Staff Report

PLANNING DIVISION
COMMUNITY AND NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Caitlyn Miller, Principal Planner

Date: November 10, 2021

Re: PLNPCM2021-00691 – Alta Terra Sugar House South Design Review

DESIGN REVIEW

PROPERTY ADDRESS: 1132 East Ashton Avenue
PARCEL ID: 16-20-254-009-000
MASTER PLAN: Sugar House
ZONING DISTRICT: CSHBD1 – Central Sugar House Business District 1

REQUEST: Approval of the proposed design review for a new 118-unit mixed-use multifamily building located at approximately 1132 East Ashton Avenue. Design review is required because the project is located in the CSHBD1 zoning district where projects larger than 20,000 square feet in size are required to go through design review prior to filing an application for a building permit. The proposed building is approximately 124,286 square feet in size with eight floors. The applicant is not requesting to modify any of the design standards as part of their design review request.

RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the design review request with the following condition:

1. That final approval of the signage, lighting, and landscaping of the development be delegated to staff to review in accordance with the adopted standards and ordinances.

ATTACHMENTS:

- **A.** Vicinity Map
- **B.** Photos
- **C.** Submittal Materials
- **D.** Master Plan Policies
- **E.** Analysis of Zoning Standards
- **F.** Analysis of Design Review Standards
- **G.** Public Process and Comments
- **H.** Department Review Comments

PROJECT DESCRIPTION: This is a request for Design Review approval for a new principal building at approximately 1132 East Ashton Avenue. The proposed building would be a mixed-use multi-family building with 118 units and enclosed structured parking with 107 parking stalls (86 required). The multi-family units range in size from a studio unit to a two bedroom unit. The building is approximately eighty eight feet (88') in height from grade to the ceiling of the top floor and approximately ninety four feet (94') from grade to the top of the roof parapets, which is well under the maximum allowed height of one hundred five feet (105'). The ground floor area is occupied by the leasing office space as well as an area to repair and store bicycles; both of these spaces are accessible from the public sidewalk. Two outdoor terraces are included on the top floor of the building with spectacular views of the Wasatch Mountain and Fairmont Park. The proposed building materials are primarily brick (of multiple colors), stucco, as well as metal and wood panel accents. Metal mesh is proposed over the openings to the parking garage to screen the view of vehicles from the public street. An art mural is also proposed at the north eastern corner of the building.

Figure 1: Rendering of proposed building.

The subject property is located in the Sugar House neighborhood near the intersection of Highland Drive and Interstate-80. It was formerly the site of a 24-Hour Fitness gym but now sits vacant. It abuts Fairmont Park to the west and is in a section of the Sugar House neighborhood that is being actively redeveloped. The subject property is designated on the Sugar House Master Plan's Future Land Use Map as "Mixed Use – Low Intensity" and the current zoning designation is CSHBD-1 "Sugar House Business District" where projects over 20,000 square feet in size are required to go through the Design Review process prior to applying for a building permit.

The applicant has also proposed a larger building across the street (Ashton Avenue) to the north which is a separate design review request which will come before the Commission separately. This request is for the southern building of the two proposed structures for the Alta Terra Sugar House project. The Applicant's plans are located in Attachment C.

KEY CONSIDERATION: The key consideration associated with this proposal is the design review objectives and the compatibility of the proposal with them. This consideration is further explained below and was identified through the analysis of the project and public comments.

Consideration 1: Design Review Objectives

The purpose of "Design Review" is to ensure high quality outcomes for larger developments within the City. The intent of the process is to verify new developments are compatible with their surroundings, that impacts to public infrastructure and public spaces are addressed, and that new development helps achieve development goals outlined in the adopted master plans of the City. Chapter 21A.37 governs general design standards for projects in Salt Lake City. The proposal satisfies all of the standards set forth in Chapter 21A.37

with the exception of the signage and lighting standards; finalized lighting and signage plans have not yet been developed and Staff is recommending the Planning Commission include a condition of approval that the final review and approval of the proposed lighting and signage will be delegated to Staff. There are several standards which the proposal is not required to meet since it is located in the CSHBD1 Zoning District, however, the proposal meets (and in some cases surpasses) these standards. The proposal provides an active ground floor use, screens service areas, and comes in under the maximum length of a street facing façade. The proposal surpasses the building materials by providing durable materials on 100% of the ground floor (where 80% is required) and 90% of the upper floors (where 60% is required).

Chapter 21A.59 governs additional standards for projects that require Design Review approval. These standards are geared toward creating developments which are human-scaled and create a pedestrian-friendly, walkable environment. The proposed building hosts a mix of uses with an active ground floor area and after the first thirty feet (30') of building height the remaining "tower" is stepped back from the front of the building by fifteen feet (15') to further break up the overall massing and perceived height of the building. Additionally, the building is laid out in an "H" shape which breaks up the massing of the upper floors and creates more visual interest. The ground floor uses include the leasing office area and a bicycle repair and storage area accessible from the public sidewalk. All of the parking for the project has been enclosed in a parking structure in the first two floors of the building and the access to this garage area is limited to one driveway accessed off of Ashton Avenue to limit potential points of conflict between pedestrians and vehicles. A full analysis of the standards for Design Review and the Design Standards and how the proposal satisfies them may be found in Attachment F.

Consideration 2: Zoning Standards

Chapter 21A.26.060 governs the zoning standards for the CSHBD1 and CSHBD2 Zoning Districts. These standards include minimum lot sizes, setbacks, building heights, and residential uses within projects. The purpose of the CSHBD Sugar House Business District is to "promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District."

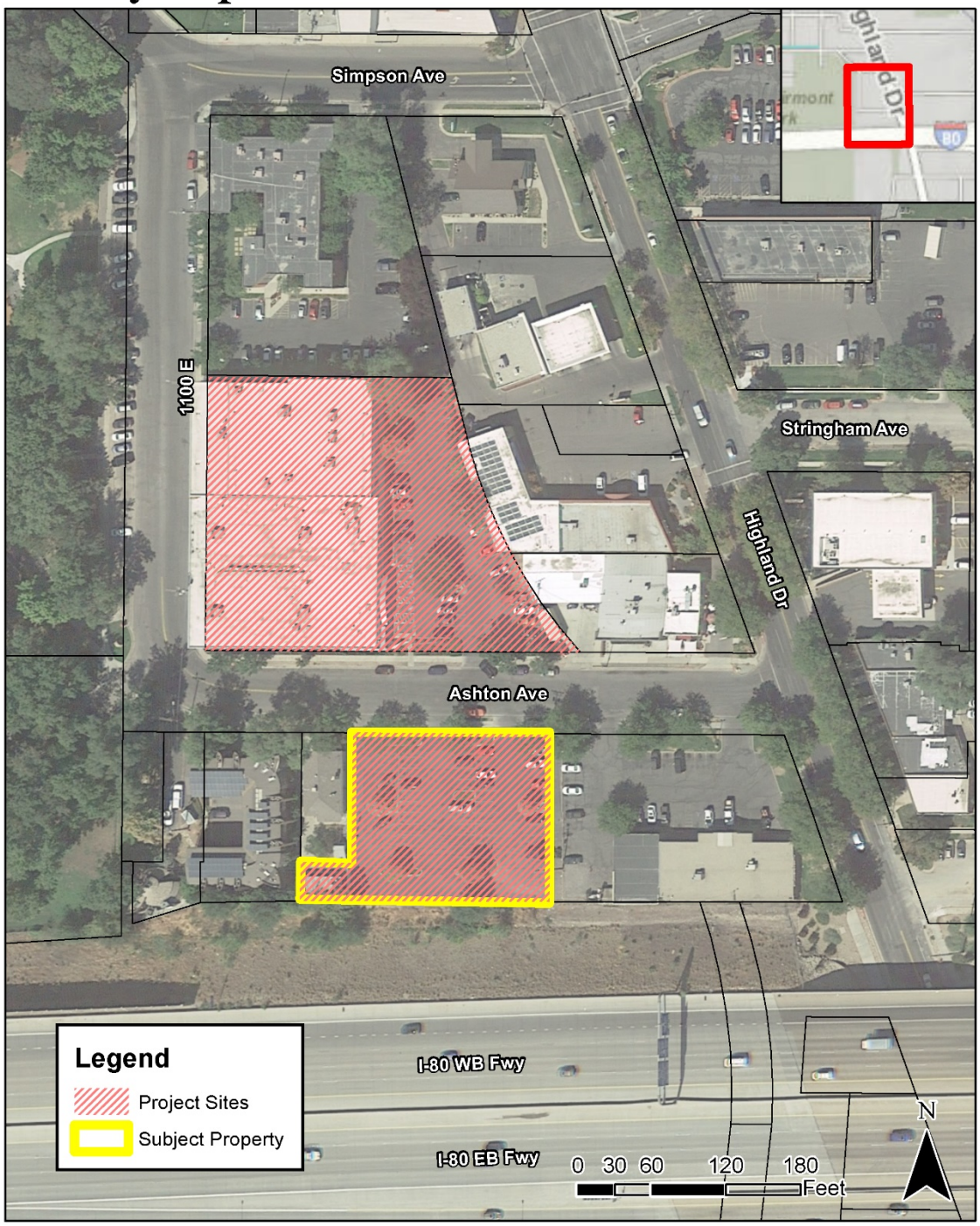
The proposal meets all of the minimum and maximum setbacks outlined in the Chapter as well as the maximum building height. The building is located within five feet (5') of the front property line to facilitate a pedestrian-oriented environment. The building is approximately ninety four feet (94') in height from the grade to the top of the roof parapets and is well under the maximum building height of one hundred five feet (105'). One of the strongest requirements for developments in the CSHBD1 and CSHBD2 Zoning Districts is to have a residential component to all projects; non-residential buildings are allowed only if a residential component is included in the proposed building or in an off-site structure. Since the proposed building is mostly comprised of residential uses it meets this requirement.

A full analysis of the standards for the CSHBD Zoning District and how the proposal satisfies them may be found in Attachment E.

NEXT STEPS:
If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. If denied the applicant would need to revise their design and proceed through the Design Review application again.

ATTACHMENT A: VICINITY MAP

Vicinity Map



Salt Lake City Planning Division 8/3/2021

ATTACHMENT B: PHOTOS


10
MPH


FX4

ATTACHMENT C: SUBMITTAL MATERIALS

July 2nd, 2021

Planning Division
Community and Economic Development
Salt Lake City Corporation
c/o John Anderson
451 South State Street, Room 215
Salt Lake City, Utah 84114

Re: Design Review Team submission for Alta Terra Sugar House, 1132 Ashton Ave

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Project Description and Proposed Use

ATRE Sugar House is a new construction micro-unit housing residential development located in Salt Lake City, Utah, with structured parking, interior common area amenities, landscape amenities and site improvements. The site comprises approximately 0.51 acres located at 1132 South Ashton Avenue in Salt Lake City, Utah.

The site is to be developed in one phase for a total of 113 units in a flat-roofed structure of eight stories totaling approximately 125,100 SF of building area. The buildings include cast-in-place parking structures, ground-floor lobby, leasing, amenity spaces and residential space, and additional stories of residences above. Approximately 95 stalls of structured parking will be provided. Amenity Spaces will include Lobby, Fitness, Business Center, elevated Amenity Deck/Clubroom, and Management space. Outdoor amenities will include an outdoor courtyard space with amenities such as an outdoor patio, firepit, grilling stations, bar, trellis, and landscaping. All parking that fronts Ashton Avenue will be screened by activated uses including common resident amenity areas. The design of the building aims for a cohesive composition that helps to define the future of Sugar House and Fairmont Park while maintaining connections to the rich local history. Opportunities to support active use of the park will be sought out as the design progresses.

The building is designed around a micro-unit concept that will make residential units available to new university graduates and aspiring professionals. The design includes mainly micro and studio units arranged in clusters that include roughly 1,500 sf of amenity space on each residential floor (in addition to the main common area spaces), examples include high-design laundry lounges, bistro/chef style kitchens, gaming areas, lounge space, etc. Not only will these units target renters who value collaborate space much more than personal space, but we are designing this building to ensure that living in Sugar House is attainable to a more diverse cross-section of renters.

Type of Construction and Primary Exterior Construction Materials

Floors one through three comprise a cast-in-place concrete podium with metal framing infill (IBC Type I construction). Floors four through ten are load-bearing wood framing with wood framing infill (IBC Type III construction). Exterior materials include brick masonry, metal panels, and stucco.

Number, Size & Type of Dwelling Units, and Dwelling Unit Density

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		Studio		1 Bed	2 Bed	
Unit Type	Level					TOTAL
		SA	SA-1	A	B	
Area (SF)		240	336	405	694	
						0
	G					0
	2					0
	3					0
	4	6	12	2	3	23
	5	6	12	2	3	23
	6	6	12	2	3	23
	7	6	12	2	3	23
	8	6	12	2	1	21
Unit per Type		30	60	10	13	113
Unit Mix		39.5%				
Site Area	0.51	Acres				
Density	222	Units per Acre				

Existing Uses on the Site

The site is currently occupied by a surface parking lot of approximately 54 spaces that served patrons of the former 24 Hour Fitness located at 1121 Ashton Ave. The paving appears to be in serviceable condition and pole-mounted lighting is provided.

Uses Adjacent to the Site

The site is surrounded by existing mixed uses as is typical of the Sugar House business district. Fairmont Park is immediately to the west. Small residential and office buildings of two and three stories are nearby at the corner of Ashton and 1100 East. To the east are one story retail establishments including a DABC Liquor Store, Patagonia store, Pib's Exchange costume store and Bruges Belgian Bistro. A two-story office building is immediately to the north with tenants including The Community Foundation of Utah

Describe Any Hazardous Materials Associated with the Site

Materials used in the maintenance and operations of the buildings will be restricted to commonly available cleaning agents. Residents will not be permitted to use or store hazardous materials within their units. An environmental site assessment has indicated there are no hazardous materials associated with the site.

Supplemental Narrative

Standards for Design Review (§21a.59.050):

SLC Standard	Team Response
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.	
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.	
1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).	The primary building entrance faces Ashton Avenue.
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.	The building is sited along the sidewalk and aligns with the intended denser development pattern of the master plan.

3. Parking shall be located within, behind, or to the side of buildings.	All parking is located within the building and screened from view from the public sidewalks.
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.	The leasing office and the resident bike lounge are located along the public sidewalks.
2. Maximize transparency of ground floor facades.	The public functions along Ashton are primarily glass.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.	The primary building entrance and public functions along Ashton feature articulation and detailing that harkens back to the industrial past of the Sugar House district.
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.	The primary building entrance and public functions are recessed to create a plaza space with seating and a visual connection to the sidewalk and Fairmont Park.
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.	Building massing has been articulated to include multiple step backs providing occupiable exterior spaces. The primary step back occurring at ±32' above grade provides a datum at a more relatable, residential scale.
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.	In addition to the primary step back, there are secondary step backs and horizontal breaks in the building massing, generally no more than 30' apart.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.	Balconies and material transitions are arranged to create additional tiers of visual interest beyond the "first-look" of the building massing.
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.	The spacing of the residential unit windows serving the living and bedroom spaces provides a regular and human-scaled rhythm along Ashton.
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:	
1. Changes in vertical plane (breaks in facade);	No façade is greater than 160' in length.
2. Material changes; and	
3. Massing changes.	
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:	
1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");	Outdoor seating to be provided in plaza space.
2. A mixture of areas that provide seasonal shade;	This element was not chosen.
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;	The amount of trees @ the streetscape shown exceeds this requirement.
4. Water features or public art;	Art to be provided.
5. Outdoor dining areas; and	This element was not chosen.
6. Other amenities not listed above that provide a public benefit.	N/A
G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.	
1. Human scale:	
a. Utilize step-backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.	Building massing has been articulated to include multiple step backs providing occupiable exterior spaces. The primary step back occurring at ±32'

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	above grade provides a datum at a more relatable, residential scale.
b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.	The street-level uses and parking podium provide a base to the building. Deep setbacks at the fourth floor set the scale for the middle section while additional setbacks and trellis structures at the top level provide
2. Negative impacts:	
a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.	Building massing has been articulated to include multiple step backs providing occupiable exterior spaces. The primary step back occurring at ±32' above grade provides
b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.	The "H" layout of the upper floors provides a great deal of variation in the massing. No request for additional building height is required.
c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.	The "H" layout of the upper floors provides windbreaks for the outdoor spaces on Level 4.
3. Cornices and rooflines:	
a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.	The rooflines reflect the massing of the building in a straightforward and cohesive manner.
b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.	The rectilinear roof forms are consistent with the surrounding commercial structures. The variation in the building massing keeps these rooflines to a sympathetic scale.
c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.	Level 4 features over 4,300 SF of green and accessible roof space for resident use. There are two terraces on Level 8 providing an additional 1,160 SF of shared outdoor space.
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	Parking and pedestrian access are located at the center of the property to maximize the distance to neighboring curb cuts.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure.	All waste containers are served by internal chutes and storage is provided within the building.
J. Signage shall emphasize the pedestrian/mass transit orientation.	
1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.	Building signage have not yet been designed but will adhere to these guidelines.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.	Building signage have not yet been designed but will adhere to these guidelines
3. Coordinate sign location with landscaping to avoid conflicts.	Signage will be coordinated with landscape elements where applicable.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.	
1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.	Streetlights to be shown that are 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 up-lighting directly to the sky.	Lighting fixtures to include glare shields as appropriate.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Landscape lighting provided for accent and illumination in pedestrian areas.
L. Streetscape improvements shall be provided as follows:	
1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.	Street trees are being provided @ 30' o.c. max. The trees shown exceed this requirement.
2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:	Paver type in public sidewalks is different than the paver type and size at privately owned spaces. The pavers at privately owned spaces overlap the pavers at public sidewalks in some locations but the distinction of spaces is clear.
a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.	Durable materials are being specified for this project.
b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.	Rainwater infiltration will occur in planting areas.
c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).	Pavers to be chosen with a higher SRI Solar-reflective Index
d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.	Materials are intended to tie into the local context as well as compliment the Architecture.
e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.	Textured ground surfaces (truncated dome pavers) to be provided at curb ramps or at vehicular crossings.
f. Asphalt shall be limited to vehicle drive aisles.	There will be no asphalt paving in this project.

Public Spaces (§21a.59.060 - K.2):

Because of the large size of this project, it is not feasible to provide the full amount of plaza, park or public space as detailed in §21a.59.060 - K.2 of the Standards for Design Review. To meet the intent of this requirement, the width of sidewalks has been increased and a plaza space of 2,021 square feet has been created directly across from the existing Fairmont Park entrance. An additional 19,120 square feet of shared outdoor space is arranged on the upper levels of the buildings. These amenities feature outdoor seating, grilling, fire pits, extensive shading and plantings. Due to the unusually wide right-of-way for 1100 E, we would like to collaborate with the city to enhance the streetscape in ways that will support the use of Fairmont Park. This could include broader public sidewalks and infrastructure to support food trucks and other community-focused events.

Freeway Scenic Landscape Setback (§21A.48.110):

The building site abuts Interstate 80 along its southern edge and is subject to the requirements of the Freeway Scenic Landscape Setback. However, the westbound traffic lanes are approximately 30 feet above the southern edge of the parcel, not including the height of the vehicular barrier. This significant change in grade does not allow for views of the scenic landscape setback from the adjacent freeway and we are seeking a waiver of this requirement.

ATRE SUGAR HOUSE

SALT LAKE CITY, UTAH - DRT SUBMISSION

05/05/2021

BKV GROUP

SHEET LIST

GENERAL

G101B	DRT PROJECT INFORMATION
G102	DRT SITE CONTEXT IMAGES
CG100	OVERALL GRADING PLAN
CU100	OVERALL UTILITY PLAN
G200A	RENDERINGS
G200B	RENDERINGS
G200C	RENDERINGS
A010	SITE PLAN

NORTH BUILDING

L101	**GROUND FLOOR LANDSCAPE PLAN**
L102	**LEVEL 4 LANDSCAPE PLAN**
L103	**LEVEL 8 LANDSCAPE PLAN**
A101	**LEVEL 1 - OVERALL FLOOR PLAN**
A102	**LEVEL 2 - OVERALL FLOOR PLAN**
A103	**LEVEL 3 - OVERALL FLOOR PLAN**
A104	**LEVEL 4 - OVERALL FLOOR PLAN**
A106	**LEVEL 6-9 - OVERALL FLOOR PLAN**
A107	**LEVEL 10 - OVERALL FLOOR PLAN**
A140	**ROOF PLAN**
A401	**EXTERIOR ELEVATIONS**
A402	**EXTERIOR ELEVATIONS**
A403	**EXTERIOR ELEVATIONS**
A404	**EXTERIOR ELEVATIONS**
A405	**EXTERIOR ELEVATIONS**
A406	**EXTERIOR ELEVATIONS**

SOUTH BUILDING

G101B	DRT PROJECT INFORMATION
A101	LEVEL 1 - OVERALL FLOOR PLAN
A102	LEVEL 2 - OVERALL FLOOR PLAN
A103	LEVEL 3 - OVERALL FLOOR PLAN
A104	LEVEL 4-7 - OVERALL FLOOR PLAN
A105	LEVEL 8 - OVERALL FLOOR PLAN
A140	ROOF PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS
A403	EXTERIOR ELEVATIONS
A404	EXTERIOR ELEVATIONS
A405	EXTERIOR ELEVATIONS
A406	EXTERIOR ELEVATIONS

PROJECT LOCATION

PROJECT TEAM

OWNER / APPLICANT:
ATRE
3100 Pinebrook Road, Ste. 1250-C
Park City, UT 84098
Phone: 435.214.7431
Contact: Michael Augustine

Architect:
Boarman Kroos Vogel Group, Inc
222 North Second Street
Dallas, TX 75202
Phone: 469.405.1196
Fax:
Contact: Sam Watkins

Civil:
Psomas
4179 Riverboat Road, STE 200
Salt Lake City, UT 74123
Phone: 801.270.5777
Contact: Scott Rocke

Landscape:
Studio Outside
824 Exposition Ave. STE 5
Dallas, TX 75226
Phone: 214.954.7160
Contact: Brian Halsell

Structural Engineering:
BHB Engineers
2766 South Main Street
Salt Lake City, UT 84115
Phone: 801.355.5656
Contact: Chris Hofheins

Mechanical Engineering:
Boarman Kroos Vogel Group, Inc
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Bill Ljunquist

Electrical Engineering:
Boarman Kroos Vogel Group, Inc
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Chad Kurdi

Pool Consultant:
COMPANY NAME
ADDRESS
CITY, STATE ZIP
Phone: XXX.XXX.XXXX
Fax: XXX.XXX.XXXX
Contact: Person

Fire Consultant:
COMPANY NAME
ADDRESS
CITY, STATE ZIP
Phone: XXX.XXX.XXXX
Fax: XXX.XXX.XXXX
Contact: Person

Kitchen Consultant:
COMPANY NAME
ADDRESS
CITY, STATE ZIP
Phone: XXX.XXX.XXXX
Fax: XXX.XXX.XXXX
Contact: Person

Waste Water Consultant:
COMPANY NAME
ADDRESS
CITY, STATE ZIP
Phone: XXX.XXX.XXXX
Fax: XXX.XXX.XXXX
Contact: Person

ZONING SUMMARY

• ZONE SUGAR HOUSE BUSINESS DISTRICT (CSHBD-1)

• MINIMUM LOT AREA
- 346 TOTAL UNITS (118 UNITS SOUTH BUILDING & 228 UNITS NORTH BUILDING)
- REQUIRED SITE AREA: N/A
- PROVIDED SITE AREA: 1.75 ACRES (76,167 SF)
- MAX LOT COVERAGE: N/A

• HEIGHT AND SETBACK:
- FRONT SETBACK: 0 FT
- REAR SETBACK: 0 FT
- SIDE SETBACK: 0 FT
- MAX SETBACK: 15 FT
- PARKING SETBACK: 15 FT
- MAX HEIGHT: 105 FT

• PARKING:
- BIKE PARKING: 5% OF REQUIRED SPACES, 12 REQUIRED, 78 PROVIDED
  - PROVIDED: 1784 SF OF SECURE INDOOR BIKE STORAGE, REFER TO SHEET A101 FOR LOCATION.
- EV PARKING: 1 PER 25 SPACES, 9.5 REQUIRED, 12 SPACES PROVIDED
- 306 REQUIRED - 187 WITH 1/4 MILE REDUCTION, 238 SPACES PROVIDED
- HANDICAP: 1 PER 50 SPACES, 7 REQUIRED, 7 PROVIDED
- VAN SPACE: 1 PER 6, 3 PROVIDED
- COMPACT: NOT ALLOWED

• AGGREGATE STREET LEVEL USE SHALL NOT EXCEED 50% OF FLOOR LEVEL
• GARAGE PARKING MUST BE SCREENED
• STALL SIZE: 8'-3" x 17'-6" @ 24'-10 AISLES
8'-6" x 17'-6" @ 24'-1" AISLES
COMPACT: NOT ALLOWED

• LOADING REQUIRED:
- 1 PER 200,000 SF (10' x 35')

• LOADING PROVIDED:
- LARGE: 601 SF OF SPACE PROVIDED,
MEDIUM: 433 SF OF SPACE PROVIDED

PROJECT SUMMARY (UNIT MATRIX)

Sugar House - SLC, UTAH - North Building — 4/2/2021

Unit Type	Level	Amenities & Support: Lobby/Leasing	Amenity	MEP & Services	Loading& Trash	Parking Area	Parking Count	Tabulations: Gross Building Area	GRSF	NRSF	Efficiency (NRSF / (GROSS BLDG − PARKING))
Area (SF)											
	G	3,665		3,232	0	31,675	80	46,576	7,039	7,039	
	2		3,079	1,418	1,568	31,687	82	46,936	8,220	8,220	
	3		3,056	1,811	76	29,791	76	43,918	8,219	8,219	
	4		3,206	415				29,325	25,704	20,833	71.04%
	5			264				27,547	27,283	23,005	83.51%
4	**6 - 9**			264				29,302	29,038	24,677	84.22%
	10		780	264				28,084	27,040	22,662	80.69%
Unit per Type		3,665	10,120	8,463	1,568	93,153	238	339,595	219,655	188,687	76.6%
Parking Ratio						412	Area/space				
Parking Requested 1.1/unit						1.04	Parking Ratio				
Total Parking Provided							(Per unit)				
Parking Garage											
Electric parking											
Handicapped parking											
Bike parking											

Total Townhome	
Total Unit	
Bed Count	
NRSF by Type	
NRSF Ave. unit	
Unit Mix	

52,850	**Site Area**	1.21 **Acres**
187.9	**Density**	= Total units / Acreage
0.88	**Lot Coverage**	= Ground Floor/Site Area
246,442	**GFA**	= Gross Bldg Area - Parking Area
4.66	**FAR**	= GFA / Site Area

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PROJECT TITLE

SUGAR HOUSE - NORTH BUILDING

ISSUE #	DATE	DESCRIPTION
	04/02/2021	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2367.04

SHEET TITLE

DRT PROJECT INFORMATION

SHEET NUMBER

G101B

BIM 360://2367-04 Sugar House/2367-04 Sugar House North_AI_2021.rvt
5/4/2021 9:54:59 AM

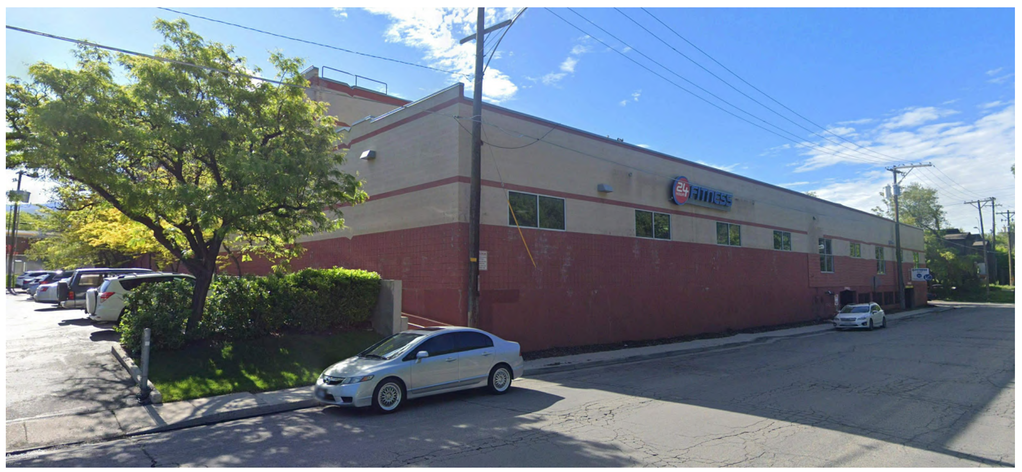
ASHTON AVE- LOOKING NORTHEAST

ASHTON AVE- LOOKING SOUTHWEST

ASHTON AVE- LOOKING NORTHWEST

S. HIGHLAND DR- LOOKING WEST

ASHTON AVE- LOOKING SOUTHEAST



S1100 E- LOOKING SOUTHEAST

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COMMISSION NUMBER	2367.04

SHEET TITLE

DRT SITE CONTEXT IMAGES

SHEET NUMBER

G102

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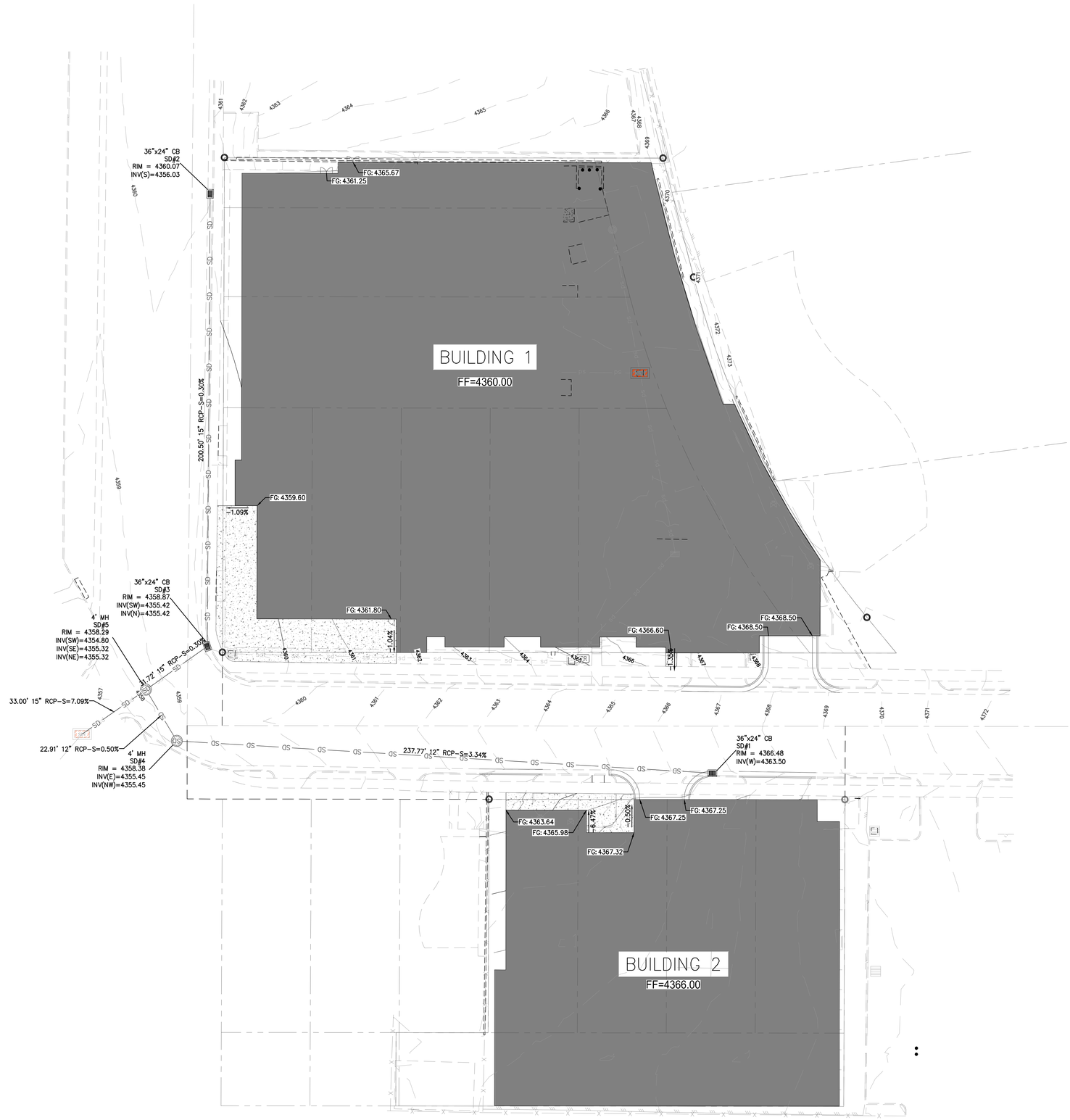

GRADING NOTES

IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

MATERIAL LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR AND BE DISPOSED OF IN A LEGAL OFF-SITE LOCATION APPROVED BY THE ENGINEER AND/OR UNIVERSITY REPRESENTATIVES.

THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION. CONTRACTOR SHALL REMOVE ALL MUD TRACKED FROM THE PROJECT SITE ONTO PUBLIC DRIVES AND ROADWAYS.

FINISHED GRADES SHOWN ON PLANS ARE TO FINISHED SURFACE. CONTRACTOR TO DEDUCT PAVEMENT SECTION TO DETERMINE SUBGRADE ELEVATION.

ALL CONSTRUCTION ALONG ADA ACCESSIBLE ROUTES AND IN ADA PARKING STALLS SHALL BE CONSTRUCTED ACCORDING TO THE LATEST EDITION OF THE AMERICAN WITH DISABILITIES ACT AND THE UTAH BUILDING CODE. ALL FINISHED GRADES WILL BE CHECKED FOR COMPLIANCE WITH A 4 FOOT DIGITAL SMART LEVEL. AREAS FOUND OUT OF COMPLIANCE WILL BE REQUIRED TO BROUGHT INTO COMPLIANCE.

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222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777
(801) 270-5782 (FAX)
www.psomas.com

PROJECT TITLE

SUGAR HOUSE - NORTH BUILDING

ISSUE #	DATE	DESCRIPTION
	04/02/2021	Schematic Design

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	TJG
CHECKED BY	TJG
COMMISSION NUMBER	2367.04

SHEET TITLE

OVERALL GRADING PLAN

SHEET NUMBER

CG100

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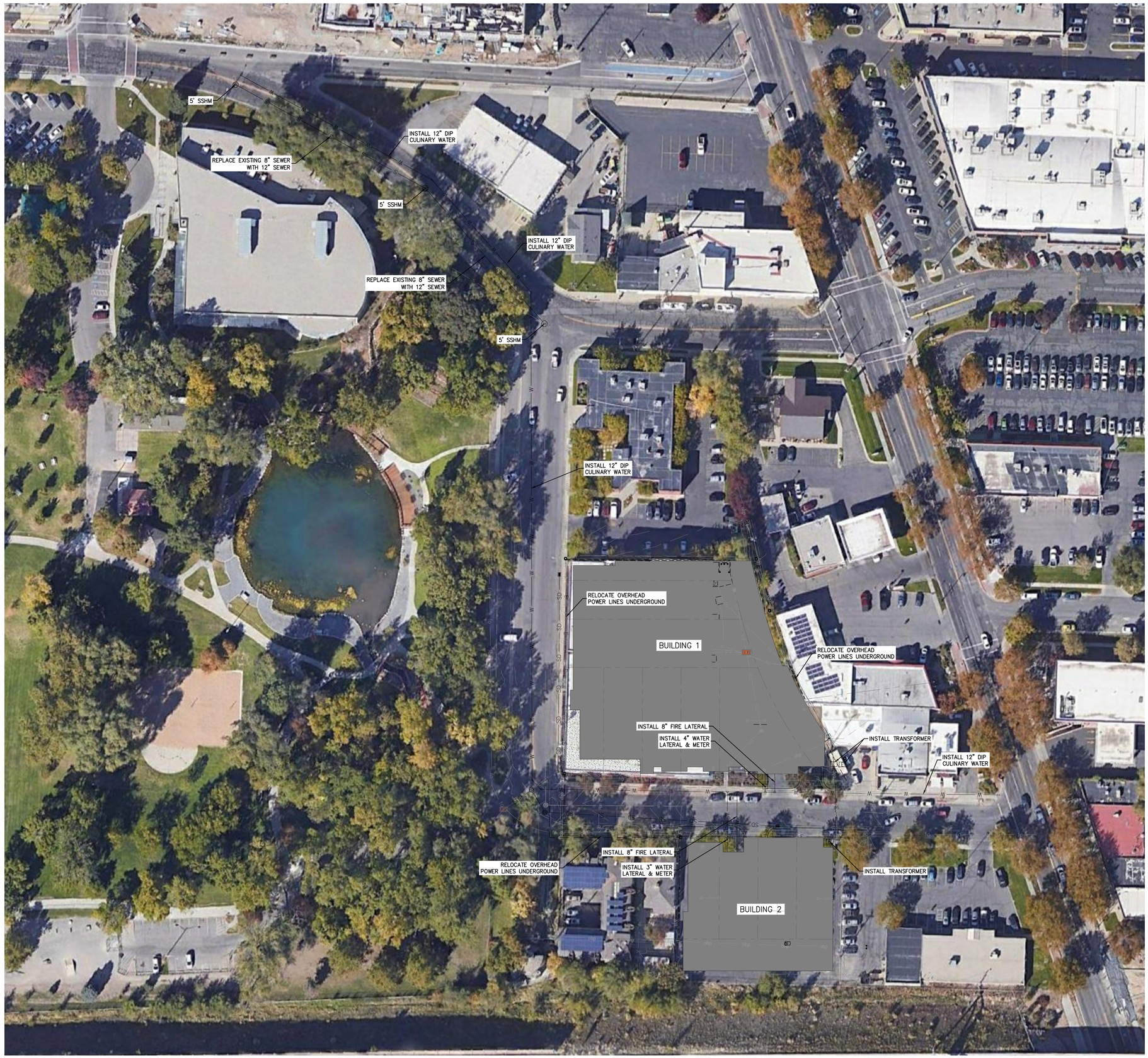

UTILITY NOTES

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND UNIVERSITY OF UTAH RECORDS.

ALL ABANDONED UTILITIES DAMAGED OR EXPOSED DURING CONSTRUCTION SHALL BE REMOVED CAPPED AND PLUGGED. ENGINEER SHALL DETERMINE WHICH UTILITIES ARE ABANDONED.

THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

CONTRACTOR SHALL CONTACT THE UNIVERSITY OF UTAH SURVEY DEPARTMENT TO MARK ALL EXISTING UTILITIES A MINIMUM OF TWO WEEKS PRIOR TO ANY DIGGING. LENARD BARNEY 801-585-5070

CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.

ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

CONTRACTOR IS RESPONSIBLE FOR THE COST AND SCHEDULING OF REQUIRED UTILITIES TO THE PROJECT.

ALL WATERLINES TO BE BURIED WITH A MINIMUM OF 60 INCHES OF COVER.

ALL RIM ELEVATIONS ARE APPROXIMATE, CONTRACTOR TO ADJUST FINAL RIMS TO GRADE.

ALL UTILITIES ARE TO BE AS-BUILT SURVEYED IN U OF U COORDINATE SYSTEM WITH HORIZONTAL AND VERTICAL INFORMATION.

UTILITY PLAN CONSTRUCTION NOTES:

1. ALL WATER LINES SHALL BE DUCTILE IRON.
2. ALL SEWER LINES SHALL BE SDR-35.
3. ALL WORK SHALL COMPLY WITH SALT LAKE CITY STANDARDS.
4. ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO SALT LAKE CITY STANDARDS, SPECIFICATIONS, AND PLANS.
5. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
7. TRENCH EXCAVATIONS WITHIN EXISTING RIGHT-OF-WAYS SHALL BE BACKFILLED WITH IMPORT MATERIALS CONSISTENT WITH SALT LAKE CITY STANDARDS FOR BACKFILL MATERIALS.
8. COMPACTION TESTING FOR ALL TRENCH EXCAVATIONS WILL BE REQUIRED AT EACH LIFT IN ACCORDANCE WITH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
9. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
10. CONTRACTOR SHALL NOTIFY THE SALT LAKE CITY ENGINEERING INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
11. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
12. EXISTING UTILITIES AND CONNECTIONS POINTS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE SALT LAKE CITY STANDARDS, SPECIFICATIONS, AND PLANS.
14. MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478. CONCRETE BASES SHALL BE POURED IN PLACE OR PRECAST.
15. ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS. ANY UTILITY WORK PERFORMED IN EXISTING RIGHT-OF-WAYS WILL REQUIRE PERMITS FROM SALT LAKE CITY AND SHALL BE COMPLETED IN ACCORDANCE WITH SALT LAKE CITY STANDARDS.
16. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
18. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
19. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.
20. GRAVITY UTILITIES ARE TO BE CONSTRUCTED STARTING AT THE FARTHEST DOWNSTREAM POINT (I.E. POINT OF CONNECTION) AND PROGRESS UPSTREAM.
21. WATERLINES SHALL NOT BE INSTALLED PRIOR TO INSTALLATION OF STORM AND SANITARY SEWER.
22. PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF THE ENGINEER. FAILURE TO OBTAIN PRIOR APPROVAL MAY REQUIRE THE REPLACEMENT OF THE PIPE AT THE CONTRACTOR'S EXPENSE AT THE DISCRETION OF THE ENGINEER, AND SHALL CONFORM TO THE SALT LAKE CITY STANDARDS, SPECIFICATIONS, AND PLANS.
23. LENGTHS OF WATER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTERLINE TO CENTERLINE OF FITTING/BEND.
24. LENGTHS OF STORM DRAIN AND SEWER PIPE ARE THE HORIZONTAL DISTANCES FROM THE INSIDE EDGE OF EACH ADJOINING STRUCTURE. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING LENGTHS.
25. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCHES CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11 (AWWA C-151) (CLASS 50). MEASUREMENTS SHALL BE TAKEN FROM EDGE TO EDGE. ALL CROSSINGS SHALL COMPLY WITH SECTION R309-550-7 OF THE UTAH ADMINISTRATION CODE.
26. NORTHING AND EASTING CALLS ON MANHOLES AND CATCH BASINS REPRESENT CENTER OF RIM/GRATE.
27. FOR ALL UTILITY WORK WITHIN THE RIGHT OF WAY, REFER TO SALT LAKE CITY STANDARD PRACTICES GUIDE AND APWA MODIFICATIONS.
28. CONTRACTOR TO POTHOLE EXISTING GAS MAIN PRIOR TO PLACEMENT OF TREE PLACEMENT IN PARK STRIPS.

40 0 40 80
SCALE OF FEET
FULL SIZE (30x42) 1"=40'

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PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777
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PROJECT TITLE

SUGAR HOUSE - NORTH BUILDING

ISSUE #	DATE	DESCRIPTION
	04/02/2021	Schematic Design

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	TJG
CHECKED BY	TJG
COMMISSION NUMBER	2367.04

SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER

CU100

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3/31/2021 9:39 AM

CORNER OF ASHTON AND S1100E LOOKING EAST

CORNER OF ASHTON AND HIGHLAND LOOKING WEST

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Suite 700
Dallas, TX
75202
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PROJECT TITLE

SUGAR HOUSE - NORTH BUILDING

ISSUE #	DATE	DESCRIPTION
	04/02/2021	SCHEMATIC DESIGN
	06/29/2021	DESIGN DEVELOPMENT

CERTIFICATION

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DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2367.04

SHEET TITLE

RENDERINGS

SHEET NUMBER

G200A

CORNER OF ASHTON AND S1100E LOOKING EAST

CORNER FROM FAIRMONT PARK LOOKING SOUTHEAST

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PROJECT TITLE

SUGAR HOUSE - NORTH BUILDING

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	06/29/2021	DESIGN DEVELOPMENT

CERTIFICATION

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COMMISSION NUMBER	2367.04

SHEET TITLE

RENDERINGS

SHEET NUMBER

G200B

CENTERED ON S1100E LOOKING EAST

FROM ASHTON LOOKING SOUTHWEST

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PROJECT TITLE

SUGAR HOUSE - NORTH BUILDING

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

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DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2367.04

SHEET TITLE

RENDERINGS

SHEET NUMBER

G200C

SITE PLAN GENERAL NOTES:

1.ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS (INCLUDING OTHER DISCIPLINES), PROJECT MANUAL/SPECIFICATIONS, GENERAL NOTES, SHEET SPECIFICATION NOTES, SYMBOL, LEGENDS AND ABBREVIATIONS.
2. SEE ARCH DRAWINGS A632 FOR BASE OF WALL DETAILS INCLUDING REQUIRED MINIMUM VERTICAL CLEARANCES FROM BOTTOM OF EXTERIOR FINISH TO EXTERIOR PAVINGS AND GRADING ELEVATIONS. EXTERIOR FINISH MANUFACTURERS HAVE STRICT MINIMUM CLEARANCE REQUIREMENTS THAT MUST BE MAINTAINED IN ORDER TO MEETING MANUFACTURER'S WARRANTIES. CONTRACTOR SHALL COORDINATE BASE OF WALL DETAILS WITH FINAL PAVING AND GRADING ELEVATIONS AS INDICATED IN CIVIL DRAWINGS.
3. DO NOT SCALE THE DRAWINGS, SHOULD ANY CONFLICT ARISE IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECTURE FOR INTERPRETATION.
4. SEE PROJECT MANUAL DIVISION 01 FOR GENERAL PROJECT PROCEDURAL.
5. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPING, EXTERIOR FENCE ENCLOSURE AND SIGNAGE, BIKE RACKS AND SPECIALTY PAVING INFORMATION.
6. REFER TO CIVIL DRAWINGS FOR SITE UTILITIES, PAVING, DRAINAGE AND GRADING.
7. REFER TO G120 FOR CODE SUMMARY AND TO G121 - G127 FOR CODE PLANS AND SECTIONS.
8.REFER TO EXTERIOR ELEVATIONS & ELECTRICAL DRAWINGS FOR ADDITIONAL EXTERIOR LIGHTING INFORMATION.
9.BUILDING FIRST FLOOR ELEVATIONS OF 100'-0" EQUATES TO CIVIL ELEVATION OF ***840.00***. SEE CIVIL DRAWINGS FOR RELATED INFORMATION INCLUDING EXTERIOR GRADING AND VERTICAL CONTROL.

PARK

PARKING & SERVICES

RESIDENTIAL

PARKING COUNT

NORTH BUILDING
- 219 STANDARD STALLS
- 12 ELEC. VEHICLE STALLS
- 7 ADA STALLS
- **238 TOTAL STALLS**

S 1100E

S HIGHLAND DR

ASHTON AVE

BIKE LANE

NORTH BUILDING

78 PARKING SPACES

RAMP UP 5.5%

PROPERTY LINE

19-6' TOWER STEPBACK

10' TOWER STEPBACK

15' TOWER STEPBACK

183' - 11"

229' - 6 97/128"

229' - 4 33/128"

265' - 5"

26' - 1 151/256"

25' - 6 1/2"

68' - 0 7/128"

138' - 6 51/64"

+4360

+4366.5

+4364

EXISTING SINGLE STORY PLAZA

EXISTING 3 STORY BUILDING

EXISTING SINGLE STORY BUILDING

1 A010 SITE
1" = 20'-0"

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PROJECT TITLE

SUGAR HOUSE - NORTH BUILDING

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CHECKED BY	Checker
COMMISSION NUMBER	2367.04

SHEET TITLE

SITE PLAN

SHEET NUMBER

A010

PROJECT LOCATION

PROJECT TEAM

OWNER / APPLICANT:

ATRE
3100 Pinbrook Road STE 1250-C
Park City, UT ZIP
Phone: 435.214.7431
Contact: Michael Augustine

Architect:

Boarman Kroos Vogel Group, Inc
222 North Second Street
Dallas, TX 75202
Phone: 469.405.1196
Fax:
Contact: Sam Watkins

Civil:

Psomas
4179 Riverboat Road, STE 200
Salt Lake City, UT 74123
Phone: 801.270.5777
Contact: Scott Rocke

Landscape:

Studio Outside
824 Exposition Ave. STE 5
Dallas, TX 75226
Phone: 214.954.7160
Contact: Brian Halsell

Structural Engineering:

BHB Engineers
2766 South Main Street
Salt Lake City, UT 84115
Phone: 801.355.5656
Contact: Chris Hofheins

Mechanical Engineering:

Boarman Kroos Vogel Group, Inc
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Mechanical Engineer's Name

Electrical Engineering:

Boarman Kroos Vogel Group, Inc
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Electrical Engineer's Name

Pool Consultant:

COMPANY NAME
ADDRESS
CITY, STATE ZIP
Phone: XXX.XXX.XXXX
Fax: XXX.XXX.XXXX
Contact: Person

Fire Consultant:

COMPANY NAME
ADDRESS
CITY, STATE ZIP
Phone: XXX.XXX.XXXX
Fax: XXX.XXX.XXXX
Contact: Person

Kitchen Consultant:

COMPANY NAME
ADDRESS
CITY, STATE ZIP
Phone: XXX.XXX.XXXX
Fax: XXX.XXX.XXXX
Contact: Person

Waste Water Consultant:

COMPANY NAME
ADDRESS
CITY, STATE ZIP
Phone: XXX.XXX.XXXX
Fax: XXX.XXX.XXXX
Contact: Person

ZONING SUMMARY

• ZONE SUGAR HOUSE BUSINESS DISTRICT (CSHBD-1)

• MINIMUM LOT AREA
- 346 TOTAL UNITS (118 UNITS SOUTH BUILDING & 228 UNITS NORTH BUILDING)
- REQUIRED SITE AREA: N/A
- PROVIDED SITE AREA: 1.75 ACRES (76,167 SF)
- MAX LOT COVERAGE: N/A

• HEIGHT AND SETBACK:
- FRONT SETBACK: 0 FT
- REAR SETBACK: 0 FT
- SIDE SETBACK: 0 FT
- MAX SETBACK: 15 FT
- PARKING SETBACK: 15 FT
- MAX HEIGHT: 105 FT

• PARKING:
- BIKE PARKING: 5% OF REQUIRED SPACES, 5 REQUIRED, 39 PROVIDED
  - PROVIDED: 1784 SF OF SECURE INDOOR BIKE STORAGE, REFER TO SHEET A101 FOR LOCATION.
- EV PARKING: 1 PER 25 SPACES, 4.2 REQUIRED, 5 SPACES PROVIDED
- 86 REQUIRED, 107 PARKING SPACES PROVIDED,
- HANDICAP: 1 PER 50, 5 PROVIDED
- VAN SPACE: 1 PER 6, 3 PROVIDED
- COMPACT: NOT ALLOWED

• AGGREGATE STREET LEVEL USE SHALL NOT EXCEED 50% OF FLOOR LEVEL
• GARAGE PARKING MUST BE SCREENED
• STALL SIZE: 8'-3" x 17'-6" @ 24'-10 AISLES
8'-6" x 17'-6" @ 24'-1" AISLES
COMPACT: NOT ALLOWED

• LOADING REQUIRED:
- 1 PER 200,000 SF (10' x 35')

• LOADING PROVIDED:
- LARGE: 581 SF OF SPACE PROVIDED

PROJECT SUMMARY

Sugar House - SLC, UTAH - South Building Co-living — **4/2/2021**

Unit Type	Level	Amenities & Support: Lobby/Leasing	Amenity Living Room	Study	MEP & Services	Loading& Trash	Parking Area	Parking Count	Tabulations: Gross Building Area	GRSF	NRSF	Efficiency (NRSF / (GROSS BLDG - PARKING))
Area (SF)												
	G	3,552			2,165	1,045	12,486	30	20,024			
	2			2,545	42		18,649	49	21,868			
	3			2,545	42		13,705	28	16,924			
	4 -7		1,464		160				13,362	11,738	8,860	66.31%
	8		1,449		158				12,023	10,416	7,499	62.37%
Unit per Type		3,552	7,305	5,090	3,047	1,045	44,839	107	124,286	57,367	42,939	54.0%
Parking Ratio							419	Area/space				
Parking Requested 1.1/unit							0.91	Parking Ratio				
Total Parking Provided								(Per unit)				
Standard parking												
Electric parking												
Handicapped parking												
Bike parking												
Total Unit												
Bed Count												
NRSF by Type												
NRSF Ave. unit												
Unit Mix												

22.103	Site Area	0.51 Acres
232.6	Density	= Total units / Acreage
0.99	Lot Coverage	= Ground Floor/Site Area
79.447	GFA	= Gross Bldg Area - Parking Area
3.59	FAR	= GFA / Site Area

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222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

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CONSULTANTS

PROJECT TITLE

SUGAR HOUSE - SOUTH BUILDING

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2367.04

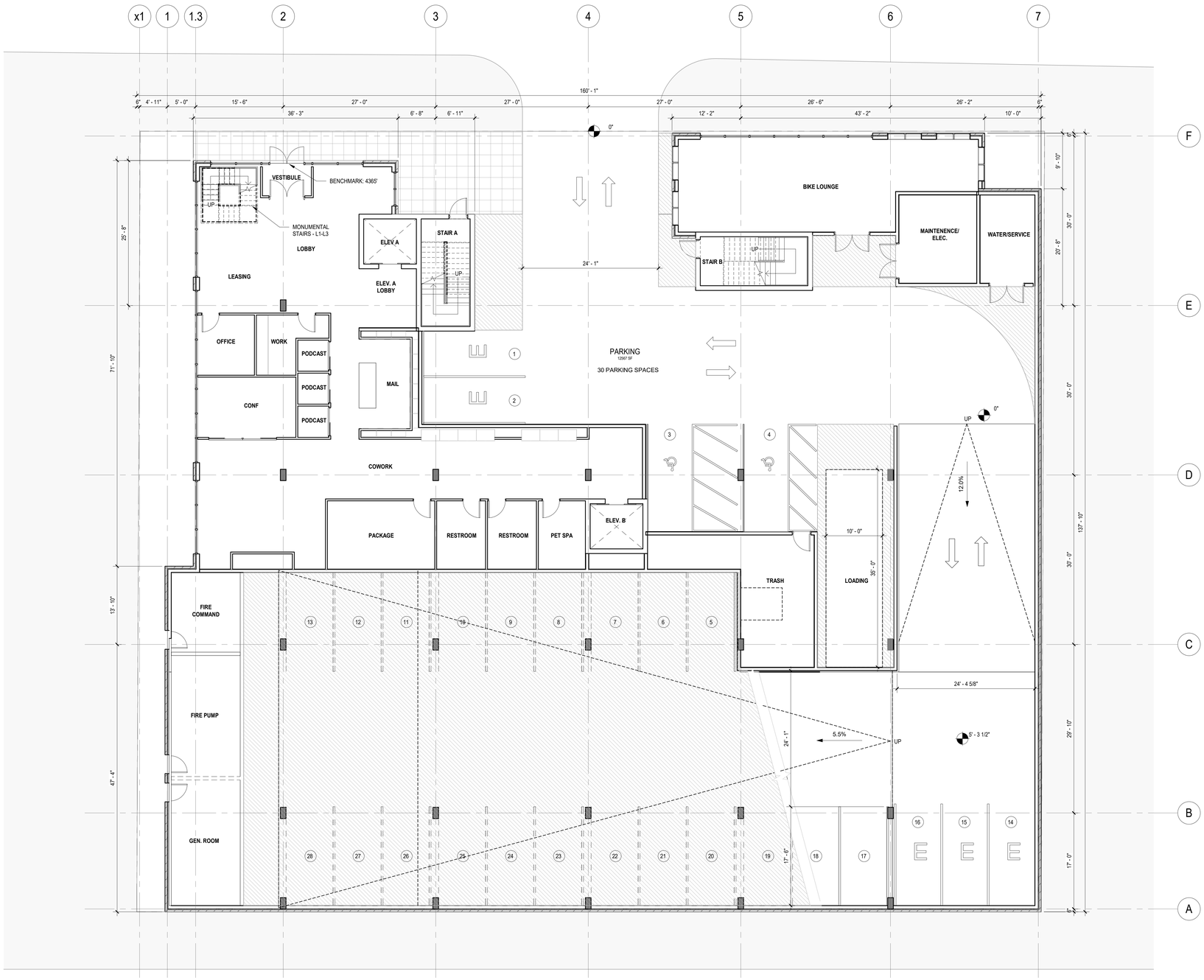
SHEET TITLE

DRT PROJECT INFORMATION

SHEET NUMBER

G101B

BIM 360://2367-04 Sugar House/2367-04 Sugar House South_AI_2021.rvt
4/2/2021 4:45:56 PM



1 A101 LEVEL 1
1/8" = 1'-0"

ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS..
2. REFER TO SHEET A140 FOR OVERALL ROOF PLAN, NOTES, MATERIALS, ROOF SLOPES AND DRAINAGE INFO.
3. REFER TO A200 SERIES FOR ENLARGED UNIT FLOOR PLANS INCLUDING PLAN DIMENSIONS AND WALL TYPES.
4. REFER TO A400 SERIES FOR EXTERIOR ELEVATIONS, INCLUDING EXTERIOR MATERIALS AND WINDOW TYPES.
5. REFER TO A550 SERIES FOR WALL SECTIONS.
6. REFER TO A800 SERIES FOR INTERIOR ELEVATIONS.
7. REFER TO A850 SERIES FOR UNIT KITCHEN AND BATH ELEVATIONS AND DETAILS.
8. REFER TO A900 SERIES FOR DOOR SCHEDULE AND FRAME TYPES AND DETAILS.
9. SEE INTERIORS SHEETS FOR FINISH SCHEDULES, FINISH PLANS AND FURNITURE PLANS.
10. ALL OUTSIDE CORNERS AT ALL COMMON AREAS INCLUDING CORRIDORS OF GYP. BOARD WALLS TO RECEIVE CORNER GUARDS AS SPECIFIED. ALL WALLS AT TRASH ROOMS TO RECEIVE CORNER GUARDS AS SPECIFIED.
11. REMOVE ALL BARCODE, TAGS, ETC. FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION. ROTATE PERMANENT MARKINGS TO CONCEAL.
12. BUILDING FIRST FLOOR ELEVATION OF 100'-0" EQUATES TO CIVIL ELEVATION OF 890.60. SEE CIVIL DRAWINGS FOR RELATED INFORMATION INCLUDING EXTERIOR GRADING AND VERTICAL CONTROL.
13. ROOM NUMBERS SHOWN CORRESPOND WITH LEVEL, EXAMPLE 200 SERIES AT THE 2ND LEVEL, ETC.

DIMENSIONING/LAYOUT NOTES

1. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN TO:
   - A. THE CENTER LINE OF STUD AT INTERIOR WALLS VND
   - B. THE FACE OF GYP. BD AT CORRIDOR WALLS (GRID @ CORRIDOR SIDE)
   - C. THE CENTERLINE OF UNIT SEPARATION WALLS (GRID @ CENTERLINE)
   - D. THE OUTSIDE FACE OF MATERIAL AT EXTERIOR WALLS (GRID).
2. SEE ENLARGED PLANS FOR COMMON AREA DIMENSIONS AND NOTES
3. SEE ENLARGED UNIT PLANS FOR UNIT AND UNIT ENTRY BAY DIMENSIONS, WALL TYPES AND NOTES.

WALL TYPE NOTES

1. WALL TYPES ARE DESIGNATED WITH SYMBOL
2. REFER TO SHEETS A601 AND A602 FOR INTERIOR AND EXTERIOR WALL TYPES. REFER TO SHEETS A603, A604 AND A605 FOR CONSTRUCTION TYPES AND RELATED DETAILS.

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Minneapolis, MN
55401
612.339.3752

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PROJECT TITLE

SUGAR HOUSE - SOUTH BUILDING

ISSUE #	DATE	DESCRIPTION
	04/02/2021	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
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COMMISSION NUMBER	2367.04

SHEET TITLE

LEVEL 1 - OVERALL FLOOR PLAN

SHEET NUMBER

A101

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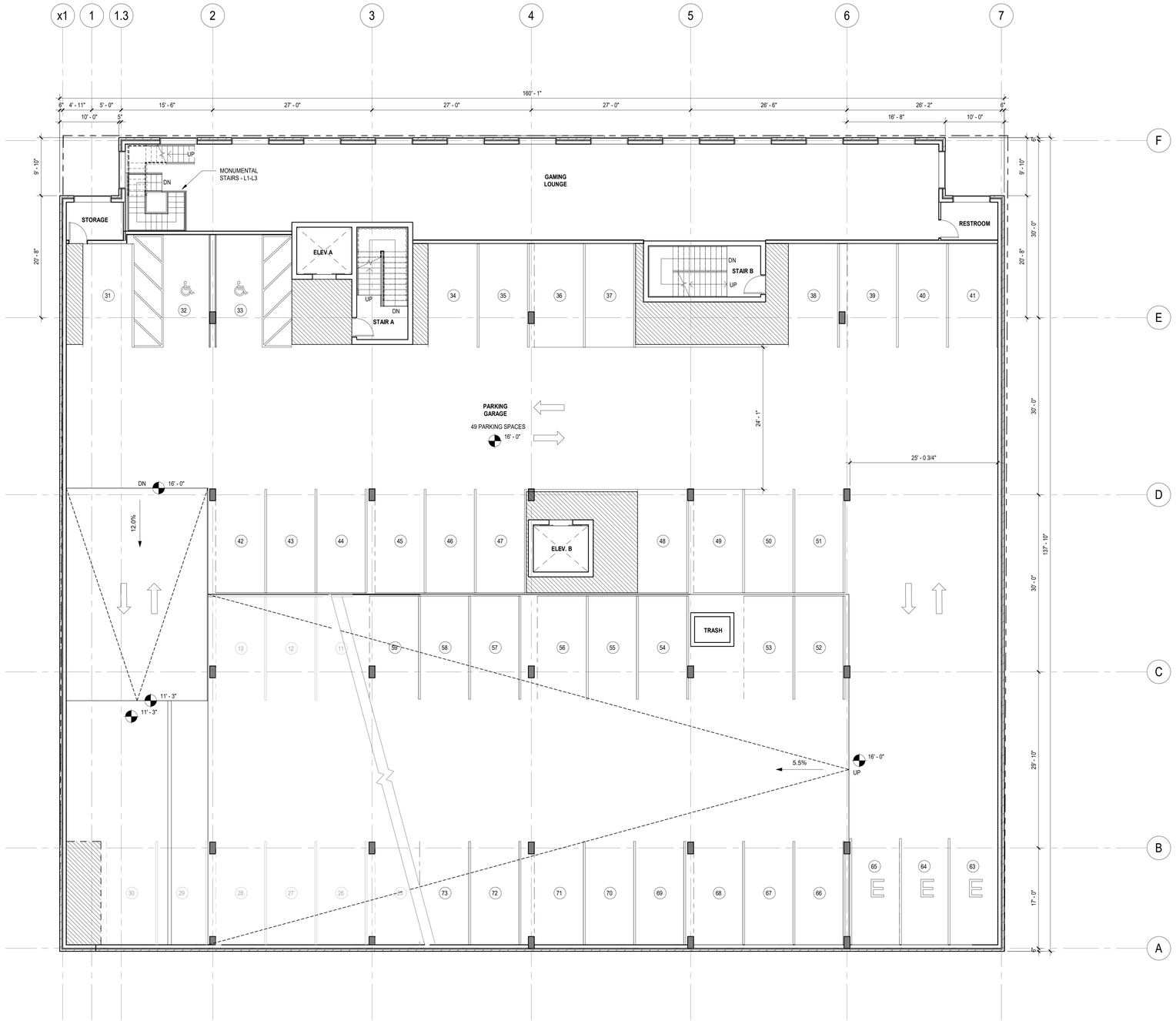

1 A102 LEVEL 2
1/8" = 1'-0"

ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS..
2. REFER TO SHEET A140 FOR OVERALL ROOF PLAN, NOTES, MATERIALS, ROOF SLOPES AND DRAINAGE INFO.
3. REFER TO A200 SERIES FOR ENLARGED UNIT FLOOR PLANS INCLUDING PLAN DIMENSIONS AND WALL TYPES.
4. REFER TO A400 SERIES FOR EXTERIOR ELEVATIONS, INCLUDING EXTERIOR MATERIALS AND WINDOW TYPES.
5. REFER TO A550 SERIES FOR WALL SECTIONS.
6. REFER TO A800 SERIES FOR INTERIOR ELEVATIONS.
7. REFER TO A850 SERIES FOR UNIT KITCHEN AND BATH ELEVATIONS AND DETAILS.
8. REFER TO A900 SERIES FOR DOOR SCHEDULE AND FRAME TYPES AND DETAILS.
9. SEE INTERIORS SHEETS FOR FINISH SCHEDULES, FINISH PLANS AND FURNITURE PLANS.
10. ALL OUTSIDE CORNERS AT ALL COMMON AREAS INCLUDING CORRIDORS OF GYP. BOARD WALLS TO RECEIVE CORNER GUARDS AS SPECIFIED. ALL WALLS AT TRASH ROOMS TO RECEIVE CORNER GUARDS AS SPECIFIED.
11. REMOVE ALL BARCODE, TAGS, ETC. FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION. ROTATE PERMANENT MARKINGS TO CONCEAL.
12. BUILDING FIRST FLOOR ELEVATION OF 100'-0" EQUATES TO CIVIL ELEVATION OF 890.60. SEE CIVIL DRAWINGS FOR RELATED INFORMATION INCLUDING EXTERIOR GRADING AND VERTICAL CONTROL.
13. ROOM NUMBERS SHOWN CORRESPOND WITH LEVEL, EXAMPLE 200 SERIES AT THE 2ND LEVEL, ETC.

DIMENSIONING/LAYOUT NOTES

1. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN TO:
   - A. THE CENTER LINE OF STUD AT INTERIOR WALLS VND
   - B. THE FACE OF GYP. BD AT CORRIDOR WALLS (GRID @ CORRIDOR SIDE)
   - C. THE CENTERLINE OF UNIT SEPARATION WALLS (GRID @ CENTERLINE)
   - D. THE OUTSIDE FACE OF MATERIAL AT EXTERIOR WALLS (GRID).
2. SEE ENLARGED PLANS FOR COMMON AREA DIMENSIONS AND NOTES
3. SEE ENLARGED UNIT PLANS FOR UNIT AND UNIT ENTRY BAY DIMENSIONS, WALL TYPES AND NOTES.

WALL TYPE NOTES

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SHEET TITLE

LEVEL 2 - OVERALL FLOOR PLAN

SHEET NUMBER

A102

TRUE NORTH PLAN NORTH

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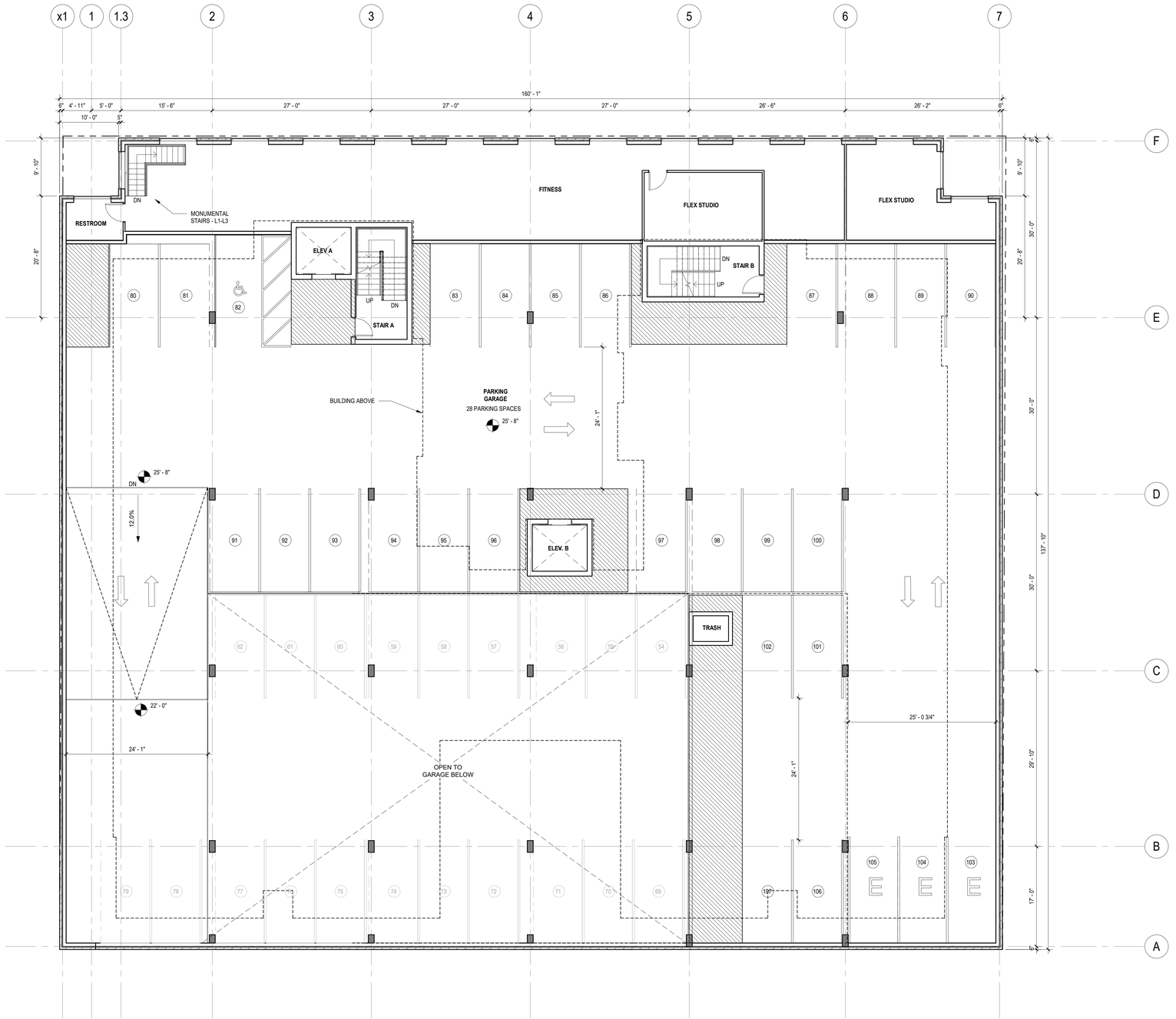

1 A103 LEVEL 3
1/8" = 1'-0"

ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS..
2. REFER TO SHEET A140 FOR OVERALL ROOF PLAN, NOTES, MATERIALS, ROOF SLOPES AND DRAINAGE INFO.
3. REFER TO A200 SERIES FOR ENLARGED UNIT FLOOR PLANS INCLUDING PLAN DIMENSIONS AND WALL TYPES.
4. REFER TO A400 SERIES FOR EXTERIOR ELEVATIONS, INCLUDING EXTERIOR MATERIALS AND WINDOW TYPES.
5. REFER TO A550 SERIES FOR WALL SECTIONS.
6. REFER TO A800 SERIES FOR INTERIOR ELEVATIONS.
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12. BUILDING FIRST FLOOR ELEVATION OF 100'-0" EQUATES TO CIVIL ELEVATION OF 890.60. SEE CIVIL DRAWINGS FOR RELATED INFORMATION INCLUDING EXTERIOR GRADING AND VERTICAL CONTROL.
13. ROOM NUMBERS SHOWN CORRESPOND WITH LEVEL, EXAMPLE 200 SERIES AT THE 2ND LEVEL, ETC.

DIMENSIONING/LAYOUT NOTES

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   - B. THE FACE OF GYP. BD AT CORRIDOR WALLS (GRID @ CORRIDOR SIDE)
   - C. THE CENTERLINE OF UNIT SEPARATION WALLS (GRID @ CENTERLINE)
   - D. THE OUTSIDE FACE OF MATERIAL AT EXTERIOR WALLS (GRID).
2. SEE ENLARGED PLANS FOR COMMON AREA DIMENSIONS AND NOTES
3. SEE ENLARGED UNIT PLANS FOR UNIT AND UNIT ENTRY BAY DIMENSIONS, WALL TYPES AND NOTES.

WALL TYPE NOTES

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SHEET TITLE

LEVEL 3 - OVERALL FLOOR PLAN

SHEET NUMBER

A103

TRUE NORTH PLAN NORTH

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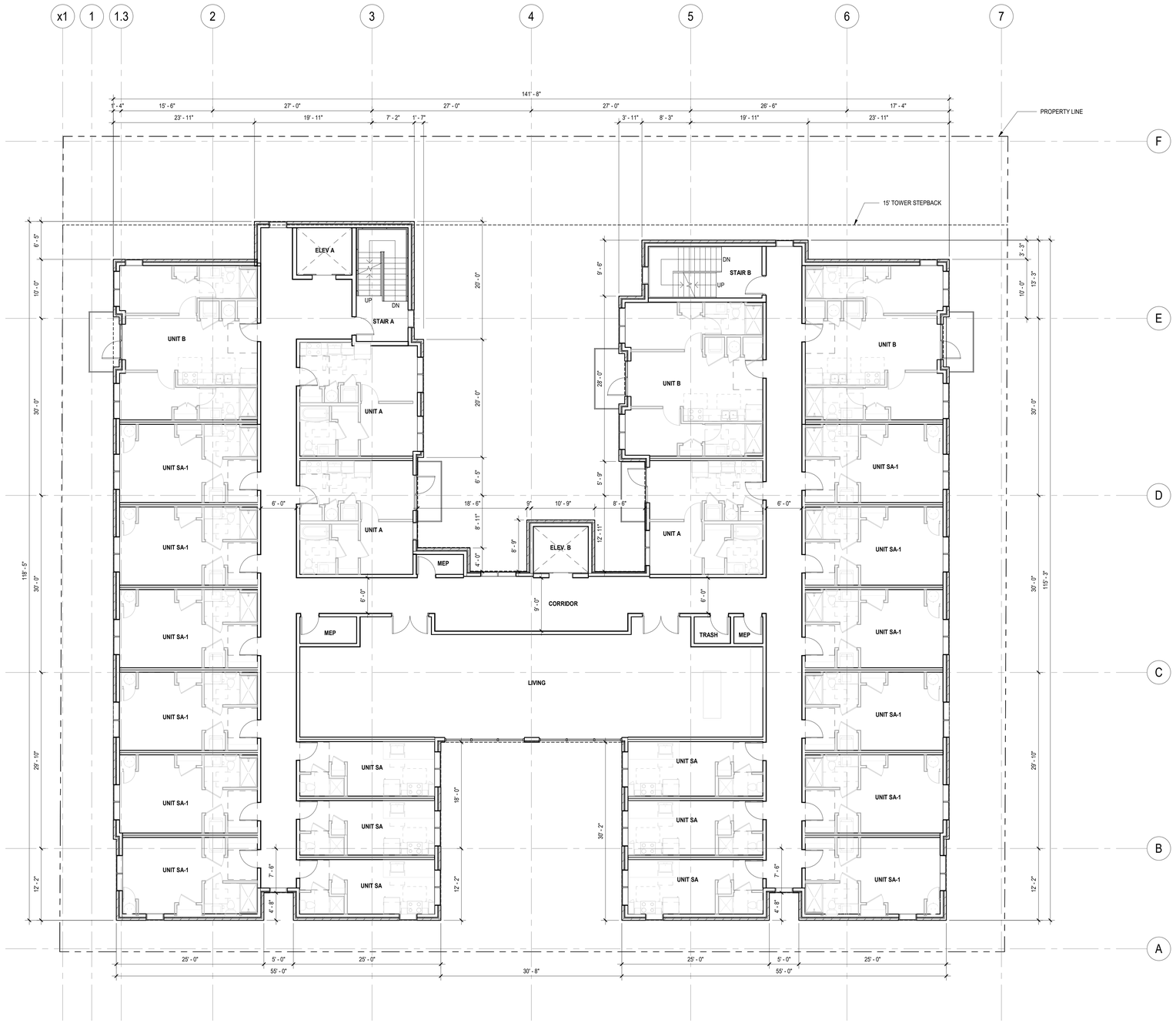

1 A104 LEVEL 4
1/8" = 1'-0"

ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS..
2. REFER TO SHEET A140 FOR OVERALL ROOF PLAN, NOTES, MATERIALS, ROOF SLOPES AND DRAINAGE INFO.
3. REFER TO A200 SERIES FOR ENLARGED UNIT FLOOR PLANS INCLUDING PLAN DIMENSIONS AND WALL TYPES.
4. REFER TO A400 SERIES FOR EXTERIOR ELEVATIONS, INCLUDING EXTERIOR MATERIALS AND WINDOW TYPES.
5. REFER TO A550 SERIES FOR WALL SECTIONS.
6. REFER TO A800 SERIES FOR INTERIOR ELEVATIONS.
7. REFER TO A850 SERIES FOR UNIT KITCHEN AND BATH ELEVATIONS AND DETAILS.
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SHEET TITLE

LEVEL 4-7 - OVERALL FLOOR PLAN

SHEET NUMBER

A104

TRUE NORTH PLAN NORTH

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1 A105 LEVEL 8
1/8" = 1'-0"

ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS..
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7. REFER TO A850 SERIES FOR UNIT KITCHEN AND BATH ELEVATIONS AND DETAILS.
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13. ROOM NUMBERS SHOWN CORRESPOND WITH LEVEL, EXAMPLE 200 SERIES AT THE 2ND LEVEL, ETC.

DIMENSIONING/LAYOUT NOTES

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   - A. THE CENTER LINE OF STUD AT INTERIOR WALLS VND
   - B. THE FACE OF GYP. BD AT CORRIDOR WALLS (GRID @ CORRIDOR SIDE)
   - C. THE CENTERLINE OF UNIT SEPARATION WALLS (GRID @ CENTERLINE)
   - D. THE OUTSIDE FACE OF MATERIAL AT EXTERIOR WALLS (GRID).
2. SEE ENLARGED PLANS FOR COMMON AREA DIMENSIONS AND NOTES
3. SEE ENLARGED UNIT PLANS FOR UNIT AND UNIT ENTRY BAY DIMENSIONS, WALL TYPES AND NOTES.

WALL TYPE NOTES

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PROJECT TITLE

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SHEET TITLE

LEVEL 8 - OVERALL FLOOR PLAN

SHEET NUMBER

A105

TRUE NORTH PLAN NORTH

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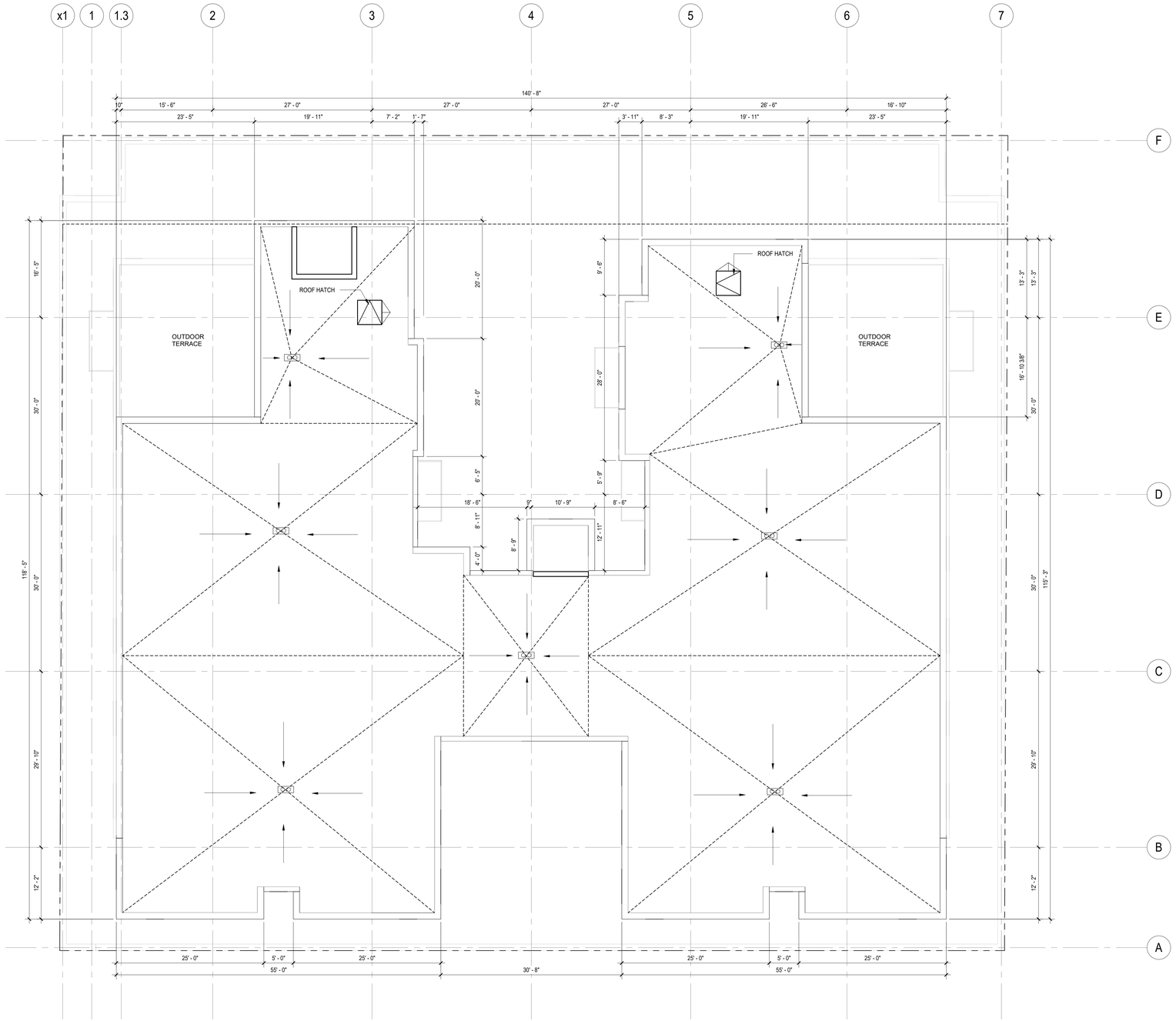

1 A140 ROOF
1/8" = 1'-0"

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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A140

TRUE NORTH PLAN NORTH

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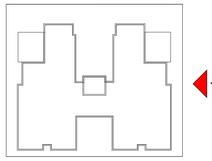
1 A401 EAST ELEVATION
1/8" = 1'-0"

1	STUCCO MATTE BLACK COLOR	6	CONCRETE BLOCK	11	METAL MESH DARK BRONZE COLOR
2	STUCCO GREY COLOR	7	ALUMINUM WINDOW BLACK COLOR	12	INDUSTRIAL STOREFRONT BLACK COLOR
3	FACE BRICK MASONRY VENEER	8	ALUMINUM DOOR BLACK COLOR	13	CNC CORTEN STEEL BROWN COLOR
4	FACE BRICK MASONRY VENEER	9	ALUMINUM STOREFRONT BLACK COLOR	14	WOOD PANEL BROWN COLOR
5	FACE BRICK MASONRY VENEER	10	METAL RAILING BALCONY PAINTED BLACK	15	PAINTED ART MURAL



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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A401

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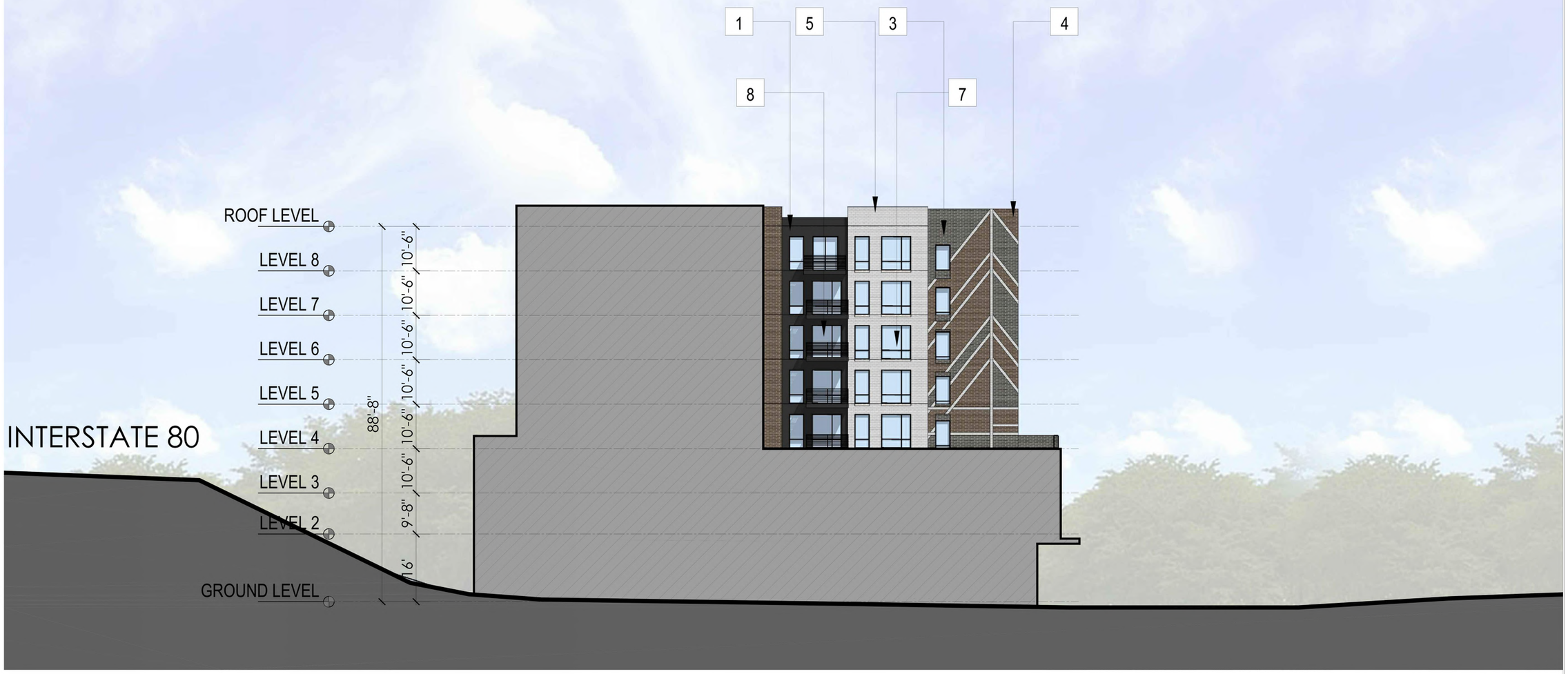
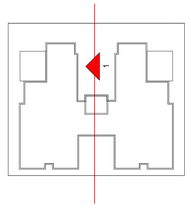


1 / A402 EAST COURTYARD ELEVATION
1/8" = 1'-0"

1	STUCCO MATTE BLACK COLOR	6	CONCRETE BLOCK	11	METAL MESH DARK BRONZE COLOR
2	STUCCO GREY COLOR	7	ALUMINUM WINDOW BLACK COLOR	12	INDUSTRIAL STOREFRONT BLACK COLOR
3	FACE BRICK MASONRY VENEER	8	ALUMINUM DOOR BLACK COLOR	13	CNC CORTEN STEEL BROWN COLOR
4	FACE BRICK MASONRY VENEER	9	ALUMINUM STOREFRONT BLACK COLOR	14	WOOD PANEL BROWN COLOR
5	FACE BRICK MASONRY VENEER	10	METAL RAILING BALCONY PAINTED BLACK	15	PAINTED ART MURAL



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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A402

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1 A403 WEST ELEVATION
1/8" = 1'-0"

1	STUCCO MATTE BLACK COLOR	6	CONCRETE BLOCK	11	METAL MESH DARK BRONZE COLOR
2	STUCCO GREY COLOR	7	ALUMINUM WINDOW BLACK COLOR	12	INDUSTRIAL STOREFRONT BLACK COLOR
3	FACE BRICK MASONRY VENEER	8	ALUMINUM DOOR BLACK COLOR	13	CNC CORTEN STEEL BROWN COLOR
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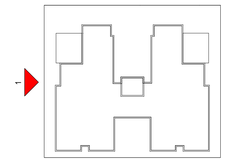
5	FACE BRICK MASONRY VENEER	10	METAL RAILING BALCONY PAINTED BLACK	15	PAINTED ART MURAL



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EXTERIOR ELEVATIONS

SHEET NUMBER

A403

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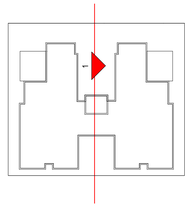
1 A404 WEST COURTYARD ELEVATION
1/8" = 1'-0"

1	STUCCO MATTE BLACK COLOR	6	CONCRETE BLOCK	11	METAL MESH DARK BRONZE COLOR
2	STUCCO GREY COLOR	7	ALUMINUM WINDOW BLACK COLOR	12	INDUSTRIAL STOREFRONT BLACK COLOR
3	FACE BRICK MASONRY VENEER	8	ALUMINUM DOOR BLACK COLOR	13	CNC CORTEN STEEL BROWN COLOR
4	FACE BRICK MASONRY VENEER	9	ALUMINUM STOREFRONT BLACK COLOR	14	WOOD PANEL BROWN COLOR
5	FACE BRICK MASONRY VENEER	10	METAL RAILING BALCONY PAINTED BLACK	15	PAINTED ART MURAL



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	04/02/2021	SCHEMATIC DESIGN

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NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2367.04

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

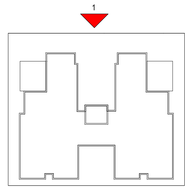
A404

BIM 360://2367-04 Sugar House/2367-04 Sugar House South_AI_2021.rvt
4/2/2021 4:45:13 PM

1 A405 NORTH ELEVATION
1/8" = 1'-0"

80% OF DURABLE MATERIAL REQUIRED AT GROUND LEVEL, 100% PROVIDED
60% OF DURABLE MATERIAL REQUIRED AT UPPER LEVELS, 90% PROVIDED
40% OF WALL AREA OCCUPIED BY GLASS REQUIRED BETWEEN 3'-8', 67% PROVIDED

1	STUCCO MATTE BLACK COLOR	6	CONCRETE BLOCK	11	METAL MESH DARK BRONZE COLOR
2	STUCCO GREY COLOR	7	ALUMINUM WINDOW BLACK COLOR	12	INDUSTRIAL STOREFRONT BLACK COLOR
3	FACE BRICK MASONRY VENEER	8	ALUMINUM DOOR BLACK COLOR	13	CNC CORTEN STEEL BROWN COLOR
4	FACE BRICK MASONRY VENEER	9	ALUMINUM STOREFRONT BLACK COLOR	14	WOOD PANEL BROWN COLOR
5	FACE BRICK MASONRY VENEER	10	METAL RAILING BALCONY PAINTED BLACK	15	PAINTED ART MURAL



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222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

SUGAR HOUSE - SOUTH BUILDING

ISSUE #	DATE	DESCRIPTION
	04/02/2021	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
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COMMISSION NUMBER	2367.04

SHEET TITLE

EXTERIOR ELEVATIONS

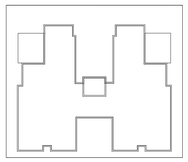
SHEET NUMBER

A405

BIM 360://2367-04 Sugar House/2367-04 Sugar House South_AI_2021.rvt
4/2/2021 4:45:16 PM

1 A406 SOUTH ELEVATION
1/8" = 1'-0"

1	STUCCO MATTE BLACK COLOR	6	CONCRETE BLOCK	11	METAL MESH DARK BRONZE COLOR
2	STUCCO GREY COLOR	7	ALUMINUM WINDOW BLACK COLOR	12	INDUSTRIAL STOREFRONT BLACK COLOR
3	FACE BRICK MASONRY VENEER	8	ALUMINUM DOOR BLACK COLOR	13	CNC CORTEN STEEL BROWN COLOR
4	FACE BRICK MASONRY VENEER	9	ALUMINUM STOREFRONT BLACK COLOR	14	WOOD PANEL BROWN COLOR
5	FACE BRICK MASONRY VENEER	10	METAL RAILING BALCONY PAINTED BLACK	15	PAINTED ART MURAL



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PROJECT TITLE

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CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
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COMMISSION NUMBER	2367.04

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A406

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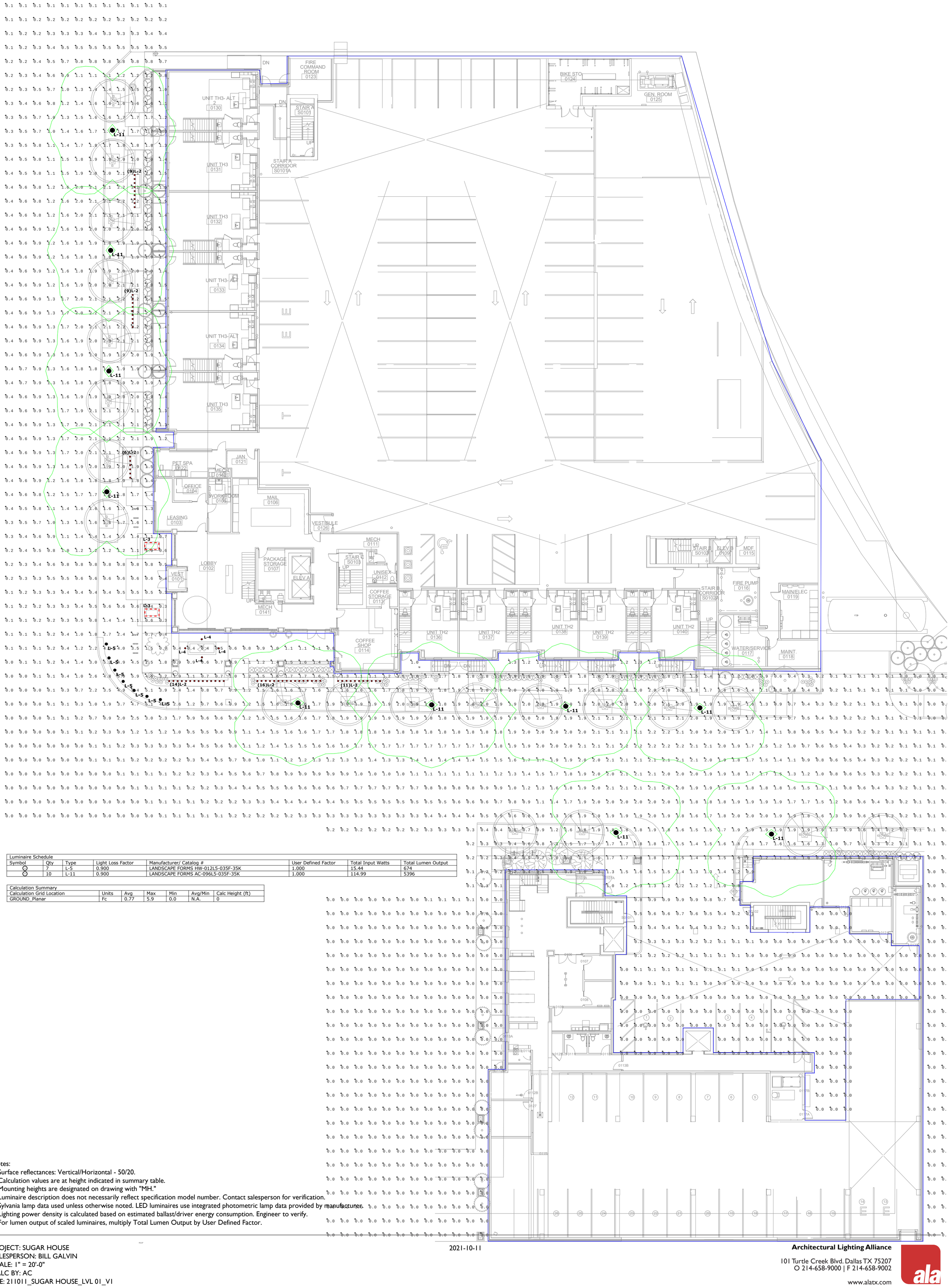


Luminaire Schedule							
Symbol	Qty	Type	Light Loss Factor	Manufacturer/ Catalog #	User Defined Factor	Total Input Watts	Total Lumen Output
⊙	7	L-5	0.900	LANDSCAPE FORMS HW-012L5-035F-35K	1.000	15.44	674
⊙	10	L-11	0.900	LANDSCAPE FORMS AC-096L5-035F-35K	1.000	114.99	5396

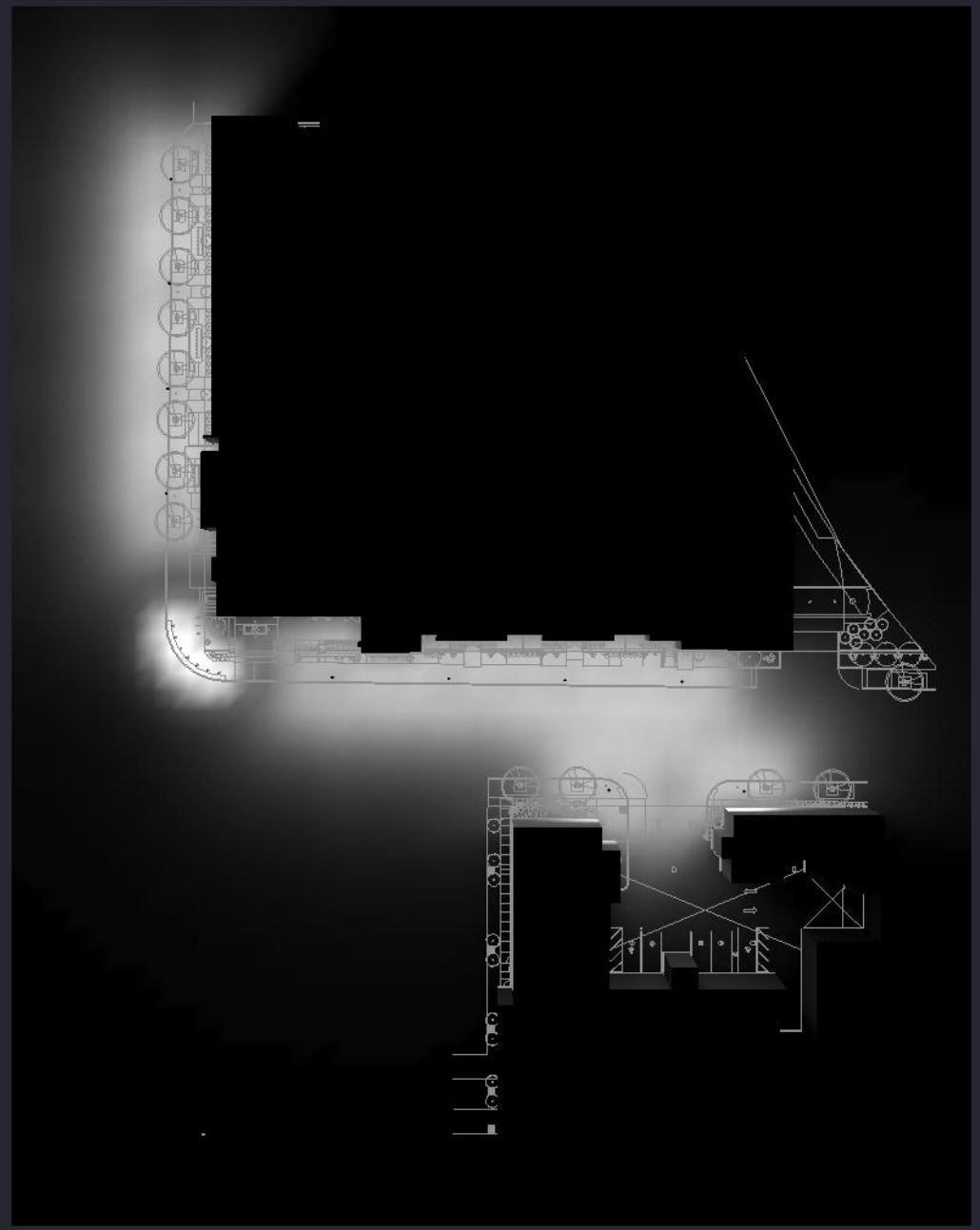
Calculation Summary						
Calculation Grid Location	Units	Avg	Max	Min	Avg/Min	Calc Height (ft)
GROUND_Planar	Fc	0.77	5.9	0.0	N.A.	0

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: SUGAR HOUSE
SALESPERSON: BILL GALVIN
SCALE: 1" = 20'-0"
CALC BY: AC
FILE: 211011_SUGAR HOUSE_LVL 01_V1

2021-10-11

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com



PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL
14. ALL LIME STABILIZED SOIL & INORGANIC FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS AND REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL @ THE FOLLOWING DEPTHS:
    - 12" @ TURF GRASS AREAS
    - 24" @ SHRUB & GROUNDCOVER AREAS
    - DEPTH OF ROOTBALL & 2X ROOTBALL WIDTH @ TREES

IRRIGATION NOTES:

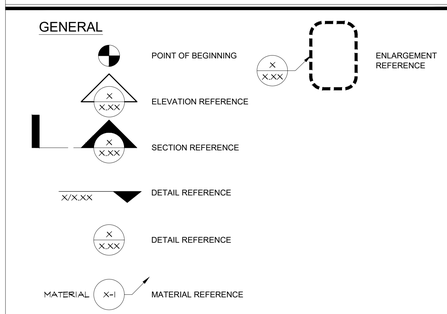
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION DUE TO IRRIGATION SYSTEM "DOWN TIME" IS TO BE REPLACED AT NO COST THE OWNER.
6. IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

GENERAL NOTES:

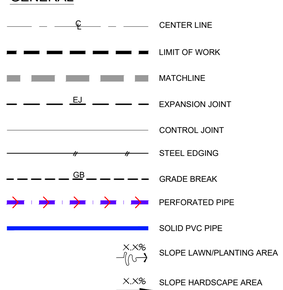
1. WARNING!!!!!!!!! CALL BEFORE YOU DIG!!!!!! TOLL FREE 811
2. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
4. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
5. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
6. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
7. EASEMENTS SETBACKS, BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
8. STUDIO OUTSIDE ASSUMES NO RESPONSIBILITY FOR DAMAGES. LIABILITIES, OR COST RESULTING FROM CHANGES OR ALTERATIONS MADE TO THE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO OUTSIDE.

SYMBOL LEGEND:

GENERAL



GENERAL



ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

MATERIALS LEGEND:

PAVING

CALLOUT	TYPE	SUPPLIER / MANUFACTURER	MODEL / STYLE	COLOR	FINISH	SIZE	THICKNESS	PATTERN	INSTALLATION	CONTACT	MOCK-UP	SHOP DRAWINGS	SAMPLES	NOTES
P-2	Concrete Pavers	Hanover	Plankstone/ Traditonal Brick	Limestone Gray	Square Edge	4"x8"	2"	Running Bond	Ref. Details/Specs	hanoverpavers.com	Yes	No	No	Sand set
P-3	Porcelain Pavers (Wood)	Daltile	Saddle Brook	SD14 Farmhouse	Glazed	6"x36"	2CM	Running Bond	Ref. Details/Specs	daltile.com	Yes	No	No	
P-4	Porcelain Pavers (Gray)	Crossville	Portugal	PTG06-Madiera Reserve (Warm	Standard	6"x24"	2CM	Running Bond	Ref. Details/Specs	crossvilleinc.com	Yes	No	No	Sand set
P-5	Paving (Integral Color)	Scofield Colors	Cast-in-place Concrete	Shadow Slate	TopCast 05 (surface retarder finish)	N/A	4" Min.	N/A	Ref. Details/Specs	Scofield scofield.com	Yes	No	No	Dayton Superior (800-745-3700)
P-6	Detectable Warning Plate	D & L Foundry (or Approved Equal)	NA	NA	NA	12"x12"	3"	Stacked Bond	Ref. Details/Specs	dlfoundry.com	Yes	No	No	
P-7	Concrete Pavers	Hanover	PrestStone/ PrestBrick	Limestone Gray	Tudor	3"x9"	2"	Running Bond	Ref. Details/Specs	hanoverpavers.com	Yes	No	No	
P-8	Concrete Paving	N/A	Cast-in-place Concrete	N/A	Brush Finish	N/A	4" Min.	N/A	Ref. Details/Specs	N/A	No	No	No	

GRAVEL

CALLOUT	TYPE	SUPPLIER / MANUFACTURER	MODEL / STYLE	COLOR	FINISH	SIZE	THICKNESS	PATTERN	INSTALLATION	CONTACT	MOCK-UP	SHOP DRAWINGS	SAMPLES	NOTES
G-2	Decorative Rock	American Stone	Twilight Gray Crushed	Twightlight Gray	Standard	3/4"-1"	Ref. Details	N/A	Ref. Details/Specs	801.262.4300	No	No	Yes	
G-3	Slag Glass	American Specialty Glass	Slag Glass	TBD	Tumbled	3"-5"	Ref. Details	N/A	Ref. Details/Specs	N/A	No	No	Yes	located at fountains

CONCRETE

CALLOUT	TYPE	SUPPLIER / MANUFACTURER	MODEL / STYLE	COLOR	FINISH	SIZE	THICKNESS	PATTERN	INSTALLATION	CONTACT	MOCK-UP	SHOP DRAWINGS	SAMPLES	NOTES
C-1	Concrete Planter Wall	N/A	Natural Gray	Natural	Smooth Rubbed	Ref. Details	8", tapering	N/A	Ref. Details/Specs	N/A	Yes	Yes	No	
C-2	Concrete Countertop / Runnel Fountain	N/A	Integral Color	TBD	Polished	Ref. Details	6"	N/A	Ref. Details/Specs	N/A	Yes	Yes	No	

STONE

CALLOUT	TYPE	SUPPLIER / MANUFACTURER	MODEL / STYLE	STONE TYPE	FINISH	SIZE	THICKNESS	PATTERN	INSTALLATION	CONTACT	MOCK-UP	SHOP DRAWINGS	SAMPLES	NOTES
ST-1	Stone Block	Delta Stone	Mountain Valley Architectural Boulders	Quartzitic Sandstone	Sawn Sides & Ends w/ Roughback Face	12" height x 18" width x Height	N/A	Staggered Stacking	Ref. Details/Specs	435.654.3336	No	No	No	waterproof all portions of stone coming into contact with soil
ST-4	Stone Cap @ Wall	Delta Stone	Blue Stone	Quartzite	Bush Hammered	14"x24"	12"	Continuous	Ref. Details/Specs	435.654.3336	No	Yes	No	1/16" Joints
ST-5	Stone Countertop	Delta Stone	Blue Stone	Quartzite	Honed	Ref. Details	3CM	N/A	Ref. Details/Specs	435.654.3336	Yes	Yes	Yes	1/16" Joints

METALS

CALLOUT	TYPE	SUPPLIER / MANUFACTURER	MODEL / STYLE	COLOR	FINISH	SIZE	THICKNESS	PATTERN	INSTALLATION	CONTACT	MOCK-UP	SHOP DRAWINGS	SAMPLES	NOTES
M-1	Edging @ Planting	Permaloc	Cleanline	Black	N/A	4" Height	3/16"	N/A	Ref. Details/Specs	permaloc.com/	No	No	Yes	
M-2	Edging @ Gravel	Permaloc	CLeanline	Black	N/A	5" Height	3/16"	N/A	Ref. Details/Specs	permaloc.com/	No	No	Yes	
M-6	Metal Planter Wall	Local Fabricator	Anthracite Metal	Natural	Smooth	Ref. Details	3/8"	N/A	Ref. Details/Specs	N/A	No	Yes	No	Bid. Alt. Weathering Steel
M-10	Paver Grate	Green Blue Urban	Castle Grate	Natural	Standard	60" Square	N/A	N/A	Ref. Details/Specs	Matthew Werle, 865.951.7290	No	Yes	No	Include option for (2) uplights
M-11	Fountain Basin	Local Fabricator	Stainless Steel (Type 316)	Natural	Smooth	Ref. Details	3/8"	N/A	Ref. Details/Specs	N/A	No	Yes	No	
M-12	Runnel Trough	Local Fabricator	Stainless Steel (Type 316)	Natural	Brushed	4" Ht. x 6" Width	3/16"	N/A	Ref. Details/Specs	N/A	No	Yes	No	

WOODS

CALLOUT	TYPE	SUPPLIER / MANUFACTURER	MODEL / STYLE	COLOR	FINISH	SIZE	THICKNESS	PATTERN	INSTALLATION	CONTACT	MOCK-UP	SHOP DRAWINGS	SAMPLES	NOTES
W-1	Wood Slats	Local Source	Ipe (FSC Certified)	Natural	Natural	Ref. Details	Ref. Details	Vertical	Ref. Details/Specs	N/A	Yes	Yes	Yes	Bid. Alt. Kebony (us.kebony.com)
W-2	Wood Veneer	Local Source	Ipe (FSC Certified)	Natural	Natural	Ref. Details	Ref. Details	Horizontal	Ref. Details/Specs	N/A	Yes	Yes	Yes	Bid. Alt. Kebony (us.kebony.com)

MISCELLANEOUS

CALLOUT	TYPE	SUPPLIER / MANUFACTURER	MODEL / STYLE	COLOR	FINISH	SIZE	THICKNESS	OPTION	INSTALLATION	CONTACT	MOCK-UP	SHOP DRAWINGS	SAMPLES	NOTES
MI-1	Artificial Turf	ForeverLawn	DuPont Select HD	N/A	N/A	N/A	N/A	Double Punched	Ref. Details/Specs	801.503.0949	No	No	Yes	
MI-3	Soil Cell System	Green Blue Urban	Root Space	N/A	N/A	600	N/A	N/A	Ref. Details/Specs	Matthew Werle, 865.951.7290	No	No	Yes	Bid. Alt. City Green Stratavault or Deeproot Silva Cells
MI-4	Exterior Outlet	Taymac	MM510c	Clear	N/A	N/A	N/A	N/A	N/A	N/A	No	No	No	

AMENITIES

CALLOUT	TYPE	SUPPLIER / MANUFACTURER	MODEL / STYLE	COLOR	FINISH	SIZE	OPTION	OPTION COLOR	INSTALLATION	CONTACT	MOCK-UP	SHOP DRAWINGS	SAMPLES	NOTES
A-2	Litter/Recycling Receptacle	mmcite	PRX 315	Black	Powdercoated	36 gallon, split stream	Tropical Hardwood	N/A	Surface Mount	LightSpek (214.519.1064)	No	No	No	Provide Cutsheet
A-3	Outdoor Grill	AEI	PGS T: S 36T	N/A	Stainless Steel	39"	N/A	N/A	Ref. Manufacturer's Install Instructions	949.474.3070	No	No	No	Accessories: MDS L39-PGS Legacy 39" S.S. Doors
A-6	Fire Pit	Ore Designs	Block Fire Pit: 4015	TBD	Powdercoated	36" x 36" x 18" Ht.	Fire Glass	TBD	Ref. Manufacturer's Install Instructions	801.936.0499	No	No	No	Provide Electronic Pilotless Ignition System. Controls are to be min. 15" AFF to within 48" AFF, and not require tight grasping, pinching, or twisting of wrist to operate
A-7	Pet Station	Aluminum Dogi-Pot Pet Station	#1003-L	Black	Painted	Per Model #	N/A	N/A	Ref. Manufacturer's Install Instructions	800.364.7681	No	No	No	Provide Cutsheet
A-8	Outdoor Drinking Fountain	Most Dependable Fountains	440 SMFA & SMSSFA	Black	Painted	Per Model #	N/A	N/A	Ref. Manufacturer's Install Instructions	901.867.0039	No	No	No	ADA & HI/LO w/ Pet Fountain. Fountain controls are to be min. 15" AFF to within 48" AFF, and not require tight grasping, pinching, or twisting of wrist to operate
A-9	*Not Used*													
A-10	Planter Pots	Ore Designs	Box 1030	Black	N/A	Per Model	TBD	TBD	Ref. Manufacturer's Install Instructions	Ore Designs	TBD	TBD	TBD	

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1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
972.898.2841

www.bkvgroup.com

CONSULTANTS

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

PROJECT TITLE

SUGAR HOUSE - SOUTH BUILDING
1132 E. Ashton Ave, Salt Lake City, Ut

ISSUE #	DATE	DESCRIPTION
	06/25/2021	DESIGN DEVELOPMENT
	09/17/2021	ISSUED FOR PERMIT

CERTIFICATION

State of Utah
ANDREW DUGGAN
10489955
Licensed Landscape Architect

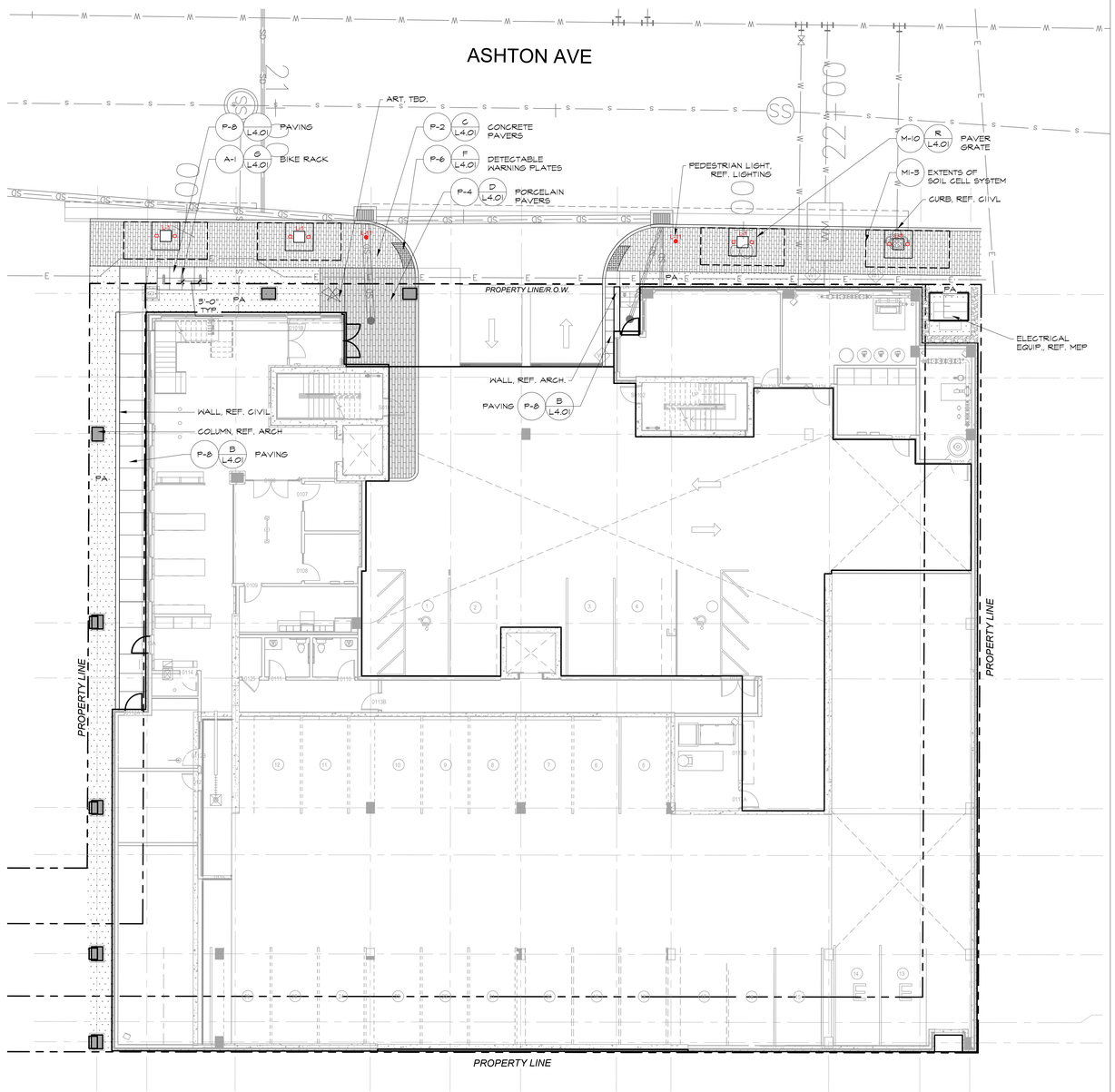
DRAWN BY	EH / AD / RO
CHECKED BY	BH / EH
COMMISSION NUMBER	2367.04

SHEET TITLE

GENERAL NOTES & MATERIAL LEGEND

SHEET NUMBER

L0.01



HARDSCAPE PLAN - LEVEL 1 | A

Scale: 1" = 10'-0" | L2.01

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Adolphus Tower
Suite 700
Dallas, TX
75202
972.898.2841

www.bkvgroup.com

CONSULTANTS

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

PROJECT TITLE

SUGAR HOUSE - SOUTH BUILDING

1132 E. Ashton Ave, Salt Lake City, Ut

ISSUE #	DATE	DESCRIPTION
	06/25/2021	DESIGN DEVELOPMENT
	09/17/2021	ISSUED FOR PERMIT

CERTIFICATION

State of Utah
ANDREW DUGGAN
10489955
Licensed Landscape Architect

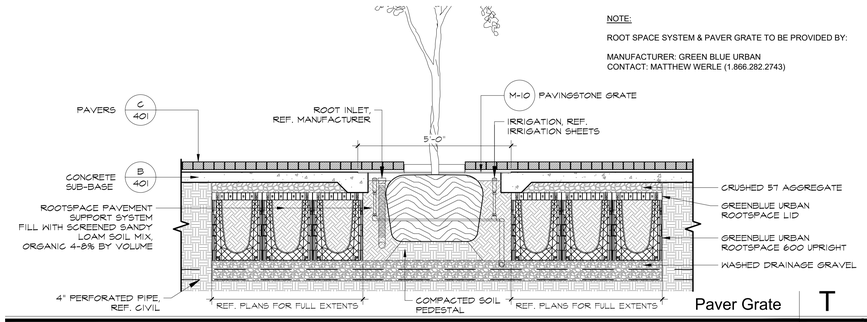
DRAWN BY	EH / AD / RO
CHECKED BY	BH / EH
COMMISSION NUMBER	2367.04

SHEET TITLE

HARDSCAPE PLAN - LEVEL 1

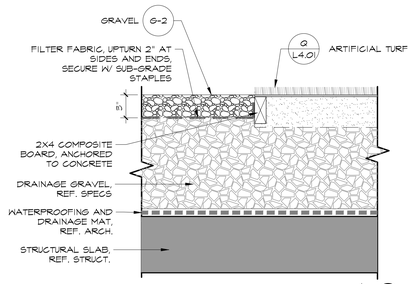
SHEET NUMBER

L2.01



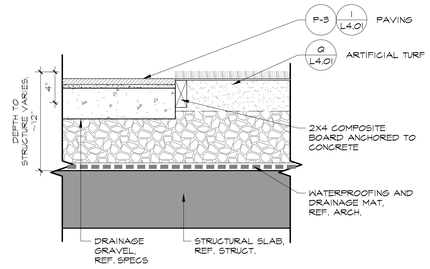
Paver Grate | T

Scale: 1/2" = 1' - 0" | L4.01



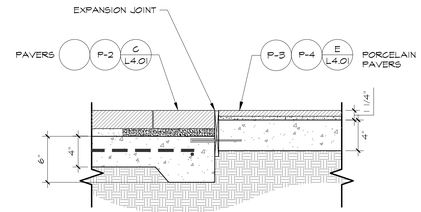
Gravel @ Artificial Turf (On Structure) | O

Scale: 1 1/2" = 1'-0" | L4.01



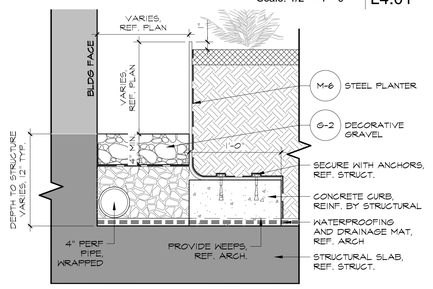
Porcelain Pavers @ Artificial Turf | J

Scale: 1 1/2" = 1'-0" | L4.01



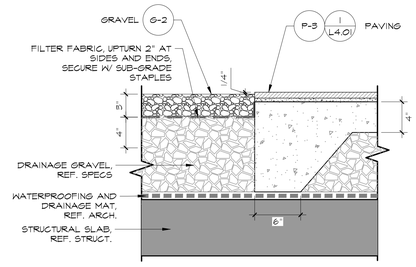
Porcelain Pavers @ Concrete Pavers | E

Scale: 1 1/2" = 1'-0" | L4.01



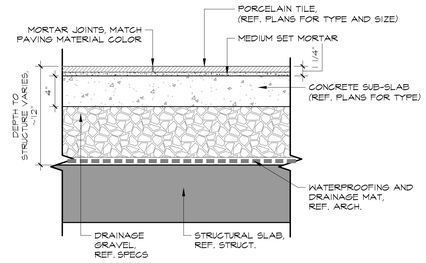
Steel Planter @ Gravel/Building Edge | S

Scale: 1-1/2"" = 1'-0" | L4.01



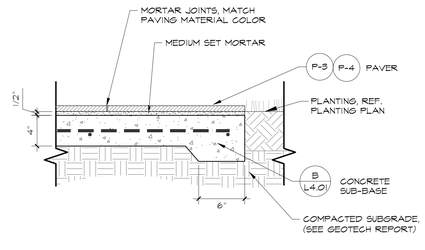
Gravel @ Porcelain Pavers (On Structure) | N

Scale: 1 1/2" = 1'-0" | L4.01



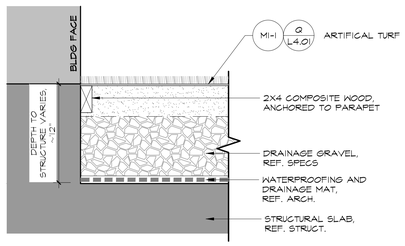
Porcelain Pavers (On Structure) | I

Scale: 1 1/2" = 1'-0" | L4.01



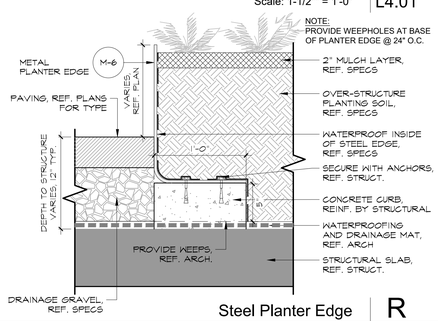
Porcelain Pavers | D

Scale: 1 1/2" = 1'-0" | L4.01



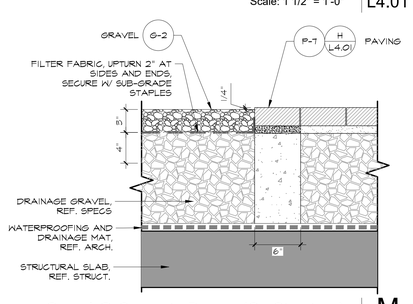
Artifical Turf @ Bldg Face | W

Scale: 1-1/2" = 1'-0" | L4.01



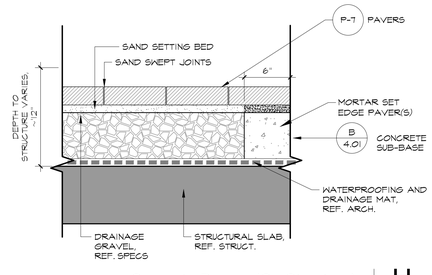
Steel Planter Edge | R

Scale: 1-1/2"" = 1'-0" | L4.01



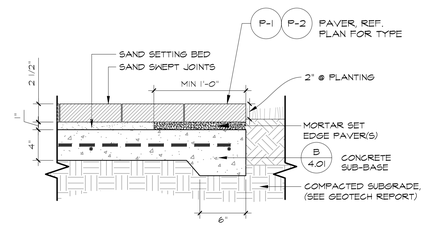
Gravel @ Concrete Pavers (On Structure) | M

Scale: 1 1/2" = 1'-0" | L4.01



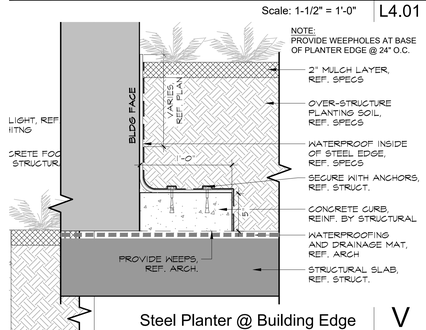
Concrete Pavers (On Structure) | H

Scale: 1-1/2" = 1'-0" | L4.01



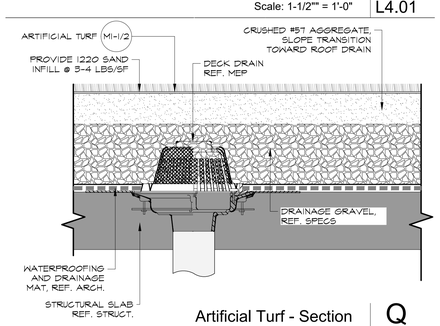
Concrete Pavers | C

Scale: 1 1/2" = 1'-0" | L4.01



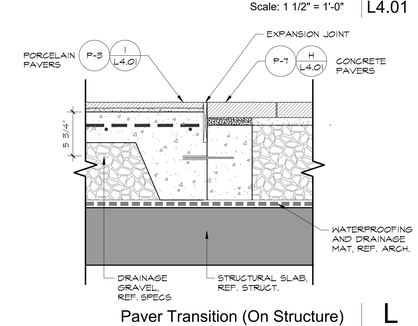
Steel Planter @ Building Edge | V

Scale: 1-1/2"" = 1'-0" | L4.01



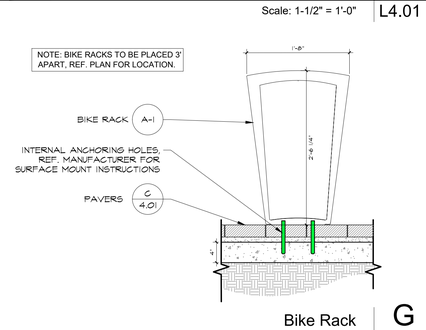
Artificial Turf - Section | Q

Scale: 1-1/2" = 1'-0" | L4.01



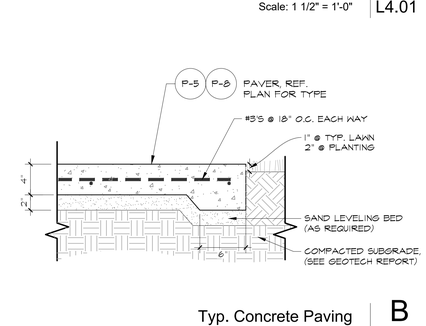
Paver Transition (On Structure) | L

Scale: 1 1/2" = 1'-0" | L4.01



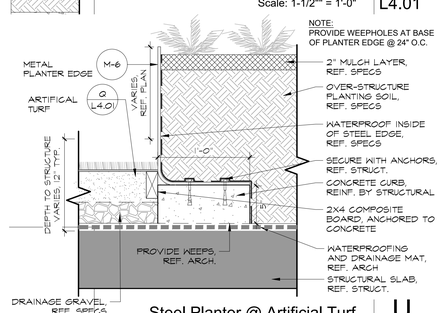
Bike Rack | G

Scale: 1" = 1'-0" | L4.01



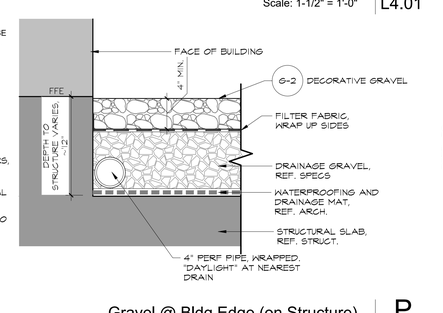
Typ. Concrete Paving | B

Scale: 1 1/2" = 1'-0" | L4.01



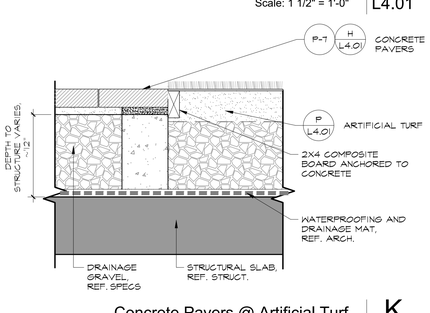
Steel Planter @ Artificial Turf | U

Scale: 1-1/2"" = 1'-0" | L4.01



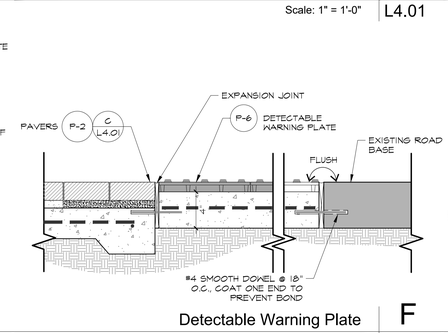
Gravel @ Bldg Edge (on Structure) | P

Scale: 1-1/2" = 1'-0" | L4.01



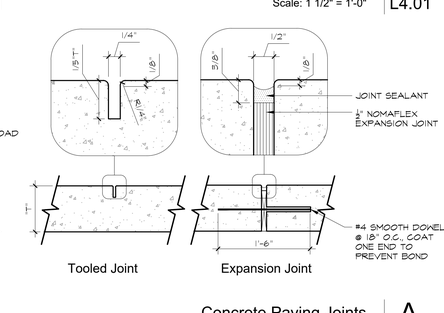
Concrete Pavers @ Artificial Turf | K

Scale: 1 1/2" = 1'-0" | L4.01



Detectable Warning Plate | F

Scale: 1 1/2" = 1'-0" | L4.01



Concrete Paving Joints | A

N.T.S. | L4.01

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75202
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CONSULTANTS

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

PROJECT TITLE

SUGAR HOUSE - SOUTH BUILDING

1132 E. Ashton Ave, Salt Lake City, Ut

ISSUE #	DATE	DESCRIPTION
	06/25/2021	DESIGN DEVELOPMENT
	09/17/2021	ISSUED FOR PERMIT

CERTIFICATION

State of Utah
ANDREW DUGGAN
10489955
Licensed Landscape Architect

DRAWN BY	EH / AD / RO
CHECKED BY	BH / EH
COMMISSION NUMBER	2367.04

SHEET TITLE

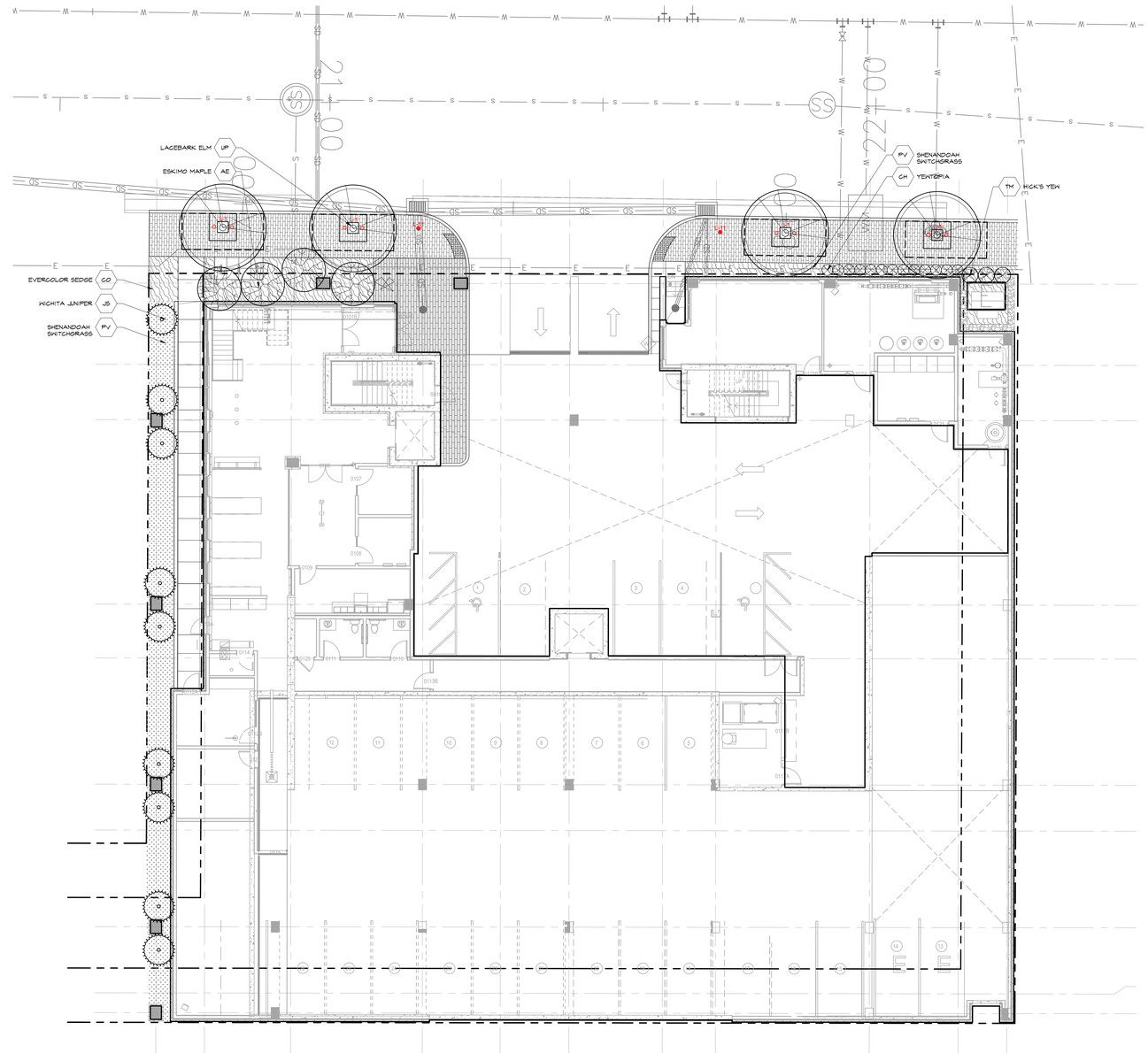
HARDSCAPE DETAILS

SHEET NUMBER

L4.01

PLANT LEGEND

	PLANT ABBR.	Botanical name COMMON NAME
		TREES
	AG	Acer grandidentatum 'Rocky Mountain Glow' ROCKY MOUNTAIN GLOW BIGTOOTH MAPLE
	PT	Populus tremuloides QUAKING ASPEN
	UP	Ulmus parvifolia ALLEE ELM EMER II
		ORNAMENTAL TREES
	AE	Acer pseudoplatanus 'Esk Sunset' ESKIMO SUNSET SYCAMORE MAPLE
	CS	Cornus sericea 'Cardinal' CARDINAL RED OSIER DOGWOOD
	JS	Juniperus scopulorum 'Wichita Blue' WICHITA BLUE JUNIPER
	PR	Prunus virginiana 'Canada Red Select' CANADA RED SELECT CHOKECHERRY
		SHRUBS
	CH	Cephalotaxus harringtonia 'Prostrata' YEWTOPIA PLUM YEW
	PA	Polystichum acrostichoides CHRISTMAS FERN
	TM	Taxus x media 'Hicksii' HICK'S YEW
		GROUNDCOVERS
	CL	Chasmanthium latifolium INLAND SEA OATS
	CO	Carex oshimensis 'EverColor® Everest' EVER COLOR EVEREST VARIEGATED SEDGE
	ES	Erigeron speciosus ASPEN FLEABANE
	HB	Heuchera 'Black Beauty' BLACK BEAUTY CORALBELLS
	HH	Hymenoxys hoopesii OWL'S CLAW
	IACT	Iphelion Alberto Castillo ALBOTO CASTILLO SPRING STARFLOWER
		Carex tumulicola BERKELEY SEDGE
	IR	Illamna rivularis MAPLE MALLOW
	PV	Panicum virgatum Shenandoah SHENANDOAH SWITCHGRASS
	SN	Sorghastrum nutans INDIAN GRASS
	SS	Schizachyrium scoparium 'Blaze BLAZE LITTLE BLUESTEM



NORTH

0 10' 20'

PLANTING PLAN - LEVEL 1 | A

1" = 10'-0" | L5.01

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State of Utah
ANDREW DUGGAN
10489955
Licensed Landscape Architect

DRAWN BY	EH / AD / RO
CHECKED BY	BH / EH
COMMISSION NUMBER	2367.04

SHEET TITLE

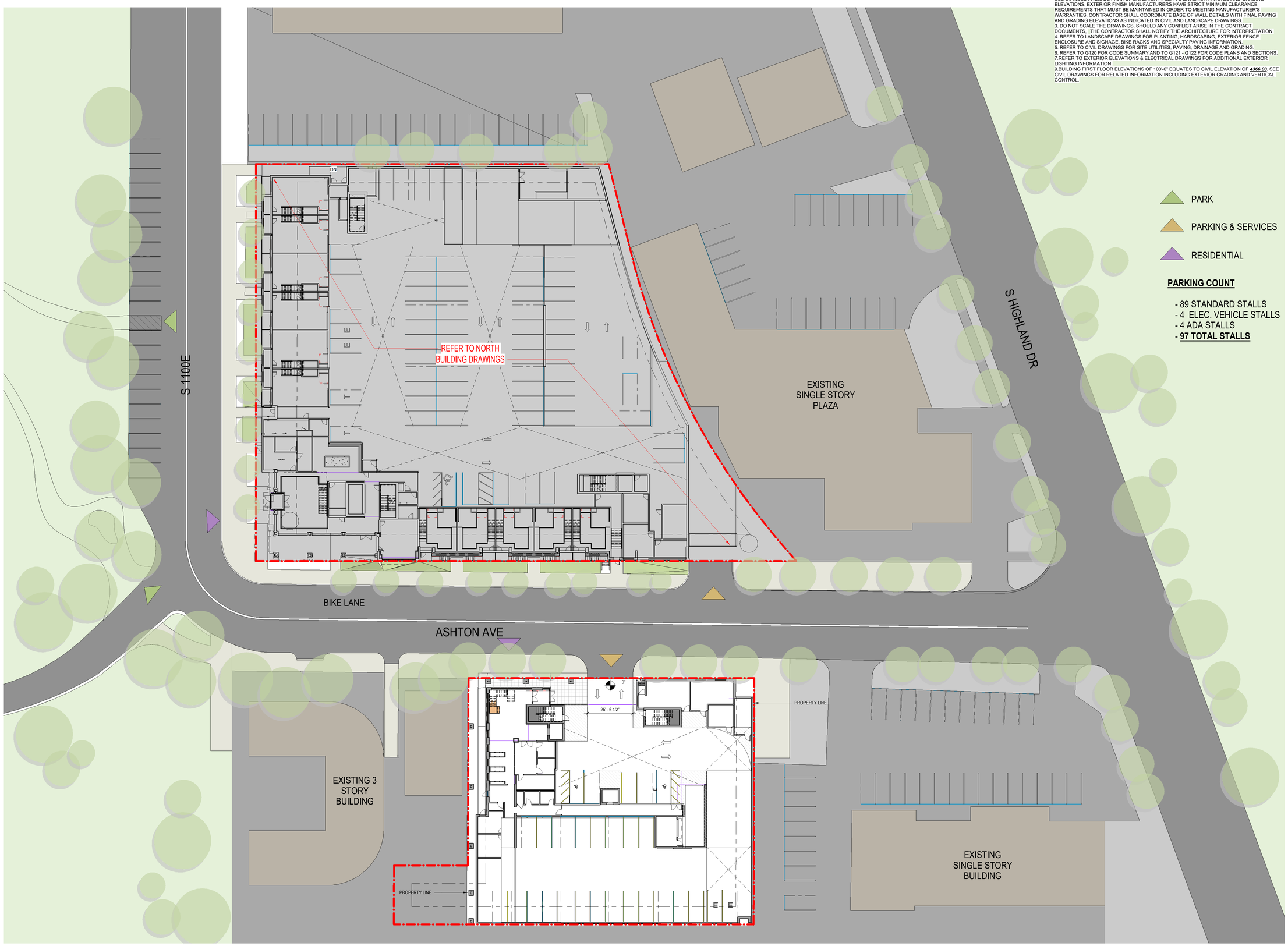
PLANTING PLAN - LEVEL 1

SHEET NUMBER

L5.01

SITE PLAN GENERAL NOTES:

1.ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS (INCLUDING OTHER DISCIPLINES), PROJECT MANUAL/SPECIFICATIONS, GENERAL NOTES, SHEET SPECIFICATION NOTES, SYMBOL, LEGENDS AND ABBREVIATIONS.
2. SEE ARCH DRAWINGS FOR BASE OF WALL DETAILS INCLUDING REQUIRED MINIMUM VERTICAL CLEARANCES FROM BOTTOM OF EXTERIOR FINISH TO EXTERIOR PAVINGS AND GRADING ELEVATIONS. EXTERIOR FINISH MANUFACTURERS HAVE STRICT MINIMUM CLEARANCE REQUIREMENTS THAT MUST BE MAINTAINED IN ORDER TO MEETING MANUFACTURER'S WARRANTIES. CONTRACTOR SHALL COORDINATE BASE OF WALL DETAILS WITH FINAL PAVING AND GRADING ELEVATIONS AS INDICATED IN CIVIL AND LANDSCAPE DRAWINGS.
3. DO NOT SCALE THE DRAWINGS, SHOULD ANY CONFLICT ARISE IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECTURE FOR INTERPRETATION.
4. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPING, EXTERIOR FENCE ENCLOSURE AND SIGNAGE, BIKE RACKS AND SPECIALTY PAVING INFORMATION.
5. REFER TO CIVIL DRAWINGS FOR SITE UTILITIES, PAVING, DRAINAGE AND GRADING.
6. REFER TO G120 FOR CODE SUMMARY AND TO G121 - G122 FOR CODE PLANS AND SECTIONS.
7.REFER TO EXTERIOR ELEVATIONS & ELECTRICAL DRAWINGS FOR ADDITIONAL EXTERIOR LIGHTING INFORMATION.
9.BUILDING FIRST FLOOR ELEVATIONS OF 100'-0" EQUATES TO CIVIL ELEVATION OF ***4366.00***. SEE CIVIL DRAWINGS FOR RELATED INFORMATION INCLUDING EXTERIOR GRADING AND VERTICAL CONTROL.



PARKING COUNT

- 89 STANDARD STALLS
- 4 ELEC. VEHICLE STALLS
- 4 ADA STALLS
- **97 TOTAL STALLS**

1 A010 SITE PLAN
1" = 20'-0"

NORTH

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PROJECT TITLE

SUGAR HOUSE - SOUTH BUILDING

1132 E. Ashton Ave, Salt Lake City, Ut

ISSUE #	DATE	DESCRIPTION
	04/02/2021	SCHEMATIC DESIGN
	06/25/2021	DESIGN DEVELOPMENT
	09/17/2021	ISSUE FOR PERMIT

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2367.04-S

SHEET TITLE

SITE PLAN

SHEET NUMBER

A010

BIM 360://2367-04 Sugar House/2367-04 Sugar House South_AI_2021.rvt
9/17/2021 4:34:33 PM

1 A101 LEVEL 1
1/8" = 1'-0"

NORTH

BIM 360://2367-04 Sugar House/2367-04 Sugar House South_AI_2021.rvt
9/17/2021 4:34:42 PM

ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS..
2. REFER TO SHEET A140 FOR OVERALL ROOF PLAN, NOTES, MATERIALS, ROOF SLOPES AND DRAINAGE INFO.
3. REFER TO A200 SERIES FOR ENLARGED UNIT FLOOR PLANS INCLUDING PLAN DIMENSIONS AND WALL TYPES.
4. REFER TO A400 SERIES FOR EXTERIOR ELEVATIONS, INCLUDING EXTERIOR MATERIALS AND WINDOW TYPES.
5. REFER TO A550 SERIES FOR WALL SECTIONS.
6. REFER TO A800 SERIES FOR INTERIOR ELEVATIONS.
7. REFER TO A850 SERIES FOR UNIT KITCHEN AND BATH ELEVATIONS AND DETAILS.
8. REFER TO A900 SERIES FOR DOOR SCHEDULE AND FRAME TYPES AND DETAILS.
9. SEE INTERIORS SHEETS FOR FINISH SCHEDULES, FINISH PLANS AND FURNITURE PLANS.
10. ALL OUTSIDE CORNERS AT ALL COMMON AREAS INCLUDING CORRIDORS OF GYP. BOARD WALLS TO RECEIVE CORNER GUARDS AS SPECIFIED. ALL WALLS AT TRASH ROOMS TO RECEIVE CORNER GUARDS AS SPECIFIED.
11. REMOVE ALL BARCODE, TAGS, ETC. FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION. ROTATE PERMANENT MARKINGS TO CONCEAL.
12. BUILDING FIRST FLOOR ELEVATION OF 100'-0" EQUATES TO CIVIL ELEVATION OF 690.60. SEE CIVIL DRAWINGS FOR RELATED INFORMATION INCLUDING EXTERIOR GRADING AND VERTICAL CONTROL.
13. ROOM NUMBERS SHOWN CORRESPOND WITH LEVEL, EXAMPLE 200 SERIES AT THE 2ND LEVEL, ETC.

DIMENSIONING/LAYOUT NOTES

1. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN TO:
   - A. THE CENTER LINE OF STUD AT INTERIOR WALLS VND
   - B. THE FACE OF GYP. BD AT CORRIDOR WALLS (GRID @ CORRIDOR SIDE)
   - C. THE CENTERLINE OF UNIT SEPARATION WALLS (GRID @ CENTERLINE)
   - D. THE OUTSIDE FACE OF MATERIAL AT EXTERIOR WALLS (GRID).
2. SEE ENLARGED PLANS FOR COMMON AREA DIMENSIONS AND NOTES
3. SEE ENLARGED UNIT PLANS FOR UNIT AND UNIT ENTRY BAY DIMENSIONS, WALL TYPES AND NOTES.

WALL TYPE NOTES

1. WALL TYPES ARE DESIGNATED WITH SYMBOL
2. REFER TO SHEETS A601 AND A602 FOR INTERIOR AND EXTERIOR WALL TYPES. REFER TO SHEETS A603, A604 AND A605 FOR CONSTRUCTION TYPES AND RELATED DETAILS.

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CERTIFICATION

NOT FOR CONSTRUCTION

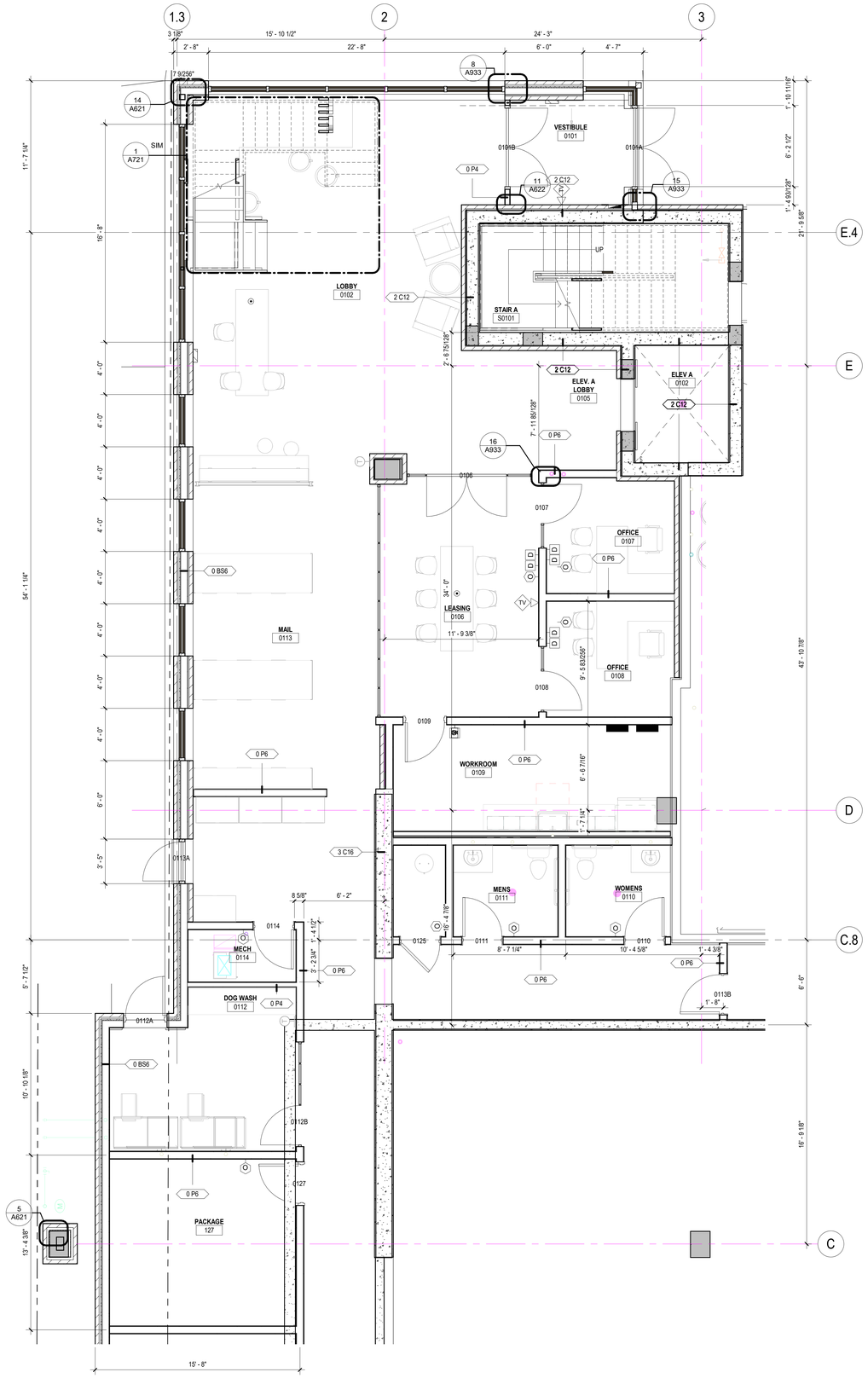
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2367.04-S

SHEET TITLE

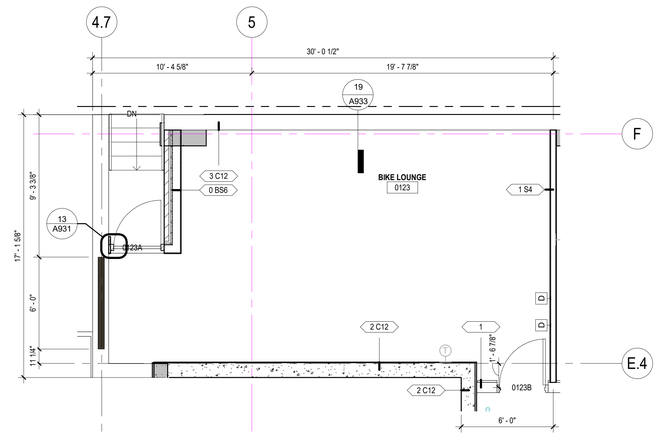
LEVEL 1 - OVERALL FLOOR PLAN

SHEET NUMBER

A101



1 A151 LEVEL 1 - COMMON SPACE
1/4" = 1'-0"



2 A151 LEVEL 1 - BIKE STORAGE
1/4" = 1'-0"

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CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2367.04-S

SHEET TITLE

ENLARGED PLAN

SHEET NUMBER

A151

NORTH

BIM 360://2367-04 Sugar House/2367-04 Sugar House South_AI_2021.rvt
9/17/2021 4:35:43 PM

ERIN MENDENHALL
Mayor

DEPARTMENT of **COMMUNITY**
and **NEIGHBORHOODS**
PLANNING DIVISION

October 27, 2021

Freeway Scenic Landscape Setback Waiver Request
1132 E Ashton Avenue
See PLNPCM2021-00691

Request

Sam Watkins, BKV Group, representing the developers of the parcel at 1132 E Ashton Avenue requested a waiver of the Freeway Scenic Landscape Setback requirement in City Code section 21A.48.110 based on the elevation change between the subject parcel and the travel lanes of Interstate I-80. This request was incorporated within the Design Review application narrative submitted as part of petition PLNPCM2021-00691.

Analysis

The travel lanes on the I-80 freeway are located up to approximately 100 feet from the southern property line of 1132 E Ashton Avenue. An earthen berm begins to rise from the property line up to the level of the I-80 travel lanes which are approximately 30 feet above the surface elevation of the subject parcel. A visit to the site and travel along the west-bound lanes of I-80 confirm that views of the scenic landscape setback from the freeway would not exist. In fact, no portion of the parcel at 1132 E Ashton Avenue is not visible from the freeway.

City Code section 21A.48.110:

> H. Waiver Of Requirements: Some or all of the requirements of this section may be waived by the zoning administrator if conformance with such will not benefit the visual appearance of the city or the general public welfare. Specifically, the zoning administrator may waive the requirement where property abuts interstate highway bridges and underpasses and where the change of grade/elevation would not allow for views of the scenic landscape setback.

Decision

Based on the provisions of City Code section 21A.48.110.H the Zoning Administrator approves the requested waiver of the Freeway Scenic Landscape Setback requirement found in City Code section 21A.48.110. No freeway scenic landscape setback is required.

JoelG Paterson

Joel Paterson, AICP
Zoning Administrator

Exhibits

Requested Waiver
Vicinity Map
Street View

Requested Waiver

The following request was submitted as part of Design Review petition PLNPCM2021-00691

Freeway Scenic Landscape Setback (§21A.48.110):

The building site abuts Interstate 80 along its southern edge and is subject to the requirements of the Freeway Scenic Landscape Setback. However, the westbound traffic lanes are approximately 30 feet above the southern edge of the parcel, not including the height of the vehicular barrier. This significant change in grade does not allow for views of the scenic landscape setback from the adjacent freeway and we are seeking a waiver of this requirement.

Vicinity Map

Street View

View to Southeast from Ashton Avenue toward Interstate I-80

ATTACHMENT D: MASTER PLAN POLICIES

The future land use map of the Sugar House Master Plan (2001) indicates the subject property is included in the Low-Intensity Mixed Use area. This land use "allows an integration of residential with small business uses, typically at ground floor levels. Height limits generally include one-and two-story structures. The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the Low-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site. While the proposed building is taller than the outlined one- to two-story development pattern it is still consistent with the master plan's goal to create a walkable community consistent with the surrounding development, particularly with the required fifteen foot (15') tower step back after the first thirty feet (30') of building height. This step back further breaks up the massing of the building and creates a more human-scale structure in keeping with the one- to two-story development pattern outlined in the master plan.

The Sugar House Master Plan outlined several goals for the future development of the neighborhood. These have been listed below:

- Housing – Design new developments with the following in mind:
    - Creating more affordable housing;
    - Locating transit and park facilities near residences;
    - Creating useable connections to existing and future pedestrian and bike path systems; and
    - Addressing the scale and positive architectural attributes of adjacent housing.

  The proposed building brings an additional 118 units to the Sugar House neighborhood and places these units just one property away from Fairmont Park. The proposed building is similar in size, scale and material as those in the Sugar House Business District and along 2100 South.
- Business District – The subject property is directly adjacent to the Sugar House Business District where one of the goals listed in the master plan is to increase a residential presence through a mixed use land pattern. While the subject property is not located within the Sugar House Business District it does provide a mixture of land uses which is encouraged in this area of the Sugar House neighborhood.

ATTACHMENT E: ANALYSIS OF ZONING STANDARDS

21A.26.060: This section of the City's ordinances governs the zoning requirements of the CSHBD1 and 2 Zoning Districts. A table with an analysis of these standards is provided below:

Standard	Finding	Rationale
Minimum Lot Size: None Required	Not Applicable	No minimum lot size is required.
Minimum Yard Requirements: 1. Front and Corner Side Yards: No minimum yard is required. 2. Maximum Setback: The maximum setback is fifteen feet (15') 3. Interior Side Yards: None Required. 4. Rear Yards: No minimum rear yard is required. 5. Buffer Yards: All lots abutting a lot in a Residential District shall conform to the buffer yards and landscape requirements of chapter 21A.48 of this title.	Complies	1. No minimum is required; the Applicant has set the building back from the front property line by zero feet (0') to four feet eight inches (4'8"). 2. The maximum setback is fifteen feet (15') and the furthest the building is set back is four feet eight inches (4'8"). 3. The building is built to the property line with a zero foot (0') setback on the eastern side. The western side property line is somewhat irregular and the setback from this property line ranges from approximately four feet (4') to approximately forty six feet (46'). 4. The building is built to the property line with a
Maximum Height: 1. CSHBD1: a. The maximum height in the CSHBD1 Zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes. b. Additional building square footage may be obtained up to a maximum building height of one hundred five feet (105'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required. c. The residential component may be transferred off site to another property within the CSHBD Zoning District in accordance with subsection I of this section. If the required residential component is transferred off site, the maximum nonresidential building height allowed shall be seventy five feet (75') shall be subject to the	Complies	1. The proposed building is eighty eight feet (88') in height from grade to the ceiling of the highest floor and approximately ninety four feet (94') from grade to the top of the roof parapets.

requirements of subsection G1d of this section. d. Maximum building height may be obtained to one hundred five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a nonresidential building, the developer shall provide off site residential development that is equal to or greater than the square footage of the nonresidential building that exceeds thirty feet (30') in height.		
First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities.	**Complies**	The ground floor of the proposed building includes the leasing office area (public service portion) and a bicycle repair and storage space.
Residential Requirement for Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows: 1. Located in the same building as noted in subsection G of this section, or 2. May be located on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the nonresidential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') step back noted in subsection G of	**Complies**	1. The residential use is included in the proposed building.

this section. In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the City to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply: a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or b. A financial assurance that construction of the off site residential use will commence within two (2) yeas of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential omponent of the development by the building official. The City shall call the financial assurance and deposit the proceeds in the City's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of		

	occupancy for the nonresidential component of the development.		

ATTACHMENT F: ANALYSIS OF DESIGN REVIEW STANDARDS

21a.37.050 General Design Standards

Standard	Finding	Rationale
C. Glass: 1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between tree feet (3') and eight feet (8') above grade according to section 21A.37.060, table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title. The Planning Director may approve a modification to ground floor glass requirements if the Planning Director finds: e. The requirement would negatively affect the historic character of an existing building; f. The requirement would negatively affect the structural stability of an existing building; or g. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%). 2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the façade of each floor facing a street must contain a minimum amount of glass according to section 21A.37.060, table 21A.37.060 of this chapter.	**Complies**	Ground Floor Glass: Table 21A.37.060 requires 40% of the area along the street-facing façade between three feet (3') and eight feet (8') to be glass. The proposal provides 67%. Upper Floor Glass: Table 21A.37.060 does not require a minimum percentage of glass for upper floors in the CSHBD1 zoning district.
D. Building Entrances: At least one operable building entrance on the ground floor is required for every street facing façade. Additional	**Complies**	While multiple facades are visible from the public street only the northern face of the proposed building directly faces the street and the proposed building has

operable building entrances shall be required, at a minimum, at each specified length of street facing building façade according to section 21A.37.060, table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.		multiple doors along the ground floor. Table 21A.37.060 does not require additional doors in the CSHBD1 zoning district.
E. Maximum Length of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing façade shall be as specified according to section 21A.37.060, table 21A.37.060 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").	**Complies**	Maximum Length of Blank Wall: The maximum length of a blank wall in the CSHBD1 zone is fifteen feet (15'). The longest segment of blank wall along the street-facing façade is ten feet (10')
G. Upper Floor Step Back: 1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to section 21A.37.060, table 21A.37.060 of this chapter. An alternative to this street facing façade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may	**Complies**	1. Table 21A.37.060 requires an upper floor step back of fifteen feet (15'). The proposed building is stepped back by 15 feet on the upper floors above 30' in height. 2. The proposed building does not face a single- or two-family zone or land use.

provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per section 21A.36.020, table 21A.36.020B, "Obstructions in Required Yards", of this title. 2. For facades facing single- or two-family residential districts a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to section 21A.37.060, table 21A.37.060 of this chapter.		
H. Exterior: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.	**Complies with Condition of Approval**	The project's exterior lighting plan has not been finalized. Staff recommends including a condition of approval to delegate final approval of the exterior lighting to staff to review in accordance with the adopted standards and ordinances and to issue a final decision.
I. Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.	**Complies**	Lighting for the parking lot is fully enclosed within the structure.
J. Screening of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or	**Complies**	Mechanical systems are fully enclosed within the proposed structure.

otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions in Required Yards", of this title.		

21a.59.050: Standards for Design Review:

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**	1) Title 21A describes the purpose of the underlying CSHBD1 zone as follows; "The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District." The proposal is built to the property line to encourage a pedestrian-friendly and walkable environment. The Applicant has included a bike repair facility at the ground floor as well as office uses to engage the ground floor while having the multifamily units on the upper floors. The future land use map of the Sugar House Master Plan (2001) indicates the subject property is included in the Low-Intensity Mixed Use area. This land use "allows an integration of residential with small business uses, typically at ground floor levels. Height limits generally include one-and two-story structures. The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the Low-Intensity Mixed

		Use area must be compatible with the land uses and architectural features surrounding each site. While the proposed building is taller than the outlined one- to two-story development pattern it is still consistent with the master plan's goal to create a walkable community consistent with the surrounding development, particularly with the required fifteen foot (15') tower step back after the first thirty feet (30') of building height. This step back further breaks up the massing of the building and creates a more human-scale structure in keeping with the one- to two-story development pattern outlined in the master plan.
B) Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings.	**Complies**	1. The primary façade of the building faces north towards Ashton Avenue. 2. The eastern portion of the building is sited directly on the property line and adjacent to the public sidewalk; the western end of the building is sited approximately three feet from the property line and complies with the surrounding development pattern of buildings closely adjacent to the public sidewalk. 3. Parking for the southern building is located within a parking structure enclosed by the building.
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.	**Complies**	1. The ground floor is activated with a bike repair shop and an office at the ground floor. 2. The Applicant has screened the enclosed parking structure but the remaining portion of the ground floor of the proposed building is highly transparent with 67% of the wall between 3' and 8' being glass.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so they have a direct visual connection to the street and outdoor spaces.		3. The proposed building includes clerestory glazing over the active ground floor uses. 4. The building is sited very closely to the property line and public sidewalk so there is minimal outdoor space on the ground floor. There is a small entryway leading into the leasing office area which will be landscaped with pavers and planters. While the renderings show trees and plants within the tower step back area the schematic plans do not include any outdoor spaces or amenities in this location.
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 that reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window 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.	**Complies**	1. The underlying zoning allows for buildings up to 105' in height and the subject property is in an area of the Sugar House neighborhood where properties are commonly redeveloped. Surrounding properties have buildings with similar heights and overall architectural design and materials. 2. The building has been designed in an "H"-shaped layout to help break up the overall massing of the project while also maximizing access to natural light and air to each of the units. The project also includes brick patterns and a distinct base, middle, and top. 3. The proposed building includes numerous balconies for the multifamily units with a variety of views. 4. The proposed building meets the requirement for ground level glass within the neighborhood and is comparable to architecture in the surrounding area.
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**	The longest building façade is approximately 158' in length.

F) If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30") 2. A mixture of areas that provide seasonal shade. 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted. 4. Water features or public art. 5. Outdoor dining areas. 6. Other amenities not listed above that provide a public benefit.	**Not Applicable**	This request does not include privately-owned public spaces.
G) Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline. 1. Human scale: a. Utilize step backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in	**Complies**	1. The overall massing of the building is broken up in an H-shape and is well below the maximum height of 105' permitted in the underlying zoning district. The proposed building would be the tallest structure on the block face (until the construction of the northern building) but there are buildings of comparable size and height across Highland Drive to the east. The building is designed with a base, middle and top; the parking garage and second story are constructed of the same building materials which appear together as a distinct base that rises out of the site's westward slope. The middle of the building include multiple floors of multifamily units faced in patterned brick. The top of the building will have parapets but the open eastern and

adopted master plans. b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and Rooflines: a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall		western balconies on the top floor include architectural awning features which delineate the top of the building. 2. The proposed building is designed in an H-shaped layout to minimize the apparent mass of the building along Ashton Avenue. While the proposed building will be the tallest and largest on the blockface (until the construction of the northern building) it is still compatible with the surrounding area since it abuts the right of way for Interstate-80. 3. The proposed building is compatible with the surrounding development. The immediate area is a predominately commercial area which is now being redeveloped. The project site was previously home to a fitness center and other surrounding uses include a state liquor store and retail shops. These structures include(d) flat roofs which are common on new developments in the surrounding area. The proposed building is of a contemporary architectural style with a compatible flat roof shape.

form and composition. b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.		
H) Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	**Complies**	The project has limited the number of vehicular access to the building to one entrance along Ashton Avenue. The driveway access to the parking structure provides enough visibility for pedestrians and vehicles to see one another before they meet at the street.
I) Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of the building or located within the structure.	**Complies**	Waste collection and mechanical systems are fully enclosed within the building and parking structure.
J) Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other	**Complies with conditions of approval**	The Applicant has provided a conceptual signage location plan but has not yet created a finalized signage packet. Staff recommends the Planning Commission include a condition of approval wherein final signage placement and design approval will be delegated to planning staff.

clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.		
K) 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.	**Complies with Condition of Approval**	A photometric plan has been provided but the Applicant is still selecting lighting fixtures and finalized details have not been provided. Staff is recommending approval of these details be delegated to Staff as a condition of approval.
L) Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project	**Complies with Condition of Approval**	1. The Applicant has selected an elm and maple tree as the street trees for this project. The property has approximately one hundred fifty eight feet (158') of frontage along Ashton Avenue. With the requirement of one tree per thirty feet (30') six (6) trees are required. The Applicant has proposed four (4) trees. Staff is recommending the Planning Commission delegate final approval of the landscaping to Staff as a condition of approval. Staff will work with the Applicant to select and locate two additional street trees. 2. The Applicant has selected pavers as part of the landscaping of the private street-level property. Pavers are

shall be replaced by the developer with trees approved by the City's Urban Forester. 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c. Limit contribution to urban heath island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). d. Utilize materials and designs that have an identifiable relationship to the character of the site, the		commonly found throughout Sugar House and complement the durable materials used on the building elevations. No asphalt has been proposed as part of this development.

neighborhood, or Salt Lake City. e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. f. Asphalt shall be limited to vehicle drive aisles.		

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

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

Notices

August 3, 2021 – Early notification mailed out to property owners and occupants within 300' of the project site. Early public input period expired September 20, 2021.
August 4, 2021 – Sent notice to Sugar House Community Council.

Community Council Meetings

August 16, 2021 – Applicant and Staff attended the virtual meeting of the Sugar House Community Council.

Public Comments
Roughly a half dozen comments have been received regarding this project with a mixture of residents supporting and opposing the project. Those in support comment the proposal is an attractive building and will be an asset to the surrounding area while those opposed express concern regarding the incoming density, parking concerns, and worries about the loss of mature trees in the area. The Sugar House Community Council has provided a letter of support for the project. The comments received have been included in the following pages.

From: Suzanne Stensaas
To: Tubbs, Caitlyn
Subject: (EXTERNAL) Alta Terra South Building Design Review
Date: Thursday, October 28, 2021 2:51:24 PM

Is there a link to the plans? Not too tall and much more green space in this dense area is needed. A place for folks to gather since the sugarmont apartments were allowed with no courtyard green space only another commercial building.

Alta Terra South Building Design Review at Approximately 1132 East Ashton Avenue - Sam Watkins, on behalf of the property owner, is requesting Design Review approval for a new principal building at the address listed above. The subject property is located in the CSHBD1 zoning district where new buildings over 20,000 square feet in size are required to go through the Design Review process. The proposed building includes 118 multifamily units of varying size with mixed ground floor uses. The subject property is located within Council District 7 represented by Amy Fowler. (Staff Contact: Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com) **Case number PLNPCM2021-00691**

Suzanne S. Stensaas
[redacted]
Salt Lake City, Utah 84109, USA
Home Telephone [redacted]
Skype: [redacted]
email: [redacted]

Sugar House
COMMUNITY COUNCIL

October 29, 2021

TO: Salt Lake City Planning Commission

FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council

RE: PLNPCM2021-00691 Sugar House 1132 Ashton Avenue Design Review

The Sugar House Community Council Land Use Committee has reviewed this project a number of times, in conjunction with the larger building across the street. This is building 2 of the Alta Terra project at 1132 Ashton Avenue. This building will have 113 micro-units in eight stories, totaling 125,100 SF. Units will range from Studio to 2 bedrooms and 240-694 sf. The first floor has 95 parking spaces and is screened from the street by the various amenities for the project, which include a lobby, fitness space, and a business center. Other amenities are an outdoor courtyard, a deck/clubroom and Management space. This building will allow people of lower incomes to be able to afford something in the Sugar House Business District. There will be parking, a ground floor lobby leasing and amenities, and residential space on the first floor. There are micro units in clusters on each floor, along with 1500 sf of amenity space, such as laundry areas, bistro/chef style kitchens, gaming areas, and lounge space.

We have a number of comments about how much the rents will be and whether they are really affordable, or just less money because they are tiny. It would be nice to have this clarified.

We always say there aren't enough parking spaces, but in this case the building is catering to a different customer who may not have a car, and this is located within a block of the streetcar. All parking that faces Ashton will be screened by common amenity areas. We are pleased that this building is catering to younger tenants maybe right out of high school or college who otherwise might not be able to afford to live in Sugar House. And the collaborative space is different from what is found in our other apartment buildings. You will see the second building soon, and the amenities in both buildings will be available to all tenants, regardless of which building they live in.

The Design Standards from our master plan, along with the developer's response, are in this document. As I read over the responses, and as our committee discussed, we think they have done a good job meeting the standards. We are very pleased that the longest wall in the building is only 160'.We have difficulty separating out one building from the other, because, with the exception of one Land Use meeting, we saw both buildings in each presentation. As the design of this project develops, we will see a lot of street activation. They have said they will put a big, well-lit walkway at the corner of Ashton and Fairmont so it is easier for all Sugar House residents to access the dog park, and a second hat crosses from the north building to the south building. I believe they said they might put some lights in the dog park, which would make it available later into the evening during the winter. There will be a mural by a local artist on the park facing wall. And we were recently contacted by a person whose grandfather opened the bowling alley in the 1940s. Her dad took it over in the 1960s.It was called Fairmont Bowl. And she has photos of the bowling alley and all the wonderful bowling competitions that used to take place there that she is willing to share. Michael Augustine, the developer, has told me he will contact her to see how he can incorporate her pictures into the development.

Street lighting appears to be adequate, and the trees shown in the drawings depict the actual trees that will the planted, not a mock up. The number of trees exceed the minimum requirement.

Because of the extra wide street right-of-way for 1100 East, they will work with the city to provide wider public sidewalks and perhaps room for food trucks in this area, which would support both the residents, but potentially park users as well. And we appreciate the fact that no asphalt paving will be used in the project.

We ask that you approve this project.

COMMENTS FOR OLD 24 HOUR FITNESS PROJECT

I don't know what to say with the size of the project, but we have no say in it.
Thanks, BRANDON HILL

From: Benjamin Wheeler <[redacted]>
Subject:Alta Terra Sugar House 1121 Ashton Avenue

I absolutely love it. Great height and material complexity. This will make that corner of the park safer and more interesting. People will complain about the cars, but they chose to live in downtown sugarhouse and not South Jordan. This is a walkable community, not a suburban one.

Liz Jackson I saw your question mark next to micro rents and I think we both have the same question of what does that mean? Does that mean this will have affordable units in it? I wonder if they can give more details on that.

Also, They have some underground parking. Will this be strictly for tenants of the building or will they do something similar to some of the buildings on Willmington where they allow for some public parking, as well? That is always helpful, especially near the liquor store the parking over there gets a little wild.

I think the design of this development looks fine. My plans are struggling to load when I go back and forth between sheets (may be wifi), but I'd love to see their final landscape plan. It's always nice when the landscaping is a) water-wise and native b) has variation so it isn't just a line of the same trees and plantings lining the pedestrian areas. Give the neighborhood some diverse landscaping.

Hi— I'll be looking for all that historical stuff they promised. Plus hopefully something a littlest giant box-like
Thea

From: Travis <[redacted]><Sugarhouse home owner>
Subject:Alta Terra Sugar House 1121 Ashton Avenue

Love the design, and retail on the ground level. Hopefully they will do as they say from the pictures.

Kirk Huffaker – I am in favor of the 1132 Ashton Avenue apartment building.

From: Ben Hagenhofer-Daniell <[redacted]>
Subject:Alta Terra Sugar House 1132 Ashton Avenue

This is a great project and welcome redevelopment of the old gym site. I'd ultimately support both buildings as drawn, however I'm yet again disappointed to see crappy

ground floor apartments instead of street level commercial. since this keeps happening with every new apartment bldg, I assume the issue is with underlying zoning that fails to require or even enable this. Maybe ax some commercial parking mins or something. Especially since one of the chief complaints I've heard over the years as SH has transformed (a transformation I largely support) are untenable commercial rents or simply lack of commercial space for small independent businesses.

From: agnes greenhall <[redacted]>
Subject:Alta Terra Sugar House 1121 Ashton Avenue

How many thousands of apartments have been added to this corner of the city in recent years? How many thousands of new vehicles have been added? Enough, already. Walking along the streets between & beside these looming boxes gives the feeling of being in a crowded city rather than being in Sugarhouse.

Please take steps NOW to stop adding more apartment buildings in Sugarhouse. The new ones we have now are more suited to downtown SLC proper, which at least has broad streets to handle cars. Please let some other parts of the valley step up & host the next behemoth apartment complex.

The drawings showing these 2 proposed buildings are DECEPTIVE. They fail to show / reflect that these complexes will be nestled among other high rise buildings. Views of mountains & foothills will be cut off for all of us who live, work, walk & drive at street level.

From: Scott Jensen <[redacted], Salt Lake City, UT 84152>
Subject:Alta Terra Sugar House 1121 Ashton Avenue

From: Kevin Kilgore <[redacted]>
Subject:Alta Terra Sugar House 1132 Ashton Avenue

Once again! NO MORE apartment complexes in Sugar House! Please!!! This once was a quaint quite easy to get around community. All the Supposedly affordable housing being built here is totally ruining this entire area! The surrounding infrastructure simply cannot handle this growth! Developers will buy up a small piece of ground build a monstrosity then take all their profits and leave. The State gets its building permit and tax money and the long term residents are left to Waller in the remnants of what's left.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Fire – Edward Itchon:

No comments received.

HAND:

Housing Stability Division's comments on the purposed ARTE Sugar House South Apartments development, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022*. Housing Plan link, http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf:

- No concerns:
  - No existing residential units will be lost through demolition or conversion due to this proposed development,
  - The new 113 residential micro units will be developed through this proposed development, increasing the City's total available residential units.

- Recommendations:
  - The 113 new micro units are proposed to be market rate. Although micro units in general are less expense to rent than studio or one bedroom units, Salt Lake City is committed to increasing mixed-income developments and increasing the number of affordable/income-restricted units. We advise the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of affordable units for residents at or below 60% of the Area Median Income, https://www.slc.gov/hand/affordable-residential-development-resources/,
  - We encourage the developer to list the expected average rent unit price for the micro units, and through comparable listings be aware of the current rental unit affordability for the neighborhood.

- Question:
  - Will any of the units or amenities be wheelchair accessible? If not, please state why. Salt Lake City is committed to equity in housing and we encourage the developer to designate, design, and build units and amenities that are wheelchair accessible in alignment with the Americans with Disabilities Act of 1990, to benefit residents with short-term or long-term mobility difficulties.

- **Jennifer Schumann**

Public Utilities:

A Few comments:
The proposed development will require offsite utility improvements. This has been discussed with the applicant's engineer.
Room for water and sewer and drainage improvements should be considered in site planning.

The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Street lighting improvements will be determined during the building permit application and review process.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility, grading, drainage, erosion control, and plumbing plans will be required for building permit review. Submit supporting documents and calculations along with the plans.
- Public improvements including public utilities must be bonded for and must be complete prior to Certificate of Occupancy.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks. Projects larger than 1 acre are required to retain the 80th percentile storm and detain stormwater for the 100 year storm.
- Stormwater treatment of all runoff from parking and drive areas is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green infrastructure must be evaluated for stormwater treatment.

- Jason Draper

Transportation:

The proposed McClelland Trail alignment (as planned in a 2013 feasibility study) would run either between the buildings on the south side of Ashton and the freeway, or along the south side of Ashton itself. I would like to figure out if it's possible to construct the missing piece between Fairmont Park and Highland Drive as part of this development, or at least reserve space for it and orient some of the sites' uses to front/activate the trail (if it's behind the building).

In addition, Engineering was planning on reconstructing 1100 East and Ashton as part of the local street reconstruction bond projects, but those were removed or postponed. I would reach out to David Jones to discuss roadway pavement condition along with your coordination with Scott Weiler. When those reconstruction projects were planned, Transportation and Public Lands wished to slow and narrow those streets through several design changes, which I can share with you and which meet the Sugar House design standards from the Planning Division.

- Tom Millar

I reviewed the documents for the Alta Terra Sugar House South Design Review. There were some minor discrepancies involving parking counts such as one document said the minimum parking requirement was 86 vehicles and I calculated the requirement as 81 vehicles and that

may be due to one document stating that there were to be 118 units instead of 113 units. The parking requirements for the minimum number of passenger vehicle stalls, ADA stalls, EV stalls, bicycle parking, and loading berth were all met. The parking layout appeared to be sufficient although I could not verify that the sight distance triangles at the entrance of the parking garage were satisfactory because the triangles were not shown. Please feel free to contact me if you have any questions.

- Michael Barry

Engineering:

SLC Engineering will review project specifics when plans for a building permit are submitted but encroachments for private purposes are not allowed in the public way.
The developer should provide space on private property for any RMP electrical equipment to serve the project.
Where vehicles are anticipated to travel, pavers are not allowed in the public way, even in a crosswalk.
Public way improvements must meet APWA Standards.

– Scott Weiler

Planning response: space has been provided on the private property for the electrical transformer box and all private uses are located on private property.