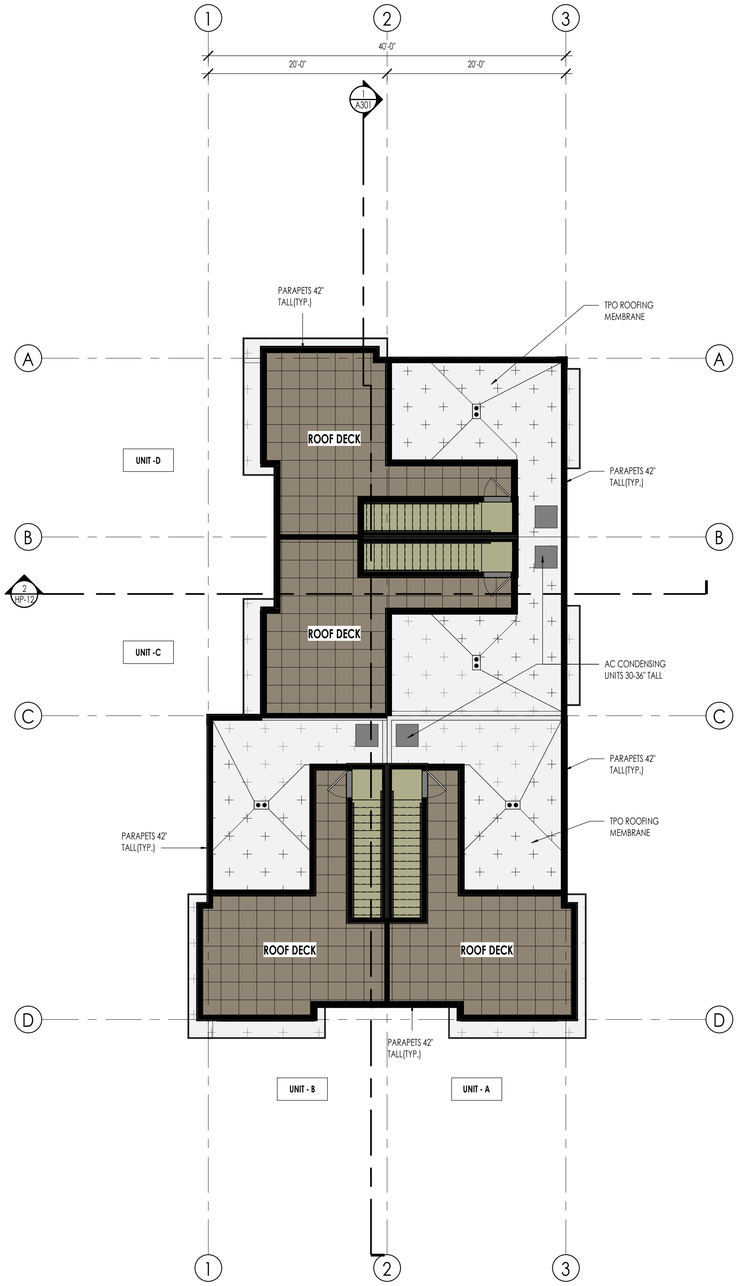
1 HP-6



LEVEL 2 - PRESENTATION

1/8" = 1'-0"

2 HP-6



LEVEL 3 - PRESENTATION

1/8" = 1'-0"

3 HP-6

UNIT-A FINISHED AREAS	
LEVEL-1 UNIT-A	655 SF
LEVEL- 2 UNIT-A	683 SF
LEVEL-3 UNIT-A	17 SF
	1355 SF
UNIT-B FINISHED AREAS	
LEVEL-1 UNIT-B	655 SF
LEVEL- 2 UNIT-B	683 SF
LEVEL-3 UNIT-B	17 SF
	1355 SF
UNIT-C FINISHED AREAS	
LEVEL-1 UNIT-C	640 SF
LEVEL- 2 UNIT-C	677 SF
LEVEL-3 UNIT-C	17 SF
	1334 SF
UNIT-D FINISHED AREAS	
LEVEL-1 UNIT-D	655 SF
LEVEL-2 UNIT-D	692 SF
LEVEL-3 UNIT-D	17 SF
	1364 SF
TOTAL BUILDING AREA	
5409 SF	

UNIT-A NON-LIVING	
LEVEL-3 UNIT-A	335 SF
	335 SF
UNIT-B NON-LIVING	
LEVEL-3 UNIT-B	335 SF
	335 SF
UNIT-C NON-LIVING	
LEVEL-3 UNIT-C	320 SF
	320 SF
UNIT-D NON-LIVING	
LEVEL-3 UNIT-D	335 SF
	335 SF
TOTAL NON-LIVING AREA	
1325 SF	

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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

OVERALL FLOOR PLANS

HP-6

3 MAR 2026

SOUTH ELEVATION SD

1/4" = 1'-0"

1

PROPOSED MATERIALS
(SEE MATERIAL BOARD FOR MORE DETAILS)

A	BRICK
B	STUCCO-1
C	STUCCO-2
D	PAINTED STEEL COLUMN
E	FIBER CEMENT LAP SIDING
F	ALUMINUM FASCIA
G	FIXED FIBER GLASS WINDOW
H	FIBER CEMENT BOARD AND BATTEN
I	FULL LITE FIBERGLASS DOOR
J	SINGLE HUNG FIBER GLASS WINDOW
K	FIBERGLASS DOOR
L	STEEL AWNING
M	PAINTED STEEL BEAM
N	PAINTED FIBER CEMENT TRIM
O	CONCRETE WALL CAP
P	WALL SCONCE
Q	PREFINISHED METAL WALL CAP
R	TPO ROOFING MEMBRANE

EAST ELEVATION SD

1/4" = 1'-0"

2

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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

EXTERIOR ELEVATIONS

HP-7

3 MAR 2026

NORTH ELEVATION SD

1/4" = 1'-0"

1

HP-8

PROPOSED MATERIALS

(SEE MATERIAL BOARD FOR MORE DETAILS)

A	BRICK
B	STUCCO-1
C	STUCCO-2
D	PAINTED STEEL COLUMN
E	FIBER CEMENT LAP SIDING
F	ALUMINUM FASCIA
G	FIXED FIBER GLASS WINDOW
H	FIBER CEMENT BOARD AND BATTEN
I	FULL LITE FIBERGLASS DOOR
J	SINGLE HUNG FIBER GLASS WINDOW
K	FIBERGLASS DOOR
L	STEEL AWNING
M	PAINTED STEEL BEAM
N	PAINTED FIBER CEMENT TRIM
O	CONCRETE WALL CAP
P	WALL SCONCE
Q	PREFINISHED METAL WALL CAP
R	TPO ROOFING MEMBRANE

WEST ELEVATION SD

1/4" = 1'-0"

2

HP-8

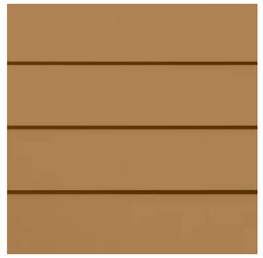
228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

EXTERIOR ELEVATIONS

HP-8

3 MAR 2026

SWATCH:							
DESCRIPTION:	**(A) BRICK**	**(B) STUCCO-1**	**(C) STUCCO-2**	**(D) COLUMNS & BEAMS**	**(E) FIBER CEMENT LAP SIDING**	**(F) SOFFIT & FASCIA**	**(G) FIBERGLASS WINDOWS**
MANUFACTURER:	BELDEN OR EQUAL	HARD COAT STUCCO	HARD COAT STUCCO	STEEL AND WOOD	JAMES HARDIE OR EQUAL	TBD - ALUMINUM	MARVIN OR EQUAL
COLOR:	"ENGLISH GRAY VELOUR" OR SIMILAR	"DAWN GRAY" OR SIMILAR	"SUPER WHITE" OR SIMILAR	"SW 6258 TRICORN BLACK" OR SIMILAR	"SW 6131 CHAMOIS" OR SIMILAR SMOOTH FINISH	"BLACK" OR SIMILAR	"EBONY" OR SIMILAR

SWATCH:				
DESCRIPTION:	**(H) FIBER CEMENT BOARD AND BATTEN**	**(I) FRONT DOOR**	**(R) WALL LANTERN 831380EN3-10**	**(S) RECESSED DOWNLIGHT (WF4)**
MANUFACTURER:	JAMES HARDIE OR EQUAL	TBD - STEEL OR FIBERGLASS DOOR	SEA GULL LIGHTING	LITHONIA LIGHTING
COLOR:	"DARK BRONZE" OR SIMILAR SMOOTH FINISH	"SW 6627 EMBERGLOW" OR SIMILAR	BRONZE OR SIMILAR	MATTE WHITE OR SIMILAR

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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

MATERIAL/COLOR BOARD

HP-9

3 MAR 2026

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EXTERIOR VIEWS

HP-10

3 MAR 2026

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Architecture

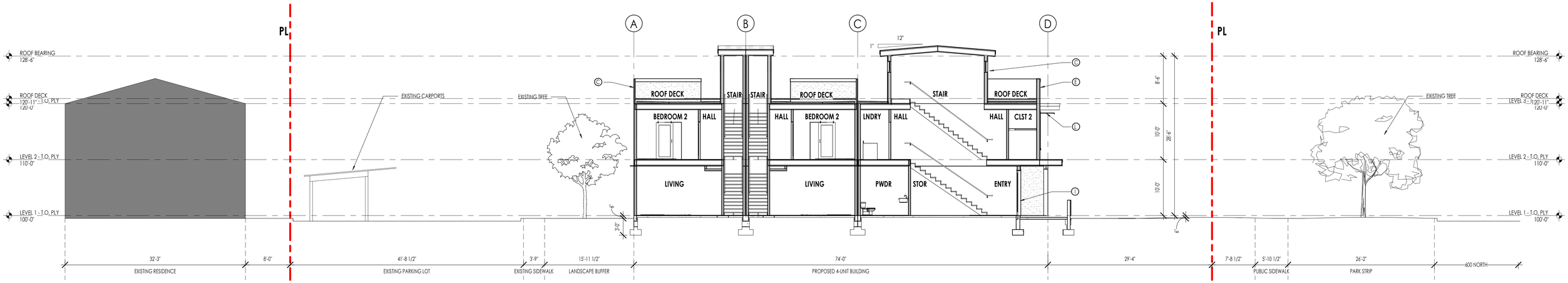
228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

EXTERIOR VIEWS

HP-11

3 MAR 2026

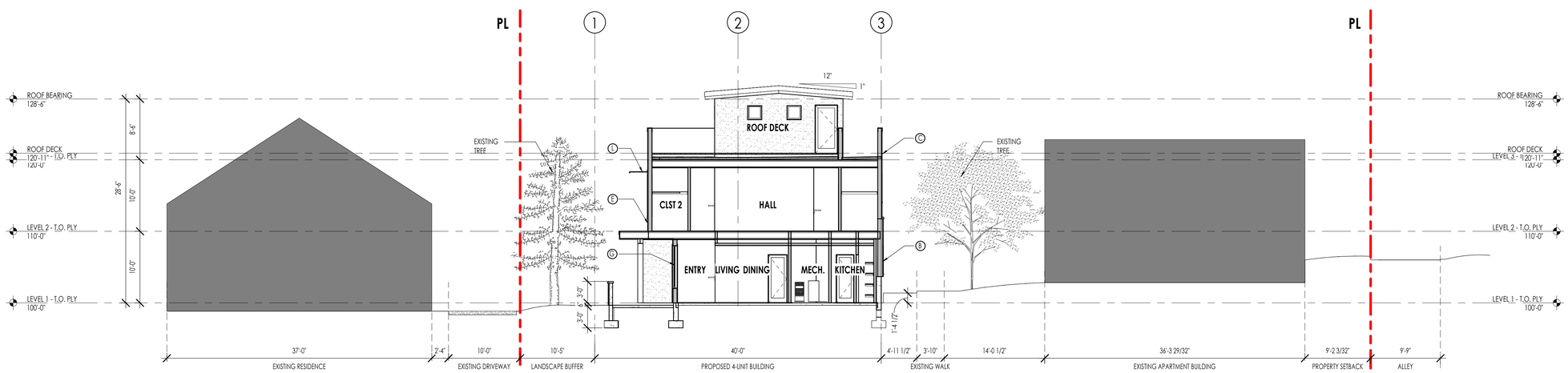


LONGTITUDINAL SECTION

1/8" = 1'-0"

1

HP-12



TRANSVERSE SECTION

1/8" = 1'-0"

2

HP-12

PROPOSED MATERIALS
(SEE MATERIAL BOARD FOR MORE DETAILS)

A	BRICK
B	STUCCO-1
C	STUCCO-2
D	PAINTED STEEL COLUMN
E	FIBER CEMENT LAP SIDING
F	ALUMINUM FASCIA
G	FIXED FIBER GLASS WINDOW
H	FIBER CEMENT BOARD AND BATTEN
I	FULL LITE FIBERGLASS DOOR
J	SINGLE HUNG FIBER GLASS WINDOW
K	FIBERGLASS DOOR
L	STEEL AWNING
M	PAINTED STEEL BEAM
N	PAINTED FIBER CEMENT TRIM
O	CONCRETE WALL CAP
P	WALL SCONCE

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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

SECTIONS

HP-12

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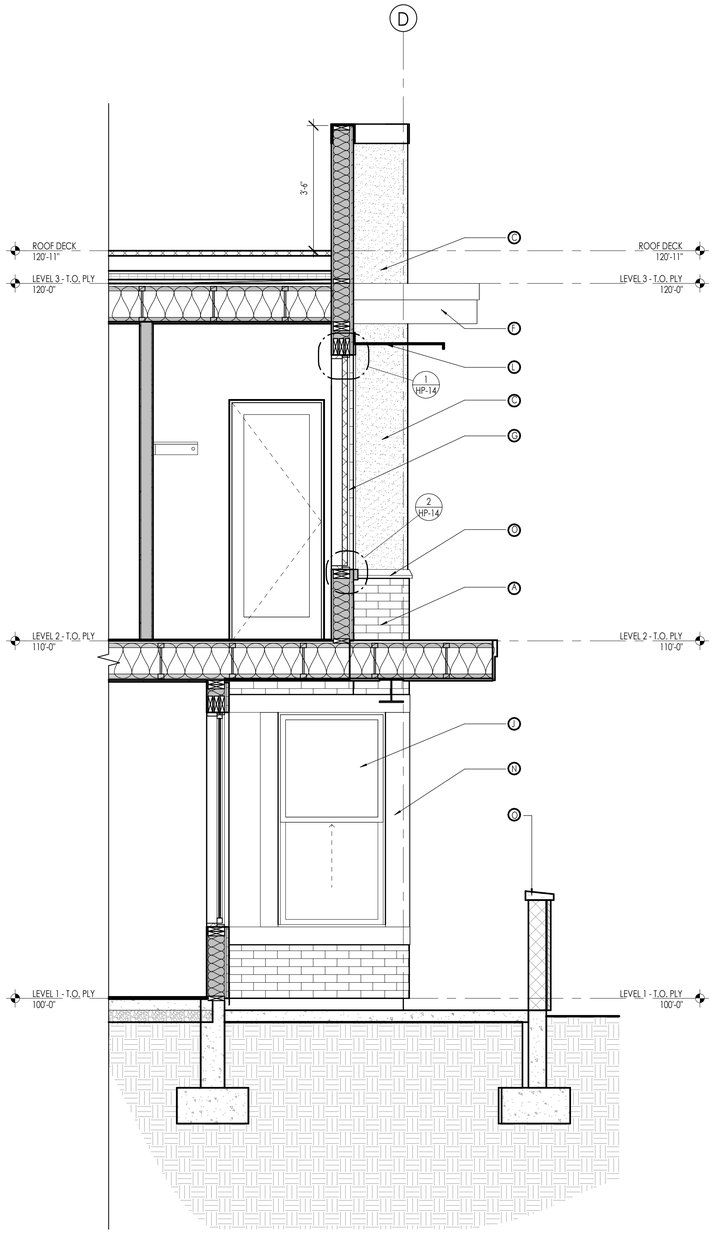
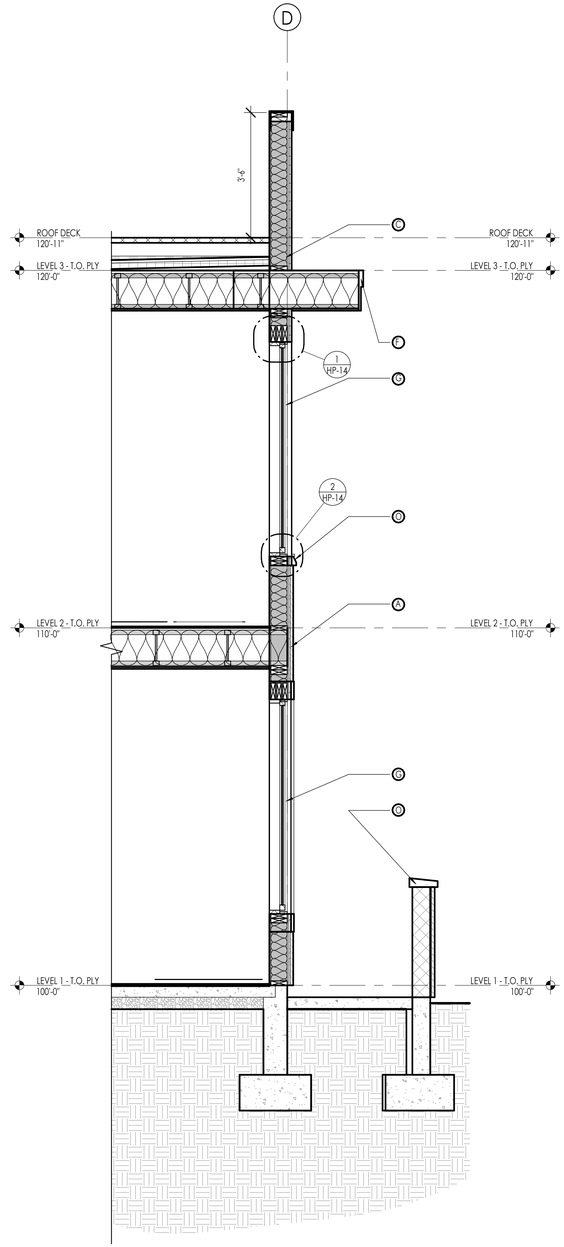


WALL SECTION - ENTRY 1
1/2" = 1'-0" HP-13



WALL SECTION - BEDROOM 2
1/2" = 1'-0" HP-13

PROPOSED MATERIALS
(SEE MATERIAL BOARD FOR MORE DETAILS)

A	BRICK
B	STUCCO-1
C	STUCCO-2
D	PAINTED STEEL COLUMN
E	FIBER CEMENT LAP SIDING
F	ALUMINUM FASCIA
G	FIXED FIBER GLASS WINDOW
H	FIBER CEMENT BOARD AND BATTEN
I	FULL LITE FIBERGLASS DOOR
J	SINGLE HUNG FIBER GLASS WINDOW
K	FIBERGLASS DOOR
L	STEEL AWNING
M	PAINTED STEEL BEAM
N	PAINTED FIBER CEMENT TRIM
O	CONCRETE WALL CAP
P	WALL SCONCE

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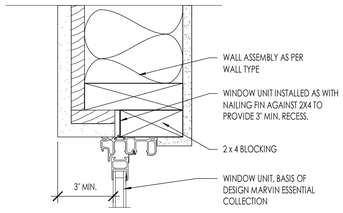
WALL SECTIONS

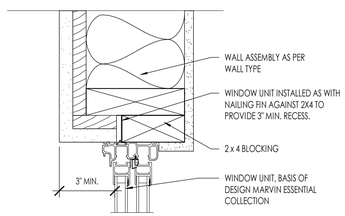
HP-13

3 MAR 2026



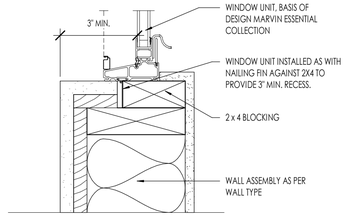
WINDOW - HEAD DETAIL — 1 HP-14

3" = 1'-0"



WINDOW - JAMB DETAIL — 2 HP-14

3" = 1'-0"



WINDOW - SILL DETAIL — 3 HP-14

3" = 1'-0"

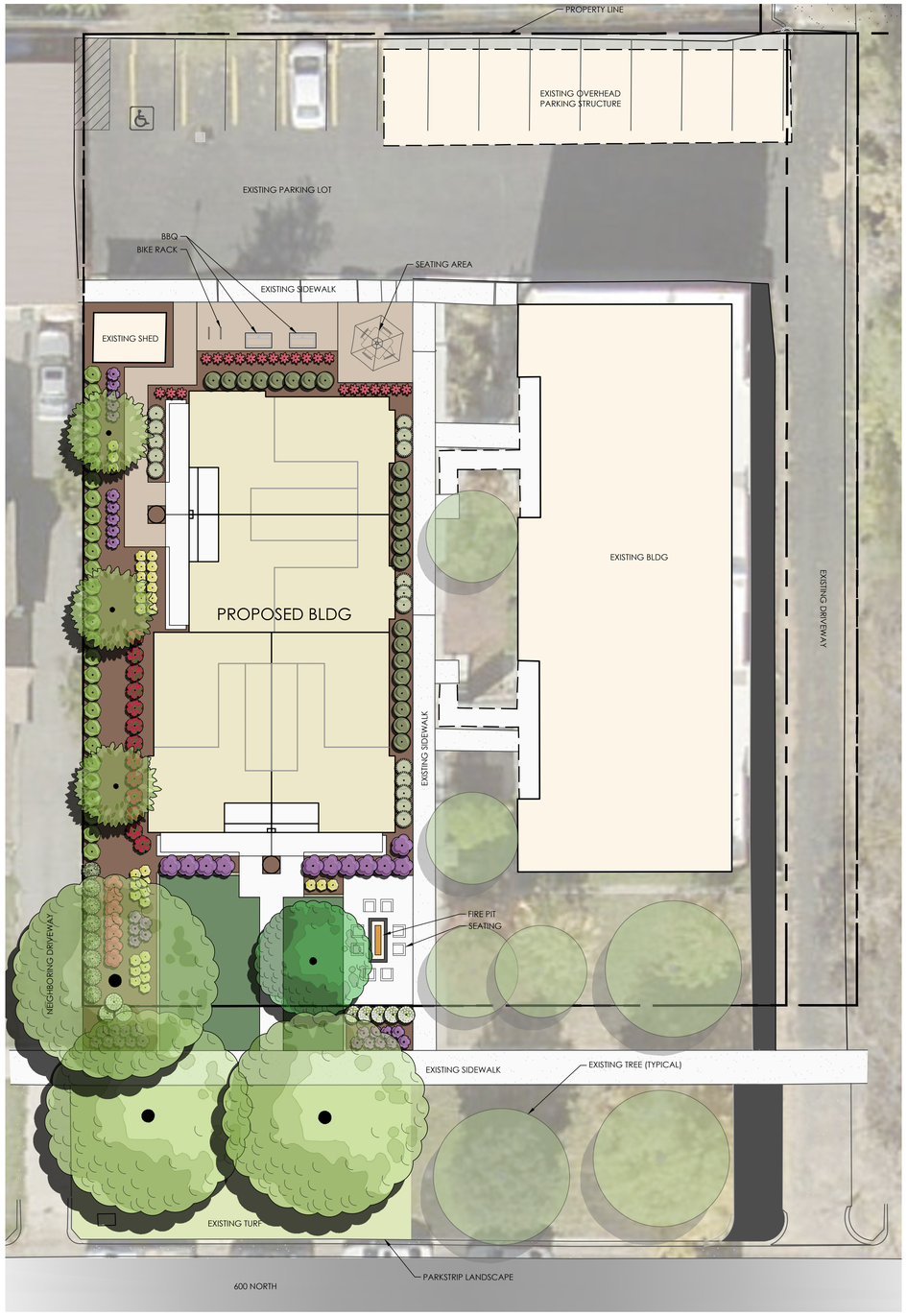
228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

WINDOW DETAILS

HP-14

3 MAR 2026



228 W APARTMENTS LANDSCAPE PLAN

228 W 600 N SALT LAKE CITY UTAH

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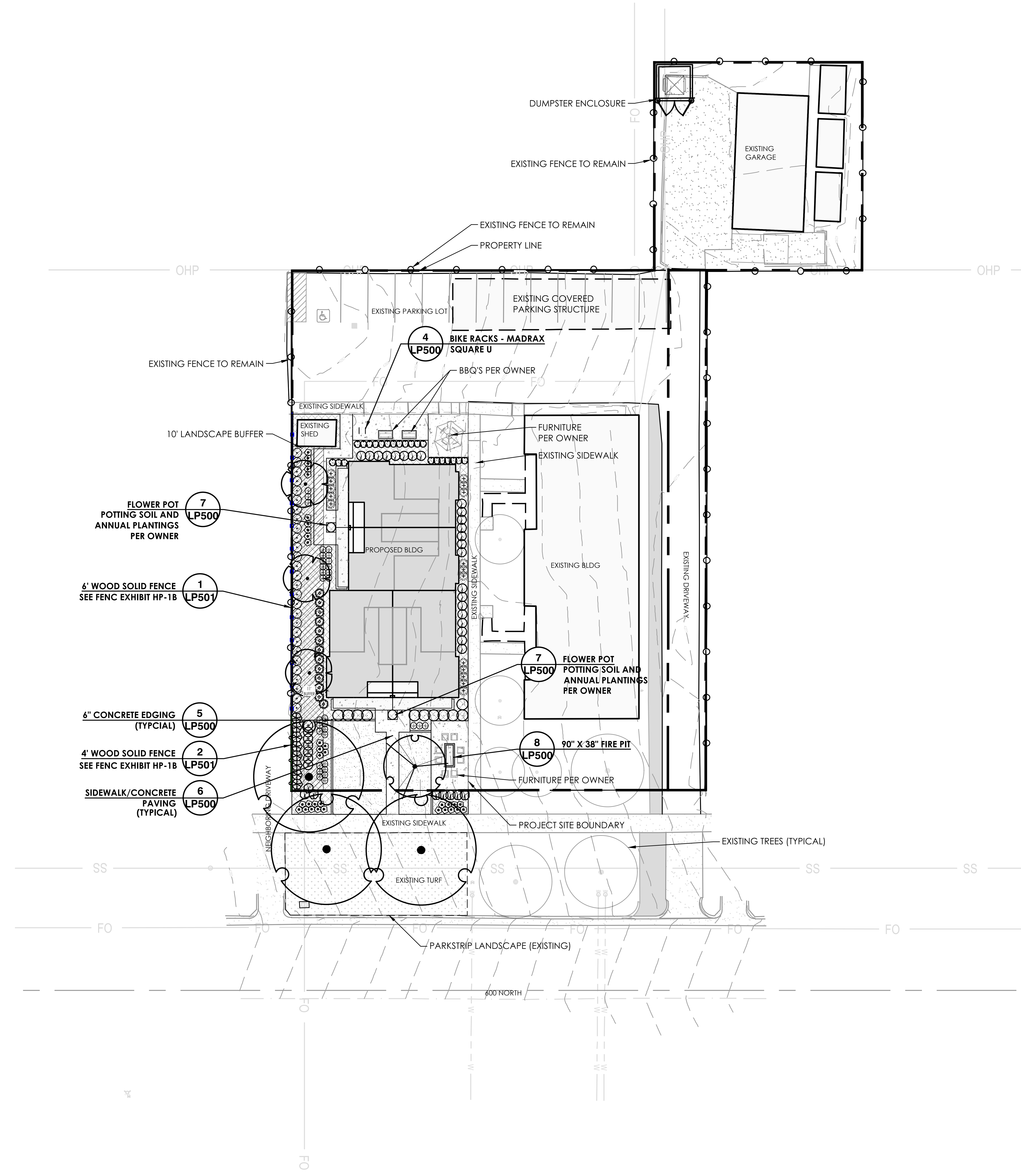

PLANTING PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HYDROZONE
TREES						
	AMS	3	ACER MIYABEI 'MORTON' STATE STREET MIYABE MAPLE	2 YEAR	B&B	Td4
	AU	1	ACER TRUNCATUM X PLATANOIDES `JFS-KW187` TM URBAN SUNSET MAPLE	2" CAL.	B&B	Td4
	ZM	3	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO JAPANESE ZELKOVA	2" CAL.	B&B	Td4

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
SHRUBS					
	AB	8	ARONIA MELANOCARPA 'UCONNAM166' LOW SCAPE HEDGER® BLACK CHOKEBERRY	5 GAL.	Sd3
	BTH	7	BERBERIS THUNBERGII ATRO NANA 'CRIMSON PYGMY' DWARF CRIMSON BARBERRY	5 GAL.	Sd3
	CCB	11	CARYOPTERIS CLANDONENSIS BLUE MIST SPIRAEA	5 GAL.	Sd2
	PA3	8	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.	Sd2
	RFC	28	RHAMNUS FRANGULA 'COLUMNARIS' ALDER BUCKTHORN	5 GAL.	Sd3
	RAG	23	RIBES ALPINUM `GREEN MOUND` GREEN MOUND ALPINE CURRANT	5 GAL.	Sd4
	RM	13	ROSA MEIDILAND SHRUB ROSE	5 GAL.	Sd2
GRASSES					
	CAK	16	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS	1 GAL.	Tw2
PERENNIALS					
	HEM.S	32	HEMEROCALLIS X `STELLA DE ORO` DAYLILY	1 GAL.	P3
	HEU	22	HEUCHERA SANGUINEA CORAL BELLS	1 GAL.	P3
	SN	33	SALVIA NEMOROSA `MAY NIGHT` MAY NIGHT SAGE	1 GAL.	P2

2026-03-06 14:2

REFERENCE NOTES SCHEDULE PLANTING PLAN

SYMBOL	DESCRIPTION	QTY
	PLANTER BED TO MATCH EXISTING ON SITE, 4" MIN. DEPTH WITH 5 OZ. WEED BARRIER	2,111 SF
	KENTUCKY BLUEGRASS SOD	758 SF

SITE SUMMARY

	PROVIDED	REQUIRED
TOTAL PROJECT AREA	6,908 SF (.16 ACRES)	
TOTAL SITE LANDSCAPE AREA	2,875 SF (42%)	
LANDSCAPE AREA IN TURF GRASS LANDSCAPE AREA IN PLANTER BED	26.4% 73.6%	33% MAX ALLOWED
PROPOSED PLANTS TO BE DROUGHT TOLERANT SPECIES	100%	100%
PLANTER BED VEGETATION COVERAGE (SHRUBS, PERENNIALS, & GRASSES)	40.7%	33% REQUIRED
PARK STRIP TREES (1 PER 30 LF OF STREET FRONTAGE)	2	2
BUFFER TREES (1 PER 30 LF OF BUFFER)	3	3

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE, IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
5. CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
6. CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
7. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
8. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
9. LAWN/TURF: ALL LAWN/TURF SHALL BE TWCA QUALIFIED.
10. SOIL: ALL AREAS TO RECEIVE TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOD OR SEED. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.

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Interior Design
Landscape Architecture
Land Planning
Construction Management
7927 High Point Parkway, Suite 300
Sandy, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

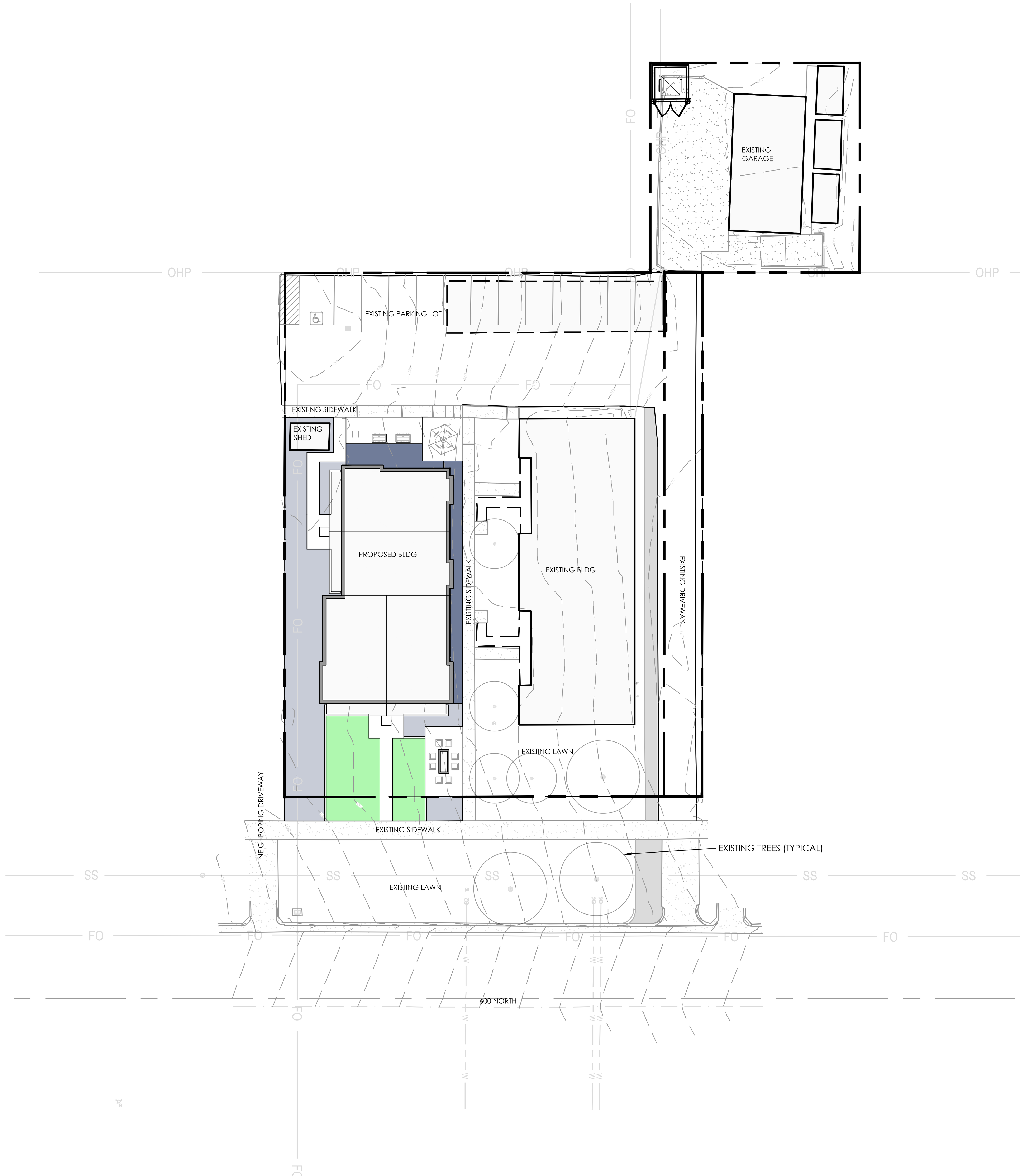
REVIEW SET NOT FOR CONSTRUCTION
STEPHN J. PEHRSON

SALT LAKE CITY TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH

PROJECT NO. 25059
DATE: MARCH 6, 2026
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP100
LANDSCAPE



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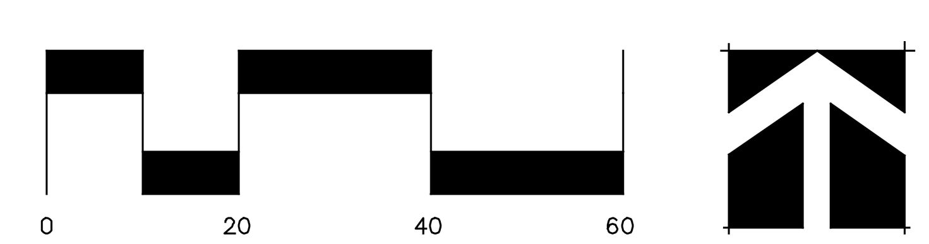
HYDROZONES

SYMBOL	DESCRIPTION
(light grey)	HYDROZONE 3
(dark blue-grey)	HYDROZONE 4
(green)	HYDROZONE - TURF

NOTE: TREES TO BE IRRIGATED ON SEPARATE IRRIGATION ZONE, HYDROZONE 4

HYDROZONE PLAN



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Sandy, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
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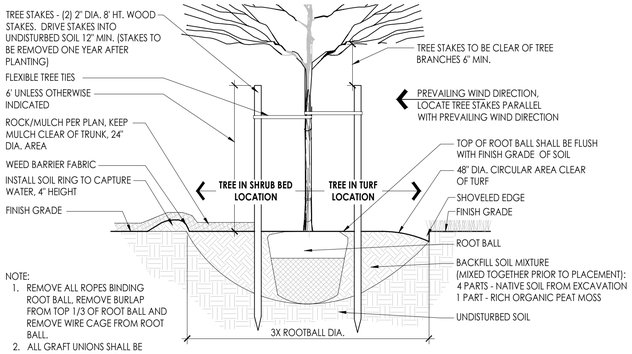
REVIEW SET - NOT FOR CONSTRUCTION

SALT LAKE CITY TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH

PROJECT NO. 25059
DATE: MARCH 6, 2026
REVISIONS:

SHEET TITLE:
HYDROZONE PLAN

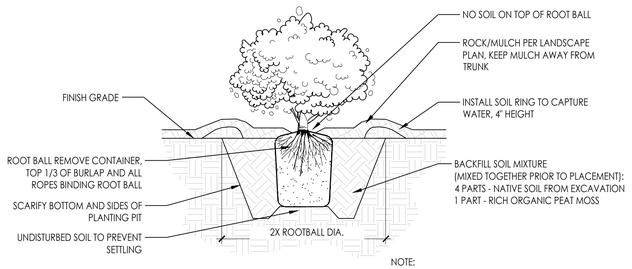
SHEET NUMBER:
LP101
LANDSCAPE



NOTE:
1. REMOVE ALL ROPES BINDING ROOT BALL, REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL AND REMOVE WIRE CAGE FROM ROOT BALL.
2. ALL GRAFT UNIONS SHALL BE VISIBLE ABOVE GRADE.

1 DECIDUOUS TREE PLANTING

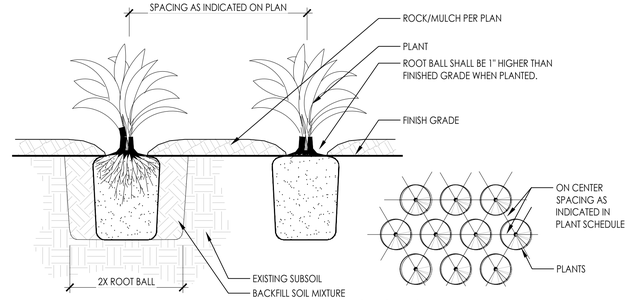
NOT TO SCALE T-PL-02



NOTE:
1. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE WHEN PLANTED.

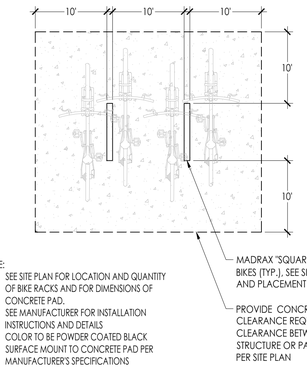
2 SHRUB PLANTING

NOT TO SCALE T-PL-04



3 PERENNIAL PLANTING

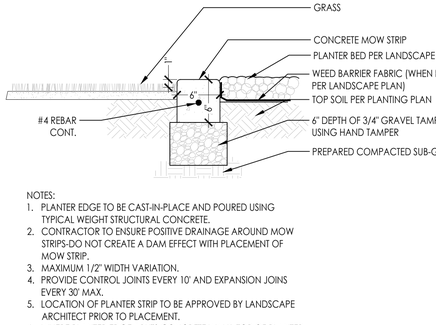
NOT TO SCALE T-PL-05



NOTE:
1. SEE SITE PLAN FOR LOCATION AND QUANTITY OF BIKE RACKS AND FOR DIMENSIONS OF CONCRETE PAD.
2. SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS AND DETAILS
3. COLOR TO BE POWDER COATED BLACK
4. SURFACE MOUNT TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS

4 BIKE RACKS - MADRAX SQUARE U

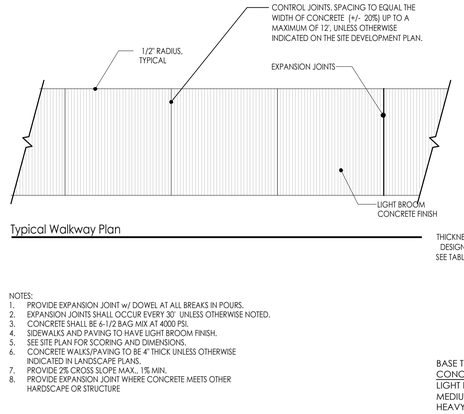
NOT TO SCALE P-25-059-03



NOTES:
1. PLANTER EDGE TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PROVIDE CONTROL JOINTS EVERY 10' AND EXPANSION JOINS EVERY 30' MAX.
5. LOCATION OF PLANTER STRIP TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
6. WHERE PLANTER EDGE ABUTS CONCRETE WALK, TOP OF PLANTER EDGE TO BE FLUSH WITH TOP OF CONCRETE WALK.

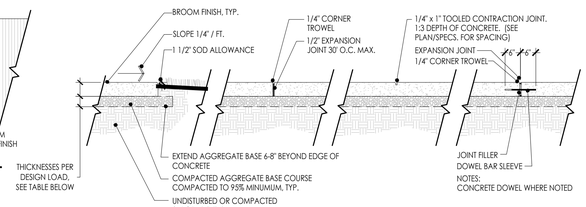
5 6" CONCRETE EDGING (TYPCIAL)

NOT TO SCALE T-SI-H&C-07



Typical Walkway Plan

NOTES:
1. PROVIDE EXPANSION JOINT w/ DOWEL AT ALL BREAKS IN POURS.
2. EXPANSION JOINTS SHALL OCCUR EVERY 30' UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE 6-1/2 BAG MIX AT 4000 PSI.
4. SIDEWALKS AND PAVING TO HAVE LIGHT BROOM FINISH.
5. SEE SITE PLAN FOR SCORING AND DIMENSIONS.
6. CONCRETE WALKS/PAVING TO BE 4" THICK UNLESS OTHERWISE INDICATED IN LANDSCAPE PLANS.
7. PROVIDE 2% CROSS SLOPE MAX., 1% MIN.
8. PROVIDE EXPANSION JOINT WHERE CONCRETE MEETS OTHER HARDSCAPE OR STRUCTURE



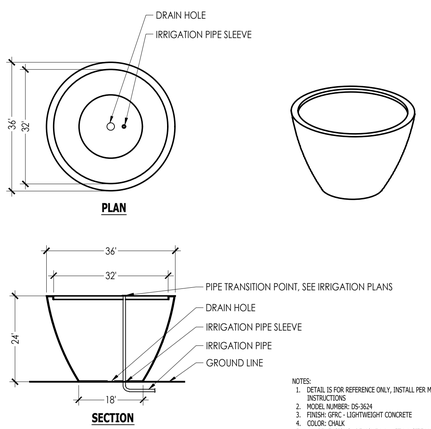
Edge Section | Expansion Joint Section | Contraction Joint Section | Expansion Joint w/ Dowel

BASE THICKNESS TABLE

CONCRETE TYPE	CONC. THICKNESS	AGGREGATE BASE THICKNESS
LIGHT DUTY (SIDEWALK/PLAZA)	4"	4"
MEDIUM DUTY (LIGHT VEHICULAR USE)	6"	6"
HEAVY DUTY (HEAVY VEHICULAR USE)	8"	8"

6 SIDEWALK/CONCRETE PAVING

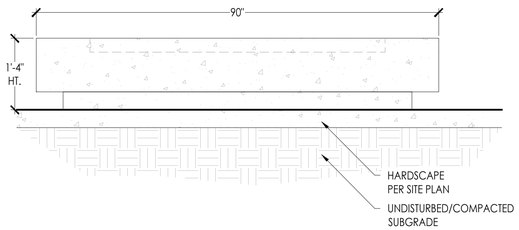
NOT TO SCALE T-SI-H&C-26



NOTES:
1. DETAIL IS FOR REFERENCE ONLY, INSTALL PER MANUFACTURERS INSTRUCTIONS
2. MODEL NUMBER: DS-3624
3. FINISH: GFRC - LIGHTWEIGHT CONCRETE
4. COLOR: CHALK
5. ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.
6. OR APPROVED EQUAL BY OWNER

7 FLOWER POT

NOT TO SCALE P-25-059-01



PRODUCT INFORMATION:
90" x 38" CABO LINEAR GFRC CONCRETE FIRE PIT FROM THE OUTDOOR PLUS
PRODUCT NUMBER: OPT-CBLN90-BLK-LP
ELECTRONIC IGNITION
COLOR: ASH
OR APPROVED EQUAL

NOTE:
1. CONTRACTOR TO INSTALL GAS LINES PER MANUFACTURERS RECOMMENDATIONS
2. CONTRACTOR TO INSTALL A GAS SHUTOFF VALVE AND A TIMER

8 90" X 38" FIRE PIT

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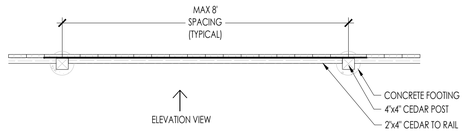
Fax: 801.269.1425
www.thinkaec.com

SALT LAKE CITY TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH

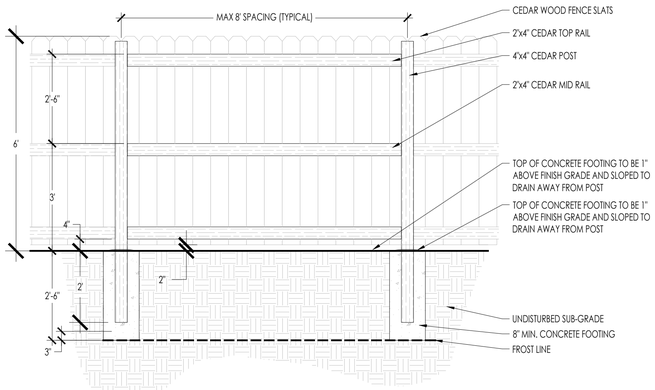
PROJECT NO. 25059
DATE: MARCH 6, 2026
REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

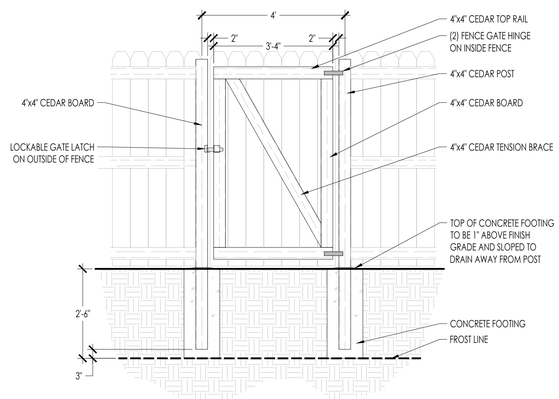
SHEET NUMBER:
LP500
LANDSCAPE



PLAN VIEW



FENCE ELEVATION



FENCE GATE ELEVATION

1 6' WOOD SOLID FENCE

NOT TO SCALE

T-SI-FEN-WOF-01

PLAN VIEW

FENCE ELEVATION

2 4' WOOD SOLID FENCE

NOT TO SCALE

T-SI-FEN-WOF-02

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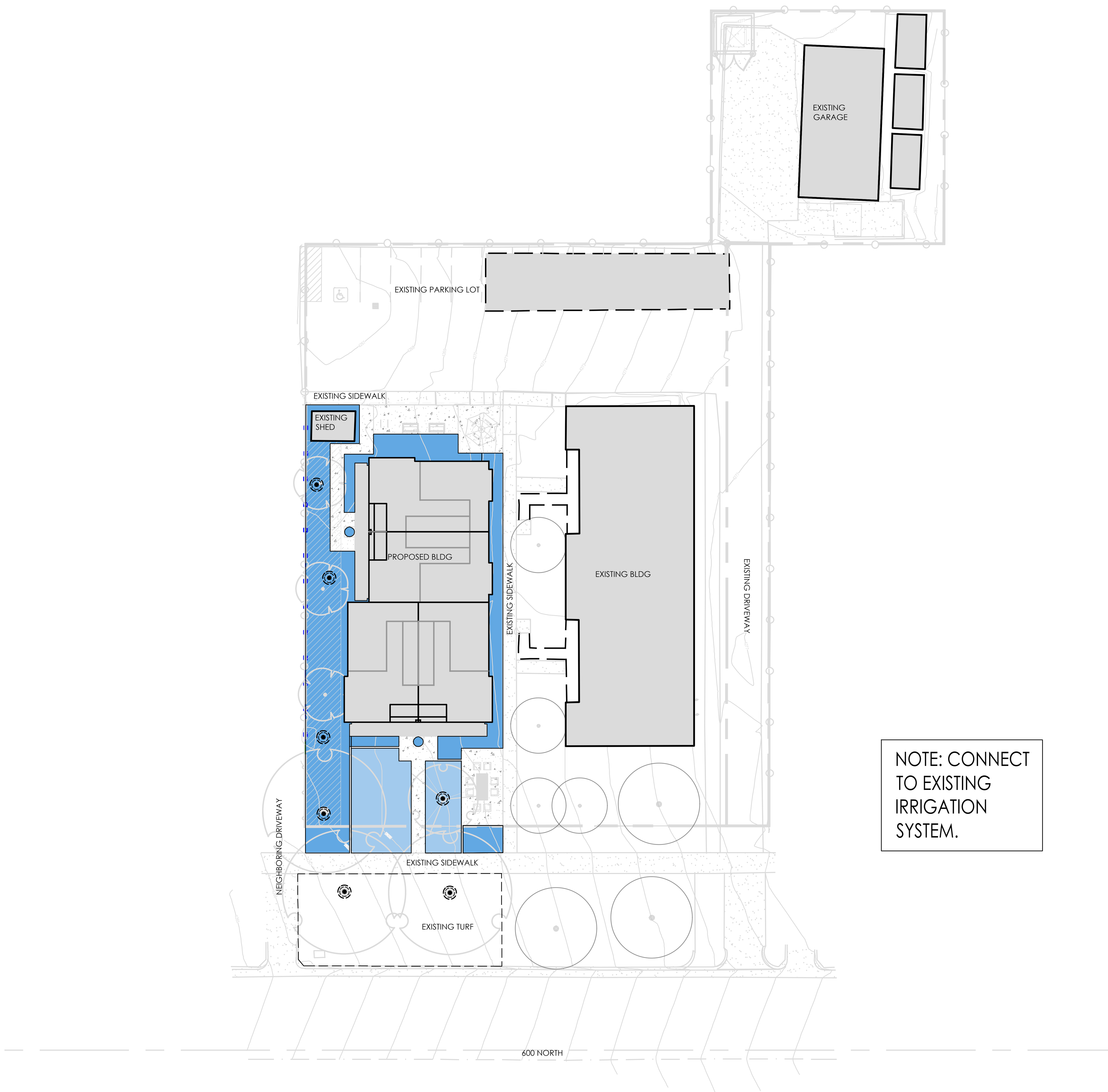
SALT LAKE CITY TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH

PROJECT NO. 25059
DATE: MARCH 6, 2026

REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP501
LANDSCAPE



IRRIGATION PLAN

0 10 20 30

IRRIGATION NOTES

1. THIS PLAN PROVIDES REQUIREMENTS FOR THE DESIGN AND LAYOUT OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE HEAD LAYOUT THAT CONFORMS TO THE REQUIREMENTS IN THESE DRAWINGS.
2. IRRIGATION AREAS, PIPE ROUTES, AND EQUIPMENT SHOWN ARE SCHEMATIC ONLY. CONTRACTOR TO DETERMINE THE BEST LOCATION AND LAYOUT FOR ALL PIPES, EQUIPMENT, AND HEADS BASED ON EXISTING CONDITIONS, PROPOSED IMPROVEMENTS, AND THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS.
3. CONTRACTOR TO USE THE IRRIGATION EQUIPMENT FROM THE IRRIGATION LEGEND AS INDICATED.
4. IRRIGATION CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL IRRIGATION HEADS WITH NOZZLES OF THE APPROPRIATE SPRAY PATTERN AND RADIUS FOR THE AREA TO BE IRRIGATED.
5. THE NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO IRRIGATION MAIN LINE (PRESSURE PIPE), LATERAL LINES (CIRCUIT PIPE), IRRIGATION VALVES, CONTROL WIRING, CONTROLLER, CONTROLLER ELECTRICAL SUPPLY, BACKFLOW PREVENTER, FILTER, GATE VALVE(S), SLEEVING, ISOLATION VALVES, QUICK COUPLER VALVES, VALVE BOXES, DRIP TUBING AND DRIP COMPONENTS AND IRRIGATION HEADS (FIXED SPRAY, ROTATORS, ROTORS, BUBBLERS).
6. WORK SHALL CONFORM WITH ALL APPLICABLE STANDARDS AND CODES.
7. IRRIGATION CONTRACTOR TO INSTALL CIRCUITS SO AS TO MAINTAIN APPROPRIATE OPERATING PRESSURE FOR EACH HEAD ON THE ENTIRE ZONE AND SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
9. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL OF PROPOSED IRRIGATION SYSTEM PRIOR INSTALLATION OF IRRIGATION SYSTEM.
10. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION AND INSTALLATION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
11. CONTROLLER LOCATION TO BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT. INSTALL CONTROLLER AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
12. IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION. POWER SOURCE SHALL BE INSTALLED PER CODE. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE CONTROLLER MANUFACTURER'S PRODUCT SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
13. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
14. INSTALL CHECK VALVES AS NEEDED TO PREVENT EXCESSIVE DRAINAGE AT LOW POINT OF EACH CIRCUIT.
15. IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
16. ALL IRRIGATION SYSTEM COMPONENTS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
17. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. SLEEVES WILL BE REQUIRED WHERE PIPE CROSSES BENEATH HARDSCAPE SURFACES. NOT ALL SLEEVES ARE SHOWN.
18. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
19. ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSI. IRRIGATION CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
20. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK AS INDICATED.
21. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE. BOXES LOCATED IN LAWN AREAS SHALL HAVE GREEN LIDS, BOXES LOCATED IN PLANTER BED AREAS SHALL HAVE TAN LIDS.
22. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.
23. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS.
24. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE IRRIGATION CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
25. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
26. EACH TREE TO BE IRRIGATED WITH DRIP RINGS ON AN IRRIGATION SEPARATE FROM OTHER DRIP EMITTER TYPES.
27. ALL WIRING LAID APART FROM THE IRRIGATION MAIN LINE TO BE IN SLEEVE(S) OF ADEQUATE SIZE BURIED 18" DEEP.
28. CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 75 PSI FOR 2 HOURS MINIMUM.

- CONTRACTOR TO ENSURE EXISTING CONTROLLER IS ADEQUATE FOR ADDITIONAL IRRIGATION
- ADJUST EXISTING IRRIGATION ZONES IN AFFECTED AREA
- INFORMATION IF THERE IS A BACKFLOW

2026-03-06 16:03

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
(dark blue)	PLANTER BEDS - AREA FOR DRIP EMITTERS EACH SHRUB, PERENNIAL, AND ORNAMENTAL GRASS TO RECEIVE MIN. 2 EMITTERS. AREAS WITH DENSE PLANTINGS TO RECEIVE DRIPLINE IRRIGATION INSTALLED ABOVE WEED FABRIC AND BENEATH MULCH/ROCK. TREES TO BE ON SEPARATE ZONE(S). EMITTERS TO PROVIDE 1 GALLON PER HOUR PER GALLON CONTAINER SIZE. SELECT FROM THE FOLLOWING EQUIPMENT: - RAINBIRD XB SELF PIERCING BARBED - HUNTER HE SELF PIERCING BARBED - RAINBIRD XDF DRIPLINE - HUNTER HDL DRIPLINE - NETAFIM TECHLINE DRIPLINE	2,107 SF	0.2 in/h	40	4
(light blue)	ROTARY HEADS TURF AREA TO BE IRRIGATED BY ROTARY HEADS AS REQUIRED WITH HEAD TO HEAD COVERAGE. HEAD TYPE TO BE DETERMINED BY SPACE REQUIREMENTS. SELECT FROM THE FOLLOWING EQUIPMENT: - RAINBIRD R-VAN ROTARY NOZZLES - HUNTER MP ROTATOR NOZZLES	757.8 SF	0.6 in/h	40	5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
◎	TREE LOCATIONS EACH TREE TO RECIEVE A DRIP RING AND TO BE CONNECTED TO A ZONE DEDICATED TO TREE IRRIGATION ONLY. DRIP LINE FOR TREE RINGS MUST BE 0.56" INSIDE DIAMETER TUBING WITH ONE 0.6 GPH EMITTER EVERY 12". ACCEPTABLE MANUFACTURERES INCLUDE HUNTER HDL, RAINBIRD XDF, AND NETAFIM TECHLINE	12/LI500

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Sandy, UT 84094
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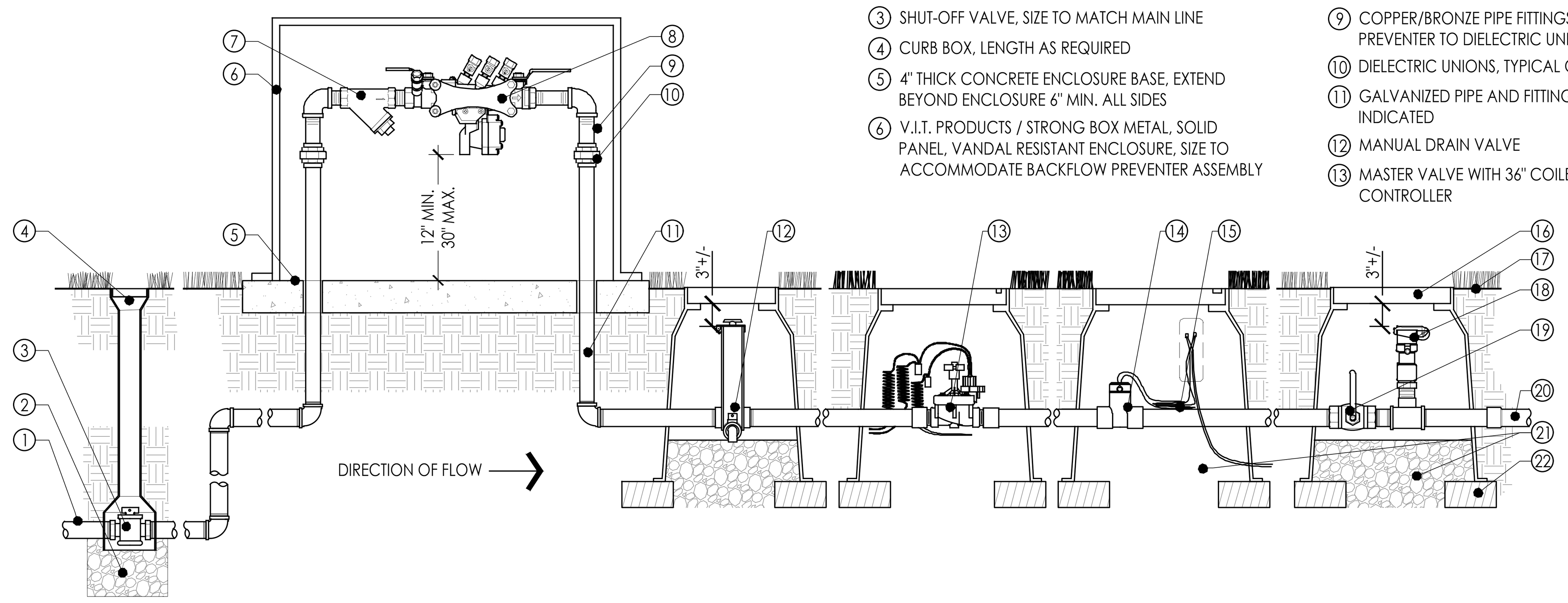
STEPHN J.

SALT LAKE CITY TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH

PROJECT NO. 25059
DATE: MARCH 6, 2026
REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

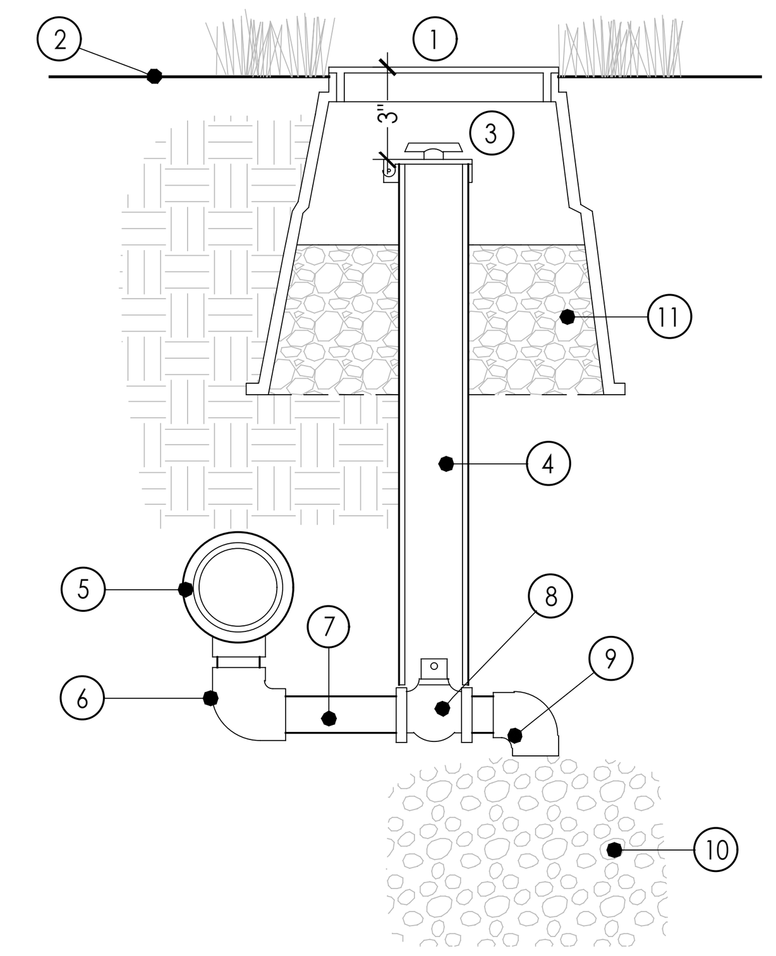
SHEET NUMBER:
LI100
LANDSCAPE



1. MAIN LINE FROM WATER METER
2. GRAVEL DRAIN SUMP, 3/4" WASHED GRAVEL, 2 CU. FT. MINIMUM
3. SHUT-OFF VALVE, SIZE TO MATCH MAIN LINE
4. CURB BOX, LENGTH AS REQUIRED
5. 4" THICK CONCRETE ENCLOSURE BASE, EXTEND BEYOND ENCLOSURE 6" MIN. ALL SIDES
6. V.I.T. PRODUCTS / STRONG BOX METAL, SOLID PANEL, VANDAL RESISTANT ENCLOSURE, SIZE TO ACCOMMODATE BACKFLOW PREVENTER ASSEMBLY
7. WYE STRAINER
8. BACKFLOW PREVENTER, SEE IRRIGATION LEGEND FOR SIZE AND TYPE
9. COPPER/BRONZE PIPE FITTINGS AT BACKFLOW PREVENTER TO DIELECTRIC UNIONS
10. DIELECTRIC UNIONS, TYPICAL OF (2)
11. GALVANIZED PIPE AND FITTINGS UNLESS OTHERWISE INDICATED
12. MANUAL DRAIN VALVE
13. MASTER VALVE WITH 36" COILED WIRE TO CONTROLLER
14. FLOW SENSOR WITH 36" COILED WIRE TO CONTROLLER
15. WIRE SPLICE SEE MANUFACTURER'S WRITTEN INSTRUCTIONS
16. PLASTIC VALVE BOX WITH LID AND BRICK FOUNDATION, TYPICAL
17. FINISH GRADE
18. QUICK COUPLER VALVE, SEE DETAIL
19. BRONZE BALL VALVE, HANDLE VERTICAL WHEN VALVE IS OFF
20. MAIN LINE TO IRRIGATION SYSTEM, SCH 40 PVC PIPE
21. 3/4" WASHED GRAVEL, 6" MIN. DEEP BEDDING FOR VALVE BOX
22. BRICK FOUNDATION, (4) EACH VALVE BOX

NOTE
1. LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODE.

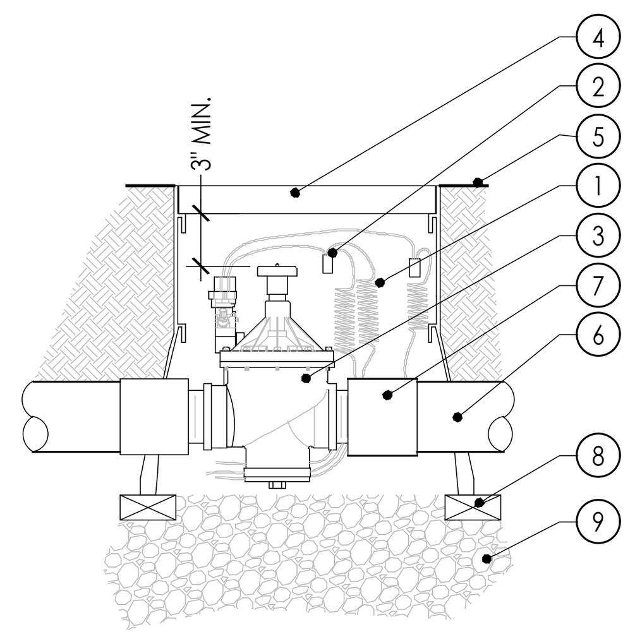
1 MAIN LINE CONNECTION ASSEMBLY
NOT TO SCALE — T-IR-EQU-03



1. 10" ROUND VALVE BOX W/ LOCK BOLT
2. FINISH GRADE
3. LOCKING CAP PERMANENTLY ATTACHED TO SLEEVE. 4" CLEAR
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" BALL VALVE
9. 3/4" MARLEX STREET ELBOW
10. GRAVEL SUMP - 18" x 18" x 12" MIN. SIZE
11. 3/4" GRAVEL, FILL TO 3" BELOW TOP OF SLEEVE

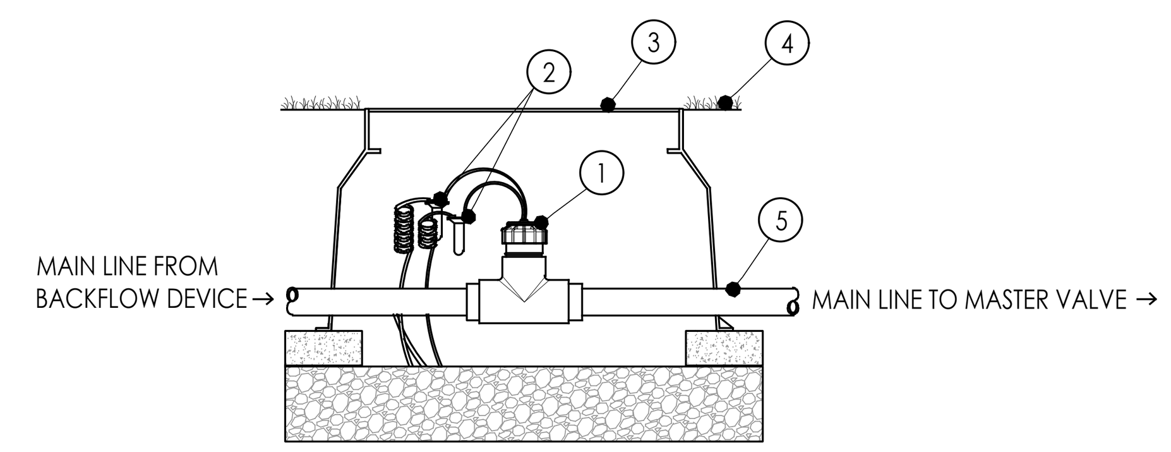
NOTE:
1. ALL PVC NIPPLES TO BE SCH. 80
2. PROVIDE VALVE KEY TO OWNER
3. INSTALL AT ALL LOW POINTS OF MAIN LINE FOR ADEQUATE DRAINAGE

2 MANUAL DRAIN VALVE ASSEMBLY
NOT TO SCALE — T-IR-EQU-05



1. 30" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (3M-DBR/Y-6), TYPICAL
3. MASTER VALVE, SEE IRRIGATION SCHEDULE
4. VALVE BOX WITH COVER
5. FINISH GRADE
6. MAIN LINE
7. REDUCING MALE ADAPTER
8. BRICK (1 OF 4)
9. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL

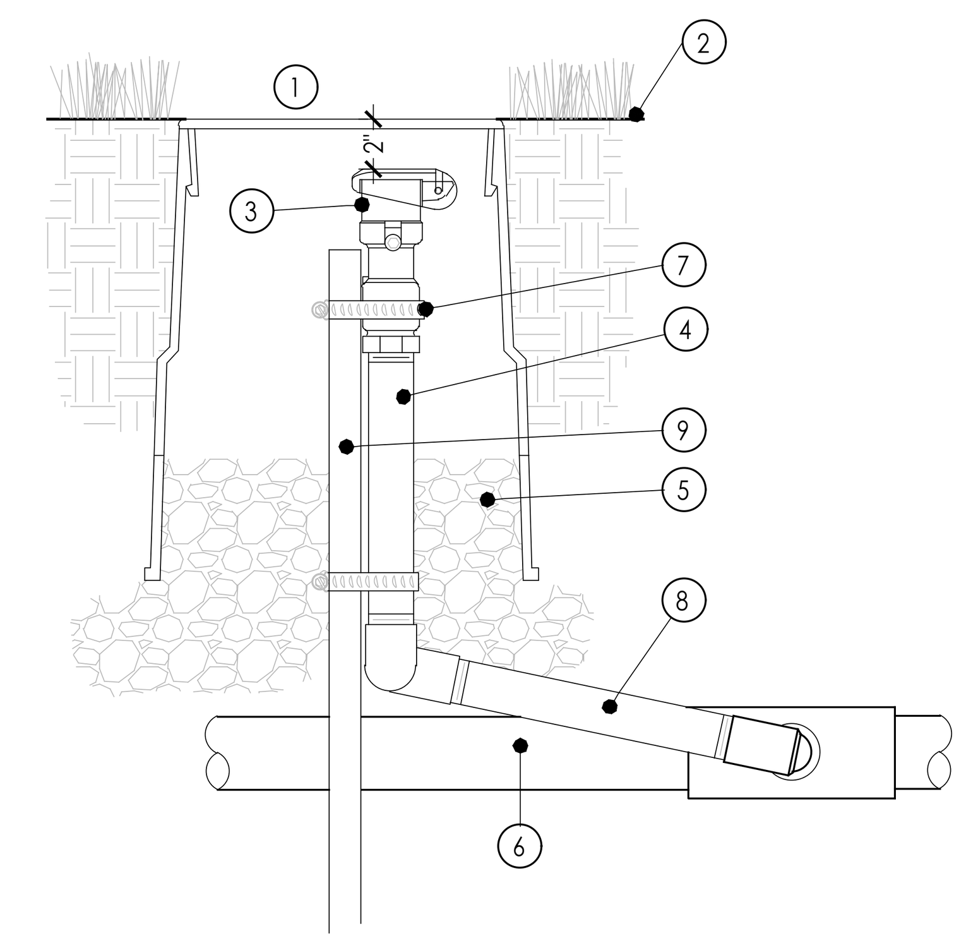
3 MASTER VALVE
NOT TO SCALE — T-IR-VAL-01



1. FLOW SENSOR, SEE IRRIGATION PLAN
2. MIN. 18/2 DIRECT BURIAL SHIELD WIRE TO CONNECT FROM FLOW SENSOR TO IRRIGATION CONTROLLER. MAXIMUM WIRE DISTANCE 1000', SPACES MUST USE WATER PROOF CONNECTORS
3. STANDARD VALVE BOX
4. FINISH GRADE
5. MAIN LINE PIPE

NOTE:
1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.
2. INSTALL PER MANUFACTURES INSTRUCTIONS.

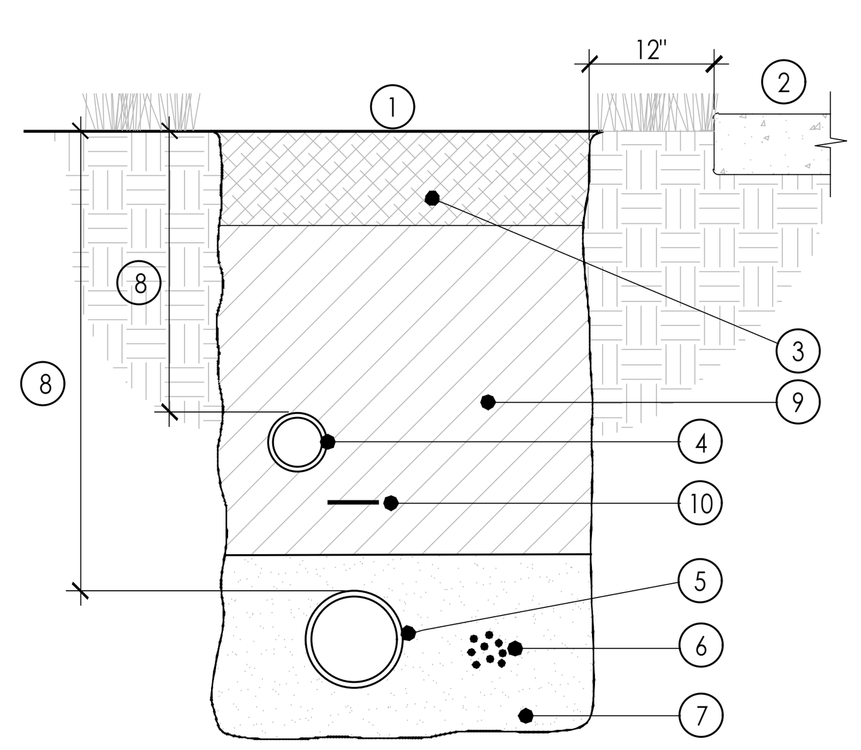
4 FLOW SENSOR
NOT TO SCALE — T-IR-EQU-06



1. 10" ROUND GREEN PLASTIC VALVE BOX,
2. FINISH GRADE
3. QUICK COUPLER - SEE IRRIGATION SCHEDULE (MOUNT 4 - 6" BELOW GRADE)
4. 1" GALVANIZED RISER, LENGTH AS REQUIRED
5. 6" MIN. DEPTH 3/4" WASHED GRAVEL
6. MAIN SUPPLY LINE
7. SECURE VALVE TO REBAR WITH (2) MIN. STAINLESS STEEL SCREW CLAMPS
8. 1" DOUBLE ELBOW SWING JOINT ASSEMBLY
9. #4 REBAR, DRIVEN INTO SOIL 18" MIN.

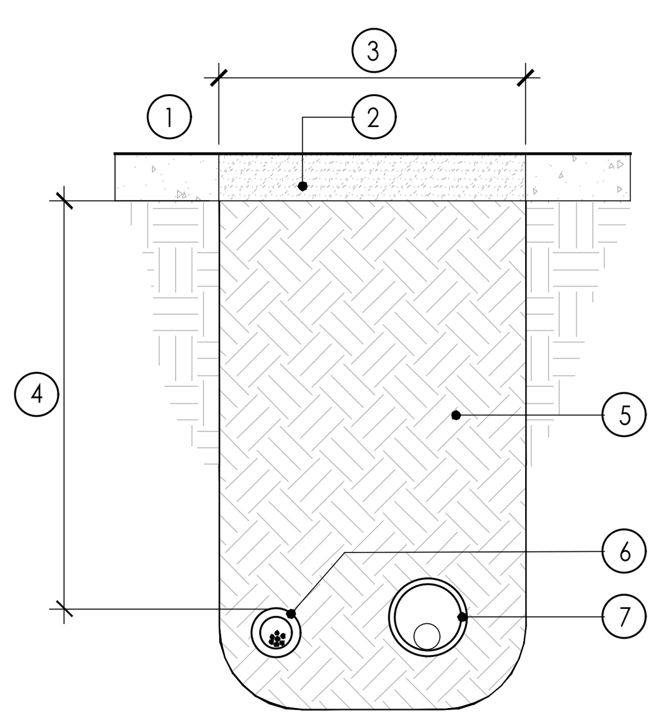
NOTE:
1. INSTALL (1) QUICK COUPLING VALVE IN LOCATIONS INDICATED ON PLAN
2. INSTALL VALVE BOX SO TOP OF BOX IS AT FINISH GRADE IN TURF AND 2" ABOVE FINISH GRADE IN PLANTING AREAS.
3. TOP OF QUICK COUPLER VALVE TO HAVE 3" MIN. CLEARANCE FROM VALVE BOX LID

5 QUICK COUPLER VALVE
NOT TO SCALE — T-IR-EQU-04



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER. LAYER THICKNESS AS INDICATED IN PLANTING NOTES
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 24 - 30" COVER
   LATERAL LINE: 8 - 16" COVER
9. BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
10. DETECTABLE WARNING TAPE AT MAIN LINE

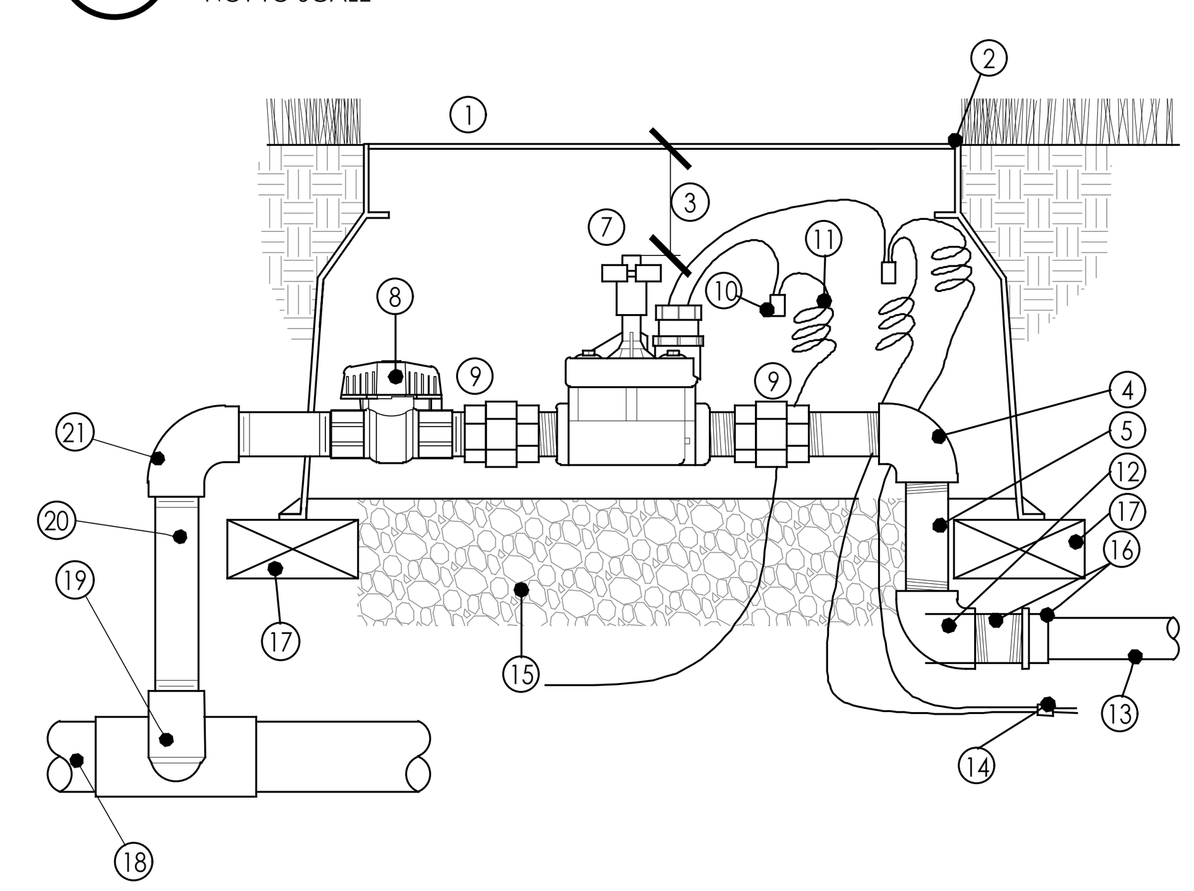
6 TRENCH DETAIL
NOT TO SCALE — T-IR-EQU-01



1. CONCRETE OR ASPHALT PAVING
2. EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
3. WIDTH AS REQUIRED
4. DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
5. COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMETER
6. CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE
7. MAIN LINE / LATERAL LINE IN PVC SLEEVE

NOTE:
1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.
2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.
3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.
5. CONCRETE OR ASPHALT PATCH TO MATCH EXISTING CONCRETE OR ASPHALT CUT FOR PIPE TRENCH.

7 SLEEVE DETAIL
NOT TO SCALE — T-IR-EQU-02



1. CARSON-BROOKS 1419-1220 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)
2. TOP OF VALVE BOX FLUSH WITH FINISH GRADE
3. 4" MIN. CLEARANCE
4. PVC SCH 80 T X T ELBOW
5. PVC SCH. 80 NIPPLE; LENGTH AS REQUIRED (TYP.)
6. LINE FROM MANIFOLD CONNECTION
7. ELECTRIC CONTROL VALVE - SEE IRRIGATION SCHEDULE
8. PVC SCH 80 THREAD BALL VALVE
9. PVC SCH. 80 UNION
10. WATER TIGHT CONNECTORS (3M DBY ONLY)
11. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
12. SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO T X T BUSHING TO LATERAL
13. LATERAL LINE
14. CONTROL WIRES
15. 3/4" WASHED GRAVEL, 6" DEPTH MINIMUM
16. THREADED NIPPLE WITH BUSHING
17. BRICK
18. MAINLINE PIPE (PRESSURE PIPE)
19. MAIN LINE TEE OR ELL
20. PVC SCH 80 NIPPLE LENGTH VARIES, TYP.
21. PVC SCH 80 THREAD x THREAD ELL

NOTE:
1. ONE REMOTE CONTROL VALVE PER JUMBO SIZE BOX.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC. USING TEFLON TAPE AND #5 RECTOR SEAL.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE 1 FOOT MINIMUM BEFORE CHANGE IN DIRECTION.
4. FOR INSTALLATION ON A 2-WIRE SYSTEM, SEE ADDITIONAL DETAILS PER IRRIGATION PLAN

8 CONTROL VALVE ASSEMBLY
NOT TO SCALE — T-IR-VAL-02

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 High Point Parkway, Suite 300
Sandy, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

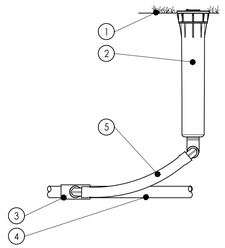
REVIEW SET - NOT FOR CONSTRUCTION

SALT LAKE CITY TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH

PROJECT NO. 25059
DATE: MARCH 6, 2026
REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

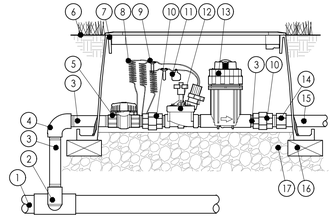
SHEET NUMBER:
LP500
LANDSCAPE



1. FINISH GRADE
2. MODEL PROS-06-CV SPRAY HEAD WITH 'CV' OPTION INSTALLED
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: HUNTER 'PRO-FLEX' TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)

1 ROTARY NOZZLE ON POP-UP

NOT TO SCALE T-IR-VAL-03

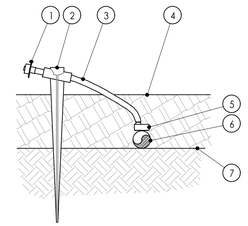


NOTES:
1. BACKFILL AT VALVE BOX TO SET AND PREVENT SETTLING OF VALVE BOX.
2. SCRUBBER VALVE REQUIRED FOR ALL SECONDARY WATER APPLICATIONS.
3. FOR TWO WIRE SYSTEMS SEE "CONTROL VALVE DECODER" DETAIL:

1. MAINLINE PIPE (PRESSURE PIPE)
2. PVC SCH 80 TEE OR ELL
3. PVC SCH 80 NIPPLE LENGTH VARIES, TYP.
4. PVC SCH 80 THREAD x THREAD ELL
5. PVC SCH 80 THREAD BALL VALVE
6. FINISH GRADE
7. VALVE BOX WITH COVER
8. 30-INCH LINEAR LENGTH OF WIRE, COILED
9. WATERPROOF CONNECTOR, 3M DBY
10. PVC SCH 80 UNION BY DURA
11. VALVE TAG
12. CONTROL VALVE
13. PRESSURE REGULATING QUICK CHECK BASKET FILTER
14. PVC SCH 80 MALE ADAPTER
15. PVC SCH 40 PIPE TO IRRIGATION CIRCUIT
16. BRICK FOOTING, 1 OF 4
17. 6" MIN. LAYER OF 3/4-INCH WASHED GRAVEL

2 DRIP CONTROL ZONE KIT

NOT TO SCALE T-IR-DRI-01



1. DIFFUSER BUG CAP
2. TUBING STAKE
3. DISTRIBUTION TUBING
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER
6. 1/2" POLYETHYLENE TUBING
7. FINISH GRADE

NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

3 DRIP EMITTER WITH DISTRIBUTION TUBING

NOT TO SCALE T-IR-DRI-02

INSTALL 2 RINGS OF IN-LINE EMITTER TUBING WITH EMITTERS SPACED EVENLY ON TOP OF ROOT BALL FOR EACH NEW TREE.

ADDITIONAL IN-LINE EMITTER TUBING REQUIRED FOR LARGE NEW TREES (GREATER THAN 2" CAL.) OR EXISTING TREES. PLACE DRIP LINES AT 2'-0" INTERVALS TO EDGE OF DRIP LINE (CANOPY) OF TREE

INSTALL DRIPLINE OPERATION INDICATOR AT BASE OF EACH TREE ON THE DRIP ZONE, SEE DETAIL:

NOTE:
1. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.
2. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
3. IN-LINE EMITTER TUBING PER IRRIGATION PLAN. STAPLE TUBING ON TOP OF FINISH GRADE UNDER ROCK MULCH. NO KINKS IN LINE.

4 TREE IN-LINE EMITTER TUBING LAYOUT (PLANTER AREAS)

NOT TO SCALE T-IR-DRI-03

1. MULCH PER LANDSCAPE PLANS
2. FINISH GRADE
3. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
4. ON-SURFACE DRIPLINE - SEE IRRIGATION PLAN

NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ¼ PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

5 DRIPLINE OPERATION INDICATOR

NOT TO SCALE T-IR-DRI-10

Think
Architecture

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Land Planning
Construction Management

7927 High Point Parkway, Suite 300
Sandy, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

SALT LAKE CITY TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH

PROJECT NO. 25059
DATE: MARCH 6, 2026

REVISIONS:

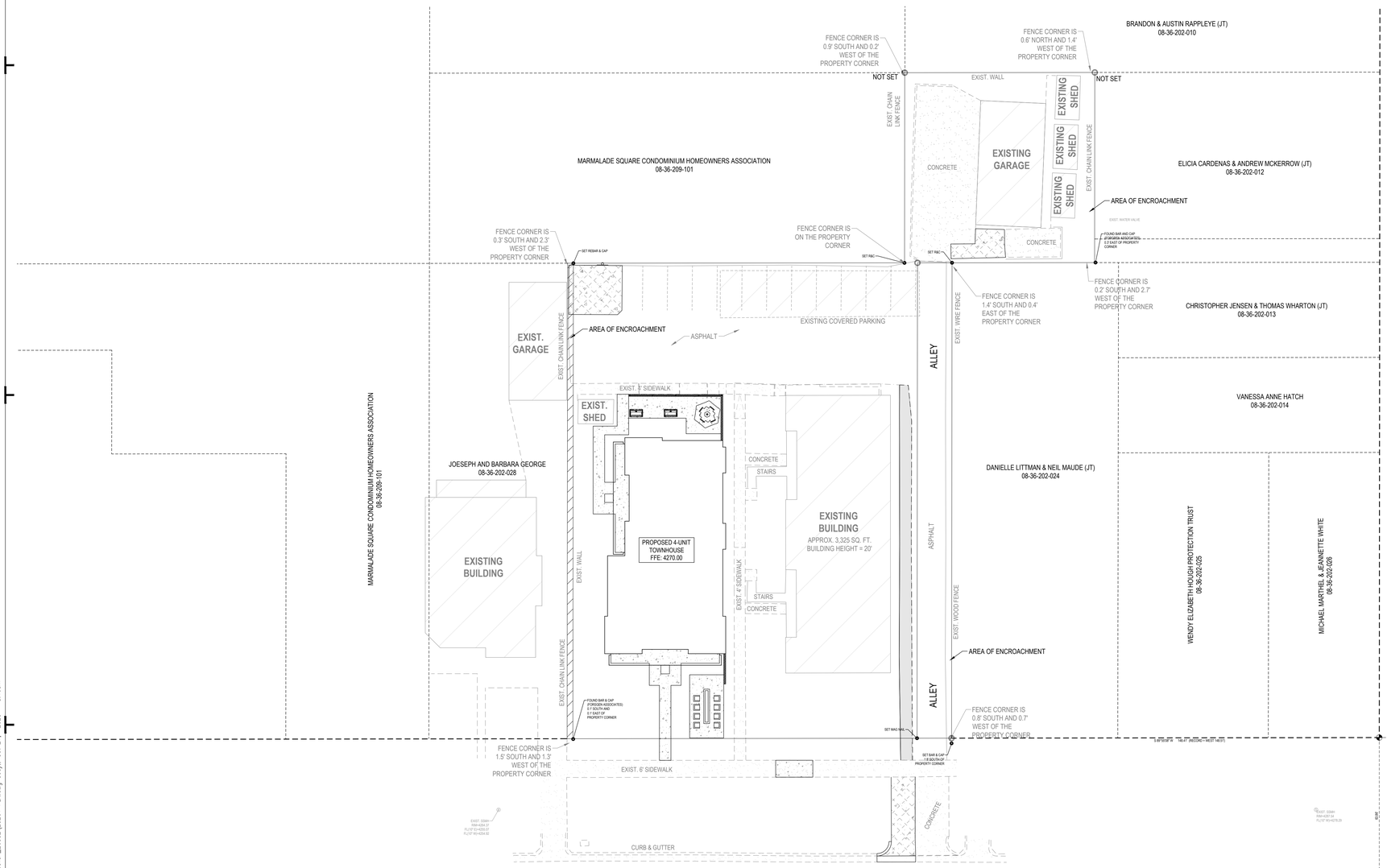
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP501
LANDSCAPE

MARMALADE TOWNHOMES

CONSTRUCTION PLANS

228 W 600 N
SALT LAKE CITY, UT 84103

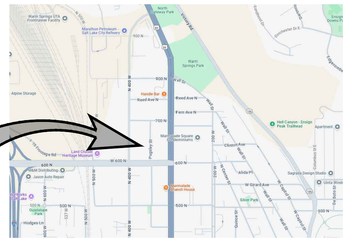


NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

SITE



VICINITY MAP
N.T.S.

DRAWING INDEX

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

DEVELOPER & OWNER
CLAYTON DAMRON
228 W APARTMENTS LLC
435-571-0404
cdamron@cruachancapital.com

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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
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GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

ENBRIDGE GAS NOTES

BEFORE THE CONTRACTOR STARTS WORK WITHIN 10 FEET OF THE EXISTING 24-INCH HIGH PRESSURE GAS LINE ON PROPERTY, PLEASE CALL THE DOMINION ENERGY HIGH PRESSURE DISPATCH NUMBER (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE, SO THAT A DOMINION ENERGY HIGH PRESSURE INSPECTOR CAN BE PRESENT FOR THE STORM DRAIN INSTALLATION ABOVE THE HIGH PRESSURE LINE.

LEGEND

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

1. COMPLIANCE

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.

2. COORDINATION

THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES
- BACKFLOW PREVENTION - 483-6795
  DEVELOPMENT REVIEW ENGINEERING - 483-6781
- INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
- PRETREATMENT - 799-4002
- STORM WATER - 483-6751

SLC DEPARTMENTS
- ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
- ENGINEERING - SUBDIVISIONS - 535-6159
- FIRE DEPARTMENT - 535-6636

PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
- PLANNING AND ZONING - 535-7700
- TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 385-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 538-7240

3. SCHEDULE

PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.

4. PERMITS, FEES AND AGREEMENTS

CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS. CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.

5. ASPHALT AND SOIL TESTING

THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE. THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.

6. TRAFFIC CONTROL AND HAUL ROUTES

TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF “MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES” FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

7. SURVEY CONTROL

CONTRACTOR MUST PROVDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR (468-2028) FOR MONUMENT LOCATIONS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. ASPHALT GUARANTEE

THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.

9. TEMPORARY ASPHALT

IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

10. SAFETY

THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

11. DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.

12. DEWATERING

ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

13. PROJECT LIMITS

THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

14. WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES

A. INSPECTIONS -
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.

B. DAMAGE TO EXISTING UTILITIES -
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

C. UTILITY LOCATIONS -
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILTIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

D. UTILITY RELOCATIONS -
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

E. FIELD CHANGES -
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY-
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. WATER AND SEWER SEPARATION -
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

I. SALVAGE -
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILTIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILTIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED**. A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UN-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE I ON PAGE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXS WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR. ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, “UTILITY INSTALLATION DETAIL.”

M. STREETLIGHTS -
ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELECTRICAL CODE). A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREET LIGHTING PROGRAM MANAGER OR HIS/HER REPRESENTATIVE.

STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.

STREETLIGHTS AND STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE STREET LIGHTING PROGRAM MANAGER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.

STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.

ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.

ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE STREET LIGHTING PROGRAM MANAGER.

IF APPROVED PLANS REQUIRE REMOVAL OF STREETLIGHT POLES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POLES WHILE THEY ARE DOWN. THE POLES SHALL BE STORED IN A SECURE LOCATION AND RAISED OFF THE GROUND. PICTURES SHALL BE TAKEN BEFORE THE POLES ARE REMOVED TO DOCUMENT THE CONDITION OF THE POLES BEFORE THEY WERE REMOVED. PICTURES SHALL BE SENT TO THE CITY. CONTRACTOR SHALL ENSURE THE POLES ARE IN SIMILAR CONDITION WHEN RESTORED TO THEIR ORIGINAL LOCATIONS. IF APPROVED PLANS REQUIRE PERMANENT REMOVAL OF STREETLIGHT POLES THE CONTRACTOR SHALL COORDINATE SALVAGE AND/OR DISPOSAL OF POLES, FIXTURES, AND LIGHTS WITH THE STREET LIGHTING PROGRAM MANAGER.

ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO THE FACE OF THE STREETLIGHT POLE ON ALL SIDES.

ABBREVIATIONS

AC	ACRE
ADA	AMERICANS WITH DISABILITIES ACT
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM
B&C	BAR & CAP
BC	BUILDING CORNER
BLUE	BLUE STAKED ELECTRIC
BLUFO	BLUE STAKED FIBER OPTIC
BLUG	BLUE STAKED NATURAL GAS
BLUIRR	BLUE STAKED IRRIGATION
BLUSD	BLUE STAKED STORM DRAIN
BLUSS	BLUE STAKED SANITARY SEWER
BLUT	BLUE STAKED TELEPHONE
BLUW	BLUE STAKED WATER
BM	BENCHMARK
BOB	BOTTOM OF BOX
BOL	BOLLARD
BOV	BLOW-OFF VALVE
BOW	BACK OF WALK
BW	BOTTOM OF WALL
℄	CENTERLINE
CATV	CABLE TELEVISION
CBR	CONCRETE BARRIER
CC	CURB CUT
COL	COLUMN
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CMP	CORRUGATED METAL PIPE
CP	CONTROL POINT
CTREE	CONIFEROUS TREE
CUFT	CUBIC FOOT
CUYD	CUBIC YARD
DEL	DELINEATOR
DIA or Ø	DIAMETER
DIP	DUCTILE IRON PIPE
DTREE	DECIDUOUS TREE
DYL	DOUBLE YELLOW LINE
E	EAST
EB	ELECTRIC BOX
EGL	ENERGY GRADE LINE
ELEV	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EOL	EDGE OF LAWN
EX or EXIST	EXISTING
F	FIRE
FC	FOUNDATION CORNER
FD	FOUND
FDC	FIRE DEPT. CONNECTION
FDMN	FOUND MONUMENT
FDSC	FOUND SECTION CORNER
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
FNCCL	CHAIN LINK FENCE
FNCIRN	IRON FENCE
FNCVYL	VINYL FENCE
FNCWD	WOOD FENCE
FNCWR	WIRE FENCE
FO	FIBER OPTIC
FOW	FRONT OF WALK
FT	FEET
G	NATURAL GAS
GAR	GARAGE
GB	GRADE BREAK
GL	GROUND LIGHT
GM	GAS METER
GMH	GAS MANHOLE
GUY	GUY WIRE
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HG	HEADGATE
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
HW	HEADWALL or HIGH WATER
HWY	HIGHWAY
ICO	IRRIGATION CLEANOUT
ICV	IRRIGATION CONTROL VALVE
IE	INVERT ELEVATION
IRR	IRRIGATION
LF	LINEAR FEET
LIP	LIP OF GUTTER
LP	LOW POINT or LIGHT POLE
MAX	MAXIMUM
MIN	MINIMUM
MON	MONUMENT
MP	METAL PIPE
MW	MONITORING WELL
N	NORTH
NG	NATURAL GROUND
NGRET	NG AT RETAINING WALL
NR	NAIL & RIBBON
NW	NAIL & WASHER
NTS	NOT TO SCALE
OG	ORIGINAL GROUND
OH	OVERHANG
OHC	OVERHEAD COMMUNICATIONS
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TELEVISION
℞	PROPERTY LINE
PB	POWER BOX
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PM	PARKING METER
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRK	PARKING STRIPE
POC	POINT OF CONNECTION
PT	POINT OF TANGENCY
PWR	POWER
PVC	POLYVINYL CHLORIDE PIPE
R	RANGE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
ROW	RIGHT-OF-WAY
RR	RAILROAD
S	SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEOUNOUT BOX
SDMH	STORM DRAIN MANHOLE
SEC	SECTION
SPECS	SPECIFICATIONS
SLB&M	SALT LAKE BASE & MERIDIAN
SQ	SQUARE
SQFT	SQUARE FEET
SQYD	SQUARE YARD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST	STEAM
STA	STATION
STD	STANDARD
STM	STORM
SYL	SOLID YELLOW LINE
SWL	SOLID WHITE LINE
T	TOWNSHIP
TBC	TOP BACK OF CURB
TELE	TELEPHONE
TFC	TOP FACE OF CURB
TL	TREE LINE
TMH	TELEPHONE MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE or TOP OF PIPE
TOW	TOP OF WALK
TR	TELEPHONE RISER
TV	TELEVISION
TW	TOP OF WALL
TRANS	TRANSFORMER
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
UD	UNDERDRAIN
UGC	UNDERGROUND COMMUNICATIONS
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TELEVISION
U.N.O.	UNLESS NOTED OTHERWISE
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VP	VERTICAL PIPE
W	WEST or WATER
WM	WATER METER
WMH	WATER MANHOLE
WS	WATER SURFACE
WTR	WATER
WV	WATER VALVE
WW	WATERWAY

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PROFESSIONAL ENGINEER
10/27/25
No. 137[illegible]
STATE OF UTAH

MARMALADE TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH 84103

REVISIONS		
REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		

PROJECT NO: 25261
DRAWN BY: CBN
CHECKED BY: CCW
DATE: 10/27/25

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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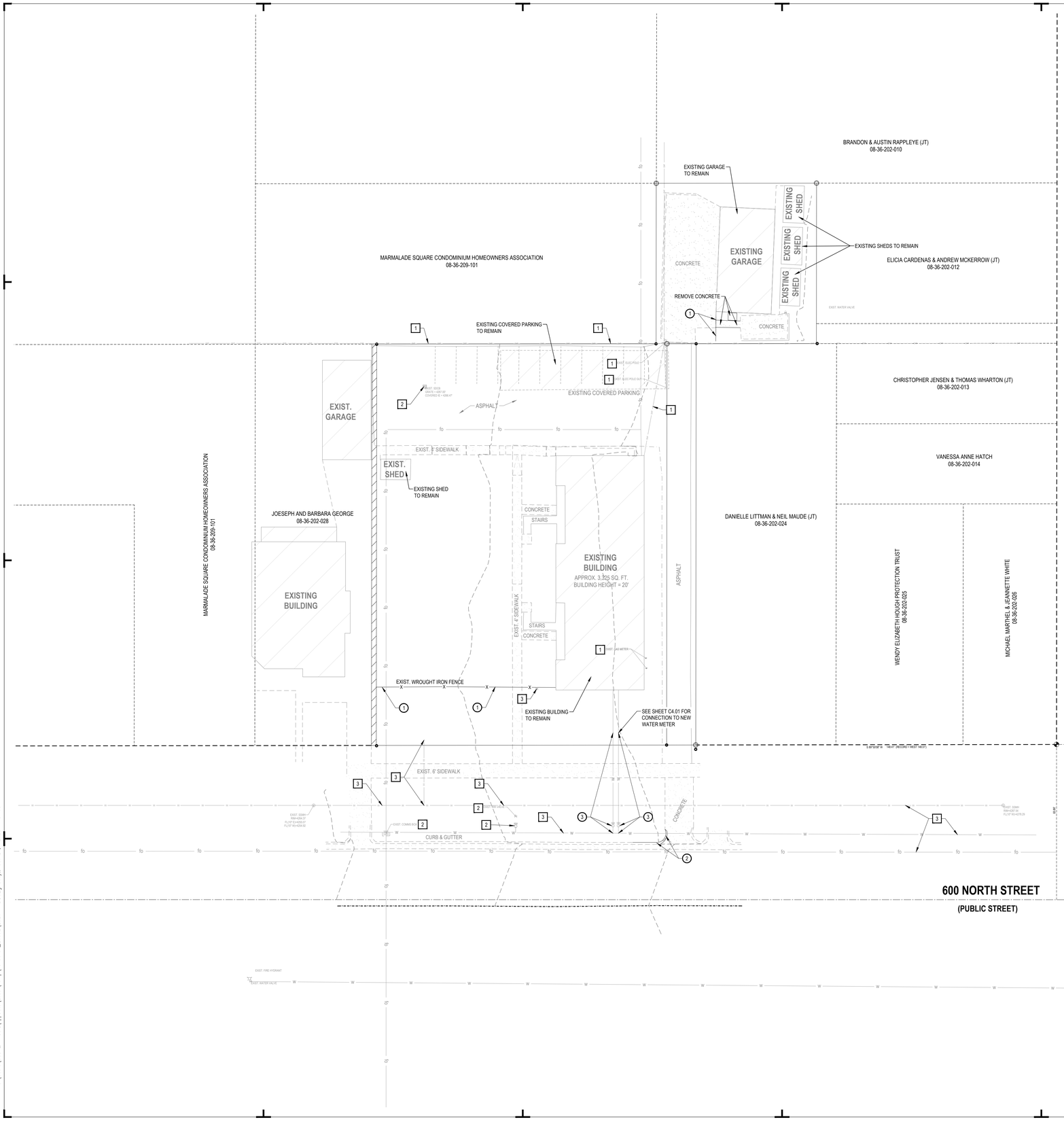

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	SALT LAKE PUBLIC UTILITIES
STORM	SALT LAKE PUBLIC UTILITIES
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SALT LAKE PUBLIC UTILITIES
NATURAL GAS	ENBRIDGE UTAH GAS
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE

1. REMOVE EXISTING FENCE.
2. REMOVE WESTERN EDGE OF CONCRETE DRIVE APPROACH TO WIDEN. SEE C1.01 FOR WIDENED DRIVE APPROACH.
3. EXISTING WATER METERS TO BE REMOVED AND SERVICE TO BE KILLED AT MAIN, PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.

1. PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
2. PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
3. PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

NOTICE!

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

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PROFESSIONAL ENGINEER
No. 13771027-2202
10/27/25
STATE OF UTAH

MARMALADE TOWNHOMES

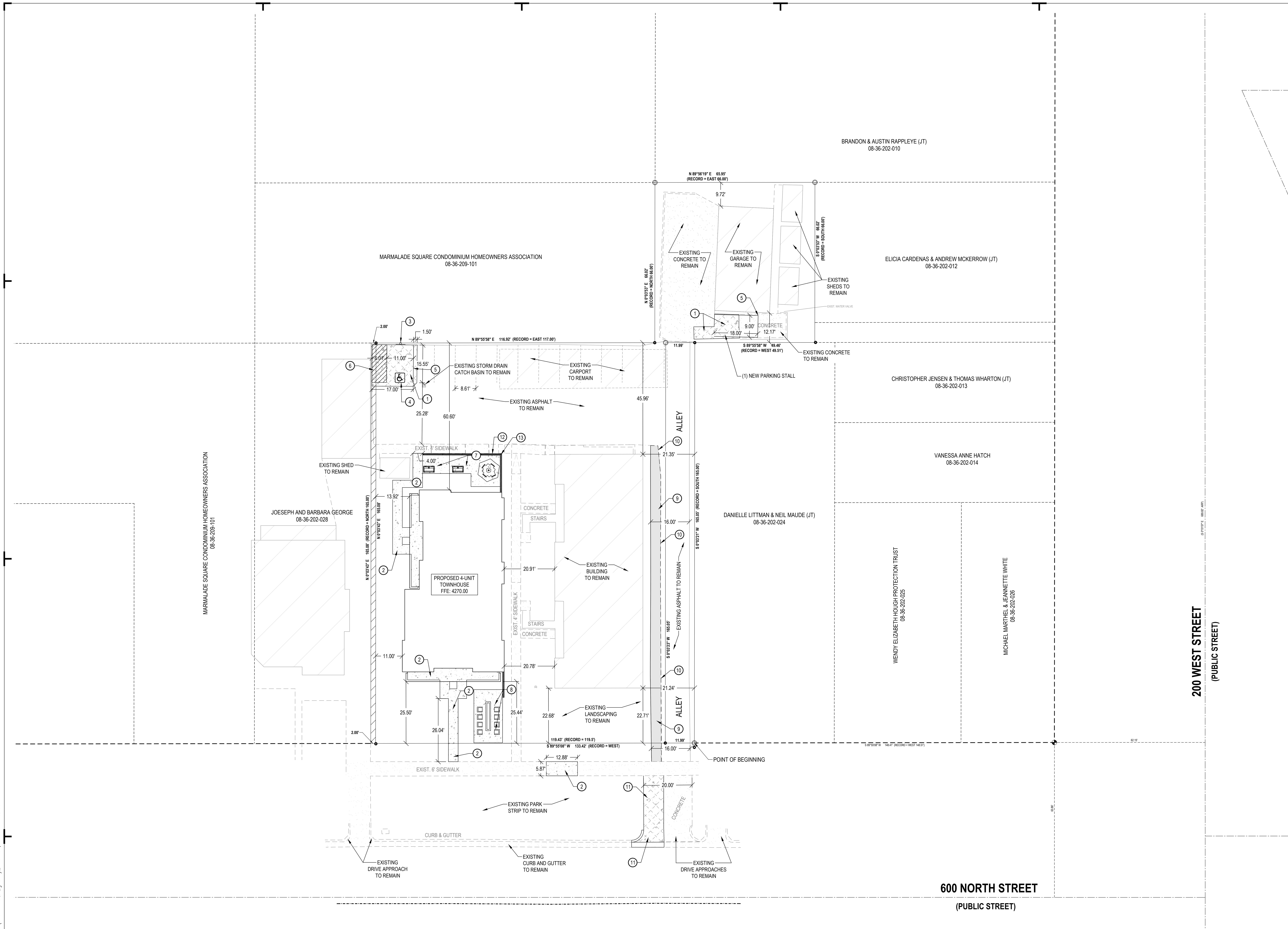
228 W 600 N
SALT LAKE CITY, UTAH 84103

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	25261
DRAWN BY:	CBN
CHECKED BY:	CCW
DATE:	10/27/25

DEMOLITION PLAN

C0.10



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	8,205 SQFT	34%
LANDSCAPE	9,704 SQFT	40%
BUILDINGS	6,158 SQFT	26%
TOTAL	24,067 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
2. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
3. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D4', SHEET C5.01.
4. PAINTED ADA SYMBOL. SEE DETAIL 'D3', SHEET C5.01.
5. 4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
6. 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
7. BBQ AREA. SEE LANDSCAPE AND ARCHITECTS PLANS FOR DETAILS.
8. FIRE PIT AREA. SEE LANDSCAPE AND ARCHITECTS PLANS FOR DETAILS.
9. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
10. SAW CUT EXISTING EDGE OF ASPHALT TO CREATE CLEAN EDGE TO PAVE TO.
11. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
12. 8-INCH RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
13. HAND RAIL TO BE INSTALLED ON TOP OF RETAINING WALL.

PARKING CALCULATIONS:

REQUIRED STALLS: 18

PROVIDED STALLS: 18

NOTICE!

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

Blue Stakes of UTAH 811 Bluestakes.org

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PROFESSIONAL ENGINEER 10/27/25 CODY STATE OF UTAH

MARMALADE TOWNHOMES

228 W 600 N SALT LAKE CITY, UTAH 84103

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 25261

DRAWN BY: CBN

CHECKED BY: CCW

DATE: 10/27/25

CIVIL SITE PLAN

C1.01

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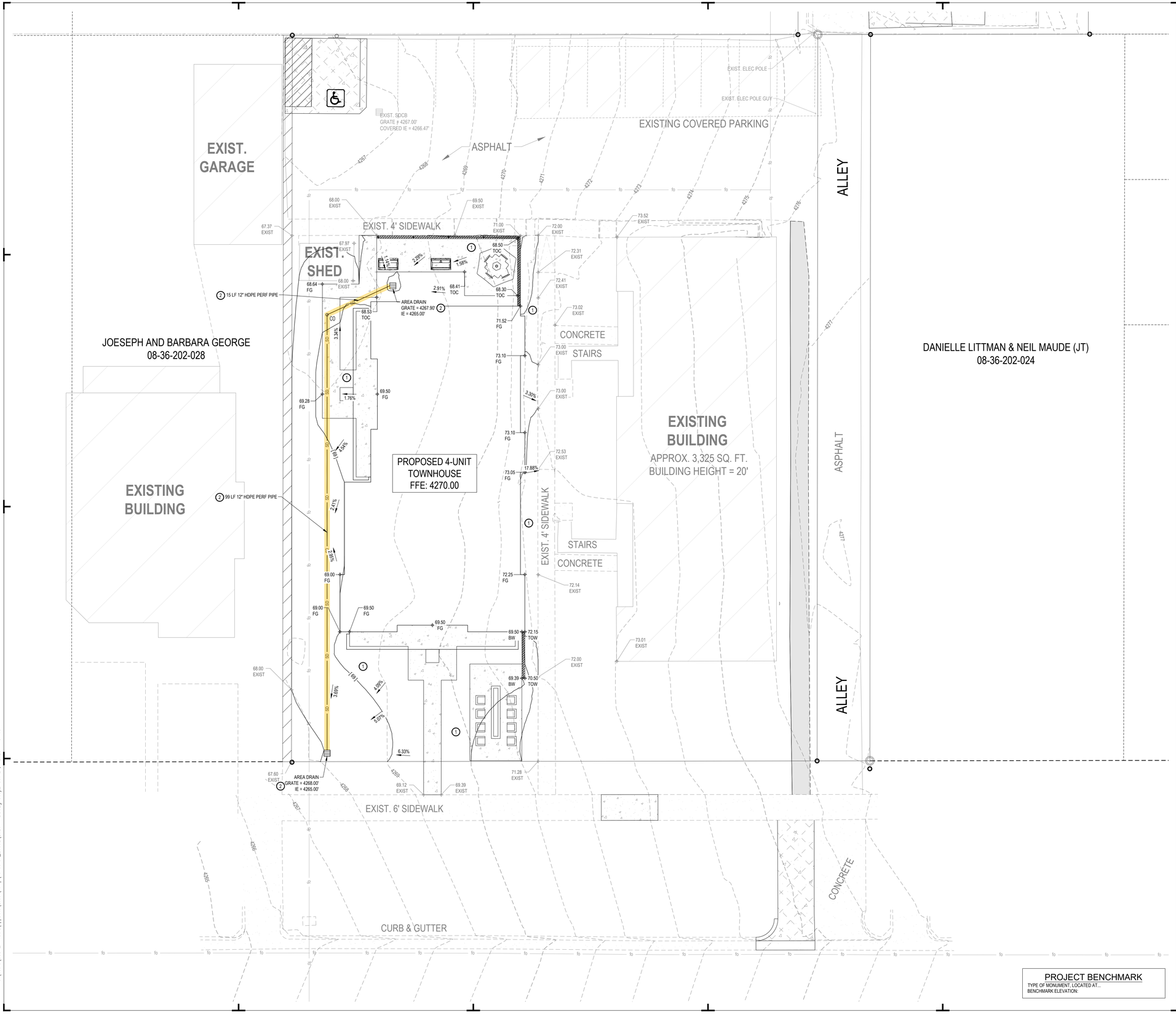

NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION, PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. FRENCH DRAIN WITH 12" DIAMETER PERFORATED HDPE STORM DRAIN LINE. SEE DETAIL 'C4', SHEET C5.02.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

PROJECT BENCHMARK

TYPE OF MONUMENT, LOCATED AT...
BENCHMARK ELEVATION:

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

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10/27/25
No. 13770272-2202
COPY
STATE OF UTAH

MARMALADE TOWNHOMES

228 W 600 N
SALT LAKE CITY, UTAH 84103

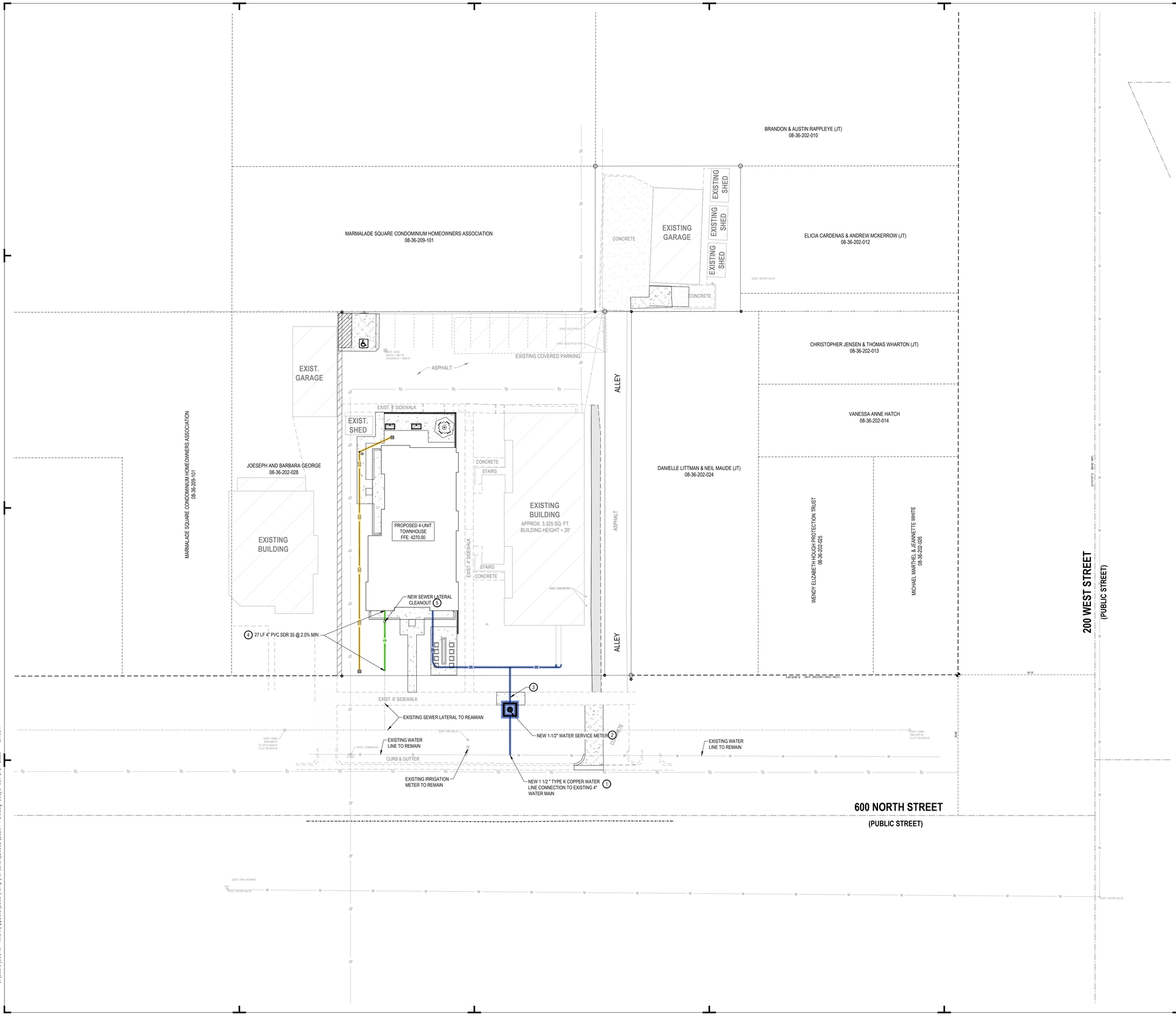
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	25261
DRAWN BY:	CBN
CHECKED BY:	CCW
DATE:	10/27/25

GRADING AND DRAINAGE PLAN

C2.01



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SALT LAKE CITY PUBLIC UTILITIES STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SALT LAKE CITY PUBLIC UTILITIES STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER

UTILITY PROVIDERS:
- WATER: SALT LAKE CITY PUBLIC UTILITIES
- SEWER: SALT LAKE CITY PUBLIC UTILITIES
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING 12" WATER MAIN INCLUDING CORPORATION STOP VALVE AND VALVE BOX, PER APWA PLAN NO. 552 ON C5.02.
2. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505 ON SHEET C5.02.
3. UPSIZE CULINARY WATER LINE TO 2" CTS POLY PIPE 3' PAST METER WATER.
4. 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 50-FOOT MAXIMUM SPACING. SEE SALT LAKE CITY PUBLIC UTILITIES STANDARD PRACTICE #1 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS, DETAILS ON SHEET C5.02.
5. SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431.

*ALL UTILITY TRENCHES PER SALT LAKE CITY PUBLIC UTILITIES STANDARD PRACTICE #1. SEE DETAIL ON SHEET C5.01.

URBAN FORESTRY NOTES:

1) TPZ: PRIOR TO ANY WORK BEING DONE INSIDE THE TPZ, CONTRACTOR SHALL CONTACT URBAN FORESTRY TO SCHEDULE A SITE VISIT TO REVIEW TREE PRESERVATION PLANS.
2) TREE PROTECTION SIGN: FILL IN APPROVED BUILDING PERMIT NUMBER ON THE FRONT SIDE. PRODUCE THIS THIS ENOUGH TIMES THAT IT CAN BE PLACED ON THE STREET SIDE AND THE PRIVATE PROPERTY SIDE OF EACH TREE IN THE TREE PROTECTION ZONE. PLASTIC LAMINATE THE SIGNS FOR WEATHER RESISTANCE. AFFIX THE FILLED IN AND LAMINATED SIGNS TO THE TREE PROTECTION FENCING USING ZIP OR TWIST TIES. PLACE SIGNS ON FENCING SO IT IS VISIBLE TO CONSTRUCTION PERSONNEL AND FROM THE STREET. KEEP THE SIGN IN READABLE CONDITION FOR THE ENTIRE DURATION OF THE PROJECT.

SANITARY SEWER DEMANDS:

TOTAL UNITS = 4
EACH UNIT = 300 GPD
TOTAL SEWER DEMAND = 1,200 GPD

NOTICE!

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SALT LAKE CITY, UTAH 84103

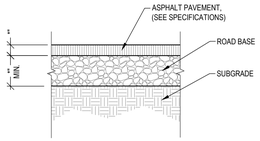
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	25261
DRAWN BY:	CBN
CHECKED BY:	CCW
DATE:	10/27/25

SITE UTILITY PLAN

C4.01

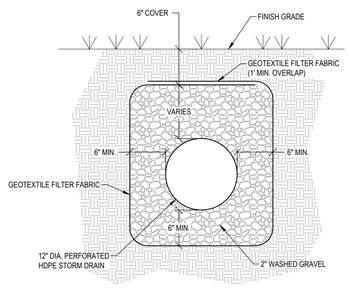


	(STANDARD DUTY) PARKING AREAS	(HEAVY DUTY) ROADWAY AREAS
ASPHALT	3"	4"
BASE COURSE	8"	8"

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION D1

SCALE: N.T.S.



FRENCH DRAIN D2

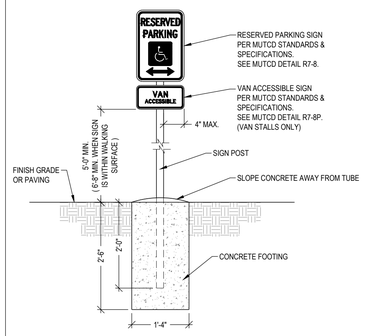
SCALE: N.T.S.

PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL D3

SCALE: N.T.S.



ADA PARKING SIGN D4

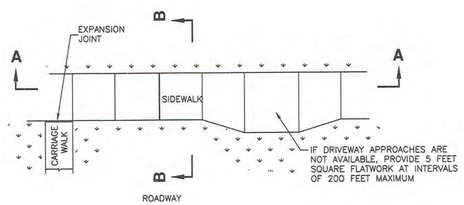
SCALE: N.T.S.

	STANDARD	HEAVY
CONCRETE	6"	**
ROAD BASE	4"	**

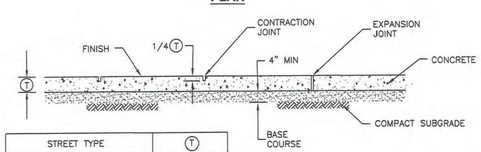
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION C1

SCALE: N.T.S.



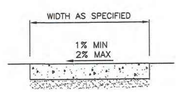
PLAN



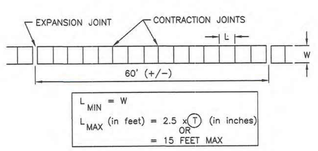
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



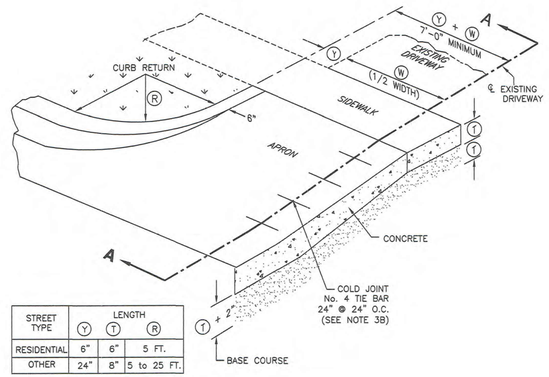
SECTION B-B



SIDEWALK JOINT DETAIL

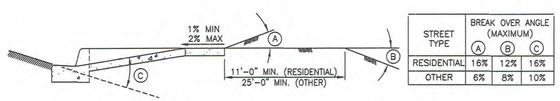
Plan 231 March 2009

Sidewalk



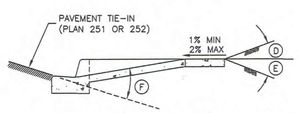
STREET TYPE	LENGTH Y	T	R
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) A	B	C
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) D	E	F
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

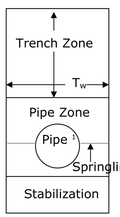
Plan 225 December 2009

Open driveway approach

STANDARD PRACTICE #1

SALT LAKE CITY PUBLIC UTILITY

TO: All contractors doing work for SLCPU
FROM: Charles H. Call, Jr., P.E., Chief Engineer
DATE: January 14, 2010
SUBJECT: Trench Backfill Requirements (APWA Section 33 05 20)



Trench Zone Material
2-inch minus – Granular Backfill Borrow (APWA 31 05 13)
Notes: Material must be free of slag or recycled asphalt.
Material can be 2-inch minus pit run material.

Pipe Zone Material (12" above to 6" below the pipe)
Dry conditions – Grade ¾ UTBC (APWA 32 11 23) [2]
Wet conditions - 2" minus sewer rock (APWA 31 05 13) [3]
Note: Material must be free of slag or recycled asphalt.

Stabilization Material (starts 6" below pipe)
2" minus sewer rock (APWA 31 05 13)
Note: Material must be free of slag or recycled asphalt

Table 1 – Pipe zone material and minimum pipe zone width.

Pipe Material	Pipe Zone Material	Min. Pipe Zone Top Width (T_W)
PVC	3/4" minus well graded [2]	T_W = OD [4] + 24" ≥ 36"
HDPE-N12	3/4" minus well graded [5]	T_W = OD + 24" ≥ 36"
DI	3/4" minus well graded [2]	T_W = OD + 24" ≥ 36"
Concrete	3/4" minus well graded [2]	T_W = OD + 24" ≥ 36"

1. Center pipe in trench.
2. Variations must be approved in advance by Chief Engineer.
3. 2" minus sewer rock can be used in areas below water table when approved in advance by Chief Engineer.
4. Outside diameter of the pipe.
5. 2" minus material not permitted with PVC or HDPE pipe.

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PROFESSIONAL ENGINEER
10/27/25
No. 13771027-2202
CHARLES B. NEIL
STATE OF UTAH

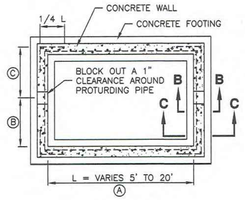
MARMALADE TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH 84103

REV	DATE	DESCRIPTION
		REVISIONS

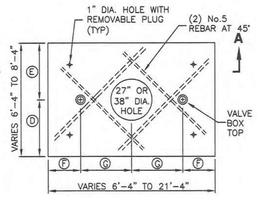
PROJECT NO:	25261
DRAWN BY:	CBN
CHECKED BY:	CCW
DATE:	10/27/25

CIVIL DETAILS

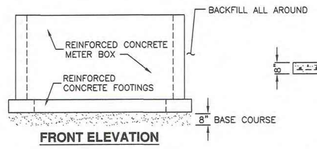
C5.01



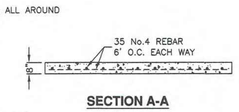
BOX PLAN



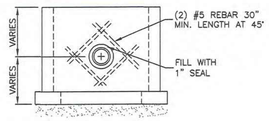
LID PLAN



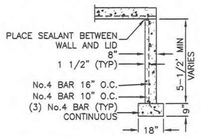
FRONT ELEVATION



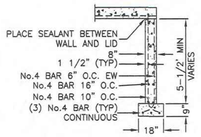
SECTION A-A



SIDE ELEVATION



SECTION B-B

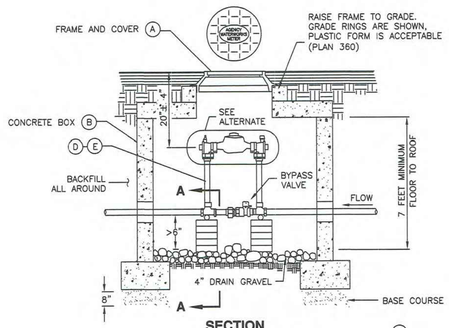


SECTION C-C

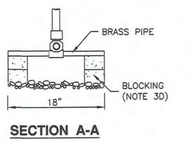
TABLE OF DIMENSION						
No.	METER SIZE					
	10"	8"	6"	3" & 4"	1 1/2" & 2"	
(A)	20'-0"	11'-0"	11'-0"	9'-0"	5'-0"	
(B)	3'-10"	3'-5"	3'-5"	3'-0"	2'-6"	
(C)	6'-2"	3'-5"	3'-5"	2'-0'	2'-6"	
(D)	4'-6"	4'-1"	4'-1'	3'-8"	2'-6"	
(E)	6'-10"	4'-1"	4'-1'	2'-8"	2'-6"	
(F)	4'-8"	3'-5 3/4"	3'-10 1/4"	3'-5 1/2"	CENTER	
(G)	5'-4"	2'-8 1/4"	2'-3 3/4"	1'-8 1/2"		

Plan **505** August 2001

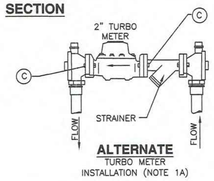
Concrete meter boxes



SECTION



SECTION A-A



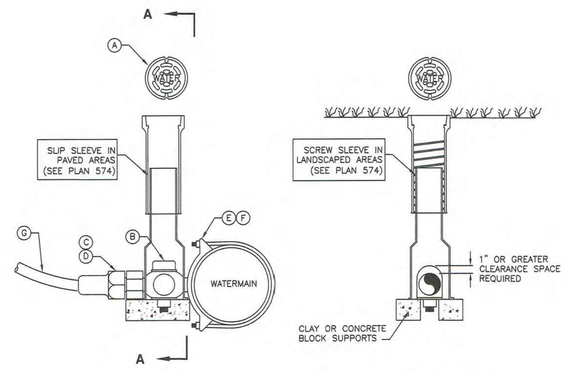
ALTERNATE
TURBO METER INSTALLATION (NOTE 1A)

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

Plan **522** August 2001

1 1/2" and 2" meter



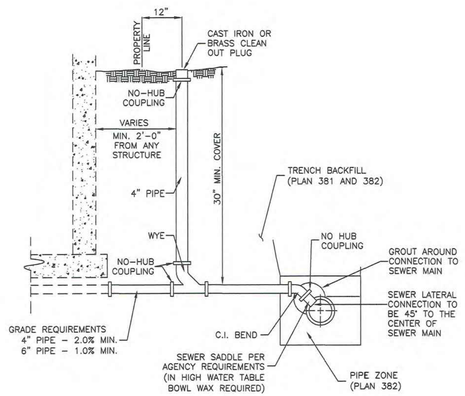
ELEVATION **SECTION A-A**

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		VALVE BOX WITH LID	2 PIECE CAST IRON
(B)		CORPORATION STOP	BRASS
(C)		COPPER ADAPTER	
(D)		FLARE OR PACK JOINT COPPER ADAPTER	
(E)		SERVICE SADDLE CLAMP	D.I., A.C., C.I.
(F)		SERVICE SADDLE CLAMP	P.V.C.
(G)		COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

Plan **552** August 2001

1 1/2" and 2" Service taps



Plan **431** January 2011

Sewer lateral connection

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MARMALADE TOWNHOMES

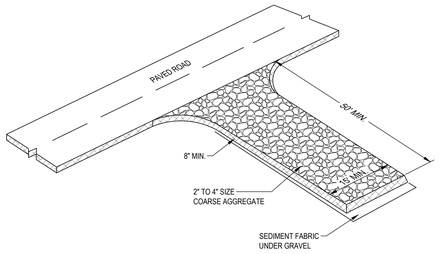
228 W 600 N
SALT LAKE CITY, UTAH 84103

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	25261
DRAWN BY:	CBN
CHECKED BY:	CCW
DATE:	10/27/25

CIVIL DETAILS

C5.02



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1

SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

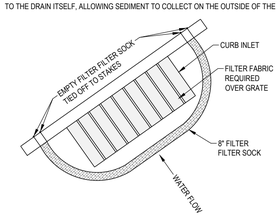
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

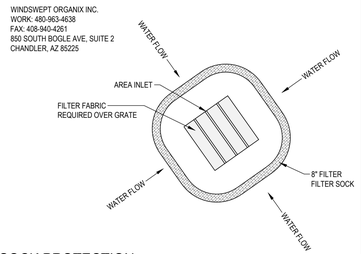
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

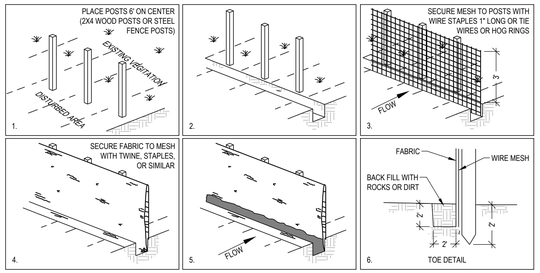
WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1

SCALE: N.T.S. © REPLENISH



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

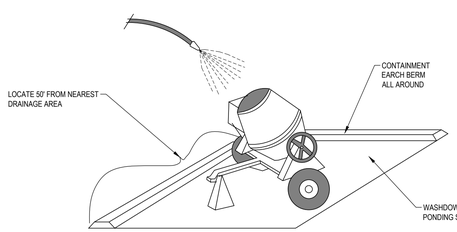
- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3

SCALE: N.T.S.



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

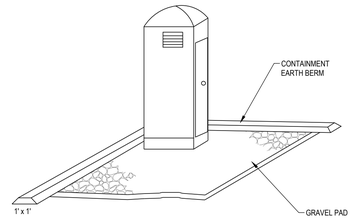
- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A3

SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

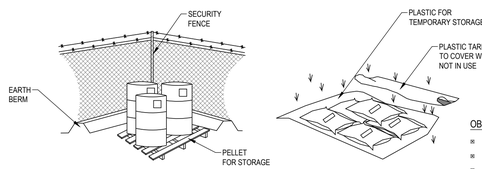
- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS C5

SCALE: N.T.S.



- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- ■ TRAINING

■ HIGH ※ MEDIUM □ LOW

MATERIALS STORAGE A5

SCALE: N.T.S.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

MARMALADE TOWNHOMES

228 W 600 N
SALT LAKE CITY, UTAH 84103

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	25261
DRAWN BY:	CBN
CHECKED BY:	CCW
DATE:	10/27/25

EROSION DETAILS

C5.03

ARCHITECTURAL WALL COATINGS

HDP™ Water-Repellent Coating | Weatherlastic™ Smooth | Demandit® Advantage
Demandit® Sanded | Demandit® Smooth | Tuscan Glaze™ | Weatherlastic™ HB

Dryvit®

TREMCO

Architectural Wall Coatings Designed to Beautify and Protect Your Structures

Dryvit® and Tremco offer a complete family of architectural wall coatings designed to meet any performance, application, aesthetic or budget requirement.

Address efflorescence, chalking, peeling, cracking or flaking.
Minimize the effects of water intrusion, mildew, mold, and dirt pickup.
Transform your aesthetic with eye-catching finish options — from modern to classic.

The Tremco Construction Products Group Advantage

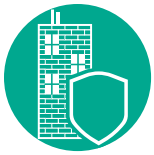
Dryvit and Tremco are now part of Tremco Construction Products Group (CPG). A stucture built with products from Tremco CPG companies means more for everyone – more satisfied contractors, more comfortable occupants or tenants, and more efficient structures and cost-effective operation for owners:

Faster Construction Time

Dryvit and Tremco products can reduce production time and speed up in-field application to reduce construction schedules.

Any Look You Want

A wide range of colors and finishes like brick, granite, metals, stucco and more provide maximum flexibility in your façade aesthetic.



Stronger and More Resilient

Our systems are designed for maximum durability, many with service lives far surpassing that of competing systems.

Proven, Tested Compatibility

Products provide maximum protection from air, moisture and thermal infiltration – and are performance tested in our one-of-a-kind Sustainable Building Solutions Test Facility.

Cost Effective for the Long Term

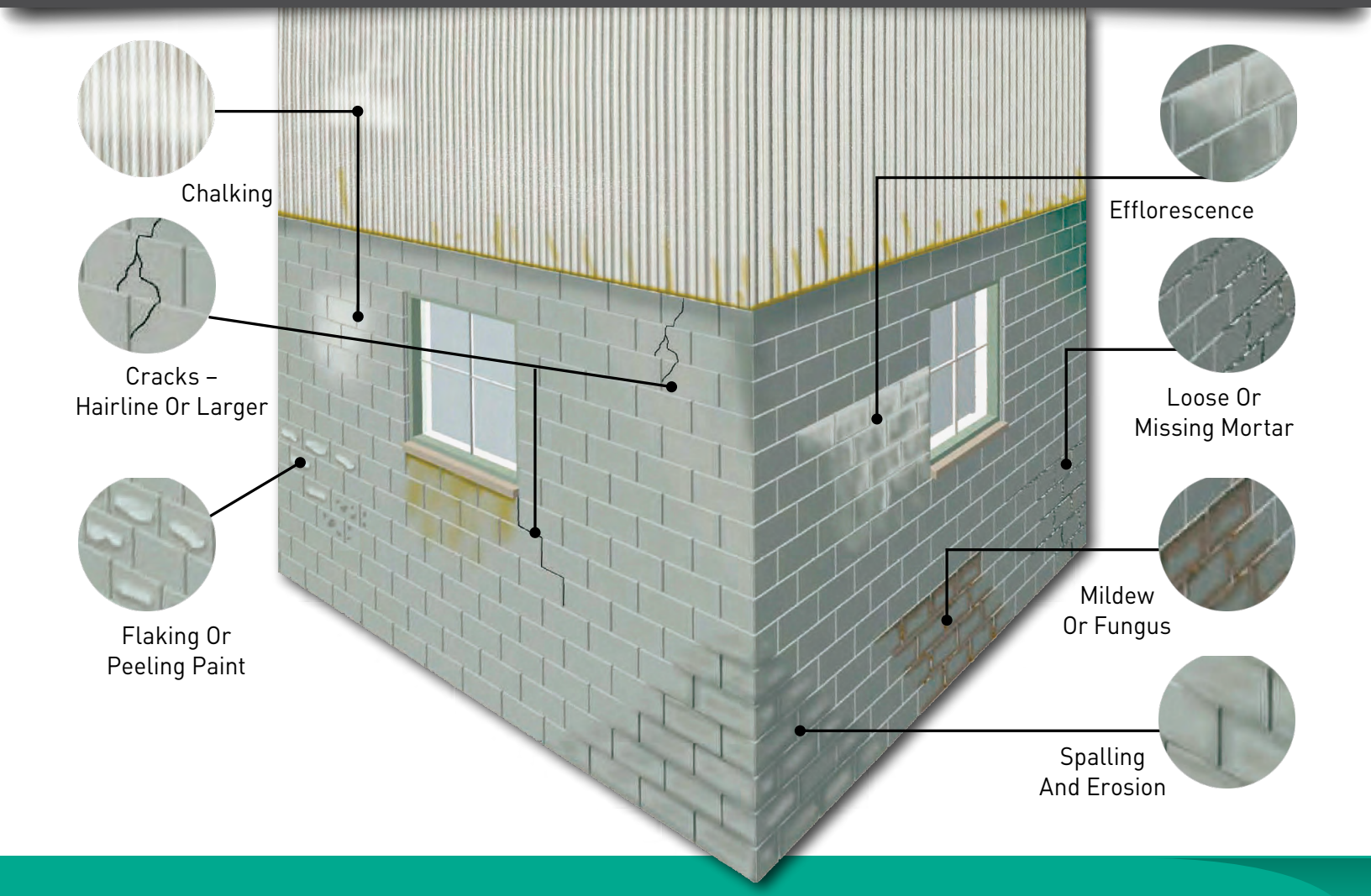
A broad range of products can fit most project budgets – but our energy-efficiency and maintenance solutions can also help you ensure cost-effective ownership and operation for the long term.

One Point of Contact

Our products and systems are backed by industry-leading warranties – all from a single point of contact. We can also help with everything from asset management to diagnostics to installer training.

The Symptoms (and Consequences) of Failing Exteriors

Rain, wind, snow, ultraviolet rays, and ineffective detailing will all take their toll on structures over time. Exterior deterioration eventually leads to even greater problems if not addressed. Unprotected exteriors and failing joints allow moisture intrusion and a multitude of other concerns, including — but not limited to — facade degradation, mold and mildew.



Dryvit and Tremco Solutions

Because of our industry-unique relationship, Dryvit and Tremco have the solutions to ensure compatible, tested systems from the foundation to the roof:

- Exterior Insulation Finishing Systems (EIFS)
- Flashing, Air and Vapor Barrier Systems
- Pre-Compressed Foam Expansion Joint Products
- Sealants, Adhesives and Pre-Formed Transition Assemblies
- Insulated Concrete Form (ICF) Systems
- Commercial Glazing Sealants, Tapes and Extrusions

HDP™ WATER-REPELLENT COATING

HDP™ Water-Repellent Coating is 100% acrylic, has excellent water-repellent properties and is available in standard colors as well as custom colors. HDP Water-Repellent Coating is formulated to resist mold and mildew growth (PMR) and is hydrophobic, resulting in less dirt pick-up and a cleaner wall.

Without HDP technology, water droplets hit an exterior wall, flatten and cling to the surface until evaporation occurs. Frequently these same water droplets contain atmospheric dirt and contaminants, which can create an environment conducive to the growth of microbes such as mold and mildew — which are unsightly and, if not removed, can potentially harm almost any exterior surface.

Dryvit HDP Coatings utilize both state-of-the-art silicone technology and fractal geometry to enable wall surfaces to repel water — allowing them to dry faster and slow the accumulation of dirt and other contaminants.

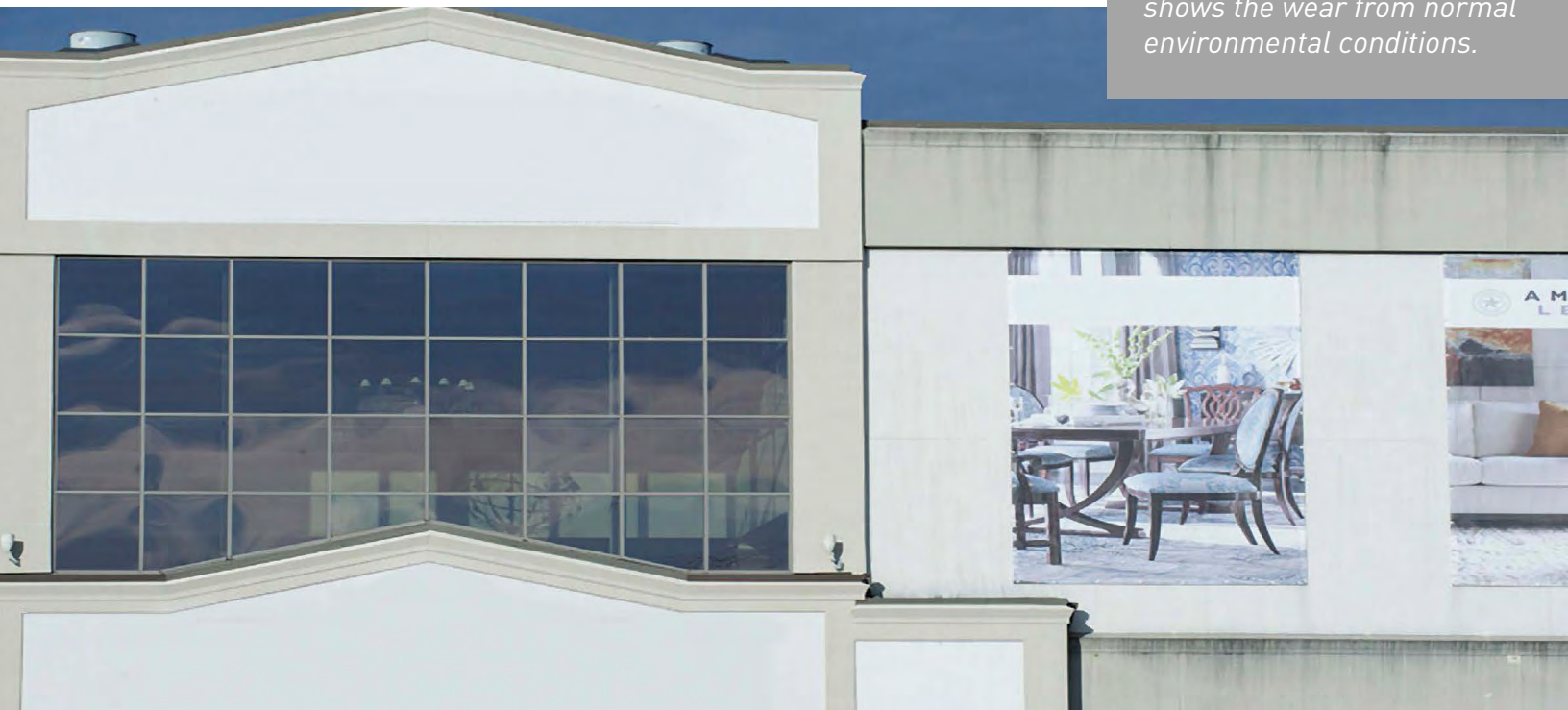
Features & Benefits

- Hydrophobic chemistry repels water and takes dirt with it
- Ideal for both new construction and renovation
- Resists mold and mildew growth

Common Applications

HDP Water-Repellent Coating is used to coat acrylic based textured finishes, masonry, stucco, wood, or primed metal.

After pressure washing the entire building below, HDP Coating was applied to only the left portion of the building. Five years later, it is still clean while the right side — without HDP Coating — shows the wear from normal environmental conditions.



WEATHERLASTIC® SMOOTH

Weatherlastic® Smooth is a water-based elastomeric wall coating. It is easily applied with an airless spray or roller. Weatherlastic Smooth is based upon a 100% acrylic, copolymer elastomeric resin, which provides excellent elongation and flexibility at low temperatures. The coating resists mildew growth and dirt pickup and is highly chalk-resistant.

Features & Benefits

- Elastomeric formulation bridges hairline cracks
- Dirt Pickup Resistance (DPR) means walls stay cleaner longer
- Mildew-resistant
- Plasticizer-free, and with low temperature flexibility for maximum crack-resistance

Common Applications

Weatherlastic Smooth is recommended as a waterproof coating on properly prepared concrete, masonry, EIFS and stucco substrates.

DEMANDIT® ADVANTAGE

Demandit® Advantage is a 100% acrylic high-performance coating with a satin sheen finish, and employs StratoTone™ colorant technology. Demandit Advantage is offered in all standard, as well as custom colors, offers excellent stain resistance and contains the most effective ingredients available to resist mold and mildew growth (PMR) on the surface of the coating.

Features & Benefits

- High level of acrylic resin for maximum stain resistance
- StratoTone pigments provide increased fade resistance
- DPR/PMR chemistry resists dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Cleans quickly and easily with only water

Common Applications

Demandit Advantage is equally suited for new construction of renovations to recoat, protect and redecorate EIFS, primed concrete, masonry, stucco, wood and metal.

DEMANDIT® SMOOTH

Demandit ® Smooth is a 100% acrylic coating, which is offered in a variety of standard and custom colors. Demandit Smooth contains the most effective ingredients available to help resist mold and mildew growth (PMR).

Features & Benefits

- 100% acrylic formulation extends the life of re-coated surfaces
- DPR/PMR chemistry is resistant to dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Can be applied by brush, trowel, or sprayer
- Cleans quickly and easily with only water

Common Applications

Demandit Smooth is a durable coating, which may be used to change the color of an existing Dryvit or other acrylic-textured finish. It can also be used to protect and decorate concrete, masonry, stucco, wood, primed metal and more.

DEMANDIT® SANDED

Demandit ® Sanded is a 100% acrylic coating, which is offered in a variety of standard and custom colors. Demandit Sanded contains the most effective ingredients available to help resist mold and mildew growth (PMR).

Features & Benefits

- 100% acrylic formulation extends the life of re-coated surfaces
- DPR/PMR chemistry is resistant to dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Can be applied by brush, trowel, or sprayer
- Cleans quickly and easily with only water

Common Applications

Demandit Sanded is a durable coating, which may be used to change the color of an existing Dryvit or other acrylic-textured finish. It can also be used to protect and decorate concrete, masonry, stucco, wood, primed metal and more.

TUSCAN GLAZE®

Tuscan Glaze® is used as an antique stain to simulate century-old plaster, and was designed to obtain a faux or "mottled" appearance on Dryvit finishes. Tuscan Glaze works best when applied over fine aggregate finishes, such as Freestyle®, Lymestone™ and Weatherlastic® Adobe. It is available in 12 standard colors.

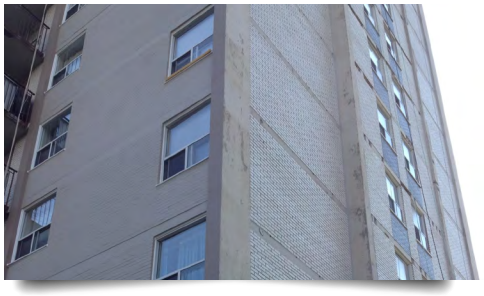
Features & Benefits

- Can be applied over many textures for a fully-customizable look
- 12 standard colors ensure consistenccy
- 100% acrylic formula is easy to use and apply

Common Applications

While Tuscan Glaze is often used in residential applications, it has also been successfully used on commercial projects, especially in the retail, hospitality and entertainment industries in which uniqueness and specific architectural appearance are highly-valued.

WEATHERLASTIC® HB



Weatherlastic HB is a high-build, fiber-reinforced, water-based, acrylic wall coating formulated to provide a tough, durable, flexible, and breathable film protection for concrete and masonry surfaces. Weatherlastic HB can be applied in a single coat up to 32 wet mils and can be used to bridge cracks.

Features & Benefits

- Resists the effects of water and weather, making it an ideal coating for long-lasting waterproofing protection
- Fiber reinforced for added strength and durability
- Bridges hairline cracks
- Resists the growth of mold and fungus
- VOC compliant @ <100 g/L

Common Applications

- Concrete, cast-in-place or pre-cast CMU
- Previously painted masonry
- Brick and stone
- EIFS
- Stucco
- Metal and PVC *(with primer)*

DYMONIC® 100

Dymonic® 100 is a high-performance, high-movement, single-component, medium-modulus, low-VOC, UV-stable, non-sag polyurethane sealant. It is a durable, flexible sealant that offers excellent performance in moving joints and exhibits tenacious adhesion once fully cured.

Features & Benefits

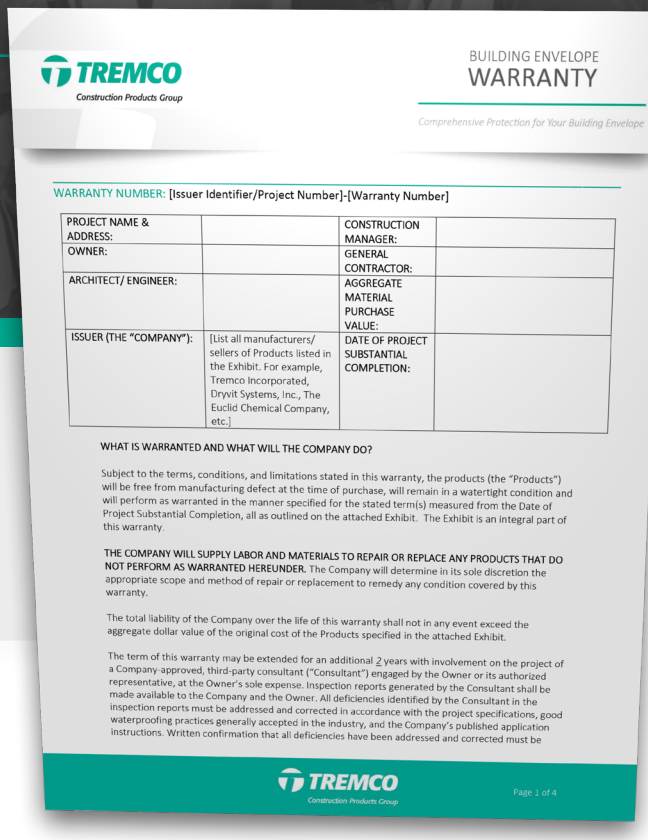
- Can adhere to damp or green concrete and has a skin time of 2 hr with a tack-free time of 6 to 8 hr to significantly reduce dirt attraction.
- Movement capability of +100/-50% in typical field conditions, is low VOC, paintable, jet fuel-resistant, and will not crack, craze or yellow under extreme UV exposure
- Suitable for water immersion and will not out gas

Common Applications

- Expansion and control joints,
- Precast concrete panel joints
- Window, door & panel perimeter caulking
- Aluminum, masonry and vinyl siding

POWER of ONE

One Building Envelope. One Warranty.
One Powerful System Delivering
Unmatched Protection.


TREMCO
Construction Products Group

BUILDING ENVELOPE
WARRANTY

Comprehensive Protection for Your Building Envelope

WARRANTY NUMBER: [Issuer Identifier/Project Number]-[Warranty Number]

PROJECT NAME & ADDRESS:		CONSTRUCTION MANAGER:	
OWNER:		GENERAL CONTRACTOR:	
ARCHITECT/ ENGINEER:		AGGREGATE MATERIAL PURCHASE VALUE:	
ISSUER (THE "COMPANY"):	[List all manufacturers/ sellers of Products listed in the Exhibit. For example, Tremco Incorporated, Dryvit Systems, Inc., The Euclid Chemical Company, etc.]	DATE OF PROJECT SUBSTANTIAL COMPLETION:	

WHAT IS WARRANTED AND WHAT WILL THE COMPANY DO?

Subject to the terms, conditions, and limitations stated in this warranty, the products (the "Products") will be free from manufacturing defect at the time of purchase, will remain in a watertight condition and will perform as warranted in the manner specified for the stated term(s) measured from the Date of Project Substantial Completion, all as outlined on the attached Exhibit. The Exhibit is an integral part of this warranty.

THE COMPANY WILL SUPPLY LABOR AND MATERIALS TO REPAIR OR REPLACE ANY PRODUCTS THAT DO NOT PERFORM AS WARRANTED HEREUNDER. The Company will determine in its sole discretion the appropriate scope and method of repair or replacement to remedy any condition covered by this warranty.

The total liability of the Company over the life of this warranty shall not in any event exceed the aggregate dollar value of the original cost of the Products specified in the attached Exhibit.

The term of this warranty may be extended for an additional 2 years with involvement on the project of a Company-approved, third-party consultant ("Consultant") engaged by the Owner or its authorized representative, at the Owner's sole expense. Inspection reports generated by the Consultant shall be made available to the Company and the Owner. All deficiencies identified by the Consultant in the inspection reports must be addressed and corrected in accordance with the project specifications, good waterproofing practices generally accepted in the industry, and the Company's published application instructions. Written confirmation that all deficiencies have been addressed and corrected must be

TREMCO
Construction Products Group

Page 1 of 4

Why a Single Source Matters

Why risk cobbling together the envelope with materials from dozens of different suppliers, when you can choose a Tremco Construction Products Group (CPG) building envelope — designed and tested to work as one continuous system and warranted together in a single document? That's one warranty document handed over to building owners at the completion of any project, and one call if a problem ever arises.

That means fewer call-backs. And access to a range of technologies that will speed construction, simplify installation and lengthen the construction season. In the unlikely event of product defect, we will also cover associated labor costs to make the necessary repair.

Systems & Services Covered Under a Single Warranty

- Air & Vapor Barriers
- Cladding
- Glazing Systems
- Insulated Concrete Forms
- Sealants & Adhesives
- Traffic Coatings
- Waterproofing

"One family of companies, by one contractor. It just really makes our life easier — and it makes our projects better.

500 Pacific Ave.
Bremerton, Washington

Dryvit Air Barriers and Prefabricated Panels
Tremco Traffic Coatings and Sealants

Scan or click to see the full case study

TREMCO
Construction Products Group

Dryvit TREMCO

Part of Tremco Construction Products Group

Dryvit | 3735 Green Road | Beachwood, OH 44122 | US: 401.822.4100 | dryvit.com

Tremco | 3735 Green Road | Beachwood, OH 44122 | US: 800.852.9068 | CAN: 800.363.3213 | tremcosealants.com

Tremco Construction Products Group (CPG) brings together Tremco CPG Inc. and its Dryvit and Nudura brands; Willseal; Prebuck LLC; Tremco Barrier Solutions, Inc.; Weatherproofing Technologies, Inc. and its Pure Air Control Services and Canam Building Envelope Specialists offerings; and Weatherproofing Technologies Canada, Inc.

TREMCO
Construction Products Group

tremcocpg.com

DTAWCB/0324

RESTORE & PROTECT YOUR PROJECTS WITH DRYVIT'S ARCHITECTURAL FINISHES

Where full exterior insulation and finish systems (EIFS) are not needed or desired, Dryvit® also offers a full line of durable, 100% acrylic finishes ideal for a wide range of interior and exterior surfaces, with options to meet any performance, aesthetic or budget requirement.

Available in a wide variety of bold, fade-resistant colors and textures, Demandit® and Weatherlastic® architectural finish solutions also contain advanced technologies to inhibit mold and mildew growth, resist dirt pickup, and waterproof surfaces for long-lasting beauty and performance.

Dryvit architectural coatings are also equally-suited for new construction or renovations — recoating, protecting and redecorating EIFS, primed concrete, masonry, stucco, wood, metal and more.

ALL DRYVIT ARCHITECTURAL FINISHES FEATURE:

- Dirt Pickup Resistance
- Easy Application
- Mold Resistance
- UV / Fade Resistance
- Waterproof Performance
- Wide Color Selection
- Crack-Bridging

Dryvit®

FINISH SOLUTIONS FOR ANY APPLICATION:

Demandit® Advantage

- Satin Sheen Finish
- 100% Acrylic Extends Life
- Vapor-Permeable: Won't Trap Moisture
- Easy to Clean

Demandit® Smooth

- Smooth, Texture-Free Finish
- 100% Acrylic Extends Life
- Vapor-Permeable: Won't Trap Moisture
- Easy to Clean

Demandit® Sanded

- Textured Finish
- 100% Acrylic Extends Life
- Vapor-Permeable: Won't Trap Moisture
- Easy to Clean

Weatherlastic® HB

- High-Build,Fiber-Reinforced Finish
- Maximum-Strength Elastomeric
- 100% Acrylic
- Low-Temp Flexibility to Resist Cracks

Weatherlastic® Smooth

- Smooth, Texture-Free Finish
- Water-Based, Elastomeric
- 100% Acrylic
- Low-Temp Flexibility to Resist Cracks

Weatherlastic® Textured

- Multiple Textured Finish Options
- Water-Based, Elastomeric
- 100% Acrylic
- Low-Temp Flexibility to Resist Cracks

STRATOTONE™ PIGMENT TECHNOLOGY ENSURES BOLD, FADE-RESISTANT COLOR — BACKED BY A LEADING WARRANTY

Bright, bold, fade-resistant textured finishes and coatings are easily achieved with StratoTone colorants from Dryvit. As is commonly known across many industries, designing with expressive color has been limited by the low UV-resistance of many commercial pigment systems. StratoTone raises the bar of color science to a whole new level of stability and color brightness, and does so with virtually no VOC or APEO content.

Features & Benefits of StratoTone:

- High-Performance Colorants Resist Fading Longer
- Enrivonmentally Friendly: No VOCs or APEO
- Ideal for Bright, Bold Colors
- Lasting Colors can be Applied with Confidence
- Available in a Wide Variety of Colors
- 250+ Standard Dryvit Colors Backed by 10-Year Warranty
- Custom Colors Backed by a 5-Year Warranty

TREMCO

dryvit.com | 800.556.7752

Dryvit®

MARVIN

CATALOG

ESSENTIAL

MARVIN ESSENTIAL™ COLLECTION

THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.

ULTIMATE

Most extensive selection of features, options, and product types

MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers

COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast

ELEVATE

Wide range of options and product types

ESSENTIAL

Curated options and product types

	MARVIN SIGNATURE® COLLECTION			MARVIN ELEVATE® COLLECTION	MARVIN ESSENTIAL™ COLLECTION
INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 4 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 6 color options	FIBERGLASS 6 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

Casement, Picture, and Awning windows in Ebony

Marvin Essential collection

DESIGN AND PERFORMANCE MADE EASIER

Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential collection makes it easier to achieve design and quality. The Essential collection features durable Ultrex® fiberglass interiors and exteriors, making it virtually maintenance free.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

TABLE OF CONTENTS

Direct Glaze windows in Ebony

WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. Ultrex is different. High-density woven fibers bound by a thermally set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it is essential to know what sets them apart.

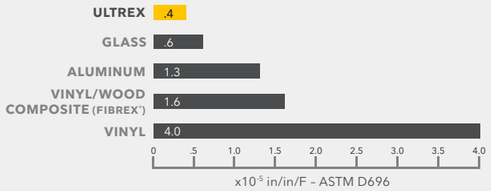
TEMPERATURES MAY FLUCTUATE, BUT ULTREX® FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't phase Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.



INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber-reinforced thermoset profiles (fiberglass).

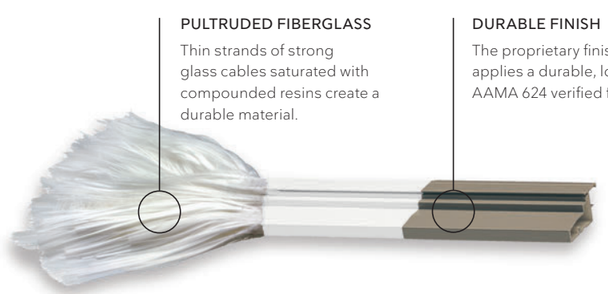
Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

ACRYLIC CAP

STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.



Double Hung windows in Stone White

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrex® fiberglass is 500 times less conductive than roll-form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

ENERGY COST SAVINGS

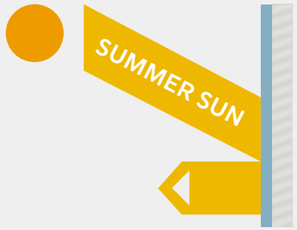
Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

The Essential collection offers Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. In addition, it provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.

^ LOW E GLAZING



^ LOW E GLAZING

* ENERGY STAR® at energystar.gov

Double Hung windows in Stone White

A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.

DESIGNED WITH PROS IN MIND

PEACE OF MIND

Every project has its own unique requirements, and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Essential collection the perfect choice—no matter the project.

EASY TO ORDER, SIMPLE TO INSTALL

The Essential collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever. See page 18 for more information.

MARVIN HAS YOU COVERED

The Essential collection is backed by a fully transferable 20/10 warranty—20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

Weather-tight, solid, and durable Ultrex® fiberglass means there are virtually no call-backs. Essential window and door profiles are optimized for the maximum in performance and fit.

Double Hung window in Stone White

Marvin Essential collection

WINDOWS + DOORS

Essential Casement and Direct Glaze windows in Ebony and Elevate Sliding French door in Designer Black

CASEMENT + AWNING

Casement windows in Ebony with Matte Black hardware

Awning and Picture windows in Ebony

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, direct glaze rectangle and picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 7 feet high.
- Awning available in standard and special sizes up to 5 feet wide by 4 feet high.
- Coordinating Casement Picture window available up to 7 feet high and Casement Transom window available up to 6 feet wide by 2 feet high.
- Features an easy to remove screen with concealed fasteners.
- Crank out operation.

CASEMENT INTERIOR

AWNING INTERIOR

FOLDING HANDLE SHOWN IN OIL RUBBED BRONZE

SINGLE HUNG

Single Hung windows in Bronze

Essential Single Hung windows in Stone White

SINGLE HUNG

- Features a fixed top sash and a movable bottom sash for a traditional double hung look.
- Comes with a standard aluminum half screen; optional full screen is available.
- Lower sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- Equal, Cottage, and Reverse Cottage sashes provide a variety of looks and checkrail heights.
- Up to PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Transom windows available in sizes up to 5 feet wide by 6 feet high.
- The lower sash removes easily with no strings or cords to detach.

INTERIOR

EXTERIOR

COTTAGE AND REVERSE COTTAGE SASH RATIO

DOUBLE HUNG

Double Hung windows in Stone White

Double Hung windows in Stone White

DOUBLE HUNG

- Two movable sashes with versatility to create ventilation at the top, bottom, or both.
- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Up to PG50 performance rating on a majority of sizes.
- Equal, Cottage, and Reverse Cottage sashes provide a variety of looks and checkrail heights.
- Factory, reinforced, and field-mulling kits available.
- Available in standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Direct Glaze Rectangle windows available in sizes up to 5 feet wide by 6 feet high.

INTERIOR

EXTERIOR

TILT MODE FOR EASY CLEANING

GLIDER

Glider window in Ebony

Glider and Picture windows in Ebony

GLIDER

- Perfect alternative to a swinging sash.
- Operating sash easily tilts and removes with no cords or strings to detach.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Innovative screen design for easy installation and removal.
- Triple-sash option provides the appearance of a Picture window assembly.
- Available in dual-sash with left or right operating panel as well as triple-sash with fixed center panel and two operating end panels.
- PG25 performance rating on triple-sash and up to PG40 performance rating on dual-sash.
- Available in standard and special sizes up to 6 feet wide by 5 feet high for dual-sash and 8 feet wide by 5 feet high for triple-sash.

INTERIOR

EXTERIOR

GLIDER PULL SHOWN IN WHITE

PICTURE

Picture windows in Ebony

Picture windows in Ebony

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
  - Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
  - Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
  - Designed to match profiles of operable windows in the Essential collection.
  - Casement Picture window available in sizes up to 7 feet high
  - Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.

INTERIOR

EXTERIOR

INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

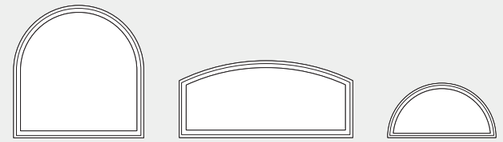
ROUND TOP + SPECIALTY SHAPES

Round Top and Direct Glaze windows

ROUND TOP

- Constructed of a glass reinforced composite capped with proprietary acrylic finish.
- Complements Ultrex® fiberglass performance and radius profile.
- Available nailing fin, installation bracket, and through jamb installation.
- Perforated folding radius nailing fin provides for simple installation and proper water management.
- Available factory and field-mulling options.
- Standard and special sizes up to 8 feet wide and up to 7 feet high depending on the shape.
- Up to PG50 performance rating.

EXTERIOR + INTERIOR

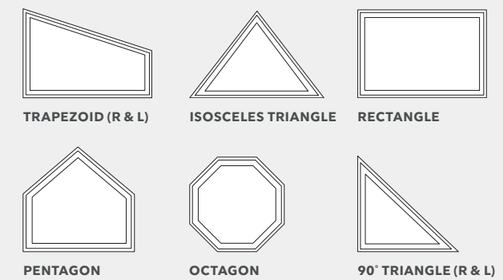


SPECIALTY SHAPES

- Jambs are available factory applied or in an extension kit in 4 ⁹⁄₁₆ inch and 6 ⁹⁄₁₆ inch sizes.
- Consistent, fast delivery applies to even the most unique products.
- PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Available in sizes up to 49 square feet. Longest leg may not exceed 9 ½ feet.

INTERIOR PENTAGON

INTERIOR ISOSCELES TRIANGLE



SLIDING PATIO DOOR

Essential Sliding Patio Door in Stone White with White Cambridge handle

Sliding Patio door in Ebony with Matte Black hardware

SLIDING PATIO DOOR

- A top hung sliding screen operates smoothly without jamming.
- Matching handle set design provides style and security.
- Optional slim handle provides 32-inch net clear opening on certain 2- and 3-panel configurations (see page 36).
- Up to PG30 performance rating.
- Doors come with standard tempered Low E2 insulated glass with argon gas. Optional Low E1, Low E3, and Low E3/ERS meet diverse energy-efficiency needs.
- Available in standard and special sizes up to 8 feet wide by 8 feet high for 2-panel configurations, and 9 feet wide by 8 feet high for 3-panel configurations.
- Coordinating Direct Glaze Rectangle windows available.

INTERIOR

EXTERIOR

SILL DETAIL SHOWN IN BRONZE

Marvin Essential collection

PRODUCT OPTIONS

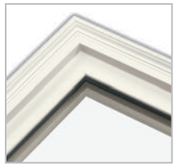
Casement and Direct Glaze windows in Ebony

INSTALLATION MADE SIMPLE AND EFFICIENT

Marvin Essential windows and doors bring together design, quality, and performance in one streamlined collection. Essential products offer a number of installation options and accessories that make it easy to meet project demands.

NAILING FIN
Snaps out for easy installation.

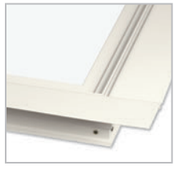
JAMB EXTENSION
Allows for easy finishing with traditional molding and trim.



J-CHANNEL
Quickly and easily finishes the exterior.

SHEETROCK RETURN
Accommodates ½"–⅝" drywall installations.

3/4" RECEIVER
Works with thicker installation methods, including box jambs.



FRAME EXPANDER
Provides installation flexibility.

CASEMENT/AWNING 3" SASH LIMITER
Permanently limits sash movement for safety and security.

DOUBLE/SINGLE HUNG SASH LIMITER
Permanently limits sash movement for safety and security.

NON-OPERABLE LOCK
Renders sash inoperable.

GLIDER WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

CASEMENT WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

DOUBLE/SINGLE HUNG WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

EXTERIOR TRIM

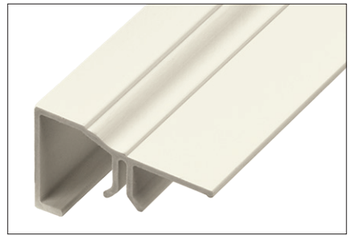
Ultrex® Exterior Trim is offered with all rectangular Marvin Essential products in six exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.

BRICK MOULD
2" Brick Mould is available with or without 2 ⅛" sill nosing.

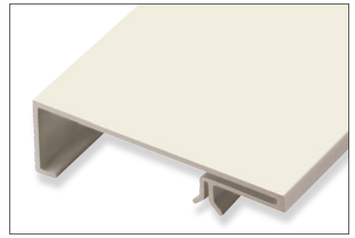
FLAT
3 ½" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 ⅛" sill nosing.

SILL NOSE
2 ⅛" Sill Nose provides authentic sill appearance.

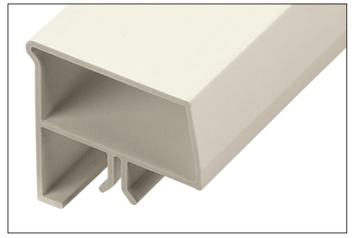
CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.



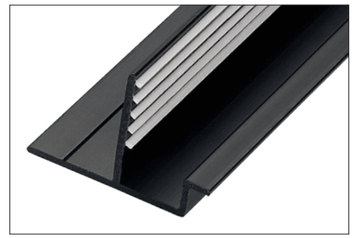
BRICK MOULD



FLAT



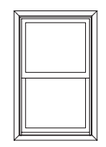
SILL NOSE



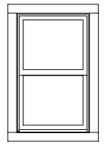
CONNECTION BARB

TRIM CONFIGURATIONS

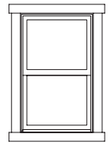
Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Essential collection exterior colors.



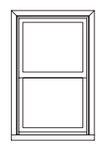
BRICK MOULD



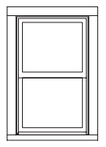
FLAT



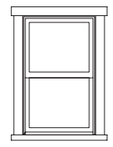
FLAT RANCH



BRICK MOULD WITH SILL NOSE



FLAT WITH SILL NOSE



FLAT RANCH WITH SILL NOSE

BRICK MOULD*

FLAT*

FLAT RANCH*

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior finish colors

BRONZE
Available when paired with Bronze exterior finish

GUNMETAL
Available when paired with Gunmetal exterior finish

EBONY
Available when paired with Ebony exterior finish

FIBERGLASS EXTERIOR COLORS

- STONE WHITE
- CASHMERE
- PEBBLE GRAY
- BRONZE
- GUNMETAL
- EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, Gunmetal, or Ebony interior finish and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal, or Ebony exterior finish.*

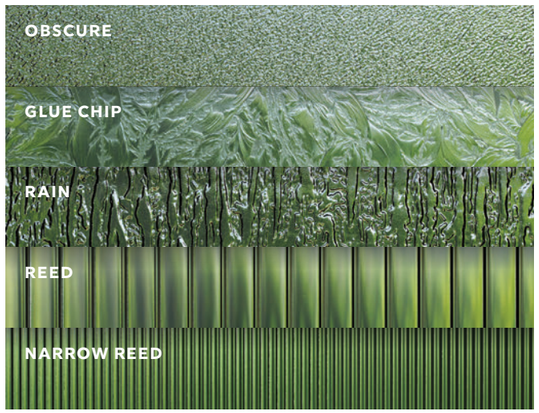
GRILLES-BETWEEN-THE-GLASS SHOWN IN STONE WHITE

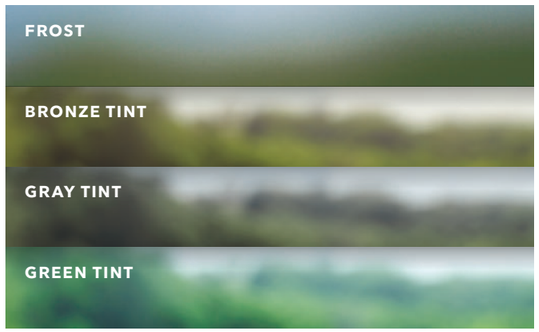
* Not available in polygons except direct glaze rectangles.

GLASS OPTIONS

Available in dual-pane in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

DECORATIVE GLASS





Casement window with Low E2 glass

* Argon gas not available in high elevations where capillary tubes are required.

HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.

SASH LOCK + KEEPER
Double Hung, Single Hung, and Glider

FOLDING HANDLE
Casement and Awning

DOOR HANDLE

Sliding Patio Doors feature classic profile durable hardware, a perfect blend of safety and security.

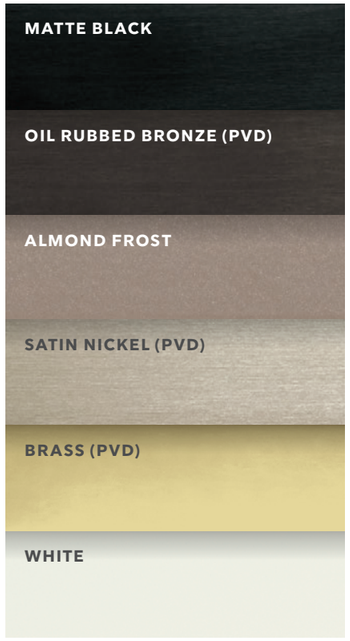
CAMBRIDGE

SLIM LINE EXTERIOR HANDLE

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

FINISHES



Double Hung window with Sash Lock and Sash Lift in Oil Rubbed Bronze

Essential Direct Glaze windows in Ebony and Ultimate Sliding Patio door in Designer Black

Choose from a variety of hardware finishes to complement your Essential collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.

Sliding Patio door with Cambridge hardware in Satin Nickel

THE MARVIN ESSENTIAL COLLECTION BRINGS TOGETHER DESIGN, QUALITY, AND PERFORMANCE IN ONE STREAMLINED OFFERING.

Strong, durable Ultrex® fiberglass exteriors and interiors are both striking and virtually maintenance free. Simplified options make the order process straightforward, while clean lines and versatile styles make it easy to meet project demands.

Direct Glaze windows in Ebony

MARVIN

Since 1912, Marvin has been a family-owned and -led company, with a legacy of innovation and commitment to the highest quality. We understand the unique opportunity windows and doors have to improve our spaces and how we feel in them. That's why we never stop pushing what's possible and inventing new solutions to channel fresh air, enhance light quality, and connect with the world around us.

MARVIN.COM

Cover Image: Essential Casement, Specialty Shapes, and Direct Glaze windows

Part #19981901. June 2024. [MUT]

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

GENERATION LIGHTING

8313801EN3-12: Small One Light Outdoor Wall Lantern Dimensions:

Width: 5 1/8"
Height: 7 1/4"
Weight: 1.5 lbs.

Extends: 7 7/8"
Wire: 6" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Collection: Outdoor Cylinders

UPC #:785652083044

Finish: Black (12)

Bulbs:

1 - LED Medium A19 9.3w Max. 120v - included

Features:

- ENERGY STAR® Qualified
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8313_01BLE-BUL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4 1/2	4 1/2	2 7/8		2 5/8	4 5/8

Replacement Bulb Data:

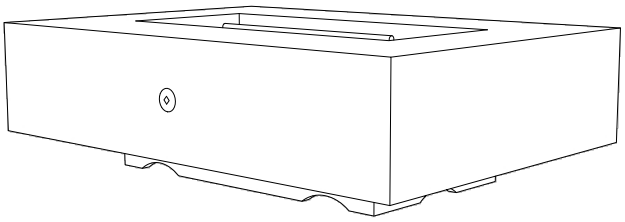
Product #			Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97502S	Frosted		A19	Medium	9.3	9.3	120v	15000	800 230°	3000	90

Shipping Information:

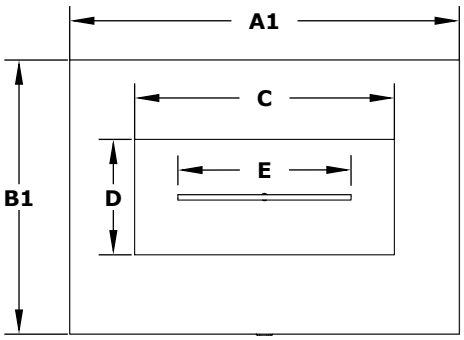
Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8313801EN3-12	1	785652083044	10	9.75	7	0.395	2.5	125	Yes
Master Pack	8313801EN3-12	6	10785652083041							

CABO LINEAR FIRE PIT - GFRC

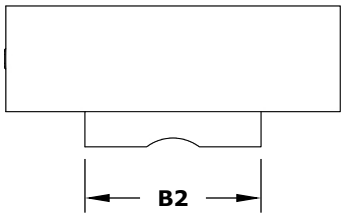
THE OUTDOOR PLUS
USA MANUFACTURER OF FIRE & WATER FEATURES



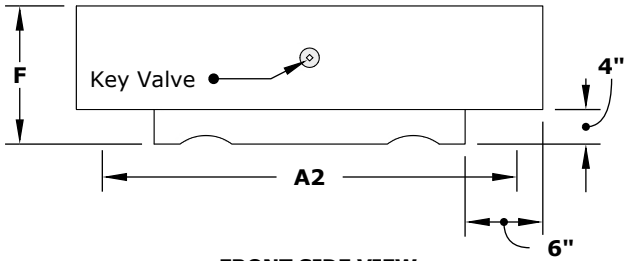
ISOMETRIC VIEW



TOP VIEW



RIGHT SIDE VIEW



FRONT SIDE VIEW

SKU	A1	A2	B1	B2	C	D	E	F	BTU
OPT-CBLN56	56"	44"	38"	26"	36"	14"	24"	16"	65,000
OPT-CBLN66	66"	54"	38"	26"	36"	16"	24"	16"	65,000
OPT-CBLN90	90"	78"	38"	26"	66"	14"	54"	16"	65,000

Fire Pit Material: GFRC Concrete
Finish: Wood Grain Concrete
Pan Material: 304 Stainless Steel
Burner Material: 304 Stainless Steel
Ignition Type: Match Lit or Electronic Ignition

Standard 1" Flange on all pans
Standard 2" Depth on all pans

110V ELECTRONIC IGNITION
ANSI Z21.97-(2017) / CSA 2.41-(2017)

Includes: Fire Pit, Pan, Burner, Key Valve, Whistle Free Hoses, Black Lava Rock, 110V Plug and Play Electronic Ignition System (For Products ending with EKIT)

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