

Staff Report

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Eric Daems, Senior Planner, eric.daems@slcgov.com or 801-535-7236

Date: May 1, 2020 (Publishing Date)

Re: PLNPCM2020-00015 Design Review

Design Review

PROPERTY ADDRESS: 880, 876, & 866 W 200 S, and 141, 151, 153, 175, & 181 S 900 W 880 W 200 S

PARCEL ID's: 15-02-206-011-0000, 15-02-206-012-0000, 15-02-206-013-0000, 15-02-206-032-0000, 15-02-206-016-0000, 15-02-206-026-0000, 15-02-206-027-0000, 15-02-206-028-0000 **MASTER PLAN:** West Salt Lake Community Master Plan

ZONING DISTRICT: TSA-UN-T (Transit Station Area- Urban Neighborhood- Transitional District)

REQUEST: A request by Gary Knapp, representing JZW Architects, in partnership with J Development, for **Design Review for Building Entrances** and **Maximum Length of Street-Facing Façade** at approximately 880, 876, & 866 W 200 S, and 141, 151, 153, 175, & 181 S 900 W 880 West 200 South. The applicant is proposing a 206-unit residential building and is requesting an additional 10 feet of separation between two entrances facing 900 West and a total building length of 340' (where 200' is allowed in the zone), through the Design Review process.

RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff's opinion that the request for additional building length and separation of entrances generally meets the applicable Design Review standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

- 1. A subdivision or parcel consolidation to be recorded including the removal or establishment of any easements on the property.
- 2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

ATTACHMENTS:

- A. Vicinity Map
- B. Applicant Submittal & Plan Set
- C. Property and Vicinity Photos
- D. Zoning Analysis
- E. Design Review Analysis
- F. Public Process & Comments
- G. <u>Department Review Comments</u>

PROJECT DESCRIPTION:



The proposal is for a five story, 206-unit residential building with ground level executive suites that would be built to be convertible to commercial spaces as the market dictates. The building is proposed to include lofts, studio, and 1-2 bedroom units. 213 parking stalls would be provided interior to the project in the basement and ground level. Above is a rendering of the development and a list of quick

Quick Facts Property Size: 1.2 acres Height: 58' (5 stories) Building Length: 340' (along 900 W) 139' (along 200 S) Ground Floor Uses: Executive lofts-(convertible for residential or commercial), fitness center, lobby Upper Floor Uses: Residential Number of Residential Units: 206 Exterior Materials: Glass, brick veneer, wood look fiber cement planks, and smooth fiber cement panels. Parking: 213 interior stalls Review Process & Standards: Design Review, TSA- UN-T zoning standards, and general zoning standards.

facts about the proposal. The developer has also provided a detailed narrative about their proposal and design review considerations in <u>Attachment B.</u>

The exterior of the building is proposed with two colors of brick applied on the ground floor and a section of the second level. The brick color helps create variation in the different building masses. The gray brick portion would also be slightly recessed from the dark brick. Cementitious siding is proposed for the upper floors. Portions of the building which include wood appearing siding are to be inset from the main walls and give variety to the building. The gray and white fiber panels are to be smooth. Black anodized aluminum is proposed around the storefront windows and as a cornice feature at the top of the building.

The project has three main masses that are created due to jogs in the building. The jogs create outdoor amenity space and allow more light into the building. A pop out, recession, material, and height change have been proposed at the corner of the building along 900 West and 200 South to bring prominence to the corner. The façade also includes recessed balconies, bump outs, and material changes running vertically through the building to further break up the mass. The building is in keeping with the design standards of the TSA zone and as discussed in master plans for the area. Although the project will be substantially larger in scale than the existing single-family homes or single-story small commercial buildings in the area, the design will be compatible with development throughout the TSA zone as it occurs.

Exterior Finish Palette



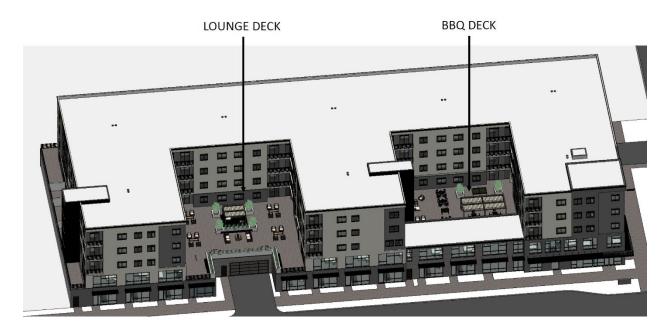


Looking southeast (side & front)

Looking northwest (side & rear)

Large storefront windows, articulated surfaces, material changes between the main and second levels and awnings on all sides of building lend to the human scale. The rear of the building includes a step back design on the second floor and includes balconies that will help the building better relate to the single-family homes to the east.

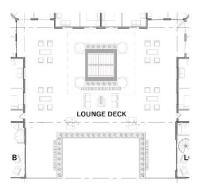
Amenities provided for tenants include a yoga loft (overlooking 900 West), bike repair/storage, a ground level fitness center, dog wash, club room, storage units, and a theater room. The project proposal includes two courtyard deck areas totaling 8,850 SF that include pergolas and landscaping. The decks are designed with seating, barbeques, a fire pit, and outdoor games. The courtyards are depicted below and create deep building insets that help break up the building length and mass.



LOUNGE DECK

Main Features:

- Deck planters
- Raised central deck
- Slide wire canopy trellis
- Central firepit
- Lounge Furniture
- Corn hole game set



BBQ DECK





BACKGROUND

During the early review stages of the petition, Planning Staff suggested several revisions to the building including the application of materials, creating visual interest along the street and more design focus for the corner of the building, visually separating the length of the building, and creating a more distinguished base, middle, and cap for the building. In response to feedback received during Planning Staff's review of the proposal, the applicant provided updated plans that include the following revisions shown below.





DESIGN STANDARD OVERVIEW AND REQUESTED MODIFICATIONS

The applicant is going through the Design Review process to request to modify the following:

- Maximum Length of a Street Facing Façade
- Maximum Separation of Building Entrances

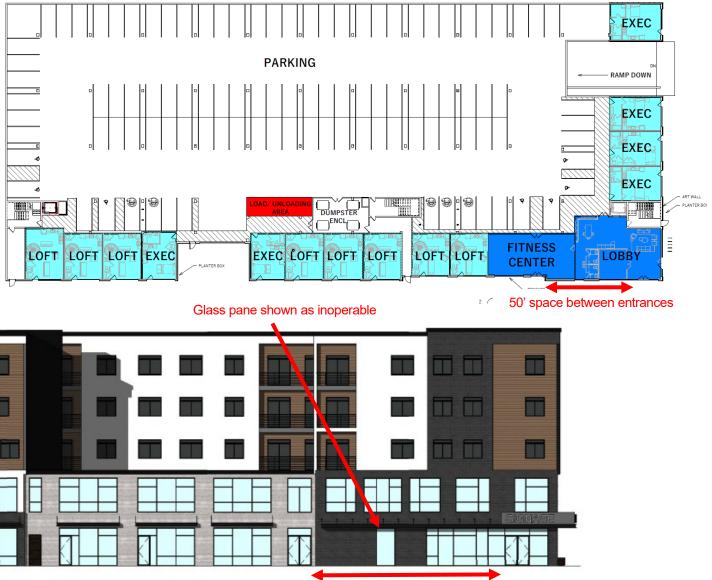
Specifically, the applicant seeks an additional 140 feet of building length along 900 West (340 feet where 200 feet allowed by base zone) and 10' additional feet of separation between two of the entrances facing 900 West (50' where 40' would be allowed). The graphic shows the West elevation, which faces 900 West.

340' Façade facing 900 West



The graphics below show the area where proposed entrances exceed the allowed 40' separation. The lobby area does show additional glass between the entrances, but it is not shown as an operable door on the plans received.

Entrances which exceed 40' maximum spacing



50' space between entrances

The Design Review process is intended to ensure high quality outcomes for developments that have modifications to design standards and to achieve development goals/purposes stated in City master plans and the zoning district. For complete analysis and findings in relation to the Design Review standards please refer to <u>Attachment E.</u>

KEY CONSIDERATIONS:

The key considerations listed below were identified through the analysis of the project and in consideration of public comments received:

1) Zoning district purpose

The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixeduse development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, Mixed Use District. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian-oriented neighborhood. Each transit station is categorized into a station type. These typologies are used to establish appropriate zoning regulations for similar station areas. Each station area will typically have two (2) subsections: the core area and the transition area.

The purpose of the transition area is to provide areas for a moderate level of land development intensity that incorporates the principles of sustainable transit-oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas typically serve the surrounding neighborhood and include a broad range of building forms that house a mix of compatible land uses. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods.

The proposal is consistent with the purpose statement of the zoning district as it provides a

building with active uses and the proposed development is sited to encourage pedestrian activity along 900 West and 200 South. The underlying property is under-utilized and includes a vacant lot, an autooriented restaurant with a large surface parking area, and a corner store. The corner building has character and could potentially be re-utilized and become a community asset, but it has been vacant for some time. The proposed development would more closely comply with the purpose of providing a support base and transit ridership for the TSA core.



Existing building at 880 W 200 S

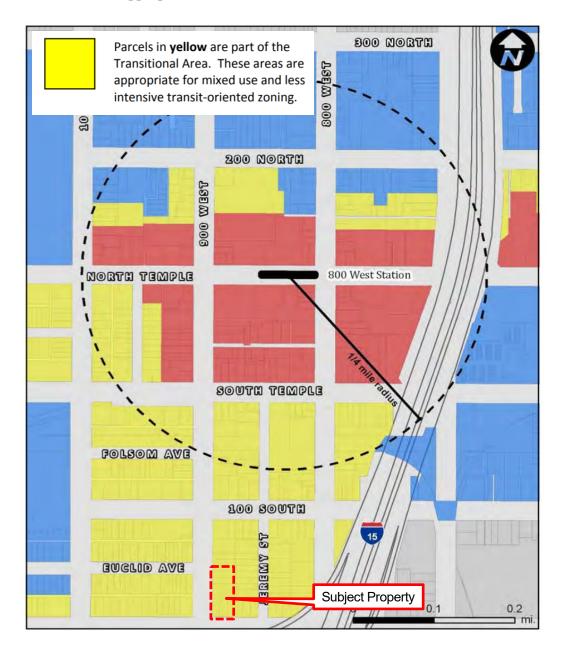
2) Master plan compliance

The project is located in the Euclid neighborhood which is not included any of the neighborhood master plans but is included in the North Temple Boulevard Study for transit station area planning. Plan Salt Lake includes guiding principles applicable citywide. Applicable goals and objectives of those plans are discussed below.

North Temple Boulevard Study (800 West Station Area)

2/ Intensify mix of uses 2c/ Allow for more intense mix of uses in Euclid neighborhood 2d/ Create neighborhood commercial district along 900 West

The project area is identified in the transitional area for the 800 West station area of the North Temple Boulevard Study. This project meets the objectives listed for this area by creating a more intense mix of uses in the area and by helping to establish a commercial district along 900 West. The map shown below shows the anticipated intensity of future land uses. The proposed multi-family housing and potential commercial units is appropriate for the transitional area.



5/Parking should be required for all uses, but it should be located behind or to the side of buildings and shared parking should be strongly encouraged to maximize developable space.

All parking for the project is located underground or interior to the project.

Plan Salt Lake

1/Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

The project would contribute to a safe environment by creating greater interaction for the pedestrian along the public sidewalk and by adding "eyes on the street". The building includes private balconies, residential and storefront windows, and second level courtyard spaces which would interact with the street. The building proposes areas for residents to gather, socialize, and recreate. Businesses that may occupy the first floor would create further opportunity for community interaction.

2/ Growing responsibly while providing people with choices about where they live, how they live, and how they get around.

3/ Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.

The property is proposed to include sufficient parking for vehicles and bicycles and is located less than three blocks from a TRAX station.

The project includes a variety of unit sizes including studio, 1 and 2 bedroom units, executive suites, and ground level units designed to be convertible to residential or commercial spaces. The project should provide housing for a diverse demographic and allow for housing choices not widely available in the neighborhood.

6/ Minimize our impact on the natural environment.

The compact nature of the project combined with provided tenant amenities encourages a lower carbon footprint. The convertible suites along the street frontages create an opportunity for future neighborhood businesses and services to operate within the building. These would help create a more walkable neighborhood for the greater neighborhood area.

3) Neighborhood Compatibility

The TSA zoning designation of this property was assigned due to the extension of the TRAX line on North Temple. The TSA zone provides opportunities for unique and more compact growth that provides a mix of uses and transportation options. Projects that meet the TSA standards will often be larger and more dense than existing and surrounding development.

As referenced in <u>Attachment F</u> of this report. The Poplar Grove Community Council has outlined concerns over the proposed development and its compatibility with the surrounding neighborhood. In part, the letter expresses that the project is too large, lacks landscaping, is not in character with the neighborhood, could generate congestion, and does not reuse the existing corner pharmacy building.

One of the challenges of planning and development is to balance the preservation of existing neighborhood character while allowing for new growth and development to

occur in accordance with the regulations and objectives of the existing zoning ordinance and adopted master plans. TSA zoned projects have increased design standards that are intended, in part, to improve compatibility of proposed projects with surrounding properties. These standards are also used to create compatibility among projects that will yet be developed in the future.

This project area is primarily surrounded by 1-2 story single-family or small commercial development. By right, the TSA zone allows a 50' tall building (plus an additional story with a TSA score of 125 or more) with no yard setbacks. The zone allows open space to be in the form of landscaped yards, courtyards, rooftop and terrace gardens. The buildings on the site do not include historic protection and are not required to be re-used. Although reducing the building length to less than 200' would help the building to be more compatible in size, it would also eliminate the need for the building to comply with the more stringent Design Review standards.

In general, Staff feels the proposed building is consistent with master plans, meets the provisions of the TSA zone and has incorporated the following design elements to be more compatible with the neighborhood:

- Building materials including brick, smooth and wood-like fiber cement boards, and glass
- Ground-level active uses along 900 W and 200 S
- A 9' step back on the second story along the rear (east side) of the building
- Parking that is entirely internal to the project
- Landscaping within the park strips, in front of the building and on the 2nd story courtyards
- Articulation, material, and color changes to divide the building into smaller portions visually

4) TSA (Transit-Station Area) Score

This project had previously applied for a TSA score review. That process awards points and an overall score based on compliance with design and development requirements and qualifies projects for an expedited review process. Projects which receive a TSA score exceeding 125 points qualify for Administrative Review rather than Planning Commission approval. With approval of additional building length and separation of building entrances, this project would be eligible for 130 points and also an additional story above the 50' maximum height in the zone.

DISCUSSION:

In general, the proposal meets the intent of the Transit Station Area zoning district and is compatible with the various master plans of the city. The modifications requested are sufficiently mitigated using design elements intended to enhance the pedestrian experience. The building may serve as a catalyst for additional transit-oriented development in the area.

NEXT STEPS:

If the requests are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. A parcel combination or new subdivision plat will need to be submitted and recorded on the subject property. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

If the design review request for is denied, the applicant will still be able to develop the property by right, but at a smaller scale. Specifically, the building would need to meet the 200' length and 40' entrance

separation requirements as allowed in the TSA-UN-T zone. A new parcel combination or subdivision plat will still need to be submitted and recorded on the subject property. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings subject to meeting all applicable zoning requirements and requirements of other divisions.

ATTACHMENT A – VICINITY MAP



ATTACHMENT B – APPLICANT SUBMITTAL & PLAN SET



Crossing at 9th Planning Design Review Submittal

Project Description

In partnership with J Development, we propose construction of a 204-Unit Multifamily Development at 880 W 200 S, Salt Lake City aimed at providing housing at a time of great need while engaging the urban neighborhood and becoming an integral piece of the city fabric. This 1.2 acre property is part of the TSA-UN-T zone and, as such, will meet TSA zoning and go through the TSA Development Score Review process. Current land uses on site are surface level parking, a small vacant restaurant and single level abandoned commercial space.



Attached are drawings indicating the designed building form, exterior materiality, diagrammatic uses and design intent. Proposed construction type is one level of 1-A construction with 3-HR podium separation from four levels of V-A stick-framed construction above. Our proposed building uses a brick masonry system on the ground floor level and a durable cementitious panel siding on the levels above along with a wood-look cementitious plank siding for a dynamic look. This project is designed to provide multiple outdoor amenity spaces with two courtyards on the podium deck in addition to indoor amenity spaces including a ground floor fitness space and open lobby.



The main level is designed to engage the street frontage with a combination of building amenity spaces and residential units. The main floor has an increased floor-to-floor height (14' - 0") and with it running parallel to two main streets, it creates an ideal space and opportunity for

future commercial or other mixed-use functions. The design also includes sufficient parking (which is not visible from the street) to allow for an increase in main floor building square footage and convert to a 44' deep building enclosure footprint along 900 West.

We employ design techniques to break up the large building and give a more human scale to the project. The project has three main masses like vertical towers, this massing allows for more light into the building and leaves space for outdoor amenity space. The podium jogs and changes façade material to further the horizontal visual disruption of the form of the building. Changes in height, bump outs, and material changes running vertically through the building give prominence to the corners of the building and further break up the mass and lend to the human scale.



The residential portion of the development includes Executive Suites and Lofts on the Main Level and Studios (see the image below), 1 and 2-Bedroom apartment units making up the upper levels for a total of 206 units in this project. This brings the overall project density to 172 units/acre. A complete breakdown of unit counts, layouts, and square footages is found in the accompanying drawings.

Existing Site



There are two sites that are being combined for the project. The south site includes an unoccupied structure that used to house a café. Behind the café was a garden that is not currently being maintained and is overgrown. The north site includes a vacant Mexican restaurant, abandoned parking lot and an empty neglected dirt lot. The following photos were taken from the site:



North View of the old Café on the South Site



East view of the old Café on the South Site



South East View of the abandoned parking lot and Old Restaurant on the North Site



Northeast View from the corner of 900 West and 200 South of the North Site

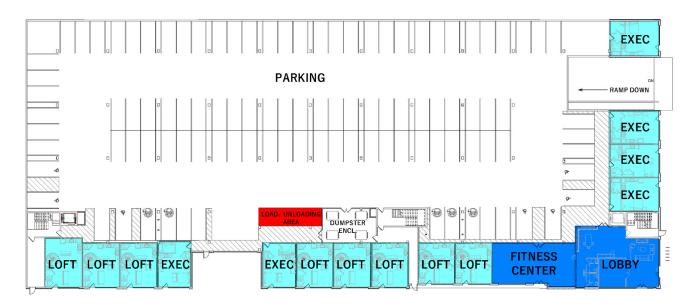


View of the Empty Dirt Lot to the North

Compliance with the Individual Zoning District

This development site is part of the TSA-UN-T zone. The purpose of the Transit Station Area (TSA) zoning is to provide redevelopment, infill development, and increased development to underutilized parcels that will become a part of a walkable, Mixed-Use District. The properties that are being combined and redeveloped under this proposal are currently underutilized parcels with expansive open area and surface parking. This development replaces these run down and abandoned structures with a single residential (with a potential for future Mixed-Use) structure and fully enclosed multi-level parking within.

The intent of the Urban Neighborhood Station (TSA-UN) area type is to create an evolving and flexible development pattern. There is a goal to include multilevel buildings designed with the intent of creating an active, lively and safe streetscape. To accomplish this goal, we have designed the building to include a combination of uses on street level to active the use.



This includes the main lobby for the building, an in-house fitness center, and a combination of shortterm use Executive Suites and residential Loft units. The Main Floor of the structure is designed at 14'-0" floor to floor height to allow for flexibility of use for the main level with the potential of conversion to retail or other commercial uses when the economic forces make these uses viable.

7

Design Standards

The project has been designed to exceed the Development Score required for administrative review. The following is a list of scored items along with the applicable score and project total:

Density of Use: More than 25 Units/Acres (172 units/acre provided)	12 points
Redevelopment of Surface Parking Lots: over 50% of existing parking lot	15 points
being covered with a new building.	
Building Materials: The building exteriors are composed of dark and light	20 points
gray brick, fiber-cement panels, and wood-grained fiber-cement siding.	
Corner Building: The building corner includes an entry with an open bay	10 points
design.	
Rooftop Design and Use: The rooftop of the parking structure is used as a	6 points
common space for building occupants.	
Lighting: The project lighting will include lighting that casts lights from the	6 points
storefront areas onto the sidewalk.	
Signs: The project includes canopy signage that is integrated into the design	2 points
of the building.	
Streetscapes and Amenities: The project will include four street	3 points
furnishings.	
Connection and Walkways: The project includes a 10'-0" walkway from	4 points
private property to the public way.	
Bicycle Amenities: The project includes bike racks for bicycle parking inside	3 points
and outside as well as a bike repair station.	
Parking Structure: There is no visible evidence of the underground parking	25 points
area other than the entrance. The ground floor has entrances at-grade	
	Redevelopment of Surface Parking Lots: over 50% of existing parking lot being covered with a new building.Building Materials: The building exteriors are composed of dark and light gray brick, fiber-cement panels, and wood-grained fiber-cement siding.Corner Building: The building corner includes an entry with an open bay design.Rooftop Design and Use: The rooftop of the parking structure is used as a common space for building occupants.Lighting: The project lighting will include lighting that casts lights from the storefront areas onto the sidewalk.Signs: The project includes canopy signage that is integrated into the design of the building.Streetscapes and Amenities: The project will include four street furnishings.Connection and Walkways: The project includes a 10'-0" walkway from private property to the public way.Bicycle Amenities: The project includes bike racks for bicycle parking inside and outside as well as a bike repair station.Parking Structure: There is no visible evidence of the underground parking

	without ramps.	
28	AF Vehicle Parking: Nine Level 1 Charging Stations are to be provided	6 points
	within the parking structure.	
29	Parking Ratio: The project has a parking ratio of 1.04 stalls/unit (under 1.25	15 points
	stalls/ unit)	
	Total	127 points

Applicable Design Review Objectives

The project is being presented to the Planning Commission for approval due to the overall building façade exceeding 200 feet. The following design elements have been incorporated into the design to mitigate the 350' building length:

- The upper three levels of the building have been designed with changes in the vertical plane to create breaks in the façade. These undulations allow for rooftop common area and additional daylight into the building.
- There are material changes between the Main and Second Levels, as well as variations in the materials on the third floor. Horizontal material changes with extruded portions of the upper levels have been provided for added variation.
- The building massing has been broken up with the undulation of the upper levels (creating the Courtyards) as well as the inclusion of recessed portions of the Main Level and Second Level.

See the included project drawings for more information regarding the building design and massing.



To: Salt Lake City Planning
From: Gary Knapp
Re: Crossing at 9th - 1st Review Comments
Date: 4-6-2020

This letter is responding to the review comments on Crossing at 9th located in Salt Lake City, UT dated February 2020. I will respond to the items in the order that they are addressed.

Design Review Comments:

 The intent of the Design Review process is to allow some flexibility to base zoning standards in exchange for better building and site design. 21A.59.030.B (3-5) Talks about the need to show compliance through plans, graphics, and written narrative. Please provide additional details for design review consideration.

-Project Narrative has been updated to more comprehensively narrate compliance with more details. Please see revised project narrative.

2. Provide a more detailed and dimensioned site plan showing all setbacks including from balconies, awnings, and canopies to property lines. Submitted site plan does not call out dimensions and does not have legible property lines or setbacks.

-Site plan is being revised by the civil engineer to be more detailed and clearer.

3. Building Entrances (21A.37.050.D): Building entrances along street facing facades are to be spaced no more than 40' apart in the TSA zone. The south end of the West elevation does not meet this standard. Please revise plans to meet this standard.

-Two new building entrances have been added to fulfil this requirement. Please see A1.1 ENLARGED MAIN FLOOR PLAN and A2.2 NORTH & WEST ELEVATIONS.

4. Maximum Length of a Street Facing Façade (21A.37.050.F): The length of any building façade is 200' in the TSA zone. The design standards intended to break up buildings longer than the base standard allows focus on activating the ground floor and designing to the human scale. As proposed, the design has a monolithic design for the first 2 floors and a completely different design for the upper floors. More should be done to connect those two portions of the building vertically.

-Design techniques have been employed to break up the building and create a more human scale design. Façade materials have been pulled down to lower levels bringing vertical continuity. A portion of the podium has been jogged and assigned a different façade material to break up the building horizontally to look and feel like multiple buildings in more places than just at the parking garage entrance. A cornice has also been added to the top edge of the building to give a cap feature. A pop out, recession, and height change has been used at the corners of the building along with façade material change to bring prominence to the corner. See updated Elevations and Perspectives

 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 areas. Open space areas include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space area amenities. All required open space areas shall be accessible to the users of the building(s).

Please provide additional details, explanation, and design on the proposed courtyards or other open space.

-Please see the schematic breakdown of the required open spaces shown in the Building Material packet attached. The design is shown in plans and 3 Dimensional diagrams.

 At least fifty percent (50%) of the front or corner side yards shall be covered in live plant material. This can include raised planter boxes. This percentage can be reduced to thirty percent (30%) if the yard includes outdoor dining, patios, outdoor public space, or private yards for ground floor residential uses that cover at least fifty percent (50%) of the provided front or corner side yard.

-The majority of the project does not include side yards and is built property line to property line.

7. 21A.26.078.F.2.b.3- At least 30% of front and corner side yards are to be occupied by outdoor dining, areas, patios, outdoor public space, or private yards.

Please show this on landscape plans and provide explanation of compliance.

-The majority of the project does not include side yards and is built property line to property line. Landscape Architect is creating the Landscape Plan.

- 8. Please provide material samples for proposed exterior building materials. -Please see attached Building Materials Packet.
- Off Street Loading is to be provided according to 21A.44.080. Please provide details on plans.
 -Loading and unloading zone has been provided within the parking garage. Please see A1.1 MAIN OVERALL FLOOR PLAN.
- 10. Ground Floor Uses (Per 21A.37.050. A) are to be a minimum 25'. Currently they are shown at just over 19' deep. Revise plans to show compliance. This could include incorporating the space used for the unnecessary walkway provided in the parking garage. Alternatively, you may provide visual interest as explained 21A.37.050.A.2 and by providing both drawings and explanations as part of the Design Review submittal. An explanation of this has not been provided with submitted materials. Either option should include the % of the building length which meets this requirement.

-All Ground floor uses have been increased to be a minimum of 25' deep.

11. Exterior lighting (21A.37.050.H) will need to be shielded and directed downwards. Also, 21A.59.050.K- Please provide lighting details to meet the following standards: Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. -Please see attached Site Lighting Plan from the Electrical Engineer.

12. Provide details on proposed Streetscape improvements (21A.59.050.L)

-Four streetscape improvements are proposed. Park benches will be placed along the west side of the building next to 900 West. A large wall along the south side of the building facing 200 South is set aside as an art wall. There will be planter boxes in areas along both street frontages. Lastly, we are adding an exterior drinking fountain that can be accessed from the sidewalk. Please see the attached Architectural Site Plan and the Elevations.

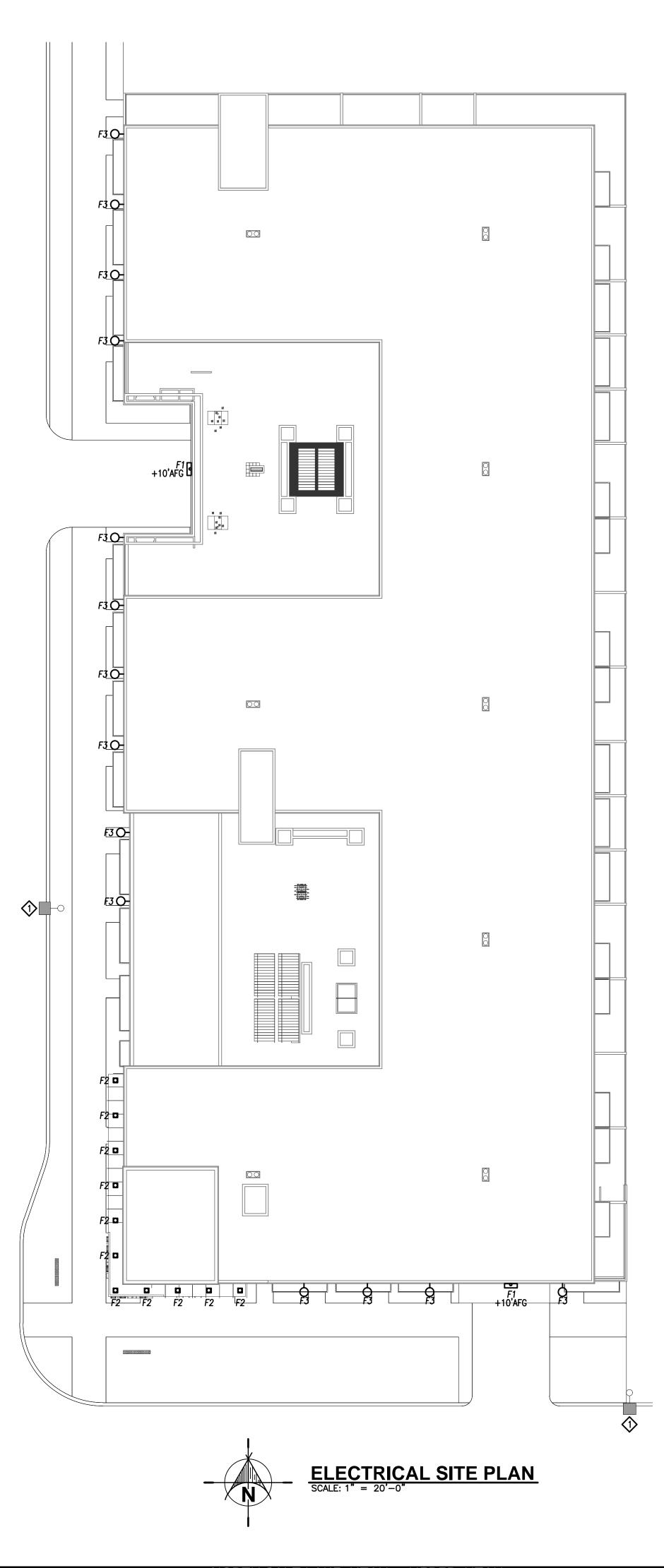
Transportation Division Comments

 The parking calculations should be more detailed to include the non-residential component and show the breakdown of the number of spaces for each type of dwelling unit. There are no dimensions on the plans for the parking spaces and aisle widths; these dimensions must meet city standards

-Parking calculations and dimensions have been added please see A1.0 UNDERGROUND PARKING LEVEL and A1.1 MAIN OVERALL FLOOR PLAN to show compliance.

Please feel free to call me with any questions. Thanks,

Gary Knapp JZW Architects p. (801) 936-1343



PROJECT I 191 ISSUE MARCH 1 REVISI No. Date	19 DATE: _{6, 2020}
CONSU PRELIMINARY DRA PRELIMINARY DRA TO CHANGE INCOMPLET INTENDED FOR PRICING, OR CO	AWING SUBJECT . DRAWING E AND NOT PERMITTING,
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ELECTRICAL KEYED NOTES:

EXISTING STREET LIGHT TO REMAIN.

(801) 936-13





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right 2020 IZW Architec

NORTH SALT LAKE, UTAH : HEBER, UTA



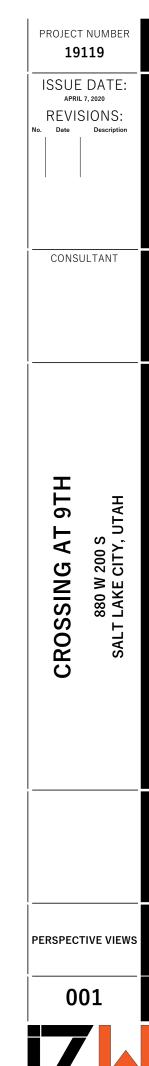
ARCHITECTURAL FEATURES:

AWNINGS AROUND ALL FOUR SIDES OF BUILDING

RECESSED/ OFFSET BUILDING FACADES WITH MATERIAL CHANGES

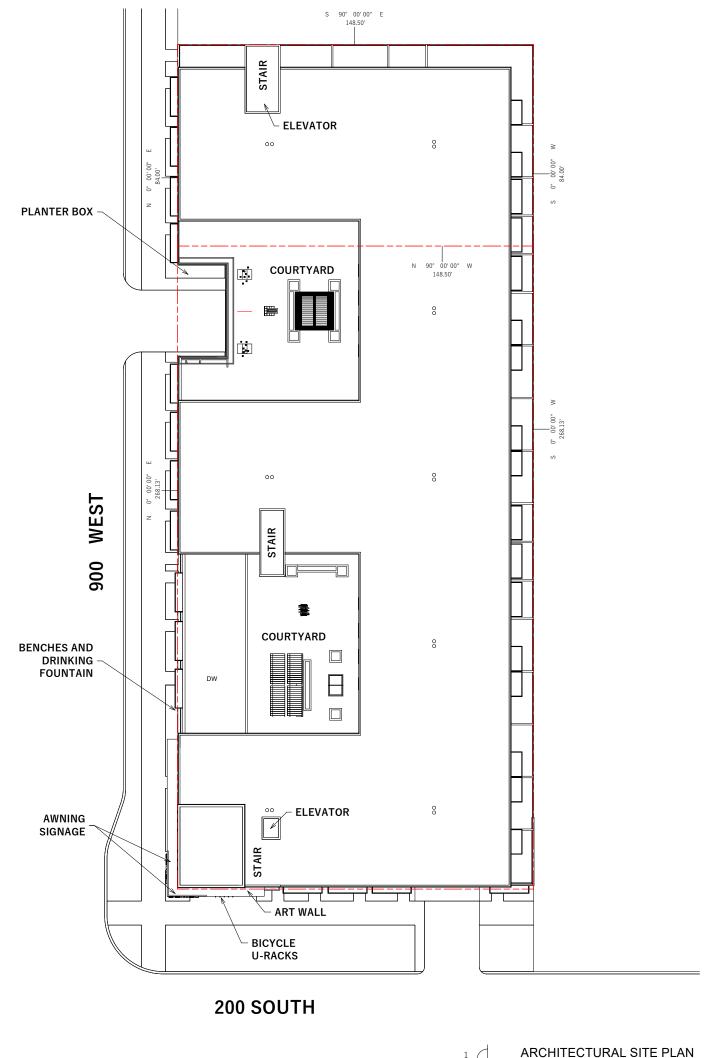
INSET UPPER FLOOR BALCONIES TO ADD DEPTH

BRICK CORNER FEATURE TO ADD PROMINENCE TO THE CORNER OF 900 WEST & 200 SOUTH



CTS

 \cap





LINETYPE LEGEND

PROPERTY LINE SITE SETBACK/EASEMENT LINES _ _ _ _ _ SITE FEATURES

A0.1 1'' = 20'-0''

PROJECT BREAKDOWN:

SITE AREA: 52,290 SF (1.2 ACRES)

TSA-UN-T ZONING

- SETBACKS: 5' MAX. FRONT SETBACK
- . HEIGHT LIMIT: 50 FT (ADDITIONAL STORY THROUGH TSA)
- PARKING: (1/2 OF REQUIRED- TSA ZONING)
- 1. .5 STALL PER 1BED UNIT
- 2. 1 STALL PER 2BED UNIT
- .25 STALL PER STUDIO 3.
- TSA ZONING REQUIRES "ACTIVE SPACE" ALONG STREET FRONTAGES - PROVIDED WITH LOFT AND EXECUTIVE UNITS
- GROUND FLOOR SPACE MUST BE 12' •
- PARKING MUST BE LOCATED BEHIND STRUCTURE

APARTMENT COUNT:

		206	TOTAL	UNITS
•	LOFT:	8	TOTAL	(3%)
•	EXECUTIVE:	5	TOTAL	(2%)
•	STUDIO:	73	TOTAL	(35%)
•	2-BEDROOM:	25	TOTAL	(12%)
•	1-BEDROOM:	95	TOTAL	(46%)

• 170 UNITS/ACRE

PARKING COUNT:

- 104 STALLS GROUND LEVEL •
- 109 STALLS - UNDERGROUND LEVEL
- 213 STALLS PROVIDED •
- 99 REQUIRED .
- 1.04 STALLS/UNIT

UNDERGROUND PARKING LEVEL CALCULATIONS

LEVEL 1 CALCULATIONS

CALCOLATIONS		COMMON SPACE AREA:	1 272 65
BIKE STORAGE/REPAIR AREA	: 1,671 SF	COMMON SPACE AREA:	4,372 SF
PET WASH	298 SF	LIVING SPACE AREA:	
GROUP ROOM:	1.132 SF	L1 UNITS:	3,013 SF
	,	LOFTS:	3,118 SF
STORAGE AREA:	5,560 SF	LOBBY AREA:	1,221 SF
OTHER (CIRCULATION, PARKING, MECH, .ECT.)	42,598 SF	LEASING:	246 SF
TOTAL LEVEL AREA:	51,259 SF	MAIL:	284 SF
		OTHER (CIRCULATION, PARKING, MECH.):	36,831 SF
		TOTAL LEVEL AREA:	49,085 SF

LEVEL 2 CALCULATIONS

MECH. ECT)

LEVELS 3-5 CALCULATIONS

LIVING SPACE AREA:		LIVING SPACE AREA:	
LIVING SPACE AREA: L2 UNITS:	24.855 SF	LIVING SPACE AREA: L3-5 UNITS:	30.642 SF
	,		,
LOFTS:	3,118 SF	OTHER (CIRCULATION,	
COURTYARD AREA:	8.850 SF	MECH. ECT)	1,706 SF
COURTTARD AREA:	0,00U SF		
BALCONIES:	4,777 SF	TOTAL LEVEL AREA:	35,724 SF
CLUB ROOM	811 SF		
OTHER (CIRCULATION.			

3,376 SF

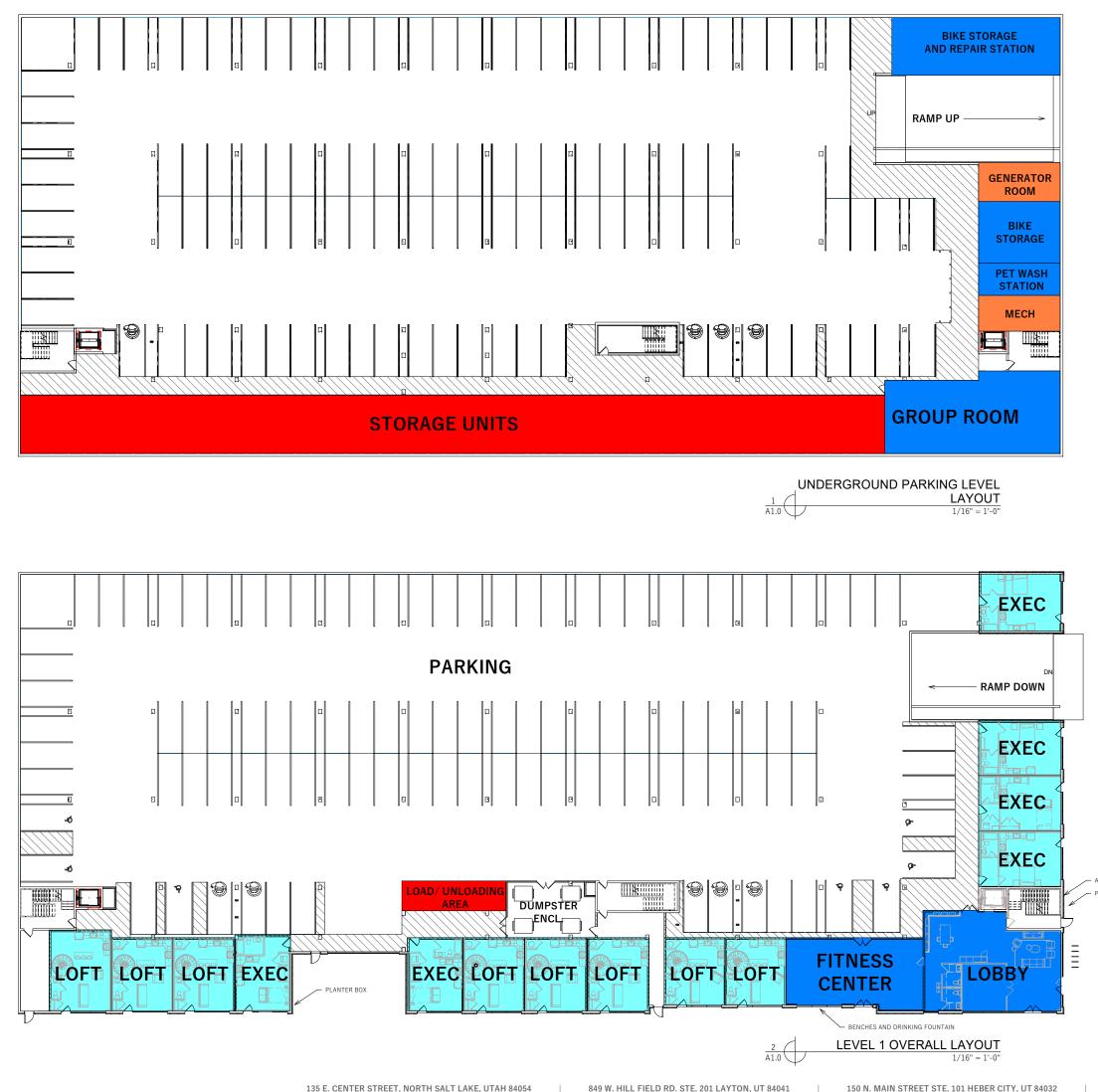
45,786 SF

TOTAL LEVEL AREA:

A0.1 **ARCHITECTURAL SITE** PLAN **CROSSING AT 9TH**

APRIL 7, 2020





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•	1-BEDROOM:	95	TOTAL	(46%)

UNDERGROUND PARKING LEVEL CALCULATIONS

BIKE STORAGE/REPAIR AREA:	1,233 SF
CHANGING ROOMS:	830 SF
THEATER AREA:	1,257 SF
STORAGE AREA:	600 SF
FLEX AREA:	5,726 SF
PARKING SLAB AREA:	52,291 SF

LEVEL 2 CALCULATIONS

COMMON SPACE AREA:	8,366 SF
LIVING SPACE AREA: L2 UNITS:	25,188 SF
LOFTS:	3,100 SF
AMENITY SPACE:	1,778 SF
COURTYARD AREA:	8,414 SF
BALCONIES:	5,445 SF
PODIUM SLAB AREA:	52,291 SF

LEVEL 1 CALCULATIONS

COMMON SPACE AREA:	4,372 SF
LIVING SPACE AREA:	
L1 UNITS:	2,587 SF
LOFTS:	2,300 SF
LOBBY AREA:	3,143 SF
PARKING PODIUM SLAB AREA:	52,291 SF

LEVELS 3-5 CALCULATIONS

COMMON SPACE AREA: TYP. COMMON AREA:	4,537 SF
L3-L5 TOTAL COMMON:	13,611 SF
LIVING SPACE AREA: TYP. UNIT AREA: TYP. BALCONY AREA:	29,332 SF 970 SF
L3-L5 TOTAL UNITS: TOTAL BALCONY AREA:	87,996 SF 2,910 SF
TYPICAL FLOOR PLATE AREA: L3-L5 FLOOR PLATE AREA:	33,869 SF 101,607 SF



<u>LEGEND</u>

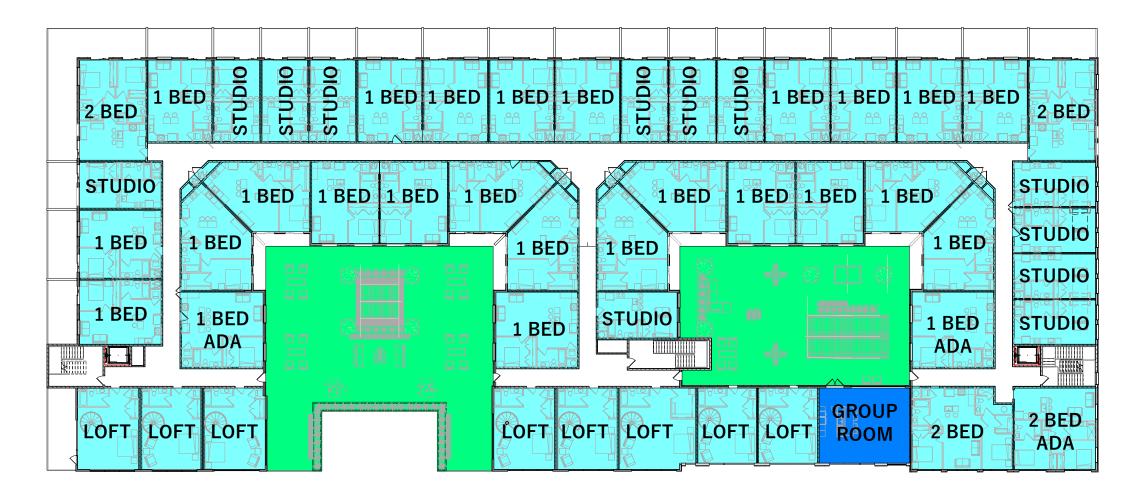


MECHANICAL SPACE TORAGE ENITIES SPACE **XTERIOR AMENITIES SPACE** RESIDENTIAL UNITS

A1.0 PARKING LEVEL LAYOUTS **CROSSING AT 9TH**

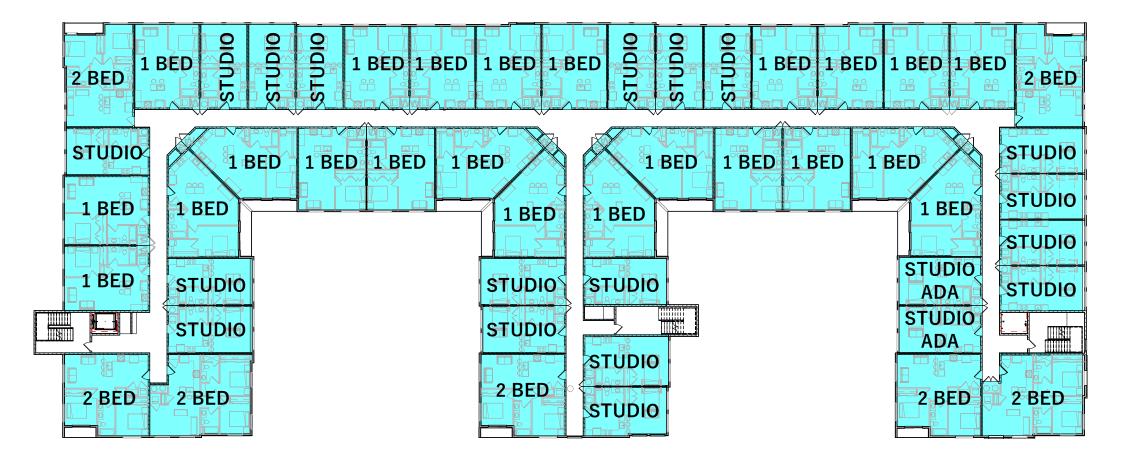
APRIL 7, 2020





 1
 LEVEL 2 OVERALL LAYOUT

 1/16" = 1'-0"



2 A1.1 LEVEL 3 OVERALL LAYOUT 1/16" = 1'-0"

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LEVELS 3-5 CALCULATIONS

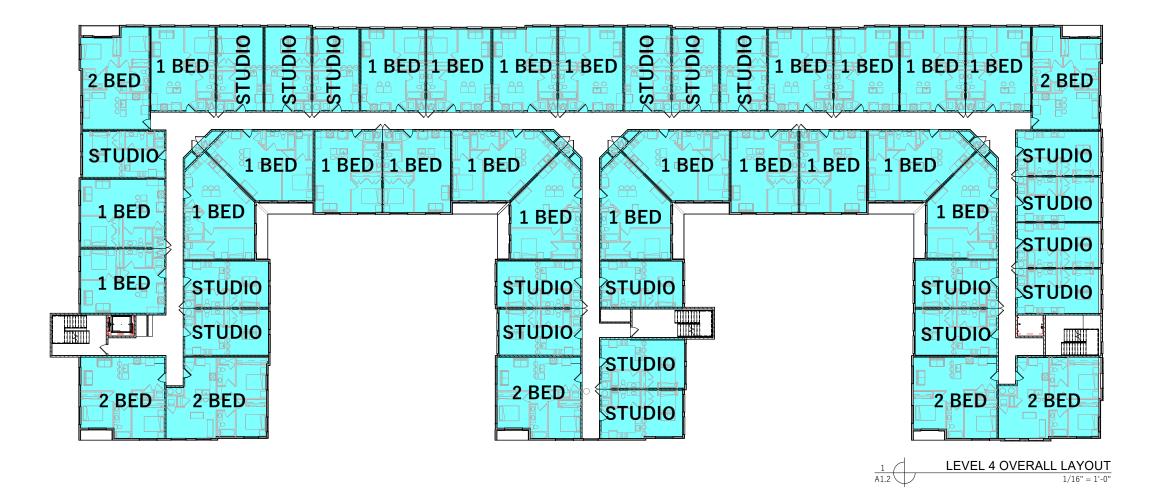
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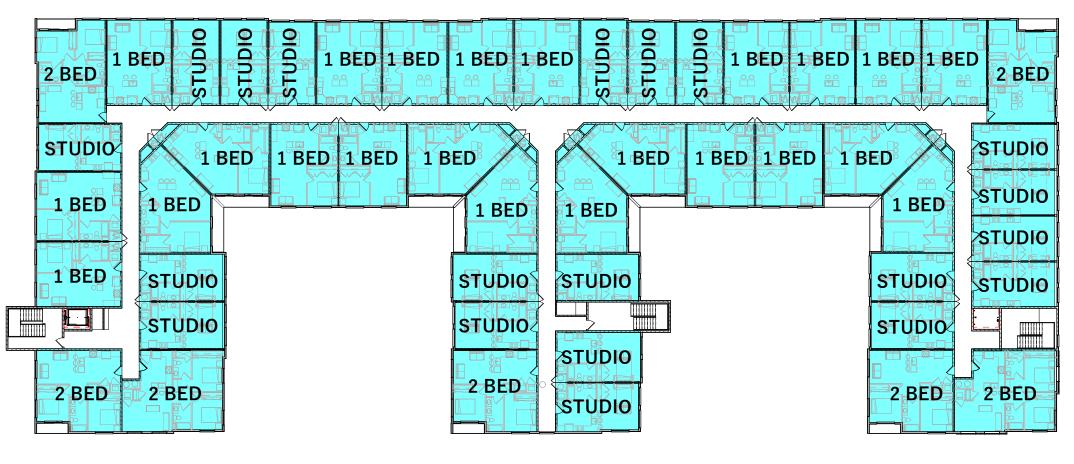
<u>LEGEND</u>

MECHANICAL SPACE STORAGE AMENITIES SPACE EXTERIOR AMENITIES SPACE RESIDENTIAL UNITS

> A1.1 2ND AND 3RD LEVEL LAYOUTS CROSSING AT 9TH







2 A1.2 LEVEL 5 OVERALL LAYOUT 1/16" = 1'-0"

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		206	TOTAL	UNITS
•	LOFT:	8	TOTAL	(3%)
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UNDERGROUND PARKING LEVEL CALCULATIONS

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LIVING SPACE AREA: L3-5 UNITS:	30,642 SF
OTHER (CIRCULATION, MECH. ECT)	1,706 SF
TOTAL LEVEL AREA:	35,724 SF

<u>LEGEND</u>

MECHANICAL SPACE STORAGE AMENITIES SPACE EXTERIOR AMENITIES SPACE RESIDENTIAL UNITS

> A1.2 4TH AND 5TH LEVEL LAYOUTS CROSSING AT 9TH

> > APRIL 7, 2020





⁵ A2.1 WEST ELEVATION (OVERALL) 1/16" = 1'-0"



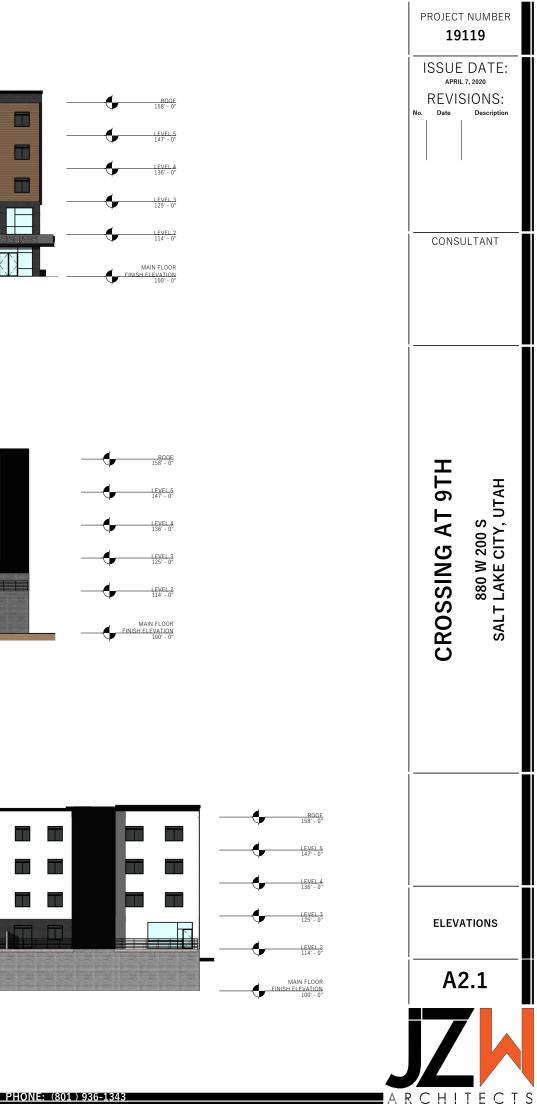
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2
A2.1
EAST ELEVATION (OVERALL)
1/16" = 1'-0"
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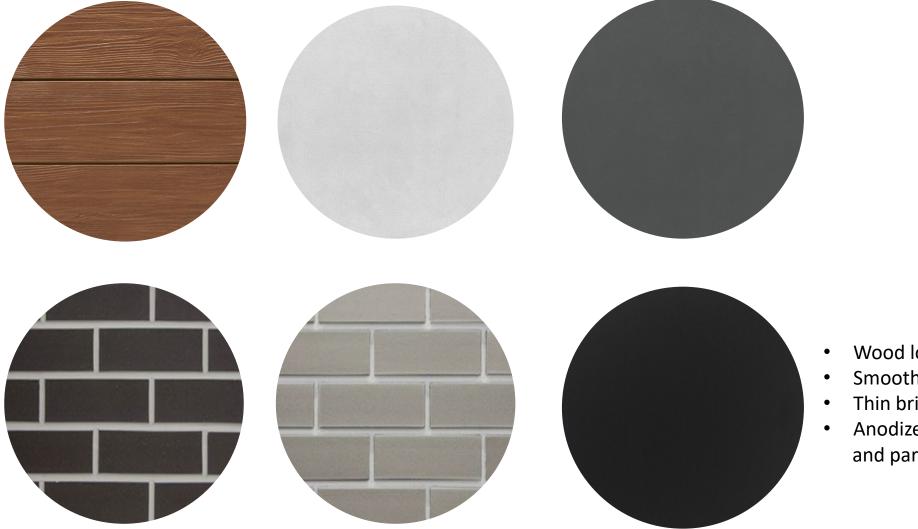




Crossing @ 9th

EXTERIOR FINISHES & PATIO AREAS

Exterior Finish Palette



- Wood look fiber cement planks
- Smooth fiber cement panels
- Thin brick veneer
- Anodized aluminum for storefront and parapet cap material

Fiber cement wood look plank siding





White smooth fiber cement panels



Light gray thin brick veneer



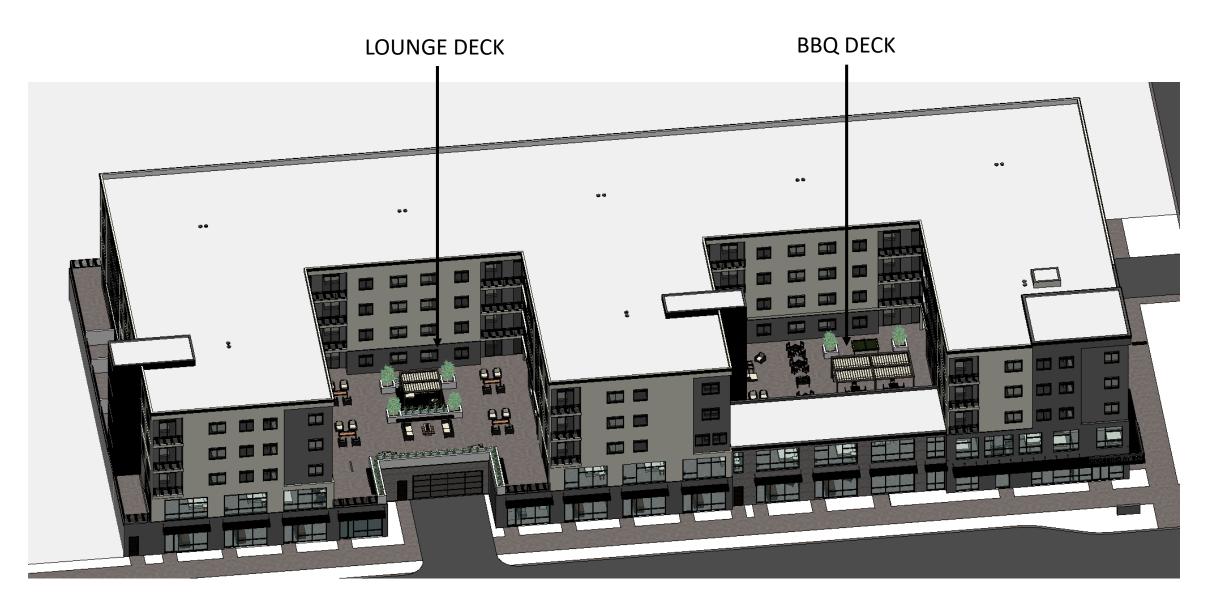
Charcoal gray smooth fiber cement panel



Black anodized aluminum storefront mullions and parapet cap



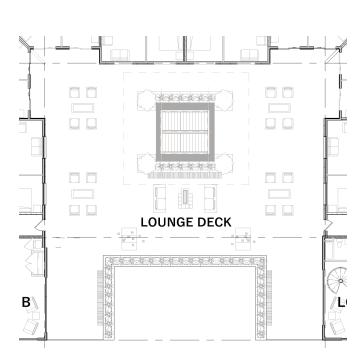
PATIOS



LOUNGE DECK

Main Features:

- Deck planters
- Raised central deck
- Slide wire canopy trellis
- Central firepit
- Lounge Furniture
- Corn hole game set





LOUNGE DECK



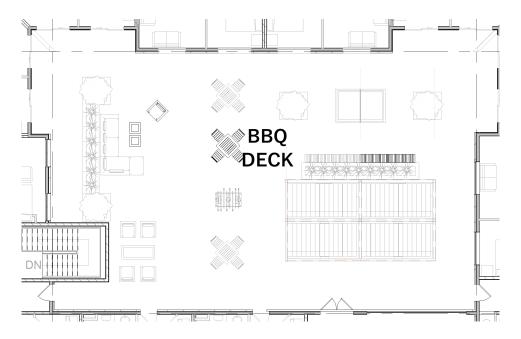




BBQ DECK

Main Features:

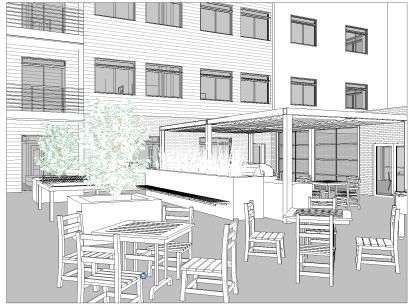
- Deck planters
- BBQ stations under slide wire trellis
- Lounge furniture
- Dining furniture
- Foosball & table tennis games











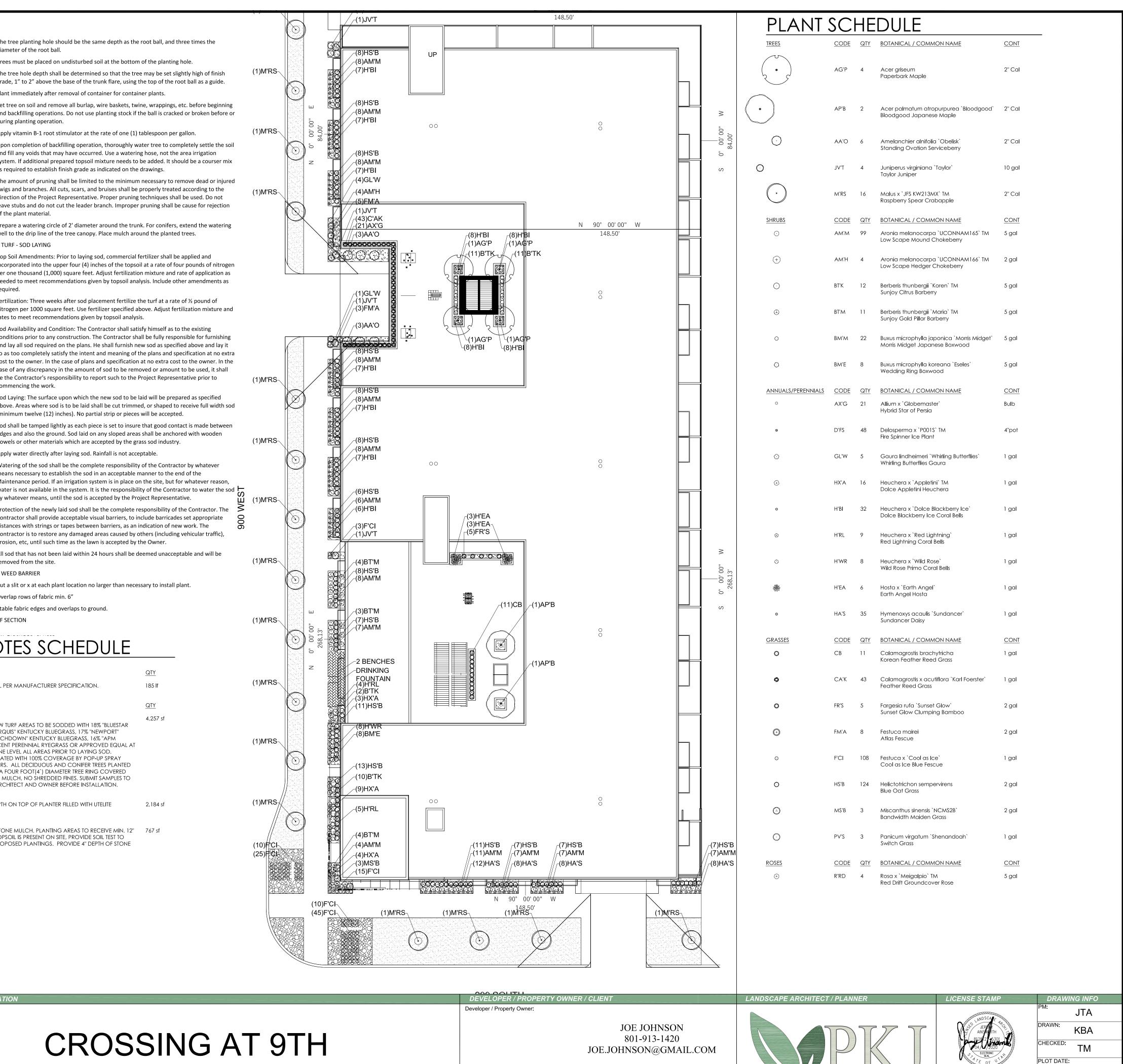


LANDSCAPE PLAN SPECIFICATIONS	
PART 1 - GENERAL 1.1 SUMMARY	located. Any outside factors, such as vandalism or lack of maintenance on the part of the D. Th Owner, shall not be part of the guarantee di
A. This section includes landscape procedures for the Project including all labor, materials, an	
installation necessary, but not limited to, the following: 1. Soil Amendments	 2.1 LANDSCAPE MATERIALS A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall
2. Fine Grading	be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by G. Pl eight (8) foot common pine stakes used as shown on the details.
3. Cultivation 4. Landscape Edging	B. Tree Wrap: Tree wrap is not to be used.
5. Turf Planting	C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers. I. A
6. Furnish and Installing Plant 7. Maintenance	D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, J. U dewittcompany.com or approved equal.
8. Mowing	E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 50% native soil and 50% as topsoil, thoroughly mixed together prior to placement.
9. Weeding 1.2 SITE CONDITIONS	F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall
A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract	meet the following standards:
Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the	b. EC (electrical conductivity): < 2.0 mmhos per centimeter of
Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be	c. SAR (sodium absorption ration): < 3.0 L. Pr d. % OM (percent organic matter): >1%
accomplished by Addendum.	e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%,
B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or	Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by in volume.
structure using identical materials to match existing at no expense to the Owner. C. Irrigation System: Do not begin planting until the irrigation system is completely installed,	
adjusted for full coverage and is completely operational.	sod farm shall be used. Only use sod from a single source. B. Fe H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete ni
A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and	curb made up of the following materials: ra
identify the approximate location of all known underground utilities or structures.PLANT DELIVERY, QUALITY, AND AVAILABILITY	b. Portland Cement (see concrete spec. below for type)
A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants of plant sizes are unobtainable, written substitution requests will be considered for the neared for the n	environment of Portland coment-based composites
equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.	d. Only potable water for mixing.
1.5 FINAL INSPECTION	PART III - EXECUTION cc
A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general	D. So A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven at
appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.	areas and low spots. Provide for proper grading and drainage. (n B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no E. Sc
1.6 LANDSCAPE SUBSTANTIAL COMPLETION A. A Substantial Completion Certificate will only be issued by the Project Representative for	pockets of standing water. Establish finish grades of one (1) inches for planters below grade ed of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove do
"landscape and irrigation" in their entirety. Substantial Completion will not be proportione to be designated areas of a project.	C. Compaction: compaction under hard surface areas (asphalt naths and concrete surfaces)
1.7 MAINTENANCE	G. W shall be ninety-five (95) percent. Compaction under planting areas shall be between m
A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at	5.2 TORF GRADING W
which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseas	es, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in H. Pr
re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the	B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying
guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper	of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
application of water. 1.8 GUARANTEE	3.3 PLANTING OPERATIONS I. All reasonable with the Drainst Depresentative for
A. Guarantee: A guarantee period of one year shall begin from end of maintenance period an final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy	approval phot to the digging of any noies. Frepare an noies according to the details on the
for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will	
replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is	C. Before planting, locate all underground utilities prior to digging. Do not place plants on or C. St near utility lines.
LANDSCAPE GENERAL NOTES	REFERENCE NC
INSTALLER RESPONSIBILITIES AND LIABILITIES 1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE IN	ISTALLER IS REQUIRED TO REFER TO SYMBOL DESCRIPTION
THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITI CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF AN	
OR TIME EXECUTION. 2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIA JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTA	
GRADING AND DRAINAGE REQUIREMENTS	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE. 2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING	G PROPERTIES KENTUCKY BLUEGRASS, 19% "MAR VENTUCKY BLUEGRASS, 17% "TOUC PERENNIAL RYEGRASS, 13% "ACC
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS 4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PRO EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRE	OPER DRAINAGE ESTABLISHED BY THE A RATE OF 220 LBS. PER ACRE. FIN ALL LAWN AREAS SHALL BE IRRIG/
SLOPES, BERMS, AND SWALES. 5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT	WITHIN SOD AREAS SHALL HAVE A
THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE. 6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCH	
OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACK WALLS; WHICHEVER DISTANCE IS GREATER. 7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD B	・シュー・シュー・シュー 1-2" SOUTH TOWN PEBBLES 3" DEP 、 ン・ペー・シー・ UGHTWEIGHT SOIL MEDIA
STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.	
LANDSCAPING REQUIREMENTS 1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIO	20002000 DEPTH OF QUALITY TOPSOIL. IF TO
CODE, CITY CODES. 2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AN RESPONSIBILITY OF THE LANDSCAPING INSTALLER.	D REGULATION ARE THE
3. ALL PLANTED LANDSCAPING INSTALLER. INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDI	
4.LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES ON INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTA	OF ALL MATERIALS FOR BIDDING AND
ISSUE DATE PROJECT NUMBER PLAN	INFORMATION PROJECT INFORMA
04-14-2020 🐚 UT20034	
NO. REVISION DATE	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC
1 XXXX XX-XX-XX	1-800-662-4111 www.bluestakes.org
2 3	

10' 20'

GRAPHIC SCALE: 1" = 20'

0'



880 WEST 200 SOUTH SLC, UTAH

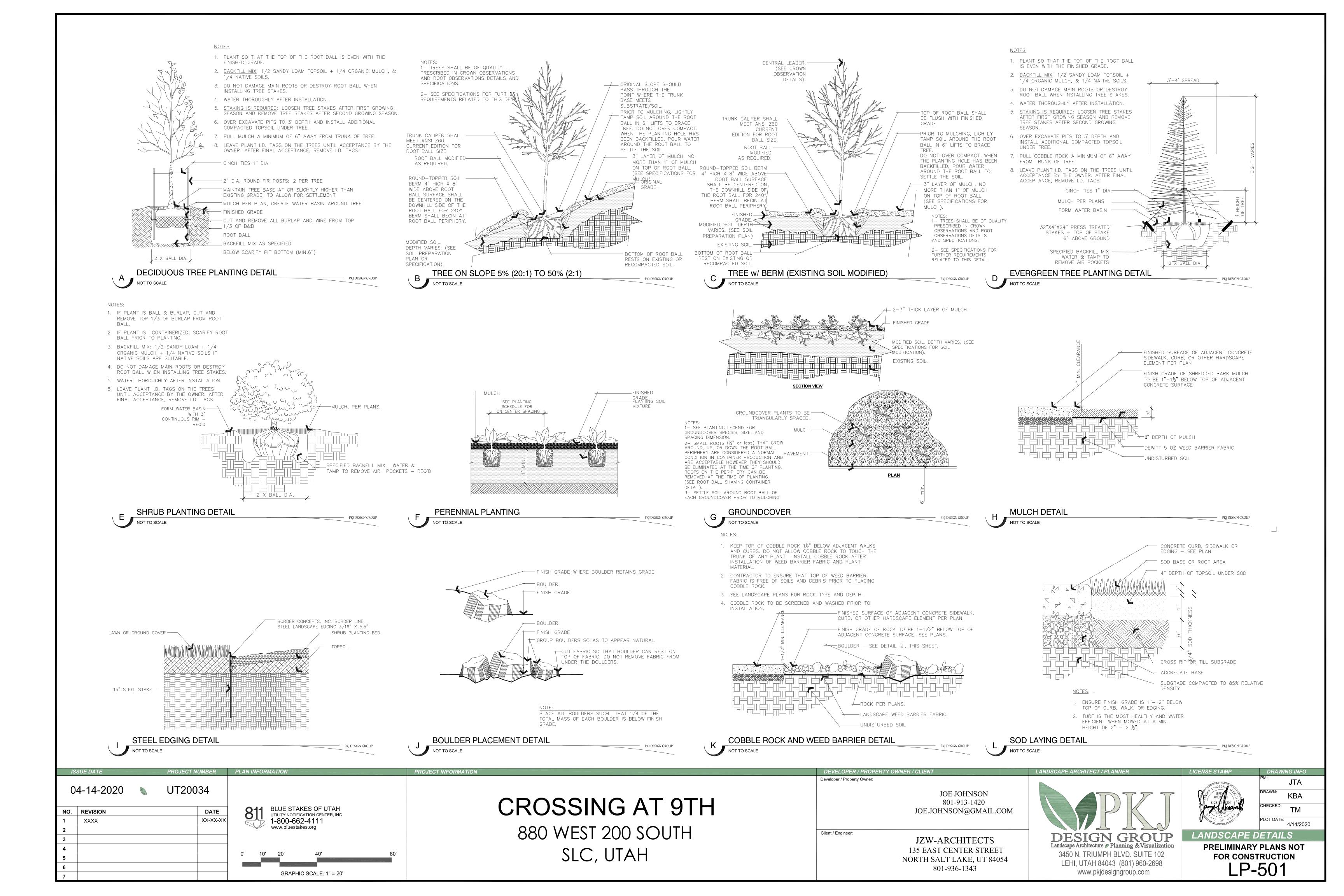
Client / Engineer:

JZW-ARCHITECTS **135 EAST CENTER STREET** NORTH SALT LAKE, UT 84054 801-936-1343

DESIGN GROUP Landscape Architecture 🖉 Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com

LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION **LP-100**

4/14/2020



IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL 1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Removal and disposal of any existing sprinkler 1.7 system components are not to be saved, which are disturbed during the construction process. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

- A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.
- B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.
- C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components and to provide Contractor recommendations for changes, where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

- A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.
- C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

- A. The following standards will apply to the work of this Section:
- a. ASTM-American Society for Testing and Materials
- b. IA The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

- A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three PART 2 - PRODUCTS ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index 2.1 GENERAL NOTES sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
- B. Operation and Maintenance Manual:
- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation
- ii. Parts list for each operating element of the system
- iii.Manufacturer printed literature on operation and maintenance of operating elements of the system iv.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings
- 1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
- 2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
- 3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
- 4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
- 5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

- A. Acceptance: Do not install work of this section prior to acceptance by OAR of area to receive such work. B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether
- they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes. C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall
- be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified. b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E. Contractor Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
- i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
- ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project. iii.Contractor is bondable for the work to be performed.
- iv.References of five projects of similar size and scope completed within the last five years. Three of the projects
- listed shall be local. v. Listing of suppliers where materials will be obtained for use on this Project.
- vi.Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation
- experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the

- Irrigation Association. This person shall be on Project site at least 75% of each vii. Evidence that Contractor currently employs workers in sufficient quantities limits that are established by the Contract.
- viii. All General laborers or workers on the Project shall be previously trained an and have a minimum of one-year experience. Those workers performing tasks
- certificates designated below. DELIVERY-STORAGE-HANDLING
- A. During delivery, installation and storage of materials for Project, all materials shall b damage, vandalism, and prolonged exposure to sunlight. All material stored at Proje compact arrangement and storage shall not disrupt Project Owner or other trades of installed shall be handled by Contractor with care to avoid breakage or damage. Date Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A.Perform site survey, research utility records, contact utility location services. The Co with all hazards and utilities prior to work commencement. Install sleeving prior to other permanent site elements. Irrigation system Point of Connection components, regulation devices shall be installed and operational prior to all downstream compo thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty, Warranty shall cover all materials, wo include filling and or repairing depressions or replacing turf or other plantings due or irrigation system elements. Valve boxes, sprinklers or other components settles restored to proper grade. Irrigation system shall have been adjusted to provide pro

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representative maintenance procedures. Coordinate instruction with references to previously subr Manual.

1.11 MAINTENANCE

- A. Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five p each sprinkler and sprinkler nozzle. B. Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by 'k air. Compressor shall be capable of minimum of 175 CFM. This operation shall season after need for plant irrigation but prior to freezing. Compressor shall be water pressure regulation device. Compressor shall be regulated to not more t following spring after danger of freezing has passed. Contractor shall train Own start-up and winterization procedure.

- A. Contractor shall provide materials to be used on this Project. Contractor shall not r this Project from the Project Site, nor mix Project materials with other Contractor of to purchase and provide project material.
- 2.2 POINT OF CONNECTION
- A. The Contractor shall connect onto existing irrigation or water main line as needed f Contractor shall install new main line as indicate.
- 2.3 CONNECTION ASSEMBLY
- A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as i 2.4 CONTROL SYSTEM
- A. Power supply to the irrigation controller shall be provided for by this Contract.
- B. Controller shall be as specified in the drawings. Controller shall be surge protected. a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for wall-mount controllers shall be 120 VAC unless otherwise noted.
- b. Locate Controller(s) in general location shown on Construction drawings. Coord allocation with electrical contractor. Contractor shall be responsible for all pow whether they are wall mount or pedestal mount. Contractor shall coordinate w as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single co construction shall incorporate a solid copper conductor and polyethylene (PE) insul-0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and b Paige Electric Co., LP specification number P7079D.

- a. A minimum of 24" of additional wire shall be left at each valve, each splice box b. Common wire shall be white in color, 12 gauge. Control wire shall be red in col looped within each valve box of the grouping it is to service.
- D.RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between avoided if at all possible. Any wire splices shall be contained within a valve box. Spli
- no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid. 2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and compo be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and gasketed. Sleeve diameter shall be at least two times the diameter of the pipe with extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pi Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:				
3/4"	8 GPM			
1"	12 GPM			
1-1/2"	30 GPM			
2"	53 GPM			
2-1/2"	75 GPM			
3"	110 GPM			
4"	180 GPM			

b. Main line pipe shall be buried with 24" cover

- 2.7 MAIN LINE FITTINGS
- A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile

ISSUE	DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
4	/13/2020	UT20034		
NO.	REVISION	DATE	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC	
1			1-800-662-4111	
2			www.bluestakes.org	
3			7	
4			0' 20' 40' 80' 160'	
5				
6			GRAPHIC SCALE: 1" = 40'	
			「	

CROSSING AT 9TH SLC, UTAH

ach working day. ties to complete Project within time	direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.	sleeving needs for conduit or sweeps elbows from exterior to interior of building. E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations.
	2.8 ISOLATION VALVES	Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform
d and familiar with sprinkler installation asks related to PVC pipe shall have	A.Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.	 field system tests efficiently. F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.
	B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that	3.7 VALVES
hall be protected from contamination, Project site shall be neatly organized in a	the handle is vertical toward the top of the valve box in the 'off' position.	A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer
des on Project site. All material to be	2.9 MANIFOLDS	recommendation and Contract Specifications and Details.
. Damaged materials attributed to	A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be	B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
e Contractor shall familiarize himself	removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at locat as large as the largest diameter lateral served by the	C. Valve box and lid shall be set to be flush with finished grade. Only o ne remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
r to installation of concrete, paving or ents, backflow prevention and pressure	manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.	3.8 SPRINKLER HEADS
mponents. All main lines shall be	2.10 REMOTE CONTROL VALVES	A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.
	A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and	B. Heads adjacent to walks, curbs. Or paths shall be located at grade and 2" away from hardscape.
	individually in separate control boxes.	C. Control valves shall be opened and fully flush lateral line pipe and swing joints prior to installation of sprinklers.
workmanship and labor. Warranty shall	2.11 MANUAL CONTROL VALVES A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with	D. Spray heads shall be installed and flushed again prior to installation of nozzles.
lue to settlement of irrigation trenches tles from original finish grade shall be proper, adequate coverage of irrigated	snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.	 E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction. 3.9 FIELD QUALITY CONTROL A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi. B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of
tives in complete operation and	2.12 LATERAL LINE PIPE	remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
submitted Operation and Maintenance	A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover	C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less
	typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.	than 100 psi.
	2.13 LATERAL LINE FITTINGS	D. Schedule testing with OAR 48 hours in advance for approval.
	A. All lateral line fittings shall be S/40 PVC	E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
ive percent of total quantities used of	2.14 Spray Sprinklers A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.	F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.
	2.15 VALVE BOXES	3.10 ADJUSTMENT
by 'blow-out' method using compressed hall occur at the end of first growing Il be capable of evacuation system of all pre than 60 PSI. Start up system the	A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.	 A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense. B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
Owner's Representative in proper	2.16 IMPORT BACKFILL	C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
	A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of	D. Adjust run times of station to meet needs of plant material the station services.
	rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions.	3.11 CLEANING A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picker up daily.
ot remove any material purchased for	Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.	B. Open trenches or hazards shall be protected with yellow caution tape.
or owned materials. Owner retains right	2.17 OTHER PRODUCTS	C. Contractor is responsible for removal and disposal offsite of trash and debris generated as a result of this Project.
	A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.	D. OAR shall perform periodic as well as a final cleanliness inspection.
ad for Doint(s) of Connection	a. The Contractor shall provide materials to make the system complete and operational.	E. Contractor shall leave Project in at least a 'broom clean' condition.
ed for Point(s) of Connection.	PART 3 - EXECUTION	END OF SECTION
	3.1 PREPARATION	
as needed.	A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, replacement or the original installer of that work shall perform repairs. The existing landscape of this Project shall remain in place.	
	Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be	
	laid out the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this	
ted.	Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots.	
sible for this task. Power configuration	Contractor shall have no part of existing system used by other portions of site landscape without water for without	
coordinate power supply and breaker	3.2 TRENCHING AND BACKFILING	
power connections to Controllers, Ite with electrical or other Project trades	A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of	
	trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill.	
le conductors, type PE. Wire	Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing.	
nsulation with a minimum thickness of and be rated at a minimum of 30 VAC.	Perform balance of backfill operation to eliminate any settling. 3.3 SLEEVING	
	A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving	
box and at each controller.	from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be	
n color, 14 gauge. Spare wire shall be	removed if necessary.	
een controller and valves shall be	3.4 GRADES AND DRAINAGE	
Splices within a valve box that contains	A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated	
	on Construction Drawings.	
mponents. Sleeving minimum size shall	3.5 PVC PIPE	
and larger shall be CL 200 PVC	A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer. B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.	
within the sleeve. Sleeves shall be ot be installed in the same sleeve as	C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of	
and larger shall be capped with integral	direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.	
tion. Sleeves shall be installed at	D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.	
	E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions	
e pipe 3" in size and smaller shall be	unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.	
	F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.	
	3.6 CONTROLLERS	
	A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.	
	B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with	
	Landscape Architect to minimize visibility.	
	C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof	
	electrical conduit, PVC pipe shall not be used.	1.5" MAINLINE ROUTING ,COI
ctile iron fittings having change of	D. Wire under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate	

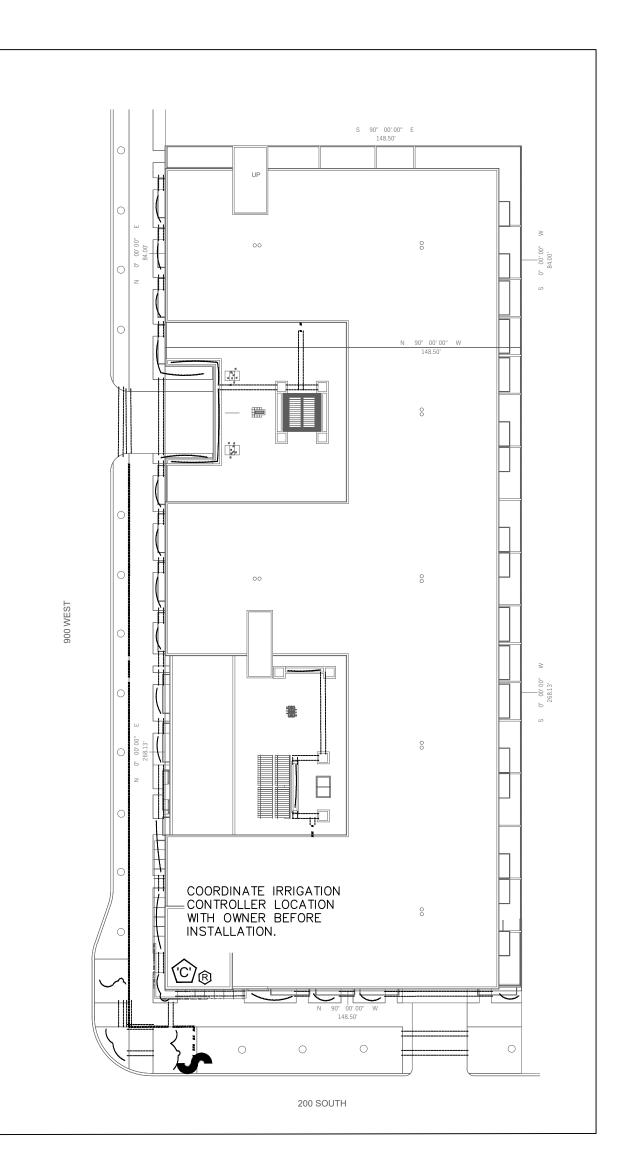
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DEVELOPER / PROPERTY OWNER / CLIENT Developer / Property Owner:

Building Architect / Engineer:



DUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW



pense and retested until able to pass t exceed 5 OHMs. n grade or adjustment of head height after tor's expense. r all landscaped areas that are to be

tested for 2 hours at 100 psi. of connection to the upstream side of stant pressure. Piping may be tested in

nges during landscape construction.

ts prior to installation of sprinklers.

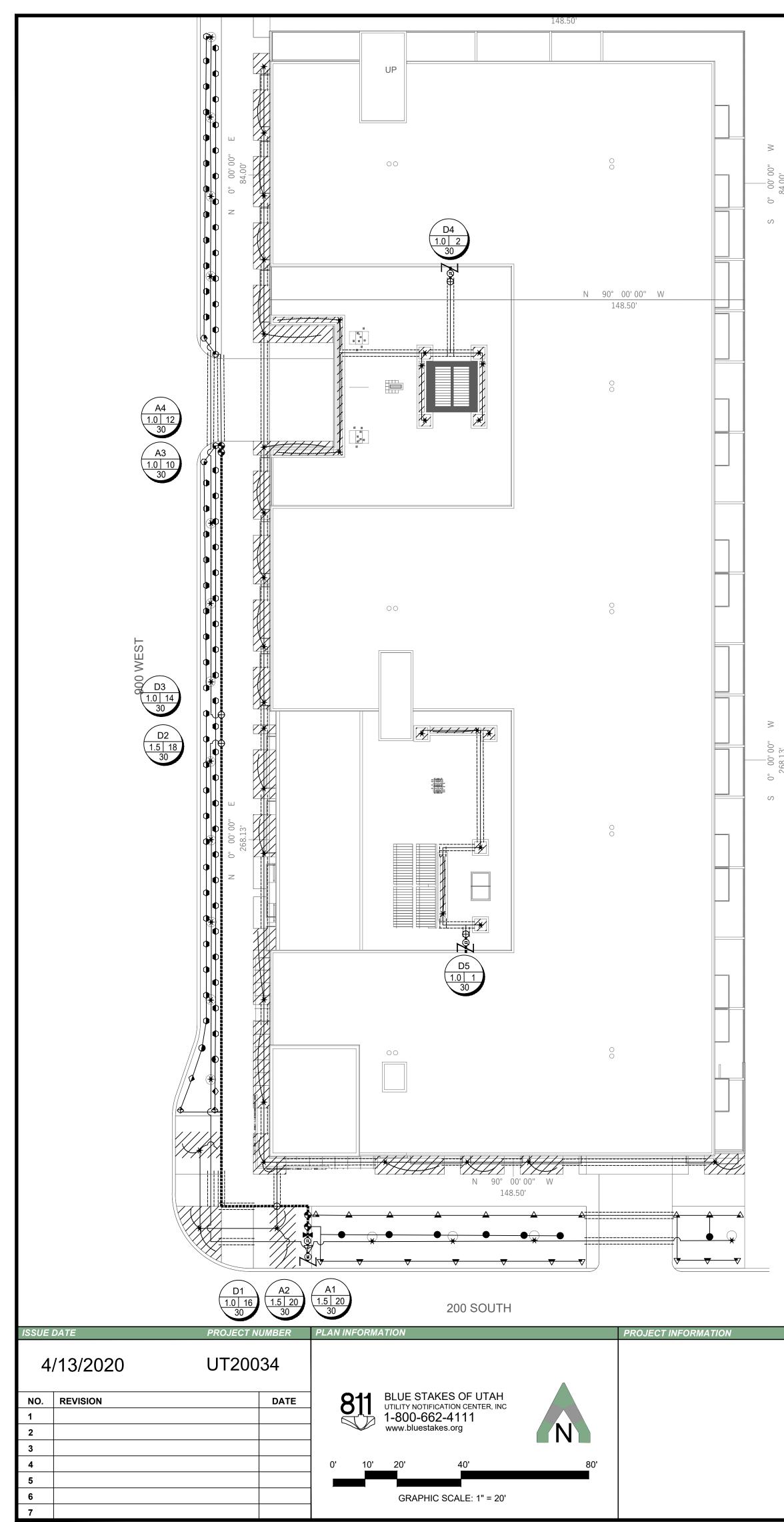
ay from hardscape.

alve box for drainage. Bottom of remote

alled according to manufacturer hed for service. te control valve may be installed in a

o five feet of slack field control wire to be ded for Electrical Contractor. Electrical

anufacturer's recommendations. e personnel may access easily and perform



DEVELOPER / PROPERTY OWNER / CLIENT Developer / Property Owner:

Building Architect / Engineer:

JOE.JOHNSON@GMAIL.

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			RAIN	IBIRD	5000 \$	SERIES	S MPF	P UP SPRA R NOZZLE #14, #26 N	S	Q,	EST T,H,F T,H,F	15' varies 65'	30 30 30	.61 /ariesv 6.6				na na
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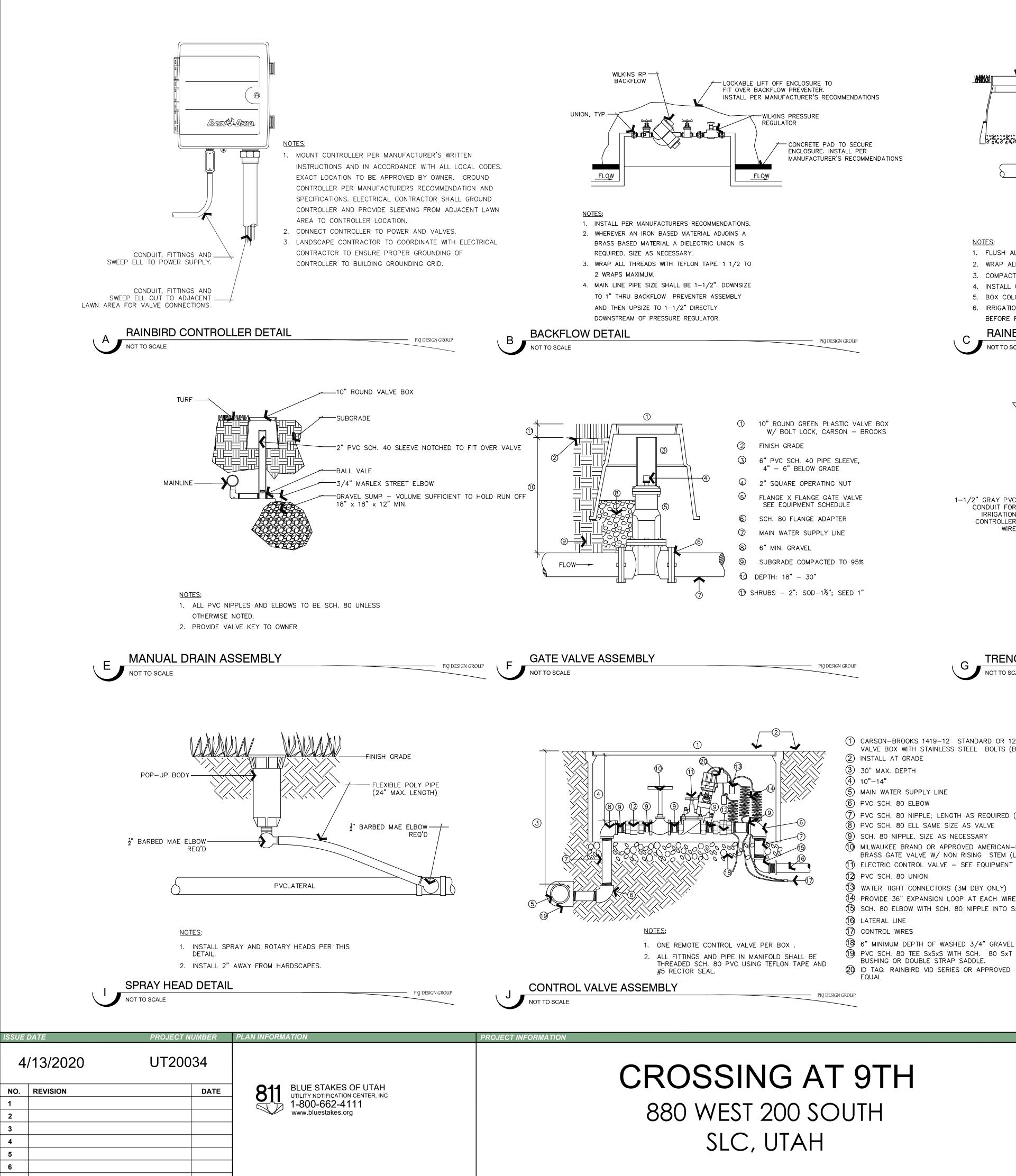
JZW-ARCHITECTS 135 EAST CENTER STREET NORTH SALT LAKE, UT 84054 801-936-1343

JOE JOHNSON

801-913-1420

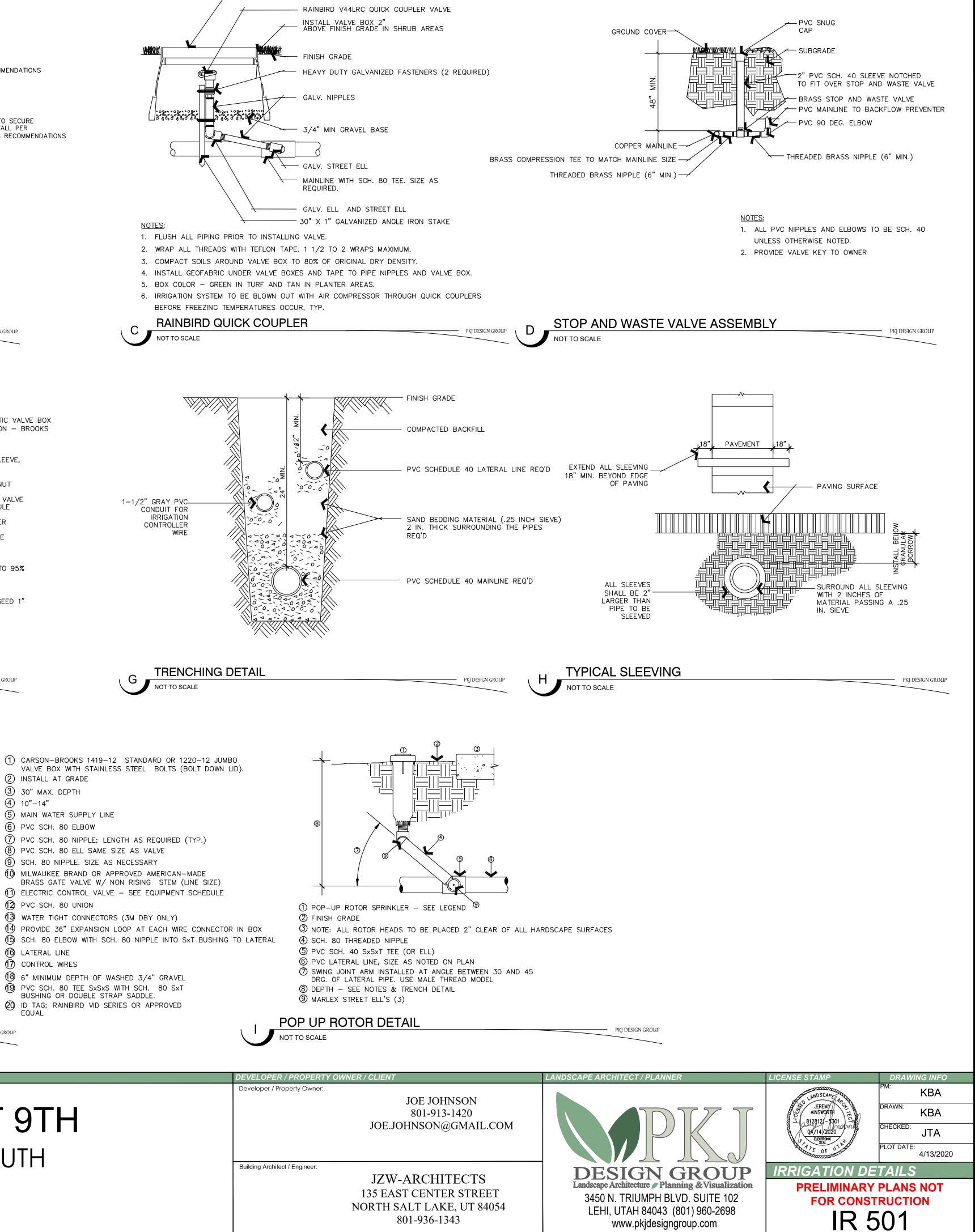


IRRIGATION PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION IR 101





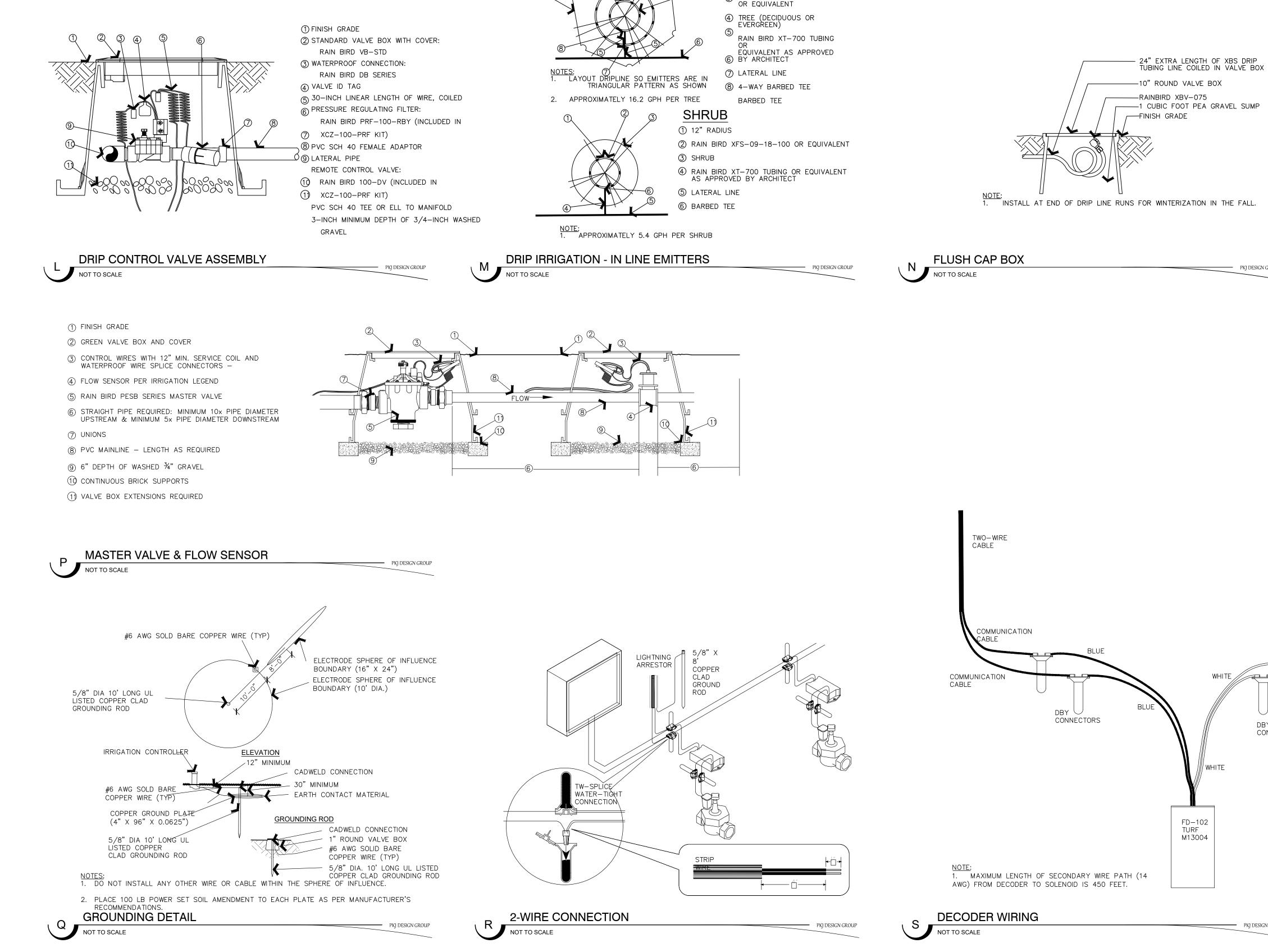
- 2 FINISH GRADE



1-1/2" GRAY PVC-

RAINBIRD VALVE BOX (SIZE AS REQUIRED) WITH EXTENSIONS IF NECESSARY





ISSUE D	DATE	PROJECT N	NUMBER	PLAN INFORMATION	PROJECT INFORMATION
4	/13/2020	UT200)34		
NO.	REVISION		DATE	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC	
1 2				1-800-662-4111 www.bluestakes.org	
3 4				-	
5 6				-	
7				-	

CROSSING AT 9TH 880 WEST 200 SOUTH SLC, UTAH

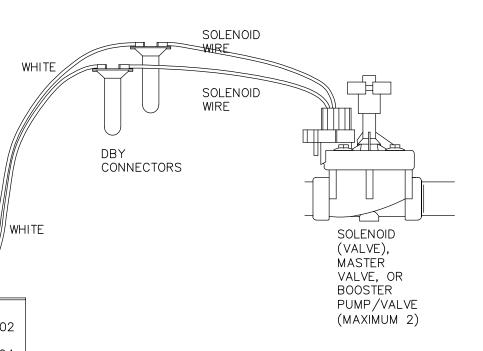
EVELOPER / PROPERTY OWNER / CLIEN1 Developer / Property Owner:

TREE 8' RADIUS ② 16' RADIUS

③ RAIN BIRD XFS-09-18-100



PKJ DESIGN GROUP

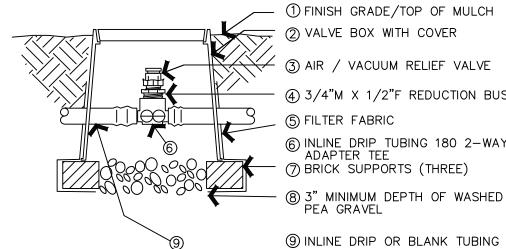


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NOT TO SCALE

PKI DESIGN GROUP

DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY



NOTES: 1. SECURE ALL BARB FITTINGS WITH A STAINLESS STEEL PINCH CLAMP.

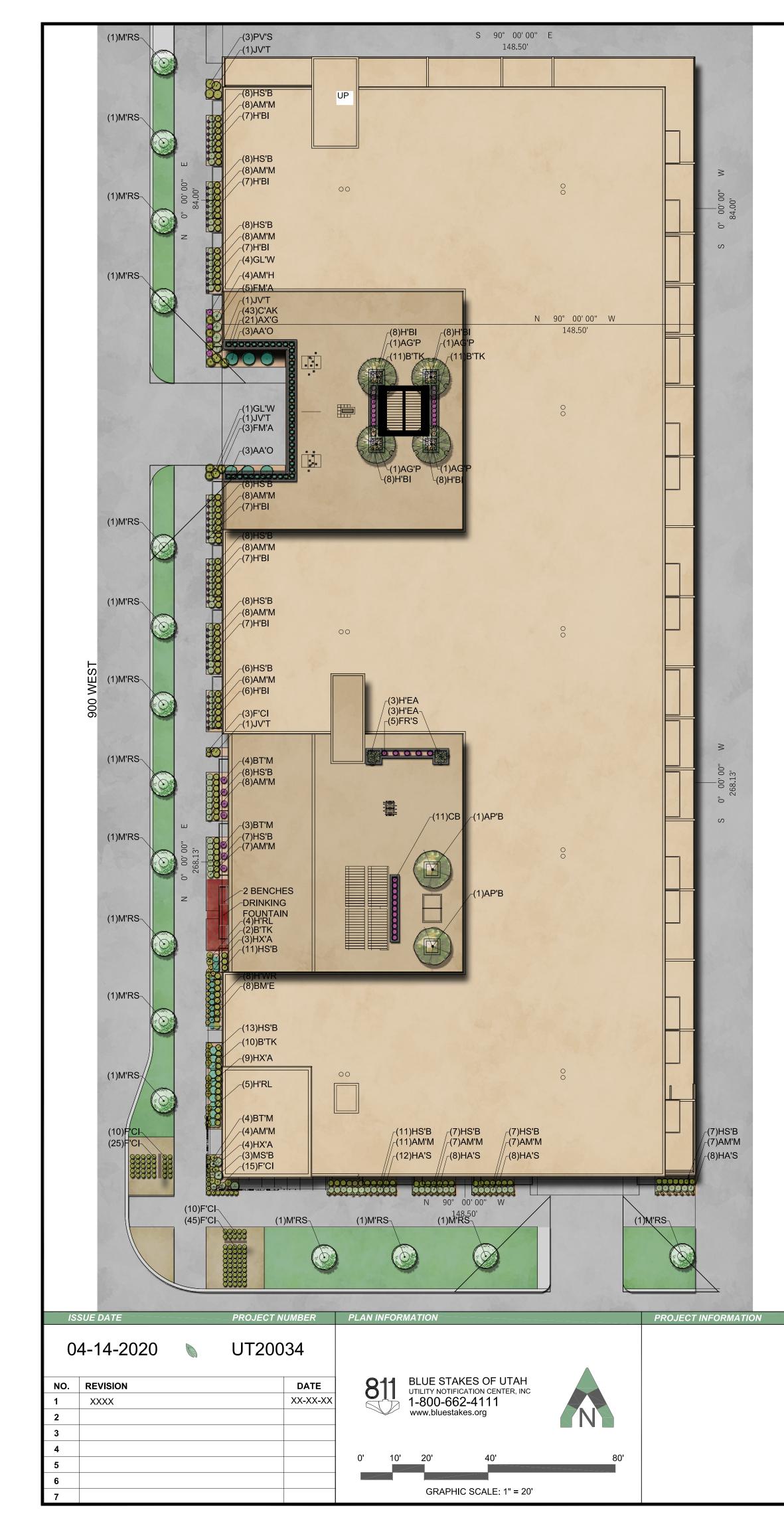
TO SECURE FABRIC TO PIPE AND VALVE BOX.

2. INSTALL A AIR/VACUUM RELIEF VALVE AT HIGH POINTS WITHIN DRIP ZONE.

3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE

д 🕐 VALVE BOX WITH COVER AIR / VACUUM RELIEF VALVE (4) 3/4"M X 1/2"F REDUCTION BUSHING (5) FILTER FABRIC 6 INLINE DRIP TUBING 180 2-WAY ADAPTER TEE - ⑦ BRICK SUPPORTS (THREE) (8) 3" MINIMUM DEPTH OF WASHED PEA GRAVEL

PKI DESIGN GROUP



REFERENCE NOTES SCHEDULE

SYMBOL	<u>1 LANDSCAPE</u> DESCRIPTION	<u>QTY</u>
1-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	185 lf
SYMBOL	1 LANDSCAPE DESCRIPTION	
	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4 [°]) DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	4,257 sf
0.00.00.00.	1-2" South town pebbles 3" depth on top of planter filled with utelite Lightweight soil media.	2,184 sf
20868208 20882206	2"-4" FROZEN YOGURT COBBLE STONE MULCH. PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF STONE	767 sf
	DEVELOPER / PROPERTY OWNER / CLIENT	
	Developer / Property Owner:	

CROSSING AT 9TH 880 WEST 200 SOUTH SLC, UTAH

Client / Engineer:

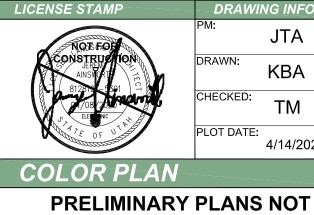
PLANT	SC	HE	DULE	
TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT
	AG'P	4	Acer griseum Paperbark Maple	2" Cal
\cdot	AP'B	2	Acer palmatum atropurpurea `Bloodgood` Bloodgood Japanese Maple	2" Cal
\bigcirc	ΑΑ'Ο	6	Amelanchier alnifolia `Obelisk` Standing Ovation Serviceberry	2" Cal
0	J∨'T	4	Juniperus virginiana `Taylor` Taylor Juniper	10 gal
\bigcirc	M'RS	16	Malus x `JFS KW213MX` TM Raspberry Spear Crabapple	2" Cal
SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT
\odot	AM'M	99	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Chokeberry	5 gal
(+)	AM'H	4	Aronia melanocarpa `UCONNAM166` TM Low Scape Hedger Chokeberry	2 gal
0	BT'K	12	Berberis thunbergii `Koren` TM Sunjoy Citrus Barberry	5 gal
Ð	BT'M	11	Berberis thunbergii `Maria` TM Sunjoy Gold Pillar Barberry	5 gal
0	BM'M	22	Buxus microphylla japonica `Morris Midget` Morris Midget Japanese Boxwood	5 gal
0	BM'E	8	Buxus microphylla koreana `Eseles` Wedding Ring Boxwood	5 gal
ANNUALS/PERENNIALS	<u>CODE</u> AX'G	<u>QTY</u> 21	BOTANICAL / COMMON NAME Allium x `Globemaster`	<u>CONT</u> Bulb
æ	D'FS	48	Hybrid Star of Persia Delosperma x `P001S` TM	4"pot
	GL'W	5	Fire Spinner Ice Plant Gaura lindheimeri `Whirling Butterflies`	1 gal
0			Whirling Butterflies Gaura	
Ð	HX'A	16	Heuchera x `Appletini` TM Dolce Appletini Heuchera	1 gal
o	H'BI	32	Heuchera x `Dolce Blackberry Ice` Dolce Blackberry Ice Coral Bells	1 gal
O	H'RL	9	Heuchera x `Red Lightning` Red Lightning Coral Bells	1 gal
Ö	H'WR	8	Heuchera x `Wild Rose` Wild Rose Primo Coral Bells	1 gal
*	H'EA	6	Hosta x `Earth Angel` Earth Angel Hosta	1 gal
٥	HA'S	35	Hymenoxys acaulis `Sundancer` Sundancer Daisy	1 gal
GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT
0	СВ	11	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal
٥	СА'К	43	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
0	FR'S	5	Fargesia rufa `Sunset Glow` Sunset Glow Clumping Bamboo	2 gal
\odot	FM'A	8	Festuca mairei Atlas Fescue	2 gal
0	F'CI	108	Festuca x `Cool as Ice` Cool as Ice Blue Fescue	1 gal
0	HS'B	124	Helictotrichon sempervirens Blue Oat Grass	2 gal
\bigcirc	MS'B	3	Miscanthus sinensis `NCMS2B` Bandwidth Maiden Grass	2 gal
\odot	PV'S	3	Panicum virgatum `Shenandoah` Switch Grass	1 gal
ROSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT
\odot	R'RD	4	Rosa x `Meigalpio` TM Red Driff Groundcover Rose	5 gal



LANDSCAPE ARCHITECT / PLANNER JOE JOHNSON 801-913-1420 JOE.JOHNSON@GMAIL.COM

JZW-ARCHITECTS 135 EAST CENTER STREET NORTH SALT LAKE, UT 84054 801-936-1343





FOR CONSTRUCTION

LP-COLOR

DRAWING INFO				
PM:	JTA			
DRAWN:	KBA			
CHECKED:	ТМ			
PLOT DATE:				

4/14/2020

ATTACHMENT C – PROPERTY AND VICINITY PHOTOS



Birdseye view of property



View of subject property from 900 W looking north east



View of subject property from 900 W looking south east



View of subject property from 200 S looking north west



View of subject property from 200 S looking east



Surrounding context – west side of 900 W



Surrounding context – View from Jeremy Street looking south west



View of existing commercial building on corner of 200 S and 900 W $\,$

ATTACHMENT D –ZONING ANALYSIS

Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	2,500 square feet/40 FT wide	Lot Area – 1.2 acres Lot Width – 148 FT	Complies
Front/Corner Side Yard -	No Minimum Setback At least 50% of the façade at no more than 5 FT Maximum Setback	0 FT	Complies
Side/ Rear Yard	No Minimum	0 FT	Complies
Maximum Height	50 FT plus 1 additional story if project achieves a TSA score of 125 points or more	58 FT	Complies
Open Space Area	1 square FT for every 10 square FT of land area up to 2,500 square FT. May include landscaped yards, plazas, courtyards, rooftop terrace gardens and similar.	8,850 square FT provided from second level outdoor courtyards	Complies
Circulation & Connectivity	Development within the station area shall be easily accessible from public spaces and provide safe and efficient options for all modes of travel. Circulation networks, whether public or private, require adequate street, pedestrian and bicycle connections to provide access to development. The internal circulation network shall be easily recognizable, formalized and interconnected.	The building is built to street-facing property lines. Parking will be accessed from a driveway accessed from 200 South or from 900 West. Bicycle parking will be provided both adjacent to the public sidewalk and within the building for tenant use.	Complies
Design Standards	 Development shall comply with design standards in chapter 21A.37 EIFS not to be used on ground floor and no more than 10% for upper floor street facing facades. 	1. The design elements required by chapter 21A.37 have been incorporated into the project. A further analysis of these items will be made during the building permit process.	Complies: Pending Planning Commission approval for modifications to building length and separation

TSA- UN-T Development & Design Standards

Off Streat	Entry Feature shall include at least 1 of the following: (1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade; (2) A recessed entrance that is recessed at least five feet (5') from the street facing facade; (3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or (4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.	 2. EIFS is not one of the exterior materials. Brick, fiber cement panels, glass, and metal would all be used as exterior materials on the building. Awnings have been provided over the entrances. 	of building entrances
Off-Street Parking Requirements	<u>Minimum</u> – 1 stall per 2- bedroom unit, ¹ / ₂ space per 1 bedroom or studio dwelling unit (116 for this project) <u>Maximum</u> - 3 stalls per 2- bedroom unit, 1.5 stalls per 1 bedroom or studio dwelling unit (347 for this project)	213 stalls (109 underground, 104 ground level interior to building)	Complies
TSA Development Score	A project receiving a TSA development score of 125 points or more qualifies for Administrative review.	The project would receive 130 points. This qualifies the project for not only an administrative review only, but also for 1 additional story added to the 50' height limit. Because of the TSA score, the project only is required to comply with the Design Review standards most closely related to any modifications sought.	Complies

ATTACHMENT E – DESIGN REVIEW ANALYSIS

21A.59.050: Standards for Design Review: For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified. The standards below have been identified as most closely related to the request for additional building length and separation between building entrances.

Standard	Finding	Rationale
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	Complies	See "Key Considerations" of this report for discussion of zoning district purposes and master plan policies.
 C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. 	Complies	 Active uses on the ground floor would include a fitness center, lobby, and flexible units which have been designed for residential or commercial use, depending on demand. The proposed project maximizes the transparency of the ground floor street-facing facades with 70% glazing (along 900 W) and 72% (along 200 S). Both street-facing facades include large storefront windows, steel awnings. Each section of the building has articulated surfaces and changes in brick color. Horizontal banding has been provided over the windows for future signage. The proposed building is set at a 0' setback however there is 4-6' wide space between the building and sidewalk along both 900 West and 200 South. That area would include full landscaping and pavers at building entrances.

 D. Large building masses shall be divided into heights and sizes that relate to human scale. 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements 	Complies	 Discussion on the building scale as it relates to existing or anticipated buildings is included in the "key considerations" section of this report. The proposed building is taller than others in the vicinity but is in line with the requirements of the TSA zone and the stated objectives of both the neighborhood master plan and the North Temple Blvd. Study. The proposed structure modulates well to relate to both the human scale of pedestrians and to balance the need to relate to the existing one-story structures to the east and the anticipated structures to be built as the neighborhood redevelops .The east side of the building includes a step back on the second story that pulls the height and main mass of the building further from the single-family homes
 buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. Modulate the design of a larger building using a series of vertical or horizontal 		the stated objectives of both the neighborhood master plan and the North Temple Blvd. Study. The proposed structure modulates well to relate to both the human scale of pedestrians and to balance the need to relate to the existing one-story structures to the east and the
scale (heights and widths) of the buildings in the context and reduce the visual width		the neighborhood redevelops .The east side of the building includes a step back on the second story that pulls the height and main mass of the building
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window		further from the single-family homes along Jeremy St. Additional discussion on the modulation of the building can be found in the "project description" section of this report
reveals. 4. Reflect the scale and solid- to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.		 description" section of this report. 3. The building incorporates deep undulations with the inclusion of second story courtyards along 900 West. On the street-facing facades the balconies have been recessed into the facade and the balconies step back on the second story at the rear of the building. Horizontal and vertical material changes include articulation. Banding above the first floor and a metal cap feature at the roofline create
		 additional visual interest. 4. The proposed building exceeds required glass percentages for all floors. Recessed balconies have also been included along the street frontages to balance the solid-to-void ratio. A further discussion of established and desired neighborhood character has been included in the "key considerations" section of this report.

 E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1. Changes in vertical plane (breaks in façade); 2. Material changes; and 3. Massing changes. 	Complies	1. 2. 3.	Pop outs, recession, and a height change at the corner of the building has been included to create changes in the plane. The building has two deep jogs above the second level create breaks in the façade. The building proposes material changes to break up large spans visually. The ground and second level have a change in brick color with the upper floor building insets. This helps the building read as smaller more modulated building spaces. The same portion is also slightly inset from the rest of the façade. The upper floors include blocks of three different materials: wood looking fiber cement, smooth fiber cement panels, and brick. Massing changes are created through the changes in materials, colors, and by setting them back. The ground floor is separated by a large inset created by the garage entrance and with articulation along the storefronts. The upper floors of the building are divided visually into three distinct masses due to the large jogs in the façade.
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ATTACHMENT F – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- <u>February 5, 2020</u> The Poplar Grove Community Council was sent the 45-day required notice for recognized community organizations.
- <u>February 5, 2020</u> Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- <u>March 24, 2020</u> The Poplar Grove Community Council sent a letter of concern with the proposed development. A copy of that letter has been attached on the next page.
- <u>April 14, 2020</u> As the applicant was unable to attend a community council meeting due to emergency health declarations associated with the Coronavirus, Planning Staff posted the project on the City website for an additional two-week virtual open house comment period.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on May 1, 2020
- Public notice posted on City and State websites and Planning Division list serve on May 1, 2020
- Public hearing notice sign posted on the property April 30, 2020

Public Input:

As of the publication of this Staff Report, Staff has received one anonymous phone call in opposition to the proposal. The individual expressed that the development was too large and therefore out of character with the neighborhood. The individual would not like to see apartments and so many units on this property. If Staff receives any future comments on the proposal, they will be included in the public record.



February 19, 2020

ATTN Eric Daems Salt Lake City Planning Division 451 S State St Rm 406 PO Box 145480 Salt Lake City UT 84114-5480

Dear Eric Daems,

The Poplar Grove Community Council (PGCC) has major concerns and issues with the request by J Development in partnership with JZW Architects, to the proposed mixed-use development at 880 W 200 S. Our issues are outlined below:

Although we believe redevelopment including housing would be great at this location It is our concern that this building is too large and doesn't reflect the true needs of the neighborhood.

The neighbors, whose back yards would be overlooked by a 60' wall and windows, will not appreciate this type of development so close to their homes. Also, it's a bit misleading to say the corner lot was "abandoned" considering that the petitioner purchased it from the owner who had only just recently moved from the property.

We would like to see a few things in regards to building in the current location: something smaller with more landscaping; a larger, more inviting space for the public which would include the restoration of the diner/pharmacy/ soda jerk; the conservation of the old pharmacy on the corner which we consider a neighborhood landmark.

We believe bigger does not necessarily mean better. And in this case, the development plan is out of place for what we believe will enhance our neighborhood. Yes, something should happen to this plot of land and we don't want it to sit vacant, however this does not satisfy the neighborhood need for responsible development in Poplar Grove.

Further, bullet-pointed concerns are outlined below from our neighbors.

- Aesthetically, the proposed development feels out-of-place in regards to the architecture and appearance that the general neighborhood has. In short, it looks very cookie-cutter.
- We are concerned that the developer is taking advantage of lower prices in the area in order to introduce accommodations that we do not find necessary and are unwanted in our neighborhood.
- We feel as if the design has not taken into consideration the feel and character of the neighborhood into consideration; to that extent, neither the developer nor the architect have presented any plans or had any discussions with the community about their proposed plans.
- We are not keen on new developments using stucco as an exterior material due to its ugly aesthetics, its brittleness, and its poor insulation properties.
- We are concerned about the lack of setbacks, greenspace, and landscaping for the area
- Parking, congestion, and traffic will become noticeably and appreciably worse in the area with this many apartments away from easily accessible public transportation. A good example of this is less than a block away: Red Iguana 2 and the parking fiasco for our neighbors in that tiny street.
- Bob, who owned the old pharmacy lot, was a renowned rose expert and we feel this location deserves a nod to its historical narrative of Poplar Grove. To that end we would love to see either the roses transplanted and/or taken care of and/or restoration of the pharmacy itself.

Respectfully,

Erik Lopez, Chair Poplar Grove Community Council

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ATTACHMENT G – DEPARTMENT REVIEW COMMENTS



PLNPCM2020-00015	
Crossing @ 9 th - Design Review	
880 W 200 S	
February 2020	

1st REVIEW COMMENTS

PLANNING DIVISION COMMENTS

Comments by: Eric Daems

Email: eric.daems@slcgov.com

Phone: 801-535-7236

Status: Make Corrections

General Review Comments: (comments to be aware of, but not entirely critical for the Design Review approval)

- 1. The project will require a lot consolidation or subdivision to prepare the underlying parcels for development. As part of one of those processes, the existing alley will need to be identified and eliminated if it is not already.
- 2. It appears that the accessible walkway in the parking garage was intended to meet the standard for "Walkways Through Parking Lots". However, that standard only applies to surface lots and is not necessary for this project. That space should be reconsidered to be used to meet the ground floor use depth requirements per the Design Review.
- 3. You will need to provide details on dumpster placement and refuse control.
- 4. You will need to submit a landscape plan compliant with the standards in 21A.48. These will need to include park strip landscaping approved through the City Forester. The will need to include plant species and size, ground covers, park strip landscaping, and water-wise design.
- 5. 21A.26.078.F.c- You will need to define (on submitted plans and with written explanation) your entry features according to the listed standards.
- Please provide details on Transportation Demand Management as required in 21A.44.050 including Electric Vehicle parking (3 shown where minimum 9 required) and further break down of bicycle parking (this could include if bike storage is provided within units).
- Utilities (such as electrical boxes or gas meters) will not be permitted in the public right-of-way. You will need to provide space for them on site. It is recommended you reach out to Rocky Mountain Power and other providers early in your design.

Design Review Specific Comments

 The intent of the Design Review process is to allow some flexibility to base zoning standards in exchange for better building and site design. 21A.59.030.B (3-5) Talks about the need to show compliance through plans, graphics, and written narrative. Please provide additional details for design review consideration.

- 2. Provide a more detailed and dimensioned site plan showing all setbacks including from balconies, awnings, and canopies to property lines. Submitted site plan does not call out dimensions and does not have legible property lines or setbacks.
- 3. Building Entrances (21A.37.050.D): Building entrances along street facing facades are to be spaced no more than 40' apart in the TSA zone. The south end of the West elevation does not meet this standard. Please revise plans to meet this standard.
- 4. Maximum Length of a Street Facing Façade (21A.37.050.F): The length of any building façade is 200' in the TSA zone. The design standards intended to break up buildings longer than the base standard allows focus on activating the ground floor and designing to the human scale. As proposed, the design has a monolithic design for the first 2 floors and a completely different design for the upper floors. More should be done to connect those two portions of the building vertically. This would help break up the building length and mass. This could be done by extending some materials from the ground level of the building up through the top floor. See example below:



It could also be done by carrying the design of some ground level windows vertically into the upper floors. Materials and colors could be more prominent on sections of the building from bottom to top to help create the feeling of more than one building. There should be more design continuity between lower and upper floors. See example below of how long facades are broken up visually.



That being said. The building also needs to have a base, body, and cap design. Currently, the building does not have a cap feature. Rather the body design extends all the way to the roofline. Design prominence should be given to the corner at 900 W and 200 S. Specifically, materials, color, and a more prominent cap feature should be considered.

In order to break up the building length further, additional articulation and undulations should be incorporated into the ground level. This may include areas for plazas, landscaping, or just recessed portions (10'-20') of the building. See example below.



5. 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 areas. Open space areas include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space area amenities. All required open space areas shall be accessible to the users of the building(s) Please provide additional details, explanation, and design on the proposed courtyards or other open space.

6. At least fifty percent (50%) of the front or corner side yards shall be covered in live plant material. This can include raised planter boxes. This percentage can be reduced to thirty percent (30%) if the yard includes outdoor dining, patios, outdoor public space, or private yards for ground floor residential uses that cover at least fifty percent (50%) of the provided front or corner side yard.

Please show this on landscape plans and provide explanation of compliance

7. 21A.26.078.F.2.b.3- At least 30% of front and corner side yards are to be occupied by outdoor dining, areas, patios, outdoor public space, or private yards.

Please show this on landscape plans and provide written explanation

- 8. Please provide material samples for proposed exterior building materials.
- 9. Off Street Loading is to be provided according to 21A.44.080. Please provide details on plans.
- 10. Ground Floor Uses (Per 21A.37.050. A) are to be a minimum 25'. Currently they are shown at just over 29' deep. Revise plans to show compliance. This could include incorporating the space used for the unnecessary walkway provided in the parking garage. Alternatively, you may provide visual interest as explained 21A.37.050.A.2 and by providing both drawings and explanations as part of the Design Review submittal. An explanation of this has not been provided with submitted materials. Either option should include the % of the building length which meets this requirement.
- 11. Exterior lighting (21A.37.050.H) will need to be shielded and directed downwards. Also, 21A.59.050.K- Please provide lighting details to meet the following standards: Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.
 - 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.
 - 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.
 - 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.
- 12. Provide details on proposed Streetscape improvements (21A.59.050.L)

TRANSPORTATION DIVISION COMMENTS

Comments by: Michael Barry

Email: Michael.barry@slcgov.com

Phone: 801-535-7147

Status: Make Corrections

• The parking calculations should be more detailed to include the non-residential component and show the breakdown of the number of spaces for each type of dwelling unit. There are no dimensions on the plans for the parking spaces and aisle widths; these dimensions must meet city standards

PUBLIC UTLITIES DIVISION COMMENTS

Comments by: Jason Draper

Email: Jason.draper@slcgov.com

Phone: 801-483-6751

Status: Approved with Comments

- Full Building Permit and Development permit review will be required.
- Design Review does not provide utilities development permit. Requirements for utility development will be determined by permit review.
- The existing water services on 900 West and 200 S are 6" water mains. The proposed project may require replacement of water mains to provide adequate culinary water and fire protection.
- The location shown for the signs at the corner appear to be in conflict with storm drain pipes.
- Stormwater Technical Drainage study will be required. Stormwater detention and water quality treatment will be required. Green infrastructure is encourage where possible for stormwater conveyance and treatment.
- Streetlight improvements may be required.
- All improvements must meet SLCDPU ordinance, policies and standards.

ZONING REVIEW COMMENTS

Comments by: Anika Stonick

Email: anika.stonick@slcgov.com

Phone: 801-535-6192

Status: Approved with comments

PLNPCM2020-00015, Design Review application, for development proposal at 153 So. 900 West that would house 204 dwelling units, amenity spaces and parking, which is asking to have allowed a greater than 200 foot long building street facing façade (which is limit per 21A.37.060.B table and 21A.37.050.F). As suggested by the applicant, the design of the building having courtyard openings for the levels above the first two floor levels does much to break up the much longer than 200 foot façade.

But not as much variation is provided at the ground floor level, so perhaps more should be done to satisfy, perhaps even exceed, requirements of 21A.26.078.F.3.a (General Standards for Front and Corner Side Yards) and 21A.26.078.F.2.b (Front and Corner Side Yard Design Requirements). These requirements include requirement that front and corner side yards provide 30% of area in such features as private yards for ground floor residential uses, outdoor dining, patios, and outdoor public space. The current design might perhaps be improved with design additions or changes in the yards or perhaps for the façade, its materials and lengths/locations of.

Comments are suggestions and do not reflect that there are major zoning issues with granting design review

modification requested.

Also, on the site plan submittal, signage is shown in the public way, which is a condition that cannot be given a building permit. Signage should be proposed that would be per 21A.46, for sign types and locations on private property that are possible per zoning ordinance, for zoning district.

BUILDING REVIEW COMMENTS

Comments by: Todd Christopher

Email: todd.christopher@slcgov.com

Phone: 801-535-7918

Status: Approved

• No Building Code issues with the submitted Design Review.

ENGINEERING REVIEW COMMENTS

Comments by: Scott Weiler

Email: scott.weiler@slcgov.com

Phone: 801-535-6159

Status: Approved with comments

- Multiple drive approaches exist on the frontage of this site. If any are not to be used, curb & gutter must be installed in place of the "dead" drive approach.
- It is recommended that any defective sidewalk on the frontage of this development be replaced as part of this development.
- Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

FIRE REVIEW COMMENTS

Comments by: Doug Bateman

Email: douglas.bateman@slcgov.com

Phone: 801-535-6619

Status: Approved with comments

The fire department access provided for property shall be a minimum 26 foot clear width, The vertical clearance is 13 ft. 6 inches. The following will apply for all fire department access roads.

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of 80,000 pound fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius.

The required turning radius of 20 ft. inside and 45 feet outside a fire apparatus access road.

503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

503.2.7 Grade.

The grade of 10% the fire apparatus access road are the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure.

The angles of approach and departure for fire apparatus access roads shall be 8 degrees the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

D104.1 Buildings exceeding three stories or 30 feet in height.

Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. There are exceptions through the Fire Prevention Bureau for this requirement. Contact this office for a list of exceptions

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Fire Department Connections shall be located on the street address side of the building; and have a fire hydrant within 100-lineal feet.

Fire Hydrants shall be positioned within 400-feet of all first story exterior portions of the building.

POLICE REVIEW COMMENTS

Comments by: Not Provided

Status: Police review comments are non-binding comments for consideration

SUSTSAINABILITY REVIEW COMMENTS

Comments by: N/A

Status: Comments not yet provided. Refer to sustainability comments from Planning.