#### **1. INTRODUCTION**

Salt Lake City Staff and Planning Commission.

Thank you for taking the time to consider our proposal and request to approve a reduced building height for the proposed Indie Station Apartments.

We have organized application materials to be consistent with the order of requirements listed in the Design Review Application form. However, to facilitate your review and provide project context, we have moved to the end of this document responses that describe compliance with Code Section 21A.59.050 and zoning district requirements (see "6. COMPLIANCE OF THE PROPOSAL" below).

This application includes revisions incorporated May 2025 to address comments/guidance provided by Salt Lake City and adjustments identified by the developer. For your reviewing convenience, changes to the text responses in this application are underlined and italicized.

Respectfully, Indie Station Apartments Team.

#### 2. SITE PLAN

See attached Site Plan (Sheet AS 101), including Landscape Plan (Sheets LA1 to LA5).

#### **3. SITE CHARACTERISTICS**

#### 3.1 Neighborhood Context (Aerial View)



Source: Google, 2025 (Image Capture: Jul 2023)

#### **3.2 Neighborhood and Streetscape Context (Looking South)**

600 West looking south at/near North Temple (Approximate Project location shown in red)







Source: Google, 2025 (Image Capture: Jun 2022)

#### 3.3 Neighborhood and Streetscape Context (Looking North)

600 West looking north near (south of) North Temple (Approximate Project location shown in red)







Source: Google, 2025 (Image Capture: Jun 2022)

#### 3.4 Neighborhood and Streetscape Context (Images Captured March 2025)

View to the site: Looking east – northeast; View of site from across the street



View to/from the site: Looking east - northeast; View of site from the adjacent sidewalk



View to the site: Looking south; View of site from North Temple



View to the site: Looking south; View of site from North Temple





View to the Site: Looking north; View of site from adjacent building located to the south of the site

View to/from the Site: Looking north; Sidewalk view at/from the south edge of the project site



#### **4. PROJECT DESCRIPTION**

#### 4.1 Description of the Project

**Project Site:** The proposed project will combine the following four parcels totaling 0.37 acres to accommodate one multi-family apartment building:

Parcel Address	Parcel Tax ID Number	Parcel Size
72 N 600 W	08-36-354-012-0000	0.12 acres
68 N 600 W	08-36-354-011-0000	0.13 acres
64 N 600 W	08-36-354-004-0000	0.06 acres
60 N 600 W	08-36-354-003-0000	0.06 acres

See section 3.1 above for an aerial depiction of the project location. See the attached site plan <u>(including</u> <u>landscape plans)</u> for additional site location details.

Zoning: The proposed project is located within the Gateway-Mixed Use District zone (GMU).

**Project Description:** The project includes one four-level multi-family apartment building with approximately <u>94</u> high-efficiency dwelling units (see attached architectural floor plans for additional details).

**Why is Design Review Needed:** The developer is requesting a building height reduction to accommodate a four-level multi-family building *with an exterior total building height of 53.5 feet and a ground floor height of 11 feet (11 feet measured from floor to floor or about 10 feet measured from floor to ceiling).* 

In short, the developer requesting a 53-foot high (four-level) building height because it fits the context of the neighborhood and the intent of the GMU zone and requesting an 11-foot high ground floor height because it fits the context of the active use for the ground floor (residential dwellings) and because it balances building aesthetics and comfort with energy efficiency and affordability considerations.

The developer has identified a building design concept that fits our expertise, accommodates housing needs for the region, and fits the developing context of neighborhood and its transit-focus. However, the proposed building does not meet the minimum height requirements of 75-feet <u>(and ground floor height of 16-feet)</u> adopted for the GMU zoning (building height change was adopted two years ago). This application seeks approval for a reduced building height to accommodate the proposed four-level building and its approximate height of <u>53.5-feet</u>, including a ground floor (to floor) height of 11 feet (see attached architectural elevations).

Note that three of the four existing buildings located within the proposed project site are vacant and boarded up. This creates urgency to demolish the structures. Our development team is ready to move forward immediately to finalize design, obtain permits, and construct. However, we believe that a lower height building (four levels) that maximizes the building frontage along 600 West and optimizes urban design elements is preferable to a six-level building that would meet the 75-foot minimum height requirement. We also believe that the 11-foot ground floor height provides the benefits of "high" ground floor ceilings for context of proposed building uses (dwellings) while also avoiding the inefficiencies of

DESIGN REVIEW APPLICATION (ATTACHMENTS) - INDIE STATION APARTMENTS

excessively high ceilings (heating/cooling for GMU required height of 16 feet be excessive for small residential studios and wasteful/inefficient, which is counter to the "high-efficiency dwelling" building code characteristics of these small units). The proposed building fits our development expertise and building-type preference while also enhancing human scale/transit oriented and incorporating urban design characteristics that are important to Salt Lake City and to the neighborhood.

#### 4.2 Type of Construction/Materials

**Type:** The construction type for the proposed building will be V-B (wood construction).

**Materials:** The exterior materials for the proposed building will be: <u>Brick veneer, Stone, Stucco, Lap</u> <u>siding, Pre-finished metal and storefront, and Glazing.</u>

See the attached architectural elevations and renderings (visual perspectives) for additional details for exterior materials anticipated for the proposed building. The developer is willing to work with Salt Lake City staff to further refine exterior materials to further fit the neighborhood context.

#### 4.3 Summary of Dwellings

**Dwelling Density:** The proposed building includes approximately *94* high-efficiency residential dwelling units. This is equivalent to an overall dwelling density of approximately 260 multi-family residential dwellings per acre.

**Dwelling Type, Size, and Number:** Following is a list of proposed dwelling types and sizes (see attached architectural plans for a layout of the proposed dwellings):

- <u>"Type 1" Studio (high-efficiency dwelling); Approx. 300 to 390 SF ea.; 19 dwelling units</u>
- <u>"Type 2" Studio/"Open Bed" Studio (high-efficiency dwelling); Approx. 300 SF ea.; 23 dwelling units</u>
- "Type 3" Studio (high-efficiency dwelling); Approx. 220 to 260 SF ea.; 44 dwelling unit
- <u>"Type 4" Studio (high-efficiency dwelling); Approx. 270 to 340 SF ea.; 4 dwelling units</u>
- <u>"Type 5" Studio (high-efficiency dwelling); Approx. to 340 SF ea.; 4 dwelling units</u>

These are preliminary and representative of the type, size, and number of units anticipated and will be refined as design advances to incorporate refinements with input from the design disciplines, the development/property management, and Salt Lake City reviewers.

#### 4.4 Summary of Land Uses

**Land Uses:** Following is a summary of approximate areas for each land use for the proposed building (see attached floor plans for additional details):

• <u>Residential Dwellings: Approx. 28,200 square feet</u>

#### 4.5 Parking Calculations

**Parking:** No on-site parking provided. See Salt Lake City Code section 21A.44.040 (Required Off Street Parking).

#### Parking Calculation:

94 dwelling units x 0 parking = 0 parking spaces

#### **5. DRAWINGS TO DEMONSTRATE COMPLIANCE**

See attached architectural floor plans drawn to scale.

See attached architectural elevations identifying exterior building materials (see section 4.2 above for a list of building materials).

See attached architectural renderings of the proposed development.

#### 6. COMPLIANCE OF THE PROPOSAL (NARRATIVE)

#### 6.1 DESIGN REVIEW OBJECTIVES (SECTION 21A.59.050)

Following is a detailed description of how the proposal complies with the Standard for Design Review as defined in sub-sections **A through L of Salt Lake City Code Section 21A.59.050**.

#### **Sub-Section A: Compliant**

The proposal is compliant with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located (GMU) as well as the city's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development. Compliance for each of these are addressed below.

**GMU Zone Purpose:** The proposed building complies with the stated purpose of the GMU zone. See section 6.2 below for additional description of the proposed project's compliance with the purpose of the GMU zone as described in section 21A.31.020.A (Purpose Statement) of the city code.

**Master Plan (Urban Design Element and Policies/Guidelines):** The proposed building complies with the urban design policies, strategies, and guidelines of the Salt Lake City Master Plan. The design, massing, and unit density of the proposed building fit the urban form and character of the neighborhood. The proposed building materials have been selected to integrate the neighborhood context and adjacent existing building. The proposed building also fits the transit context and high density needed to support the nearby/adjacent Trax and Front Runner transit stations. The proposed building is oriented toward the pedestrian to provide safe and comfortable human-scale arrangement that is attractive and comfortable for pedestrians.

Additional responses provided below for building orientation, design, scale and massing, exterior materials, setbacks, hardscapes, lighting, etc. highlight elements of the proposed building that further meet the policies and objectives of the Salt Lake City Master Plan's Urban Design Element and design guidelines.

#### **Sub-Section B: Compliant**

**Building Orientation:** The proposed building is primarily oriented to the sidewalk. The proposed building occupies the maximum allowed frontage for the site (building occupies full frontage minus the minimum required side yard setbacks *and minimal driveway space to meet city requirements*). Note that the alternative building footprint for a 75-foot high building (NOT proposed) would be partially oriented to the sidewalk, but primarily oriented away from the sidewalk to accommodate fire access, etc. along the north side of the building. Although compliant with building height and other zoning requirements, an alternate building orientation and mass would cover less of the site frontage than the proposed lower-height building.

Building Entrance: The primary entrance to the building faces the public sidewalk.

**Building Location/Placement:** The proposed building is sited close to the public sidewalk (as close as allowed by code) consistent with the desired development patterns of the neighborhood.

Parking: No parking is provided. The loading berth is provided/located on the south side of the building.

#### **Sub-Section C: Compliant**

**Ground Floor Uses:** Active uses for the building are located on the ground floor and adjacent to the public sidewalk. <u>The entire building frontage, except for a stairwell and access are active uses.</u>

**Transparency & Storefront Elements:** The building façade includes detailing and glass (large storefront office windows and residential courtyards) to facilitate pedestrian interest and interaction resulting in a human-scale context that is friendly and inviting to pedestrians and cohesive to the context of the existing Sixth North building located immediately to the south of the proposed building.

**Outdoor Patios:** Habitable landscaped patios for the ground floor residential units near the public sidewalk provide a direct visual connection to the sidewalk and street while clearly distinguishing private and public spaces.

#### **Sub-Section D: Compliant**

**Building Scale/Massing:** The proposed building masses are divided into heights and offsets that relate to human scale and are inviting and comfortable for pedestrian. See attached plans and elevations for additional details.

**Building (Neighborhood) Context:** The proposed building scale and massing of is comparable to the existing surrounding buildings. The adjacent building is a comparable height of approximately <u>50 to 60</u> feet. The proposed building is similar to or higher than existing buildings located to the south (approximately 45 to 50 feet high).

**Building Design/Complexity:** The proposed building provides vertical and horizontal variety, balconies, porches/patios, and solid to-void ratio of windows and doors to fit the established character of the neighborhood and the context defined by existing adjacent buildings located immediately south.

#### **Sub-Section E: Not Applicable**

This section addresses building facades that exceed a combined contiguous length of two hundred feet. The proposed building length is 122 feet.

#### **Sub-Section F: Not Applicable**

This sub-section of the code addresses privately-owned public spaces (if provided). The proposal does not provide privately-owned public spaces.

#### **Sub-Section G: Compliant**

**Human Scale:** The height and scale of the proposed building relates to a human scale that is inviting and comfortable for pedestrians and is consistent with the height and scale of adjacent and nearby buildings. Buildings are approximately 50 to 60 feet high to the south, 40 to 50 feet high to the west, and 20 to 30 feet high to the north.

**Stepbacks:** A building stepback is not applicable because the proposal is not requesting a reduction of minimum height and the stepback is only required for applications requesting additional height.

**Negative Impacts:** The proposal is not subject to mitigating negative impacts of additional height because the proposal is seeking a reduction of minimum height required.

**Cornices and Rooflines:** The proposed building shape and rooflines are cohesive with the building's overall form and composition and complimentary of the existing building located south of the proposed building. The roofline and architectural detailing, including cornices, are complimentary to the building's scale, material, color, and form. The shape of the building includes several changes in plane, including changes in plane/façade significantly greater than the minimum six inches (6") required. The proposed building includes a variety of materials, including does not include a green roof because of maintenance and leak problems common to such features and it does not provide an accessible roof deck because doing so is not viable within the constraints of a four-level walk up design proposed. Please review the attached list of exterior building materials and exterior elevations for additional details and illustrative representations of the proposed materials and design for building cornices and rooflines.

#### **Sub-Section H: Compliant**

**Parking:** No on-site parking is provided as part of the proposed project. No minimum parking required for GMU zone. The proposed project caters to adjacent transit (adjacent Trax and Front Runner stations) and active transportation.

**On-Site Circulation:** On-site circulation emphasizes safe pedestrian connections to the sidewalk and adjacent transit (adjacent Trax and Front Runner stations). A loading berth and turn around area are located <u>on the south side of</u> the proposed building and away from the sidewalk.

#### **Sub-Section I: Compliant**

**Waste and Recycling:** Waste and recycling containers will be in an enclosure located behind the building and away from public view. The enclosure will incorporate building materials and detailing compatible with the proposed building and will be co-located with (served by) driveways used for the loading berth.

**Mechanical Equipment and Storage:** Mechanical equipment and storage areas will be located within the building and away from public view.

**Loading Facilities:** A loading berth and turn around areas are located <u>south of</u> the proposed building and away from the sidewalk.

#### **Sub-Section J: Compliant**

**Signage:** Signage for the building includes overall building signing (as shown in the attached elevations) and additional human scale signage that is scaled and oriented to pedestrians and active transportation users. All signing is anticipated to be attached to the building, so no additional spaces or features are needed or requested to accommodate signage. We look forward to working with SLC staff to coordinate signage and lighting that is consistent with the context for the neighborhood and meets city requirements.

#### **Sub-Section K: Compliant**

**Lighting:** The proposed building will provide lighting that supports pedestrian comfort and safety and is consistent with the neighborhood context and lighting goals. Street lighting is already provided at the proposed building site. We will coordinate with SLC staff to protect in-place, relocate and/or replace street lighting as indicated in the Salt Lake City Lighting Master Plan. Outdoor lighting for the building will be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.

#### **Sub-Section L: Compliant**

**Street Trees:** Mature trees are already in-place within the park strip fronting (adjacent to) the proposed building site. We will coordinate with SLC staff (urban forester) to protect in-place, remove and/or replace street trees as needed and consistent with city's urban forestry guidelines. The proposed building does not anticipate removal of existing trees, but if removal of existing trees becomes necessary, we the trees will be replaced with trees approved by the city's urban forester.

**Hardscapes:** Landscaping hardscapes and walkways will be used to clearly distinguish privately and public spaces. Landscaping (such as rock mulch) and transparent low fencing/vertical features will be used to differentiate public spaces from privately owned courtyards facing the sidewalk/600 West. Hardscape for public sidewalks and privately-owned public spaces (such as walkways and driveways) will follow design standards. Permitted materials for shall meet the following standards.

#### 6.2 Compliance with Purpose of GMU Zoning District

#### **Sub-Section A: Compliant**

The proposed project complies with the purpose for the Gateway-Mixed Use District (GMU) as described in **sub-section A (Purpose Statement) of Salt Lake City Code Section 21A.31.020**. The proposed building fits the context of the urban neighborhood atmosphere intended for the GMU district and fits the existing neighborhood context defined by new construction adjacent to the project site. The proposed building fits the transit context and high density needed to support the nearby/adjacent Trax and Front Runner transit stations. The proposed building is oriented toward the pedestrian to provide safe and comfortable human-scale arrangement that is attractive and comfortable for pedestrians. The proposed building materials have been selected to integrate the neighborhood context and adjacent existing building.

#### 6.3 Compliance with Design Standards of GMU Zoning District

The proposed building is compliant with all design standards for the GMU zone, except, the minimum building height requirement for which the project is seeking Design Review approval as allowed by city code. Following is a description of compliance for the standards defined in **sub-sections B through E of Salt Lake City Code Section 21A.31.020.** 

#### **Sub-Section B: Compliant**

**Special Provisions:** Special provisions defined for 200 South and for 500 West are not applicable to the proposed building located on 600 West.

#### **Sub-Section C: Design Review Approval Requested**

**Building Height:** The building height for the proposed four-level building is lower than the he minimum building height requirement of 75 feet *and ground floor height lower than the requirement of 16 feet*. To comply with the city code, a Design Review application has been prepared to obtain approval for a reduced building height *and reduced ground floor height*.

#### **Sub-Section D: Compliant**

**Ground Floor/Façade:** The proposed building provides a variety of exterior building materials and a ground level (base) that is differentiated from the remainder of the building. The ground floor differentiation includes the use of glass for the *entry space* and use of an inset and courtyard for the ground floor residential units facing the sidewalk. The building massing is scaled (and exterior materials used) to fit the context established by the adjacent building located to the south. See section 6.1 above *and the attached architectural elevations* for additional details.

#### **Sub-Section E: Compliant**

**Setbacks/Yards:** The proposed building provides the required minimum setbacks of 10 feet for all ground floor residential dwellings as coordinated with and clarified by Salt Lake City staff (see attached site plan for details). Minimum set back is proposed for other (non-residential) ground floor uses as required by code and to encourage building placement and human-scale massing that is inviting to pedestrians.





### 6 () CITY AKE S ЫЦ 0 TEM 4 ST 600 W NORTH **NDIE**

STAMP

REVISIONS REV. DESCRIPTION DATE

PROJECT NUMBER 25-014

DATE 2025-05-29 SHEET NAME SITE PLAN





![](_page_15_Figure_0.jpeg)

![](_page_15_Figure_2.jpeg)

DATE. **5/29/2025** 

NORTH

30'

10'

0

20'

LANDGURV

2025-023

REID B. MITCHELL

No.4987014-5301

PRELIMINARY

NOT FOR

: Street 1116

Temple , Utah 84

North <sup>-</sup> ce City,

600 West h Salt Lake

STAMP

REVISIONS

![](_page_16_Figure_0.jpeg)

	SLC App.	Hydro						
pe	list	Zone	Botanical Name	Common Name	Value	Size	Н	W
Turf Grasses	yes	TW2	Festuca arizonica	Arizona Fescue	7 S.F.	1 gal.	2'	30"
Turf Grasses	yes	TW2	Pennisetum alopecuroides	Little Bunny Fountain Grass	7 S.F.	1 gal.	3'	3'
Furf Grasses	yes	TW2	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	3 S.F.	1 gal.	30"	2'
Turf Grasses	yes	TW2	Festuca glauca 'Boulder Blue'	Blue Fescue	2 S.F.	1 gal.	15"	15"
Turf Grasses	yes	TW2	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Fountain	2 S.F.	1 gal.	12"	18"
eciduous Shrub	yes	SD2	Syringa vulgaris 'G13099' New Age Lavender	Dwarf Lilac	12 S.F.	5 gal.	5'	4'
eciduous Shrub	yes	SD2	Symphoricarpos x chenaultii	Chebault coralberry	20 S.F.	5 gal.	2'	5'
eciduous Shrub	yes	SD2	Rhus aromatica 'Gro-Low'	Fragrant Sumac	28 S.F.	5 gal.	2'	6'
eciduous Tree	yes	TD2	Acer campestre	Hedge Maple	314 S.F.	2'' cal.	30'	20'
eciduous Tree	YES	TD2	Zelkova serrata 'Musashino'	Zelkova		2" cal.	25'	20''

![](_page_16_Figure_6.jpeg)

![](_page_17_Figure_0.jpeg)

SHEET INDEX

LA1.....LANDSCAPE DEMOLITION PLAN LA2.....LANDSCAPE SITE PLAN LA3.....PLANTING PLAN LA4.....LANDSCAPE DETAILS LA5.....LANDSCAPE NOTES

![](_page_17_Figure_8.jpeg)

#### GENERAL CONSTRUCTION NOTES:

- 1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS. REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- 2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- 4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
- 5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

#### PLANTING NOTES:

- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.
- 2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 4. BARK MULCH AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 5. STONE MULCH AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 4" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- 7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.
- 8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.
- 9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.
- 10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITES.
- 11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:
- CHEMICAL CHARACTERISTICS
- 1) pH: 5.5-8.0 2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
- 3) SAR (SODIUM ADSORPTION RATIO): < 6.0
- PHYSICAL CHARACTERISTICS
- 1) SAND: 15 TO 60%
- 2) SILT: 10 TO 60% 3)CLAY: 5 TO 30%
- 4)ORGANIC MATTER: > 1%

5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS. 6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

#### **IRRIGATION NOTES:**

- 1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.
- 2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.
- 3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
- 4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.
- 5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.
- 6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
- 7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.
- 8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER U.L. APPROVED, SOLID STRAND,
- 9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS. QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
- 10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- 11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED. THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.
- 12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.
- 13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.
- 14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.
- 15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.
- 16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.
- 17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.
- 18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.
- 19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.
- 20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.
- 21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

- 22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF
- 23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.
- 24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.
- 25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- 26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
  - BE DOCUMENTED FROM TWO STATIONARY POINTS.
  - b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER,
  - AND WORKING AWAY FROM PRESSURE REGULATOR. TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF
- 27. CONTRACTOR SHALL PERFORM THE FOLLOWING: a. VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND
  - CONDITIONS.
  - NOTIFICATIONS REQUIRED.
  - d. RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE
  - SATISFACTION OF THE OWNER.
- COMPLETE. 28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN
- 29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- 30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.
- 31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. EQUIPMENT.
- 32. CONTRACTOR TO INSURE THE FOLLOWING:
  - PLAN SIZES ARE MINIMUMS.
  - TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.
- 33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.
- 34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION
- 35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE MAY BE REQUIRED PER OWNER DIRECTION

SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.

SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY

a. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO

c. IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET

CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.

b. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY

c. NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.

e. BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND

THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.

OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS

MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER

a. LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS, THESE PLANS ARE SCHEMATIC, CONTRACTOR SHALL SIZE PIPE.

b. 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR

INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD

SHEET INDEX

LA1.....LANDSCAPE DEMOLITION PLAN LA2.....LANDSCAPE SITE PLAN LA3.....PLANTING PLAN LA4.....LANDSCAPE DETAILS LA5.....LANDSCAPE NOTES

![](_page_18_Figure_97.jpeg)

# **INDIE STATION APARTMENTS** 600 W NORTH TEMPLE, SALT LAKE CITY, UT 84116

Copyright © 2024 - RAD ARCHITECTURAL DESIGN

![](_page_19_Picture_1.jpeg)

UNITS	
TYPE 1:	4
TYPE 2:	5
TYPE 3:	11
TYPE 4:	1
<u>TYPE 5:</u>	1
TOTAL:	22

#### BUILDING

LEVEL 1:22
LEVEL 2:24
LEVEL 3:24
LEVEL 4:24
TOTAL: 94

![](_page_19_Picture_6.jpeg)

REVISIONS

# **INDIE STATION APARTMENTS** 600 W NORTH TEMPLE, SALT LAKE CITY, UT 84116

Copyright © 2024 - RAD ARCHITECTURAL DESIGN

![](_page_20_Picture_1.jpeg)

UNITS				
TYPE 1:	5			
TYPE 2:	6			
TYPE 3:	11			
TYPE 4:	1			
<u>TYPE 5:</u>	1			
TOTAL:	24			

#### BUILDING

LEVEL 1:22
LEVEL 2:24
LEVEL 3:24
LEVEL 4:24
TOTAL: 94

![](_page_20_Picture_6.jpeg)

REVISIONS

# **INDIE STATION APARTMENTS**

### 600 W NORTH TEMPLE, SALT LAKE CITY, UT 84116

MATER	RIAL LEC	GEND					
IMAGE	CODE	MATERIAL	MANUFACTURER	COLOR/FINISH	NORTH	FACADE PER EAST	RCENTAGE SOUTH
	B-1	BRICK VENEER	KING KLINKER (OR EQUAL)	EBONY / MISSION	560 SF 13.79 %	644 SF 11.91 %	1,012 SF 15.11 %
	S-1	STONE	CORONADO STONE PRODUCTS (OR EQUAL)	CARIBBEAN CORAL - CREAM	92 SF 2.27 %	30 SF 0.55 %	226 SF 3.38 %
	S-2	STUCCO	SHERWIN WILLIAMS	3 SHADES OF GRAY (LIGHT, MEDIUM, DARK)	1,855 SF 45.68 %	2,595 SF 47.98 %	3,060 SF 45.69 %
	S-3	LAP SIDING	JAMES HARDIE (OR EQUAL)	SUMMER WHEAT / RUSTIC SERIES	520 SF 12.80 %	1,771 SF 32.75 %	934 SF 13.95 %
	M-1	PRE-FINISHED METAL & STOREFRONT	TBD	DARK BRONZE / BLACK	153 SF 3.77 %	180 SF 3.33 %	295 SF 4.40 %
	G-1	GLAZING	SOLARBAN (OR EQUAL)	DOUBLE PANE, LOW-E	881 SF 21.69 %	188 SF 3.48 %	1,170 SF 17.47 %

Copyright © 2024 - RAD ARCHITECTURAL DESIGN

![](_page_21_Figure_4.jpeg)

![](_page_21_Picture_5.jpeg)

# **INDIE STATION APARTMENTS** 600 W NORTH TEMPLE, SALT LAKE CITY, UT 84116

MATE	MATERIAL LEGEND							
IMAGE	CODE	MATERIAL	MANUFACTURER	COLOR/FINISH	FACADE PERCENTAGE			WEST
	B-1	BRICK VENEER	KING KLINKER (OR EQUAL)	EBONY / MISSION	560 SF 13.79 %	644 SF 11.91 %	1,012 SF 15.11 %	578 SF 10.69 %
	S-1	STONE	CORONADO STONE PRODUCTS (OR EQUAL)	CARIBBEAN CORAL - CREAM	92 SF 2.27 %	30 SF 0.55 %	226 SF 3.38 %	198 SF 3.66 %
	S-2	STUCCO	SHERWIN WILLIAMS	3 SHADES OF GRAY (LIGHT, MEDIUM, DARK)	1,855 SF 45.68 %	2,595 SF 47.98 %	3,060 SF 45.69 %	629 SF 11.64 %
	S-3	LAP SIDING	JAMES HARDIE (OR EQUAL)	SUMMER WHEAT / RUSTIC SERIES	520 SF 12.80 %	1,771 SF 32.75 %	934 SF 13.95 %	1,590 SF 29.42 %
	M-1	PRE-FINISHED METAL & STOREFRONT	TBD	DARK BRONZE / BLACK	153 SF 3.77 %	180 SF 3.33 %	295 SF 4.40 %	55 SF 1.02 %
	G-1	GLAZING	SOLARBAN (OR EQUAL)	DOUBLE PANE, LOW-E	881 SF 21.69 %	188 SF 3.48 %	1,170 SF 17.47 %	2,355 SF 43.57 %
				TOTAL:	4,061 SF	5,408 SF	6,697 SF	5,405 SF

Copyright © 2024 - RAD ARCHITECTURAL DESIGN

![](_page_22_Figure_2.jpeg)

![](_page_22_Picture_3.jpeg)

![](_page_22_Picture_5.jpeg)

4 SOUTH

2025-05-29

## **INDIE STATION APARTMENTS**

### 600 W NORTH TEMPLE, SALT LAKE CITY, UT 84116

Copyright © 2024 - RAD ARCHITECTURAL DESIGN

![](_page_23_Picture_2.jpeg)

### '**S** JT 841<sup>-</sup>

## **INDIE STATION APARTMENTS**

### 600 W NORTH TEMPLE, SALT LAKE CITY, UT 84116

Copyright © 2024 - RAD ARCHITECTURAL DESIGN

![](_page_24_Picture_2.jpeg)

### '**S** IT 844

![](_page_24_Picture_4.jpeg)

REV. DESCRIPTION DATE