### **DESIGN REVIEW SUBMITTAL**

## 410 SOUTH 900 EAST SALT LAKE CITY, UTAH 84102

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COLE WEST





### **Project Narrative**



#### 400 South & 900 East Student Housing Development

The proposed residential development at 400 South and 900 East in Salt Lake City is designed to provide modern, transit-oriented housing near the University of Utah campus. The project will introduce a six-story residential building within the TSA-UN-C zoning district, offering 252 units (696 beds) tailored for residents seeking convenient, high-quality housing with direct access to public transportation. The site is adjacent to the 900 East UTA TRAX station and multiple bus routes, ensuring seamless connectivity to campus and other parts of the city.

The 1.943-acre site is currently occupied by a one-story commercial building and surface parking lot, which will be replaced with a well-planned residential development that integrates with the surrounding neighborhood and enhances the public realm. The project aligns with the city's transit-oriented development goals by creating high-density housing near major transportation routes while also incorporating public gathering spaces and active street-level uses.

### **Building Design & Construction**

The project will be built as five stories of Type IIIA wood construction over 2.5 levels of Type IA concrete construction. The concrete constructed podium is planned to accommodate a structured parking garage, residential walk-up units along 400 South, active ground-floor spaces such as a café space catered towards residents, co-working areas, an art and maker space studio, and a pedestrian-friendly lobby.

A key design strategy is breaking the building into three distinct volumes, which helps reduce the perceived scale of the development while creating visual variety along the street. Each volume's maximum length is smaller than 200 feet complying with current zoning requirements. The massing is further articulated with horizontal setbacks ranging from 6' to 81', providing relief along the street and ensuring the building complements its neighbors and context.

The exterior materials are selected for durability and urban integration, with brick at the base to establish a solid, grounded presence and fiber cement panels on the upper floors to introduce a lighter, modern aesthetic. The use of brick at the base provides not only durability and texture at the pedestrian level but also reflects the material character of nearby buildings, helping the project visually integrate with its

Project Narrative

urban context. Private balconies are incorporated into select 400 South-facing units, providing additional outdoor space and contributing to an active and engaging façade.

#### Public Plaza & Street-Level Activation

A defining feature of this development is the public plaza at grade, designed to create an inviting, accessible gathering space for both residents and the broader community. This plaza will serve as an extension of the public realm, offering a welcoming pedestrian zone that enhances the streetscape and encourages community interaction. It promotes visual and physical connections to the interior art studio/makers space, fostering creativity and engagement while supporting local artists as an integral part of the plaza. The plaza design features:

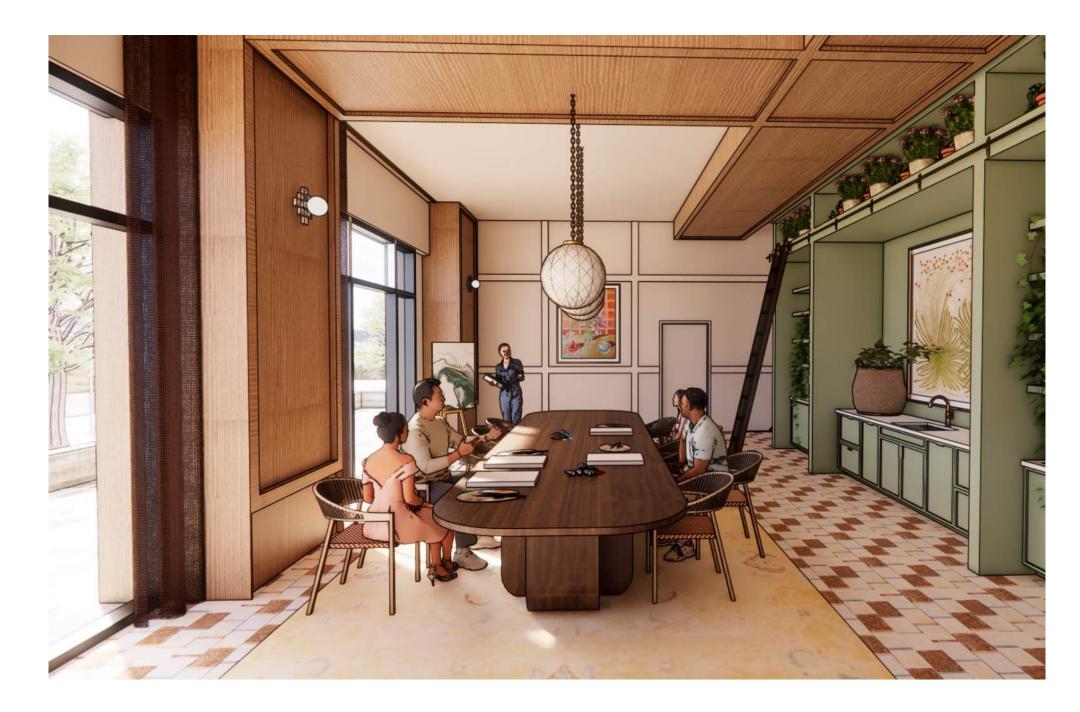
- A fully ADA accessible plaza that extends the public realm to all
- Outdoor seating and landscaped areas to foster casual social interactions.
- Visually engaging approach to navigating the grade change along the sidewalk walls are avoided as much as possible
- Opportunities for outdoor programming and activation, further enhancing the vibrancy of the streetscape.
- This highly visible, open space will contribute to a lively, welcoming streetscape, reinforcing the city's goals of walkability, public engagement, and transit-oriented urban design.

#### **Ground-Floor Uses & Street Engagement**

In addition to the public plaza, the ground floor has been designed to create a strong connection between private and public spaces, ensuring an active, engaging street frontage. Key ground-floor elements include:

• The proposed art studio and maker space will be a dynamic, creative hub located at a prominent intersection in the city, designed to foster community engagement and artistic collaboration. This space will provide aspiring artists with the opportunity to participate in workshops led by local artists, as well as feature gallery space for rotating exhibitions and pop-up shows. Additionally, the studio will offer youth art programs aimed at inspiring K-12 students through exposure to the arts. Serving as a gathering place for community members, local and aspiring artists, and students

- majoring in the arts, the space will encourage creativity, connection, and cultural development.
- Residential walk-up units, particularly along the northern half of the 400 South façade, contribute to a lively and safe pedestrian environment while anchoring the project within the existing neighborhood fabric. These ground-oriented homes activate the street with individual entrances, providing a human-scaled interface that enhances walkability and fosters a sense of ownership and community. By mirroring the scale and rhythm of nearby residential development, the walk-up units help bridge the transition between larger-scale residential and the surrounding urban context.
- A café space for residents and visitors that supports a co-working library space and helps activate the public plaza space along 400 South.
- A pedestrian plaza, creating a shared public-private space that enhances the overall urban experience.
- A co-working space that will have nearly all day activity supporting student learning, collaboration, and social activity.
- A prominent residential entry lobby, designed to provide clear visibility and easy access for residents and visitors.







This communal area in the lobby provides oppurtunities for students to learn, grow, and study. The building can host outside community members to teach students skills such as painting or drawing. This space hosts an art sink, and ample storage for supplies of any kind.

Project Narrative

#### **Parking & Access**

A structured parking facility will be located at ground level, fully concealed behind the walk-up residential units and public lobby along 400 South. The parking structure will have visibility from the south and partially on the west. The parking garage facade will be clad by a mural art display intended to represent and engage with the local culture of Salt Lake City.

The parking structure is planned to accommodate 170 cars, which is a ratio of 0.67 vehicles per unit. Vehicular access to the garage will be exclusively from 900 East, eliminating the need for new curb cuts along 400 South and maintaining a continuous sidewalk experience for pedestrians. The parking facility has been designed to accommodate student residents efficiently, with secured bicycle storage and electric vehicle (EV) charging stations included to support sustainable transportation options. The parking facility will also include a minimum of 20% electric vehicle ready (EV-ready) parking spaces of parking spaces provided per Salt Lake City Zoning Section 21A.44.040.

### **Resident Amenities & Community Spaces**

The project includes amenities for residents dispersed among the building, providing shared amenity space for student residents at numerous locations. The planned amenities include:

• Outdoor pool and pool deck will be located on the 6th floor in the southeast corner, offering views of the Wasatch Front mountains and the University of Utah campus. This space is designed as a central gathering area for residents, providing both recreational and social amenities.

Features of the pool deck include:

- An indoor/outdoor fitness area, giving residents access to exercise spaces that support health and wellness activities.
- Grilling and dining areas, where students can gather, cook, and socialize in a shared outdoor setting.
- A dedicated event space with a videoboard, creating a flexible entertainment area for student programming, movie nights, and group activities.
- Internal Landscaped Courtyards The two internal landscaped courtyards are designed to

bring natural light into the building and provide functional outdoor spaces for residents. Each courtyard will include a mix of public and private landscaped areas, with seating, walkways, and greenery. The public areas will connect to pedestrian pathways, creating an open and accessible environment, while the private sections will offer residents with units at the courtyard level quieter spaces to relax. These courtyards will serve as practical extensions of the indoor living spaces, giving residents opportunities to spend time outside in a comfortable setting.

• Public Lobby - The public lobby will serve as a welcoming and active space, designed to enhance both resident experience and community interaction. At the heart of the lobby is a café space, open to both residents and the public, providing a convenient spot for coffee, casual meetings, and social engagement. The lobby will also feature dedicated work and study areas, offering students a comfortable environment for individual or group work outside their private units. Additionally, the building's leasing offices and concierge desk will be centrally located within the space, ensuring easy access to on-site management and resident services. This thoughtfully designed lobby will create a vibrant, accessible entry point that fosters connectivity between residents and the broader community.

These amenities are carefully planned to support an active, social student lifestyle, ensuring that residents have access to both private and shared spaces designed for study, recreation, and community building.

### **Community Integration & Transit-Oriented Growth**

Located along the 900 East TRAX station and 400 South transit corridor, this project directly supports Salt Lake City's transit-oriented development objectives by increasing density near public transportation, encouraging walkability, and integrating community-focused spaces into the urban fabric. By replacing surface parking with an activated public plaza, this project enhances pedestrian accessibility while creating a welcoming, dynamic streetscape. The integration of private and public spaces—including the plaza, pedestrian-friendly pathways, and an active ground-floor—ensures that this development contributes positively to the neighborhood. The inclusion of an art studio/makers space further anchors the development in creativity and community engagement, reinforcing Salt Lake City's vision for smart growth and high-quality urban living.

A key aspect of this integration is the inclusion of residential walk-up units along 400 South, which bring

activity and visual interest to the street edge. These units help soften the transition between higher-density housing and the surrounding neighborhood, offering a scale and rhythm that complements nearby residential structures. By establishing a direct connection between residents and the street, the walk-up units support a vibrant pedestrian realm while fostering a greater sense of place and community ownership. This design choice reinforces the building's role as a neighborhood anchor and enhances its contribution to the surrounding urban fabric.

Together with the public plaza, active ground-floor uses, and transit adjacency, these elements create a cohesive development that balances density with livability. This residential project is designed to not only meet the growing demand for housing near the University of Utah but also to create a lasting impact on the surrounding community by enhancing the public realm, activating the street, and fostering a sense of place.

#### Sustainable Site & Open Space Design

The project will incorporate a variety of native plants to enhance the streetscape as well as other landscaped areas, while providing environmental benefits such as reducing the urban heat island effect and improving stormwater management through infiltration and evapotranspiration. The two internal courtyards will feature extensive green roofs designed to absorb rainwater and reduce peak runoff into the storm system. Additionally, the proposed development is exploring the feasibility of upgrading these green roofs systems to a blue-green roof system. A blue-green roof system combines traditional green roof elements with water retention and controlled drainage features. It is designed to store and slowly release up to three inches of rainwater, improving stormwater management while also supporting plant growth. This approach would further reduce irrigation needs and improve overall site sustainability.

**Project Data Sheet** 

#### General:

Location: 410 South 900 E Street

Salt Lake City, Utah 84102

Zoning: TSA-UN-C (Transit Station Area - Urban

Neighborhood Core)

Proposed Land Use: Dwelling Unit Rooming

(boarding) house

Building Height: 75 feet (refer to Building Height

Diagram)

Site Area: 1.943 acres Lot Coverage: 78%

Total Residential Units: 252

Total Beds: 696

#### **Construction Type:**

Podium: 2.5 levels of Type IA concrete\*

Above Podium: 5 stories of Type IIIA wood-frame

\*The SE corner of the proposed development contains a pool and pool deck on Level 6. To support this area, the Type IA concrete frame will continue to Level 6 in this area only.

#### Setbacks:

Front: 11'-37' variation (400 South)

Side: 11' on East, 20' on West

Rear: 6'-16' variation (due to canal easement)

#### Parking:

Vehicle Parking: 170 spaces (0.67 spaces per unit)

EV Charging: 20% EV-ready spaces

Bicycle Storage: Secured storage for residents

#### **Resident Amenities:**

Outdoor pool & deck (6th floor) with Wasatch Front

mountain views

Indoor/outdoor fitness area

Grilling & dining areas

ADA accessible public plaza with seating &

landscaping

Co-working library & café space

Residential lobby with concierge & leasing offices

#### **Ground-Floor Activation:**

Residential walk-up units

Active leasing office & entry lobby

Art Studio/Makers space

Street-level cafe open to the public

ADA accessible public plaza with seating &

landscaping

#### **Sustainability Features:**

Green roofs at internal courtyards and pool deck to

mitigate heat island effect

Stormwater retention strategies

High-efficiency lighting

#### Transit Accessibility:

Adjacent to 900 East UTA TRAX station

Multiple bus routes nearby

### Type A Units:

2% of total units count distributed among different

unit types

## **Unit Mix & Density Information**

Unit Mix	Studio	1 Bed	2 Bed	4 Bed
Units	41	21	64	126
Avg. Size	540 sf	577 sf	811 sf	1,324 sf
Type A	2	1	2	2
Туре В	39	20	62	124

Density	Site Area	Units	Units/Acre
Total	1.943 acres	252	129.7

## **Parking Information**

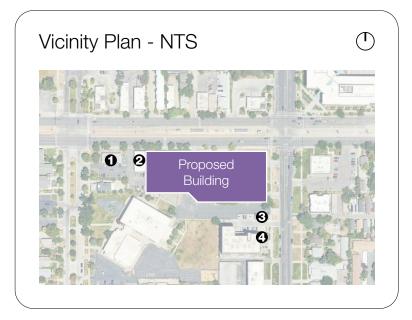
Velsierden Onesse	
Vehicular Spaces No Minimum 158 spaces	
ADA Spaces 1 Per 50 (4 spaces) 5 spaces + 1 Van	
EV Spaces 1 Per 25 (7 spaces) 7 spaces	
EV Ready Spaces 20% (32 spaces) 32 spaces (1 ADA sp	pace)
Secured/ Enclosed Bike Spaces 1 per 4 units* (63 spaces) 63 spaces	
Loading 2 short berths 2 berths (10' x 35')	

<sup>\*</sup> Per section 21A.44.040.E.4: Secure/Enclosed Bicycle Parking: Each one (1) bicycle parking space that is within a secure/enclosed bicycle parking facility may be used to satisfy the requirement of two (2) required bicycle parking spaces.

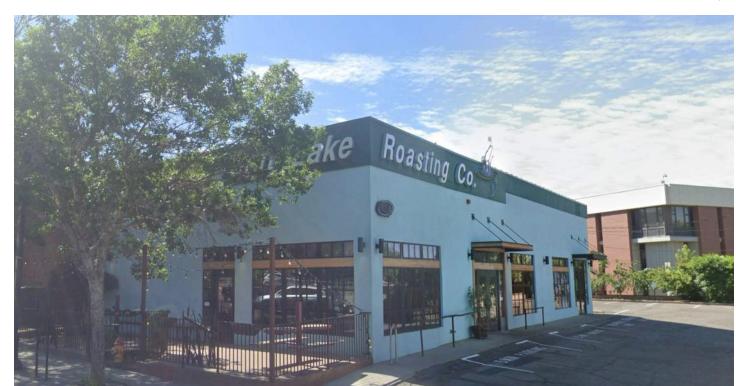
	Stalls	Units	Stalls/Unit
Total Vehicular Spaces	158 Parking Spaces	252	0.62

Adjacent Developments

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- 1 Jiffy Lube 804 E 400 S, Salt Lake City
- 2 Salt Lake Roasing Co. 820 E 400 S, Salt Lake City
- **3** Goodly Cookies 432 S 900 E, Salt Lake City
- 4 9th East Lofts at Bennion Plaza 444 S 900 E, Salt Lake City



(2) Salt Lake Roasting Co.



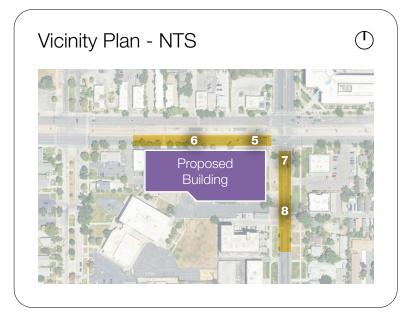
(1) Jiffy Lube



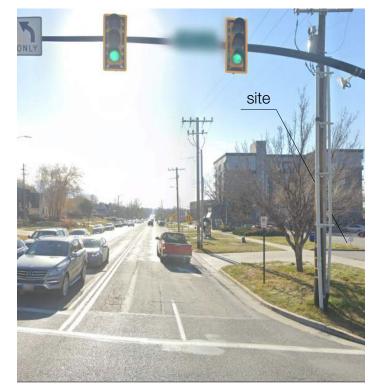
(3 & 4) Goodly Cookies & 9th East Lofts

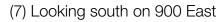
# Streetscape Character & Existing Trees





- 5 400 South / University Blvd Looking west
- 6 400 South / University Blvd Looking west
- 7 900 East / University Blvd Looking south
- 8 900 East / University Blvd Looking south



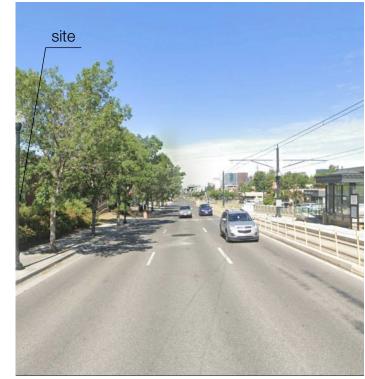




(8) Looking south on 900 East



(5) Looking west on 400 South



(6) Looking west on 400 South



Existing Trees on/adjacent to the site

Views to the Site



- **9** Looking north east from 900 East frontage
- **10** Looking northeast from 400 South frontage
- **11** Looking south towards the site from across 400 South



(9) Looking north east from 900 East frontage



(10) Looking northeast from 400 South frontage

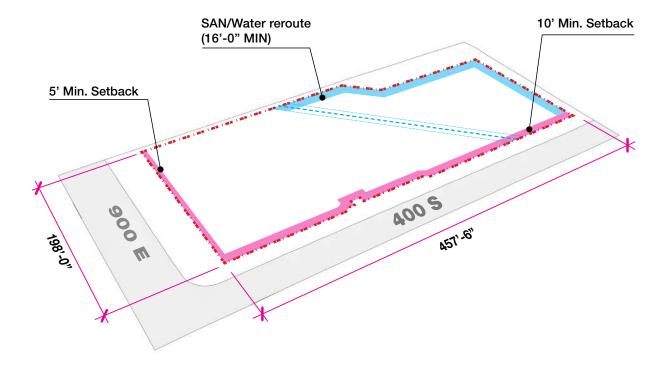


(11) Looking south towards the site from across 400 South

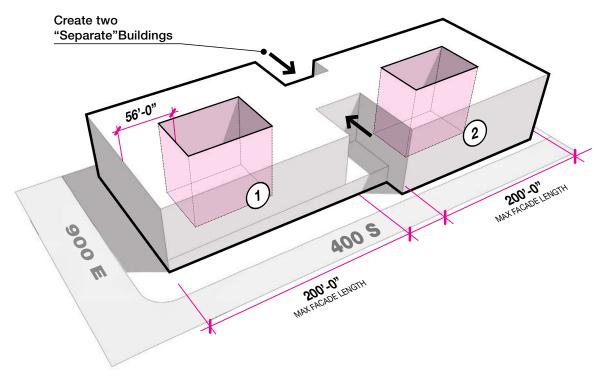
**Massing Diagrams** 

7

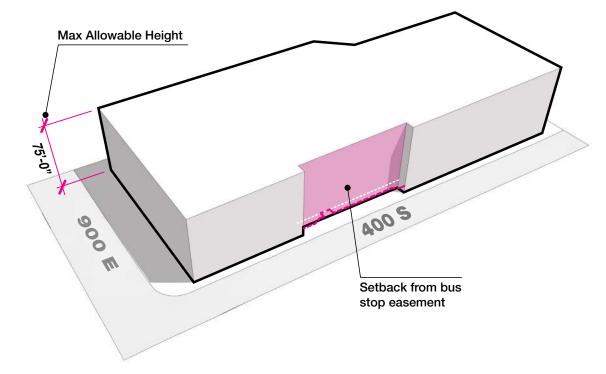
01 - Site



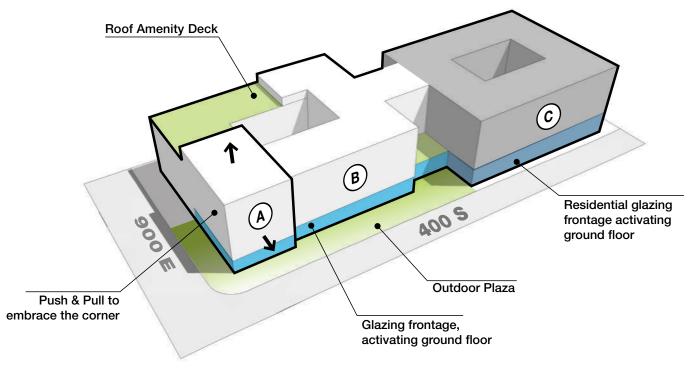
03 - Setbacks & Unit Depths



### 02 - Extruded 75'-0"

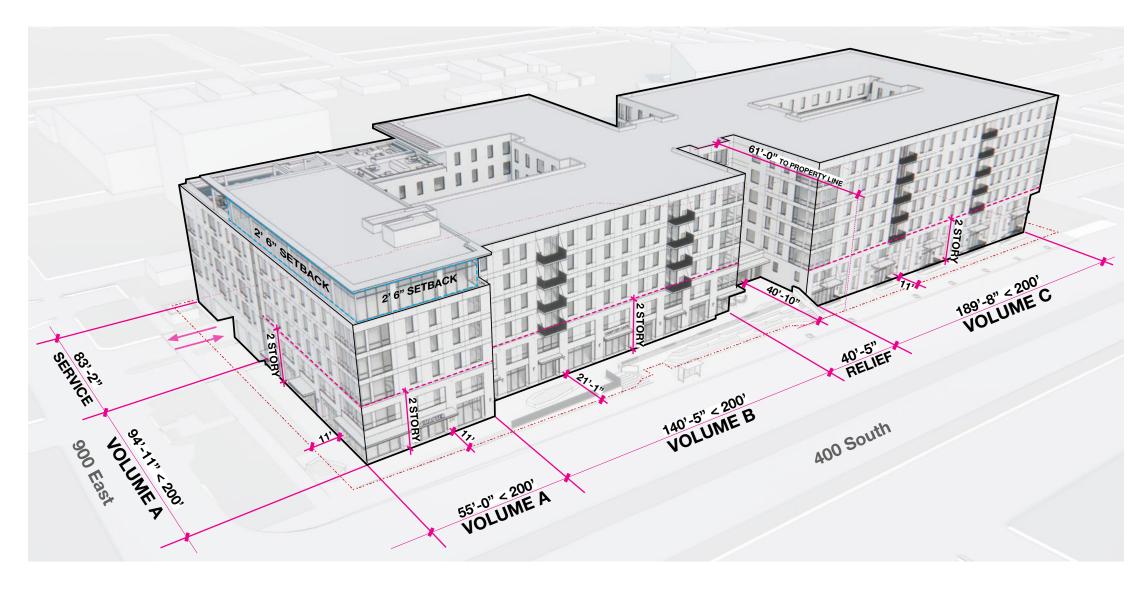


### 04 - Massing Breakdown & Materials



## Narrative Response to Design Review Request





The proposed development requests a design review for the (1) length of the building and (2) ground floor glass requirements.

- The combined contiguous building length of the building façade on 400 South is greater than 200 feet. The key design strategy is to reduce the perceived scale of the development while creating visual variety along the street. Our approach is to break the building into three distinct volumes (A, B & C page 9 diagram 4) that have various setbacks ranging from 6 feet to 61 feet and provides relief (see page 9 diagram 3) along the street edge. Each volume's maximum length is therefore less than 200 feet and includes changes in massing, color & material palette, and façade articulations.
- The facades' articulation varies slightly relative to each other to reduce repetition but have common components that tie it together as a cohesive development. All three volumes express a 2-story base and have a top floor change in expression.
- Volume A holds the street corner houses the main entrance, has an expressed corner on the typical levels and is topped with a highly transparent enclosure and projecting cap. Volume B echoes the same pattern of windows as A but includes projecting balconies, and the top floor has a grey façade finish. Both Volumes A & B have mainly light palette with dark accents and Volume C is the inverse, dark field color with light accents.
- A minimum of 80% of the ground floor has active use that promotes an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. The spaces along the street facades include co-working spaces, an art studio/ maker's space, a cafe, a bike workshop, and residential units. The exterior materials are selected for durability and urban integration with brick at the base and fiber cement panels on the upper floors.
- At the ground floor, there are 3 façade zones: ground floor active space, residential units, and a service zone as highlighted see DR.01. The ground floor active use wraps the corner on two streets and will have 60% minimum glass in the 3 8 feet zone above the floor slab. The ground floor residential façade will have a minimum of 45% glass in the 3-8 feet zone above the floorslab. The service zone includes garage doors for vehicular access and an art mural will be provided just south of that area to limit the blank wall to be less than 15 feet.

410 SOUTH 900 EAST



Aerial rendering looking south



Exterior rendering looking southwest from the intersection of 400 S (University Blvd.) & 900 E.



Exterior rendering of primary building entry at the intersection of 400 S (University Blvd.) & 900 E.



Exterior rendering looking west from the intersection of 400 S (University Blvd.) & 900 E.



Exterior rendering looking east along 400 S (University Blvd.)



Exterior rendering looking east along 400 S (University Blvd.)

410 SOUTH 900 EAST

# SALT LAKE CITY, UTAH 410 SOUTH 900 EAST

TRANSIT STATION AREA (TSA) SUBMITTAL - JULY 2025

### **DUEE! TINDEY**

C0.00 COVER SHEET GENERAL NOTES, LEGEND & ABBREV.

SITE DEMOLITION PLAN

PROPOSED SITE PLAN

SITE GRADING PLAN SITE DRAINAGE DETAILS

C4.00 PLAN & PROFILE - STORM DRAIN

**DEVELUPMENT SUMMAKT** 

LOCATION: **ZONING:** 

INTENDED USE:

PARKING:

PROPERTY SIZE:

20% EV READY PARKING SPACES

**SITE DATA** 

AFFECTED PARCEL NO.: 16053300090000, 16053300100000

FLOOD INFORMATION:

ARE MINIMAL. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49035C0163G, DATED 09/25/2009.

SALT LAKE CITY, UTAH TSA-UN-C ZONING DISTRICT STUDENT HOUSING

84,637 SF / 1.943 ACRES

170 STALLS PROVIDED (0.67 STALLS/UNIT)

BICYCLE STORAGE PROVIDED

FLOOD ZONE DESIGN ZONE "X", AREA OF WHICH FLOOD HAZARDS

## **LEGAL DESCRIPTION**

PARCEL 1: THE NORTH 160 FEET OF LOT 6, EXCEPT THE NORTH 90 FEET OF THE EAST 85 FEET THEREOF, AND THE NORTH 160 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND

LESS AND EXCEPTING THEREFROM PARCEL 1 THAT PORTION OF SUBJECT PROPERTY CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT, BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2001 AS ENTRY NO. 8099008 IN BOOK 8544 AT PAGE 6764 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89°58'06" WEST 130.45 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING THENCE SOUTH 61°53'52" WEST 8.28 FEET; THENCE SOUTH 89°58'06" WEST 5.70 FEET; THENCE SOUTH 00°01'50' EAST 6.00 FEET; THENCE SOUTH 89°58'06" WEST 10.88 FEET; THENCE NORTH 00°01'50" WEST 6.00 FEET; THENCE SOUTH 89°58'06" WEST 75.14 FEET; THENCE NORTH 61°57'28" WEST 8.27 FEET TO THE NORTH LINE OF LOT 6; THENCE NORTH 89°58'06" EAST 106.32 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

PARCEL 2:

COUNTY OF SALT LAKE, STATE OF UTAH.

THE SOUTH 5 FEET OF LOT 6 AND THE SOUTH 5 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 33 FEET; THENCE WEST 120.5 FEET; THENCE SOUTH 2 FEET; THENCE WEST 143 FEET; THENCE NORTH 45°00'00" WEST 49.5 FEET; THENCE EAST 298.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3A: A RIGHT OF WAY FOR RETAINING WALL FOOTINGS OVER, ACROSS OR UNDER THE FOLLOWING

DESCRIBED PROPERTY: BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 2 FEET; THENCE WEST 120.5 FEET; THENCE NORTH 2 FEET; THENCE EAST 120.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE WEST 50 FEET OF THE EAST 127.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

THE NORTH 90 FEET OF THE EAST 85 FEET OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

## **AGENCY / UTILITY CONTACTS**

PLANNING: SALT LAKE CITY PLANNING 451 S STATE ST, STE 406 SALT LAKE CITY, UT 84111 PHONE: (801) 535-7757

PROJECT TEAM

**DEVELOPER:** 

**COLE WEST** 

610 N 800 W,

**SURVEYOR:** 

**HUNT DAY** 

ATTN: WALKER WOOD

CENTERVILLE, UT 84014

PH: (310) 903-2023

LAYTON SURVEYS

ATTN: WILLIS D. LONG

1857 N 1000 W STE. 1

CLEARFIELD, UT 84015

ATTN: THOMAS HUNT, PE

3445 ANTELOPE DRIVE

SYRACUSE, UT 84075

PH: (801) 664-4724

PH: (816) 506-8624

CIVIL ENGINEER (PROJECT CONTACT):

ARCHITECT/LANDSCAPE ARCHITECT:

LAMAR JOHNSON COLLABORATIVE

ATTN: MATT SCHUEPBACH AIA

SCHUEPBACHM@THELJC.COM

PH: (801) 663-1641

SEWER DISTRICT: SALT LAKE CITY SEWER DISTRICT 1530 S WEST TEMPLE, SALT LAKE CITY, UT 84115 PHONE: (801) 483-6700

POWER COMPANY: **ROCKY MOUNTAIN POWER** CUSTOMER SERVICE LINE PHONE: (801) 546-1235

**TELEPHONE COMPANY:** CENTURY LINK CUSTOMER SERVICE LINE PHONE: (801) 603-6000

FIRE DEPARTMENT: SOUTH SALT LAKE FIRE DEPARTMENT 2600 S MAIN ST, SOUTH LAKE CITY, UT 84115 PHONE: (801) 483-6043

GAS SERVICE: DOMINION ENERGY 1140 WEST 200 SOUTH SALT LAKE CITY, UT 84104 CONTACT: DON NEWMAN PHONE: (801) 323-5517

## NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

### **VICINITY MAP**





**VERIFY SCALES** BAR IS ONE INCH ON STUDENT HOUSING **410 SOUTH 900 EAST** F NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY SALT LAKE CITY, UTAH

DATE

DESCRIPTION

**DESCRIPTION** 

**INITIALS** 

**COVERSEHEET** 

C0.00

### **General Notes**

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

#### 2.0 PERMITTING AND INSPECTIONS

2.1 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.

2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE

- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR
- INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION

### AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1 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 THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE
- 3.2 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
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
- LANDSCAPE PLANS
- SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
- FIRE PROTECTION
- ARCHITECTURAL SITE PLANS - ACCESSIBLE ROUTES
- 3.4 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.

#### 4.0 SAFETY AND PROTECTION

- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS. 4.3 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. 4.4 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. 4.5 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. 4.6 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
- 4.7 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.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS. 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 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. 4.11 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.
- 4.12 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. 4.13 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.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES 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.

- 5.1 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:
- 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. 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
- UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE
- WILL BE DONE WHILE IT IS STILL "GREEN." ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.

THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

- ASPHALT COMPACTION SHALL BE A MINIMUM 96%. - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO
- ANTICIPATED PAVING SCHEDULE. AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.

### 6.0 GRADING & SOILS

- 6.1 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 RECORD
- OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS. 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.
- 6.3 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.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

- 7.1 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. 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE
- CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. 7.3 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 LOWER 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.
- 7.4 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.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS
- 7.9 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.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY 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.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES. 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

### 9.0 AMERICAN DISABILITIES ACT

- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- ROUTES SHALL HAVE A 2.00% (1:50) 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.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION. 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.

### 10.0 EROSION CONTROL

- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE,
- THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS. 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING. 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND

### FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

- 11.0 MAINTENANCE 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT
- 11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
  - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED TRACKING STRAW PERPENDICULAR TO SLOPES

- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

### Linetypes PROPERTY LINE PROPERTY LINE ABUTTING ROW PROPERTY LINE — · · · — · · · — BASIS OF BEARING —— — — — ADJACENT LOT LINE 4355 — CONTOUR MAJOR —— 4355 —— EXIST. CONTOUR MAJOR — · — · — 4355 — · — EXIST. CONTOUR MINOR ——— UTILITY FLOW DIRECTION --- UNK ---- EX UNKNOWN UTILITY EX OHP EX OVERHEAD POWER EX UGP EX UNDERGROUND POWER OVERHEAD POWER — — EX TRAF — — EX TRAFFIC SIGNAL — TRAF — TRAFFIC SIGNAL ---- EX GAS ---- EX NATURAL GAS NATURAL GAS — — EX CABLE TV — — EX COMM — — EX COMMUNICATIONS ----- COMMUNICATIONS — — EX FO — — EX FIBER OPTIC FIBER -— — EX TELE — — EX TELEPHONE TELE -— EX W — EX CULINARY WATER — EX x" W — EX x" CULINARY WATER - CULINARY WATER — x" CULINARY WATER — — FIRE — — EX FIRE SERVICE FIRE SERVICE x" FIRE x" FIRE SERVICE --- - EX SS--- - EX SANITARY SEWER --- - EX FM--- - EX FORCE MAIN — — — — EX x" SS— — — — EX x" SANITARY SEWER \_\_\_\_\_ SS \_\_\_\_ - SANITARY SEWER - FORCE MAIN — — EX SD — EX STORM DRAIN — — EX x" SD — — EX x" STORM DRAIN SD — STORM DRAIN - ROOF DRAIN \_\_\_\_\_ RD \_\_\_\_ — x" STORM DRAIN \_\_\_\_\_ x" SD \_\_\_\_\_ \_\_\_\_\_ x" RD \_\_\_\_\_ x" ROOF DRAIN — — EX IRRG — — EX IRRIGATION — — EX LD — — EX LAND DRAIN

— — EX SECW — — EX SECONDARY WATER

- LAND DRAIN

— x" IRRIGATION

SECONDARY WATER

— — EX x" IR — — EX x" IRRIGATION

------ IRRG ------ IRRIGATION

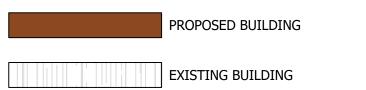
SECW —

\_\_\_\_ x" IR \_\_\_\_

SFE .	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
OS	= BOTTOM OF STAIRS
OW	= BOTTOM OF WALL
SP.	= BEGINNING POINT
:&G	= CURB & GUTTER
В	= CATCH BASIN
F	= CUBIC FEET
CFS .	= CUBIC FEET PER SECOND
F	= FINISH FLOOR
FE	= FINISH FLOOR ELEVATION
G	= FINISHED GRADE
H	= FIRE HYDRANT
L	= FLOW LINE
SB	= GRADE BREAK
NV	= INVERT
F	= LINEAR FEET
IG	= NATURAL GRADE
C	= POINT OF CURVATURE
P	= POWER/UTILITY POLE
RC	= POINT OF RETURN CURVATURE
Т	= POINT OF TANGENCY
UE	= PUBLIC UTILITY EASEMENT
YT(	= QUANTITY
CP	= REINFORCED CONCRETE PIPE
MI	= RIM OF MANHOLE
OW	= RIGHT-OF-WAY
SD	= STORM DRAIN
S	= SANITARY SEWER
ВС	= TOP BACK OF CURB
OA	= TOP OF ASPHALT
ОС	= TOP OF CONCRETE

**Abbreviations** 

- = TOP OF CONCRETE = TOP OF FINISHED FLOOR = TOP OF STAIRS
- = TOP OF WALL = TOP OF SIDEWALK
- = CULINARY WATER = Water Meter



PROPOSED CONCRETE PAVEMENT

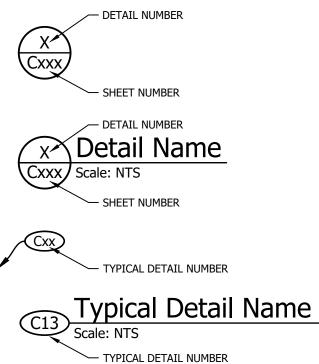
EXISTING CONCRETE PAVEMENT

### **Symbols**

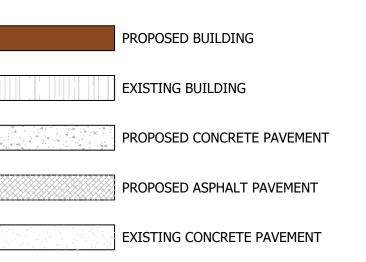
	SIGN
ф	LIGHT
SD 🗾 🗗	SD MH, INLET, AND COMBO BOX
SS	SEWER MANHOLE
<b>©</b>	CLEAN-OUT
M U L	VALVE, TEE, & BEND
▼	WATER BLOW-OFF
<b>+</b>	WATER METER
<b>⋖ •</b>	FIRE HYDRANT
Ø	POWER POLE
<b>=</b>	ELECTRICAL BOX
□	TRAFFIC BOX
MH	MANHOLE
#	PROP MONUMENT
•	EX MONUMENT
•	SECTION CORNER
o XXXX.XX	SPOT ELEVATION
DUDITOATE CVAADO	N. C. LICE COLUD ET L. TO INDICATE

### NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.

**Detail Identification** 



SECTION LETTER

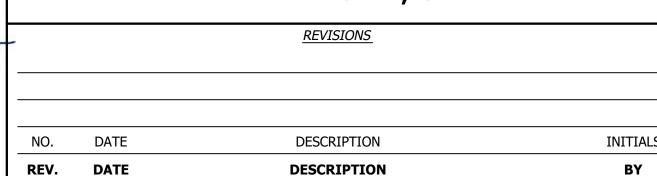


**EXISTING ASPHALT PAVEMENT** 

### PROJECT TITLE **VERIFY SCALES** BAR IS ONE INCH ON ORIGINAL DRAWING F NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

THOMAS J. HUNT 7/2/2025

## STUDENT HOUSING **410 SOUTH 900 EAST** SALT LAKE CITY, UTAH





**HUNT · DAY** 3445 Antelope Drive, St 200 Syracuse, UT 84075 PH: 801.664.4724 EM: Thomas@HuntDay.co

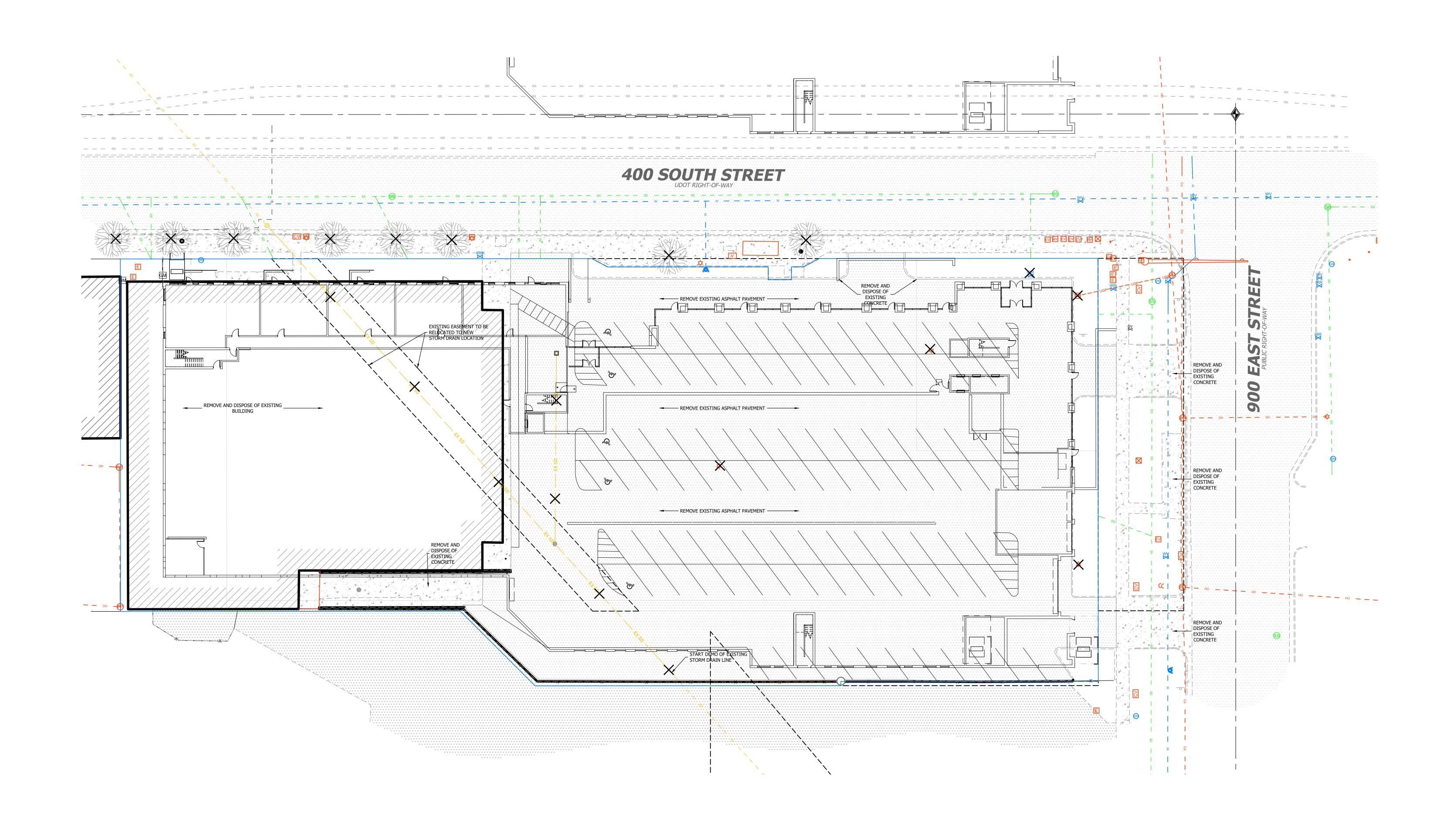
**GENERAL NOTES, LEGEND** & ABBREV.

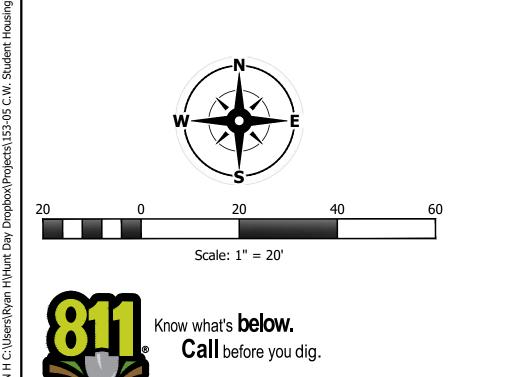
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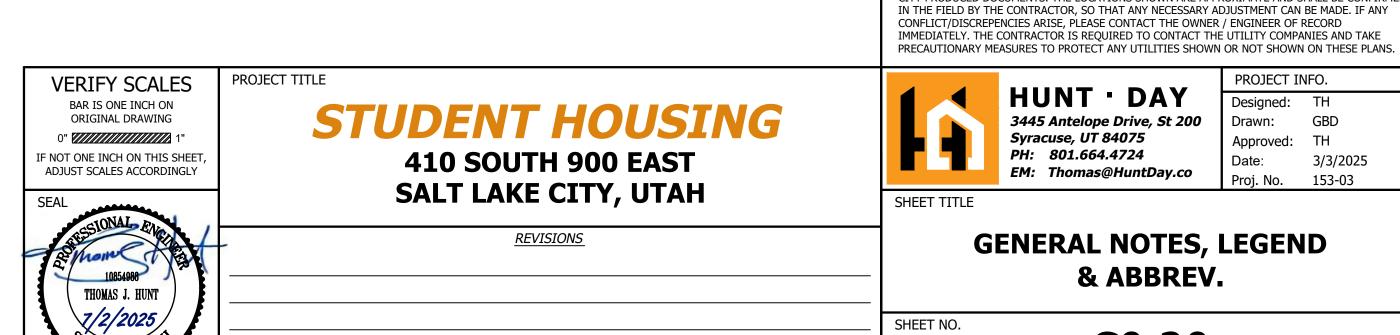
Approved: TH

Date:

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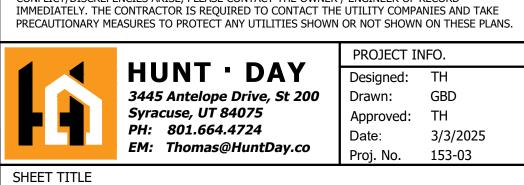




DESCRIPTION

**DESCRIPTION** 

NO. DATE



INITIALS

Notice To Contractors

Legend

**HUNT · DAY** 3445 Antelope Drive, St 200 Syracuse, UT 84075 PH: 801.664.4724 EM: Thomas@HuntDay.co

DEMOLITION WASTE.

Designed: TH Drawn: GBD Approved: TH Date: Proj. No. 153-03

PROJECT INFO.

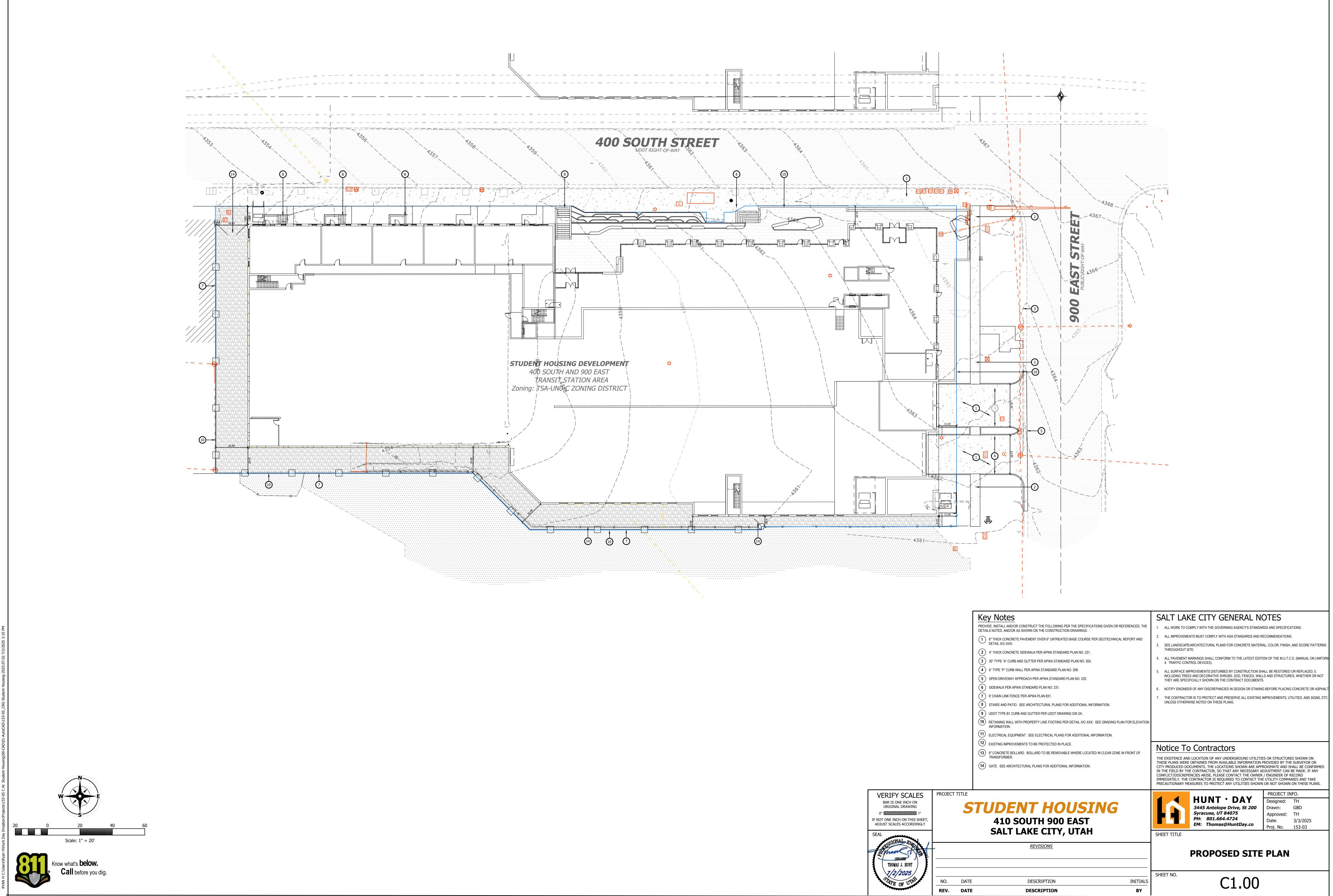
= EXISTING FEATURE TO BE DEMOLISHED. LEGALLY DISPOSE OF

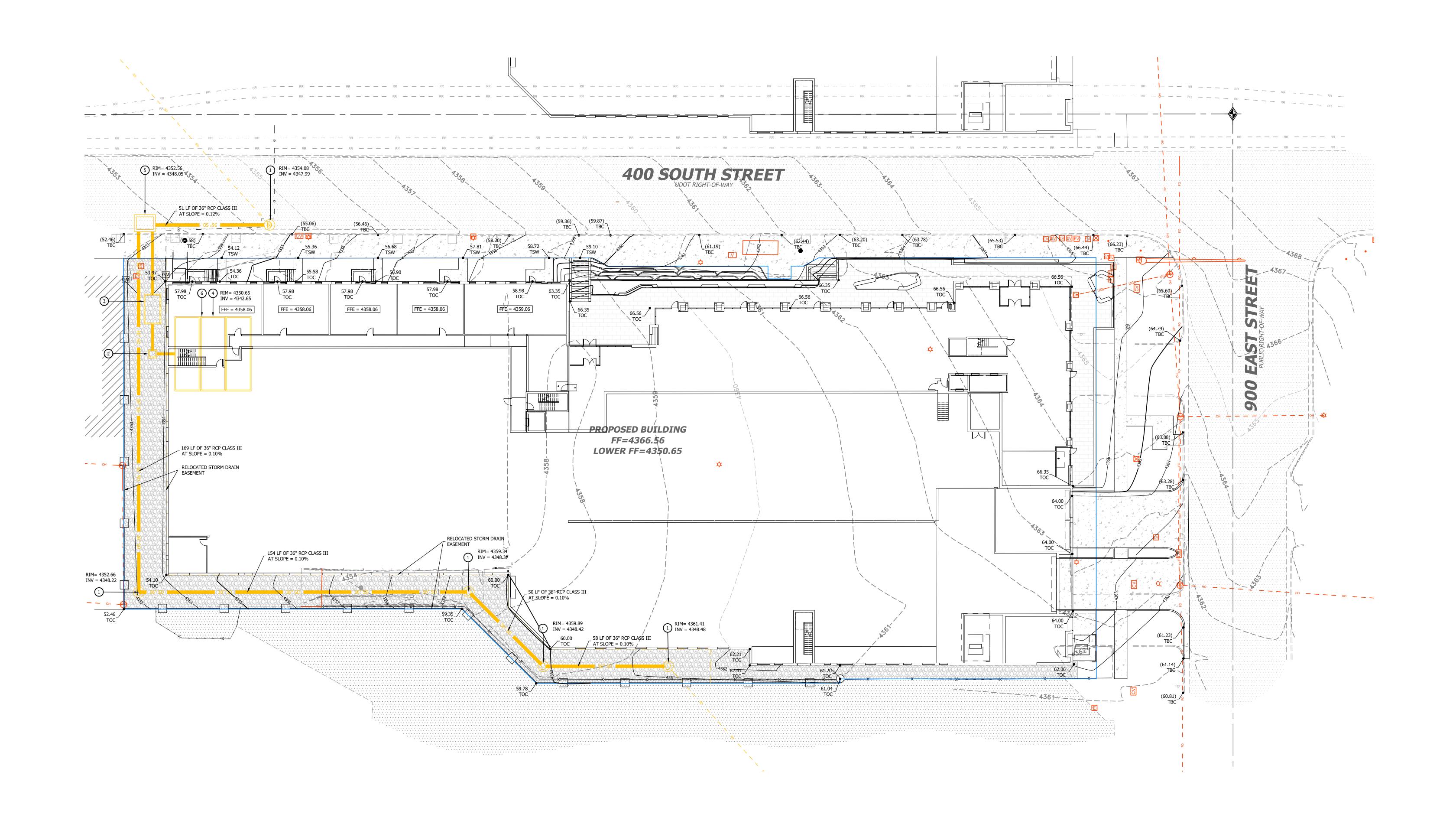
= AREA OF DEMOLITION. LEGALLY DISPOSE OF DEMOLITION WASTE.

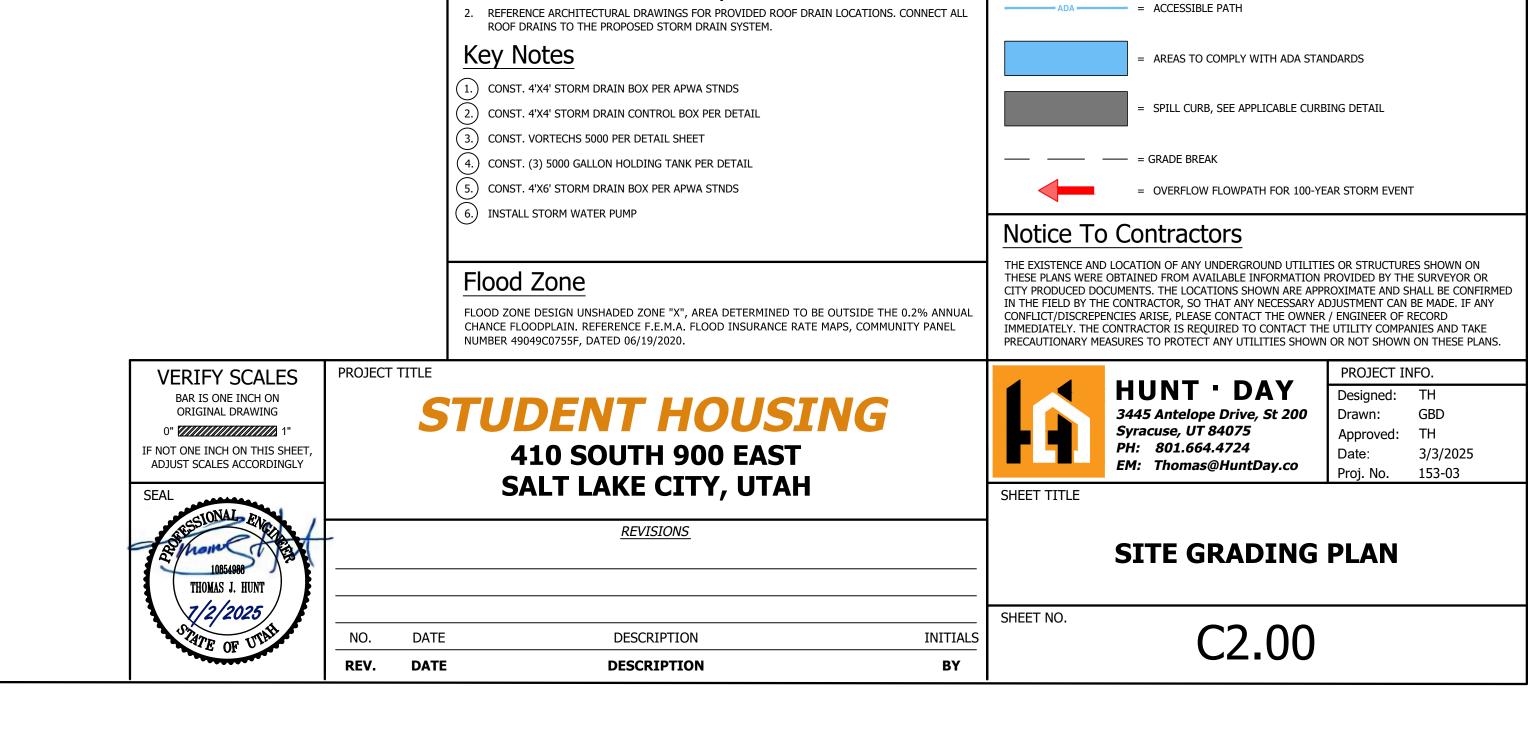
**GENERAL NOTES, LEGEND** & ABBREV.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED

C0.20



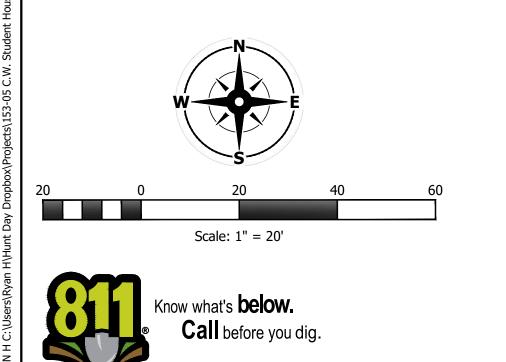


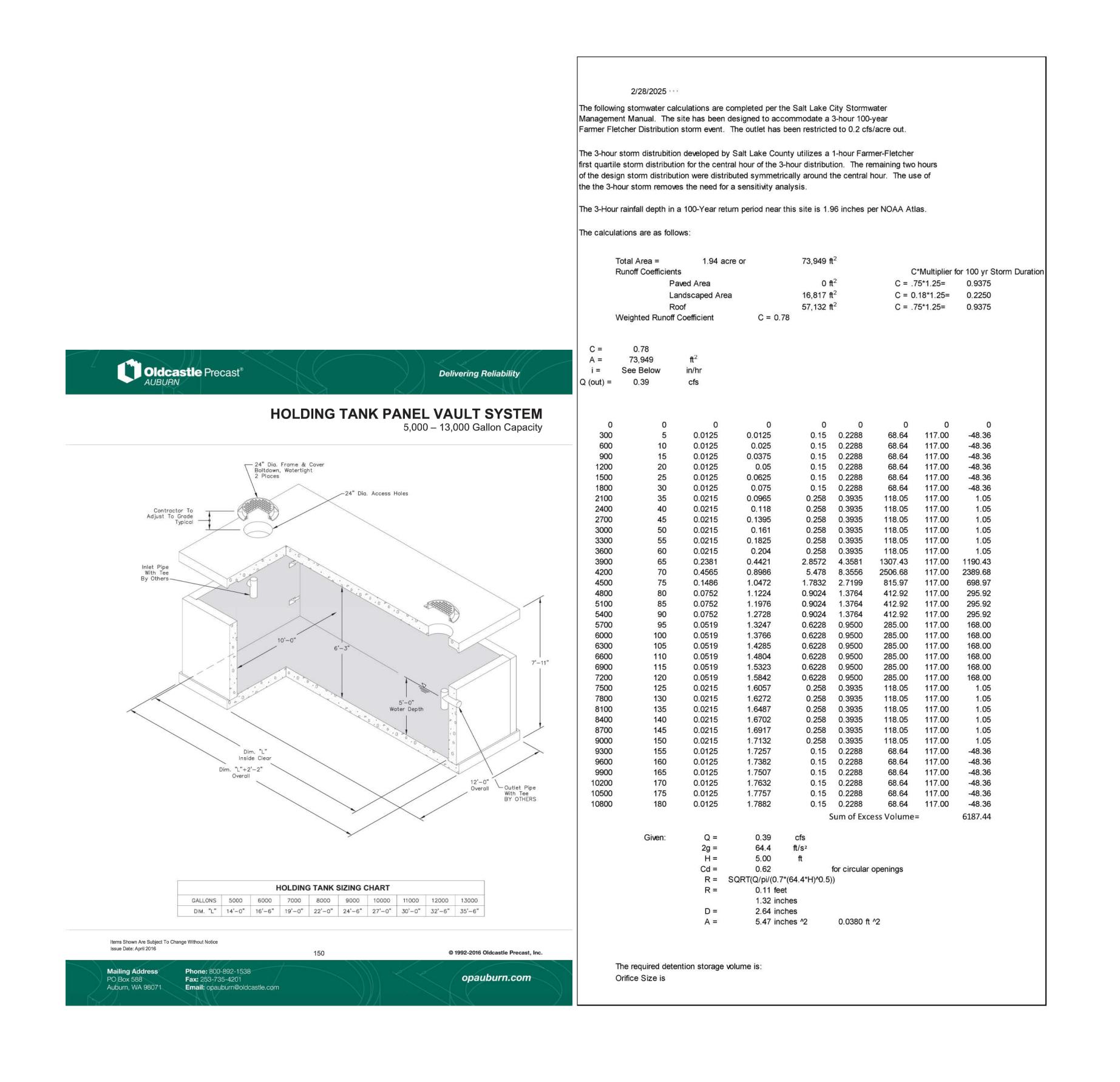


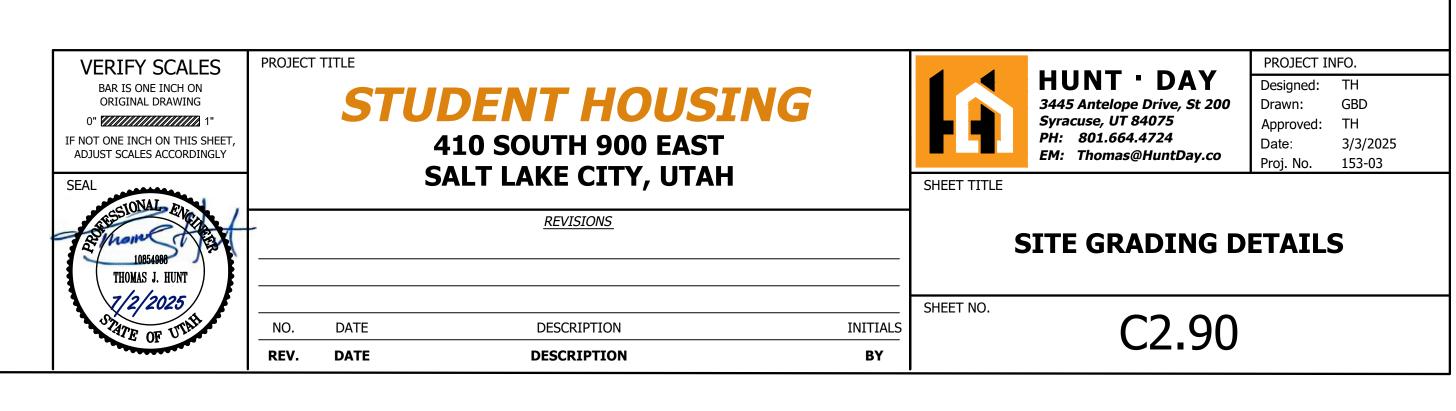
REFERENCE SHEET C2.90 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.

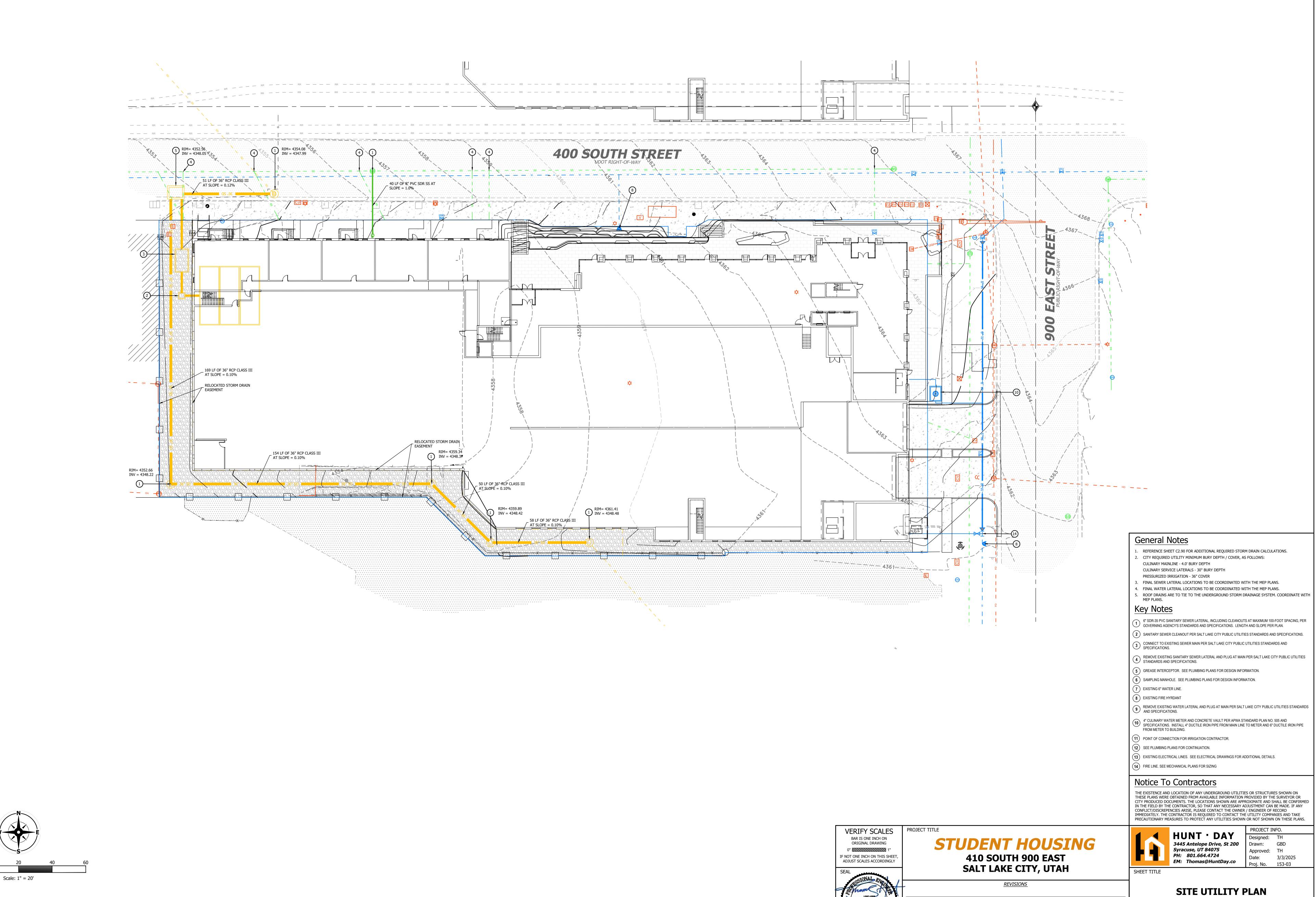
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**General Notes** 









THOMAS J. HUNT
7/2/2025

NO. DATE

DESCRIPTION

**DESCRIPTION** 

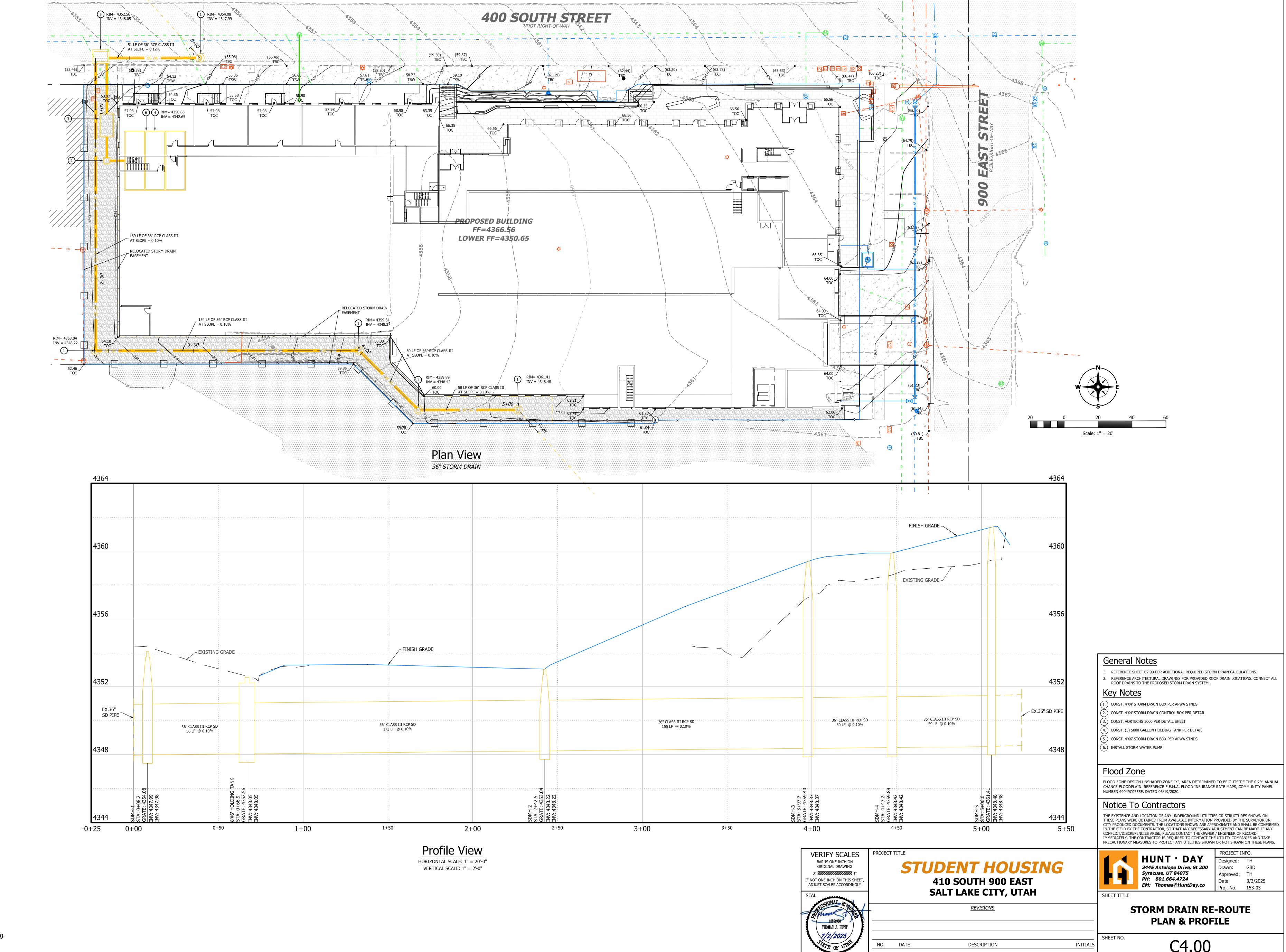
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Jsers\Ryan H\Hunt Day Dropbox\Projects\153-05 C.W. Student Housing\000-CA

Know what's **bel**Call before



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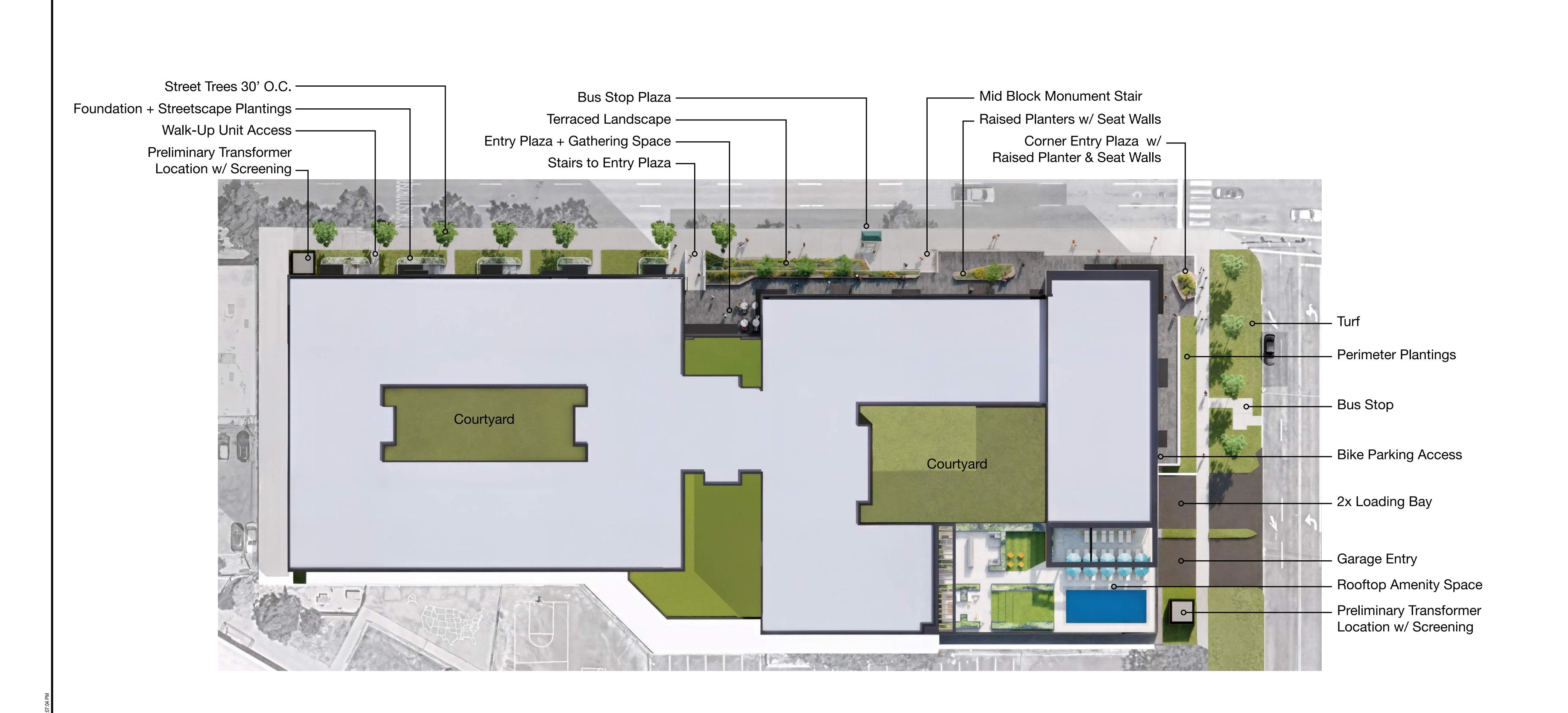
INITIALS

NO. DATE

DESCRIPTION

DESCRIPTION

C4.00



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RESIDENTIAL
le West Developers

Lamar Johnson Collaborative 7

CRG and Cole West Developers
400 S. & 900 E. Street, SLC UT

DESCRIPTION DATE
DESIGN REVIEW 3/14/2025
DESIGN REVIEW 7/02/2025
REVISIONS

BUILDING MAP

DRAWING TITLE
RENDERED SITE PLAN

L4.09

Job# 25.009220.000

## 18" RAISED CONCRETE PLANTER WITH -CONCRETE WALK UNIT ACCESS, TYP. $\bar{\ \ }$ Seating element, Typ. at each entry $\bar{\ \ \ }$ - 8' CONCRETE ENTRY STAIR WITH METAL HAND RAILS 4' CONCRETE MONUMENT STAIR CONCRETE STOOP AND STAIRS, TYP. AT STREET TREES IN GRATES, TYP. 18" RAISED ALUMINUM PLANTER TERRACES 18" RAISED PLANTER WITH WOOD SEAT WALL ACCENTS EACH ENTRY. SEE ARCH. 18" CIP PLANTER W/ WOOD SEAT WALL ACCENTS \_\_METAL RAILING\_\_ \_\_MONUMENT STAIR\_ 18" RAISED PLANTER WITH WOOD SEAT WALL UNIT PAVER PLAZA RAISED PLANTER WITH ACCENTS WOOD SEAT WALL ACCENTS 6' TALL DECORATIVE **SWING GATE** CONCRETE SIDEWALK RELOCATED BUS STOP \*LOADING ZONE GARAGE ENTRY 6' TALL FENCE GRAVEL MAINTENANCE STRIP ——— 6' TALL SLIDING GATE └─ 6' TALL PEDESTRIAN SWING GATE

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## SITE NOTES

LANDSCAPE FEATURES.

- 1. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, CODE, ORDINANCES, RULES AND REGULATIONS OF ALL GOVERNING AGENCIES. OCCUPANTS ADJACENT TO THE E PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY AND ALL CONFLICTS WITH WORK RELATED TO THE HARDSCAPE AND LANDSCAPE FEATURES PRIOR TO INSTALLATION OF THE UTILITIES IN ORDER TO MAINTAIN THE HIGHEST LEVEL OF DESIGN INTENT OF THE HARDSCAPE AND
- THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTIONS OF THE WORK. . COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT
- DOCUMENTS. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
- . THE CONTRACTOR SHALL COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS, AND SYSTEMS PRESENT OR PROVIDED BY THE OWNER. VERIFY LOCATIONS OF ALL BUILDINGS, WALLS, EXISTING STRUCTURES, PIPES, ELECTRICAL AND ALL ELEMENTS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. INFORMATION IN LANDSCAPE ARCHITECTURE PACKAGE IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING INFORMATION. ADDITIONAL UTILITIES AND
- SITE ELEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREIN. . VERIFY LOCATION OF ALL ADJACENT AND BELOW-GRADE ELECTRICAL, PLUMBING, DATA, CONDUIT, PIPING, DRAINAGE STRUCTURES AND OTHER UTILITY CONNECTIONS WITH THE APPROPRIATE AS-BUILT OR ENGINEERING DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THIS VERIFICATION AND THE PROTECTION OF THESE ELEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF THE WORK.
- . THE CONTRACTOR SHALL HAVE ALL BELOW-GRADE UTILITY AND SLEEVING WORK INSPECTED AND APPROVED PRIOR TO BEGINNING HARDSCAPE LAYOUT/MARKING/STAKING AND CONSTRUCTION.
- 10. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS TO COORDINATE SERVICE ROUTING OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO WATER, GAS, TELEPHONE, ELECTRICAL, STORM, SEWER, AND IRRIGATION WITH THE OWNER AND TO AVOID CONFLICTS WITH HARDSCAPE AND LANDSCAPE FEATURES. ALL CONSTRUCTION MUST COMPLY WITH THE PROJECT SPECIFICATIONS AND NOT INTERFERE WITH BUILDING ELEMENTS TO
- 11. ALL MATERIAL SHALL BE NEW, UNUSED AND TO THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.
- 12. PERFORM THE WORK AT THE PROJECT SITE DURING HOURS SPECIFIED BY THE 13. ANY DAMAGE INCURRED DURING THE EXECUTION OF CONSTRUCTION AND
- PLANTING TO EXISTING TREES OR STRUCTURES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 14. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL WALLS, PAVEMENTS,
- AND OTHER SURFACES PRIOR TO FINAL INSPECTION. 15. REFERENCE TO SCALE IS FOR FULL-SIZE DRAWINGS. DIMENSIONS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE FROM 4
- DRAWINGS. 16. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATE HORIZONTAL AND VERTICAL ALIGNMENT AND PREPARATION OF LAYOUT/MARKING/STAKING. THE CONTRACTOR IS REQUIRED TO PERFORM CONSTRUCTION LAYOUT / MARKING / STAKING AND SET
- ELEVATIONS FOR THE FORM WORK PRIOR TO INSPECTION BY THE ARCHITECT FOR 17. ALL BUILDINGS, WALLS, COLUMNS, STRUCTURES, AND ANY VERTICAL ELEMENTS THAT ABUT CONCRETE PAVING ARE TO HAVE EXPANSION JOINT AS DETAILED
- HEREWITH. 18. ALL FORM WORK SHALL BE APPROVED FOR GEOMETRY AND GRADES BY THE ARCHITECT PRIOR TO INSTALLATION OF PAVEMENT, PLANTERS OR WALLS.
- 19. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS. 20. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED
- FOR EACH OCCURRENCE OF THE CONDITION NOTES. 21. "SIMILAR" OR "SIM" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
- 22. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS SHALL BE PROVIDED.
- 23. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH OF FACES OF MATERIALS IN
- STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS. 24. TAKE ALL DIMENSIONS FROM FACE OF FIXED OBJECTS, WALL, OR BUILDING OR TO CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED
- CENTERLINE(S). 25. ALL LANDSCAPE DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE
- ARCHITECTURAL AND AS-BUILT DRAWINGS FOR CORRESPONDING COLUMN LINES. 26. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LIKE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
- 27. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE ENGINEERING AND AS-BUILT DRAWINGS FOR COLUMN GRID, CENTERLINES, BUILDING FACES, AND BENCHMARKS.
- 28. SEE DRAWINGS FOR DIMENSION OF SITE ELEMENTS. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL
- 29. IF DIMENSIONS VARY BY 1" OR MORE, CONTACT THE ARCHITECT FOR REVIEW AND CONFIRMATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

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DRAWING ISSUE DESCRIPTION DESIGN REVIEW

REVISIONS

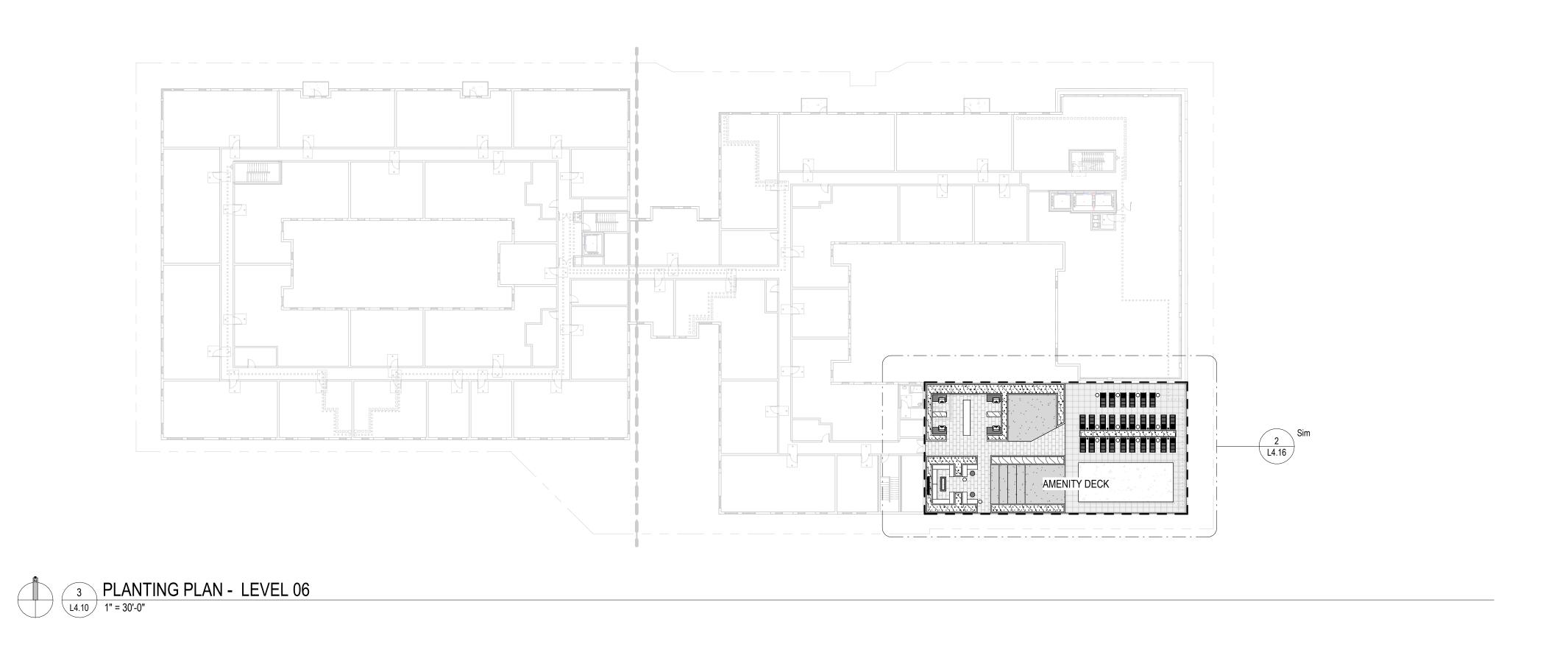
BUILDING MAP

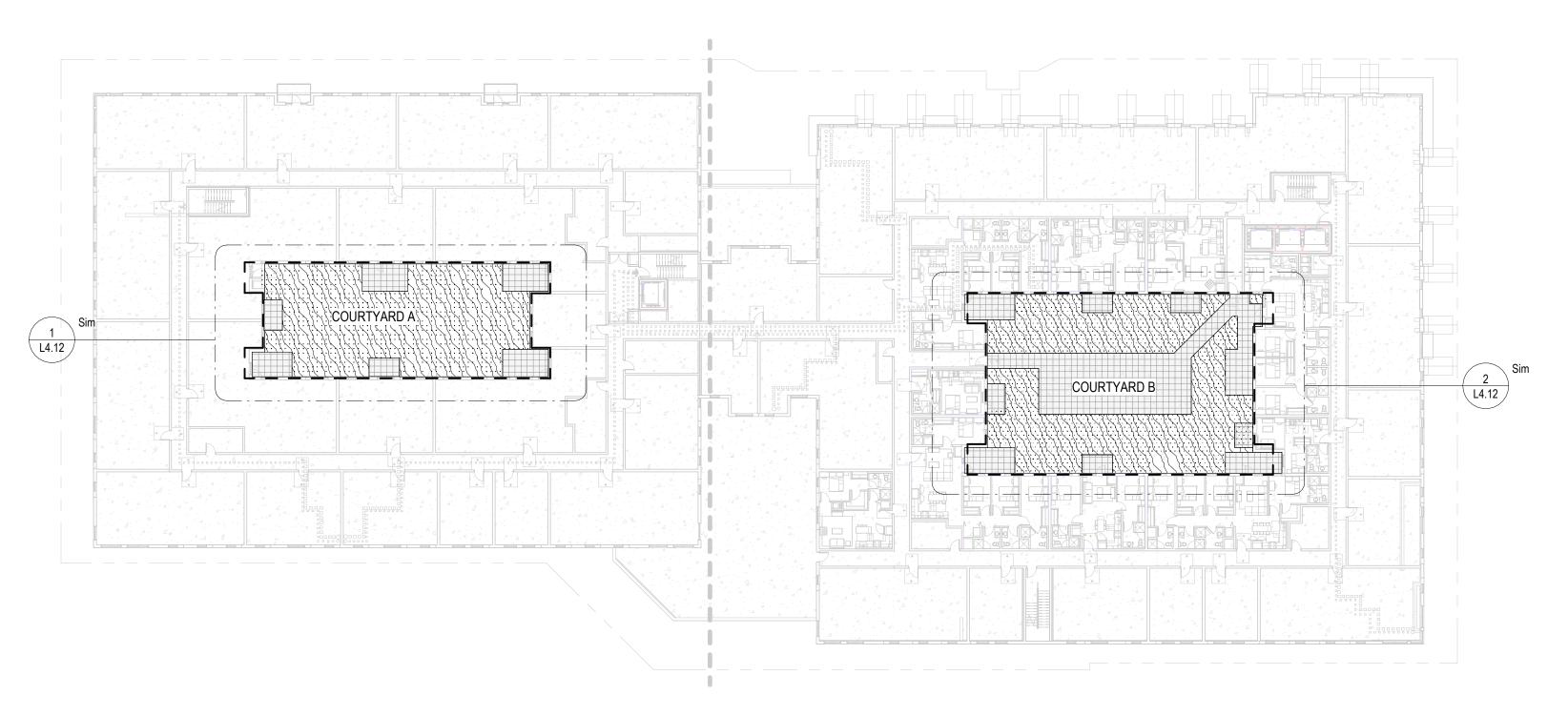
■ DRAWING TITLE SITE PLAN

DRAWING NO.

Job# 25.009220.000

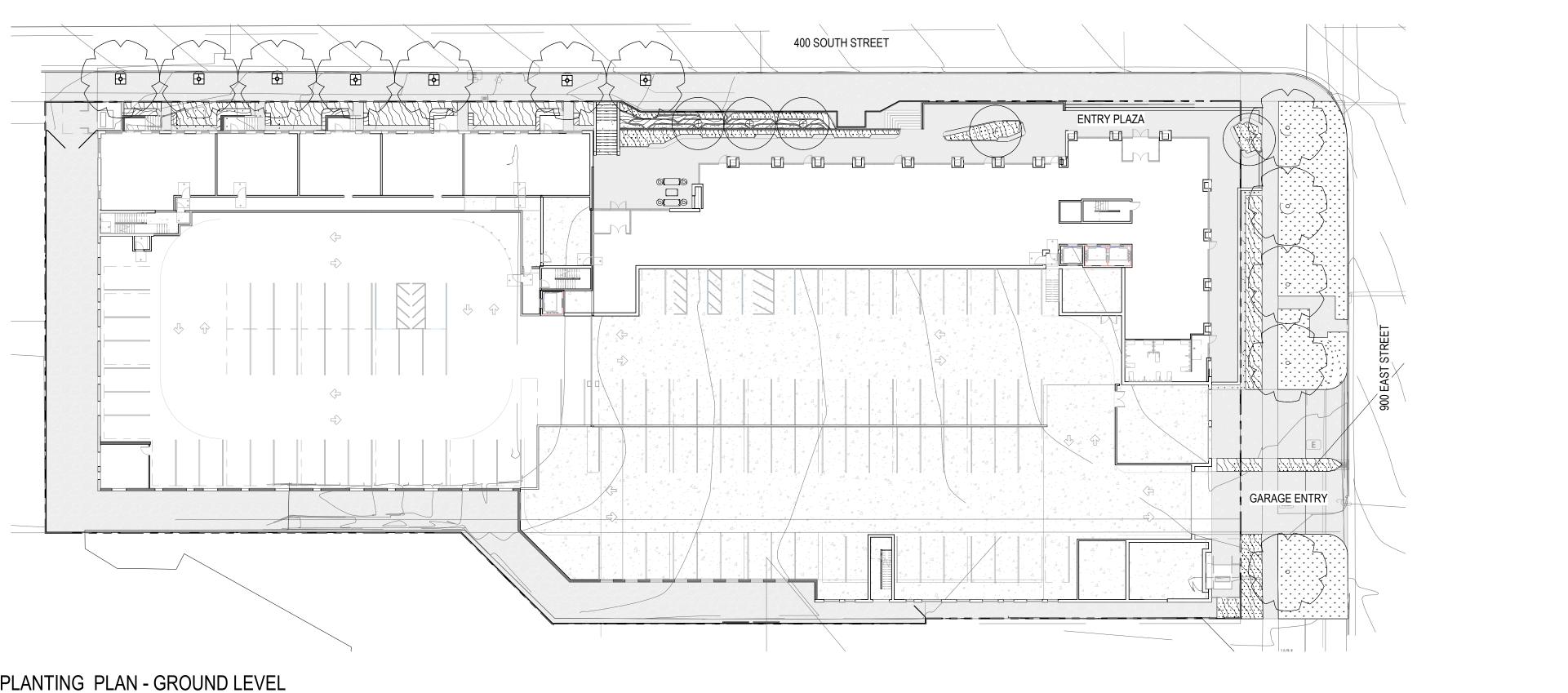
PA: PLANTING AREA - REFERENCE L4 SERIES SHEETS





2 PLANTING PLAN - LEVEL 2

L4.10 1" = 30'-0"



SLC KESIDEN I AL
CRG and Cole West Developers
400 S. & 900 E. Street, SLC UT

DRAWING ISSUE

DESCRIPTION DATE

DESIGN REVIEW 3/14/2025

DESIGN REVIEW 7/02/2025

REVISIONS

BUILDING MAP

DRAWING TITLE
PLANTING REFERENCE PLAN

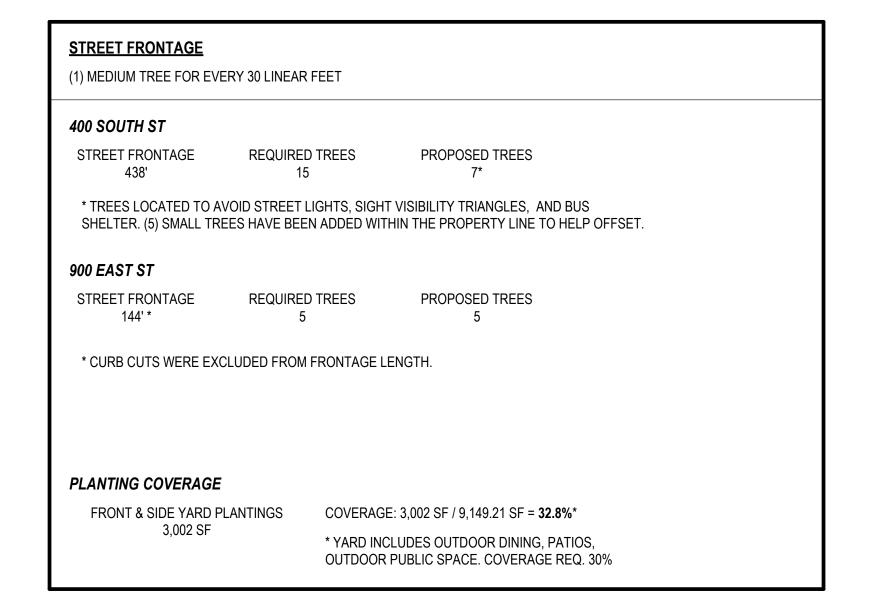
DRAWING NO. **L4.10**Job # 25.009220.000

0' 15' 30' 60'

1 PLANTING PLAN - GROUND LEVEL
1" = 30'-0"

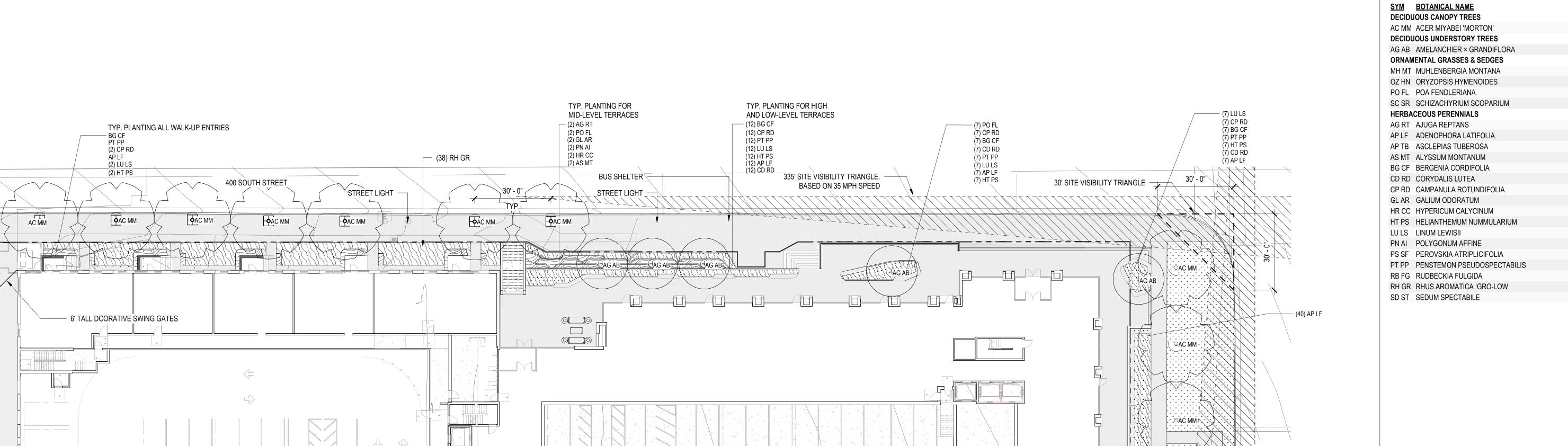
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## ORDINANCE REQUIREMENTS



10' SITE VISIBILITY TRIANGLE.
NO PLANTING OVER 30" TALL

6' TALL SWING GATE



— (3) PT PP (5) BG CF (5) HT PS (5) CD RD

(5) AP LF (5) LU LS (5) CP RD

- 335' SITE VISIBILITY TRIANGLE. BASED ON 35

MPH SPEED

(22) AP LF (23) BG CF (22) CP RD (14) CD RD (22) PO FL (22) PT PP (21) HT PS (24) LU LS

**PLANTING KEY** 

<u>LEGI</u>	<u>END</u>	
SYM	DESCRIPTION	DETAIL
•	CANOPY TREES	A1 / L4.50
000	UNDERSTORY TREES	A1 / L4.50
	EVERGREEN TREES	A2 / L4.50
+	EXISTING TREE TO REMAIN	- /
+	DECIDUOUS SHRUBS	B1 / L4.50
= + =	EVERGREEN SHRUBS	B1 / L4.50
\(\psi\)	TURF	- /
	MIXED PLANTING	C1 / L4.50

Lamar Collabo

DESCRIPTION DESIGN REVIEW 3/14/2025 DESIGN REVIEW 7/02/2025 REVISIONS BUILDING MAP

DRAWING ISSUE

DRAWING TITLE PLANTING PLAN - GROUND LEVEL

L4.11

DRAWING NO.

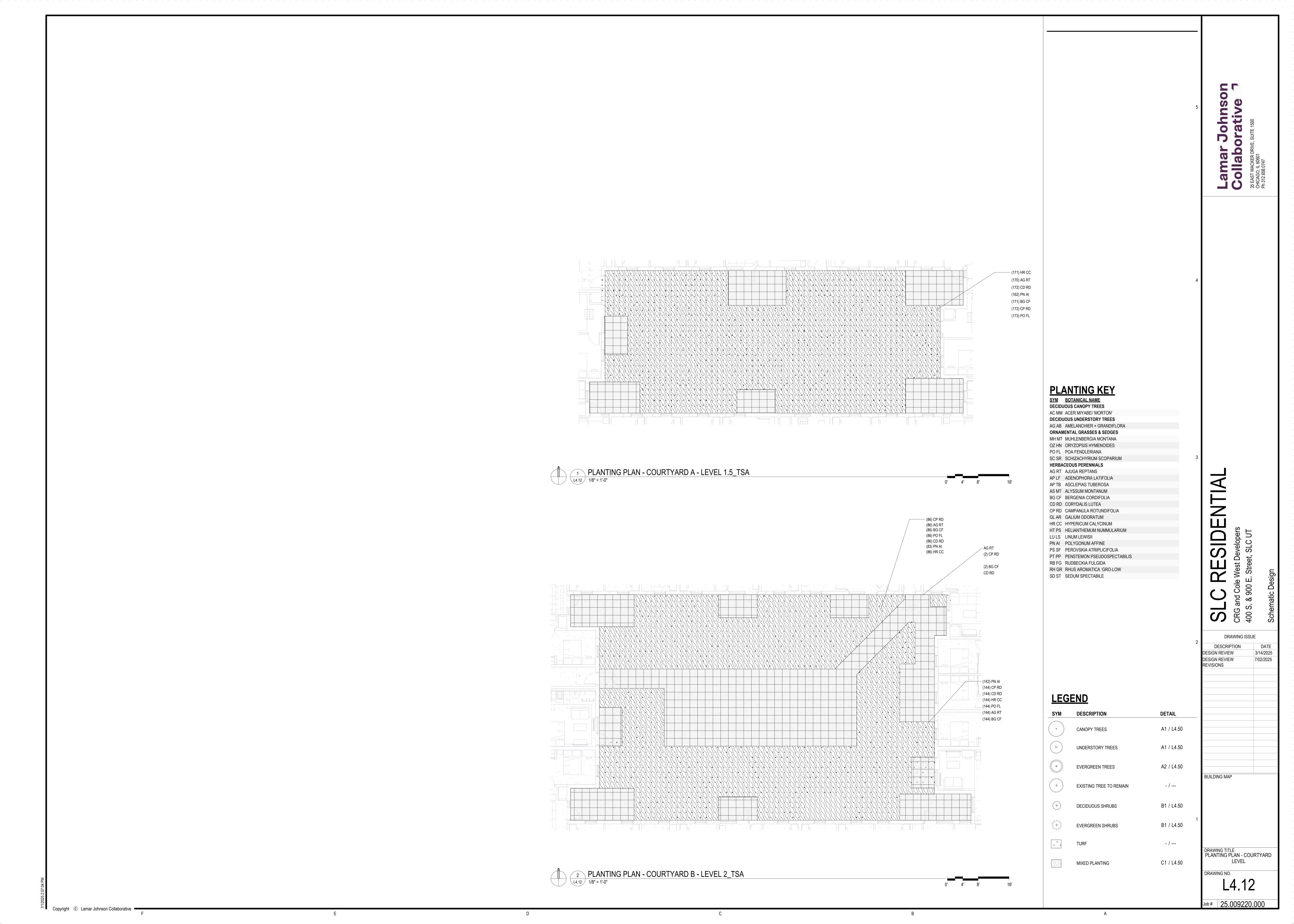
Job# 25.009220.000

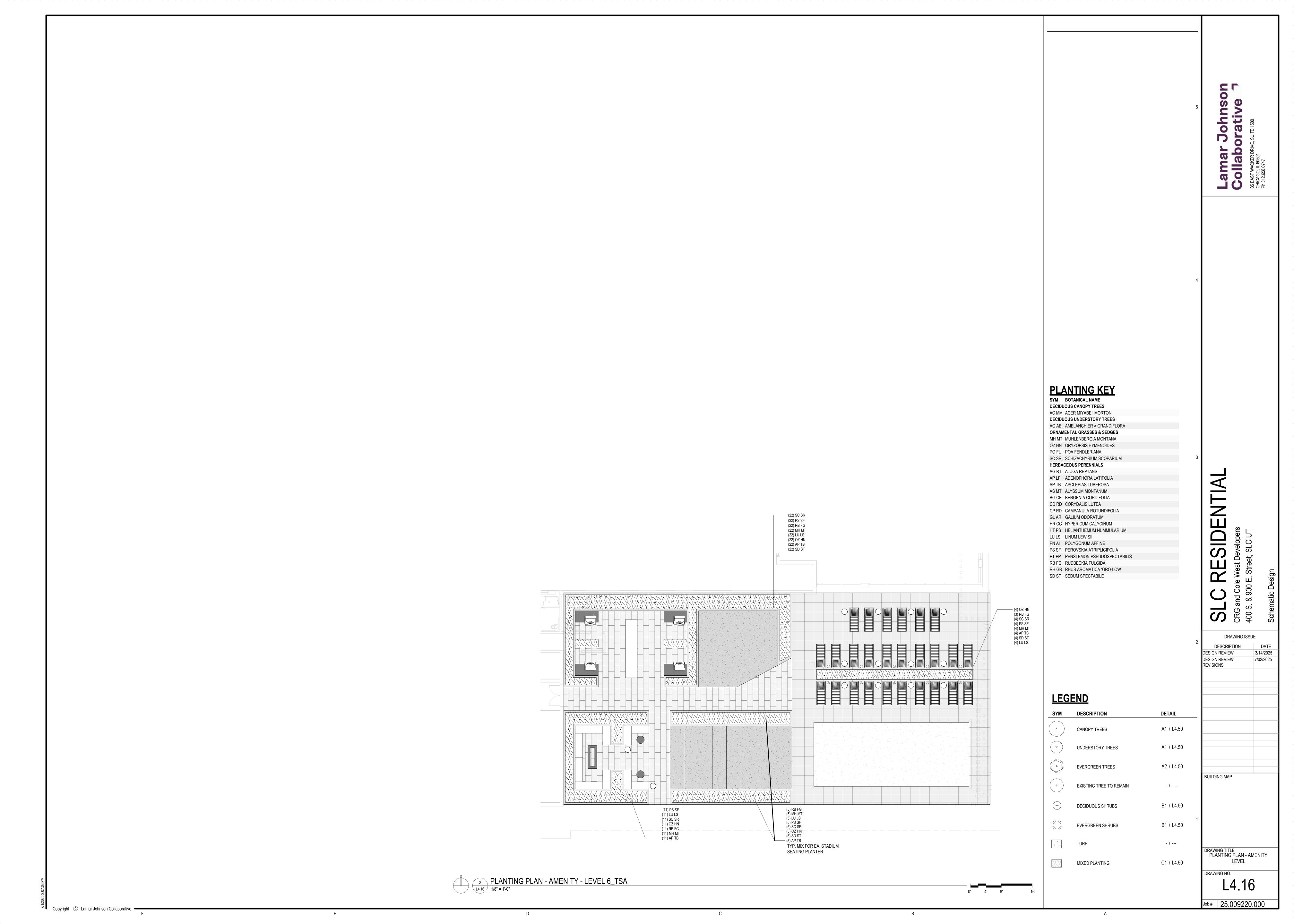
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6' TALL SLIDING GATES

1 PLANTING PLAN - GROUND LEVEL

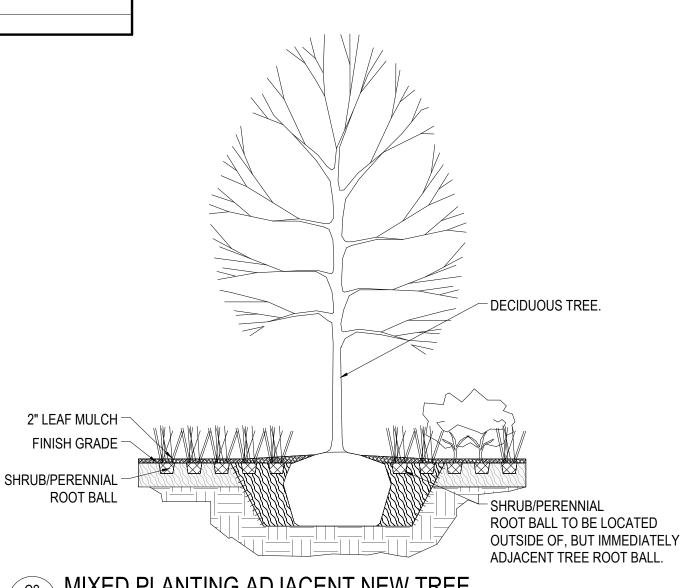
6' TALL CHAIN LINK FENCE





	PLANTING SCHEDULE - COURTYARD LEVEL							
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD SPACING	DETAIL	COMMENTS
ORN	IAMEN	TAL GRASSES & SEDGES						
599	PO FL	POA FENDLERIANA		MUTTONGRASS	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
HER	RBACE	OUS PERENNIALS				_		
595	AG RT	AJUGA REPTANS		COMMON BUGLE	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
5	AP LF	ADENOPHORA LATIFOLIA		LADYBELLS	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
600	BG CF	BERGENIA CORDIFOLIA		PIGSQUEAK	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
601	CD RD	CORYDALIS LUTEA		CORYDALIS	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
610	CP RD	CAMPANULA ROTUNDIFOLIA		BLUEBELL	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
596	HR CC	HYPERICUM CALYCINUM		ST. JOHN'S WORT	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
9	HT PS	HELIANTHEMUM NUMMULARIUM		ROCK ROSE	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
10	LU LS	LINUM LEWISII		WILD BLUE FLAX	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
583	PN AI	POLYGONUM AFFINE		KNOTWEED	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	
4	PT PP	PENSTEMON PSEUDOSPECTABILIS		DESERT PENSTEMON	1 GAL	CONTAINER 18" O.C.	B3 / L4.501	

PLANTING SCHEDULE - AMENITY LEVEL									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ORNA	AMEN	TAL GRASSES & SEDGES				·			
42	MH MT	MUHLENBERGIA MONTANA		MOUNTAIN MUHLY	1 GAL	CONTAINER	18" O.C.	B3 / L4.501	
42	OZ HN	ORYZOPSIS HYMENOIDES		INDIAN RICE GRASS	1 GAL	CONTAINER	18" O.C.	B3 / L4.501	
42	SC SR	SCHIZACHYRIUM SCOPARIUM		LITTLE BLUESTEM	1 GAL	CONTAINER	18" O.C.	B3 / L4.501	
HERE	BACE	OUS PERENNIALS							
42	AP TB	ASCLEPIAS TUBEROSA		BUTTERFLY MILKWEED	1 GAL	CONTAINER	18" O.C.	B3 / L4.501	
42	LU LS	LINUM LEWISII		WILD BLUE FLAX	1 GAL	CONTAINER	18" O.C.	B3 / L4.501	
42	PS SF	PEROVSKIA ATRIPLICIFOLIA		RUSSIAN SAGE	1 GAL	CONTAINER	18" O.C.	B3 / L4.501	
41	RB FG	RUDBECKIA FULGIDA		ORANGE CONEFLOWER	1 GAL	CONTAINER	18" O.C.	B3 / L4.501	
36	SD ST	SEDUM SPECTABILE		SHOWY STONECROP	1 GAL	CONTAINER	18" O.C.	B3 / L4.501	

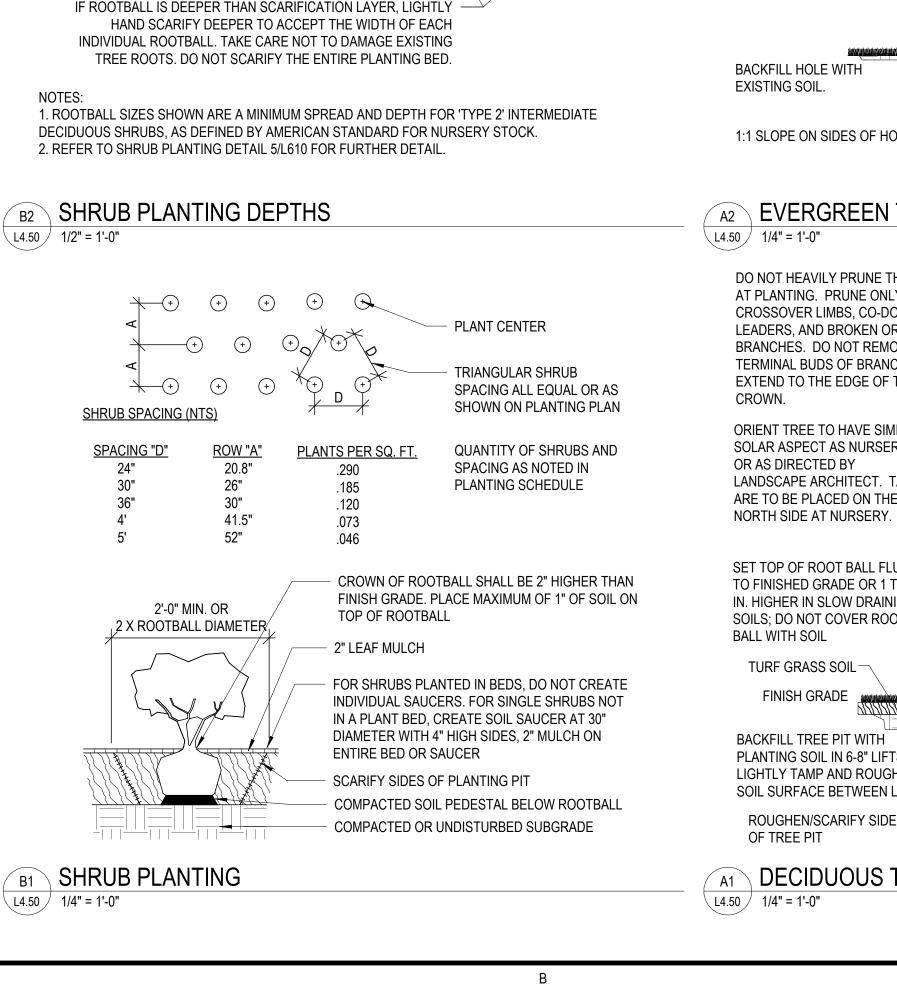


### C2 MIXED PLANTING ADJACENT NEW TREE

L4.50 / 1/4" = 1'-0"

# BASE PLANTING SEE SCHEDULE FOR SPACING SHRUB 'A'. INSTALL BASE PLANTING ADJACENT TO ROOT BALL. SHRUB ROOT BALL

C1 INTERMINGLED SHRUB/PERENNIAL/GRASS PLANTING \ L4.50 \ 1/2" = 1'-0"



+ + + + + +

PLANTS PER SQ. FT.

1.66

2.60

4.00

SEE PLANT SCHEDULE

FOR SPACING

PLANTS PER SQ. FT.

0.29

0.50

1.15

1.66

2.60

4.00

SEE PLANT SCHEDULE

FOR SPACING

**B3** PERENNIAL AND GRASS PLANTING

2 GALLON

FINISH GRADE

BED SOIL

MIXED PLANTING

PLANT SPACING (NTS)

<u>ROW "A"</u>

10.4"

8.7"

6.9"

5.2"

B4 GROUND COVER PLANTING

PLANT SPACING (NTS)

<u>ROW "A"</u>

20.8"

15.6"

10.4"

8.7"

6.9"

5.2"

SPACING "D"

12" O.C.

10" O.C.

8" O.C.

6" O.C.

FINISH GRADE

2" LEAF MULCH

PLANTING -

L4.50 / 1/2" = 1'-0"

SPACING "D"

24" O.C.

18" O.C.

12" O.C.

10" O.C.

FINISH GRADE

2" LEAF MULCH

PLACED AFTER

PLANTING

\L4.50 \sqrt{1/2" = 1'-0"

**CONTAINER SIZE:** 

1 GALLON

8" O.C.

6" O.C.

PLACED AFTER

PLANT CENTER

NOTED IN PLANTING SCHEDULE

FINISH GRADE

SET PLANT ENTIRELY IN

ROOT MASS SHALL BE AT

GC AND PERENNIAL SOIL

COMPACTED SUBGRADE

TRIANGULAR SPACING ALL

EQUAL OR AS SHOWN ON

PLANTING PLAN

NOTED IN PLANTING SCHEDULE

FINISH GRADE

3 GALLON

SCARIFICATION

LAYER, BY

HAND ONLY

POTTED PERENNIAL /

SET PLANT ENTIRELY IN

PLANTING SOIL MIX. TOP OF

ROOT MASS SHALL BE AT

ORNAMENTAL GRASS PLANT

GC AND PERENNIAL SOIL

COMPACTED SUBGRADE

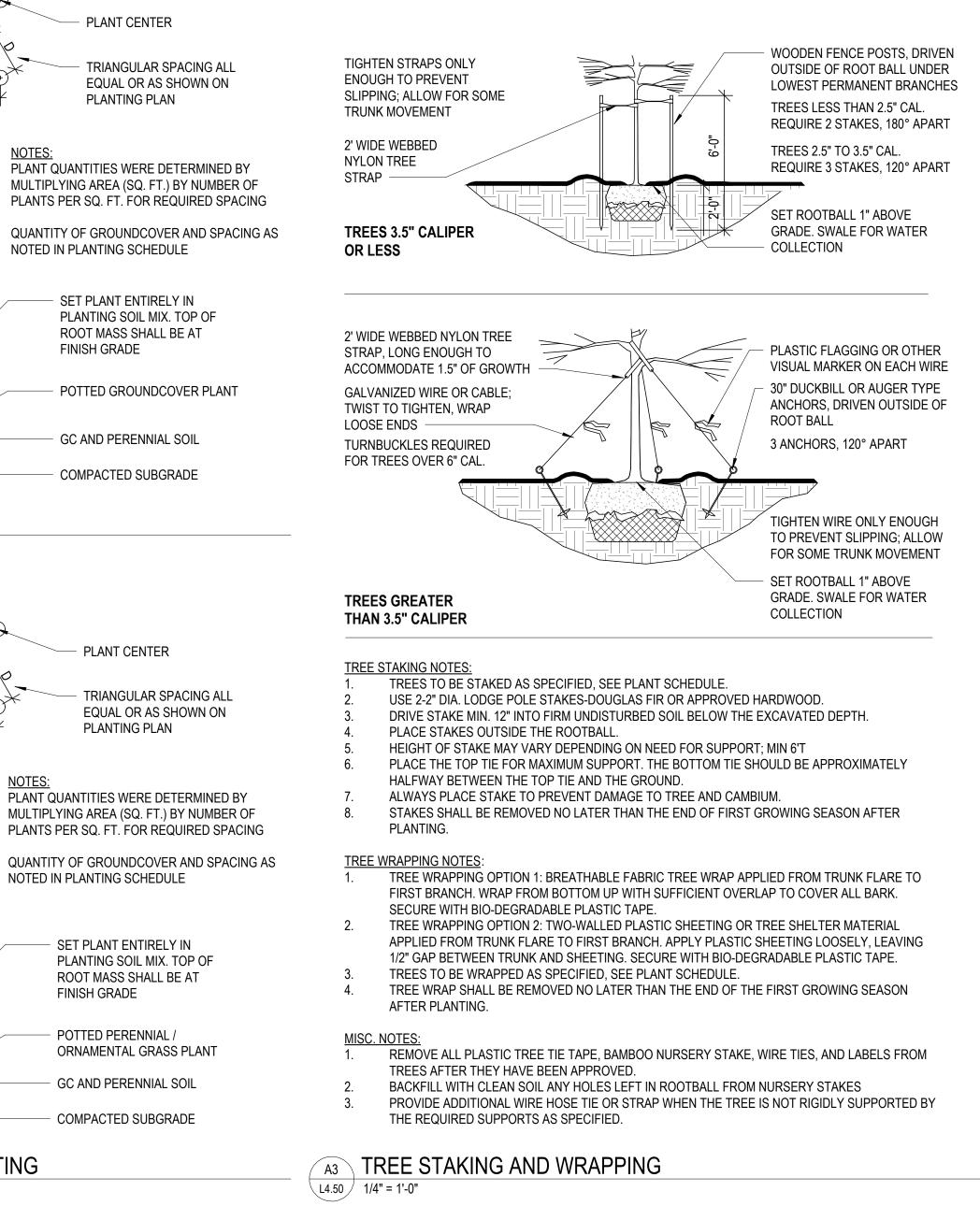
5 GALLON

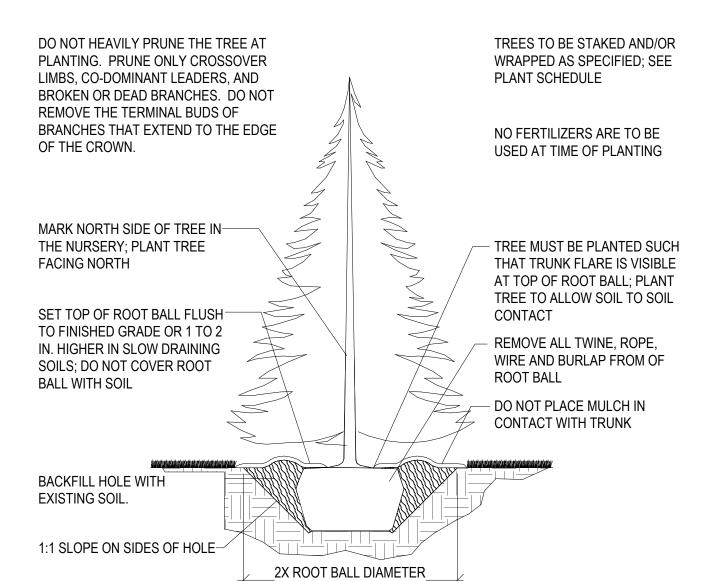
PLANTING SOIL MIX. TOP OF

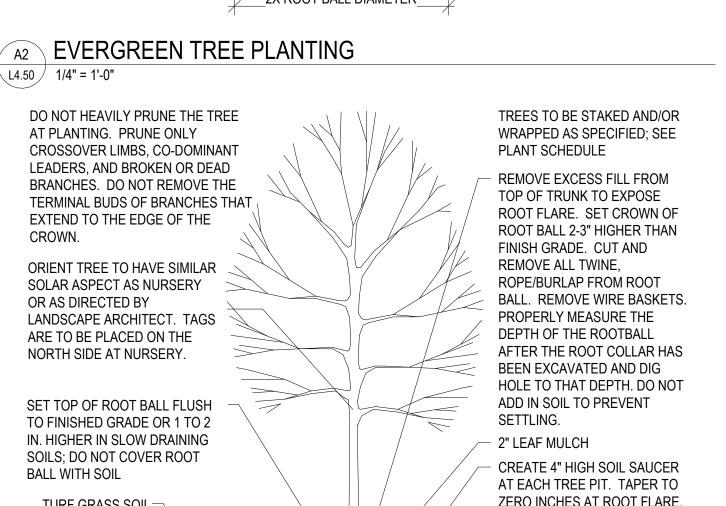
NOTES:

EQUAL OR AS SHOWN ON

PLANTING PLAN







BUILDING MAP

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DRAWING ISSUE

3/14/2025

7/02/2025

DESCRIPTION

ESIGN REVIEW

DESIGN REVIEW REVISIONS

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O

DRAWING TITLE PLANTING DETAILS AND SCHEDULES

Job# 25.009220.000

ORDINANCE REQUIREMENTS

STREET FRONTAGE (1) MEDIUM TREE FOR EVERY 30 LINEAR FEET 400 SOUTH ST STREET FRONTAGE REQUIRED TREES PROPOSED TREES \* TREES LOCATED TO AVOID STREET LIGHTS, SIGHT VISIBILITY TRIANGLES, AND BUS SHELTER. (5) SMALL TREES HAVE BEEN ADDED WITHIN THE PROPERTY LINE TO HELP OFFSET. 900 EAST ST STREET FRONTAGE REQUIRED TREES PROPOSED TREES 144' \* \* CURB CUTS WERE EXCLUDED FROM FRONTAGE LENGTH.

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ZERO INCHES AT ROOT FLARE. COVER WITH 2" LEAF MULCH

FINISH GRADE BACKFILL TREE PIT WITH PLANTING SOIL IN 6-8" LIFTS. LIGHTLY TAMP AND ROUGHEN COMPACTED OR SOIL SURFACE BETWEEN LIFTS \_2<sub>2</sub>X ROOT BALL DIAMETER TREE SOIL

ROUGHEN/SCARIFY SIDES A1 DECIDUOUS TREE PLANTING

UNDISTURBED SUBGRADE.

DRAWING NO.

SYM.	DESCRIPTION	MANUFAC.	MODEL #	G.P.M.	SPACING	NOZZLE	DETAIL
ADJ. / FULL	POP-UP SPRAY	HUNTER	PROS-06-PRS30-CV-F	.40 - 3.5	8'-17'	PRO ADJUSTABLE	-

## PIPESIZING/SLEEVE SCHEDULE

		· -	· · · · · · · · · · · · · · · · · · ·
size (pipe)	type	gpm	sleeve size
3/4"	SCH. 40	1-10	2" (SCH. 40)
1"	SCH. 40	11-15	3" (SCH. 40)
1-1/4"	SCH. 40	16-25	3" (SCH. 40)
1-1/2"	SCH. 40	26-33	4" (SCH. 40)
WIRING	1-26 WIRES		2" MIN. (SCH. 40)

- ALL SLEEVES SHALL BE SCHEDULE 40.
- SLEEVE SIZE IS FOR SINGLE PIPE RUNS.
- WHEN UNDER ANY TYPE OF PAVING, SLEEVE ALL WIRE SEPARATE FROM WATER LINES.

IRRIGATION LEGEND (GROUND LEVEL)

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL#	DETAIL
М —	- WATER METER	-	INSTALL PER CITY	-
c—	- CONTROLLER (54 STATIONS)	HUNTER	ICC2 12CF-EZ-DM-SS	-
_	W/ WEATHER SENSOR	HUNTER	RAIN-CLIK (WIRELESS)	-
BF —	- BACKFLOW PREVENTER W/ENCLOSURE	ZURN GUARDSHACK	975XL OR APPROVED EQUAL LIFT-OFF W/ ENCPAD (TAN)	- -
<b>•</b> —	- MASTER VALVE WITH	HUNTER	ICV-151G-FS	<u>-</u>
•	DECODER	HUNTER	EZ-1	-
	FLOW SENSOR	HUNTER	1" FLOW-CLIK	-
<b>M</b> —	- CURB VALVE	LEGEND OR EQUAL	LINE SIZE (NO LEAD BRONZE)	-
<b>D</b> ———	- DRAIN VALVE	SPEARS OR EQUAL	LINE SIZE (SCH. 40)	-
	- DRIP ZONE KIT	HUNTER	ICZ-101-40-LF	-
	SHUT-OFF VALVE	SPEARS OR EQUAL	LINE SIZE (SCH. 40)	
	DECODER	HUNTER	EZ-1	
	VALVE BOX	CARSON OR EQUAL	VB-JMBT-L	
lacktriangledown —	- ELECTRIC VALVE	HUNTER	ICV-101G	-
,	DECODER	HUNTER	EZ-1	
	- COMMUNICATION CABLE	-	-	-
NOT SHOWN —	- EMITTER	BOWSMITH	SEE SCHEDULE	-
NOT SHOWN —	- Bubbler (adjustable)	IRRITROL	SEE SCHEDULE	-
	- PVC MAINLINE	CRESLINE OR EQUAL	SCHEDULE 40	-
	- PVC SLEEVE	CRESLINE OR EQUAL	SCHEDULE 40	-
	- PVC DRIP LATERAL (DRIP)	CRESLINE OR EQUAL	3/4" SCH.40	-
т	- PVC LATERAL (TREE)	CRESLINE OR EQUAL	1" SCH.40	-
	- PVC LATERAL (TURF)	CRESLINE OR EQUAL	SCHEDULE 40	-
♦ —	- Drip Lateral flush valve	SPEARS OR EQUAL	SCHEDULE 40	-
<b>—</b>	- QUICK COUPLER	HUNTER	HQ-33-DLRC	<u>-</u>

CONTROLLER# - GALLONS PER MINUTE **IRRIGATION KEYNOTES** 

SLEEVE UNDER ALL SIDEWALKS, DRIVEWAYS AND OTHER OBSTRUCTIONS W/ (2) 3" SLEEVES OR LARGER AS NEEDED. SEE DETAIL B, SHEET L7.6.20. TREE LOCATION (TYP.) REFER TO PLANTING PLANS

(1) ADJUSTABLE BUBBLER PER TREE AT GRATES ALONG STREET. REFER TO EMITTER SCHEDULE, THIS SHEET.

MAINLINE IRRIGATION AND EQUIPMENT IS SHOWN SCHEMATICALLY FOR GRAPHICAL CLARITY. LOCATE ONE (1) FOOT FROM BACK OF CURB/SIDEWALK, IN PLANTER AREAS, TYPICAL.

LOCATE VALVES IN PLANTER AREAS PLACE OUT OF SIGHT. (TYPICAL)

SHRUB LATERALS ARE SHOWN FOR GRAPHIC CLARITY. ALL SUB LATERALS TO BE INSTALLED IN SHRUB AREAS @ 8' O.C. MAXIMUM. MICRO TUBING FROM EMITTER TO PLANT TO BE 48" LENGTH MAX. REFER TO EMITTER SCHEDULE, THIS SHEET.

GATE /SHUT-OFF VALVE. DETAIL C, SHEET L7.6.20. QUICK COUPLER. SEE DETAIL K. SHEET L7.6.20.

1- ML210 MULTI-PORT EMITTER PER PLANTING POT. EVENLY DISTRIBUTE TUBING TO

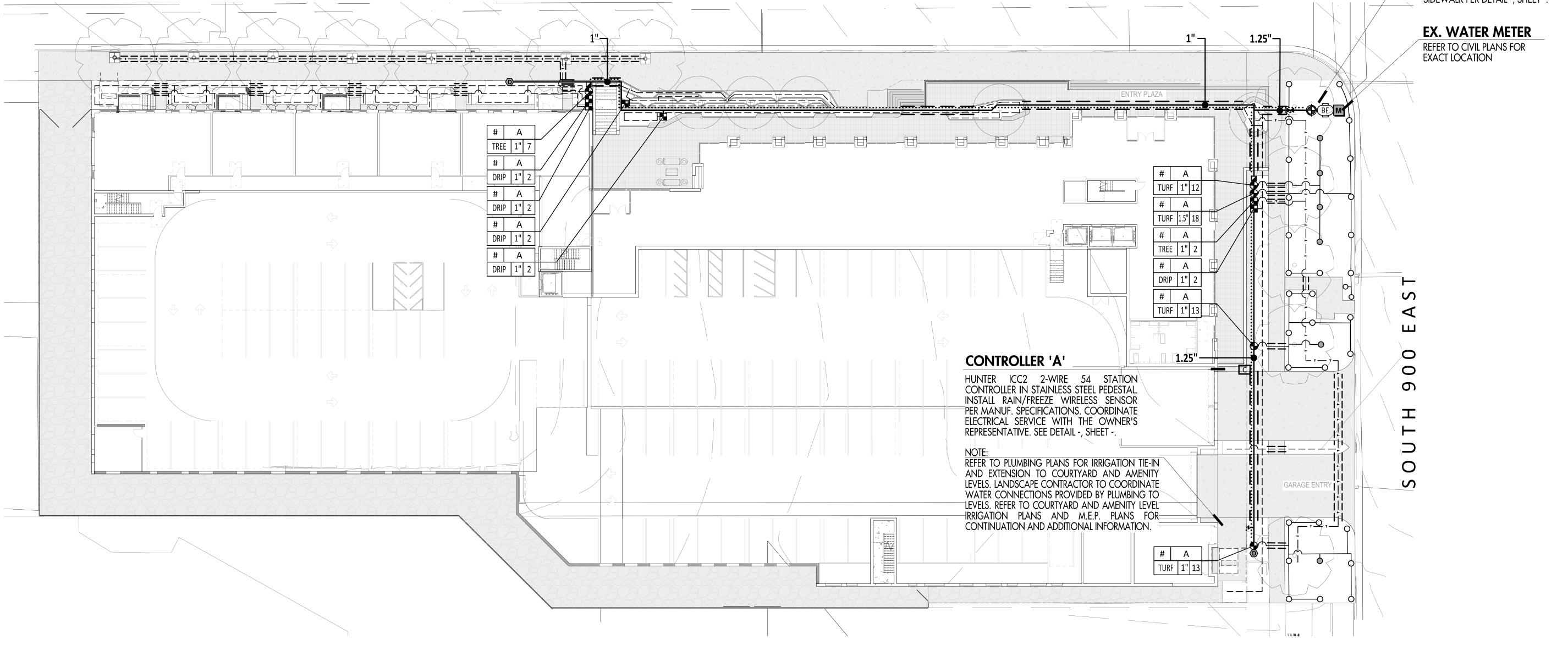
POP-UP SPRAYHEAD. SEE DETAIL P, SHEET L7.6.20.

FLUSH VALVE. SEE DETAIL D, SHEET L7.6.20.

INSTALL DRAIN VALVE. REFER TO DETAIL -, SHEET -.

**EMITTER SCHEDULE** 

POINT OF CONNECTION 1.5" B.F.P. AND METAL SECURITY ENCLOSURE. INSTALL 1.5" MASTER VALVE WITH 1" FLOW SENSOR. REFER TO DETAILS -, SHEET -). LOCATE CURB VALVE NEAR SIDEWALK PER DETAIL -, SHEET -. **EX. WATER METER** REFER TO CIVIL PLANS FOR EXACT LOCATION



SITE PLAN - OVERALL AREAS TO BE IRRIGATED PLAN L5.101 1" = 20'-0"

DRAWING ISSUE DESIGN REVIEW REVISIONS

BUILDING MAP

L5.101

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400 SOUTH STREET

DRAWING TITLE
IRRIGATION PLAN GROUND LEVEL

Job # 25.000000

DRAWING ISSUE DESIGN REVIEW REVISIONS

BUILDING MAP

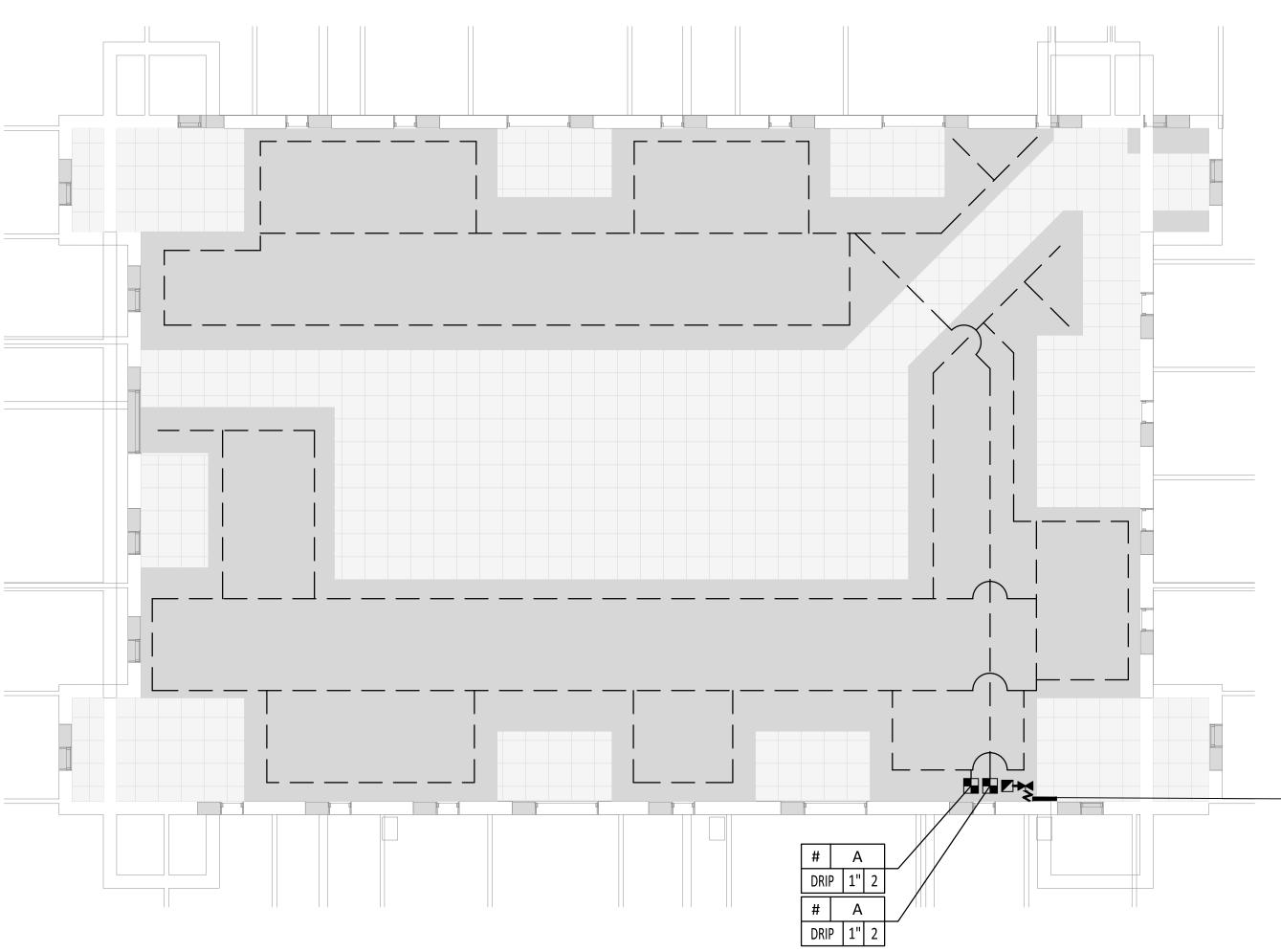
DRAWING TITLE
IRRIGATION PLAN COURTYARD LEVEL

L5.102

Job# 25.000000

POINT OF CONNECTION 1.25" MAINLINE AND 2-WIRE STUB PER PLUMBING PLANS. EXTEND MAINLINE AND 2-WIRE TO VALVES SHOWN. REFER TO M.E.P. PLANS FOR ADDITIONAL ROUTING INFORMATION. IRRIGATION PLAN - COURTYARD A - LEVEL 1.5

1/8" = 1'-0"



IRRIGATION PLAN - COURTYARD B - LEVEL 2

1/8" = 1'-0"

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FOR GRAPHICAL CLARITY. LOCATE IN PLANTER AREAS, TYPICAL. 1- ML206 MULTI-PORT EMITTER PER PLANTER POT. EVENLY DISTRIBUTE TUBING TO PROVIDE 100% COVERAGE.

**IRRIGATION KEYNOTES** 

**IRRIGATION LEGEND (COURTYARDS)** 

♦ → DRIP LATERAL FLUSH VALVE SPEARS OR EQUAL

SLEEVE UNDER ALL HARDSCAPE AND OTHER OBSTRUCTIONS WITH

MAINLINE IRRIGATION AND EQUIPMENT IS SHOWN SCHEMATICALLY

| MANUFACTURER | MODEL #

LINE SIZE (SCH. 40)

LINE SIZE (SCH. 40)

DOUBLE JACKETED 14 AWG

ICZ-101-40-LF

VB-JMBT-L

SEE SCHEDULE

SCHEDULE 40

SCHEDULE 40

1/2" SCH.40

HQ-33-DLRC

SCHEDULE 40

SPEARS OR EQUAL

SPEARS OR EQUAL

CARSON OR EQUAL

CRESLINE OR EQUAL

CRESLINE OR EQUAL

CRESLINE OR EQUAL

PAIGE OR EQUAL

BOWSMITH

HUNTER

HUNTER

DESCRIPTION

SHUT-OFF VALVE

- SHUT-OFF VALVE

DECODER

VALVE BOX

- PVC MAINLINE

COMMUNICATION CABLE

■ DRIP ZONE KIT

- - - PVC DRIP LATERAL (DRIP)

STATION #
CONTROLLER #

QUICK COUPLER

VALVE SIZE
GALLONS PER MINUTE
VALVE TYPE

DETAIL

FLUSH VALVE. SEE DETAIL -, SHEET -

(1) 1" SLEEVE OR LARGER AS NEEDED.

## **EMITTER SCHEDULE**

TREES TBD	EMITTER TBD	QTY. TBD
עסו	IDD	IDD
SHRUBS TBD		
ACCENTS TBD		
VINES TBD		

POINT OF CONNECTION 1.25" MAINLINE AND 2-WIRE STUB PER PLUMBING PLANS. EXTEND MAINLINE AND 2-WIRE TO VALVES SHOWN. REFER TO M.E.P. PLANS FOR ADDITIONAL ROUTING INFORMATION.

BUILDING MAP

DRAWING TITLE
IRRIGATION PLAN AMENITY LEVEL

L5.106

Job# 25.000000

IRRIGATION LEGEND (AMENITY LEVEL 6)

	MOATION LEGETAD (AMENITE LEVEL O)				
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL#	DETAIL	
NOT SHOWN — NOT SHOWN — — — — — — — — — — — — — — — — — — —	- SHUT-OFF VALVE - DRIP ZONE KIT - SHUT-OFF VALVE - DECODER - VALVE BOX - COMMUNICATION CABLE - EMITTER - PVC MAINLINE - PVC SLEEVE - PVC DRIP LATERAL (DRIP) - PVC DRIP LATERAL (POTS) - DRIP LATERAL FLUSH VALVE - QUICK COUPLER	SPEARS OR EQUAL HUNTER SPEARS OR EQUAL HUNTER CARSON OR EQUAL PAIGE OR EQUAL BOWSMITH CRESLINE OR EQUAL HUNTER	LINE SIZE (SCH. 40) ICZ-101-40-LF LINE SIZE (SCH. 40) EZ-1 VB-JMBT-L DOUBLE JACKETED 14 AWG SEE SCHEDULE SCHEDULE 40 SCHEDULE 40 1/2" SCH.40 1/2" SCH.40 SCHEDULE 40 HQ-33-DLRC	- - - - - - -	
	CTATION #				

## **IRRIGATION KEYNOTES**

SLEEVE UNDER ALL HARDSCAPE AND OTHER OBSTRUCTIONS WITH (1) 1" SLEEVE OR LARGER AS NEEDED.

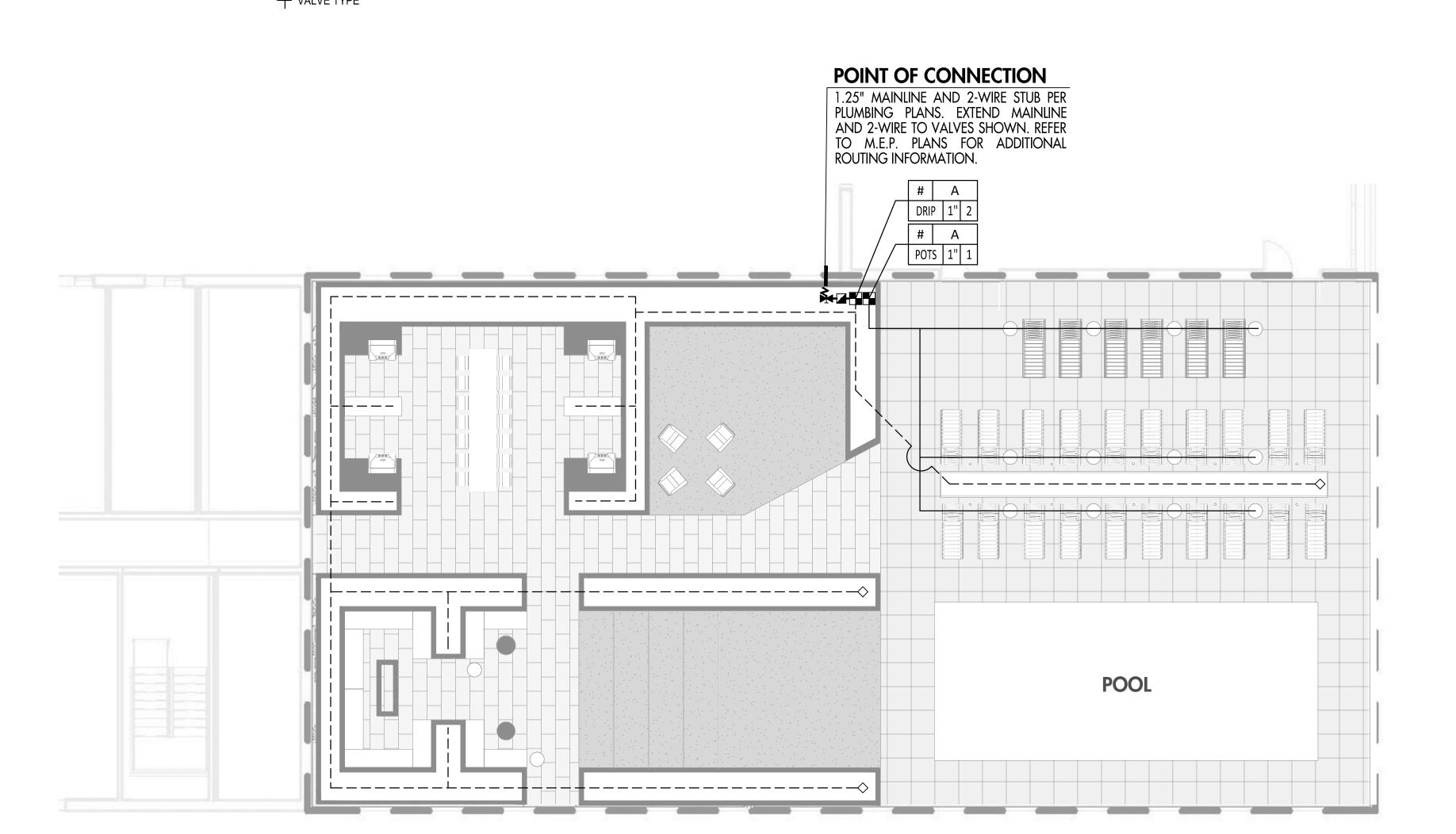
MAINLINE IRRIGATION AND EQUIPMENT IS SHOWN SCHEMATICALLY FOR GRAPHICAL CLARITY. LOCATE IN PLANTER AREAS, TYPICAL.

**EMITTER SCHEDULE** 

TUBING TO PROVIDE 100% COVERAGE.

1- ML206 MULTI-PORT EMITTER PER PLANTER POT. EVENLY DISTRIBUTE

FLUSH VALVE. SEE DETAIL -, SHEET -



TO BE IRRIGATED PLAN - AMENITY AREAS

1/8" = 1'-0"

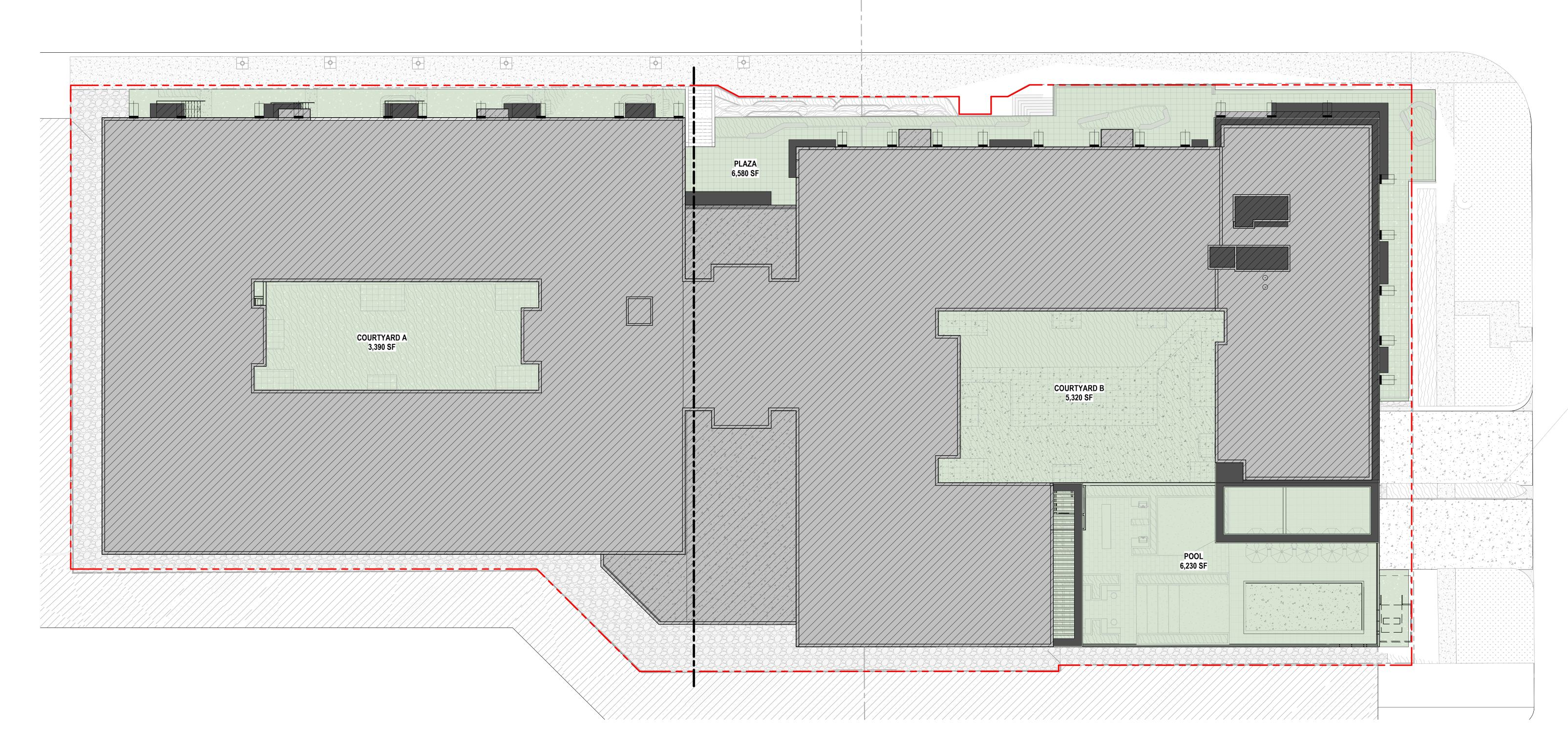
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## Open Space Area Requirement

Per Salt Lake City Code Section 21A.26.078.E.5, open space areas shall be provided at a rate of one square foot for every ten (10) square feet of land area included in the development, up to five thousand (5,000) square feet for core areas, and up to two thousand five hundred (2,500) square feet for transition

LAND AREA: 84,636 SF

PROVIDED OPEN SPACE AREA: 21,520 SF



1 OPEN SPACE REQUIREMENT

0' 8' 16' 32'

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SLC STUDENT HOUSING
CRG & Cole West Developers

REVISIONS 1102/202

BUILDING MAP

DRAWING TITLE
OPEN SPACE REQUIREMENT

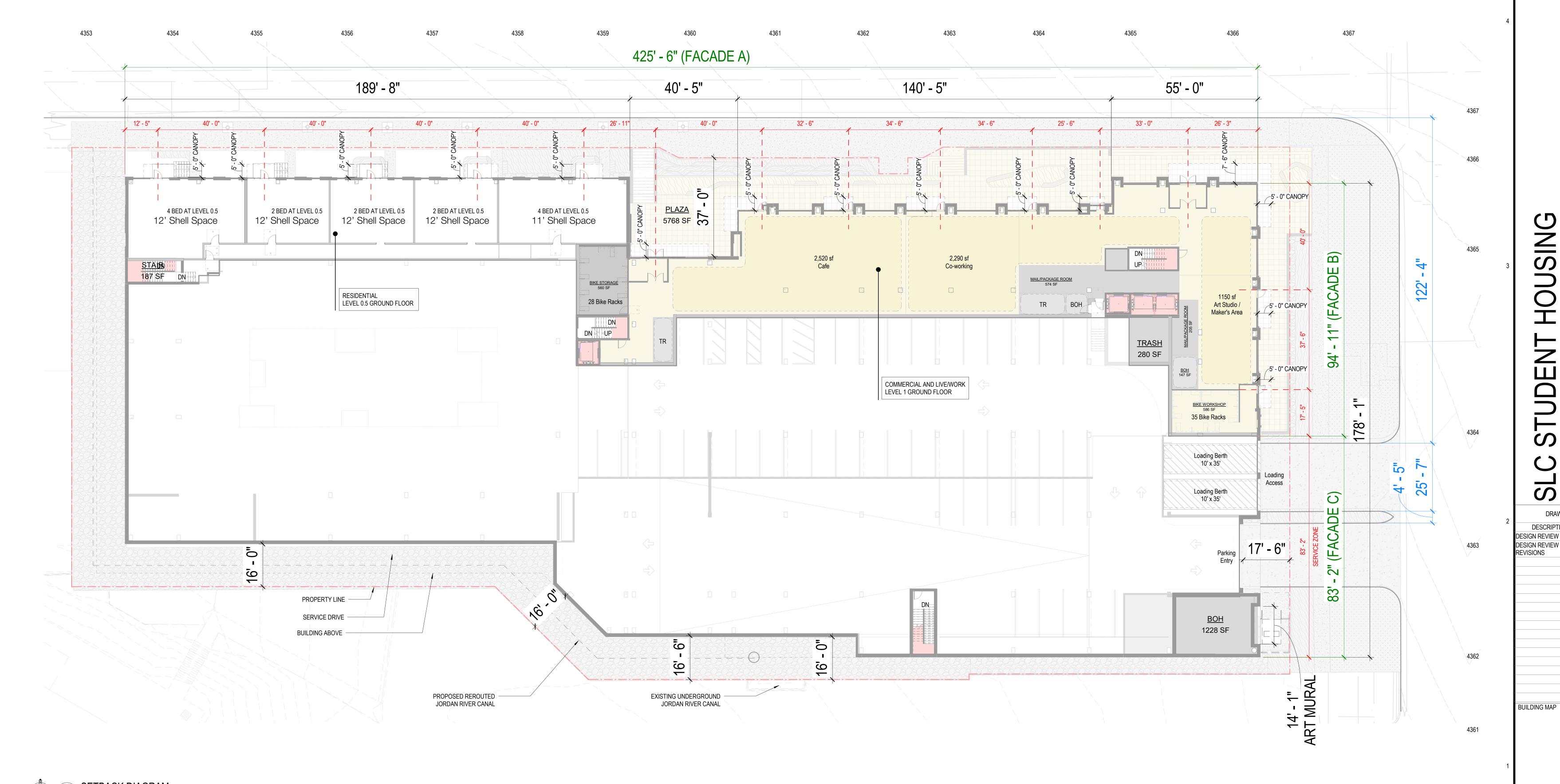
DR.00

Job # 25.009220

## Ground Floor Use Requirement

Per Salt Lake City Code Section 21A.37.050.A.1, "Ground Floor Use Only" a portion of the length of any street-facing building façade on the ground floor of a new principal building shall include active uses allowed in the zoning district other than parking. Active uses include retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the planning director and/or planning commission. Unless other uses are specifically required by this title, residential uses may count towards the ground floor use requirement.

Facade A + Facade B > 80% of total length



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DESCRIPTION DESIGN REVIEW DESIGN REVIEW REVISIONS

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DRAWING TITLE FLOOR PLAN - SETBACKS 0' 8' 16' 32'

DR.01

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943 SF LEVEL 0.0 ELEVATION: 4348' (-18'-0" BELOW LEVEL 01) - BUILDING FOOTPRINT LEVEL 0.0 ELEVATION: 4350' (-16'-0" BELOW LEVEL 01) 22976 SF 61 PARKING STALLS THIS LEVEL <u>BOH</u> | 4353 -4350 -PROPERTY LINE RETAINING WALL -4353 PROPOSED REROUTED JORDAN RIVER CANAL 4353
EXISTING UNDERGROUND
JORDAN RIVER CANAL 1 FLOOR PLAN - LEVEL 0
DR.03 1/16" = 1'-0"

Lamar Johnson

DESIGN REVIEW DESIGN REVIEW REVISIONS

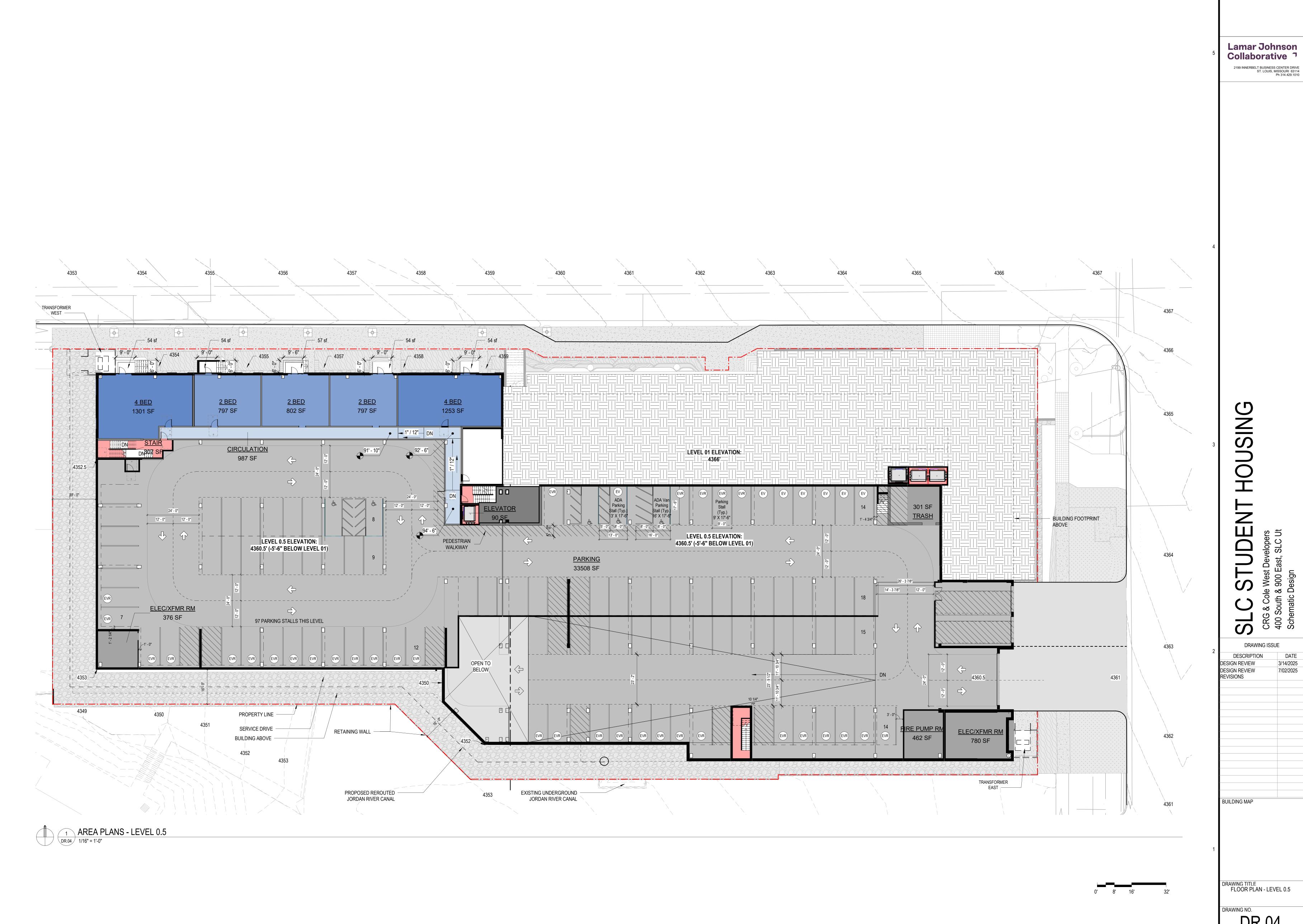
3/14/2025

BUILDING MAP

DRAWING TITLE FLOOR PLAN - LEVEL 0

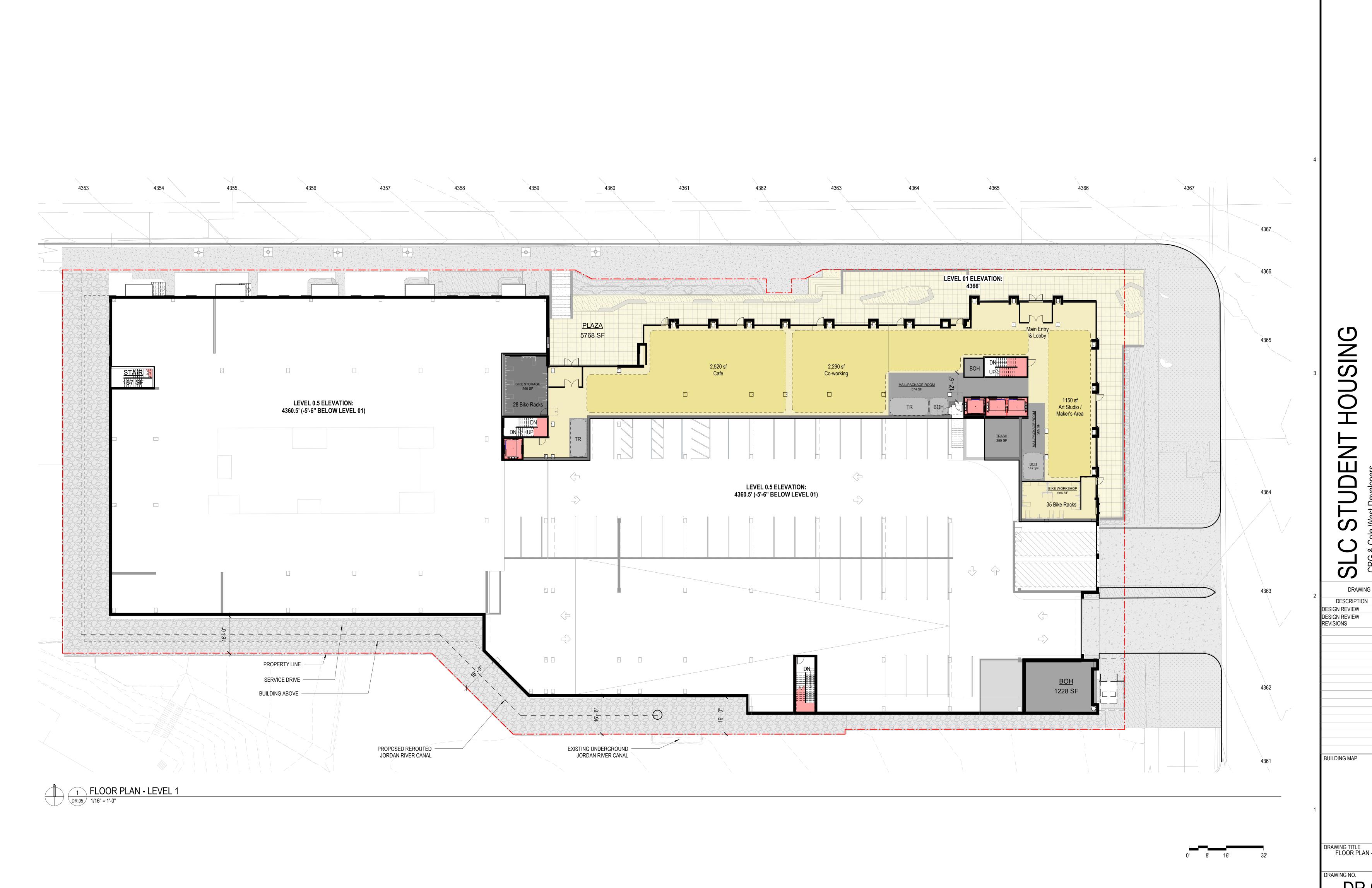
0' 8' 16' 32'

DR.03 Job# 25.009220



DR.04

Job # 25.009220



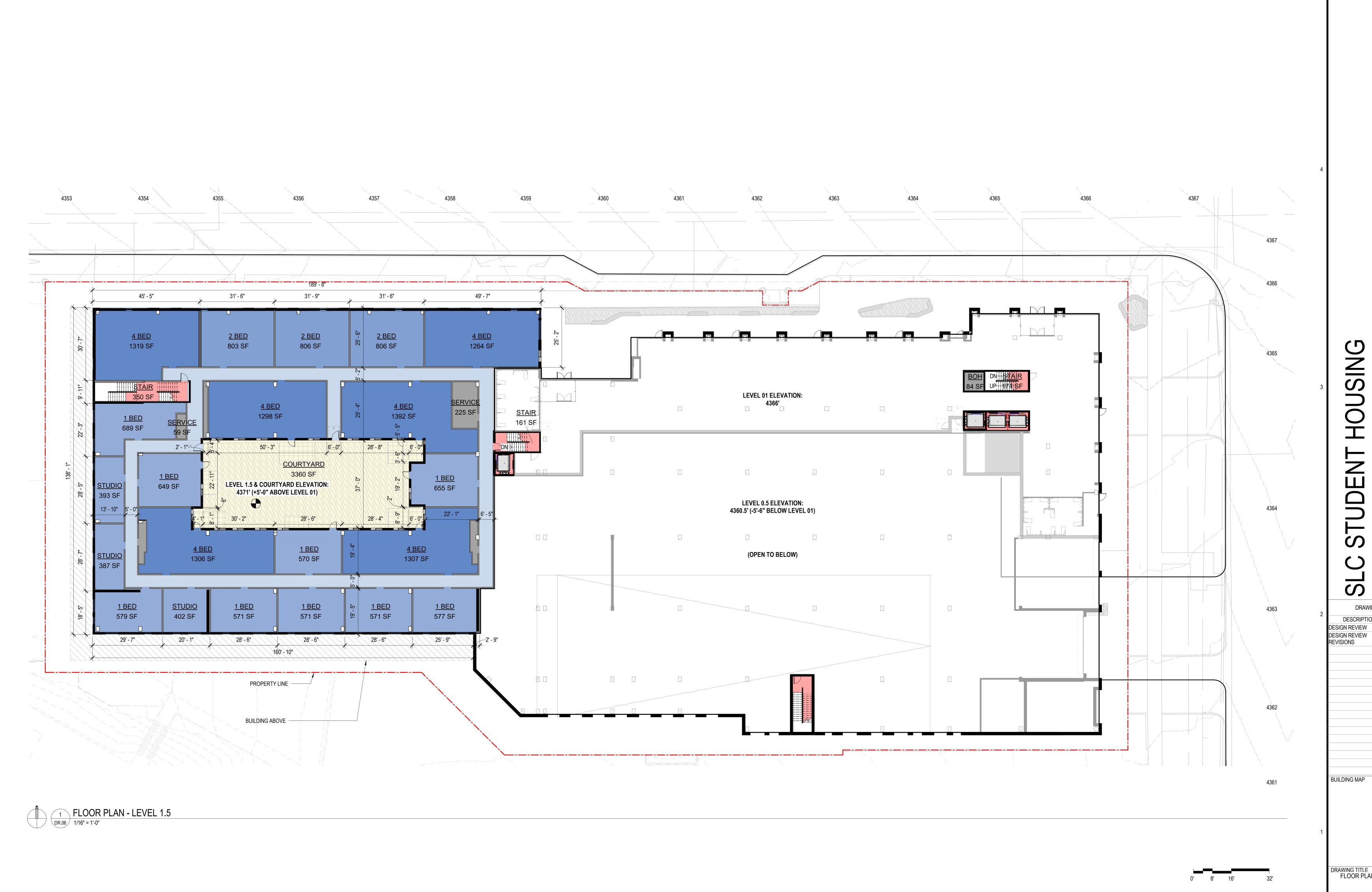
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DRAWING TITLE FLOOR PLAN - LEVEL 1

DR.05

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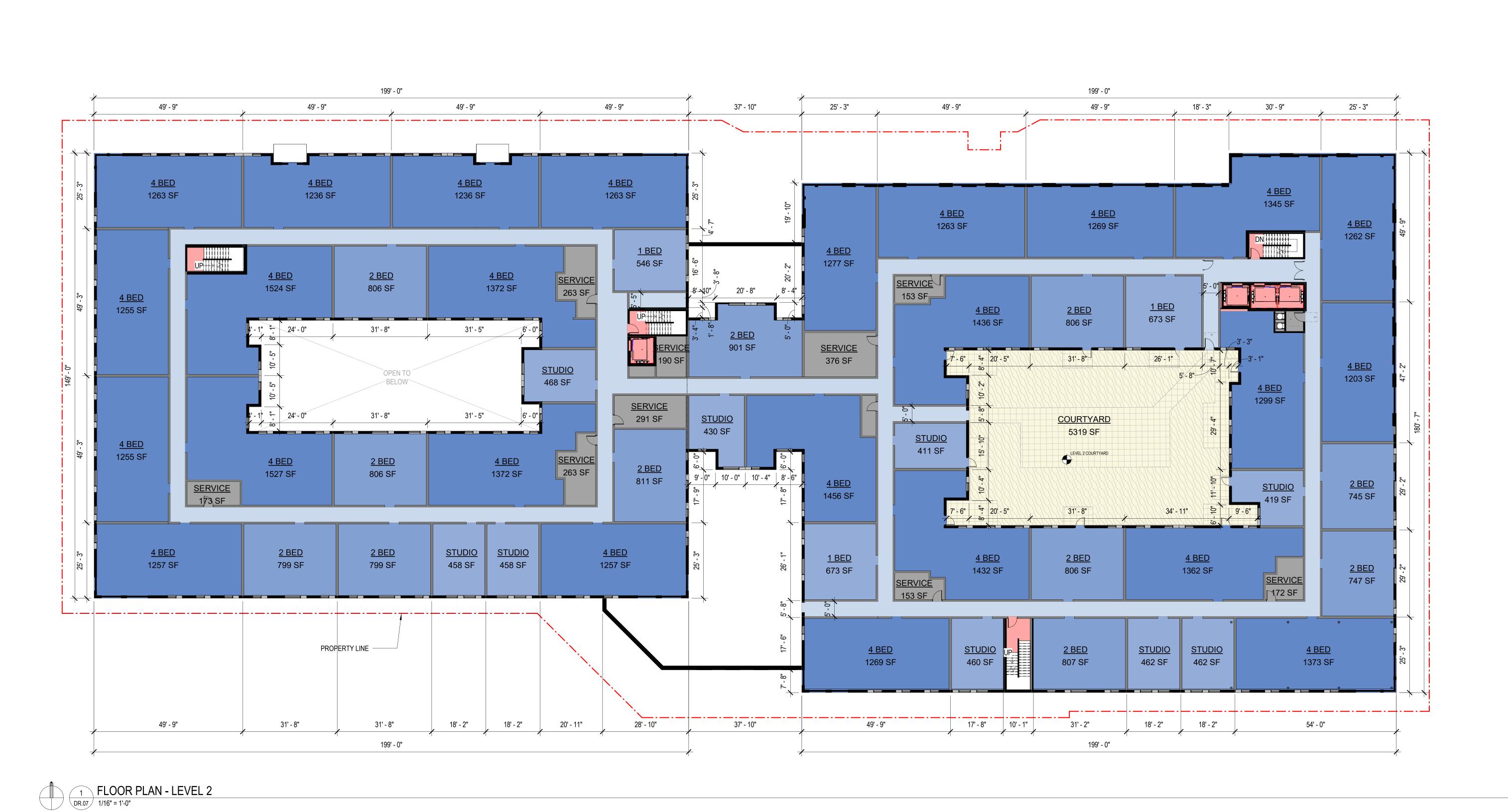
DESCRIPTION

3/14/2025 7/02/2025

DRAWING TITLE FLOOR PLAN - LEVEL 1.5

**DR.06** 

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DRAWING TITLE FLOOR PLAN - LEVEL 2

DR.07
Job# 25.009220

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HOUSING

DESIGN REVIEW DESIGN REVIEW REVISIONS

BUILDING MAP

3/14/2025

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0' 8' 16' 32'

199' - 0" 37' - 10" 49' - 9" 49' - 9" 49' - 6" 49' - 9" 49' - 9" 49' - 9" 25' - 6" 49' - 0" 25' - 3" L.\_\_.J <u> 4 BED</u> <u>4 BED</u> 1263 SF <u> 4 BED</u> 4 BED 1236 SF 1263 SF 1236 SF 1351 SF <u> 4 BED</u> <u> 4 BED</u> 4 BED 1269 SF 1263 SF 1262 SF <u> 4 BED</u> 1277 SF 546 SF <u> 2 BED</u> 4 BED <u> 4 BED</u> SERVICE 263 SF 1372 SF 1524 SF 806 SF 153 SF 4 BED <u> 2 BED</u> 2 BED 1255 SF 809 SF 806 SF 1433 SF <u>SERVICE</u> 31' - 10" 376 SF 468 SF 1203 SF <u>SERVICE</u> 1296 SF 288 SF <u>STUDIO</u> 435 SF 4 BED 541 SF 1255 SF SERVICE 263 SF 4 BED <u> 4 BED</u> <u> 2 BED</u> 1527 SF 1372 SF 806 SF 1456 SF 809 SF 2 BED SERVICE 173 SF 745 SF 411 SF STUDIO STUDIO <u> 2 BED</u> <u> 2 BED</u> <u> 4 BED</u> <u> 4 BED</u> <u> 2 BED</u> <u> 4 BED</u> <u> 4 BED</u> 462 SF 462 SF 806 SF 806 SF 1263 SF 1432 SF 1369 SF 1263 SF <u> 2 BED</u> 2 BED 806 SF SERVICE 172 SF 745 SF SERVICE PROPERTY LINE -<u>STUDIO</u> STUDIO STUDIO <u> 4 BED</u> 4 BED 462 SF 1263 SF 451 SF 809 SF 462 SF 1371 SF 17' - 8" 9' - 7" 3 37' - 10" 49' - 9" 49' - 9" 49' - 9" 31' - 8" 31' - 8" 199' - 0"

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DESIGN REVIEW DESIGN REVIEW REVISIONS

BUILDING MAP

DRAWING TITLE FLOOR PLAN - LEVEL 3

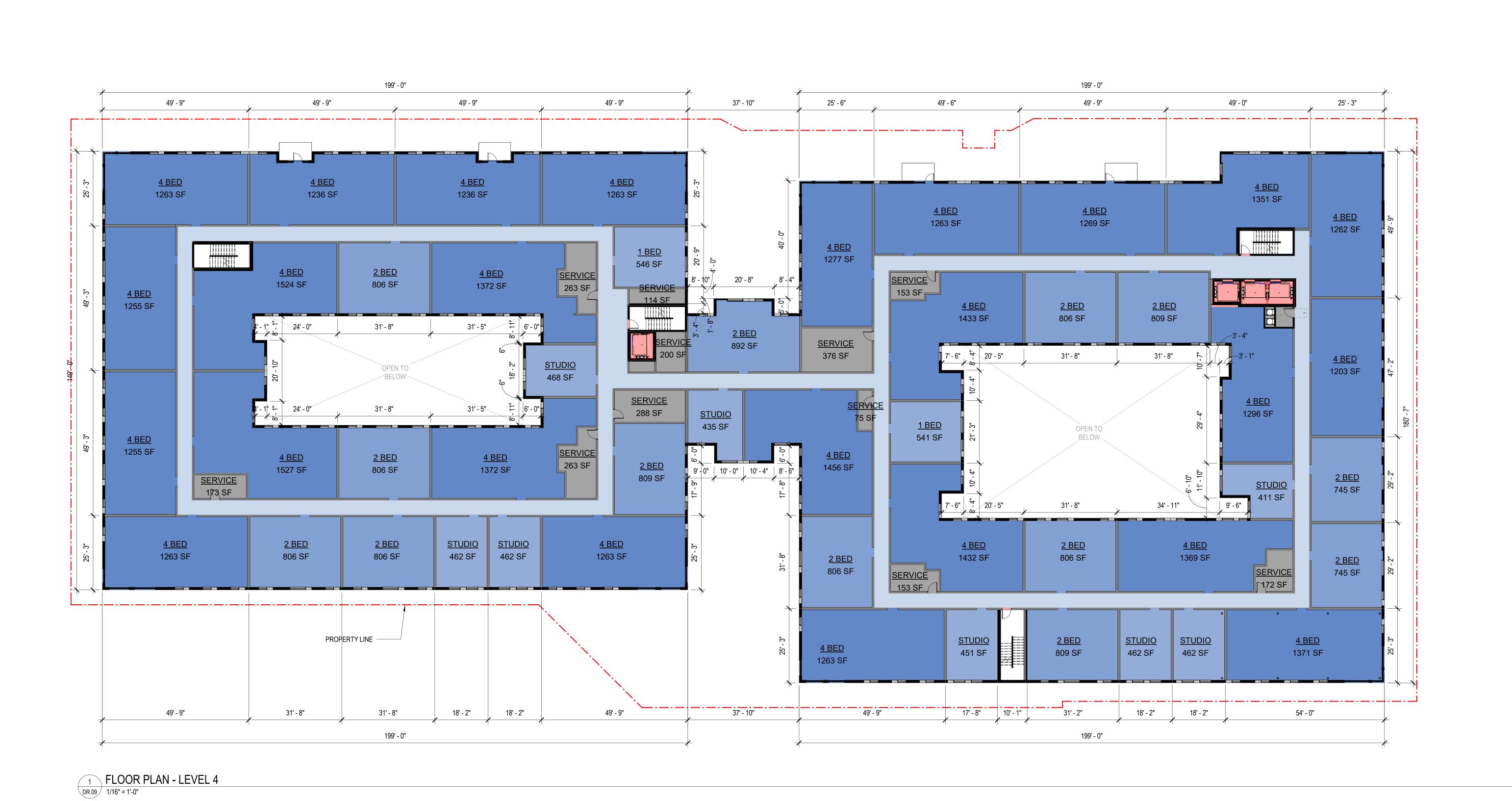
**DR.08** 

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1 FLOOR PLAN - LEVEL 3 1/16" = 1'-0"

0' 8' 16' 32'



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DESIGN REVIEW DESIGN REVIEW REVISIONS 3/14/2025

BUILDING MAP

DRAWING TITLE FLOOR PLAN - LEVEL 4

0' 8' 16' 32'

DR.09

Job# 25.009220

199' - 0" 37' - 10" 49' - 6" 49' - 9" 49' - 9" 49' - 9" 49' - 9" 49' - 0" 25' - 3" 49' - 9" 25' - 6" L.\_\_.J 4 BED <u> 4 BED</u> <u> 4 BED</u> 4 BED 1236 SF 1263 SF 1236 SF 1263 SF 1351 SF 4 BED 4 BED <u>4 BED</u> 1262 SF 1269 SF 1263 SF <u> 4 BED</u> <u>1 BED</u> 1277 SF 546 SF <u> 2 BED</u> 4 BED SERVICE 263 SF 1372 SF 1524 SF 806 SF 153 SF 4 BED 1255 SF <u> 2 BED</u> <u> 2 BED</u> 809 SF 1433 SF 806 SF <u>2 BED</u> 892 SF <u>SERVICE</u> 376 SF <u>STUDIO</u> 4 BED 468 SF 1203 SF <u>SERVICE</u> 4 BED 288 SF <u>STUDIO</u> 1296 SF <u> 1 BED</u> 435 SF <u> 4 BED</u> 541 SF 1255 SF SERVICE 263 SF <u> 2 BED</u> 4 BED <u> 4 BED</u> 9' - 0" 20' - 4" <u>2 BED</u> 809 SF 1372 SF 1527 SF 806 SF 2 BED <u>STUDIO</u> SERVICE 173 SF 745 SF <u> 4 BED</u> <u> 2 BED</u> <u> 4 BED</u> <u> 2 BED</u> 2 BED STUDIO STUDIO 4 BED 4 BED 462 SF 1432 SF 1369 SF 806 SF 806 SF 462 SF 1263 SF <u> 2 BED</u> 1263 SF <u> 2 BED</u> 806 SF SERVICE 172 SF 745 SF SERVICE PROPERTY LINE ——— STUDIO STUDIO <u> 4 BED</u> <u>STUDIO</u> POOL ABOVE (BOH) 462 SF 1263 SF 451 SF 805 SF 462 SF 1376 SF 17' - 8" 10' - 1" 37' - 10" 49' - 9" 36' - 3" 49' - 9" 49' - 9" 31' - 8" 31' - 8" 199' - 0" 199' - 0"

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DESIGN REVIEW DESIGN REVIEW REVISIONS 3/14/2025

BUILDING MAP

DRAWING TITLE FLOOR PLAN - LEVEL 5

Job# 25.009220

0' 8' 16' 32'

DR.10

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1 FLOOR PLAN - LEVEL 5 1/16" = 1'-0"

199' - 0" 196' - 6" 37' - 10" 49' - 9" 49' - 9" 49' - 9" 25' - 3" 49' - 9" 49' - 9" 20' - 4" 51' - 5" L.\_\_.J <u> 4 BED</u> <u> 4 BED</u> <u> 4 BED</u> 1236 SF 1263 SF 1263 SF 1236 SF <u> 4 BED</u> 4 BED <u> 4 BED</u> 1269 SF 1277 SF 1263 SF <u> 1 BED</u> 546 SF <u> 4 BED</u> <u> 2 BED</u> 4 BED SERVICE 263 SF SERVICE 1372 SF 1524 SF 806 SF <u>SERVICE</u> 153 SF 4 BED 1255 SF 4 BED <u> 2 BED</u> <u> 1 BED</u> 599 SF 1433 SF 806 SF <u> 2 BED</u> 892 SF <u>SERVICE</u> 23' - 2" 376 SF 31' - 8" <u>STUDIO</u> 468 SF <u>AMENITY</u> <u>SERVICE</u> 6379 SF 288 SF <u>STUDIO</u> <u> 4 BED</u> <u>1 BED</u> OPEN TO BELOW 1456 SF 435 SF <u> 4 BED</u> 541 SF 1255 SF SERVICE 263 SF 4 BED <u> 4 BED</u> <u> 2 BED</u> 2 BED 1372 SF 1527 SF 806 SF 9' - 0" | 10' - 0" | 10' - 4" | 8' - 6" 809 SF SERVICE 173 SF 55' - 3" <u> 4 BED</u> POOLDECK <u> 4 BED</u> <u> 2 BED</u> 2 BED STUDIO STUDIO <u> 4 BED</u> 1436 SF 5536 SF 462 SF <u> 2 BED</u> 1263 SF 806 SF 806 SF 462 SF 1263 SF 806 SF SERVICE 153 SF <u>POOL</u> 736 SF PROPERTY LINE ----<u> 4 BED</u> STUDIO POCL 451 SF 1263 SF 17' - 8" 10' - 2" 9' - 8" 37' - 10" 31' - 8" 18' - 2" 18' - 2" 49' - 9" 31' - 8" 49' - 9" 49' - 9" 435' - 10"

1 FLOOR PLAN - LEVEL 6
DR.11 1/16" = 1'-0"

0' 8' 16' 32'

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Lamar Johnson

SIC STUDENT HOUSING ISC DESCRIPTION DESIGN REVIEW REVISIONS

3/14/2025

7/02/2025

DRAWING TITLE FLOOR PLAN - LEVEL 6

BUILDING MAP

DR.11

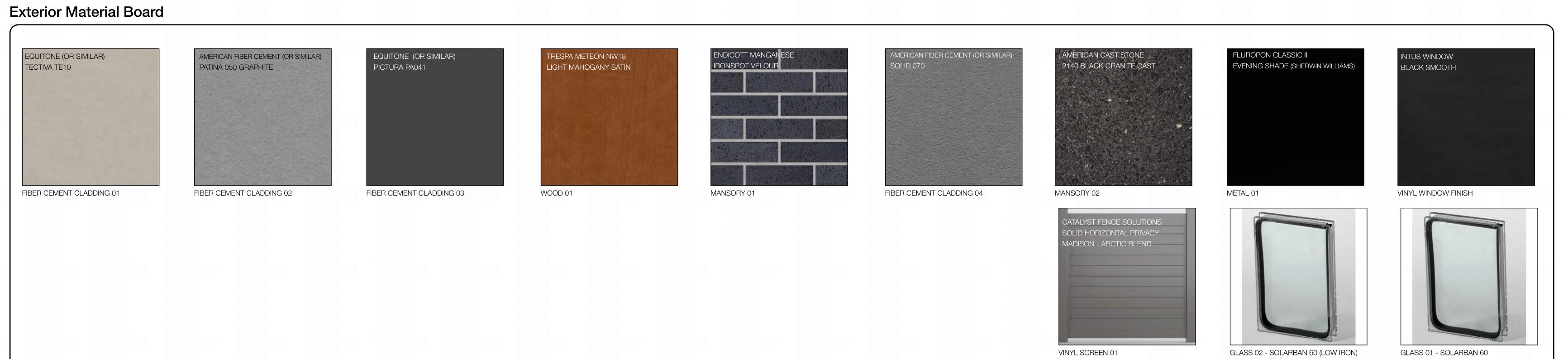
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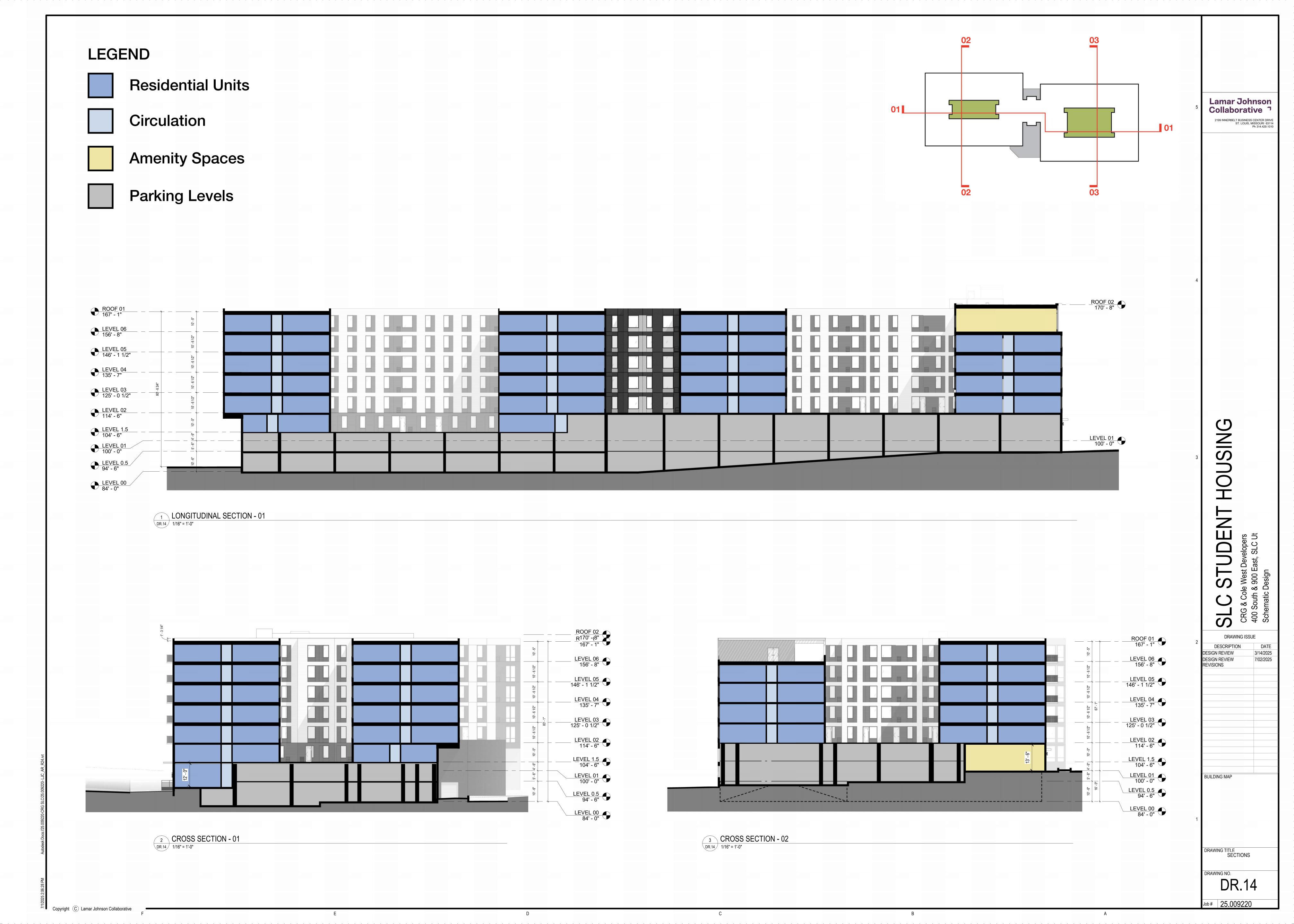
3/14/2025 DESIGN REVIEW REVISIONS 7/02/2025

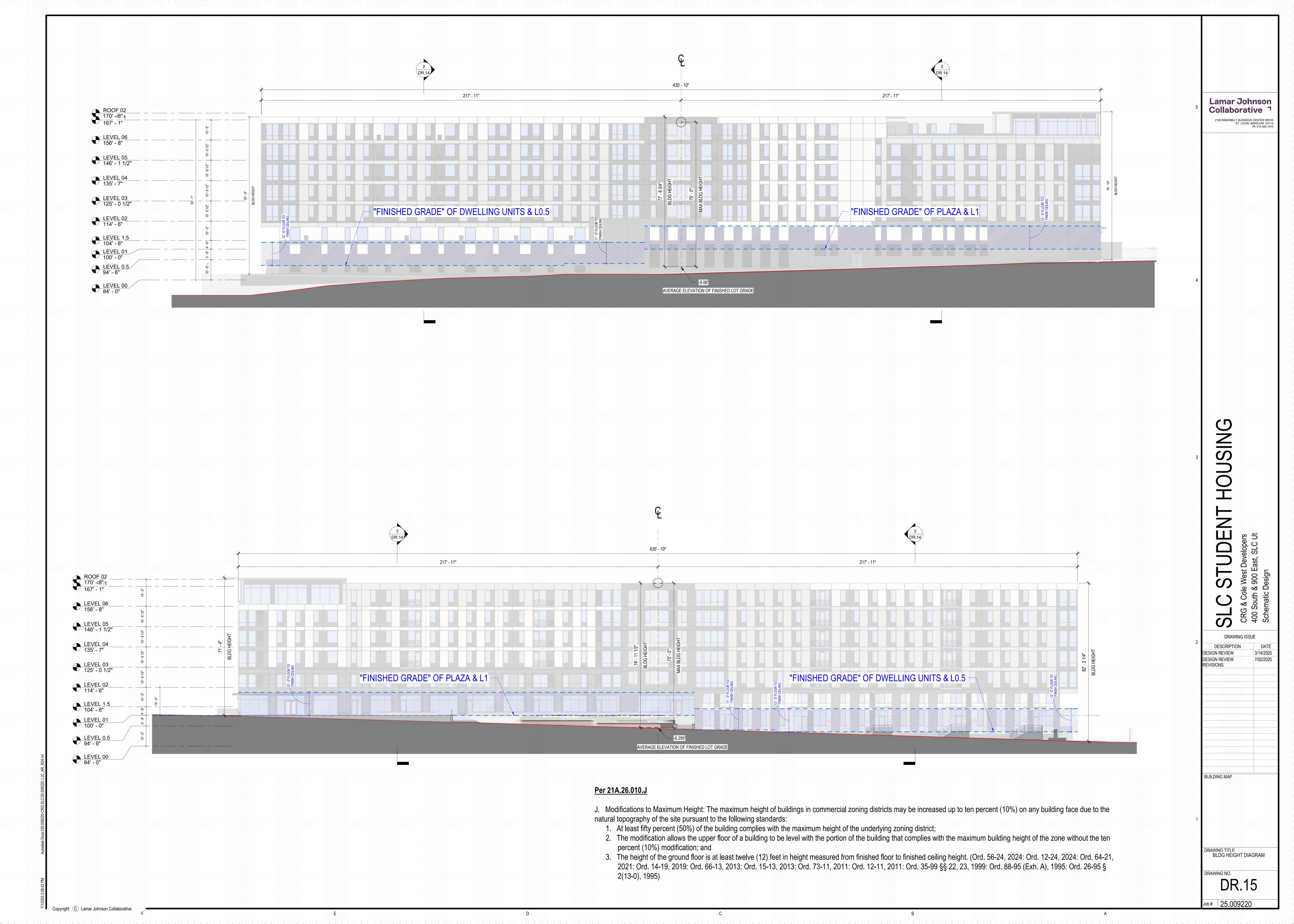
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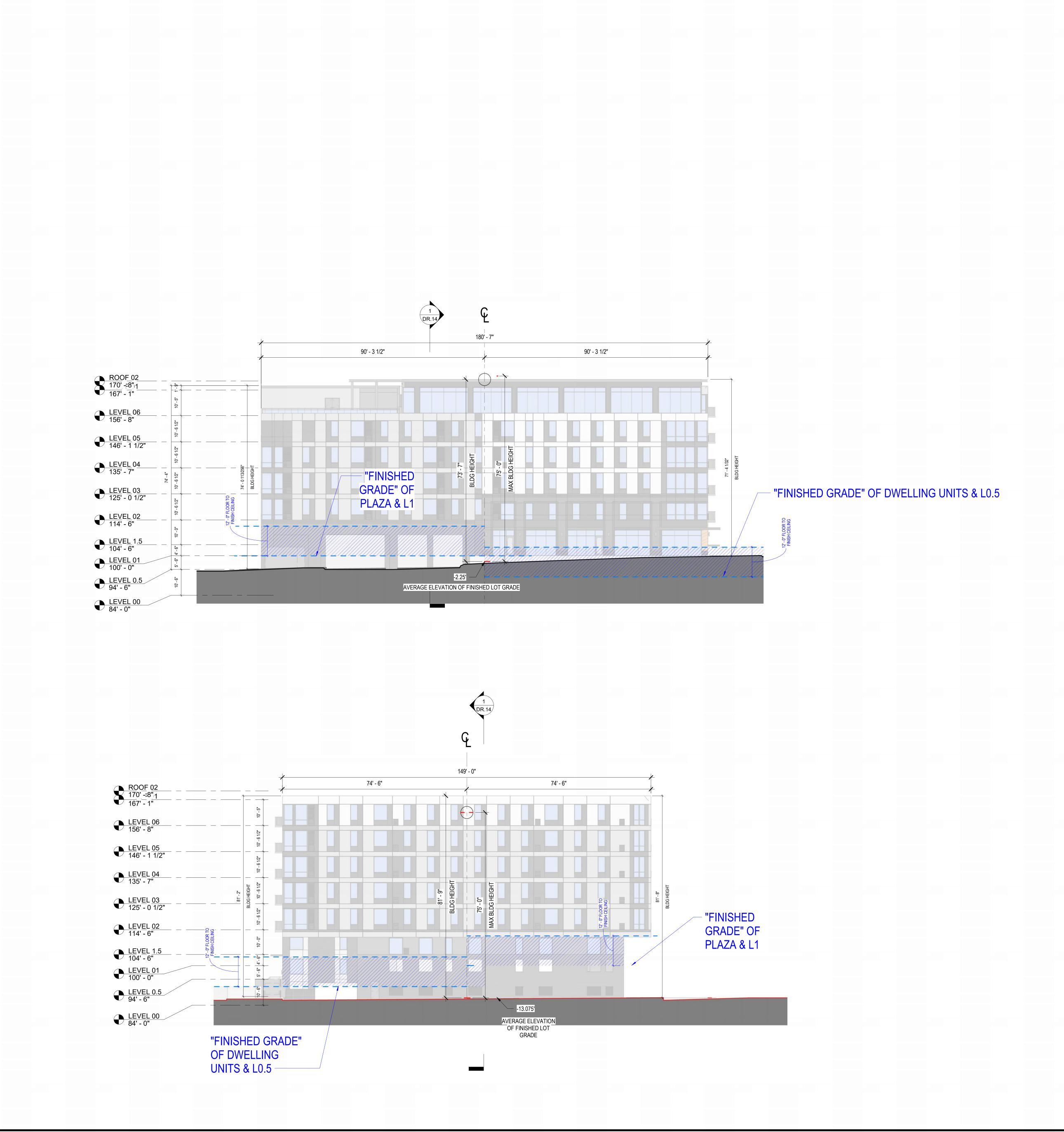
DRAWING TITLE EXTERIOR ELEVATIONS

DR.13

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SLC STUDENT HOUSING SIGN Rest Developers

CRG & Cole West Developers

CRG & Cole West Developers

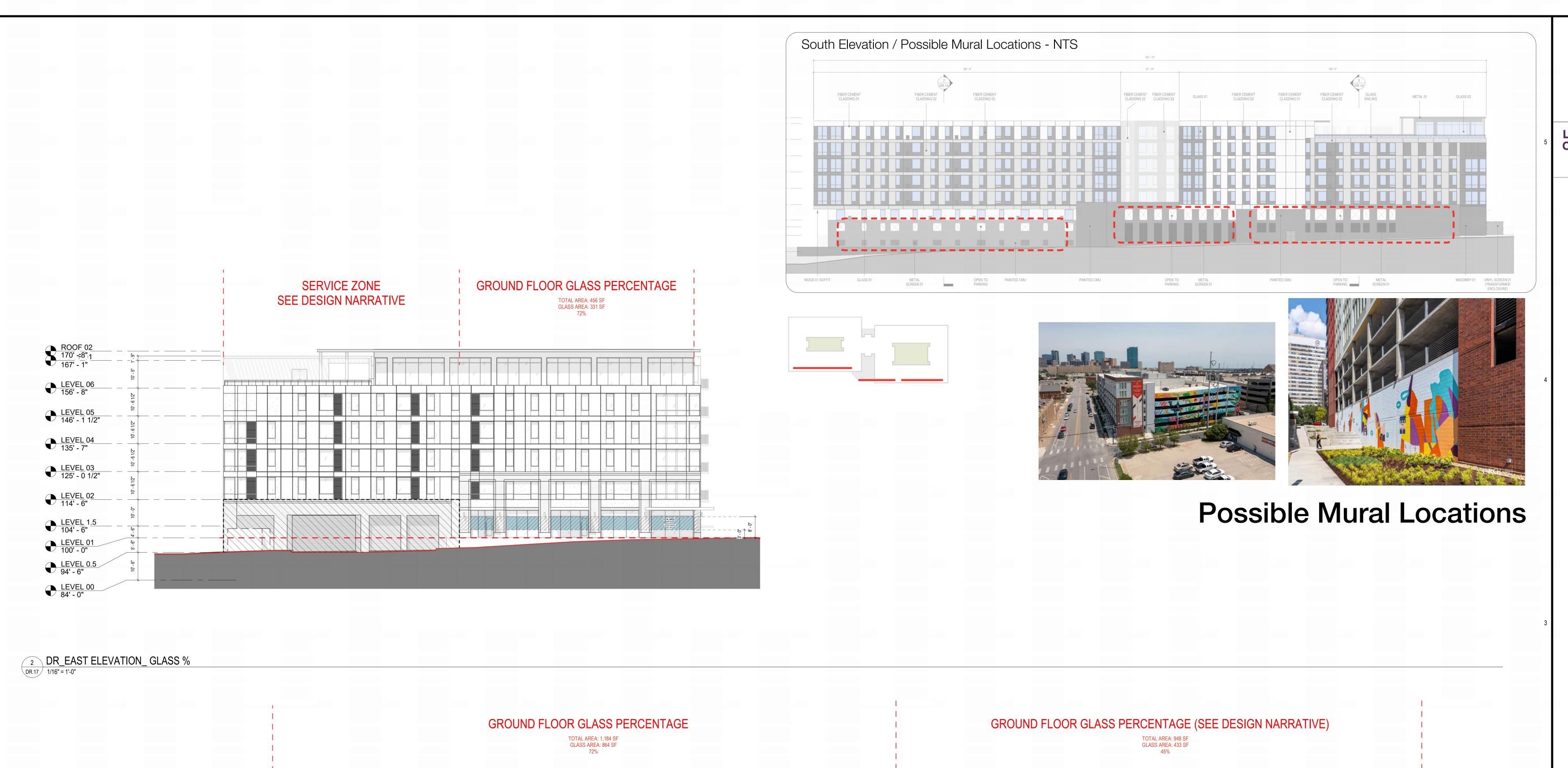
ADD SOUTH & 900 Fast SLC LIF

BUILDING MAP

DRAWING TITLE BLDG HEIGHT DIAGRAM

DR.16

Job# 25.009220





DR\_NORTH ELEVATION\_GLASS %

1/16" = 1'-0"

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HOUSING

DESIGN REVIEW DESIGN REVIEW REVISIONS BUILDING MAP

DRAWING TITLE
GLASS PERCENTAGE

DR.17

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