STUCCO COLOR: ALL BUILDINGS

HARDI BOARD COLOR: OPTION 1

HARDI BOARD COLOR: OPTION 2

HARDI BOARD COLOR: OPTION 3

HARDI BOARD COLOR: OPTION 4

GLENDALE TOWNHOMES
1590 SOUTH 900 WEST
SALT LAKE CITY UTAH 84101

MATERIAL SELECTION AND RENDERINGS
08.01.22

PD

A001
PLUMBING

1. WATER HEATER TO BE SEISMICALLY MOUNTED TO PGRAPH OR OTHER STRUCTURAL ELEMENT.
2. REFER TO FOUNDATION PLAN AND CONSTRUCTION DRAWINGS FOR LOCATION OF ALL WATER HEATING DEVICES.
3. CONTRACTOR TO VERIFY WITH ARCHITECT ANY DISCREPANCIES IN LOCATION.
4. ALL TUBS & SHOWERS ARE REQUIRED TO HAVE 4" DRAINAGE PIPING.
5. PLUMBING FIXTURES & CLEARANCES MUST BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS PER IRC P2801.6
6. D. TOILET - 1.6 GALLONS PER FLUSH
7. PLUMBING FIXTURES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. FIRE RISER LOCATION MUST MAINTAIN EXCESS OF 400CFM PER IRC M1503.4
9. SHOWER PAN IS TO BE PROVIDED PER IRC P2708.4 & P2713.3
10. STUCCO OVER 1/2" EXTERIOR GRADE PLYWOOD ON ALL EXTERIOR WALLS.
11. MOISTURE BARRIER OVER 2X4 WOOD STUD FRAMING WITH AIR AND MOISTURE BARRIER OVER 2X6 MORNING SLOW-AIRそうでる壁
12. WATER HEATER TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS PER IRC P2903.10
13. FIRE PROOF CONSTRUCTION WALLS TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
14. SINKS: 16
15. TUB: 4
16. INTERIOR, RE: EXTERIOR ELEVATIONS
17. GYPSUM BOARD ON BOTH SIDES.
18. GYPSUM BOARD ON BOTH SIDES.
19. 3 BUILDING 4 LEVEL 3
20. 2 BUILDING 4 LEVEL 2
21. 1 BUILDING 4 LEVEL 1
22. 4 BUILDING 4 KEY PLAN
23. 3/4" = 1'-0"
24. 1/8" = 1'-0"
25. 1/8" = 1'-0"
EXTERIOR ELEVATION KEYED NOTES

1. ALL EXPOSED MASONRY AND CONCRETE TO BE SEALED WITH GRAFFITI-REPELLENT - REF: SPEC SECTION
2. CONTRACTOR TO COORDINATE LOCATION(S) OF KNOX BOX WITH FIRE MARSHALL.
3. COORDINATE HORIZONTAL METAL PANEL JOINT LOCATIONS WITH ARCHITECT
4. ALL UTILITY METERS OR EQUIPMENT ON EXT. SHALL BE PAINTED TO MATCH COLOR AS SELECTED BY ARCHITECT
5. CONTRACTOR SHALL PROVIDE MOCK UP OF BLOCK VENEER AND ALL ACM ASSEMBLIES
6. PROVIDE AN ADDRESS ON THE BUILDING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET, A MINIMUM OF 12" HIGH, AND A STROKE OF 1". ADDRESS SHALL BE IN CONTRASTING COLOR OF THE BACKGROUND.
7. RE: CIVIL AND STRUCTURAL CONCRETE PLAN FOR GRADING AND STEPPED FOUNDATION

EXTERIOR ELEVATION GENERAL NOTES

*Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

ADDRESS NOTE

1. HARD COAT STUCCO FINISH, SMOOTH, COLOR: TOQUE WHITE SW7003
2. HARDI BOARD OVER SCHEDULED WALL ASSEMBLY, COLOR: BATHE BLUE SW6771
3. HARDI BOARD OVER SCHEDULED WALL ASSEMBLY, COLOR: LACEWING SW6729
4. HARDI BOARD OVER SCHEDULED WALL ASSEMBLY, COLOR: ROSEBUD SW6288
5. HARDI BOARD OVER SCHEDULED WALL ASSEMBLY, COLOR: OLEANDER SW6603
6. SOLID WOOD DOOR, COLOR: FRESHWATER SW6774
7. SOLID WOOD DOOR, COLOR: PICNIC SW6731
8. SOLID WOOD DOOR, COLOR: ROSE SW6290
9. SOLID WOOD DOOR, COLOR: CHARISMA SW6605
10. WHITE EXHAUST, TYP. ROUTE THROUGH FLOOR JOISTS
11. GLASS SLIDING DOOR, RE: DOOR SCHEDULE
12. PREFINISHED SHEET METAL COPING, COLOR: TOQUE WHITE SW7003
13. BLACK 6" HIGH BY 1" DEEP ADDRESS LETTERING
14. GARAGE DOOR, RE: DOOR SCHEDULE
15. FINISH GRADE, RE: CIVIL
16. EXTERIOR LIGHT
17. PAINTED GALVANIZED STEEL RAILING
18. METAL CLAD CANOPY
19. PLANTER BOX, WHERE OCCURS, ONLY AT BUILDINGS FACING 900 WEST, RE: SITE PLAN AND LANDSCAPING
1. All exposed masonry and concrete to be sealed with graffiti-repellent - Ref: Spec Section
2. Contractor to coordinate location(s) of Knox box with fire marshal.
3. Coordinate horizontal metal panel joint locations with architect.
4. All utility meters or equipment on ext. shall be painted to match color as selected by architect.
5. Contractor shall provide mock up of block veneer and all ACM assemblies.
6. Provide an address on the building which is assigned by the city engineering dept. These numbers and letters shall be visible from the street, a minimum of 12" high, and a stroke of 1". Address shall be in contrasting color of the background.
7. re: Civil and Structural Concrete Plan for grading and stepped foundation

**Exterior Elevation General Notes**

*Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

**Address Note**

1. Hard coat stucco finish, smooth, color: toque white SW7003
2. Hardi board over scheduled wall assembly, color: bath blue SW6771
3. Hardi board over scheduled wall assembly, color: lacewing SW6729
4. Hardi board over scheduled wall assembly, color: rosebud SW6288
5. Hardi board over scheduled wall assembly, color: oleander SW6603
6. Solid wood door, color: freshwater SW6774
7. Solid wood door, color: picnic SW6731
8. Solid wood door, color: rose SW6290
9. Solid wood door, color: charisma SW6605
10. White exhaust, typ. route through floor joists
11. Glass sliding door, re: door schedule
12. Prefinished sheet metal coping, color: toque white SW7003
13. Black 6" high by 1" deep address lettering
14. Garage door, re: door schedule
15. Finish grade, re: civil
16. Exterior light
17. Painted galvanized steel railing
18. Metal clad canopy
19. Planter box, where occurs, only at buildings facing 900 west, re: site plan and landscaping
Shade trees (FRVE) are planted every 30 linear feet of landscape buffer. Lot is in CB district and requires 7’ buffers when abutting residential districts.

Landscape Buffers:

*Substitutions are not allowed unless approved by owner.*

Drought tolerant landscape:

- Mechanical / garbage:
  - At 3" depth over DeWitt Pro 5 Weed Barrier or approved equal. Spray plant list.

Buildings:

- Quantities shall dictate.

Lot area:

- Installment. The application is to occur after the landscape area is weeded. Willful installation of this work when it is obvious there exists job/site which exceeds the 80% requirement.

There are 64 trees indicated on the plan (CEOC, CROK, FRVE, MASS, ZSWI). All trees are 440 s.f. (48%).

SALT LAKE BUILDING CODE NOTES

1. Urban Form. Requirements:
   - Salt Lake City Urban Forestry Program requires one tree for every 30 feet of street front.
   - The lot line buffer of 15 feet along RGV/IZ, and 20 feet of 20 feet of irrigation buffer. 890 West: 3-5 foot park strip - small tree at maturity (less than 30 ft tall). Zelkova serrata. (Wireless) is selected, with a mature height of 24 ft.
   - Drought tolerant landscape:
     - Mechanical / garbage:
       - At 3" depth over DeWitt Pro 5 Weed Barrier or approved equal. Spray plant list.
   - Buildings:
     - Quantities shall dictate.
   - Lot area:
     - Installation. The application is to occur after the landscape area is weeded. Willful installation of this work when it is obvious there exists job/site which exceeds the 80% requirement.

2. Tree Planting and Staking
   - Wire: 12''s
   - Root Ball
   - Baskb and Burlap
   - Finish grade
   - Auger hole if required
   - Remove top 1/3 of wire
   - Basket and burlap
   - Tree planting and staking
   - Landscaping of above:
     - 1000 s.f.
   - 1/3 of way:
     - Top 1/3 of wire
   - Auger hole if required
   - Remove top 1/3 of wire
   - Basket and burlap
   - Tree planting and staking
   - Landscaping of above:
     - 1000 s.f.
with irrigation sleeving; coordinate final ORE rectangular planters (14 in total):

- Zelkova serrata 'Wireless' 13 2" cal. 1#
- Little Bluestem Schizachyrium scoparium 'Blaze' 91
- Silver Carpet Lambs Ear 12''s sd
- Rhus aromatica 'Gro-low' 12''s sd
- Mugo Pine 5# 5 PMMP
- Spring Snow Flowering Crabapple 194 2" cal.
- Oklahoma Redbud 11 2" cal.
- Cotoneaster acutifolia 24 5# 5 PAHA
- Amelanchier alnifolia 24 12 PMMP
- Dwarf Oregon Grape 98 12''s sd
- Trailing Catmint 194
- Common Name
- Spring Snow Flowering Crabapple
- Oklahoma Redbud
- Cotoneaster acutifolia
- Amelanchier alnifolia
- Dwarf Oregon Grape
- Trailing Catmint

With trees every 30', shrub row min. 4' high, and 7' landscape buffer along residential property,
DRIP REMOTE CONTROL VALVE KIT. SEE DRIP RCV DETAIL.

MANUAL FLUSH VALVE PLUMBED TO DRIP TUBING

S/40 PVC LATERAL PIPE
SEE PLAN FOR SIZING.
MINIMUM 1" MAXIMUM 1-1/4"

DRIP ZONE AREA PERIMETER EDGE

PVC TO TUBING START-UP OR TRANSITION. SEE ASSOCIATED DETAIL.
MAX OF 8 GPM EACH. MAXIMUM OF 400' LINEAR FEET OF TUBING PER TRANSITION.

12" TYPICAL
4" SEE LEGEND FOR ROW AND EMITTER SPACING. STAGGER EMITTERS TO FORM EQUILATERAL TRIANGLES

PERIMETER TUBING SHALL BE SPACED 4" AWAY FROM EDGE.

DRIP TUBING PER PLAN. SHALL BE PRESSURE COMPENSATING AND INCLUDE CHECK VALVES.
PVC TO TUBING START-UP OR TRANSITION. SEE ASSOCIATED DETAIL.
MAX OF 8 GPM EACH. MAXIMUM OF 400' LINEAR FEET OF TUBING PER TRANSITION.

1/4" ABOVE FINISH GRADE

NOTE: ADD (4) 1 GPH EMITTERS PER TREE TO IN-LINE GRID TO INCREASE & SUPPLEMENT WATER FOR TREES

DEVICE AS SPECIFIED. AT EACH SIDE.
GALVANIZED UNIONS
GALVANIZED RISERS.
REDUCED PRESSURE BACKFLOW
GALVANIZED NIPPLES AND ELL AS REQUIRED.
NIPPLE, TYPICAL EA. SIDE.
MAIN LINE, SIZE AS PER PLANS.
TYPICAL EACH SIDE.
TOE NIPPLE, SCHEDULE 80 PVC COUPLER AND GALVANIZED ELL AND CODE.
HEIGHT AS PER LOCAL CONCRETE THRUST BLOCKS, 90 LBS. OF CONCRETE EACH.

2022-06-01